

Notice of Ordinary Council Meeting and

Agenda

20 March 2017

To all Councillors

NOTICE OF MEETING

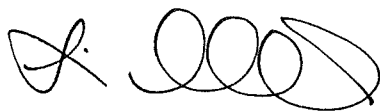
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 20 March 2017. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 7 January 2017.

Dated at Ulverstone this 15th day of March 2017.

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

A handwritten signature in black ink, consisting of a stylized 'L' followed by several loops and a final flourish.

Lisa Mackrill
EXECUTIVE SERVICES OFFICER

Code of Conduct of Councillors

PART 1 – Decision making

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

PART 2 – Conflict of interest

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

PART 3 – Use of office

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

PART 4 – Use of resources

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

PART 5 – Use of information

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

PART 6 – Gifts and benefits

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

PART 7 – Relationships with community, councillors and Council employees

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

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

PART 8 – Representation

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

PART 9 – Variation of Code of Conduct

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

QUALIFIED PERSON'S ADVICE

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

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

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

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

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

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



Sandra Ayton
GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

OPENING PRAYER

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

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous ordinary meeting of the Council held on 20 February 2017 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 20 February 2017 be confirmed.”
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2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 27.02.2017 – Cradle Coast Mountain Bike Park / TasWater and suggested take-over
- . 06.03.2017 – Cradle Coast Authority update / Car park signage
- . 14.03.2017 – Smoke-free areas in the CBD / Related parties transactions.

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

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

3.1 Mayor’s communications

The Mayor to report:

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3.2 Mayor’s diary

The Mayor reports as follows:

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

- . Ulverstone History Museum – volunteers meeting
- . University of the Third Age (U3A) – Central Coast meetings
- . Community Safety Partnership Committee – meeting
- . Radio 7AD – community reports
- . Local Government Association of Tasmania – General Management Committee meeting re Tasmania’s water and sewerage infrastructure (Hobart)
- . The Hon. Peter Gutwein MP, Treasurer – meeting with Tasmanian councils re water and sewerage infrastructure (Hobart)
- . Rotary Clubs of Ulverstone and Ulverstone West, and Rotaract Club of Central Coast – Festival in the Park
- . The Hon. Rene Hidding MP, Minister for Infrastructure – media event re Spirits of Tasmania tourism boost (Devonport)
- . Penguin RSL Sub-branch – annual dinner
- . Rena Henderson, Chairperson, Ulverstone High School Association Committee – meeting re UHS 2017–2018 scholarships program

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- . Local Government Association of Tasmania – General Management Committee teleconference re Tasmania’s water and sewerage infrastructure
 - . Penguin Uniting Church – flipped the first pancake for UnitingCare Pancake Day fundraising event
 - . Glenhaven Family Care – official opening of the Glenhaven Support Home, Maskells Road, Ulverstone
 - . Food Plant Solutions – performed book launch for ‘A guide to nutritious food plants of Tasmania’
 - . Cradle Coast Authority – Representatives Group meeting (Burnie)
 - . Leven Regional Arts – International Women’s Day morning tea event
 - . Mersey-Leven Municipal Emergency Management Committee – meeting (Devonport)
 - . Events Tasmania – meeting re XV1 Australian Masters Games update
 - . Council and Central Coast Chamber of Commerce and Industry – quarterly meeting with President and Vice-President
 - . Cradle Coast Authority – Strategic Plan Reference Group meeting (Burnie)
 - . Dial Regional Sports Complex Development – performed official launch of commencement of construction of complex
 - . Surf Life Saving Tasmania – official opening of 2017 Tasmanian Open State Championships at Ulverstone Surf Life Saving Club
 - . UTAS/Wicking Dementia Research and Education Centre – Dementia Friendly Communities forum (Ulverstone)
 - . SEABL NW Tall Timbers Thunder – 2017 SEABL Season launch
 - . Ulverstone High School – 2017–2018 scholarships presentation.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Mayor’s report be received.”
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3.3 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

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3.4 Public question time

The Mayor reports as follows:

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

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

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4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

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5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

7 PETITIONS

7.1 Petitions – Objection to construction of telecommunication tower at 2 Flora Street, West Ulverstone

The Executive Services Officer reports as follows:

“Two petitions have been received, both having the same subject matter, statement of subject matter and action requested, as outlined below:

‘Subject matter	The subject matter of this petition is the objection to Development Application Number 216159 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.
Statement of subject matter and action requested	The DA 216159 is for the construction of an Optus Telecommunications tower in a recreational area used by many community sporting groups involving children and the general public adjacent to the river and closed to the CBD.

The following petitioners ask the council to reject the Development Application in its entirety due to the following points:

The 31 metre high tower will detract from the current visual beauty of our river/waterfront and recreation grounds and is aesthetically incompatible with the area. The natural skyline and beautiful view from angles looking both towards and from the showgrounds will be impeded by the tower.

The tower would be located directly next to the concrete scenic walkway used extensively by the community and is currently a major attractive asset. A tower is not a suitable addition to complement the community health and wellbeing infrastructure and does not complement the streetscape.

The tower would be located on land which has flooded in recent tidal surges.

This location is inappropriate being in a residential/recreational area and provides health risks to residents and users of the grounds including young children and animals.

It will reduce the area available for use by community groups including the local show society, dog clubs and general users of the showground. Space is already at a premium when events are held in this area and land should not be reduced further.

The tower would be located too close to waterway navigational markers which is unsafe for maritime vessels entering and exiting the river.

There were 37 signatories to the first petition, with 76 signatories on the second petition.

Copies are attached. Both petitions are in compliance with s.57 of the *Local Government Act 1993* and are accordingly able to be tabled.

The Director Infrastructure Services advises that the petitions have also been accepted as representations to the application considered at Agenda Item 9.5 because they have been lodged within the statutory time period and contain grounds of objection to the proposal which are responded to in the report on the proposal in this agenda.

Two further non-compliant petitions were received and have been included as representations to the development application.

The two compliant petitions having been tabled, a suggested resolution is submitted for consideration.”

- “That the petitions be received.”
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8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

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

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

(2) In putting a question without notice at a meeting, a councillor must not –

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- (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."

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

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

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

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

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

No questions on notice have been received.”

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9 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

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

The General Manager reports as follows:

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

- . Central Coast Community Safety Partnership Committee – meeting held on 22 February 2017
- . Development Support Special Committee – meeting held on 27 February 2017.

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

- “That the (non-confidential) minutes and notes of committees of the Council be received.”
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9.2 Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups – Emergency Management (73/2015 – 16.03.2015)

The General Manager reports as follows:

PURPOSE

This report considers emergency management of the Council and the region and seeks the endorsement of the Council in respect to the appointment of a Deputy Municipal Coordinator.

BACKGROUND

The current statutory appointment of the Deputy Municipal Emergency Management Coordinator will expire on 11 August 2017.

The Director Infrastructure Services has prepared the following report:

‘DISCUSSION

Paul Breaden, Engineering Group Leader was reappointed as the Council’s Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) in August 2015. This appointment is for a two year term and the incumbent is available for a further term.

Under s.23(8) of the *Emergency Management Act 2006*:

“A council may only nominate a person for the position of Municipal Emergency Management Coordinator or Deputy Municipal Emergency Management Coordinator if the person, once appointed to the position, would have the authority and ability to make decisions relating to the coordination of emergency management in the municipal area during an emergency without first seeking the approval of the council.”

It is important that the Deputy Municipal Coordinator has the authority in the absence of the Municipal Coordinator to undertake the role with the responsibilities as defined earlier in the report. The Engineering Group Leader is best suited to fulfil the role of Deputy Municipal Management Coordinator in this organisation.

CONSULTATION

Consultation has been undertaken with the respective nominee.

RESOURCE, FINANCIAL AND RISK IMPACTS

Administrative funding is allocated in the Estimates.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Connect the people with services

The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment
- Contribute to the preservation of the natural environment

Council Sustainability and Governance

- Effective communication and engagement
- Strengthen local–regional connections.

CONCLUSION

It is recommended that the Council nominate Paul Breaden, Engineering Group Leader for appointment by the Minister, as the Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) for a further period of two years commencing in August 2017.'

The report is supported."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

- "That the Council nominate Paul Breaden, Engineering Group Leader for appointment by the Minister, as the Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) for a further period of two years commencing in August 2017."

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NOTES

COMMUNITY SERVICES

9.3 Statutory determinations

The Director Infrastructure Services reports as follows:

“A Schedule of Statutory Determinations made during the month of February 2017 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

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

9.4 Council acting as a planning authority

The Mayor reports as follows:

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

The Director Infrastructure Services has submitted the following report:

‘If any such actions arise out of Agenda Item 9.5, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

- “That the Mayor’s report be received.”
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9.5 Utilities (telecommunications tower) at Ulverstone Showground, 2 Flora Street, West Ulverstone – Application No. DA216159

The Director Infrastructure Services reports as follows:

“The Planning Consultant, Geoff Davis of Korlan Pty Ltd has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA216159
<i>PROPOSAL:</i>	Utilities (telecommunications tower)
<i>APPLICANT:</i>	Daly International on behalf of Optus Mobile Pty Ltd
<i>LOCATION:</i>	2 Flora Street, West Ulverstone
<i>ZONE:</i>	Recreation
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	25 February 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	11 March 2017
<i>REPRESENTATIONS RECEIVED:</i>	26
<i>42-DAY EXPIRY DATE:</i>	7 April 2017
<i>DECISION DUE:</i>	20 March 2017
<i>PURPOSE</i>	

The purpose of this report is to consider an application for Utilities (a telecommunications tower) at 2 Flora Street, West Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – Statement of Compliance from Road Authority and Stormwater Authority.

BACKGROUND

Development description –

The proposed development is a 30 metre monopole to support a telecommunications facility and floodlights. With the antennae attached at the top, the total height of the structure will be approximately 32m. It will be accessed off Alice Street using the existing access into the Ulverstone Showground. See Drawings submitted with the application for location, type and configuration of antenna structures and the location of ancillary equipment.

Specifically the development will consist of:

- . installation of one 30m monopole;
- . installation of oval floodlights on the monopole;
- . installation of six panel antennas, to be mounted at the top of the monopole on a triangular headframe;
- . installation of three parabolic antenna;
- . installation of 18 Remote Radio Units;
- . construction of an equipment shelter, with a floor area of 7.5m² located adjacent to the new monopole; and
- . installation of ancillary equipment associated with the operation of the facility.

The antennas and other equipment are to be finished in standard factory grey colour and located within a proposed leased area surrounded by a 2.4m tall chain-linked fence.

The facility will operate on a continuously unmanned basis and will only require periodic visits for maintenance purposes. No dedicated parking is proposed.

Power will be supplied underground to the facility from the nearest transformer.

There will be some low-level noise from the ongoing operation of air conditioning equipment associated with the equipment building. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioner.

Site description and surrounding area -

The proposed monopole compound will be located at the Ulverstone Showground, a cleared, flat recreational area. The Showground consists of a large oval hosting soccer and softball grounds. There is an animal precinct consisting of various animal shelters to the north. Lighting for the main oval is provided by a series of lights mounted on 25m high poles. A large recreational building that is visually prominent is also part of the precinct and adjacent to the river.

The surrounding land use is predominantly residential and recreational. The adjoining Leven River and surrounding parks provide a pleasant aspect.

History -

The Council has approved and is implementing a lighting plan for the oval which includes the installation of a light mounted on a 25 metre pole in the vicinity of the proposed monopole. The designated light for the site will be mounted on the monopole instead of a separate light pole.

DISCUSSION

The following tables are an assessment of the relevant Scheme provisions:

Recreation Zone

CLAUSE	COMMENT
18.3 Use Standards	
18.3.1 Discretionary Permit Use	
18.3.1–(P1) Discretionary permit use must: <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) minimise likelihood for adverse impact on amenity for residential use on adjacent land in the zone. 	See Zone issues section.
18.4 Development Standards	
18.4.1 Suitability of a site or lot for use or development	
18.4.1–(A1) A site or each lot on a plan of subdivision must: <ul style="list-style-type: none"> (a) have an area of not less than 1,000m² excluding any access strip; and 	<ul style="list-style-type: none"> (a) Complies as total site area is in excess of 7.8ha. (b)(i) Non-compliant with Acceptable Solution. (b)(ii) Complies with setback requirements.

<p>(b) if intended for a building, have a building area:</p> <ul style="list-style-type: none"> (i) not less than 300m²; (ii) clear of any applicable setback from a frontage, side, or rear boundary; (iii) clear of any applicable setback from a zone boundary; (iv) clear of any registered easement; (v) clear of any registered right of way benefitting other land; (vi) clear of any restriction imposed by a utility; (vii) not including an access strip; (viii) clear of any area required for on-site disposal of sewage or stormwater; and (ix) accessible from a frontage or access strip. 	<ul style="list-style-type: none"> (b)(iii) Complies as meets adjoining zone boundary setbacks for General Residential and Environmental Management zones. (b)(iv) Complies as clear of easements. (b)(v) Complies as no registered right of way present. (b)(vi) Complies as clear of utilities. (b)(vii) Complies as no access strip. (b)(viii) Complies as clear of any area required for the disposal of stormwater or sewage. (b)(ix) Complies as accessible.
<p>18.4.1–(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) Complies. Access and frontage to Flora Street. (b) Satisfied by (a).

<p>(a) across a frontage over which no other land has a right of access with a width of not less than 10.0m; 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 with a width of not less than 6.0m; or</p> <p>(c) by a right of way connecting to a road:</p> <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; (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 (iii) with a width of not less than 6.0m; and <p>(d) 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>(c) Satisfied by (a).</p> <p>(d) Road Authority advised it is satisfied.</p>
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<p>18.4.1–(A3) 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 ^{R19} 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 a use with an equivalent population of not more than 10 people per day. 	<p>Complies.</p> <p>The site is connected to the reticulated water system but no connection proposed.</p>
<p>18.4.1–(A4) 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 onsite 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: 	<p>Complies.</p> <p>The site is connected to the reticulated sewerage system but no new connection proposed.</p>

<ul style="list-style-type: none"> a. provides for an equivalent population of not more than 10 people per day; or b. creates a total sewage and waste water flow of not more than 1,000 litres per day; and (iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2012 On-site domestic-wastewater management, clear of any defined building area or access strip. 	
<p>18.4.1 –(A5) 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 (ii) for disposal within the site if: <ul style="list-style-type: none"> a. the site has an area of not less than 5,000m²; 	<p>Compliant.</p> <p>The site is connected to the reticulated stormwater system. The Council's Planning Permit requires compliance with its approval as a Stormwater Authority issued as a Statement of Compliance.</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. 	
18.4.2 Location and configuration of development	
<p>18.4.2-(A1) A building must be set back from a frontage:</p> <ul style="list-style-type: none"> (a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or (c) not less than or not more than the setbacks for any existing building on each of the immediate adjoining sites; (d) not less than for any building retained on the site; 	<ul style="list-style-type: none"> (a) Complies as proposed development setback 262m from primary frontage. (b) Complies as proposed development setback approximately 97m from secondary setback. (c) Complies as the development setback is not less than the sports stadium. (d) Complies as setback not less than existing animal compound and equal to sports stadium.

<p>(e) in accordance with any building area shown on a sealed plan; or</p> <p>(f) not less than 50.0m if the site abuts the Bass Highway.</p>	<p>(e) Complies as no building area shown on a sealed plan.</p> <p>(f) Complies as site does not abut the Bass Highway (over 1.5km away).</p>
18.4.2–(A2) Building height must not be more than 15.0m.	Not-compliant with Acceptable Solution. See Issues section below.
18.4.2–(A3) An external car parking and loading area, and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage elevation of a building.	No car parking or storage area proposed.
18.4.3 Setback from zone boundaries	
<p>18.4.3–(A1) Development of land with a boundary to a zone must:</p> <p>(a) be setback from the boundary of land in an adjoining zone by not less than the distance for that zone shown in the Table to this Clause;</p> <p>(b) not include within the setback area required from a boundary to land in a zone shown in the Table to this Clause:</p> <p>(i) a building or work;</p>	Complies with required setback from zone boundaries.

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<ul style="list-style-type: none">(ii) vehicular or pedestrian access from a road if the boundary is not a frontage;(iii) vehicle loading or parking area;(iv) an area for the display, handling, operation, manufacturing, processing, servicing, repair, or storage of any animal, equipment, goods, plant, materials, vehicle, or waste;(v) an area for the gathering of people, including for entertainment, community event, performance, sport or for a spectator facility;(vi) a sign orientated to view from land in another zone; or(vii) external lighting for operational or security purposes; and <p>(c) a building with an elevation to a zone boundary to which this clause applies must be contained within a building envelope determined by:</p> <ul style="list-style-type: none">(i) the setback distance from the zone boundary as shown in the Table to this Clause; and	
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<p>(ii) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary; and</p> <p>(d) the elevation of a building to a zone boundary must not contain an external opening other than an emergency exit, including a door, window to a habitable room, loading bay, or vehicle entry.</p>	
<p>18.4.4 Subdivision</p>	
<p>18.4.4–(A1) Each new lot on a plan of subdivision must be:</p> <p>(a) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>Not applicable as no subdivision proposed.</p>

Zone Issues –

Building Height and Setback –

The Acceptable Solution in the zone (Clause 18.4.2) is 15 metres, although the Performance Criteria allows consideration of a greater height if certain criteria such as overshadowing, minimising bulk and scale, and being consistent with the streetscape are met. The issue however, is that the height restrictions found in the Telecommunications Code must prevail (E8.6.2). The proposed tower can meet the Code requirements.

Discretionary application requirements –

Despite the zone including some criteria for consideration when assessing a discretionary application:

- (a) be consistent with the local area objectives;
- (b) be consistent with any applicable desired future character statement;
and
- (c) minimise likelihood for adverse impact on amenity for residential use on adjacent land in the zone;

the local objectives are oriented towards recreation events. The Desired Future Character Statements are similar, although here it is recognised there may be large outdoor facilities, highly modified sites, expansive areas for car parking and impact on the amenity of use of adjacent land with large numbers of people, hours of operation and a readily apparent visual or operational presence within an urban or rural setting. It is not an area associated with a quiet open space. From the representations received the amenity issues are largely about visual impact and health implications.

The authors of the Scheme envisaged that telecommunication facilities could be considered in the zone by making them a discretionary use but relying on the Telecommunications provisions for control. Thus although the proposed use is discretionary in the zone, the Code prevails when a conflict emerges as in this case.

CODES	
E1 Bushfire-Prone Areas Code	Not applicable as not in a bushfire-prone area.
E2 Airport Impact Management Code	Not applicable as not in Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable as no land clearance proposed.
E4 Change in Ground Level Code	Not applicable as no cut and fill proposed greater than 1m.
E5 Local Heritage Code	Not applicable as not heritage listed
E6 Hazard Management Code	Although shown on the map overlay the development is exempt as it is a structure that is not habitable and not a critical or hazardous use or within an area required for hazard management.
E7 Sign Code	Not applicable as no signage proposed.
E8 Telecommunication Code	Applies as telecommunications facility proposed. The proposal is not a defined low impact facility.
E9 Traffic Generating Use and Parking Code	Applies.

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E10 Water and Waterways Code	Applies as development is less than 30m from the Leven River.
Specific Area Plans	Not applicable.

Note –

It should be noted that Clause 7.3 – Operation of Codes states that:

“7.3.4 Where there is a conflict between a provision in a code and a provision in a zone, the code provision prevails.”

Clause 8.10 – Determining Applications of the Scheme requires that when determining applications for a permit for a discretionary use, the planning authority must have regard to, amongst other matters, the purpose of any applicable code insofar it is relevant to the particular discretion being exercised.

In particular, the Telecommunication Code requires consideration.

E8 Telecommunication Code –

This Code applies.

Purpose of the Telecommunication Infrastructure Code –

E8.1.1 –

The purpose of this provision is to:

- (a) recognise equitable provision and access to high-speed broadband and telecommunication networks is essential for the prosperity, security, and welfare of the community;
- (b) require proposals for the installation of telecommunication and digital facilities to form part of a local or regional network plan for all carriers to enable consideration of proposals on a broader and potentially regional basis;

Comment (a) and (b) –

The applicant is a large recognised provider of telecommunication services throughout Australia that, with the construction of the proposed tower, will improve its network coverage.

- (c) encourage shared use and co-location of facilities to minimise the number of towers and antenna within the municipal area;

Comment –

Co-location of facilities is encouraged. However the applicant submits that no facilities exist for co-location of antennae and a new tower is required.

The Performance Criteria (P2) in Clause 8.6.1 of the Code supports the construction of a new tower if no existing tower or structure within the network area has the capacity to meet the requirements for the antenna, has sufficient height or structural strength, or there is a risk of electromagnetic interference between the antenna and existing antenna.

- (d) minimise likely adverse impact of communication systems on community health and safety; and

Comment –

The issue of the tower having an impact on community health was raised as an issue by many representors.

The Planning Authority is required to apply the relevant regulatory standards for the exposure levels of radiofrequency (RF) electromagnetic energy (EME) permitted. The Australian Standard has been set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). The Planning Authority cannot create an alternate standard.

Using the methodology outlined in the ARPANSA Technical Report “Radio Frequency EME Exposure Levels–Prediction Methodologies” the maximum EME level calculated by Huawei for the proposed systems at the subject site was 0.65% of the public exposure limit. In other words, the predicted EME levels of the proposed tower are well within the requirements of the Australian Communications Media Authority which mandates the ARPANSA standards be followed.

According to the planning application, Optus undertakes further measures when designing a facility to minimise the EME exposure to the general public such as varying the facility’s power to the minimal required level, minimising EME from the network and having discontinuous transmission that reduces EME emissions by automatically switching the transmitter off when no data is being sent.

It is worth noting that various Australian Planning Tribunals have refused to support councils that have refused to support applications for a tower based on the grounds of health even though it had been demonstrated the applications met the prescribed EME levels.

- (e) minimise adverse visual impact of towers and antenna in urban, rural, and conservation settings.

Comment –

Many representors have stated the proposed tower would be a blot on the landscape.

The significant point in this clause of the Code is the use of the wording, “*minimise adverse visual impact*”. This does not mean there will be no impact. The Tasmanian Resource Management & Planning Appeal Tribunal (RMPAT), along with other State Planning Tribunal decisions, (the Code is implemented Australia-wide), supports the notion that the Code seeks to minimise, not prevent, detrimental impact. A Victorian Civil and Administrative Tribunal VCAT decision specifically stated (Hutchinson 3G Australia & Ors v Casey CC and Ors):

“...minimising an adverse impact on visual amenity does not mean that a telecommunications pole must be sited so that it can not be seen by most or many people. Visibility cannot be equated to adverse visual impact. Although works may be visible and result in change, it should not be presumed that change is negative. It is the extent to which a development is compatible with the particular location and how policies seek to guide change, that are most relevant.” (VCAT 247)

The Tasmanian RMPAT has supported this notion in stating, the Telecommunications Schedule:

“...purpose is to attempt to strike a balance between the need for the community to have available telecommunications infrastructure without paying an unacceptable price in terms of amenity. It seeks to minimise, not prevent, detrimental impact.” (RMPAT 59)

The proposed pole will replace an approved 25m lighting pole with a 30m pole. It is recognised that the telecommunications antenna on top of the pole will be more extensive than the lighting system which will be located at the 25m level. However, given the existing buildings, including the bulky high stadium, extensive cleared flat areas and high light poles, its questionable whether the proposed telecommunications pole, on balance, will have such an adverse visual impact that it should be refused.

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CLAUSE	COMPLIANCE
E8.2 Application of this Code	The Code applies to this application.
E8.4 Use or development exempt from this Code	Not exempt.
E8.6 Development Standards	
E8.6.1 Shared use and co-location	
E8.6.1–(A1) A new freestanding aerial, tower, or mast must be structurally and technically designed to accommodate comparable additional users, including by the subsequent rearrangement of existing antenna and the mounting of antenna at different heights.	Non-compliant with the Acceptable Solution. Relies on the Performance Criteria. See above comment in (c).
E8.6.1–(A2) New antenna must be located on an existing freestanding aerial, tower, or mast.	Non-compliant with the Acceptable Solution. Meets Performance Criteria. See Issues section and comment in (c) above.
E8.6.2 Health, safety and visual impact	
E8.6.2–(A1) Telecommunication infrastructure must; (a) be located within an existing utility corridor or site; or (b) only erect and operate aerial telecommunication lines or	(a) Non-compliant with the Acceptable Solution as not in an existing utility site or corridor but meets Performance Criteria. The Performance Criteria

<p>additional supporting structures in residential and commercial areas if overhead cables are operated by other existing utilities;</p> <p>(c) only clear vegetation if required for functional and safety requirements;</p> <p>(d) locate telecommunication infrastructure to:</p> <ul style="list-style-type: none"> (i) avoid skyline positions and potential to be seen in silhouette; (ii) cross hills diagonal to the principal slope; (iii) cross at the low point of a saddle between hills; or (iv) be located around the base of hills or along the edge of existing clearings; and <p>(e) screen equipment housing and other visually intrusive Telecommunication infrastructure to view from public areas.</p>	<p>states the infrastructure must minimise the visual impact. See comment in (e) above.</p> <p>(b) Complies as not located in a commercial or residential area.</p> <p>By its very nature the pole cannot be completely hidden from view. It will be integrated in the approved lighting plans for the Showground/oval. The site is cleared and level and not located on a hill or skyline position.</p> <p>(c) Complies as no vegetation to be removed.</p> <p>(d) Complies as not located in a skyline area.</p> <p>(e) The security fence will offer some screening of the equipment shed.</p>
<p>E8.6.2–(A2) The height of a freestanding aerial, tower, or mast must not be more than:</p> <p>(a) 60.0m on land within the Rural Resource or Rural Living zones;</p>	<p>Non-compliant with the Acceptable Solution. See Issues section.</p>

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<p>(b) 45.0m on land within the Light Industrial, General Industrial, Commercial, Utility, or Port and Marine zone;</p> <p>(c) 40.0m on land within the Local Business, General Business, or Central Business zone; and</p> <p>(d) 20.0m on land within the General Residential, Low Density Residential, Urban Mixed Use, Village, Environmental Living, Environmental Management, Major Tourism, Open Space, Community Purpose or Recreation zones.</p>	
<p>E8.6.2–(A3) A freestanding aerial, tower, or mast must be setback from the base of the tower to the exterior boundary of the site by:</p> <p>(a) not less than 60.0m or 300% of the height of the tower, whichever is the greater, in any residential zone; and</p> <p>(b) not less than 30.0m or 100% of the height of the tower, whichever is the greater, in any other zone.</p>	<p>Complies. See Issues section.</p>
<p>E8.6.2–(A4) Telecommunication infrastructure servicing a network (facilities not requiring installation on an individual street basis) must not be located on land in a residential zone.</p>	<p>Complies as in the Recreation zone.</p>
<p>E8.6.2–(A5) A freestanding aerial, tower, or mast must:</p>	<p>(a) Tower will be painted grey.</p>

<p>(a) be finished and maintained with a galvanised steel surface or painted a neutral colour so as to reduce visual obtrusiveness;</p> <p>(b) not affix or mount a sign other than necessary warning or equipment information;</p> <p>(c) not be artificially lit or illuminated unless required for air navigation safety or for security;</p> <p>(d) if security fencing is required, such fencing must be of a design, material, and colour that reflect the character of the location; and</p> <p>(e) provide a buffer not less than 2.0m wide outside the perimeter of the compound of plant material to effectively screen the tower compound from public view and from adjacent land.</p>	<p>(b) No signs to be attached.</p> <p>(c) Antenna will not be lit but a flood light for the oval will be mounted about 25 metres above the ground, similar to the other light towers.</p> <p>(d) The security fencing will be conditioned to reflect the existing surrounding fencing.</p>
<p>E8.6.2–(A6) If an antenna is installed on a structure other than a tower, the antenna and the support equipment must be painted a neutral colour that is identical to or closely comparable with the colour of the supporting structure so as to make the antenna and equipment as visually unobtrusive as possible.</p>	<p>Complies. Antenna to be mounted on a pole.</p>
<p>E8.6.2–(A7) If an aerial, tower or mast is modified or replaced to facilitate collocation of additional antenna:</p>	<p>Complies as not an additional tower or modification of an existing tower.</p>

<p>(a) the modified or reconstructed tower must be of the same type as the existing tower unless reconstructed as a monopole tower;</p> <p>(b) the reconstructed tower must satisfy the applicable setback and separation distances; and</p> <p>(c) if there is more than one tower on a site, reconstruction must not occur unless the outcome is that only one tower is to remain on the site.</p>	
<p>E8.6.2–(A8) The location of aerial telecommunication infrastructure must:</p> <p>(a) provide clearance for vehicular traffic; and</p> <p>(b) not pose a danger or encumbrance to other users or aircraft.</p>	<p>(a) Compliant as will not impact on vehicular traffic or impede aircraft movement.</p>

E9 Traffic Generating Use and Parking Code

The application is not exempt. However Clause E9.5.1 –(P1) Performance Criteria states:

“(a) it must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking.”

Considering the site will only be visited occasionally for maintenance purposes it is considered formal car parking is not required.

E10 Water and Waterways Code

CLAUSE	COMPLIANCE
E10.1 Purpose of the Water and Waterways Code	
<p>E10.1.1 The purpose of this provision is to assist protection and conservation of a water body, watercourse, wetland, or coastal shoreline area for:</p> <ul style="list-style-type: none"> (a) ecosystem diversity and habitat value of native flora and fauna; (b) hydraulic capacity for water quality, yield, water table retention, flood flow, and waste water assimilation; (c) economic and utility importance to primary industry, settlement, industrial, irrigation and energy generation purposes; and (d) aesthetic and recreational use. 	<p>Although the proposed development is within 30 metres of the Leven River it is within a highly modified recreation area containing large sports stadium, nearby concrete walking path, oval, light poles and associated Showground buildings. There will be no impact on the natural systems associated with the river. The proposed development will improve the wireless mobile coverage for the surrounding residential and commercial areas.</p> <p>The tower will be incorporated into the Council lighting plan by hosting one of the lights for the oval.</p>

E10.2 Application of this Code	
<p>E10.2.1 The Code applies for use or development –</p> <ul style="list-style-type: none"> (a) on land within 30m of the bank of a water body, watercourse or wetland; (b) on land within 30m of the high water mark of a shoreline to an ocean, estuary, or tidal waters; or (c) wholly or partially in, over, on or under a water body, watercourse or wetland or shoreline. 	<p>The Code applies as the proposed development is within the prescribed 30m distance from the Leven River and is not listed as exempt.</p>
<p>E10.2.2 This Code does not apply to:</p> <ul style="list-style-type: none"> (a) land within 30m of a constructed channel or a farm dam; (b) land within the Port and Marine zone; (c) use or development in the Port and Shipping Use Class which are for navigation aids. 	
<p>E10.2.3 A permit is required if this Code applies.</p>	
E10.3 Definition of Terms	Not applicable.

E10.4 Use or development exempt from this Code	
<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. 	The proposal is not exempt.
E10.5 Use Standards	There are no Use Standards.
E10.6 Development Standards	
E10.6.1 Development in proximity to a water body, watercourse, or wetland	
<p>10.6.1 Objective:</p> <p>Development within 30m of or located in, over, on or under a water body, water course or wetland is to have minimum impact on:</p>	Due to its location and activity, the proposed use will have no impact on the economic, natural and hydraulic values of the Leven River.

<p>(a) the ecological, economic, recreational, cultural significance, water quality, and physical characteristic of a water body, watercourse or wetland;</p> <p>(b) the hydraulic capacity and quality of a water body, watercourse or wetland for ecological viability, water supply, flood mitigation, and filtration of pollutants, nutrients and sediments;</p> <p>(c) function and capacity of a water body, watercourse or wetland for recreation activity; and</p> <p>(d) aesthetic features of a water body, watercourse or wetland in the landscape.</p>	
<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> <p>(i) hydraulic performance;</p> <p>(ii) economic value;</p> <p>(iii) water based activity;</p>	<p>Due to its location (recreation/Showground area) and use, the proposed development will have no impact on the economic, natural and hydraulic values of the Leven River. There are no wetlands in the immediate vicinity. For the construction period, standard sediment controls can be required on the Building Permit. There will be no restriction of public access along the existing walkway, apart from safety reasons, during the erection of the pole structure.</p>

<ul style="list-style-type: none"> (iv) disturbance and change in natural ground level; (v) control of sediment and contaminants; (vi) public access and use; (vii) aesthetic or scenic quality; (viii) water quality management arrangements for stormwater and sewage disposal; (ix) modification of a natural drainage channel; (x) biodiversity and ecological function; (xi) level of likely risk from exposure to natural hazards of flooding and inundation; and (xii) community risk and public safety; and <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> <ul style="list-style-type: none"> (i) impact of the development on the objectives and outcomes for protection of the water body, 	
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<p>watercourse or wetland; and</p> <p>(ii) any condition or requirement for protection of the water body, watercourse or wetland.</p>	
<p>E10.6.2 Development in a shoreline area</p>	
<p>E10.6.2–(P1) Development must:</p> <p>(a) be required to locate in, over, on or under the shoreline, sea or tidal waters for operational efficiency;</p> <p>(b) avoid unreasonably or unnecessary impact on existing or potential access by the public to shoreline land or waters;</p> <p>(c) minimise impact on scenic quality of the sea–shore area;</p> <p>(d) minimise impact on amenity or aesthetic appearance of the sea–shore area as a result of:</p> <p>(i) nature and operational characteristics of the development;</p> <p>(ii) location;</p> <p>(iii) bulk, size, and overall built form of any building or work;</p>	<p>(a) The proposed site has been chosen for operational efficiency to improve wireless coverage.</p> <p>(b) There will be no unreasonable impact on access along the existing walkway or river.</p> <p>(c) & (d) There will be some visual impact on the area which is already modified with light poles, a large stadium and associated buildings such as dog kennels adjacent to the proposed pole. There is no overshadowing or obstruction of scenic views.</p> <p>(e) There will be no impact on the river bank, water flow, overshadowing, biodiversity, cultural values, heritage, water quality, public safety, coastal protection works, drainage, or economic activity.</p>

<ul style="list-style-type: none"> (iv) overshadowing; or (v) obstruction of views from a public place; and (e) minimise immediate or cumulative adverse effect for: <ul style="list-style-type: none"> (i) tidal, wave, current, or sediment movement processes; (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 water course, wetland, ground water, flood, stormwater, or tidal water; (vii) coastal water quality; (viii) likely interference or constraint on use of public areas; 	
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<ul style="list-style-type: none">(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;(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.	
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*Issues –**1 Height restriction in Recreation zone –*

The proposed development requires assessment against the Performance Criteria in the Recreation zone as it is greater than 15.0m.

PERFORMANCE CRITERIA	ASSESSMENT
Building height must– (a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling;	There will be no overshadowing of dwellings as the nearest dwelling is located 125m away.
(b) minimise apparent scale, bulk, massing and proportion relative to any adjacent building;	The proposed pole will be integrated into the existing 25m floodlights serving the oval. The floodlighting plan proposed a floodlight in the vicinity of the proposed site.
(c) be consistent with the streetscape;	There are existing large floodlight structures on the periphery of the oval. See notes in visual section.
(d) respond to the effect of the slope and orientation of the site;	Not an issue as the area is flat.
(e) provide separation between buildings to attenuate impact.	The proposed compound site is flat and well setback from roads (100m).

Referral advice –

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

COMMUNITY SERVICES

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comments.
Infrastructure Services	Non-Standard Engineering Condition. The development must be in accordance with the conditions of the 'Statement of Compliance for Vehicular Access and Drainage Access' dated 14 March 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority.
TasWater	No issues.
Department of State Growth	Not required.
Environment Protection Authority	Not required.
TasRail	Not required.
Heritage Tasmania	Not required.
Crown Land Services	Not required.
Other	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-six representations, including four petitions (included as representations) with respectively 76, 37, 114 and 17 signatures, were received within the prescribed time, copies of which are provided at Annexure 3.

There is no capacity under the *Land Use Planning and Approvals Act 1993*, or the *Central Coast Interim Planning Scheme 2013*, to enable the Planning Authority to base a decision on the number of representations or the number of signatories to a representation received for or against a development application. It is the issues raised rather than the number of submissions that must be considered. A development application must be assessed against the provisions of the Scheme. Issues and concerns raised by the representors, either in support or against a development, must also be considered against the requirements of the Scheme.

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 Building height restricted to the height of the clock tower.	The Scheme sets a height restriction of 15 metres in the Recreation zone but allows consideration for a greater height.
2 The tower will spoil the visual aspect of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed to be constructed near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication

	towers but ruled it is not sufficient grounds for refusal.
3 Asks if this is a money making exercise by Council.	Not a planning matter for assessment.
4 Must be a more appropriate site available.	According to the applicant other sites were considered but the proposed site is the most suitable. The received application has to be considered on its merits.
REPRESENTATION 2	
1 Will impact on the visual beauty of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 Asks what financial incentives being offered to Council.	Not a planning matter for consideration.
REPRESENTATION 3	
1 Tower is ugly and will overshadow the beauty of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near

	the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
REPRESENTATION 4	
1 Tower should not be erected in an environmentally beautiful and community centered location.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
REPRESENTATION 5	
1 Will visually degrade the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled

	it is not sufficient grounds for refusal.
2 Should be located in a rural area.	The planning assessment has to be against the submitted application. The proponent has considered other areas but this is the preferred site to get the best coverage. Other sites have insufficient height for co-location or the distance is too great to achieve the required quality and depth of wireless signal for the area.
REPRESENTATION 6	
1 Lighting added to the structure is of little consequence compared to the permanent eyesore on the scenic surrounds.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
REPRESENTATION 7	
1 No public consultation – a general meeting of residents would be appreciated.	The planning application was advertised in a manner and timeframe as required by the <i>Land Use Planning and Approvals Act 1993</i> .
2 Health and wellbeing of West Ulverstone residents will be affected.	Evidence provided with the application showed the proposal easily met industry standards required by the Australian

	Communications and Media Authority.
REPRESENTATION 8	
1 No public consultation – a general meeting of residents would be appreciated.	The planning application was advertised in a manner and timeframe as required by the <i>Land Use Planning and Approvals Act 1993</i> .
2 The health and wellbeing of West Ulverstone residents will be affected.	Evidence provided with the application showed the proposal easily met industry health standards required by the Australian Communications and Media Authority.
REPRESENTATION 9	
1 Why can't the telecommunication tower be located elsewhere?	The planning assessment has to be against the submitted application. The proponent has considered other areas but this is the preferred site to get the best coverage. Other sites have insufficient height for co-location or the distance is too great to achieve the required quality and depth of wireless signal for the area.
REPRESENTATION 10	
1 The tower will detract from the visual beauty of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse

	visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 The tower will be next to the walkway and is not suitable to complement the health and well-being of the community. There are health risks.	Evidence provided with the application showed the proposal easily met industry health standards required by the Australian Communications and Media Authority.
3 It is a flood prone area.	As outlined in the planning assessment, the structure is exempt from the provisions of the Hazard Management Code.
4 It will reduce the area available for community users of the Showground.	The footprint is small and unlikely to seriously impact on the area available for Showground users.
5 It will impact on navigation markers.	Not a planning matter. No evidence provided this will occur. Marine and Safety Tasmania require that the efficiency of navigation aids is not reduced. It is noted navigation aids are exempt in the Water and Waterways Code.
REPRESENTATION 11	
1 Poor consultation with residents.	The planning application was advertised in a manner and timeframe as required by the <i>Land Use Planning and Approvals Act 1993</i> .
2 Are there health risks?	Evidence provided with the application showed the proposal easily met industry health standards required by the Australian Communications and Media Authority.

3 Will the tower affect tv reception and other electrical appliances?	No evidence to suggest it will. It is noted many, if not most, homes have some form of wireless connection operating.
4 Does Council gain financially?	Not a matter for planning assessment.
5 Why can't tower be built elsewhere?	The planning assessment has to be against the submitted application. The proponent has considered other areas but this is the preferred site to get the best coverage. Other sites have insufficient height for co-location or the distance is too great to achieve the required quality and depth of wireless signal for the area.
6 There are already enough eyesores along the river including the basketball stadium.	As recognised in the representation the area is already modified.
REPRESENTATION 12	
1 The tower will detract from the beauty of the area and the skyline.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.

2 The area floods.	As outlined in the planning assessment the structure is exempt from the provisions of the Hazard Management Code.
3 Creates health risks to the community.	Evidence provided with the application showed the proposal easily met industry health standards required by the Australian Communications and Media Authority.
4 It will reduce the area available for community users of the Showground.	The footprint is small and unlikely to seriously impact on the area available for Showground users.
5 It will impact on navigation markers.	Not a planning matter. No evidence provided this will occur. Marine and Safety Tasmania require that the efficiency of navigation aids is not reduced. It is noted navigation aids are exempt in the Water and Waterways Code.
REPRESENTATION 13	
1 Proposal poorly advertised and identification of the site difficult to ascertain.	Although the advertising of the application met the requirements of the <i>Land Use Planning and Approvals Act 1993</i> the identification of the site could have been more specific, especially as the Showground area is so large. A marker was placed at the proposed tower site.
2 With declining circulation placing the public notice of the development application in The Advocate not a very sufficient way of notifying the public. A public meeting should have been organised.	The method for advertising a development application is mandated in the legislation. This development application was advertised in accordance with the requirements of the Act.

3	The development application is light on detail. It is recognised the planning application is detailed but difficult for some to understand online.	All information was available to the public.
4	The structure will change the Leven River skyline.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
5	Property values will be adversely impacted.	No evidence was submitted to support this. Valuation is not a planning issue for consideration.
6	When it's windy the Showground lights make a droning sound. A 30+ metre tower will add to this noise and impact on the residents.	Noted.
7	The lights installed on the new bridge are uniform and add to the Ulverstone River skyline. The proposed development will not.	It is accepted that the proposed telecommunications pole will have some visual impact.
8	The proposed development is not in accordance with the Recreation clause 18.3.1 that deals with discretionary use.	The clause uses the word "minimise" which does not mean there will be no impact. More importantly, the Telecommunications Code which specifically deals with telecommunication towers prevails

	over the development requirements found in the zones if there is a conflict.
9 What income will Council derive from the proposed tower?	Not a planning matter for consideration.
10 Other towns have telecommunication towers located away from rivers and coastlines.	The applicant has submitted that other areas were considered but were unsuitable. The Planning Authority has to assess the application against the provisions of the Scheme.
REPRESENTATION 14	
1 The tower will detract from the visual beauty of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 The area floods.	As outlined in the planning assessment, the structure is exempt from the provisions of the Hazard Management Code.
3 Creates health risks to the community.	Evidence provided with the application showed the proposal easily met the industry health standards required by the Australian Communications and Media Authority.

4 It will reduce the area available for community users of the Showground.	The footprint is small and unlikely to seriously impact on the area available for Showground users.
5 It will impact on navigation markers.	Not a planning matter. No evidence provided this will occur. Marine and Safety Tasmania require that the efficiency of navigation aids is not reduced. It is noted navigation aids are exempt in the Water and Waterways Code.
REPRESENTATION 15	
1 The development will be an eyesore to the surrounds and river.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
REPRESENTATION 16	
1 The tower would be an aesthetic disaster.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse

	visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 A hill would be a more suitable location.	The applicant has submitted that other sites were unsuitable. The submitted application has to be assessed against the provisions of the Scheme.
REPRESENTATION 17	
1 The tower will detract from the visual beauty of the area and river.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 As it is located next to the walkway it is not complementary to the community health and well-being.	Evidence provided with the application showed the proposal easily met the industry health standards required by the Australian Communications and Media Authority.
3 The tower will impact on navigation aids in the river especially when the lights are turned on.	Not a planning matter. No evidence provided this will occur. Marine and Safety Tasmania require that the efficiency of navigation aids is not reduced. It is noted navigation aids are exempt in the Water and Waterways Code.

REPRESENTATION 18	
1 Recognises that installation of a mobile tower is needed to increase coverage but the site is inappropriate considering the beautiful outlook.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 Is a potential health hazard.	Evidence provided with the application showed the proposal easily met the industry health standards required by the Australian Communications and Media Authority.
REPRESENTATION 19	
1 The proposed tower will impact on property values.	Property values not a planning consideration.
2 The building is over 15m high and will impact on the scenic quality of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled

	it is not sufficient grounds for refusal.
3 The tower is a potential health hazard.	Evidence provided with the application showed the proposal easily met the industry health standards required by the Australian Communications and Media Authority.
4 A community meeting should have been organised.	The advertising requirements of the <i>Land Use Planning and Approvals Act 1993</i> were met.
5 Possible noise generation from the wind and air-conditioning unit is a concern.	No assessment of wind noise in the towers has been provided as not an assessment matter required under the Scheme.
6 No coastal viability study presented.	As outlined in the planning assessment, the structure is exempt from the provisions of the Hazard Management Code.
7 No information of any economic value or gain to the Council.	Not a planning matter for consideration.
REPRESENTATION 20	
1 Questions the need for the tower as no market research presented.	The application outlines the growth for mobile technology but not a planning assessment issue.
2 Noise from air conditioner will impact on dogs.	According to the applicant, the noise from the air conditioner associated with the equipment shelter would be comparable to a domestic air conditioner and will generally accord with the background noise levels prescribed by <i>Australian Standard AS 1055</i> .

3 Area should be kept for recreational and dog purposes.	The site is a multi-purpose site which the applicant has requested to use for telecommunication purposes.
4 Visually the tower and associated building is inappropriate. No photo montages submitted.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
5 Area used by helicopters. A report from aviation specialist should be submitted.	Not a Scheme assessment issue.
6 Asks various questions such as has Yacht Club been consulted, strength of tower, storm impact, land use conflict with walkway and maritime implications.	The application has to be assessed against the provisions of the Scheme. The assessment does not allow a wide ranging review of issues.
7 Area is subject to flooding.	The structure is exempt from the provisions of the Hazard Management Code.
REPRESENTATION 21	
1 Tower should be located elsewhere not where it will have an impact on the ambience of the river.	The applicant has considered other sites but found the Showground site to provide the best coverage. It is recognised the tower will have some visual impact.

REPRESENTATION 22	
1 Potential health issues with the tower.	Evidence provided with the application indicated the proposal easily met the industry health standards required by the Australian Communications and Media Authority.
2 The area floods.	The structure is exempt from the provisions of the Hazard Management Code.
3 Will have visual impact on the aesthetics of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
4 Council should not allow commercial company to use ratepayers land.	Not a planning assessment matter.
5 Takes issue with the drawings and the photos are deceiving.	Noted comments.
6 Potential for acid soils to be present.	Acid soils no longer part of a planning assessment.
REPRESENTATION 23	
1 Does not meet clause 18.1.2.	The tower is classified as a Utility which is a discretionary use within

	the zone. The use in the zone is further supported by the Telecommunications Code.
2 Alternate sites should be considered so as not to impact on the visual aspects of the area.	The applicant has considered other sites but found the Showground site to provide the best coverage. It is recognised the tower will have some visual impact.
3 No need for the lights to be so high.	The Council intends and has constructed lights on 25m poles.
4 Dogs will be impacted by high frequency noise.	No evidence provided but comment noted. Noise assessment is not included in Scheme provisions.
REPRESENTATION 24	
1 The tower will dominate the landscape and detract from the landscape. Nearby light poles are further from the pathway and river and are slimmer. The tower is higher than nearby buildings.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 The area floods.	The structure is exempt from the provisions of the Hazard Management Code.
3 There are potential health issues.	Evidence provided with the application indicated the proposal easily met the industry health standards required by the Australian

	Communications and Media Authority.
4 The tower could create confusion with navigation markers.	Navigation markers are very distinct and Marine and Safety Tasmania will not allow their efficiency to be compromised. It is noted navigation aids are exempt in the Water and Waterways Code.
5 The tower will be incompatible with the recreational and residential uses of the area and disturbed by noise.	The applicant indicates noise from the equipment shelter will be similar to a domestic air conditioner.
6 There will be less room for recreational uses.	Noted.
REPRESENTATION 25	
1 Other sites should be considered.	The applicant has considered other sites but found the Showground site to provide the best coverage.
2 The Council should arrange a meeting between concerned ratepayers and the telecommunications company.	Noted but not a planning assessment issue.
REPRESENTATION 26	
1 Application does not meet the Objectives stated in clause 18.1.2 and 18.1.3. The tower is higher than the existing light poles which are not an issue. Attaching a light to the telecommunications tower does not justify meeting the intent of clause 18.1.3.	The tower is classified as a Utility which is classified as a discretionary use within the zone, it is not excluded. The use in the zone is further supported by the Telecommunications Code. If there is a conflict between the provision in a Code and a provision in a zone, the Code provision prevails. The Code establishes (clause 8.1.1) eight statements of purpose which includes equitable provision of

	access to the community, allowing all carriers to install telecommunication networks, minimise impact on health and safety on community health and safety and minimise adverse visual impact. The Code supports the use within the zone. As noted earlier, <i>minimise</i> does not mean no impact. The question of whether the visual impact is appropriate is a matter of judgement in accordance with 8.6.2 (P1).
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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

Optus Mobile Pty Ltd proposed the installation of a new telecommunication facility which will be integrated into the Council's lighting plans for the Ulverstone Showground. The proposed telecommunication facility is part of a nationwide rollout to improve mobile coverage and access to enhanced services via the Optus mobile network.

As discussed within the report, perceived or potential health effects from radio frequency emissions cannot be assessed by the Planning Authority as the standards are set by the Australian Communications and Media Authority. The proposed development has been demonstrated to be well within the required standards.

Representations expressed concern that the tower will be a visual blot on the landscape and should be located elsewhere. The applicant has considered other potential sites but they were found unsuitable. The selected site allows for the best coverage.

The Telecommunication Code recognises, by their very nature, masts will have some visual impact. This has been supported by various RMPAT decisions. The proposed site is flat and already modified with Showground buildings, high light poles for illuminating the sports oval, and a large stadium.

The application complies with the requirements of the Central Coast Interim Planning Scheme 2013 and it is recommended for approval with conditions.

Recommendation –

It is recommended that the application for Utilities (telecommunications tower) at 2 Flora Street, West Ulverstone be approved subject to the following conditions and notes:

- 1 The security fencing will be similar in colour and style to the nearby Showground security fencing.
- 2 Non-Standard Engineering Condition

The development must be in accordance with the conditions of the 'Statement of Compliance for Vehicular Access and Drainage Access' dated 14 March 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached).

Please note:

- 1 Non-Standard Planning Note

Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work.'

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 Utilities (telecommunications tower) at 2 Flora Street, West Ulverstone be approved subject to the following conditions and notes:

- 1 The security fencing will be similar in colour and style to the nearby Showground security fencing.
- 2 Non-Standard Engineering Condition

The development must be in accordance with the conditions of the ‘Statement of Compliance for Vehicular Access and Drainage Access’ dated 14 March 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached) (a copy being appended to and forming part of the minutes).

Please note:

- 1 Non-Standard Planning Note

Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work.”

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NOTES

INFRASTRUCTURE SERVICES

9.6 Tenders – Gunns Plains Road flood rehabilitation works

The Director Infrastructure Services reports as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for flood rehabilitation works along Gunns Plains Road from Bannons Bridge Road through to Gunns Plains.

BACKGROUND

This project involves the rehabilitation of six sites along Gunns Plains Road, damaged during floods in June 2016. Three sites are associated with rehabilitation of the road embankment including retaining walls, backfill and road reinstatement. The three remaining sites are drainage related and involve culvert upgrades, drainage improvements and provision for silt retention.

DISCUSSION

Tenders were called on Saturday, 11 February 2017 and closed at 2.00pm on Tuesday, 7 March 2017.

Tender documents included designs prepared by Tasmanian Consulting Service. The tender was advertised in The Advocate newspaper and also on the Council’s internet portal, Tenderlink.

Two types of retaining wall were specified with the option of submitting tenders for one or both. Option A was for a Vertiblock wall system and Option B was for a MassBloc wall system. These products were deemed most suitable to withstand future flood events.

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

TENDERER	PRICE \$
Gradco Pty Ltd – Option A	2,145,711.49
Batchelor Construction Group Pty Ltd – Option B	2,703,005.58
Batchelor Construction Group Pty Ltd – Option A	2,954,319.61
Earthtec Pty Ltd – Option B	3,296,093.42
Shaw Contracting (Aust) Pty Ltd – Option B	3,571,071.90
<i>ESTIMATE</i>	<i>2,700,000.00</i>

The tender from Gradco Pty Ltd required clarification regarding retaining wall backfill. Following discussions a revised price was confirmed.

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

TENDERER	PRICE \$
Gradco Pty Ltd – Option A	2,175,168.57
Batchelor Construction Group Pty Ltd – Option B	2,703,005.58
Batchelor Construction Group Pty Ltd – Option A	2,954,319.61
Earthtec Pty Ltd – Option B	3,296,093.42
Shaw Contracting (Aust) Pty Ltd – Option B	3,571,071.90

Gradco Pty Ltd and Shaw Contracting (Aust) Pty Ltd have previously carried out work for the Council. Gradco Pty Ltd, Batchelor Construction Group Pty Ltd and Shaw Contracting Pty Ltd are Tasmanian based companies and Earthtec Pty Ltd is based in New South Wales.

All tenderers are believed to be competent to perform the works.

The Council uses a weighted tender assessment method based on:

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

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

The provided construction program provides for a completion date of 18 weeks from possession of site.

CONSULTATION

This item has followed a public tendering process.

Local consultation and public notice will be provided at the time of construction.

RESOURCE, FINANCIAL AND RISK IMPACTS

These flood rehabilitation works have a substantial impact on resources. Funding will effectively consist of a 25% share from the Council and a 75% share from the Natural Disaster Relief and Recovery Arrangements. The Council share will be funded from deferred projects within the 2016–2017 works budgets.

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the tender from Gradco Pty Ltd for the sum of \$1,977,425.97 (excluding GST) [\$2,175,168.57 (including GST)], for the Gunns Plains Road flood rehabilitation works be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reports as follows:

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

- “That the tender from Gradco Pty Ltd for the sum of \$2,175,168.57 (including GST) for the Gunns Plains Road flood rehabilitation works be accepted.”

ORGANISATIONAL SERVICES

9.7 Contracts and agreements

The General Manager reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of February 2017 is submitted for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

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

The General Manager reports as follows:

“PURPOSE

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

CORRESPONDENCE RECEIVED

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

- . Letter of resignation from the Shared Audit Panel
- . Letter of concern regarding various items within the Penguin area and subsequent suggestions

- Letter requesting motions for the 2017 National General Assembly of Local Government.

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

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the General Manager’s report be received.”
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-
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9.9 Common seal

The General Manager reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 21 February 2017 to 20 March 2017 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

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

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

9.10 Financial statements

The General Manager reports as follows:

“The following principal financial statements of the Council for the period ended 28 February 2017 are submitted for consideration:

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

The Executive Services Officer reports as follows:

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

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

NOTES

10 CLOSURE OF MEETING TO THE PUBLIC

10.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

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

These are matters relating to:

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

A suggested resolution is submitted for consideration.”

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

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

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

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

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

Petition to Central Coast Council

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216113 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.

Statement of Subject Matter and Action Requested:

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The following petitioners ask the council to reject the Development Application in its entirety due to the following points:

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The tower would be located directly next to the concrete scenic walkway used extensively by the community and is currently a major attractive asset. A tower is not a suitable addition to complement the community health and wellbeing infrastructure and does not complement the streetscape.

The tower would be located on land which has flooded in recent tidal surges.

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There are37.....signatures to this petition.

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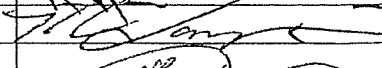

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Name	Address	Signature
Norma Rispin	11 George St.	
Gene Rispin	11 George St.	
Nathan Lambie	15A Walshed Street	
R. Shurley	3 Amherst Street	R. Shurley

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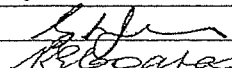
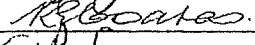

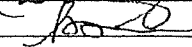
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Name	Address	Signature
GAVIN JENKINS	6 BRADDAON STREET	
ROSANNE COATES	8 ALICE ST	
DEWIS BUCKLEY	2011 JOHN ST	
Rachael Turner	12 Tingha Way	

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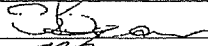

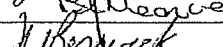
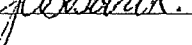
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Name	Address	Signature
S. BEAVIS	2A MAUD ST	
T. Beswick	3 MAUD ST	
Dev. Pearce	8 MAUD ST	
J. Beswick	3 MAUD ST	

Petition to Central Coast Council

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Name	Address	Signature
William Gaffney	14 Diab St.	W. Gaffney
Andrew Gaffney	" " "	A. Gaffney
Pauline Cole	12 Diab St.	P. Cole
David Cole	" " "	D. Cole

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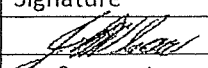
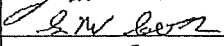
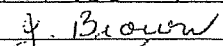
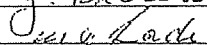
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Name	Address	Signature
Joanne Cox	5 Braddon St.	
Garry Cox	5 Braddon St.	
Joyce Brown	1 Flora St.	
M. J. LADE	14 A. DIAL ST.	

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Name	Address	Signature
MICHAEL BEST	36 BRADDON ST	
	West Ulverstone	
	MOCK ST 7	
Garry Tierney	1 Flora St. Ulv.	

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Name	Address	Signature
B SAVERY	84 Queen St	B Saverly
K BEAVIS	2 nd MAUD ST	K Beavis
A WHITE	4 MAUD ST	A White
J WHITE	4 MAUD ST	J White

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
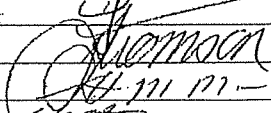
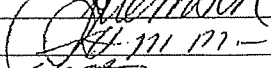
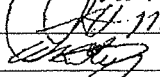
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Name	Address	Signature
P. Thomson	2 Water St Ulverstone	
J. Thomson	2 Water St Ulverstone	
J. H. M. M. M. M.	12/31 JOHN ST.	
C. Riley	14 George St Ulverstone	

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DUDLEY BARKER	14 HOLLIER WAY	DG Barker
FRANK MATTIBBS	24 MAUD ST	Frank Mattibbs

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Name	Address	Signature
<i>Pamela Smith</i>	<i>79 Blackwood Rd</i>	<i>Pamela Smith</i>

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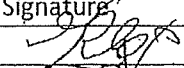

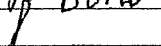
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Name	Address	Signature
J. Klop	6 WATER ST	
D. Dabecica	13 Kynwona Road	
G. Layton	5 FLINDGILLAN	

Petition to Central Coast Council

Person lodging Petition: Robyn Joy Kent

Address: 12 Maud Street
Ulverstone Tasmania

Signature:


.....

COPY

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 22 FEB 2017

Application No: DA 216113.

Doc. ID: 263822

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 10 MAR 2017

9 March 2017

Application No:

Doc. ID:

Ian Sansom
Central Coast Council
PO Box 220
Ulverstone TAS 7315

Dear Sir

**Application for Planning Approval DA216113, now DA 216159-Utilities Telecommunications Tower
Ulverstone Showground-2 Flora Street West Ulverstone**

In response to your letter I received regarding DA216113 I am writing to request that my previous Submission be carried over and applied to the new application DA216159.

This applies to the representation made and also to the Petition lodged.

Yours Sincerely



Robyn Kent

Lodge as Petition and Representations.

Petition to Central Coast Council

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216159 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.

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There are76.....signatures to this petition.

CENTRAL COAST COUNCIL

Division

Rec'd 14 MAR 2017

File No

Doc. Id

Petition to Central Coast Council

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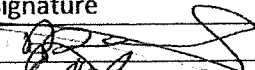

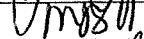
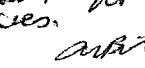
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Name	Address	Signature
Doreen	3 Mary St ULV	
Carvess Jeffrey	60 Amy St ULV	
JAMES Symott	3 Flora St ULV	
M Marshall	1171 upper mound st ULV	

JAN HORTON

212 DADIST PL 13 Kardinia

SOUTH COAST VIC.

BILL WICKHAM

5 Hehexi St.



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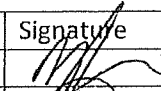
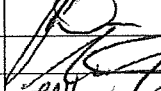
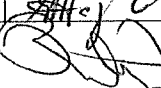


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Name	Address	Signature
MARCUS McLONN	N.O.V. f B	
DEAN WING	34 QUEEN ST.	
Stacey Smith	32 Josephine Street	
ETHEL HAY	130A SOUTH ROAD	
Roger Wishart	12 Penguin Rd	

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Name	Address	Signature
Belinda Auton	22 Braddon St	Belinda Auton
Egan Bradshaw	39 West Gawler Rd	Egan Bradshaw
J. Braayes	Road 4 Ulverstone	J. Braayes
Paul Gals	also	Paul Gals

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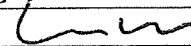
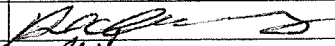
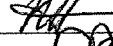

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Name	Address	Signature
LYNDON WILKINSON	185 Viper-Maid St	
DALE HARVEY	31-35 SOUTH RD WULV	
Leonie Turner	7 Mary St	
Sporter	64A Queen St ULV	

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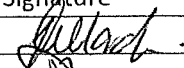
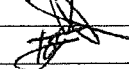

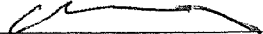
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Name	Address	Signature
Laura Gillard	48 Josephine Street	
Luree Sagers	US 6-7 Clara Ct	
Paul De Jersey	74 Queen Street	
R. WILKINSON	ULVERSTONE	

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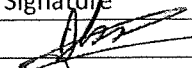
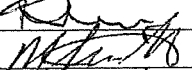
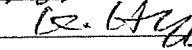

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Name	Address	Signature
DALE TEMPLEAR	86 JOSEPHINE ST ULV.	
Danna Nicotko	16 Amherst St Ulv	
M. Smith	Ulverstone	
K. Minchillo	15 Dodey St. ULV.	

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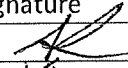

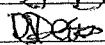
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K. Kennedy	Penguin	
K. Thulley	Ulverstone	
J. Devries	Ulverstone	J.D.
Darren Devries	May Street	

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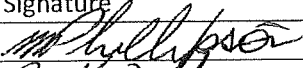



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MARK PHILLIPSON	GAWLER	
Singer Hornblow	W. LILU	
K. PEARCE	W. ULU	
C. PEARCE	W. ULU	

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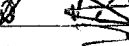
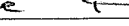
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Baydon Bell	Ulverstone	
Paul Aices	Ulverstone	
Don Chene	Belgum rd Ulverstone	
Ruthie Cassidy	101A Queen St Ulverstone	

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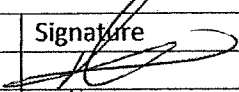
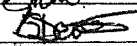
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ANDREW BRAZIER	UPPER CLERGE	
Bethinda Hawkins	Jarrod Court	Bethinda
Ryca Davies	Ulverstone	
Thomas Arnold	Ulverstone	Thomas

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Name	Address	Signature
P. Lyons	14A Amherst St	P. Lyons
L. THURLEY	11 AMHERST ST	L. Thurley
AKA THURLEY	11 AMHERST ST	L. Thurley
G. Sadler	706 Queen St.	G. Sadler

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SHARON SMITH	65 LOUETT ST	Ulverstone
Tiela Weeda	Ulverstone	Tiela Weeda
Charmaine Smith	107 QUEEN	Charmaine Smith
HELEN PHILLIPS	23 BERTHA ST	Helen Phillips

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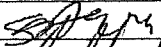
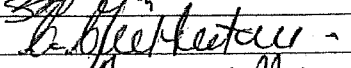
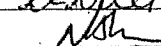
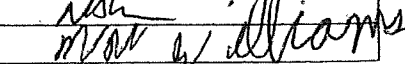
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CINDY Chaffey	SPRINGDALE CRT	
NATHAN SMITH	ULVERSTONE	
NOREEN WILLIAMS	ULVERSTONE	

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The 31 metre high tower will detract from the current visual beauty of our river/waterfront and recreation grounds and is aesthetically incompatible with the area. The natural skyline and beautiful view from angles looking both towards and from the showgrounds will be impeded by the tower.



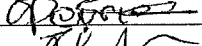
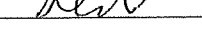
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The tower would be located on land which has flooded in recent tidal surges.

This location is inappropriate being in a residential/recreational area and provides health risks to residents and users of the grounds including young children and animals.

It will reduce the area available for use by community groups including the local show society, dog clubs and general users of the showground. Space is already at a premium when events are held in this area and land should not be reduced further.

The tower would be located too close to waterway navigational markers which is unsafe for maritime vessels entering and exiting the river.

Name	Address	Signature
Lorraine Lillico	33 Amy Street	
Stephen Hill	10 Kardina Cres	
Cohen DeWitt	Ulverstone	
Jordan Maine	Ulverstone	

Petition to Central Coast Council

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216113 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.

Statement of Subject Matter and Action Requested:

The DA 216113 is for the construction of an Optus Telecommunications tower in a recreational area used by many community sporting groups involving children and the general public adjacent to the river and close to the CBD.

The following petitioners ask the council to reject the Development Application in its entirety due to the following points:

The 31 metre high tower will detract from the current visual beauty of our river/waterfront and recreation grounds and is aesthetically incompatible with the area. The natural skyline and beautiful view from angles looking both towards and from the showgrounds will be impeded by the tower.

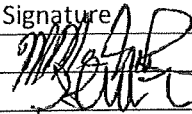
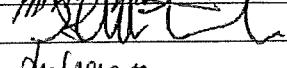
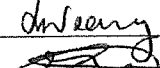
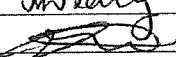
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Name	Address	Signature
MARY-ANNE MCTURK	21 Esplanade N Ulver	
STEVEN MCTURK	" " " "	
Lisa Neary	6 Jesamel Pl, W/Ulv	
Col Neary	" " " "	

Petition to Central Coast Council

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216159 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.

Statement of Subject Matter and Action Requested:

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Name	Address	Signature
Pauline Hutton	6 Lukin St TULVERSTON BC	P. Hutton
Michael Hutton	" "	M. Hutton

Petition to Central Coast Council

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216159 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.

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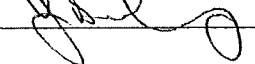
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Name	Address	Signature
Darren Brumby	11 Lovett St, Ulu	
Karina Belton	23A West Shore Rd Ulu	
Burley	36 Queen St	

Petition to Central Coast Council

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216159 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.

Statement of Subject Matter and Action Requested:

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Name	Address	Signature
M. Howell	65 South Rd.	M. Howell
G. Miller	W. ULVERSTONE	G. Miller
Abby Turner	4 Braddon St ulv	Abby Turner
Rodney Kent	12 Maud Street	R Kent

Petition to Central Coast Council

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216159 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.

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Name	Address	Signature
J. Huxley, Brown		J. Huxley, Brown
Ch. Foster		Ch. Foster
L. Gully	145 King Rd	L. Gully
T. Wicks	12 BRADDOCK ST	T. Wicks

Petition to Central Coast Council

Person lodging Petition: Robyn Joy Kent

Address: 12 Maud Street
Ulverstone Tasmania

Signature:

.....

Central Coast Community Safety Partnership Committee

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

Wednesday, 22 February 2017 – Commencing at 9.30am

PRESENT

Cr Jan Bonde (Mayor – CCC); **Sandra Ayton** (General Manager – CCC); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Paul Breden** (Engineering Group Leader CCC); **Jackie Merchant** (Emergency Management – CCC); **Snr Sgt Simon Conroy** (Tasmania Police); **Kate Wylie** (CCCCI); **Julie Milnes** (Health Promotion Coordinator (Mersey) DHHS) and **John Deacon** (Central Coast Community Shed)

GUESTS

Gerry Howard (Councillor – CCC); **EJ Shu** (Knowledge Translation of Planning and Policy); **Jan Hill** (Ulverstone Senior Citizens Club); **Rachel Veal** and **Michelle McNicol** (Safe Homes, Safe Families Department of Education)

GUESTS APOLOGIES

Wayne Richards (SES); **Andrew Leary** (Turners Beach Community Representative)

PRESENTATION

Rachel Veal and Michelle McNicol from Safe Homes, Safe Families Department of Education presented a powerpoint presentation on the Tasmania's Family Violence Action Plan 2015–2020.

The Program is described as:

- . a nation leading program to hold perpetrators to account and coordinate support services for victims.
- . It will bring the best available information from across government agencies together in one place to ensure families at risk are identified and supported as early as possible.

Co-locate officers from multiple government agencies, including Department of Police and Emergency Management, the Department of Justice, Department of Health and Human Services and the Department of Education in a single unit providing timely responses to family violence.

The Mayor thanked Rachel and Michelle for their insight in to this subject. A hand out of the power point presentation will be emailed to all who attended the meeting.

WELCOME

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

1 APOLOGIES

Garth Johnston (Penguin Neighbourhood Watch); **Rowen Tongs** (councillor – CCC); **Insp. Shane Le Fevre** (Tasmania Police); **Kathryn Robinson** (Community Development Officer House Choices Tasmania) **Glen Lutwyche** (Principal Ulverstone High School [UHS] Schools Representative) and **Simon Douglas** (Ulverstone Community House)

2 MINUTES OF PREVIOUS MEETING

John Deacon moved and Melissa Budgeon seconded, “That the minutes from the meeting held on Wednesday, 7 December 2016 be confirmed”.

Carried

3 MATTERS ARISING FROM PREVIOUS MEETING

There were no matters arising from the previous meeting for discussion.

4 FORUM

Community Safety Action Plan

Melissa Budgeon

A new draft safety action plan was circulated for discussion.

A forum was held on the Central Coast Community Safety Plan Framework 2017 a draft being presented to the meeting. Sandra invited members and invited guests to comment and put forward ideas for the following:

- 1 Safe People
- 2 Safe Places
- 3 Resilient Communities

The results from the forum will be collated used to inform actions for our new Community Safety Plan. This will be brought to the next meeting for endorsement.

5 GENERAL BUSINESS

(a) Crime Report

Snr Sgt Simon Conroy – Tasmania Police

Snr Sgt Conroy reported that rural burglaries were up and thieves were targeting large items such as quad bikes and farm machinery. It was suggested that through the council’s electronic media a message be posted to remind the community that items should be secured and keys removed and report any suspicious behaviour to the local police particularly people hanging around farms or on rural roads.

The crime in the Town areas is mostly due to drug related issues. There are no significant issues or spike in statistics to report.

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

Kate Wylie

Kate reported that the visibility in Wongi Lane is poor when buses park in King Edward Street, in front of Harris Scarfe. The Mayor advised that the Council has accepted the tender for redevelopment of Wongi Lane as a bus stop off point which it to be completed by June 2017 which should alleviate this problem.

Kate also reported Industrial drive is currently dangerous to drive down as parking on both sides of the road is a regular occurrence. Snr Sgt Conroy advised that may be due to a new Gym operating in the area. Paul will assess and report to the next meeting.

(c) Primary Health Report

Julie Milnes

Nil

(d) Education (all schools) Report

Glen Lutwyche

Nil

(e) Ulverstone Neighbourhood House

Len Blair

Len Blair advised at the last Ulverstone Neighbourhood House meeting it was reported that the lighting in the park at West Ulverstone was poor and people did not feel safe walking through the park of a night. Also, the lighting from Otto's Grotto to Beach Hut was also poor of a night and again people did not feel safe walking through the area.

Len asked Snr Sgt Conroy if a representative from Tasmania Police could attend a meeting and present a report.

Julie Milne of the Ulverstone Neighbourhood House reported that the Neighbourhood House is doing well and the programs are expanding. The Management committee has grown from seven to twelve members.

(f) Housing Choices Tasmania (HCT) Report

Leonie Hyde

Nil

(h) Community Housing Report

Simon Douglas

Nil

(i) Community Reports

Garth Johnston/Barry Isaac

Nil

(j) Central Coast Community Shed**John Deacon**

John Deacon reported that the Men and Women's groups are continuing to grow and there will be a surprise bus trip coming up soon.

John asked Snr Sgt Conroy if a representative from Tasmania Police could attend the Community Shed and do a presentation. Snr Sgt Conroy advised the police would be more than happy to attend and would contact the Community Shed to discuss time and date.

Len Blair reported that the Community Shed mentor 4 to 8 young boys from West Ulverstone Primary School who do not have a father figure to be guided by and has seen improvement in these boy's behaviours.

6 OTHER BUSINESS

Cr Howard reported that the Penguin Men's Shed is now up and running and thanks goes to the Council and the Ulverstone Community Shed for helping them to get set up.

Cr Howard also advised that he had heard a Men's Shed is to be starting up in the Gunns Plains area.

The Mayor asked Jan Hill who represents the Ulverstone Senior Citizens if there were any suggestions or concerns that the Senior Citizens would like to be brought up at the meeting. Jan Hill replied there was nothing to report at present. The Mayor extended an invitation to the Ulverstone Senior Citizens group to put forward any suggestions or concerns they may have to the committee at any time.

7 CLOSURE

As there was no further business to discuss the Mayor thanked everyone for attending and the meeting closed at 11.29am.

The next committee meeting is to be held on Wednesday, 26 April 2017, commencing at 10.00am in the Council Chamber, Central Coast Council, 19 King Edward Street, Ulverstone.

Minutes of an ordinary meeting of the Development Support Special Committee held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 27 February 2017 commencing at 6.00pm

Members attendance

Cr Jan Bonde (Mayor)
Cr Kathleen Downie
Cr Philip Viney

Cr Shane Broad
Cr Rowen Tongs
Ms Sandra Ayton

Members apologies

Cr Garry Carpenter
Cr Tony van Rooyen

Employees attendance

Director Infrastructure Services (Mr John Kersnovski)

Public attendance

No members of the public attended during the course of the meeting.

CONFIRMATION OF MINUTES OF THE COMMITTEE

7/2017 Confirmation of minutes

The Director Infrastructure Services reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 9 January 2017 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

-
- Cr Tongs moved and Cr Downie seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 9 January 2017 be confirmed.”

Carried unanimously

MAYOR’S COMMUNICATIONS

8/2017 Mayor’s communications

The Mayor reported as follows:

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

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

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

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

Carried unanimously

DECLARATIONS OF INTEREST

9/2017 Declarations of interest

The Mayor reported as follows:

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

The Director Infrastructure Services reported as follows:

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

of which the member has an interest or is aware or ought to be aware that a close associate has an interest.

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

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

No interests were declared at this time.

ADJOURNMENT OF MEETING

10/2017 Adjournment of meeting

The Mayor reported as follows:

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

The workshop commenced at 6.03pm. The workshop having been concluded, the Mayor resumed the meeting at 6.09pm.

DEPUTATIONS

11/2017 Deputations

The Director Infrastructure Services reported as follows:

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

OPEN REPORTS

12/2017 Residential (dwelling and outbuilding – shed) – development to a natural hazard (landslide) at 8 Davis Street, Leith – Application No. DA216128

The Director Infrastructure Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION No.:’</i>	DA216128
<i>PROPOSAL:</i>	Residential (dwelling and outbuilding – shed) – development exposed to a natural hazard (landslide)
<i>APPLICANT:</i>	PLA Designs Pty Ltd
<i>LOCATION:</i>	8 Davis Street, Leith
<i>ZONE:</i>	Rural Living
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	1 February 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	15 February 2017
<i>REPRESENTATIONS RECEIVED:</i>	Three
<i>42-DAY EXPIRY DATE:</i>	10 March 2017
<i>DECISION DUE:</i>	27 February 2017
<i>PURPOSE</i>	

The purpose of this report is to consider an application for a dwelling and shed at 8 Davis Street, Leith.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – photographs;
- . Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2017/00128-CC; and
- . Annexure 6 – Statement of Compliance from Road Authority and Stormwater Authority.

BACKGROUND

Development description –

Application is made for a 314.94m² single-storey dwelling and 80m² shed on land that is zoned Rural Living. The dwelling would accommodate an internal double garage, four bedrooms, a rumpus room, open plan kitchen/living/dining area and a deck with a built-in pizza oven and barbeque.

The residential building would be clad with a combination of “Scyon”, “Axon” and “Martix” material. The shed would be clad with “Colorbond” material.

Site description and surrounding area –

The 1.04ha site forms part of a subdivision sealed in 2012 and is identified as a medium risk landslide area. The site is an internal, undulating allotment that has been cleared of native vegetation. The land has access to a reticulated water supply and would rely on on-site wastewater management.

Adjoining land to the north, south and west is also zoned Rural Living, with recently approved dwellings established or under construction. Adjoining land to the east is zoned Rural Resource.

History –

No history relevant to this application.

DISCUSSION

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

13.0 Rural Living

CLAUSE	COMMENT
13.3 Use Standards	
13.3.1 Discretionary permit use	
13.3.1–(P1) Discretionary permit use must: (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) minimise likelihood for adverse impact on amenity for residential use on adjacent land in the zone.	Not applicable. Residential use is Permitted.
13.3.2 Impact of use	
13.3.2–(A1) Permitted non–residential use must adjoin at least one residential use on the same sheet frontage.	Not applicable. Use is Residential.
13.3.2–(A2) Permitted non–residential use must not generate more than 40 average daily vehicle movements.	Not applicable. Use is Residential.

13.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is Residential.
13.4 Development standards	
13.4.1 Suitability of a site or lot for use or development	
<p>13.4.1–(A1) Each site or each lot on a plan of subdivision must:</p> <p>(a) have an area not less than:</p> <p style="padding-left: 40px;">(i) 1.0 hectares excluding any access strip; or</p> <p style="padding-left: 40px;">(ii) if in a locality shown in the Table to this Clause, not less than the site area shown for that locality; and</p> <p>(b) if intended for a building, contain a building area:</p> <p style="padding-left: 40px;">(i) of not more than 1,000m²;</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 style="padding-left: 40px;">(iv) clear of any registered easement;</p>	<p>(a)(i) Compliant. Lot has an area of 1.04ha.</p> <p>(a)(ii) Not applicable. Satisfied by (a)(i).</p> <p>(b)(i) Compliant. Building area, incorporating the dwelling and shed, would be 394.94m².</p> <p>(b)(ii) Compliant. Dwelling would be setback approximately 108m from the front boundary, 14m from the southern side boundary and 10m from the northern side boundary. The rear setback would be greater than 85m.</p> <p>(b)(iii) Not applicable. No applicable zone boundary.</p> <p>(b)(iv) Not applicable. No easement shown on the Title.</p> <p>(b)(v) Not applicable. No right of way benefiting other land.</p> <p>(b)(vi) Not applicable. No restriction imposed by a utility.</p>

<ul style="list-style-type: none"> (v) clear of any registered right of way benefiting other land; (vi) clear of any restriction imposed by a utility; (vii) not including any access strip; (viii) clear of any area required for the on-site disposal of sewage or stormwater; and (ix) accessible from a frontage or access strip. 	<ul style="list-style-type: none"> (b)(vii) Not applicable. No access strip. (b)(viii) Compliant. Development would be clear of proposed wastewater disposal site. Stormwater would be directed to the Davis Street culvert. (b)(ix) Compliant. Access strip frontage to Davis Street.
<p>13.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road: <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the 	<ul style="list-style-type: none"> (a) Not applicable. Satisfied by (b). (b) Compliant. Site has an access strip connecting to the Davis Street frontage. (c)(i) Not applicable. Satisfied by (b). (c)(ii) Not applicable. Satisfied by (b). (d) Compliant. Access strip has a width of 8.13m. (e) Compliant. Development would need to be in accordance with the Statement of Compliance from the Stormwater Authority.

<p>minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right-of-way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	
<p>13.4.1–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) from a connection to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R6} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated water system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.</p>

<p>13.4.1–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and trade waste:</p> <p>(a) to a reticulated sewer system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic–wastewater management clear of any defined building area or access strip.</p>	<p>(a) Not applicable. The site is not connected to the reticulated sewerage system.</p> <p>(b)(i) Compliant. Land cannot drain to a reticulated sewer system.</p> <p>(b)(ii)a. Compliant. Development is for a single dwelling.</p> <p>(b)(ii)b. Not applicable. Satisfied by (b)(iii).</p> <p>(b)(ii)c. Not applicable. Satisfied by (b)(iii).</p> <p>(b)(iii) Compliant. The application is accompanied by a Geo–Environmental Assessment Report by Geo–Environmental Solutions Pty Ltd and a landslide risk assessment that locates a preferred area for an on–site wastewater system clear of any defined building area or access strip.</p>
<p>13.4.1–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p>	<p>(a) Not applicable. Satisfied by (b)(ii)a.</p>

<p>(a) for discharge to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m²;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and</p> <p>e. not more than 50% of the site is impervious surface; and</p> <p>(iii) the development is for a single dwelling.</p>	<p>(b)(i) Compliant. Site to drain to the Davis Street culvert that empties into the Forth River.</p> <p>(b)(ii)a. Compliant. Site has a land area of 1.043ha.</p> <p>(b)(ii)b. Compliant. Disposal would be clear of building area.</p> <p>(b)(ii)c. Compliant. Disposal area is not within an area required for disposal of sewerage.</p> <p>(b)(ii)d. Compliant. Disposal area is not within an access strip.</p> <p>(b)(ii)e. Compliant. Not more than 50% of the site would be of an impervious surface.</p> <p>(b)(iii) Compliant. Development is for a single dwelling.</p>
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13.4.2 Dwelling density	
<p>13.4.2-(A1) The site area per dwelling must:</p> <p>(a) be not less than 1.0 hectare; or</p> <p>(b) if the site is in a locality shown in the Table to this clause, the site area for that locality.</p>	<p>(a) Compliant. Site area is 1.04ha.</p> <p>(b) Not applicable. Satisfied by (a).</p>
13.4.3 Location and configuration of development	
<p>13.4.3-(A1) A building, utility structure, garage or carport must be set back from a frontage –</p> <p>(a) not less than 20.0m;</p> <p>(b) not less than or not more than the setbacks for any existing building on each of the immediate adjoining sites;</p> <p>(c) not less than for any building retained on the site;</p> <p>(d) in accordance with any building area shown on a sealed plan of subdivision; or</p> <p>(e) if the site abuts a road shown in the Table to this Clause, the setback specified for that road; or</p>	<p>(a) Compliant. Proposed dwelling would be setback 108m from the frontage to Davis Street.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. No building retained on the site. Satisfied by (a).</p> <p>(d) Compliant. Sealed Plan shows a restrictive building area on the Title. Development would be contained within the restrictive building area.</p> <p>(e) Not applicable. Site does not abut the Bass Highway.</p> <p>(f) Compliant. Development satisfies the frontage setback, including the setback shown in the Table to this Clause.</p>

<p>(f) if the site is in a locality shown in the Table to this Clause, the setback for that locality.</p>	
<p>13.4.3–(A2) All buildings must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; (b) a setback of not less than 10.0m from each side boundary; (c) a setback of not less than 10.0m from the rear boundary; (d) a setback of not less than 20.0m from any designated building area on each adjacent site; or (e) if the site is in a locality shown in the Table to this Clause, the setback for that locality; or (f) any building area shown on a sealed plan; and (g) building height of not more than 8.5m. 	<ul style="list-style-type: none"> (a) Compliant. Proposed dwelling would be setback 108m from the Davis Street frontage. (b) Compliant. Dwelling would be setback 14m from the southern side boundary, 37m from the northern side boundary. Shed would be setback 56m from the southern side boundary and 10m from the northern side boundary. (c) Compliant. Dwelling and shed would be setback over 85m from the rear boundary. (d) Compliant. Development would be clear of building areas on adjacent lots. (e) Compliant. Development meets the setbacks as shown in the Table to this Clause. (f) Compliant. Development is outside the restrictive building envelope that is shown on the Sealed Plan. (g) Compliant. Maximum building height would be approximately 5.5m.

<p>13.4.3–(A3) Site coverage must:</p> <p>(a) be not more than 500m²; and</p> <p>(b) not include any part of a site required for the disposal and drainage of sewage or stormwater; or</p> <p>(c) be not more than any building area shown on a sealed plan.</p>	<p>(a) Compliant. Site coverage would be 394.94m².</p> <p>(b) Compliant. Separate sewerage disposal area is shown on the site plan. Stormwater would drain to the Davis Street culvert.</p> <p>(c) Not applicable. Satisfied by (b).</p>
<p>13.4.3–(A4)</p> <p>(a) A utility structure must be a power pole, antenna or a single domestic-scale turbine to a maximum of 10m in height which is:</p> <p>(i) not part of a wind farm;</p> <p>(ii) not sited on a skyline; and</p> <p>(iii) if a wind turbine, not located within 60m of a dwelling in other ownership nor within 30m of a public road.</p> <p>(b) A building, except a utility structure must be –</p> <p>(i) located not less than 15m below the level of any adjoining ridgeline; and</p> <p>(ii) not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland.</p>	<p>(a)(i) Not applicable. Not a utility structure.</p> <p>(a)(ii) Not applicable. Not a utility structure.</p> <p>(a)(iii) Not applicable. Not a utility structure.</p> <p>(b)(i) Compliant. Dwelling would be located approximately 34m below adjoining ridgeline.</p> <p>(b)(ii) Compliant. Development would be 358m from the Forth River.</p> <p>(b)(iii) Compliant. Shed would be in “Woodland Grey Colorbond”.</p>

(iii) Clad and roofed with materials with a light reflectance value of less than 40%.	
13.4.3–(A5) Area for the display, handling of good, storage or waste must not be located in front of the building line.	Compliant. No area for waste and storage would be located in front of the building line.
13.4.4 Acoustic and visual privacy for residential development	
<p>13.4.4–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must:</p> <p>(a) be not less than 10.0m from a side boundary and 10.0m from a rear boundary to adjoining land in any zone for residential purposes; or</p> <p>(b) be not less than 10.0m from a door or window to a habitable room or any part of a balcony, deck, or roof garden in an adjacent dwelling.</p>	<p>(a) Compliant. Development would not be less than 10m from rear and side boundaries.</p> <p>(b) Not applicable. Satisfied by (a).</p>
13.4.4–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 5.0m horizontally from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.	<p>Compliant.</p> <p>Access strip is greater than 5m from any adjoining dwelling. The access strip would be approximately 21m to the adjoining dwelling to the north (10 Davis Street) and 30m to the dwelling located to the south (4 Davis Street).</p>

13.4.5 Private open space for multiple dwelling residential use	
<p>13.4.5–(A1) Each dwelling in a multiple dwelling must have external private open space that:</p> <ul style="list-style-type: none"> (a) is accessible from the dwelling; (b) comprises an area of not less than 50.0m²; (c) has a minimum dimension of 5.0m; and (d) has a gradient of not more than 1 in 10. 	<p>Not applicable.</p> <p>No multiple dwelling development proposed.</p>
<p>13.4.5–(A2) The required minimum private open space area must be capable of receiving at least three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Not applicable.</p> <p>No multiple dwelling development proposed.</p>
13.4.6 Setback of development for sensitive use	
<p>13.4.6–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the setback distance from the zone boundary as shown on the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary. 	<ul style="list-style-type: none"> (a) Compliant. Site adjoins a Rural Resource zone allotment to the east. The development setback required is 10m. The proposed development would be setback over 85m from the zone boundary. (b) Compliant. Site adjoins a Rural Resource zone allotment to the east. Development would be contained within the required building envelope.

<p>13.4.6–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) a major road identified in the Table to this clause;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(a) Compliant. Dwelling is 593m from the Bass Highway.</p> <p>(b) Compliant. Dwelling is 653m from the Western Rail Line.</p> <p>(c) Not applicable. There is no land designated in the Scheme for future road or rail purposes.</p> <p>(d) Compliant. Closest proclaimed wharf area is in Devonport, approximately 15km to the east.</p>
13.4.7 Subdivision	
<p>13.4.7–(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>Not applicable.</p> <p>Not a subdivision.</p>
<p>13.4.7–(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot.</p>	<p>Not applicable.</p> <p>Not a subdivision.</p>

13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision	
13.4.8–(A1) Electricity reticulation and site connections must be installed underground.	<p>Not applicable.</p> <p>Not a subdivision.</p>
CODES	
E1 Bushfire–Prone Areas Code	Not applicable. Not a subdivision, hazardous or vulnerable use.
E2 Airport Impact Management Code	Not applicable. No Airport Impact Management Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation proposed.
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1m.
E5 Local Heritage Code	Not applicable. No Heritage listings in this Scheme.
E6 Hazard Management Code	
E6.2 Application of the Code	<p>Applicable.</p> <p>Site identified as subject to medium landslide risk.</p>
E6.4 Use or Development Exempt from this Code	<p>Not exempt.</p> <p>Site identified as subject to medium landslide risk.</p>

E6.5 Use Standards	
E6.5.1 Use on potentially contaminated land	
<p>E6.5.1–(A1) Use must not occur on land potentially contaminated by a previous use for an activity listed in Table E6.1 unless:</p> <ul style="list-style-type: none"> (a) soil disturbance and development is carried out in accordance with requirements in a hazard risk assessment for contamination; (b) a hazard risk assessment for potential contamination establishes the site can be remediated to provide a tolerable level of risk for the use; or (c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk. 	<p>Not applicable.</p> <p>Not identified as a contaminated site.</p>
E6.5.2 Use likely to be exposed to a natural hazard	
<p>E6.5.2–(A1) If a use is on land within an area of risk from exposure to a natural hazard as shown on a map forming part of this planning scheme:</p> <ul style="list-style-type: none"> (a) use must not be for a critical use, a hazardous use, or a vulnerable use; (b) use must not be residential use if the level of risk is medium or higher; and 	<ul style="list-style-type: none"> (a) Not applicable. Not a critical, a hazardous or vulnerable use. (b) Compliant. Development is Residential use in an area where level of risk is low-medium. (c) Compliant. The application is accompanied by a hazard risk report by Geo-Environmental Solutions Pty Ltd dated December 2016. The report examines

<p>(c) a hazard risk assessment must demonstrate a tolerable level of risk can be achieved and maintained for the nature and duration of the use.</p>	<p>site drainage, geomorphology, geological conditions, slope angles and laboratory testing of drill hole samples from the site. The report concludes that the level of risk to residential use on the site is low-medium and that such use would not adversely impact on the stability of the site and/or immediate surrounds.</p>
<p>E6.6 Development Standards</p>	
<p>E6.6.1 Development on potentially contaminated land</p>	
<p>E6.6.1-(A1) Development must not occur on land potentially contaminated by a previous use for an activity listed in the Table E6.1 to this clause unless:</p> <p>(a) soil disturbance and development is carried out in accordance with the requirements of a hazard risk assessment for contamination;</p> <p>(b) a hazard risk assessment establishes the site can be remediated to provide a tolerable level of risk from the development; or</p> <p>(c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk from the development; and</p> <p>(d) if a hazard risk assessment establishes need to involve land on</p>	<p>Not applicable.</p> <p>Not identified as a contaminated site.</p>

<p>another title to manage risk consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the affected land to be managed in accordance with recommendations for contamination management.</p>	
E6.6.2 Development on land exposed to a natural hazard	
<p>E6.6.2–(A1) If the site is within an area of risk shown on a natural hazard map forming part of this planning scheme:</p> <p>(a) a hazard risk assessment must determine:</p> <ul style="list-style-type: none"> (i) there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure; or (ii) a tolerable level of risk can be achieved for the type, form, scale and duration of the development; and <p>(b) if a hazard risk assessment established need to involve land on another title for hazard management consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the affected land to be managed in accordance with recommendations for hazard management.</p>	<p>(a)(i) Not applicable. Satisfied by (a)(ii).</p> <p>(a)(ii) Compliant. The application is accompanied by a hazard risk report by Geo-Environmental Solutions Pty Ltd dated December 2016. The report examines site drainage, geomorphology, geological conditions, slope angles and laboratory testing of various drill hole samples from the site. The report concludes that the level of risk to development on site is low-medium, that development would not adversely impact on the stability of the site and/or immediate surrounds and that a tolerable level of risk can be achieved for the type, form, scale and duration of the development, if the development adheres to report recommendations.</p> <p>(b) Not applicable. No hazard management works required on another title.</p>

E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunication facilities proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use and development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme.
E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>(a) Compliant. Development includes an internal double garage and shed.</p>
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Not applicable. On-site loading not required in the Rural Living zone.</p> <p>(b) Not applicable. Passenger pick-up and set-down facilities not required for Residential use.</p>

E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	<p>Compliant.</p> <p>Development would be required to collect, store and dispose of stormwater.</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>(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>(a) Compliant. Development is capable of complying with AS/NZS 2890.1 –(2004) – Parking Facilities – Off-Street Car Parking.</p> <p>(b) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(c) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(d) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(e) Compliant. The site is able to accommodate this Standard.</p> <p>(f) Compliant. The site is able to accommodate this Standard.</p>

<p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	<p>(g) Compliant. Condition to be applied to any Permit issued.</p>
<p>E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Compliant.</p> <p>Condition to be applied to any Permit issued.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable. The site is approximately 358m from the Forth River.</p>
<p>Specific Area Plans</p>	<p>Not applicable. No Specific Area Plans apply to this location.</p>

Issues –

1 Development on a site exposed to a natural hazard (landslide) –

The site is identified on the Council's landslide overlay map as being subject to medium landslide risk. The Sealed Plan has a restrictive building envelope applied to the land in response to a geotechnical assessment and recommendations made at the time of subdivision of the land in 2012. The proposed development would be within the required building envelope.

Due to the location of the land in a medium landslide risk area, any development application, including on-site wastewater management design, must be accompanied by a geotechnical assessment by a qualified geotechnical engineer.

The application for a single dwelling and shed is accompanied by a hazard risk report by Geo-Environmental Solutions Pty Ltd dated December 2016. The report examines site drainage, geomorphology, geological conditions, slope angles and responds to laboratory testing of various drill holes across the site. The report concludes that the level of risk to development on site is low-medium; that development would not adversely impact on the stability of the site and/or immediate surrounds and that a tolerable level of risk can be achieved for the type, form, scale and duration of the development, providing report recommendations are adhered to.

Geotechnical report recommendations are summarised as follows:

- (a) Adequate site drainage be installed capable of reticulating the landslide trigger value of 200mm per day and delivering the water to stormwater outlets.
- (b) All stormwater should be immediately directed to mains outlets upon the construction of hard surfaces to minimise any possible water accumulation and excess flows onto the steep slopes below.
- (c) Recommendations of the Australian Geomechanics "Practice Note Guidelines for Landslide Risk Management 2007 Appendix G – Some Guidelines for Hillside Construction" be followed.
- (d) Site cutting/filling should be avoided.

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- (e) Careful attention should be paid to foundation design and drainage design to further eliminate the potential for foundation movement. This should occur after individual soil tests, compliant with AS2870–2011, to be commissioned at the building approval stage.
 - (f) All earthworks on site must comply with AS3798–2007 and sediment and an erosion control plan should be implemented on-site during and after construction.

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 the Statement of Compliance from the Road Authority and Stormwater Authority at Annexure 6.
TasWater	No conditions required. Refer to the Submission to Planning Authority Notice TWDA 2017/00128-CC at Annexure 5.
Department of State Growth	Referral was not required.
Environment Protection Authority	Referral was not required.
TasRail	Referral was not required.
Heritage Tasmania	Referral was not required.
Crown Land Services	Referral was not required.
Other	Referral was not required.

CONSULTATION

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

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

Representations –

Three representations were received within the prescribed time, copies of which are provided at Annexure 3. Two of the representations are from the same representors and raise similar matters.

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATIONS 1 & 2	
1 The access road will lead to dust if the road is not sealed. This would mean windows could not be opened and there would be dust on outdoor entertaining areas.	<p>The access road to 8 Davis Street would be approximately 21m to the adjoining dwelling to the north (10 Davis Street) and 30m to the dwelling located to the south (4 Davis Street). The Scheme requires that access roads be setback 5m from adjoining dwellings. The proposed development meets this requirement.</p> <p>The Scheme also requires that, in the Rural Living zone, access strips, driveways and car parking areas be designed and constructed in accordance with the principles and requirements of the current edition of “Unsealed Roads Manual – Guideline for Good Practice ARRB”. This means that roads are to be constructed with a compacted sub-base and an all-weather gravel surface. In the Rural Living zone, the subject development is not</p>

	<p>required to seal the access road with concrete or asphalt, but must rely on a properly constructed gravel road.</p> <p>The Council would require, as a condition on the Permit, that the internal roadway be constructed with a compacted sub-base and all-weather surface; in accordance with the "Unsealed Road Manual – Guideline for Good Practice ARRB".</p>
REPRESENTATION 3	
<p>1 Adjoining property owners request that an aerated water treatment system (AWTS) be required on the site as the development proposes three soakage trenches across the rear of the adjoining land and would create a siphon effect directly into the adjoining land.</p>	<p>A wastewater system has been designed by a certified professional soil scientist. The same professional undertook the assessment and reporting of geotechnical matters associated with the site. The geotechnical assessment of the land concludes that, "...the risk of land instability on either the subject site or neighbouring sites will not increase substantially as a result of development within the proposed building envelopes provided that current best practice for construction on sloping sites and soil and water management practices are followed...".</p> <p>The wastewater system proposed is a trench system that comprises three absorption trenches, located 10m from the adjoining land to the west and 5m from the adjoining land to the north. The consultant makes comment that, if a package treatment system was preferred, such as an AWTS system, then an irrigation area of 329m would be required. The wastewater report</p>

	<p>does not recommend one system over another, either would be adequate and it would be the developer's decision as to what system was installed.</p> <p>The Planning Permit is not approval of a specific system, rather demonstration that the site can accommodate and manage wastewater on the site.</p>
2 It is noted both the geotechnical report and consultant's planning report highlight "best practice" site water management practices.	Refer to comment above.
3 Request that an adequate stormwater drain be installed in the access road area, to stop stormwater flowing onto adjoining land.	<p>It would be a requirement of any Permit issued that stormwater from the dwelling, shed and roadway be collected and disposed of to an approved stormwater system. In this case, to the stormwater culvert in Davis Street.</p> <p>Refer to Statement of Compliance – Annexure 6.</p>
4 Request that the access road be sealed with a hard surface to stop dust nuisance.	Refer to comments above.

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 matter raised in the representations would be mitigated by a condition to the Planning Permit, requiring road construction to incorporate a compacted sub-base and an all-weather surface, in accordance with the “Unsealed Road Manual – Guideline for Good Practice ARRB”.

Issues associated with development within an identified medium landslide area would also be addressed with a condition to the Planning Permit, requiring development to be in accordance with the recommendations contained within the geotechnical report by Geo-Environmental Solutions.

Recommendation –

It is recommended that the application for Residential (dwelling and outbuilding – shed) – development exposed to a natural hazard (landslide) at 8 Davis Street, Leith be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by PLA Designs Drawing Nos.:

- 16119-01, Revision C, dated 23 January 2017;
- 16119-02, Revision D, dated 6 December 2016;
- 16119-03, revision E, dated 6 December 2016;
- 16119-04, Revision C, dated 23 January 2017;
- 16119-05, Revision C, dated 23 January 2017;
- 16119-06, Revision B, dated 23 January 2017;
- 16119-07, Revision A, dated 23 January 2017;

and plans by Northern Consulting Engineers, Job No. DEVN13388, Sheet Nos. 1 of 6 and 6 of 6, dated 8 December 2016 unless modified by a condition of this Permit.

- 2 The on-site disposal of domestic wastewater must be in accordance with the Geo-Environmental Assessment by Geo-Environmental Solutions dated December 2016 and clear of any defined building area or access driveway.
- 3 The development must be undertaken in accordance with the recommendations contained in the Geotechnical Assessment by Geo-Environmental Solutions dated December 2016.

-
- 4 All internal access driveways and vehicle parking and manoeuvring areas must be constructed with a compacted sub-base and all-weather surface in accordance with the "Unsealed Road Manual – Guideline for Good Practice ARRB".
 - 5 The development must be in accordance with the conditions of the TasWater Submission to Planning Authority Notice TWDA 2017/00128-CC dated 3 February 2017 (copy attached).
 - 6 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 15 February 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached).

Please note:

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

The report is supported."

The Director Infrastructure Services further reported as follows:

"A copy of the Annexures referred to in the Town Planner's report have been circulated to all Councillors."

■ Cr Tongs moved and Cr Viney seconded, "That the application for Residential (dwelling and outbuilding – shed) – development exposed to a natural hazard (landslide) at 8 Davis Street, Leith be approved subject to the following conditions and notes:

-
- 1 The development must be substantially in accordance with the plans by PLA Designs Drawing Nos.:
 - . 16119-01, Revision C, dated 23 January 2017;
 - . 16119-02, Revision D, dated 6 December 2016;
 - . 16119-03, revision E, dated 6 December 2016;
 - . 16119-04, Revision C, dated 23 January 2017;
 - . 16119-05, Revision C, dated 23 January 2017;
 - . 16119-06, Revision B, dated 23 January 2017;
 - . 16119-07, Revision A, dated 23 January 2017;

and plans by Northern Consulting Engineers, Job No. DEVN13388, Sheet Nos. 1 of 6 and 6 of 6, dated 8 December 2016 unless modified by a condition of this Permit.
 - 2 The on-site disposal of domestic wastewater must be in accordance with the Geo-Environmental Assessment by Geo-Environmental Solutions dated December 2016 and clear of any defined building area or access driveway.
 - 3 The development must be in accordance with the recommendations contained in the Geotechnical Assessment by Geo-Environmental Solutions dated December 2016.
 - 4 All internal access driveways and vehicle parking and manoeuvring areas must be constructed with a compacted sub-base and all-weather surface in accordance with the 'Unsealed Road Manual – Guideline for Good Practice ARRB'.
 - 5 The development must be in accordance with the conditions of the TasWater Submission to Planning Authority Notice TWDA 2017/00128-CC dated 3 February 2017 (copy attached) (a copy being appended to and forming part of the minutes).
 - 6 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 17 February 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached) (a copy being appended to and forming part of the minutes).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 'Substantial commencement' is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

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

Carried unanimously

Closure

There being no further business, the Mayor declared the meeting closed at 6.11pm.

CONFIRMED THIS DAY OF , 2017.

Chairperson

(jjk:km)

Appendices

Minute No. 12/2017 – TasWater Submission to Planning Authority Notice Reference No. TWDA 2017/00128-CC dated 3 February 2017 – Application No. DA216128

Minute No. 12/2017 – Statement of Compliance for Vehicular Access and Drainage Access dated 17 February 2017 – Application No. DA216128

QUALIFIED PERSON'S ADVICE

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

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

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

I therefore certify that with respect to all advice, information or recommendation provided to the Development Support Special Committee within these minutes:

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


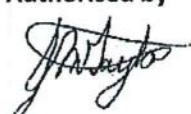
(ii) where any advice was directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person.



Sandra Ayton
GENERAL MANAGER

Appendices

Submission to Planning Authority Notice

Council Planning Permit No.	DA216128	Council notice date	30/01/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00128-CC	Date of response	03/02/2017
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	8 DAVIS ST, LEITH	Property ID (PID)	3223461
Description of development	New Dwelling and shed		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PLA Designs	Site Plan 16119-02	D	06/12/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.</p> <p>TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit http://www.taswater.com.au/News/Outages---Alerts for a current list of these areas.</p>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.		<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">CENTRAL COAST COUNCIL</p> <p style="margin: 0;">I certify that this is the TasWater Submission to Planning Authority Notice Ref. No. TWDA 2017/00128-CC - 8 Davis Street Leith - Application...</p> <p style="margin: 0;">No. DA216128.....referred to in</p> <p style="margin: 0;">Minute No. 12/2017..... of a meeting of the Development Support Special Committee Council held on 27/02/2017</p> <p style="text-align: center; margin: 0;"></p> <p style="text-align: center; margin: 0;">Executive Services Officer</p> </div>	
Authorised by  Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Annexure 6

15 February 2017

Our ref.: DA216128, paa:kaa

Doc ID: 262898

PLA Designs Pty Ltd
PO Box 428
SOMERSET TAS 7322

Attn: Paul Allen

Dear Mr Allen

<p>CENTRAL COAST COUNCIL</p> <p>I certify that this is <i>the Statement of Compliance</i> <i>for Vehicular Access and</i> <i>Drainage Access for 8 Davis Street, Leith -</i></p> <p>Application No. <i>DA216128</i> referred to in</p> <p>Minute No. <i>12/2017</i> of a meeting of the <i>Development Support Special Committee</i> <i>Council</i> held on <i>27/02/2017</i></p> <p><i>[Signature]</i> Executive Services Officer</p>
--

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
DWELLING & OUTBUILDING - 8 DAVIS STREET, LEITH

I refer to your application DA216128 for a dwelling and outbuilding at 8 Davis Street, Leith, and based on the information supplied with the application make the following determination in respect to vehicular access and the disposal of stormwater.

Access can be provided to the road network at 8 Davis Street, Leith subject to the following:

- R1 The existing access located on the Davis Street frontage shall be used as the access to the property;
- R2 A separate conditioned approval from the Council acting in its capacity as the Road Authority will be required for any works or activity in the road reservation, and must be arranged prior to any work associated with the development being undertaken. Please contact the Council Public Safety Coordinator on 0419 103 887.
- R3 Any damage or disturbance to roads, verges or roadside drains resulting from activity associated with the development must be rectified;
- R4 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R5 All works or activity listed above shall be at the developer's/property owner's cost.

Limited access can be provided to the Council's stormwater network 8 Davis Street, Leith to drain stormwater from the proposed dwelling and shed subject to the following:

- S1 The discharge of stormwater to the Davis Street roadside open drain will be allowed provided that the discharge is managed so as to minimise the impact on the roadside open drain and downstream drainage system, to the satisfaction of the Council's Director Infrastructure Services;
- S2 The disposal of concentrated stormwater drainage from buildings and hard surfaces shall be as required and/or approved by the Council's Regulatory Services Group Leader or his representative;
- S3 The connection to the Davis Street roadside open drain shall be via a pipeline in the road reservation from 8 Davis Street. This will be a private pipeline and is not a stormwater connection point provided by the Council;
- S4 Any work associated with existing stormwater infrastructure will be undertaken by the Council;
- S5 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development must be rectified;
- S6 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S7 All works or activity listed above shall be at the developer's/property owner's cost.

This 'Statement of Compliance' is not an approval to work on any access, work in the road reservation or undertake stormwater drainage works, nor is it a planning permit for the dwelling and shed. This 'Statement of Compliance' is valid for a period of 2 years from the date shown above.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA216128.

Please contact me on tel. 6429 8977 should you have any further enquires.

Yours sincerely



Philip Adams
ENVIRONMENTAL ENGINEER
Encl.

✓ Administrative Assistant - Planning
Regulatory Services Administration Officer
Public Safety Coordinator

C O'Doherty & D A Lovell
c/- Howth Nursery
210 Nine Mile Road
HOWTH TAS 7316

A COPY FOR YOUR INFORMATION

Central Coast Council

List of Development Applications Determined

Period From: 01-Feb-2017 To 28-Feb-2017

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216088	3 Blythe Street Heybridge 7316	Discretionary Development Application	Residential (dwelling extension)	08-Nov-2016	17-Feb-2017	24
DA216091	212-214 Main Road Penguin 7316	Discretionary Development Application	Residential (two lot subdivision)	16-Nov-2016	09-Feb-2017	12
DA216124	69 Shadbolts Road North Motton 7315	Discretionary Development Application	Resource Development (shed)	09-Jan-2017	03-Feb-2017	23
DA216125	Turners Beach Road Turners Beach 7315	Discretionary Development Application	Residential (dwelling)	11-Jan-2017	15-Feb-2017	30
DA216127	19 Victoria Street Ulverstone 7315	Discretionary Development Application	Residential (carport)	16-Jan-2017	15-Feb-2017	25
DA216131	207 Riggs Road Kindred 7310	Discretionary Development Application	Residential (required dwelling)	17-Jan-2017	07-Feb-2017	20
DA216087-1	42 Hull Street Leith 7315	Permitted Development Application	Residential (dwelling extension, shed and conversion of existing garage to studio)	18-Jan-2017	06-Feb-2017	14
DA216129	212 Westella Drive Turners Beach 7315	Discretionary Development Application	Manufacturing and Processing (joinery workshop)	19-Jan-2017	24-Feb-2017	32
DA216126	6A King Edward Street Penguin 7316	Permitted Development Application	Visitor Accommodation (signage x 2)	23-Jan-2017	02-Feb-2017	8
DA216134	2 Summer Place Turners Beach 7315	Discretionary Development Application	Residential (dwelling)	25-Jan-2017	22-Feb-2017	23
DA216137	Bretts Road North Motton 7315	Discretionary Development Application	Resource Development (shed)	31-Jan-2017	22-Feb-2017	20
DA216119	U 2/15 McDonald Street Ulverstone 7315	Permitted Development Application	Residential (multiple dwelling) porch extension	01-Feb-2017	13-Feb-2017	8
DA216136	102 Preservation Drive Preservation Bay 7316	Permitted Development Application	Boundary Adjustment (33m2)	09-Feb-2017	17-Feb-2017	7

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 February 2017 to 28 February 2017

Building Permits – 5

• Outbuildings	2	\$48,000
• New dwelling	2	\$430,000
• Addition/Alteration	1	70,000

Permit of Substantial Compliance – 1

• Outbuildings	1	\$36,000
----------------	---	----------

Notifiable Work – Building – 4

• Outbuildings	1	\$96,000
• New dwelling	2	\$631,000
• Other	1	40,000

Plumbing Permits – 5

Certificate of Likely Compliance – Plumbing – 9

Notifiable Work – Plumbing – 4

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

Food Business registrations (renewals) – 16

Food Business registrations – 0

Temporary Food Business registrations – 4

Temporary 12 month Food Business Registrations – 3

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 0

Temporary Place of Assembly licences – 0

Abatement notices issued – 1

Address

Property ID

Clara Street, West Ulverstone

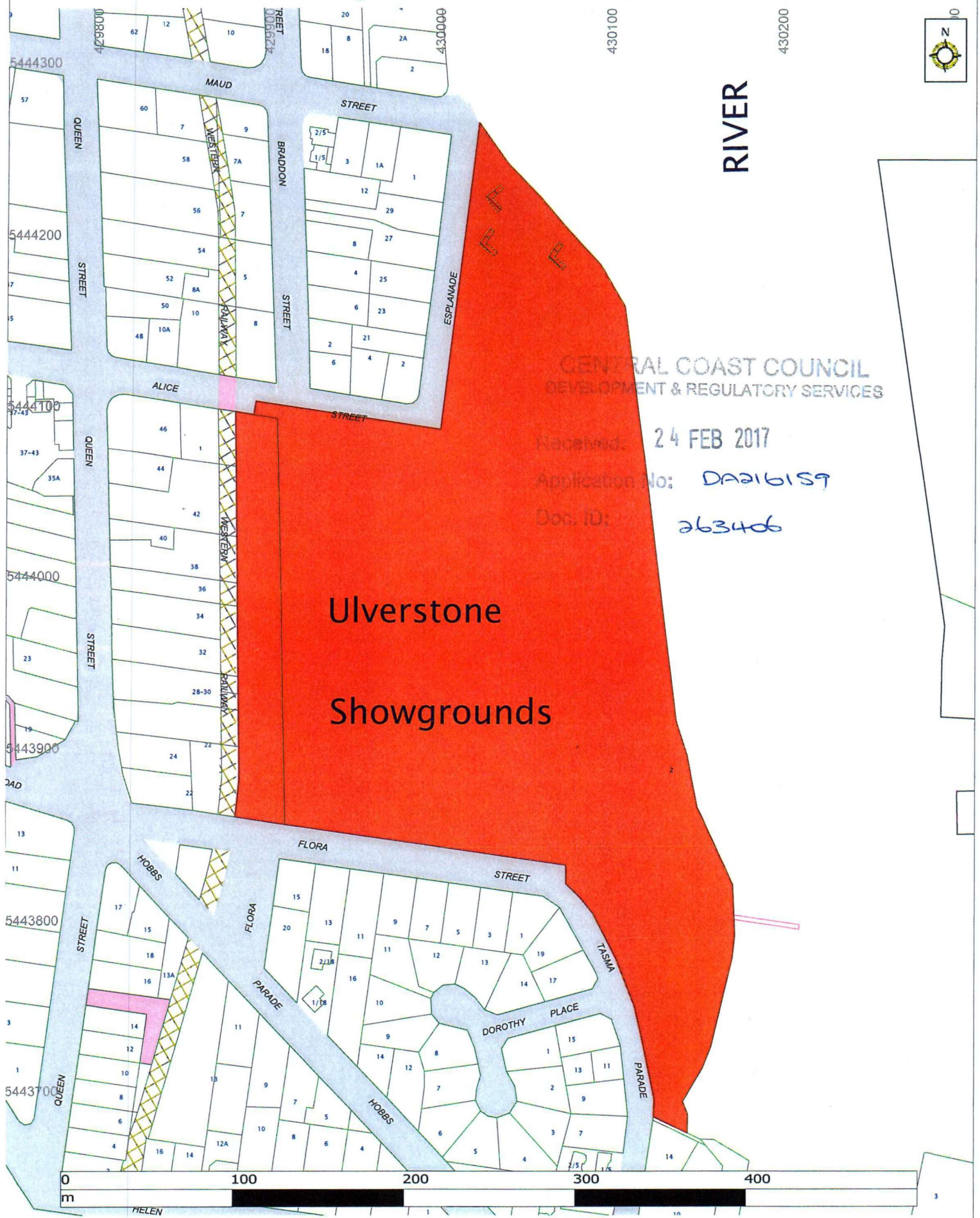
100260.1180



John Kersnovski

DIRECTOR INFRASTRUCTURE SERVICES

Ulverstone Showground - 2 Flora Street, West Ulverstone



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 24 FEB 2017
Application No: DA216159
Doc ID: 263406

Ulverstone
Showgrounds

DA216159

CENTRAL COAST COUNCIL

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.auwww: centralcoast.tas.gov.au**CENTRAL COAST COUNCIL**
DEVELOPMENT & REGULATORY SERVICES**CENTRAL COAST COUNCIL**

Received: 24 FEB 2017

Application No: DA216159

DOC. ID: 263400

Land Use Planning and Approvals Act 1993**Central Coast Interim Planning Scheme 2013****PLANNING PERMIT APPLICATION****Office Use Only**Application No DA216159

Date Received _____

Zone RECREATIONFee \$ PAIDPermitted ☐Discretionary ☒NPR ☐**Use or Development Site:**

Site Address

2 FLORA STREET (ULVERSTONE SHOWGROUNDS)WEST ULVERSTONE7315Certificate of
Title ReferenceCT156430/1 - CT209672/1

Land Area

7.845ha

Heritage Listed Property

YES ☐NO ☒**Applicant/s**

First Name

Optus Mobile Pty LtdMiddle
Name /Surname or
Company nameDALY INTERNATIONAL

Mobile

Attn: Petra Kovacs

Postal Address:

LEVEL 10
601 BOURKE STREET

Phone No:

03 96285300MELBOURNE3000

Email address:

PKovacs@dalyinternational.com.au**Owner** (Note - if more than one owner, all names must be indicated)First
NameCENTRAL COAST COUNCILMiddle
Name

Surname

Phone No

03 6429 8900

Postal Address:

PO Box 220ULVERSTONE7315

PERMIT APPLICATION INFORMATION

(If insufficient space, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

UTILITIES (TELECOMMUNICATIONS TOWER)

Use Class

Office use only

UTILITIES

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development

TELECOMMUNICATIONS TOWER (44.4m² LEASE AREA ON
CT156430/1)

Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ 250,000 Estimate/ Actual

Total floor area of the development N 60-70 m²**Notification of Landowner**

If land is NOT in the applicant's ownership

I, Petra Kovacs of Daly International, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

PK on behalf Optus

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature

Sandia Sykes

Date

24/2/2017

If the permit application involves land owned or administered by the CROWN

I, N/A the Minister

responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

Applicants Declaration

I/ we Peter Kovacs of Daly International
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s Peter Kovacs Date 24/2/2017

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

SEARCH OF TORRENS TITLE

VOLUME 156430	FOLIO 1
EDITION 2	DATE OF ISSUE 18-Nov-2010

SEARCH DATE : 24-Feb-2017

SEARCH TIME : 12.00 PM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 1 on Sealed Plan 156430 (Section 27A of the Land Titles Act.)

Derivation : Whole of Lot 1 7.845ha The Crown

SCHEDULE 1

C905787 TRANSFER to CENTRAL COAST COUNCIL Registered
09-Sep-2009 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP156430 EASEMENTS in Schedule of Easements

C988748 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with
the benefit of a restriction as to user of land in
favour of Aurora Energy Pty Ltd over Electricity
Infrastructure Easement shown on SP156430 (Subject to
Provisions) Registered 18-Nov-2010 at noon

C905787 FENCING PROVISION in Transfer

C905787 REVERSIONARY CONDITIONS set forth in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 24 FEB 2017

Application No: 0026159

Doc. ID: 063400

<p>OWNER: THE CROWN</p> <p>FOLIO REFERENCE: SECTION 27A (924661)</p> <p>GRANTEE: WHOLE OF LOT 1 (7.845 ha) THE CROWN, SP156430</p>		<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: MICHAEL WARD of LAND & SEA SURVEYS, EUGENANA</p> <p>LOCATION: TOWN OF ULVERSTONE</p> <p>SCALE 1: 2000 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER SP156430</p> <p>APPROVED EFFECTIVE FROM - 9 SEP 2009 <i>Alice Kawa</i> Recorder of Titles</p>			
<p>MAPSHEET MUNICIPAL CODE No. 104 (4244-33, 43)</p>		<p>LAST UPI No. 6303475, 6303476 6302053</p>		<p>LAST PLAN No.</p>		<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	

1
7.845 Ha

MAUD ST. (330/27D)
(411/7D)
(29/31TN)
(SP 3379)

BRADDON ST.
ALICE ST.
FLORA ST.

ESPLANADE
BOUNDARY
MEAN
HIGH
WATER
MARK
PDE
HWM

POWER LINE EASEMENT
(SEE ENLARGEMENT)
(SEE INSET)

ELECTRICITY INFRASTRUCTURE EASEMENT
(CREATED BY C988748)

WESTERN (RAILWAY)
(8/7RLY)
(8/6RLY)
(01/35 LO)
(P209672)
(10/41TN)
(P221538)
(8/5RLY)
(P20899)

(231/5 LO)
(K6/20 LO)
(B6/48 LO)
(242/28 LO)
(SP 124125)
(D 104952)
(304/5 LO)
(P1196 LO)

INSET SCALE 1:1000

ENLARGEMENT SCALE 1:400

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: **24 FEB 2017**

Application No: **DA216159**

Doc. ID: **263400**

COUNCIL DELEGATE _____ DATE _____

<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center">SP 156430</p>
--	--

EASEMENTS AND PROFITS

PAGE 1 OF 2 PAGE/S

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is subject to a power line easement over the Power Line Easement shown on the Plan in favour of Aurora Energy Pty Ltd.

Definition

POWER LINE EASEMENT AND RESTRICTION AS TO USER OF LAND MEANS:

FIRSTLY all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors at all times hereafter:

- a) TO clear the lands shown as "Power Line Easement" on the plan (hereinafter called "the servient land") and to erect construct place inspect alter repair renew maintain and use in upon over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary work (all of which are hereinafter collectively referred to as "the said lines") for the distribution of electrical energy and for purposes incidental thereto;
- b) TO cause or permit electrical energy to flow or be transmitted through and along the said lines;
- c) TO cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines, and making good all damage occasioned thereby;
- d) TO enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind; and making good all damage occasioned thereby.

Received: 24 FEB 2017

Application No: DA216159

Plan ID: 263400

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: The Crown</p> <p>FOLIO REF: Sec 27A</p> <p>SOLICITOR & REFERENCE: Crown Land Services 204859</p>	<p>PLAN SEALED BY: The Crown</p> <p>DATE: 28 April 2009</p> <p>20 48 59..... REF NO. Crown Delegate</p>
---	---

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 2 OF 2 PAGES</p>	<p align="center">Registered Number SP156430</p>
<p>SUBDIVIDER: The Crown FOLIO REFERENCE: Sec 27A</p>	

SECONDLY the benefit of a covenant for Aurora Energy Pty Ltd and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects or vegetation that could interfere with the proper and safe operation of the said lines to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement first hereinbefore described.

SIGNED by SUSAN JENNIFER HAIMES
being and as the Acting Manager Crown Land Services
prescribed in Statutory Rule No. 187 of 2001 and
pursuant to an Instrument of Delegation dated
25 November 2004 in the presence of:-

)
)
)
)
)



Signature of witness:

Name of witness: Kelvin Pelham
Occupation: Property Officer
Address: Crown Land Services
134 Macquarie Street
HOBART



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SEARCH OF TORRENS TITLE

VOLUME 209672	FOLIO 1
EDITION 1	DATE OF ISSUE 06-Dec-1994

SEARCH DATE : 24-Feb-2017

SEARCH TIME : 12.01 PM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 1 on Plan 209672

Derivation : Lot 27852 Gtd to The Warden etc of Leven

Prior CT 2449/32

SCHEDULE 1

CENTRAL COAST COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 24 FEB 2017

Application No: DA216159

Doc. ID: 263400

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2449 32

Purchase Grant Vol.181 Fol. 169.

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

Whitthinson

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF ULVERSTONE

ONE ACRE TWO ROODS on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE WARDEN COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF
ULVERSTONE

SECOND SCHEDULE (continued overleaf)

NIL



E RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

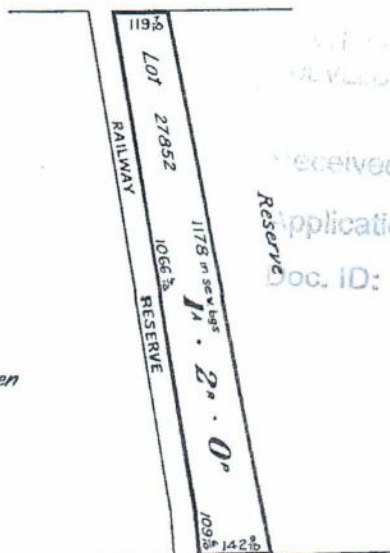
REGISTERED NUMBER

209672

Lot 27852 Gtd. to The Warden etc of Leven
Meas. in links



ALICE ST.



ULVERSTONE COUNCIL
Municipal Planning & Regulatory Services

Received: 24 FEB 2017

Application No: DA216159
Doc. ID: 263400

FIRST Edition. Registered 26 MAR 1969

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Ulverstone Showground - 2 Flora Street, West Ulverstone



RIVER

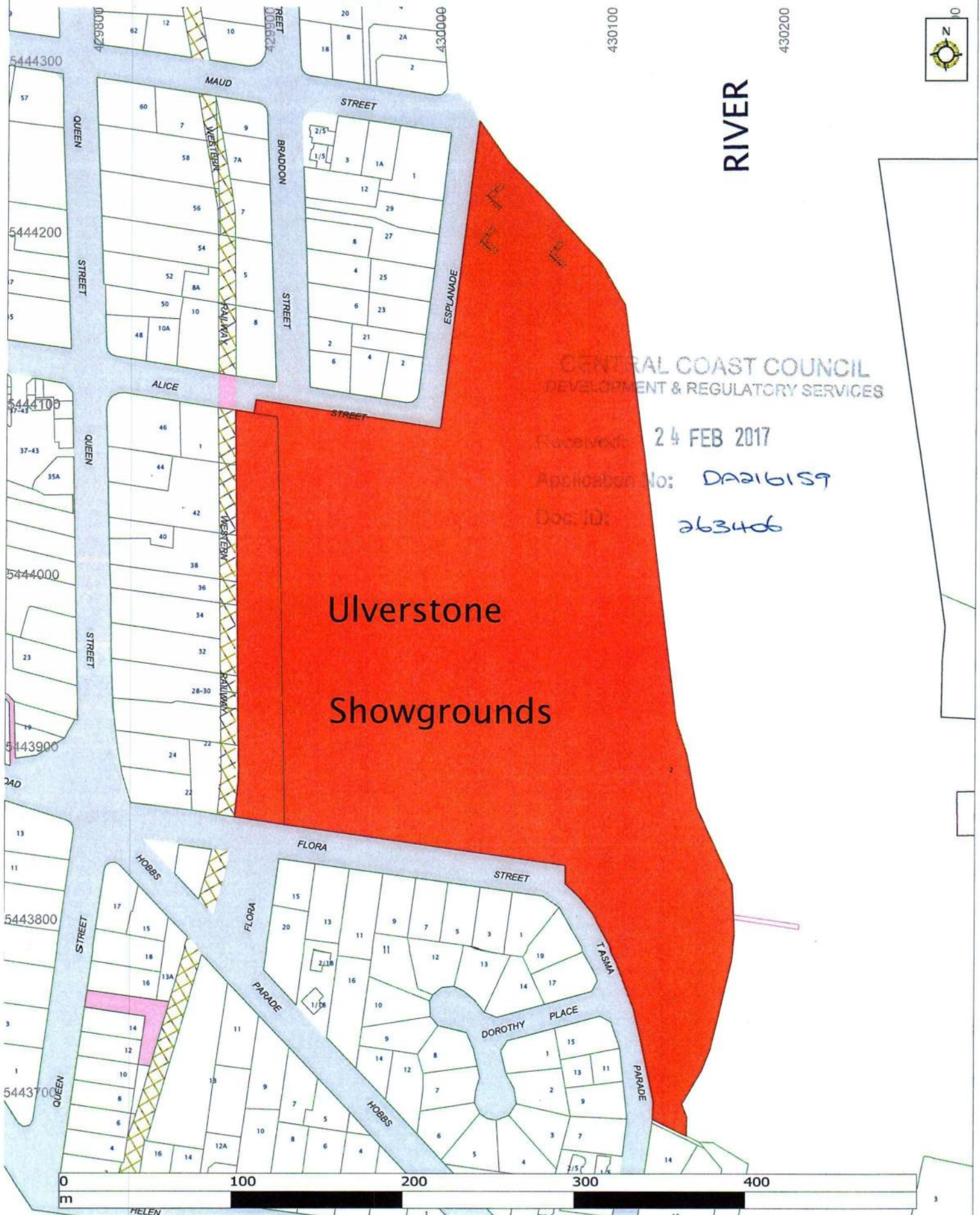
CENTRAL COAST COUNCIL
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Application No: DA216159

Doc ID: 263406

Ulverstone
Showgrounds



DA216159



CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

24 February 2017

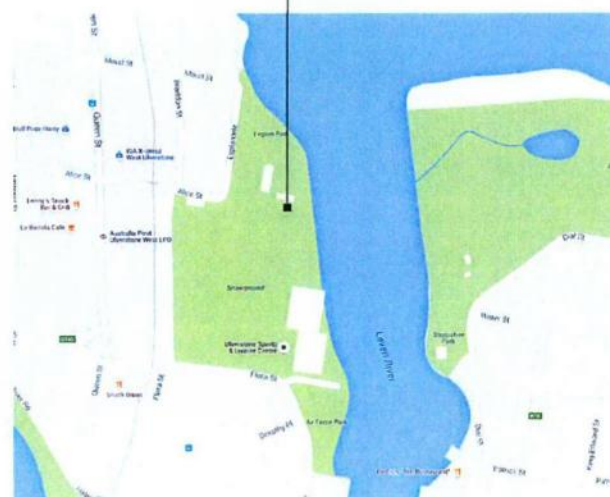
Received: 24 FEB 2017

Application No: DA216159

Doc. ID: 263406

I, Sandra Ayton, General Manager of Central Coast Council, under Section 52 of the *Land Use Planning and Approvals Act 1993*, hereby give my written permission for the lodgement of a planning application for Utilities (telecommunications tower) at Ulverstone Showground – 2 Flora Street, West Ulverstone.

Sandra Ayton
GENERAL MANAGER



LOCALITY MAP
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EXISTING STORAGE CONTAINER
(TYP.)

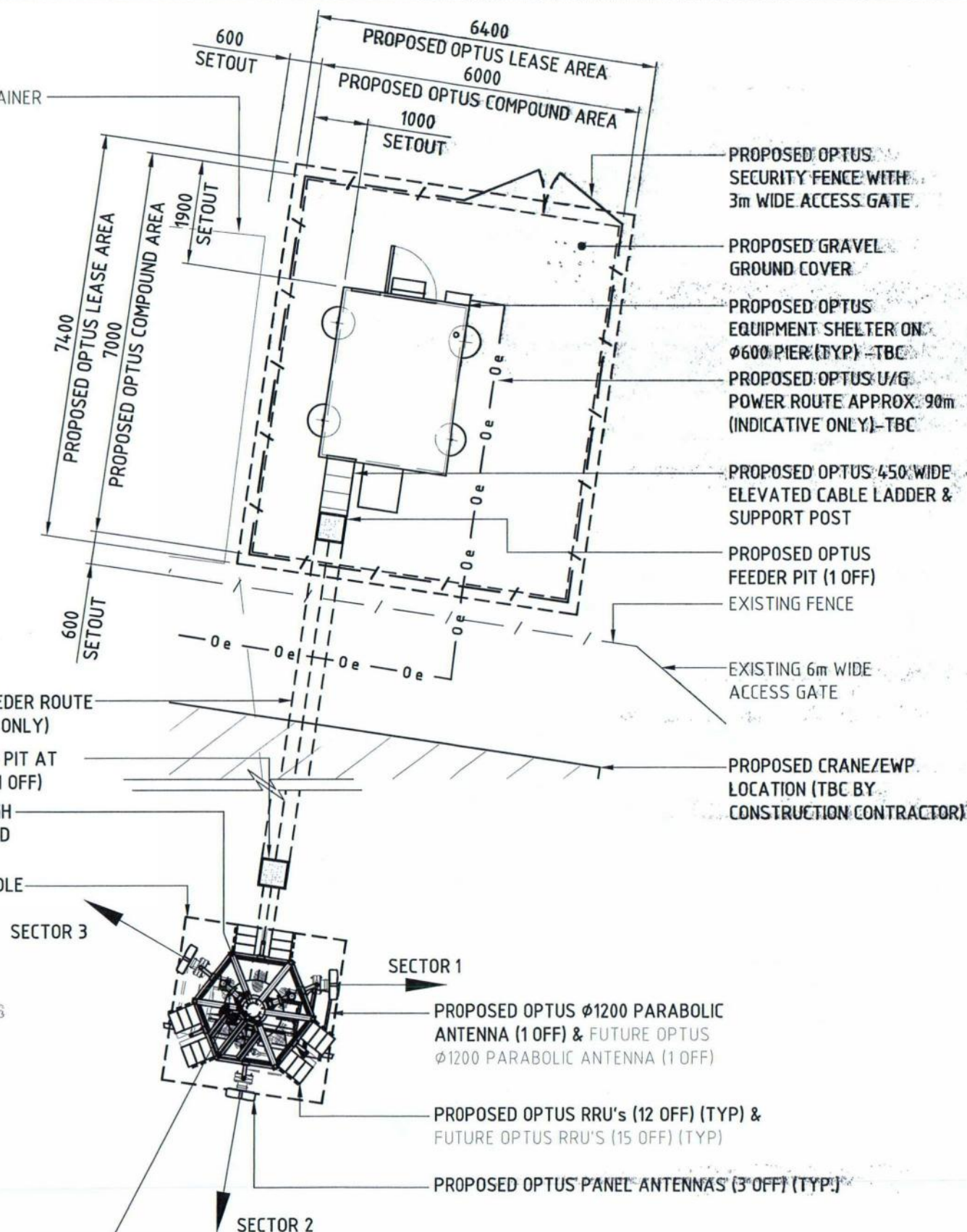
PROPOSED OPTUS U/G FEEDER ROUTE
APPROX. 25m (INDICATIVE ONLY)
PROPOSED OPTUS FEEDER PIT AT
THE BASE OF MONOPOLE (1 OFF)
PROPOSED OPTUS 30m HIGH
MONOPOLE WITH PROPOSED
HEXAGONAL HEADFRAME
PROPOSED OPTUS MONOPOLE
FOUNDATION (TBC)

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 24 FEB 2017

Application No: 00216159

Doc. ID: 263406



MGA ZONE 55
E 430 093
N 5 444 059
AT 6 MONOPOLE

DETAIL
SCALE 1:100

1
P3

NOTE:
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AND SHOULD NOT BE SCALED.
DIMENSIONS, COORDINATES, AND LEVELS
SHOWN ARE NOMINAL AND SUBJECT TO
CONFIRMATION BY SURVEYOR.

SITE ADDRESS:

SHOW GROUNDS:
2 FLORA ST
WEST ULVERSTONE TAS 7315

NOTES:

- BASIS OF DESIGN**
 - SITE INSPECTION 23/03/2016
- PANEL ANTENNAS**
 - 1-OFF PER SECTOR (EACH 2.6m LONG) AT EL 31m
 - SECTOR 1 - 90°, SECTOR 2 - 190°, SECTOR 3 - 300°
 - MOUNTED ON PROPOSED HEXAGONAL HEADFRAME
- TRANSMISSION**
 - 1-OFF Ø1200 PARABOLIC ANTENNA AT EL 27m
 - FUTURE Ø1200 PARABOLIC ANTENNA (1 OFF) AT EL 27m
 - LINK SITE: H0045 OR H8145-TBC
 - TO BE CONFIRMED BY OPTUS
- EQUIPMENT SHELTER**
 - VOS 1.3 EQUIPMENT SHELTER (3.15m x 2.38m) SANDWICH PANEL SHELTER, COLOURED "PALE EUCALYPT"
 - SUPPORTED ON BORED PIERS-TBC
- OPTUS MONOPOLE**
 - 30m HIGH MONOPOLE WITH HEXAGONAL HEADFRAME AT EL 31m
- FEEDER CABLES**
 - 3-OFF 9/18 ALL SECTORS
 - LENGTH: 65m ALL SECTORS
 - 450mm WIDE HORIZONTAL CABLE LADDER
- SITE ACCESS**
 - DIRECT ACCESS FROM CNR OF ESPLANADE & ALICE STREET
- ANTENNA ACCESS**
 - VIA EWP ONLY
- POWER SUPPLY**
 - 3-PHASE POWER SUPPLY IS AVAILABLE FROM NEAREST POWER POLE #1184.12 (APPROX. RUN 90m)-TBC BY POWER AUTHORITY
 - DETAILS TO BE CONFIRMED/ADVISED
- OTHER (PAINTING, LANDSCAPING, SCREENING)**
 - N/A

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	12.01.17	ISSUED FOR APPROVAL	DALY	GP	SH	DI	KM



HUAWEI TECHNOLOGIES (AU) PTY LTD
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LEVEL 24 459 COLLINS STREET
MELBOURNE VIC 3000
TEL: +61 3 8610 0600 FAX: +61 3 9621 1575

Client:

OPTUS

Project:

MOBILE NETWORK
AUSTRALIA
SITE No: H0090 - E
WEST ULVERSTONE
2 FLORA ST

Drawing Title:

DRAFT SITE LAYOUT

Drawing Status:

FOR APPROVAL

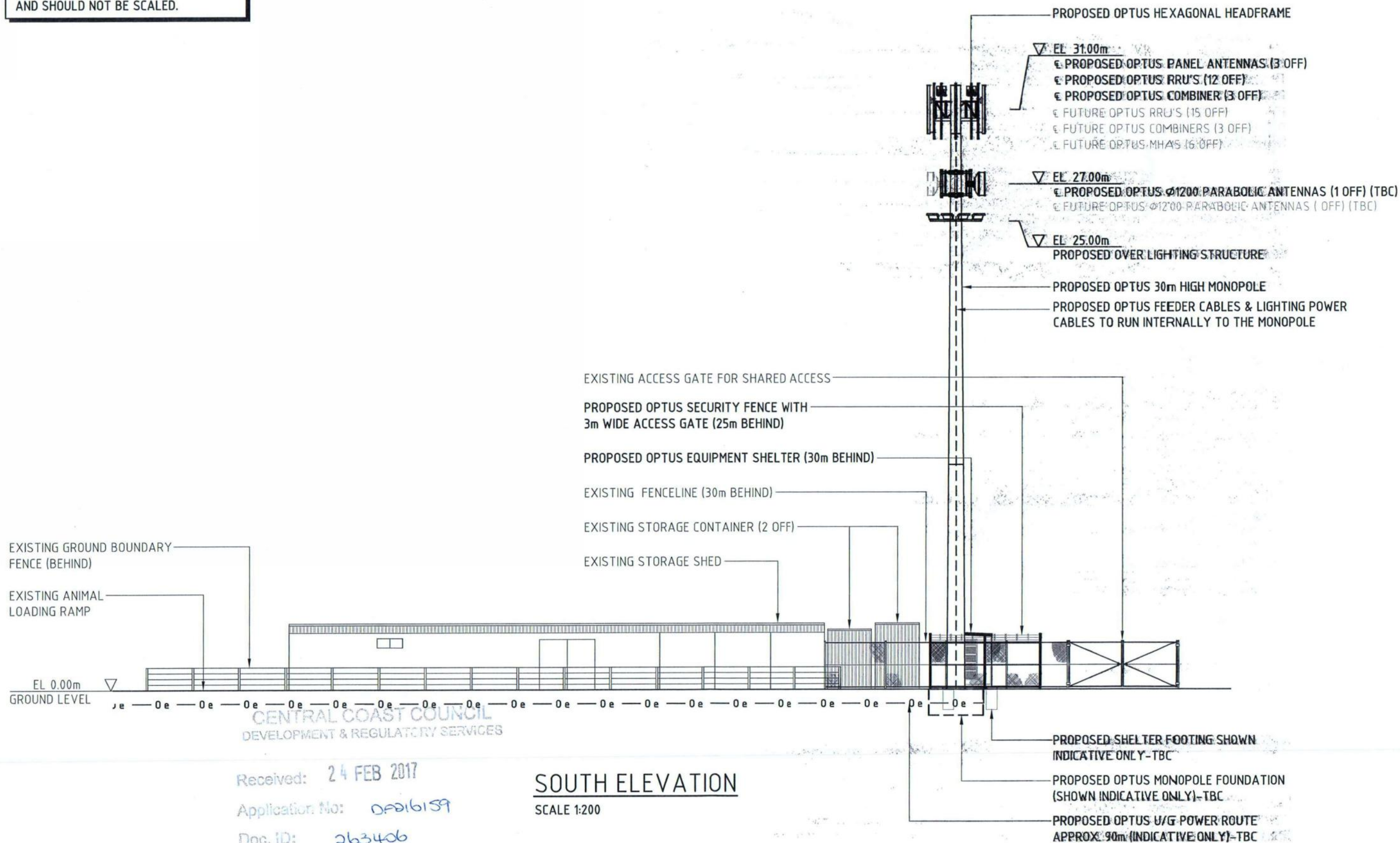
Drawing No.

H0090-P1

Revision

01

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Received: 24 FEB 2017
Application No: 00016159
Doc. ID: 263406

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	12.01.17	ISSUED FOR APPROVAL	DALY	GP	SH	DI	KM



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Client:

OPTUS

Project:

MOBILE NETWORK AUSTRALIA
SITE No: H0090 - E
WEST ULVERSTONE
2 FLORA ST

Drawing Title:

DRAFT SITE ELEVATION

Drawing Status:

FOR APPROVAL

Drawing No.

H0090-P2

Revision

01

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CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

SOUTH ELEVATION
SCALE 1:4000

Received: 24 FEB 2017
Application No: DA216159
Doc. ID: 263426

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	12.01.17	ISSUED FOR APPROVAL	DALY	AB	SH	DI	KM



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MELBOURNE VIC 3000
TEL: +61 3 8610 0600 FAX: +61 3 9621 1575

Client:

OPTUS

Project:

MOBILE NETWORK
AUSTRALIA
SITE No: H0090 - E
WEST ULVERSTONE
2 FLORA ST

Drawing Title:

DRAFT PROPERTY LAYOUT

Drawing Status:

FOR APPROVAL

Drawing No.

H0090-P3

Revision

01

6 February 2017

REF: DA216113

Mary-Ann Edwards
Town Planner
mary-ann.edwards@centralcoast.tas.gov.au
admin@centralcoast.tas.gov.au

Received: 24 FEB 2017

Application No: DA216159

Doc. ID: 263406

Re: DA216113 – Utilities (Telecommunications Tower) – Ulverstone Showgrounds – 2 Flora Street WEST ULVERSTONE TAS

In response to further information requested in Council correspondence dated the 9 December 2016 please find the requested information outlined, including requested addendums to submitted planning report, below.

1. **An Addendum to the submitted planning report addressing the following Performance Criteria of the *Central Coast Interim Planning Scheme 2013* –**
 - (i) Scheme Objectives for the Recreation Zone – Clause 18.1.2
 - (ii) Scheme Desired Future Character Statements – Clause 18.1.3
 - (iii) E10 Water and Waterway Code
 - (iv) Performance Criteria relative to 18.4.2 – (P2)
 - (v) The Planning Report needs to be amended to show the two utility infrastructure locations on the land (tower location and shed/security yard location)

Please see **Appendix 1.**

2. **Please supply photomontage images for Fig 22, 23 and 25 of your report – showing the view of the proposed tower and shed from these locations.**

Please see **Appendix 3.**

3. **The plans as submitted are “Draft” plans. Please remove “Draft” from the Site Layout Plan.**
4. **The “Overall Site Plan” needs to be produced at A3 scale, detailing the Title boundaries, the exact location and dimensions of the two utility infrastructure sites (tower location and shed location) and the setbacks from other buildings and boundaries**

Please find attached in **Appendix 2.**

5. Completed and signed application form

Please find attached in **Appendix 4**.

6. Payment of the planning fee

Payment cheque has been received and processed by Council.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Petra Kovacs".

Petra Kovacs
Senior Town Planner
Daly International
T 03 9628 5314
PKovacs@dalyinternational.com.au

Appendix 1

18.1.2 Scheme Objectives for the Recreation Zone

18.1.2 Local Area Objectives

Provide convenient and accessible opportunity for organised recreation events, structured physical activity, competitive sport, and hobbies or pursuits to meet municipal, sub-regional or regional requirements

The proposed Optus installation has the dual purpose of functioning as a floodlight that will be integrated into Councils greater lighting plan for Ulverstone Oval. The mobile antenna will be at an elevation of 30m, and the floodlights will be at an elevation of 25m. The Optus structure will assist in facilitating recreational activities at night by providing lighting and mobile reception.

18.1.3 Scheme Desired Future Character Statements

18.1.3 Desired Future Character Statements

Use or development on recreation land –

- (a) may occur on natural and modified sites in urban and rural settings for indoor and outdoor activity;
- (b) is not required to be comparable with development on adjacent land;
- (c) may involve large outdoor facilities and highly modified sites, and include buildings and structures for administration, club room and change facilities, grandstands and spectator mounds, light towers and score boards, and facilities for vehicle parking;
- (d) may involve indoor facilities in large buildings with distinctive typology, bulk and height, and include expansive external area for vehicle parking; and
- (e) may impact on amenity of use on adjacent land through factors associated with the occupational and operational practices of recreation, including attendance by large numbers of people, high traffic volume and expansive vehicle parking, a large workforce or client base, duration and frequency of events, extended or intermittent hours of operation, and a readily apparent visual or operational

The proposed Optus monopole, whilst being integrated into the Councils floodlighting plans, complies with the Desired Future Character Statements by:

- (a) The development is occurring withing the modified environment of the Ulverstone Oval.
- (b) A telecommunications facility is a utility, which is a different type of land use from surrounding residential development to the west.
- (c) The proposed Optus monopole is a tall facility at 30m. However there are large recreational structures and buildings in the nearby vicinity.
- (d) Not applicable
- (e) Not applicable – however the facility functions on a continuous basis and will be visible. However the monopole structure will have a dual function as a floodlight, acting in co-operation with other planned floodlights servicing the oval.

presence within an urban or rural setting	
---	--

E10 Water and Waterway Code

<p>E10.1.1</p> <p>The purpose of this provision is to assist protection and conservation of a water body, watercourse, wetland, or coastal shoreline area for –</p> <p>(a) ecosystem diversity and habitat value of native flora and fauna;</p> <p>(b) hydraulic capacity for water quality, yield, water table retention, flood flow, and waste water assimilation;</p> <p>(c) economic and utility importance to primary industry, settlement, industrial, irrigation and energy generation purposes; and</p> <p>(d) aesthetic and recreational use</p>	<p>The River Leven is located directly to the east of the Ulverstone Oval. The Optus proposal is located approximately 25m from the River Leven.</p> <p>As stated in the submitted planning application the surroundings are developed and cleared of all riparian vegetation. The proposed monopole will not interfere with any natural flows in the river.</p> <p>The Optus proposal will provide high quality wireless mobile coverage for the surrounding, commercial, recreational and residential uses.</p> <p>To mitigate the visual impact of the proposal, the Optus structure has been incorporated into the future floodlighting plans for the oval, and the telecommunications monopole will host floodlights.</p>
<p>E10.2 Application of this Code</p> <p>E10.2.1</p> <p>The Code applies for use or development –</p> <p>(a) on land within 30m of the bank of a water body, watercourse or wetland;</p> <p>(b) on land within 30m of the high water mark of a shoreline to an ocean, estuary, or tidal waters; or</p> <p>(c) wholly or partially in, over, on or under a water body,</p>	<p>The Code applies to this development application as the Optus proposal is within 30m of a water body.</p>

<p>watercourse or wetland or shoreline</p> <p>E10.2.2</p> <p>This Code does not apply to –</p> <p>(a) land within 30m of a constructed channel or a farm dam;</p> <p>(b) land within the Port and Marine zone;</p> <p>(c) use or development in the Port and Shipping Use Class which are for navigation aids.</p> <p>E10.2.3</p> <p>A permit is required if this Code applies.</p>	N/A
E10.3 Definition of Terms	N/A
<p>E10.4 Use or development exempt from this Code</p> <p>E10.4.1</p> <p>Use or development is exempt from this Code if -</p> <p>(a) for risk management, emergency, or rescue purposes;</p> <p>(b) works undertaken in accordance with a reserve management plan;</p> <p>(c) control of declared weeds; or</p> <p>(d) crop protection structures on existing cleared agricultural land that do not collect stormwater for concentrated disposal</p>	Not Applicable.
E10.5 Use Standards	
<p>Objective:</p> <p>Development within 30m of or located in, over, on or under a water body, water course or wetland is to have minimum impact on –</p>	

- (a) the ecological, economic, recreational, cultural significance, water quality, and physical characteristic of a water body, watercourse or wetland;
- (b) the hydraulic capacity and quality of a water body, watercourse or wetland for ecological viability, water supply, flood mitigation, and filtration of pollutants, nutrients and sediments;
- (c) function and capacity of a water body, watercourse or wetland for recreation activity; and
- (d) aesthetic features of a water body, watercourse or wetland in the landscape

E10.6.1 Development in proximity to a waterbody, watercourse or wetland

Acceptable Solutions	Performance Criteria	
<p>A1 There is no acceptable solution</p>	<p>P1 Development must –</p> <ul style="list-style-type: none"> (a) minimise risk to the function and values of a water body watercourse or wetland [R37] , including for - <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; (viii) water quality management arrangements for stormwater and sewage disposal; (ix) modification of a natural drainage channel; (x) 	<p>Directly to the east of the proposed Optus monopole is a constructed footpath. Directly to the east of the footpath is the Leven River. As such there is already concrete stabilisation and man made structures in place on the bank of the Leven River. For this reason the monopole will not interfere with the river flow directly or the embankment slope.</p> <p>There is no modification of natural drainage channels or water flow proposed, or is necessary. There are no wetlands in the immediate vicinity of the monopole.</p> <p>During the construction process there will be excavation, however the control of sediment during the construction process is controlled by EPA Regulations and any Council conditions. The monopole does not</p>

	<p>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, water course or wetland</p>	<p>discharge wastewater or sewage. If Council desires, sediment sand bags can be in place during construction.</p> <p>The construction of the monopole will take place within the Ulverstone Showgrounds. There may need to be minimal disruption to the footpath directly adjacent for safety reasons during the actual erection of the monopole structure.</p>
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E10.6.2 Development in a shoreline area

Objective:

Coastal waters and the shoreline area [R38] are protected against likely impact of development within 30m of or located in, over, on or under the coastal waters or shoreline area on economic, ecological, scenic, cultural, and recreation values, and for processes of the coast while facilitating use dependent for operational efficiency on a coastal location.

Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>There is no acceptable solution</p>	<p>P1</p> <p>Development must –</p> <p>(a) be required to locate in, over, on or under the shoreline, sea or tidal waters for operational efficiency;</p> <p>(b) avoid unreasonably or unnecessarily impact on existing or potential access by the public to shoreline land or waters;</p> <p>(c) minimise impact on scenic quality of the sea-shore area;</p> <p>(d) minimise impact on amenity or aesthetic appearance of the sea-shore area as a result of –</p> <p>(i) nature and operational characteristics of the development;</p> <p>(ii) location;</p> <p>(iii) bulk, size, and overall built form of any building or work;</p> <p>(iv) overshadowing; or</p> <p>(v) obstruction of views from a public place; and</p> <p>(e) minimise immediate or cumulative adverse effect for –</p> <p>(i) tidal, wave, current, or sediment movement processes;</p> <p>(ii) coastal landforms, seabed, and</p>	<p>The proposed monopole is located within a highly modified area, the Ulverstone Oval.</p> <p>The objective for E10.6.2 is not strictly applicable as the “water front” area facing the Leven River is already developed with large scale recreational buildings.</p> <p>The purpose of the Optus proposal is to provide wireless coverage to this coastal area, hence the telecommunications facility is required to be located within proximity to the coastline, fulfilling the necessity for an “operational requirement”.</p> <p>The Optus proposal is set against existing animal kennels. The telecommunications compound will not interfere with any public access routes.</p> <p>As stated in the submitted planning application the Optus proposal will be integrated into the future floodlight plans for the Ulverstone oval, by hosting floodlights on the pole. The Optus proposal will be one of a number of tall vertical structures hosting large floodlights.</p>

	<p>other geomorphic features, including sand dunes and mobile landforms;</p> <p>(iii) vulnerability to erosion and recession;</p> <p>(iv) natural cycles of deposition and erosion;</p> <p>(v) conservation of biodiversity and marine habitat, including during critical lifecycle stages of individual and migratory species;</p> <p>(vi) drainage from a water course, wetland, ground water, flood, stormwater, or tidal water;</p> <p>(vii) coastal water quality;</p> <p>(viii) likely interference or constraint on use of public areas;</p> <p>(ix) any scientific, architectural, aesthetic, historic or special cultural value;</p> <p>(x) exposure to or increased risk from a natural hazard, including sea level rise, storm surge, or inundation as a result of climate change;</p> <p>(xi) coastal protection and rehabilitation works required to address erosion, instability, regression, or inundation;</p> <p>(xii) collection, treatment, and disposal of waste, including bilge waters and excavated or dredged sediment;</p> <p>(xiii) economic activity dependent for</p>	<p>(e) is not applicable. The banks of the River Leven are developed. There are no listed heritage items on the subject property. The proposed facility will not interfere with the passage of marine boats.</p>
--	---	--

	<p>operational efficiency on a sea-shore location;</p> <p>(xiv) public safety and emergency services;</p> <p>(xv) marine navigation and communication systems;</p> <p>(xvi) safety of recreational boating; and</p> <p>(xvii) be consistent with the current edition of Tasmanian Coastal Works Manual DPIWE 2011</p>	
--	---	--

18.4.2 – (P2) Location and configuration of development

Acceptable Solutions	Performance Criteria	
<p>A2</p> <p>Building height must not be more than 15.0m</p>	<p>P2</p> <p>Building height must -</p> <p>(a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling;</p> <p>(b) minimise the apparent scale, bulk, massing and proportion relative to any adjacent building;</p> <p>(c) be consistent with the streetscape;</p> <p>(d) respond to the effect of the slope and orientation of the site; and</p> <p>(e) provide separation between buildings to attenuate impact</p>	<p>There will be no overshadowing of dwellings due to the nearest dwelling being located 125m to the east.</p> <p>The Optus pole structure will be integrated into the floodlighting plans for the oval. Hence the proposed monopole will not be out of place as it will be amongst the other large vertical floodlight structures placed on the periphery of Ulverstone oval.</p> <p>The proposed compound location is flat and setback 100m from the nearest road, the Esplanade.</p>

Appendix 2 Preliminary Drawings – Amended



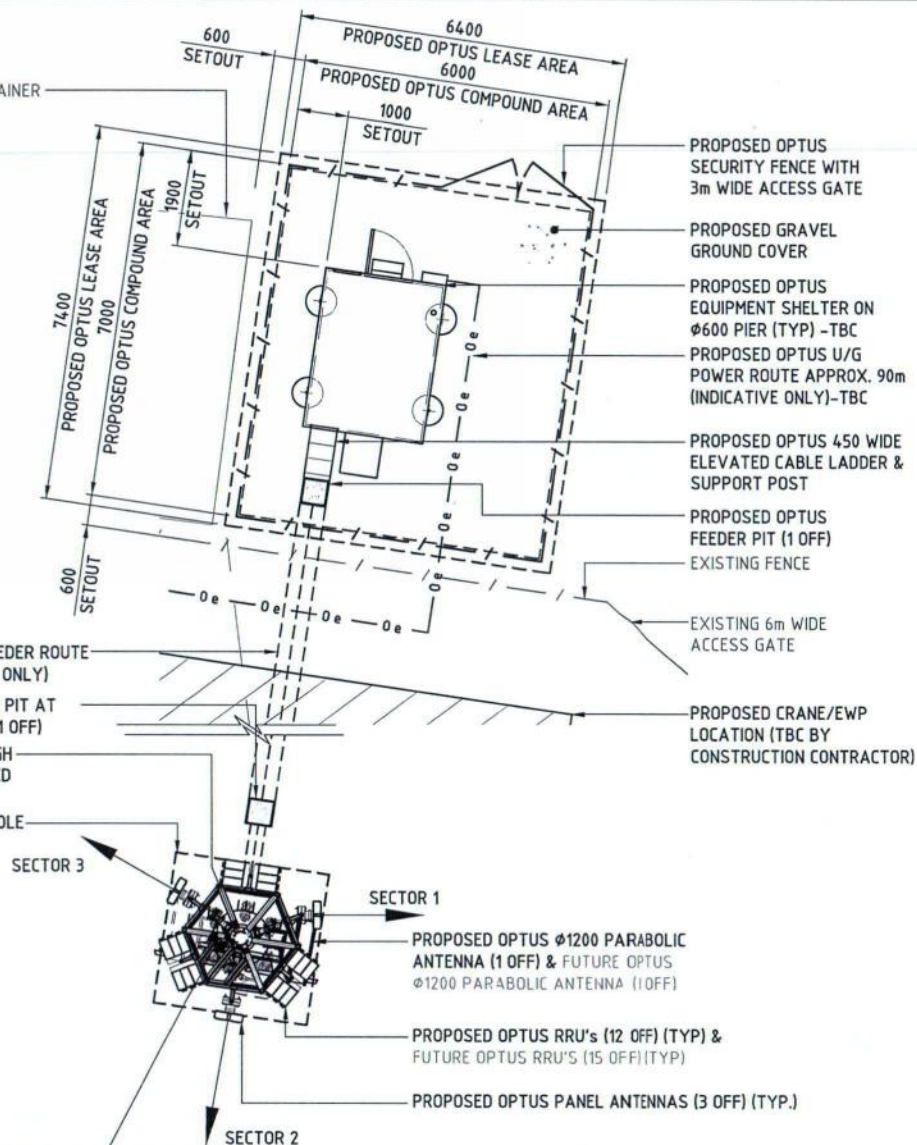
LOCALITY MAP
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EXISTING STORAGE CONTAINER
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PROPOSED OPTUS U/G FEEDER ROUTE
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PROPOSED OPTUS FEEDER PIT AT
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DETAIL
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OPTUS

Client:

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MOBILE NETWORK
AUSTRALIA
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WEST ULVERSTONE
2 FLORA ST

Drawing Title:

DRAFT SITE LAYOUT

Drawing Status:

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Drawing No.

H0090-P1

Revision

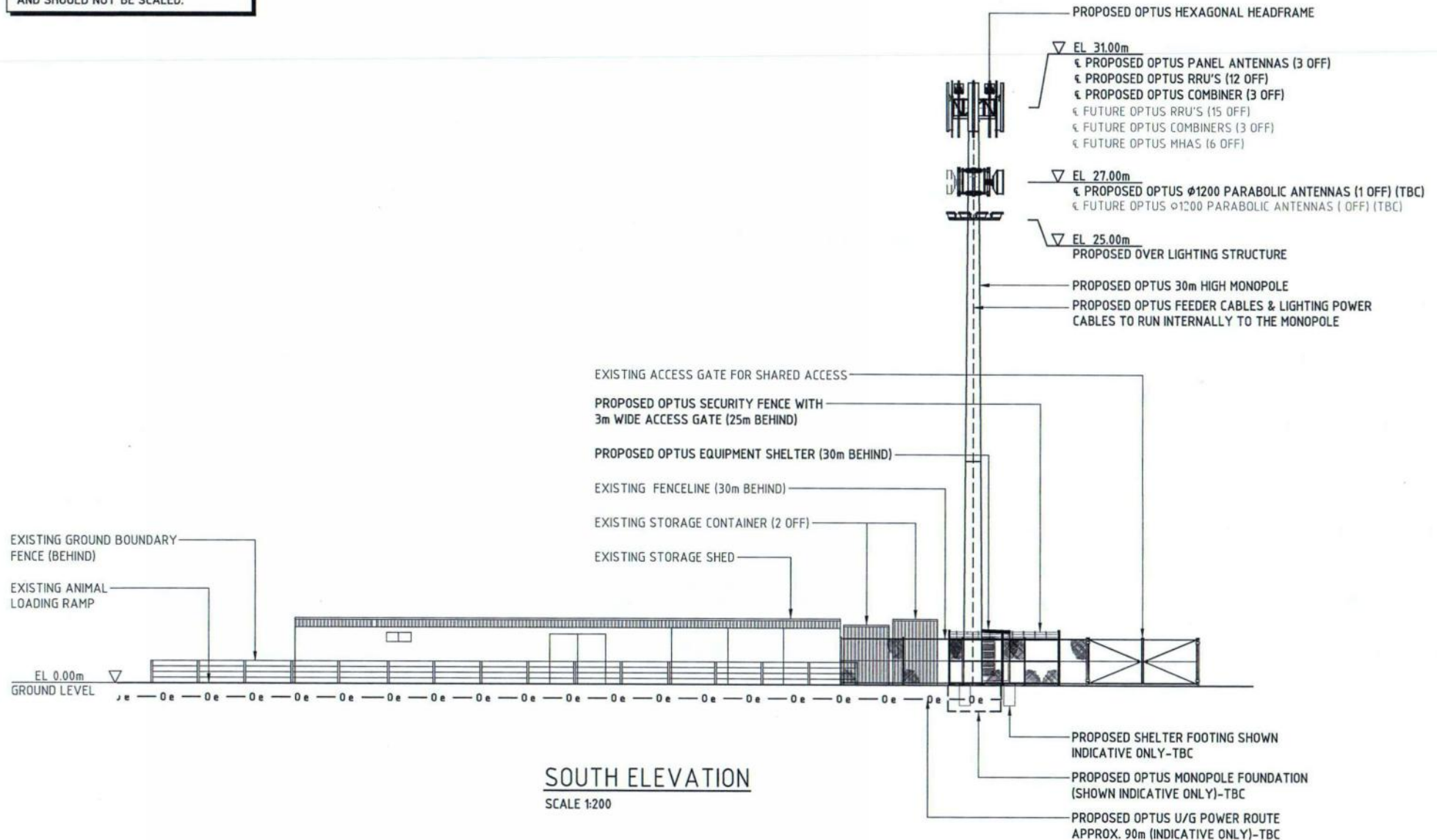
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Client:

OPTUS

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MOBILE NETWORK
AUSTRALIA
SITE No:- H0090 - E
WEST ULVERSTONE
2 FLORA ST

Drawing Title:

DRAFT SITE ELEVATION

Drawing Status:
FOR APPROVAL

Drawing No.
H0090-P2

Revision
01

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SOUTH ELEVATION
SCALE 1:4000

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01	12.01.17	ISSUED FOR APPROVAL	DALY	AB	SH	DI	KM



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Client:

OPTUS

Project:

MOBILE NETWORK
AUSTRALIA
SITE No:- H0090 - E
WEST ULVERSTONE
2 FLORA ST

Drawing Title:

DRAFT PROPERTY LAYOUT

Drawing Status:

FOR APPROVAL

Drawing No.

H0090-P3

Revision

01

Appendix 3 Photomontages

PROPERTY DETAILS:

Ulverstone Showgrounds

2 Flora Street
WEST ULVERSTONE
TAS 7315



VIEW NORTH WEST ACROSS THE LEVEN RIVER

PHOTOMONTAGE FOR ILLUSTRATIVE PURPOSES ONLY

FOR REFERENCE

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OPTUS

Project:: West Ulverstone

Drawing Title:
**PHOTOMONTAGE
SHEET 1 OF 3**

Drawn: TM

Date: 6/02/2017

Scale: NTS



PROPERTY DETAILS:

West Ulverstone
Showground

2 Flora Street
West Ulverstone
TAS

VIEW NORTH FROM FLORA STREET

PHOTOMONTAGE FOR ILLUSTRATIVE PURPOSES ONLY

FOR REFERENCE

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OPTUS

Project:: West Ulverstone

Drawing Title:
**PHOTOMONTAGE
SHEET 2 OF 3**

Drawn: TM

Date: 6/2/2017

Scale: NTS



PROPERTY DETAILS:

West Ulverstone
Showground

2 Flora Street
West Ulverstone
TAS

VIEW NORTH WEST FROM FLORA STREET

PHOTOMONTAGE FOR ILLUSTRATIVE PURPOSES ONLY

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Project:: West Ulverstone

Drawing Title:
**PHOTOMONTAGE
SHEET 3 OF 3**

Drawn: TM

Date: 6/2/2017

Scale: NTS

Appendix 4 Signed Application Form



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 24 FEB 2017

Application No: 00216159

Dog. ID: 063406

OPTUS

Planning Application Proposed New Telecommunications Facility

**Ulverstone Showground
Lot 1 SP156430
2 Flora Street
WEST ULVERSTONE
TAS 7315**

Prepared on behalf of Optus
by Daly International Pty Ltd
November 2016

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EXECUTIVE SUMMARY

Proposal	<p>Optus Mobile Pty Ltd (Optus) propose the installation of a new telecommunications facility at the Ulverstone Showground (legal description Lot 1 SP156430, 2 Flora Street, West Ulverstone TAS 7315). The proposed Optus monopole will be integrated into Councils future lighting plans for the Ulverstone Showgrounds. The proposal is part of a nationwide rollout to improve mobile coverage and access to enhanced services via the Optus mobile network in metropolitan, regional and rural areas. The proposed works are as follows:</p> <ul style="list-style-type: none"> • Installation of one (1) new 30m monopole; • Installation of floodlights at an elevation of 25m on the monopole; • Installation of six (6) new panel antennas, to be mounted at the top of the monopole on a triangular headframe; • Installation of three (3) parabolic antenna • Installation of eighteen (18) Remote Radio Units (RRU's) • Installation of one (1) new equipment shelter, with a floor area of 7.5m², located adjacent to the new monopole, and • Installation of ancillary equipment associated with the operation of the facility. <p>The new facility will be wholly contained within a compound enclosed by a 2.4m tall chain link fence.</p>	
Purposes	<p>The primary objective is to improve and provide quality in-building coverage and on-street coverage to West Ulverstone (and the area located east over the River Leven). Please see Figure 2.</p>	
Property Details	<p>Property Description: Lot 1, SP156430 Street Address: 2 Flora Street, West Ulverstone TAS 7315</p>	
Town Planning Scheme	<p>Council: Central Coast Council Zone: Recreation Principal Designated Use: Residential Definition: Telecommunications Tower</p>	
Planning Considerations	Council Overlays	None
	State Referrals	None Known
	State Planning	Living on the Coast: The Cradle Coast Regional Land use Planning Framework, October 2011
Application	<p>Installation of a new mobile telecommunications base station on the premises.</p>	
Applicant	<p>Daly International Level 10, 601 Bourke Street MELBOURNE VIC 3000 Contact: Petra Kovacs 03 9628 5300 PKovacs@dalyinternational.com.au Ref: H0090 RFNSA Ref: 7315007</p>	
Quality and Assurance Check	<p>Report prepared by: Petra Kovacs</p>	

1 PURPOSE OF THE PROPOSAL

To cater for the growing demand for mobile services, Optus has embarked on a nationwide rollout to deliver an improved, reliable telecommunications network to the Australian public. The rollout will provide improved mobile coverage and enhanced services in metropolitan, regional and rural areas throughout Australia. This rollout consists of the upgrade of existing telecommunications facilities and where required the installation of new mobile base stations to expand the coverage footprint and offer seamless mobile services.

Additional base stations are required where surrounding facilities cannot provide sufficient coverage to a target area. New facilities are also required when existing base stations are fully utilised and cannot serve additional users in the area. Optus has undertaken analysis of their mobile network in the vicinity of the coastal area of Sulphur Creek (residential and rural uses) where Optus coverage and network quality needs to be improved. If this investment is not made, the following main issues will arise:

1. Users may have difficulty connecting to the mobile network or the call may drop out. This impacts businesses, residents, visitors to the area and the ability of the user to contact emergency services.
2. User may experience reduced data speeds, longer download times and poor network performance at busy times of the day with data intensive and time sensitive applications (e.g. newscasts, social media, mobile banking, weather forecasts, sports highlights etc.)

Once Optus identifies the need for improved network performance, the optimisation of existing Optus facilities throughout the region is explored and undertaken where required. In some cases this option resolves network deficiencies in an area. However, in this situation the optimisation of surrounding facilities has not been able to achieve a satisfactory outcome for the network as there is a lack of existing tall telecommunications infrastructure in this locale. There are two existing telecommunications structures located outside the townships of West Ulverstone and within Ulverstone respectively, however these are low structures at less than 25m in height, and as such are unable to support additional antenna.

As such it was concluded that the deployment of a new Optus mobile base station within West Ulverstone, was the only viable solution to provide an Optus wireless service in this coastal area.

As a licensed telecommunications Carrier, Optus must operate under the provisions of the *Telecommunications Act 1997* ("The Act") and the *Telecommunications Code of Practice 1997*. This proposal will require development permit and will trigger assessment subject to the *Landuse Planning & Approval Act 1993* and the *Central Coast Interim Planning Scheme 2013*.

2 BACKGROUND

2.1 What is a mobile base station facility and how do they work?

A mobile base station is a facility that provides mobile telephone services to a geographical area. A mobile phone network is made up of base stations which operate together to provide service to users moving from place to place within the coverage area. A mobile base station typically consists of the following components: antennas, support structure, base station and transmission equipment. The antennas are connected by cable to radio equipment usually housed in a room, shelter or outdoor unit. Base stations are connected to the core network by microwave or fibre. Mobile phones work by sending and receiving low power radio signals, much like 2 way radio system. The signals are sent and received from antennas that are attached to radio transmitters and receivers, commonly referred to as mobile phone base stations. The base stations are linked to the rest of the mobile and fixed phone network and pass the signal/call on into those other parts of the network.

To provide a high quality mobile service, base stations need to be located where people use their devices. A mobile network is typically designed on a "cell grid" basis that's covers certain geographic areas. Mobile base stations are located either in each cell or on the corner of a group of cells. The number of base stations required for a given area will depend on the terrain and population of the area. Given the statistics provided in the Introduction, it is assumed that the majority of the population has at least one mobile phone, giving a good indication of the need for mobile base stations.

Mobile networks have a finite capacity which means the ability to cater for simultaneous device use is limited in peak demand times, unless there is sufficient infrastructure in place. The more people using devices, the more capacity is required and this usually means more base stations closer together. For instance inner city CBD areas will have multiple antenna in a relatively small area due to heavy wireless usage. Mobile networks must be designed according to the local population and number of people using the network.

A good example of the finite capacity of an individual mobile bases station is the pressure new residential subdivisions place on the existing networks. In these instances a new mobile base station is required to service the additional population.

The intended coverage footprint for the West Ulverstone locale is depicted in **Figure 2**. The residential development dominating this large coastal settlement has made the deployment of a telecommunication facility that is capable of providing in depth quality coverage, difficult.

2.2 Benefits of Mobile Technologies

Mobile telecommunications play a central role in society and are becoming more deeply integrated into our day to day lives. Mobile communications networks shape how and when people communicate and how we access information on a daily basis. Today, improved connectivity means that mobile devices are used for everything from commerce and research to location-based services and social media. There are significant societal benefits resulting from the improved connectivity facilitated by mobile technologies, particularly for individuals, families and businesses.

In addition to its personal and social value, the evolution of mobile technologies has delivered significant benefits to the Australian economy by improving productivity, business management and customer engagement. Since its introduction, mobile technology has played a key role in stimulating labour productivity growth and improving workforce participation, through connecting people and businesses, stimulating innovation and technological progress, and allowing employees to be more efficient.

Mobile technologies also provide employees with increased flexibility in their place and method of work, promoting sustainable commuting and enabling some members of the community, such as the disabled or socially disadvantaged, to participate in the workforce when they would otherwise be unable to do so.

The economic benefits of mobile telecommunications services have been acknowledged by Deloitte Access Economics – according to Deloitte's *Mobile Nation: Driving Workforce Participation and Productivity (2016)* report (as referenced in the 2016 AMTA Annual Report), the Australian economy was approximately \$42.9 billion larger in 2015 than it would otherwise be because of mobile technologies and their take up^[1].

The Australian Bureau of Statistics note that, as of 30 June 2016, there were approximately 22 million mobile handset subscriptions active in Australia^[2], and according to the Australian Communications and Media Authority, 31.77 million active voice and data services in operation as of June 2014.^[3]

Society's reliance on mobile technologies cannot be understated – and mobile technology's continual development has allowed it to become the preferred channel to access the internet for most people in Australia and the rest of the world.

^[1]

<https://www2.deloitte.com/au/en/pages/economics/articles/mobile-nation.html>;
<http://www.amta.org.au/amta/news/52260.amta-releases-2016-annual-report>

^[2]

<http://www.abs.gov.au/ausstats/abs@.nsf/Latestproducts/8153.0Main%20Features5June%202016?opendocument&abname=Summary&prodno=8153.0&issue=June%202016&num=&view=>

^[3]

<http://www.acma.gov.au/theACMA/Library/researchacma/Research-reports/australians-are-going-over-the-top>



Figure 1. Application benefits of mobile technology including health.

2.3 Network Coverage Objectives

Optus regularly undertake detailed assessments of the performance and coverage of the digital mobile telephone network to ensure the system is reliable and achieving the required objectives. Reference to customer demand also provides an indication of areas of poor performance or where coverage does not exist.

Another impetus for this Optus rollout was the growing demand for data for increasing online activities, including but not limited to video streaming, business and government moving services online etc. which places stress on the existing base station network. It is expected that the capabilities and uses of smart devices will continue to expand, meaning further demand on the network. Optus are aware that their customers are sensitive to network dropouts and poor speed, and want to provide services that meet the expectations of the Australian community.

The proposed mobile base station as found in this submitted planning application, seeks to introduce and provide high quality Optus coverage to the suburb of West Ulverstone, as generally denoted by **Figure 2**. Actual coverage may vary as the coverage footprint is affected by many factors including the number of users at any one time and variations in terrain. "Candidate A" in **Figure 2** denotes the proposed site location.

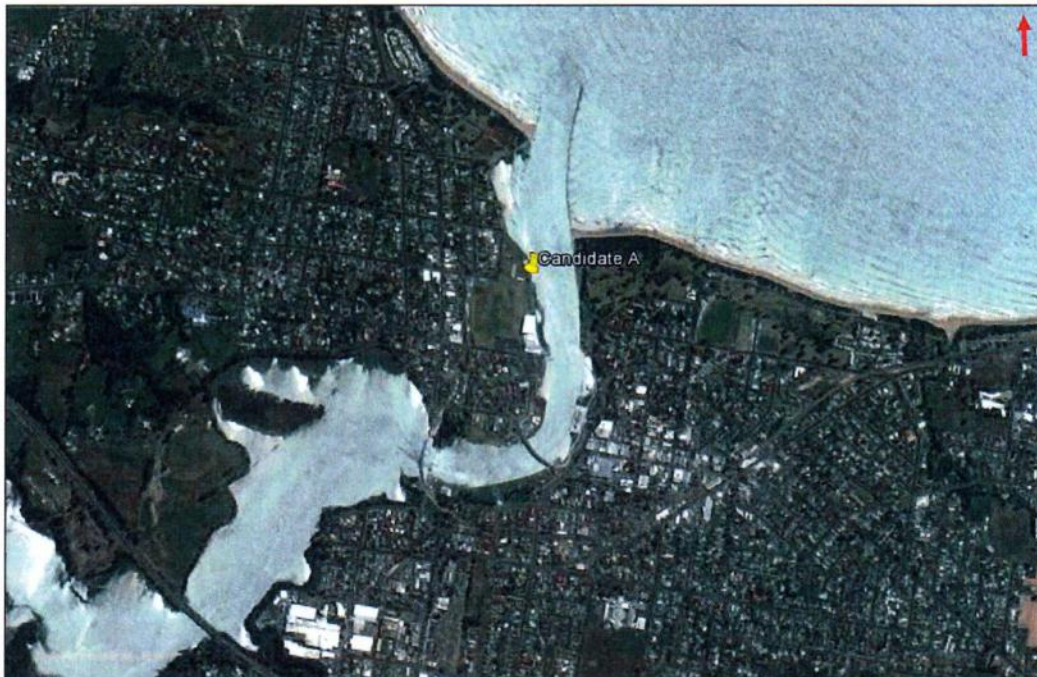


Figure 2 – General area intended for coverage: Google Earth Pro 29 November 2016

Since 2013 the demand for **mobile data** offered by 4G services has increased dramatically. There is such high demand for these services that the provision of telecommunications infrastructure can struggle to meet these demands. A high portion of this demand is driven by the ownership of multiple wireless devices, many engaged in home use. Where as wireless coverage has been traditionally been used by business to enhance mobility, wireless uptake has been a rapid trend in everyday life activities.

Please see **Figure 3** below illustrating uptake of wireless coverage worldwide, particularly the uptake of data. **Figure 4** demonstrates the increased growth of mobile subscriptions in Australia over the years.

Global Mobile Traffic Growth

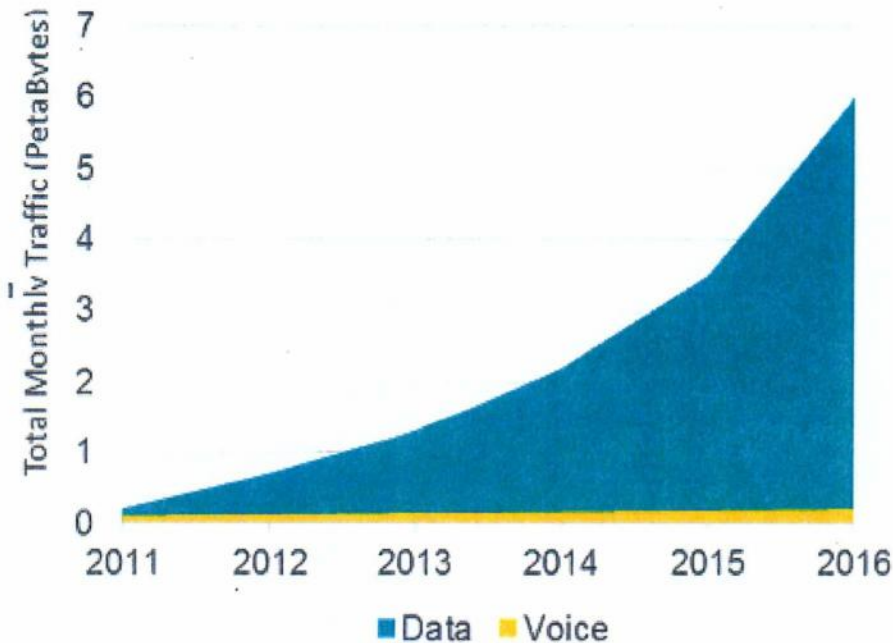


Figure 3. Global Mobile Traffic Growth

Source: Optus Mobile Pty Ltd

Australian Mobile Subscriptions

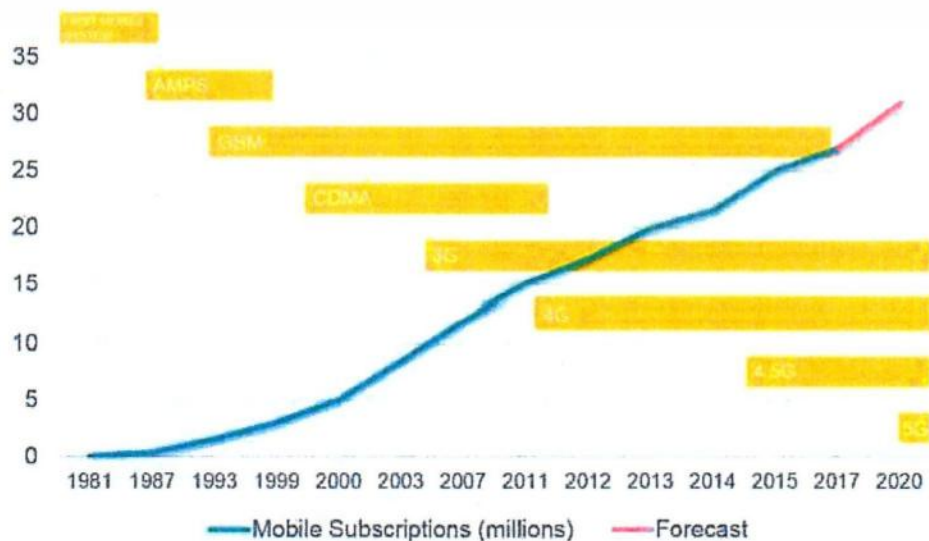


Figure 4. Australian Mobile Subscriptions

Source: Optus Mobile Pty Ltd

3 SITE SELECTION

3.1 Site Selection Process

Optus regularly undertakes analysis of its network to analyse performance and to identify any coverage black spots. Optus also takes into consideration customer feedback within this process. Through this analysis portions of the network are identified as requiring either upgrade or new greenfield sites are identified to be built.

A number of disciplines are involved in the site selection process including property, engineering and planning disciplines. In addition specialist expert advice may be required in regards to vegetation, geotechnical analysis, radiofrequency optimisation etc.

Site selection is ultimately a balance between varying and competing factors. Examples of factors given consideration in the selection of an appropriate site include:

- Requirements of radiofrequency engineers. Radiofrequency engineers determine the extent and depth of coverage required in an area. If you have ever experienced a mobile phone drop out or slow internet speeds you have inadequate coverage or are located too far away from an existing mobile phone tower. It is the job of a radiofrequency engineer to ensure high quality coverage is achievable by the proposed mobile base station
- The ability to secure tenure with a willing landowner
- The ability of the land and soil to support a structure i.e. suitable soil and slope conditions, free from flood affected land
- The amount of native vegetation clearing required
- The availability of power and clear unobstructed access from a main road
- The proximity of community sensitive area
- The availability of existing vertical structure which will enable co-location. This option will always be examined before a greenfield site is decided upon. In many areas there are no existing vertical or telecommunications structures in place.

Given that wireless coverage is used both in the home and the workplace some mobile tower infrastructure will be required to be located within residential areas.

3.2 Co-location with an existing facility

The Communications Alliance Industry Code – Mobile Phone Base Station Deployment is an industry adopted code which promotes the use of existing telecommunications sites and vertical structures i.e. High Voltage towers, multistorey buildings, in order to mitigate the effects of facilities on the landscape. Typical co-location options can include high voltage towers and existing telecommunications

infrastructure or rooftops of commercial buildings. A co-location refers to the antenna being attached to the apex of the aforementioned structures.

Co-location may not always be feasible simply because there may be no existing vertical infrastructure or commercial rooftops available within the area experiencing poor or no coverage. Depending on the nature of the commercial areas, the rooftop heights may not be able to provide the required elevation for antenna. Another common scenario preventing co-location is the existing structure may already be structurally overloaded. In these cases a new "greenfield" facility is required.

In the case of this proposal there are two existing structures, one on the outskirts of West Ulverstone and another within Ulverstone. Both these structures are of insufficient height to allow co-location and are outside the areas mandated by the radio frequency engineers. Please see **Figures 1 & 2** and **Table 1** for further elaboration on site selection.

3.3 Identification of this site and other alternative sites

The intended coverage area (**Figure 2**) is characterised by residential development clustered along the coast and the Leven River to the east. The terrain is typical of the coastline with the land being flat and level. There Bass Highway is located to the south of the township. To the south of the Bass highway is undulating rural land.

If feasible, Optus prefers to locate a facility on agricultural or rural land use as these land uses are often characterised by large separation distances between dwellings and rural activities. However in the instance of West Ulverstone the proposal is to provide high quality wireless coverage to residential suburbia. A potential location south of the Bass Highway would not achieve this as the quality and depth of the wireless signal begins to decline rapidly with increasing distance.

There are many existing examples of telecommunications facilities sited within recreational areas. These solutions are popular as they provide good separation distance between dwellings and the telecommunications proposal.

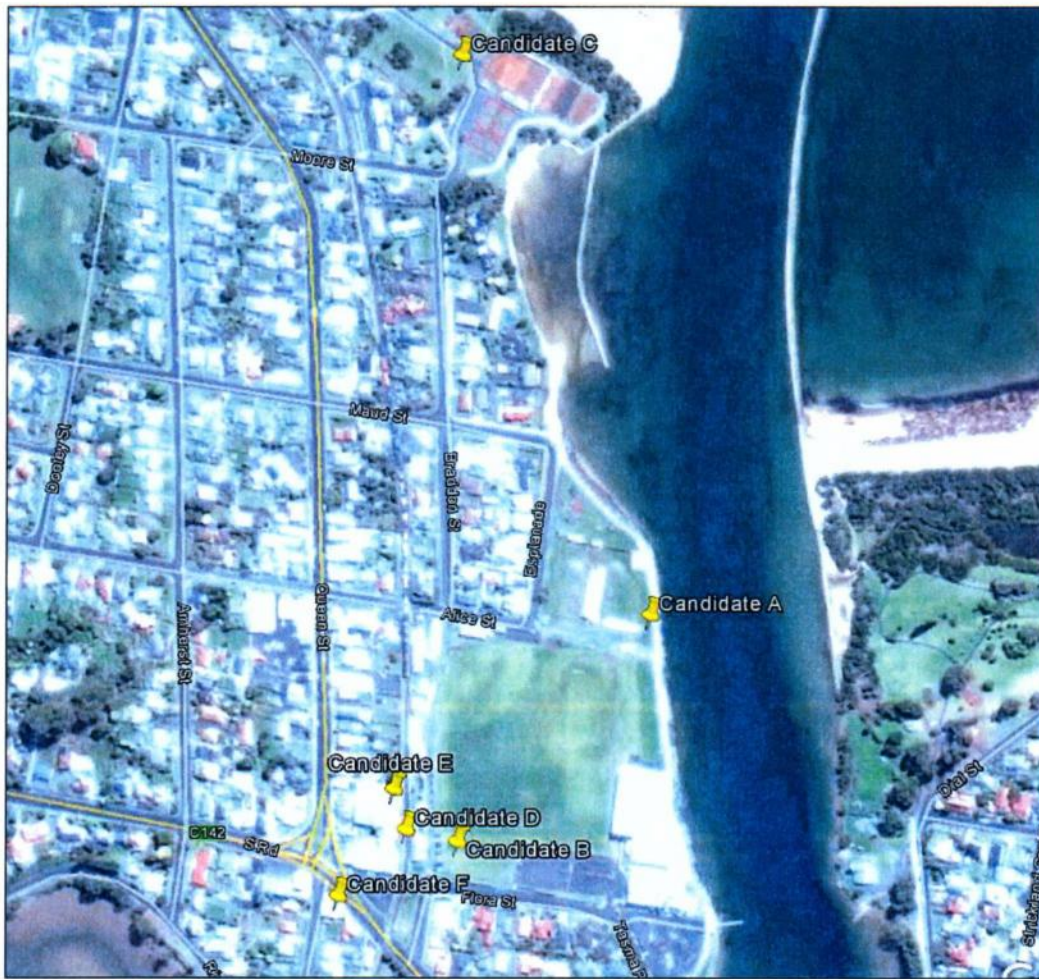


Figure 5. – Candidates considered. Source: Google Earth Pro

Table 1 – Summary of the investigated alternative site candidates

Candidate	Site Details	Facility Type	Description
A	Ulverstone Showground 2 Flora Street, West Ulverstone TAS 7315	30m monopole that will host Council floodlights	Candidate A is located within the animal precinct of the Ulverstone Showgrounds. The site is located behind dog kennels on-site. The location of the proposed monopole has been sited to take advantage of Councils future lighting plans and to maximise separation distance from residential located to the west.
B	Ulverstone Showground 2 Flora Street, West Ulverstone TAS 7315	30m monopole that will host Council floodlights	At the time of lodging this planning application it is Councils preference that the monopole supporting floodlights be situated at the location of Candidate A.

DA for New Telecommunications Facility at
Ulverstone Showground, 2 Flora Street, West Ulverstone TAS 7315

C	Tennis Club Crown Land Westshore Road Ulverstone TAS 7315	30m monopole	The proposal is for a 30m monopole on the tennis courts. It is proposed that the monopole host the tennis courts floodlights. The tennis courts are a good location, however the Ulverstone Showgrounds have a greater land area that allows for a greater separation distance between the Optus proposal and dwellings in the vicinity.
D	Car Park 22 Queen Street West Ulverstone TAS 7315	30m monopole	The proposal is for a 30m monopole in the carpark. This candidate was discounted as the proposal would have required the removal of carpark spaces from the commercial area.
E	Car Park 22 Queen Street West Ulverstone TAS 7315	30m monopole	The proposal is for a 30m monopole in the carpark. This candidate was discounted as the proposal would have required the removal of carpark spaces from the commercial area
F	17 Hobbs Parade West West Ulverstone TAS 7315	Rooftop	There is a small commercial precinct at the intersection of Hobbs Parade and Queen Street. The total building height was only 8m and any co-location would have resulted in an approximate height of 15m which is an insufficient elevation to provide coverage to a large area.

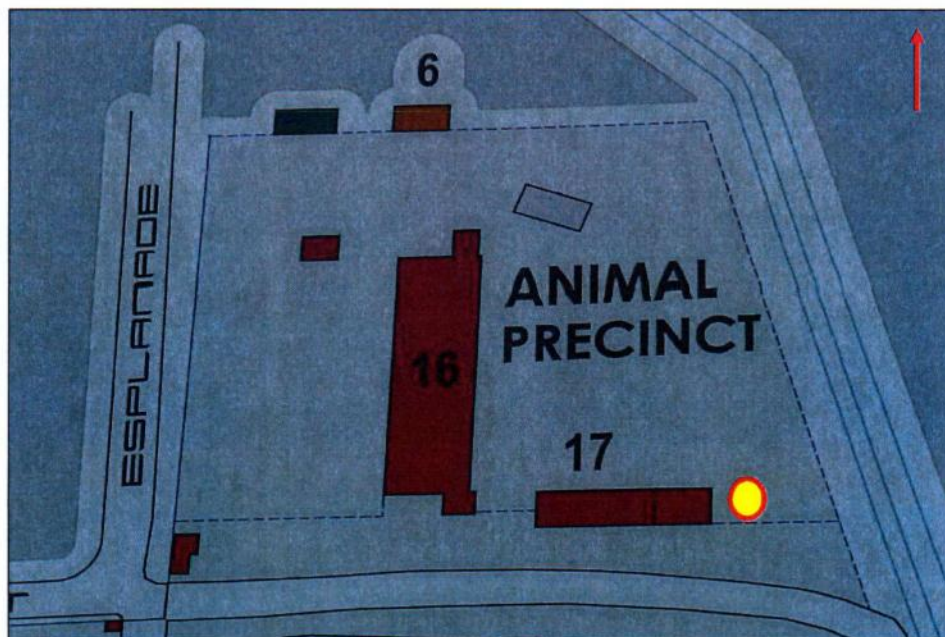


Figure 6. Excerpt from Ulverstone Showground map

4 Site Context

4.1 Subject Site and Surrounds

The proposed monopole compound is situated within the Recreation Zone under the *Central Coast Interim Planning Scheme 2013*. The proposal is located within the Ulverstone Showground, a cleared, flat recreational area. The showground consists of one main large oval hosting soccer and softball grounds. There is an "animal precinct" to the north of the main oval area. The animal precinct has built structures including a kennel. The Optus compound is proposed to be placed adjacent to the building known as the "kennel club" (Figure 6). The main oval area hosts numerous built and existing vertical lighting structures.

The surrounding land uses in the area are predominantly residential (single and double storey) and recreational uses on a coastline setting. The Leven River, directly to the east of the proposed compound, forms a natural barrier between West Ulverstone to the west and Ulverstone to the east. To the east over the Leven River is the vegetated walking area, Bicentennial Park.

Please refer **Figures 7-20**, showing the site context and aerial photographs concerning the immediate surrounds within proximity to the proposed compound. The red arrow shows the approximate location of the proposed monopole.

Figure 7 shows an excerpt from the draft lighting solution for the Ulverstone Showground (soccer fields). The Optus monopole is proposed to host the lights required at the general location as indicated by "P11".

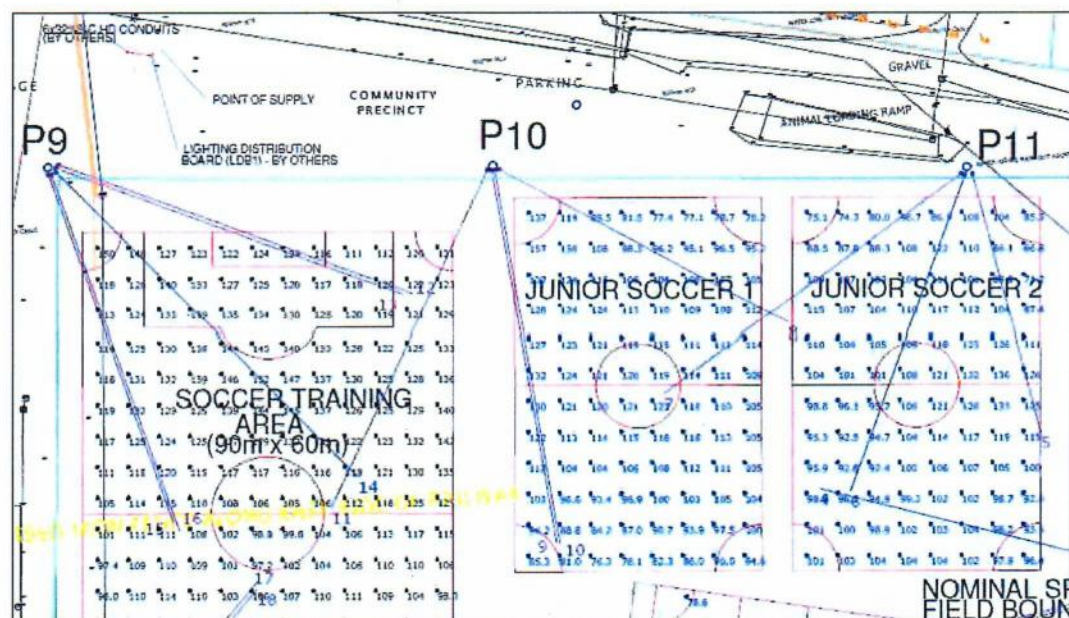


Figure 7. Excerpt of draft lighting plan

Source: Central Coast Council



Figure 8. Aerial view

Source: Google Earth Nov 2016

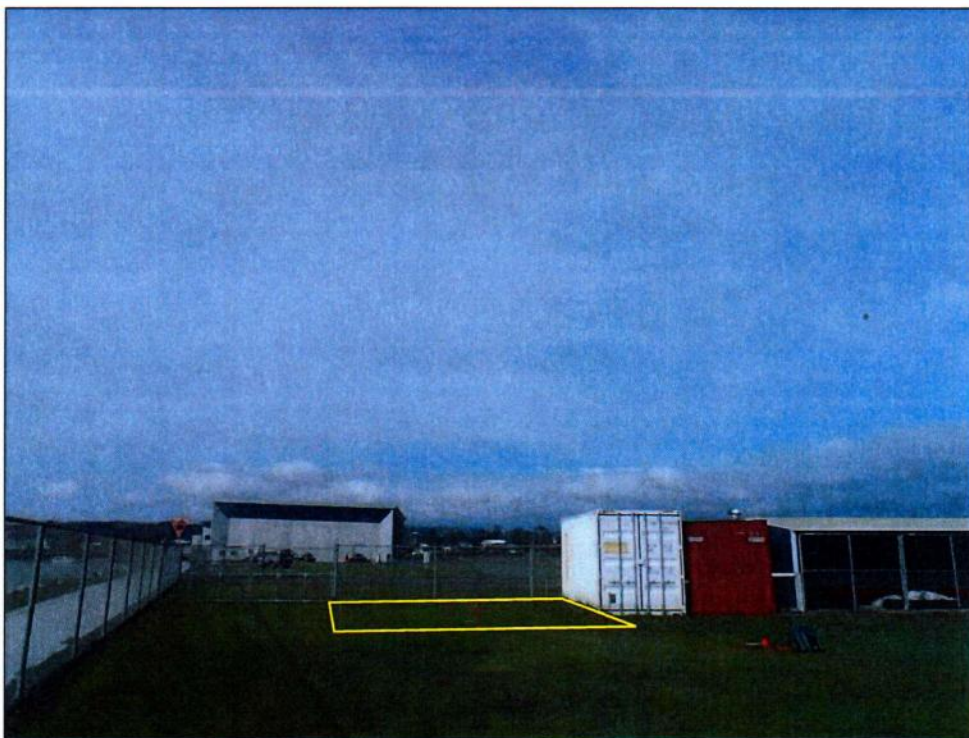


Figure 9. View south towards proposed compound site. Walking track is to the left of the photo and dog kennels are to the right



Figure 10. View north over the main oval area from Flora Street

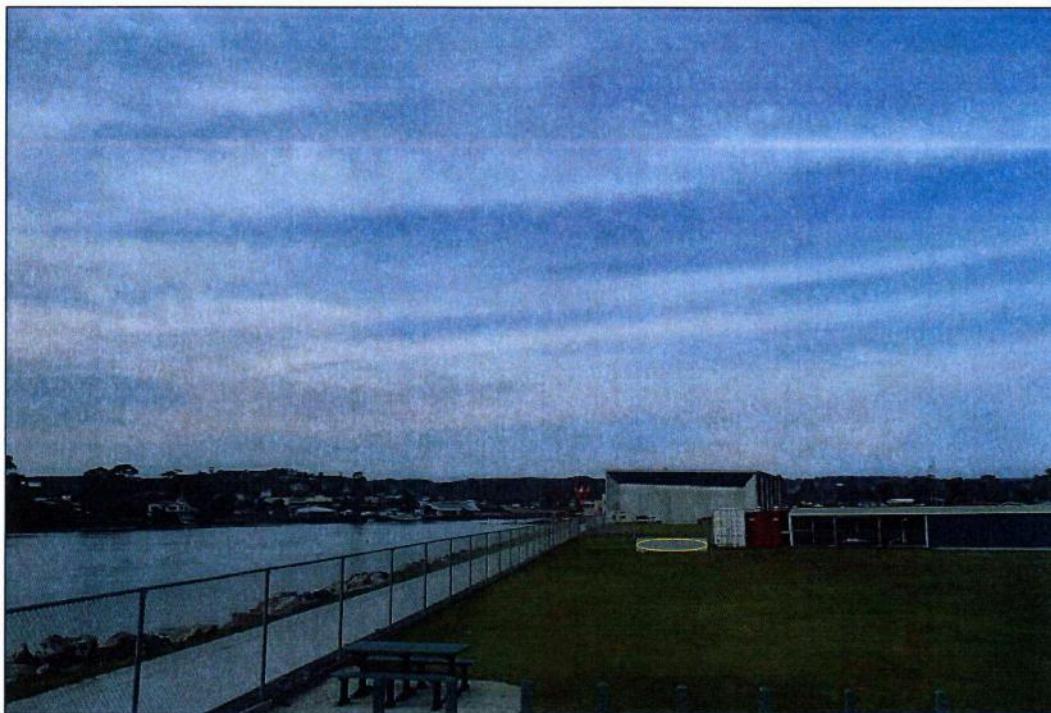


Figure 11. View south. Leven River is to the left of the photo.

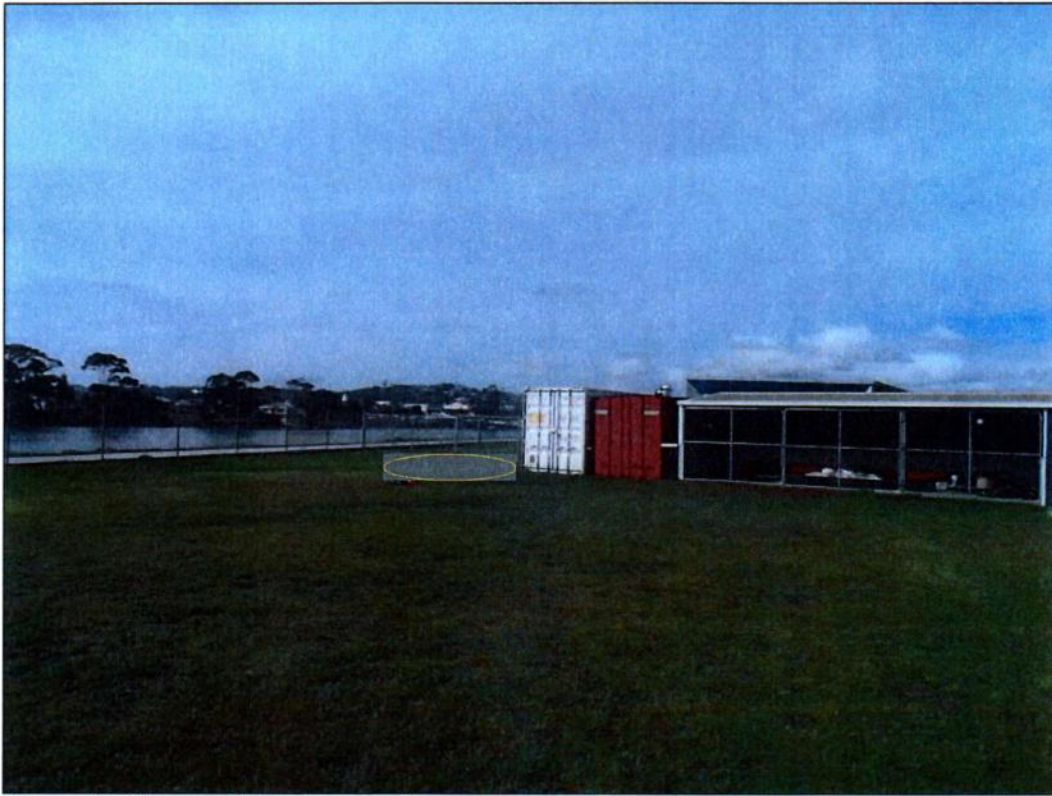


Figure 12. View south west



Figure 13. View north – Dog Kennels to the left of the proposed compound area

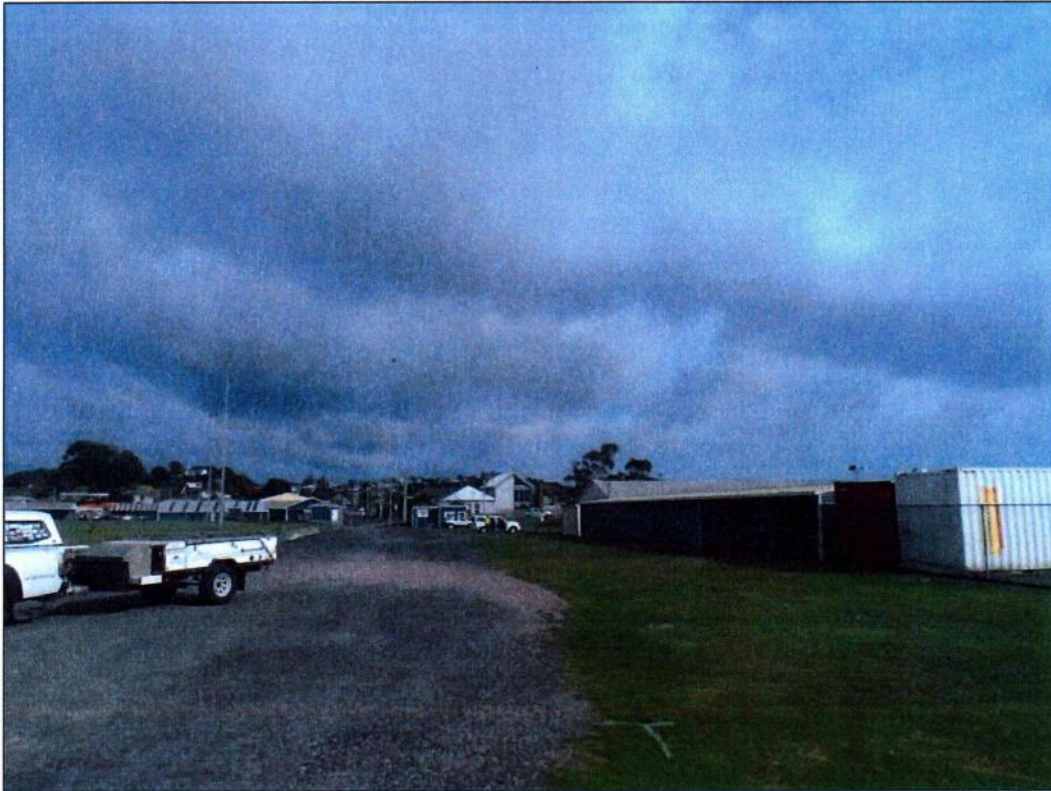


Figure 14. View east along existing access track



Figure 15. View south west over the main oval

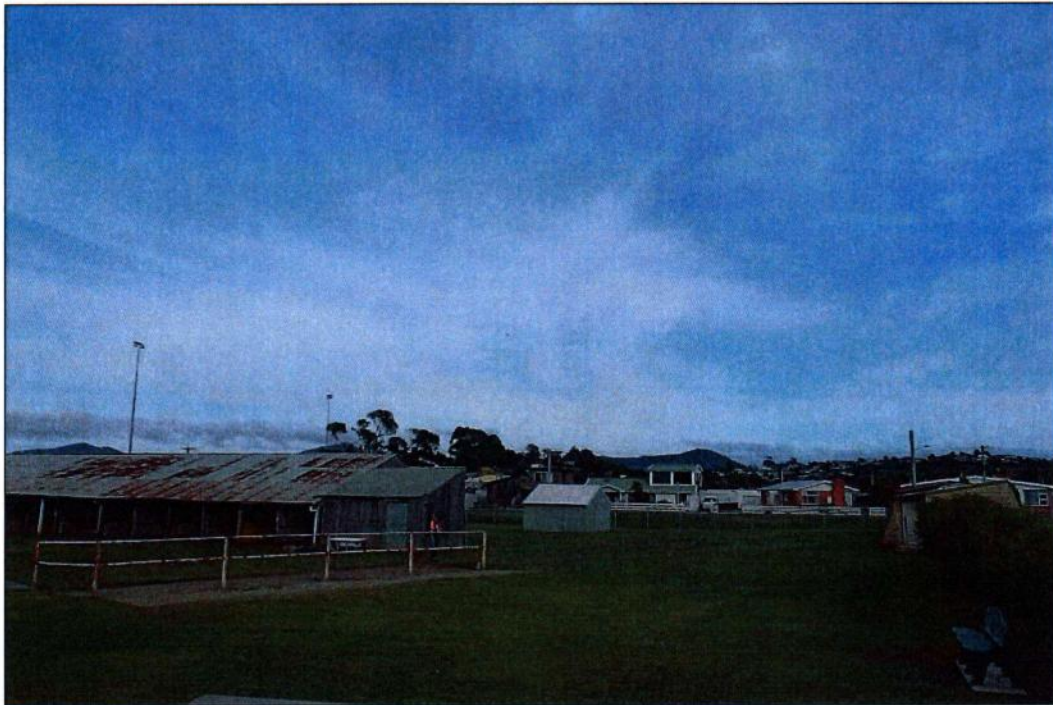


Figure 16. View north west towards the Esplanade

5 THE PROPOSAL

The proposal is to install a new 30m monopole to support a telecommunications facility and floodlights to be accessed off Alice Street (please see **Appendix 1**). There is adequate parking space onsite for a maintenance vehicle which will visit the site at least annually.

Detailed plans showing the location of the facility, the type, location and configuration of antenna structures and the location of ancillary equipment are provided in **Appendix 1**.

5.1 *Installation details*

The proposed upgrade will involve the following activities:

- Installation of one (1) new 30m monopole;
- Installation of oval floodlights on the monopole;
- Installation of six (6) new panel antennas, to be mounted at the top of the monopole on a triangular headframe;
- Installation of three (3) parabolic antenna
- Installation of eighteen (18) Remote Radio Units (RRU's)
- Installation of one (1) new equipment shelter, with a floor area of 7.5m², located adjacent to the new monopole, and
- Installation of ancillary equipment associated with the operation of the facility.

The antennas and other equipment are to be finished in standard factory grey colour. The new facility is to be located within a leased compound and surrounded by a 2.4m tall chain link fence with double access lockable doors.

Optus is open to considering Council suggestions in regards to the final design amendments such as compact antenna mounts, fencing material and colour schemes in response to public feedback.

5.2 *Access details*

Access to the site is proposed off Alice Street. The existing access into the Ulverstone Showground is proposed to be utilised.

As the facility will operate on a continuously unmanned basis, and will only require periodic visits for maintenance purposes, no dedicated car parking is proposed at the site. There will be no adverse impact on local traffic flow.

Refer to **Appendix 1** for plans showing the proposed access route to subject site.

5.3 Power details

The power will be run underground to the facility from the nearest transformer. Please see drawings in **Appendix 1**.

5.4 Construction of the Proposed Facility

The construction and upgrade of an existing telecommunications facility fundamentally consists of four stages:

1. Site preparation (battering included)
2. Installation of the replacement and new mobile infrastructure
3. Installation and upgrading of equipment within the existing equipment shelter
4. Connecting the facility to the network

Any traffic impacts associated with construction will be of a short-term duration and are not anticipated to adversely impact on the surrounding road network. In the unlikely event that road closure will be required, Optus will request permission from the relevant authorities if required.

Noise and vibration emissions associated with the proposed facility will be limited to the construction phase outlined above. Noise generated during the construction phase will be of short duration and will be in accordance with Victorian State Standards. Construction will only occur between the hours of 7.00am and 6.00pm or as prescribed in the conditions of consent.

There will be some low level noise from the ongoing operation of air conditioning equipment associated with the equipment shelter, once installed. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation, and will generally accord with the background noise levels prescribed by *Australian Standard AS1055*.

6 COMMONWEALTH PLANNING CONTROLS

6.1 Commonwealth Legislation

Licensed telecommunications carrier, must operate under the provisions of the *Telecommunications Act 1997* and the following supporting legislation:

- *The Telecommunications Code of Practice 1997*;
- *The Telecommunications (Low-impact Facilities) Determination 1997* (as amended); and
- *The Environment Protection and Biodiversity Conservation (EPBC) Act 1999*.

6.2 Telecommunications Act 1997

The *Telecommunications Act 1997* has been operative since 1 July 1997. This legislation establishes the criteria for 'low impact' telecommunication facilities. If a proposed facility satisfies the requirements of a 'low impact' facility, the development is exempt from the planning approval process.

Further clarification of the term 'low impact' is provided in the *Telecommunications Act 1997* and the *Telecommunications (Low Impact Facilities) Determination 1997*, which was gazetted subsequent to the Act. The *Telecommunications (Low Impact Facilities) Determination 1997* establishes certain facilities, which cannot be considered low impact facilities.

In this specific instance, the proposal is not defined as a low impact facility and is subject to the provisions of the *Land Use Planning and Approvals Act 1993* and the *Central Coast Interim Planning Scheme 2013*.

6.3 Telecommunications Code of Practice 1997

Under the *Telecommunications Act 1997* the Government established the Telecommunications Code of Practice 1997, which sets out the conditions under which a carrier must operate.

Section 2.11 of the Telecommunications Code of Practice 1997 sets out the design, planning and installation requirements for the carriers to ensure the installation of facilities is in accordance with industry 'best practice'.

6.4 The Environment Protection and Biodiversity Conservation (EPBC) Act 1999

The *EPBC Act 1999* obliges telecommunications carriers to consider 'matters of national environmental significance'. Under this legislation, an action will require approval from the Minister of Environment if the action has or is likely to have an impact on a matter of 'national environmental significance'. According to the *EPBC Act 1999*, there are seven matters of national significance which must be considered.

The nine matters of national environmental significance protected under the EPBC Act are:

- *World heritage properties*
- *National heritage places*
- *Wetlands of international importance (listed under the Ramsar Convention)*
- *Listed threatened species and ecological communities*
- *Migratory species protected under international agreements*
- *Commonwealth marine areas*
- *The Great Barrier Reef Marine Park*
- *Nuclear actions (including uranium mines)*
- *A water resource, in relation to coal seam gas development and large coal mining development*

As can be seen from **Figure 17**, there are no matters for consideration under the EPBC Protected Matters Search.

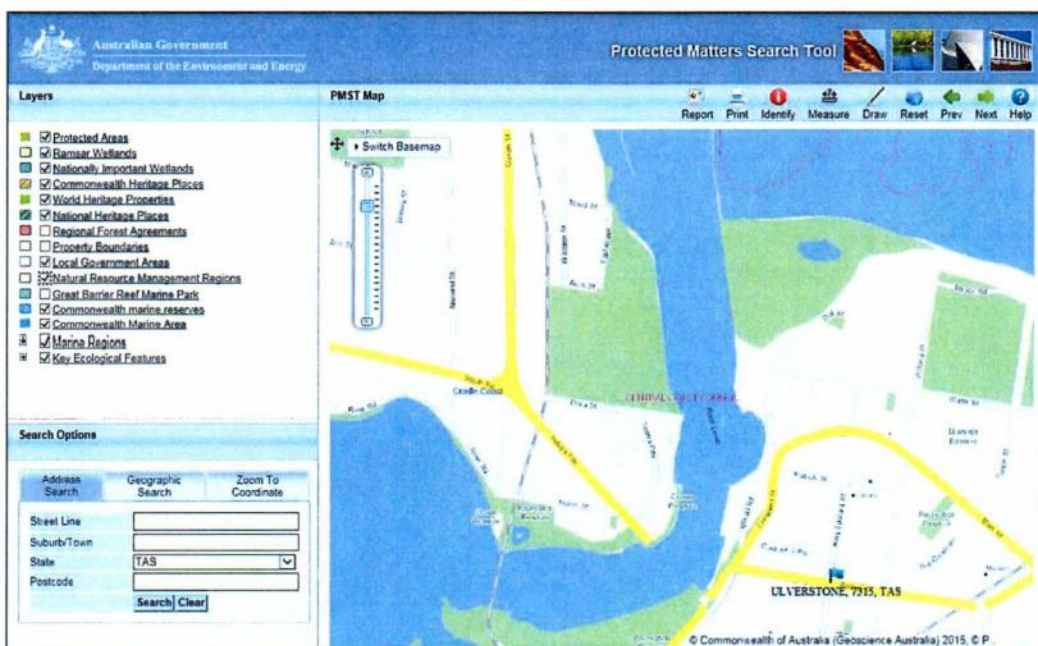


Figure 17. EPBC Protected Matters Search

Source: <http://www.environment.gov.au>

7 STATE PLANNING CONTROLS

7.1 Land Use Planning and Approvals Act 1993

In Tasmania the key Act setting out the planning process, including the roles and functions of the Minister for Planning and Local Government and Councils, is the *Land Use Planning and Approvals Act 1993*. It also sets out the various requirements and timeframes that apply to the planning process in Tasmania.

7.2 State Policies

State Policies are made under the State Policies and Project Act 1993. State policies that may be applicable to proposal may include the *Tasmanian State Coastal Policy 1996 (the Coastal Policy)*.

The Coastal Policy's central objective is "*sustainable development*" and the key objectives of the Coastal Policy are listed under the heading of Objectives (pp4). The document does not provide any maps indicating the delineation of the area considered to be Coastal. The mobile base station proposal is located approximately one (1) kilometre south of the coastline and is considered to be of sufficient setback as to not obstruct access or activities taking place along the coastline.

7.3 Regional land use strategies

The following three regions have been declared in Tasmania:

North West Region - *Living on the Coast: The Cradle Coast Regional Land Use Planning Framework*, October 2011. Includes the council areas Burnie City, Central Coast, Circular Head, Devonport City, Kentish, King Island, Latrobe, Waratah-Wynyard, and West Coast.

Northern Region – *Regional Land Use Strategy of Northern Tasmania* January 2016 which includes the council areas: Break O'Day, Dorset, Flinders, George Town, Launceston City, Meander Valley, Northern Midlands, and West Tamar.

Southern Region – *Southern Tasmania Regional Land Use Strategy 2010-2035* 1 October 2013 and includes the council areas: Brighton, Central Highlands, Clarence City, Derwent Valley, Glamorgan Spring Bay, Glenorchy City, Hobart City, Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman.

This proposal is under the North West Region area hence *Living on the Coast: The Cradle Coast Regional Land Use Planning Framework* (The Cradle Coast Framework). The Executive Summary outlines the goals and strategies of The Cradle Coast Framework which strives to provide for the "*desired future outcomes for land use*

planning in the Region". This includes ensuring the Cradle Coast area is viewed as having a high degree of "liveability" which encompasses a wide variety of factors including safety, amenity, nature, cleanliness, social cohesion, public transport and communication.

Section 5 Infrastructure – supporting people and economies is probably the most relevant subsection to the telecommunications proposal. It mentions that "*emerging digital communication technologies will enhance participation and provide new opportunities for economic and social activity at a global scale*".

Section 5.5 Telecommunications specifically refers to Telecommunications facilities and the provision of services both by government and private entities. It should be noted that the NBN services referred to do not provide mobile phone call services, only access to mobile broadband. Section 5.5 acknowledges the physical nature of the structures that may have an impact on the amenity of the surroundings and that notes that the National standards in place for mobile base stations i.e. emission standards etc. Section 5.5 goes on to further note that "*it is essential for the social and economic sustainability of the Region that it is well positioned and prepared to take advantage of such technologies as they emerge*".

8 LOCAL PLANNING PROVISIONS

8.1 Central Coast Interim Scheme 2013

The *Central Coast Interim Scheme 2013* (the planning scheme) sets out the orderly and sustainable use and development of land within the area designated by the planning scheme. The objectives of the planning scheme are outlined under *3.1 Objectives* of the planning scheme. These included a wide range of objectives which encompass residential growth, public and social investment, protect agricultural and forestry land and economic growth.

There are no applicable municipal strategies or policies listed under Clause 3.1.2 that are applicable to the Ulverstone area.

The planning scheme defines the telecommunications proposal as included under the collective term "Utilities" which covers various types of infrastructure. The Telecommunications Code under Part E of the Planning Scheme further defines telecommunications infrastructure as:

"means any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use, in or in connection with a telecommunications network"

There are no heritage items listed on the property.

8.2 Zoning

Under the *Central Coast Interim Planning Scheme 2013* the property is zoned Recreation. The surrounding land uses to the west is predominantly residential. Please see **Figure 18** below.

Under *Clause 18.0 Recreation*, a Utilities Use Class under *Clause 18.2 Use Table* is listed as a discretionary approval by Council.

Under *Clause 18.1.1 Zone Purpose Statement* specifies that the zone is to be used for recreational uses and complementary development that does not obstruct recreational uses.

To fulfil *Clause 18.1.1* the proposed Optus monopole has been integrated into the future lighting plans for the showgrounds soccer fields. This proposal will ensure that there are no additional vertical structures with the Ulverstone Showground, than what is necessary. The proposed Optus compound is situated within the animal precinct to be further removed from recreational activities on the main oval. The proposed compound will not interfere with any dog training activities due to the small compound area and placement adjacent to the existing dog kennel.

Telecommunication facilities located within recreational ovals are a common wireless solution in residential suburbia. Recreational ovals typically have a large land area, offering good separation distances between contrasting land uses, as well as access to an existing power source. As explained in this planning application, telecommunications facilities are required to be located within proximity to the customers who are to receive the wireless service. In addition, recreational ovals are often the only alternative land use and zoning present in areas of expansive and pervasive residential zoning.



Figure 18. Central Coast Planning Scheme - Zoning Map

Source: List Map

8.3 Overlays

There are no overlays on the subject property. Please see **Figure 19** below.



Figure 19. Central Coast Planning Scheme - Overlay Map
Source: List Map

8.4 Urban Design Guidelines for Ulverstone CBD

The Optus proposal is outside the area defined as the Ulverstone CBD (please see study area on page 5 of the urban design guideline).

8.5 Telecommunications Code

The *Central Coast Interim Planning Scheme 2013* contains the Telecommunications Code as outlined in Part E Codes (E8 Telecommunication Code). The Schedule sets the development standards for telecommunications within the municipality.

The purpose of the Code is to:

- (a) recognise equitable provision and access to high-speed broadband and telecommunication networks is essential for the prosperity, security, and welfare of the community;
- (b) require proposals for the installation of telecommunication and digital facilities to form part of a local or regional network plan for all carriers to enable consideration of proposals on a broader and potentially regional basis;
- (c) encourage shared use and co-location of facilities to minimise the number of towers and antenna within the municipal area;
- (d) minimise likely adverse impact of communication systems on community health and safety; and
- (e) minimise adverse visual impact of towers and antenna in urban, rural, and conservation settings

Table 2. Table E8.6.2 Health, safety and visual impact

Objective		
Telecommunication infrastructure is to minimise likely adverse effect on –		
(a) health and safety of the community; and		
(b) visual amenity of a locality by reducing prominence of telecommunications infrastructure		
Acceptable Solutions	Performance Criteria	Assessment
<p>A1</p> <p>Telecommunication infrastructure must –</p> <ul style="list-style-type: none"> (a) be located within an existing utility corridor or site; or (b) only erect and operate aerial telecommunication lines or additional supporting structures in residential and commercial areas if overhead cables are operated by other existing utilities; (c) only clear vegetation if required for functional and safety requirements; 	<p>P1</p> <p>Telecommunication infrastructure must minimise the visual impact of infrastructure within the surrounding natural or built environment</p>	<p>A telecommunications facility cannot be completely hidden from view sheds due to the height being a critical requirement for functioning. In the circumstance of West Ulverstone the proposed monopole has been integrated in the future lighting plans for the Ulverstone Showgrounds, fulfilling A1(a). The area is already cleared and level. The site is not located on elevated hills, undulating terrain or any skyline positions.</p>

<p>locate telecommunication infrastructure (d) to –</p> <ul style="list-style-type: none"> (i) avoid skyline positions and potential to be seen in silhouette; (ii) cross hills diagonal to the principal slope; (iii) cross at the low point of a saddle between hills; or (iv) be located around the base of hills or along the edge of existing clearings; and <p>(e) screen equipment housing and other visually intrusive Telecommunication infrastructure to view from public areas</p>		<p>There is a security fence located around the monopole and equipment shelter for safety purposes, however other materials other than security wire, can be considered for the fencing material at Council's request. A wooden fence is often used in place of a security fence if visual amenity is of concern.</p>
<p>A2</p> <p>The height of a freestanding aerial, tower, or mast must not be more than -</p> <ul style="list-style-type: none"> (a) 60m on land within the Rural Resource or Rural Living zones; (b) 45m on land within the Light Industrial, General Industrial, Commercial, Utility, or Port and Marine zone; (c) 40m on land within the Local Business, General Business, or Central Business zone; and (d) 20m on land within the General Residential, Low Density Residential, Urban Mixed Use, Village, Environmental Living, Environmental Management, Major Tourism, Open Space, Community Purpose or Recreation zones 	<p>P2</p> <p>A freestanding aerial, tower, or mast must only exceed prescribed height limits if -</p> <ul style="list-style-type: none"> (a) a pattern of infrastructure or vegetation above the specified height limit exists in a particular location; (b) it has no adverse impact on heritage or ecological value or significant visual amenity; or (c) required for operational efficiency of the facility within the network 	<p>The monopole is at a height of 30m (32.4m approximate total height approximate with antenna protrusion), hence is taller than the specified height in A2(d). However this extra height is necessary as the proposed floodlights are at a height of 25m. If floodlights are accommodated on a telecommunications facility there needs to be an adequate separation distance between antenna and the floodlights for maintenance purposes. Given that future floodlight structures are proposed on Ulverstone Showground, it is considered that the 30m height for the telecommunications facility will not be incompatible with the present and future surroundings. At present, there are numerous vertical structures in the form of small floodlights throughout the showground premises. There is no vegetation removal required. There are no heritage or ecological overlays over the showground. The 30m height will ensure that the</p>

		wireless coverage covers a large footprint area, servicing as many customers as feasible, avoiding the need for additional monopoles in the area.
<p>A3</p> <p>A freestanding aerial, tower, or mast must be setback from the base of the tower to the exterior boundary of the site by –</p> <p>(a) not less than 60m or 300% of the height of the tower, whichever is the greater in any residential zone; and</p> <p>(b) not less than 30m or 100% of the height of the tower, whichever is the greater, in any other zone</p>	<p>The setback of a freestanding aerial, tower or mast must not be less than is –</p> <p>(a) necessary for operational efficiency; and</p> <p>(b) without risk for the health and safety of existing and potential use on adjacent land</p>	<p>The position of the proposed Optus compound has been sited to ensure maximum separation distance from dwellings located 120m to the west on the Esplanade.</p> <p>The current location also takes advantage of the existing built structures on-site to shield the lower portion of the monopole as well as the equipment shelter.</p> <p>Whilst the proposal does not have the required setback from the eastern boundary of the property, it should be note that to the east is a walking path that abuts onto the Leven River. Hence there are no adjacent dwellings in this eastern direction and no cause for potential land use conflicts on this eastern boundary.</p>
<p>A4</p> <p>Telecommunication infrastructure servicing a network (facilities not requiring installation on an individual street basis) must not be located on land in a residential zone</p>	<p>P4</p> <p>Location of telecommunication infrastructure servicing a network (facilities not requiring installation on an individual street basis) on land within a residential zone must be required for operational efficiency of the network</p>	<p>The zoning is Recreational under the planning scheme.</p>
<p>A5</p> <p>A freestanding aerial, tower, or mast must –</p>	<p>P5</p> <p>The location of the tower must be sufficiently remote from other use and unlikely</p>	<p>At the present moment the placement and design of the proposed Optus monopole has been done to satisfy Councils draft lighting plan for Ulverstone Showground.</p>

<p>(a) be finished and maintained with a galvanised steel surface or painted a neutral colour so as to reduce visual obtrusiveness;</p> <p>(b) not affix or mount a sign other than necessary warning or equipment information;</p> <p>(c) not be artificially lit or illuminated unless required for air navigation safety or for security;</p> <p>(d) if security fencing is required, such fencing must be of a design, material and colour that reflect the character of the location; and</p> <p>(e) provide a buffer not less than 2.0m wide outside the perimeter of the compound of plant material to effectively screen the tower compound from public view and from adjacent land</p>	<p>to have adverse visual impact</p>	<p>The monopole design has mostly been focused on ensuring that the proposed floodlights can be accommodated.</p> <p>As previously mentioned Optus is flexible in regards to the fencing material used. Wooden or other materials can replace the security fence if Council specifies the desired material required. Landscaping can be incorporated into the design, however given that the immediate area is a dog exercise yard this may not be necessary. As mentioned the equipment shelter and base of the monopole are shielded from views from the west by the built structures on site to the west i.e. dog kennels.</p>
<p>A7</p> <p>If an aerial, tower or mast is modified or replaced to facilitate collocation of additional antenna –</p> <p>(a) the modified or reconstructed tower must be of the same type as the existing tower unless reconstructed as a monopole tower;</p> <p>(b) the reconstructed tower must satisfy the applicable setback and separation distances; and</p> <p>(c) if there is more than one tower on a site, reconstruction must not occur unless the outcome is that only one tower is to remain on the site</p>	<p>P7</p> <p>It must be necessary for operational efficiency to –</p> <p>(a) replace an aerial, tower or mast with a structure other than a monopole;</p> <p>(b) locate a replacement aerial, tower or mast otherwise than in accordance with the applicable setback and separation distances; and</p> <p>(c) to replace an aerial, tower or mast and retain another aerial, tower or mast on the same site</p>	<p>A7 is not applicable as the monopole is already "co-locating" another use, in this instance floodlights as opposed to other antenna.</p>
<p>A8</p>	<p>P8</p>	<p>Not applicable – the proposal will not obstruct</p>

<p>The location of aerial telecommunication infrastructure must –</p> <p>(a) provide clearance for vehicular traffic; and</p> <p>(b) not pose a danger or encumbrance to other users or aircraft</p>	<p>There are no performance criteria</p>	<p>traffic movement being placed adjacent to a dog kennel and there are no OLS overlays.</p>
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8.6 Referral Agencies

None applicable.

8.7 The Suitability of the Site for the Development

The showground is suitable for the deployment of telecommunications facilities for the following reasons:

- The siting and design of the proposed monopole has been integrated into the future lighting plans for the soccer fields present within the showgrounds
- The building structures present in the animal precinct area will shield the equipment shelter, security fence and lower base of the monopole from dwellings located to the west
- There is easy availability to access and power
- The location chosen on the recreational oval will not interfere with current or future on-site activities. The current location maximises distance from dwellings to the west and there is open water to the east
- The site is not subject to any environmental, heritage or flood overlays
- No native vegetation is required to be removed and the immediate surrounds are cleared and level

9 ENVIRONMENTAL CONSIDERATIONS

This section assesses the proposal against the following environmental areas of relevance:

- Visual impacts
- Heritage
- Flora and Fauna
- Bushfire Requirements
- Health and safety
- Traffic generation
- Flood Proneness
- Acid Sulphate Soils
- Utility services
- Noise
- Social and economic impact

9.1 *Visual Impacts*

9.1.1 Existing Visual Environment

9.1.1.1 Land Form

Figure 19 to Figure 27 demonstrates the surrounding flat and level coastal terrain. The surroundings are cleared of all vegetation.

9.1.1.2 Land Use

The current land use in the immediate surrounds are residential and recreational uses. The immediate surroundings to the north are a dog park with soccer fields to the south west. To the east is the Leven River and approximately 120m to the west is residential development.

9.1.1.3 Significant views in the immediate vicinity of the proposal

The proposed monopole is located on the coastline and is adjacent to an inlet to the east. Views to the coastline to the north are the main focus of tourism in the area. Across the inlet 200m to the east is Bicentennial Park. Approximately 500m to the south east, across the Leven River, is Ulverstone Wharf (**Figure 20**), which hosts viewing areas and restaurants.

The most direct views to the Optus proposal will be from dwellings located on the Esplanade 120m to the east. As mentioned previously and depicted in **Figure 7**, the proposed Optus monopole will have the dual function of providing recreational grade flood lighting at an elevation of 25m. A number of floodlights are proposed along the northern boundary of the Showground and around the perimeter of the Showground. Whilst it is acknowledged that the proposed monopole will be visible, the integration of the telecommunications structure with dual functionality amidst other tall vertical structures, will absorb the visual impact, in that it will not be the sole vertical structure in the immediate area.

It should be noted that there are existing vertical lighting structures present on Ulverstone Showground. These can be seen in the below photos provided.

The approximate location of the proposed monopole in the below photos is indicated by the red arrow.



Figure 20. Ulverstone Wharf Area



Figure 21. View from Flora Street looking north (approximate separation distance of 300m).



Figure 22. View north from Flora Street with existing structures in the view shed



Figure 23. View north west from Flora Street. Note existing vertical structures in the view shed.



Figure 24. View west along Flora Street



Figure 25. View north west from the Ulverstone Wharf



Figure 26. View from the Esplanade looking south east



Figure 27. View east along the entrance to the Ulverstone Showground from Alice Street



Figure 28. View south east along the Esplanade



Figure 29. View from the intersection of the Maud Street and Braddon Street looking south east

9.1.2 Visual Impact Conclusion

This assessment has identified the proposed telecommunications facility as having a medium level of visual impact in its immediate surrounds as seen from the Esplanade. The proposed 30m monopole will be integrated into the future lighting plans of Council. The future lighting plans incorporate a number of 25m tall floodlight poles along the perimeter of the Ulverstone Showground. Once these floodlight structures are constructed the monopole facility will have the appearance of a slightly higher vertical structure with antenna attached above.

Currently, as can be seen from the **Figures 21-29**, there are existing vertical floodlights already in place, hence even if the new floodlight plans are not constructed, there are still vertical elements present in the skyline.

Overall it is anticipated that the proposed development will not have a significant visual impact on the surrounding area as a whole. The proposed facility will be visible from a distance given the level cleared terrain and the height of the facility.

Given the advantages to be gained by the public by receiving improved telecommunications services, it is considered that the facility provides an acceptable level of impact which outweighs any general loss of visual amenity. The proposal is

located at an approximate distance of 500m north west from Ulverstone Wharf. The 500m distance will visually mitigate the proposal from the wharfs view shed.

9.2 Heritage

Heritage searches were undertaken per the relevant heritage registers including the local heritage schedules per the *Central Coast Interim Planning Scheme 2013*. No heritage items have been identified.

The site is not considered to be an Area of Environmental Significance or Environmentally Sensitive Area as such the proposal will not result in the degradation of any local historic character.

9.3 Flora and Fauna

The subject site is located in an area which has previously experienced significant disturbance and has been cleared and developed. The site is not vegetated and the facility will not adversely impact on local flora and fauna. Please see **Figure 30** below.



Figure 30. Vegetation mapping. Area is predominantly cleared.
2016

Source: ListMaps

9.4 Bushfire Requirements

Not applicable.

9.5 Health and Safety

Public health and safety is of paramount importance to Optus.

Optus operates within the operational standards set by the Australian Communication and Media Authority (ACMA) and Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA is a Federal Government agency incorporated under the Health and Ageing portfolio and is charged with the responsibility for protecting the health and safety of both people and the environment from the harmful effects of radiation (ionising and non-ionising). The operational standards are based on international standards set by the International Commission for Non-Ionizing Radiation protection (ICNRP).

All Optus are installed, designed and certified by qualified professionals in accordance with all relevant Australian Standards. This ensures that the facility will not result in any increase in the level of risk to the public. This facility is to be operated in compliance with the mandatory standard for human exposure to EME – currently the *Radio communications (Electromagnetic Radiation Human Exposure) Standard 2003*.

In addition to this, Optus undertakes further measures when designing the facility, to minimise the EME exposure to the general public, by installing the facility in accordance with the Australian Mobile Telecommunications Association (AMTA) Radio frequency (RF) Safety Compliance Program – Base Station Design Guidelines Engineering for Access Control to minimise EME. Other preventative measures also include:

- Utilising Dynamic/Adaptive Power Control network feature that automatically adjusts the power and hence minimises EME from the facility.
- Varying the facility's transmit power to the minimal required level, minimising EME from the network, and
- Discontinuous transmission, a feature that reduces EME emissions by automatically switching the transmitter off when no data is being sent.

The proposed facility will also have restrictions aimed at preventing public access, including a secured compound fence with a locked gate and warning signs placed around the facility.

The EME Report associated with this site is attached in **Appendix B**. The report shows that the maximum predicted EME levels will equate to **0.65%** of the maximum exposure limit under the Australian Standard.

This measurement is based on the maximum worst case scenario, considering direct exposure at full operational capacity of the facility which is generally not a true representation of a real life scenario. The signal from the facility is normally affected by various factors including service demand and call traffic, network support of surrounding base stations, distance, topography, physical and natural barriers (such as hills, trees, buildings etc), antenna specifications, azimuth and power input to name a few.

9.6 Traffic Generation

Although some additional traffic will be generated during construction of the facility, this will be only of temporary nature. Once constructed, the facility will only require periodic visits for maintenance purposes, generally 1-5 times per year. The facility will otherwise operate on a continuously unmanned basis.

As a result, the traffic generation will therefore be minimal and not sufficient to create any adverse impacts in this regard or by creating a demand for parking facilities.

9.7 Flood Proneness

The facility is not located on flood prone land.

9.8 Acid Sulphate Soils

The geotechnical report will confirm the soil conditions. It is not anticipated that acid sulphate soils are present.

9.9 Utility Services

All services required for the ongoing operation of the base station are capable of being provided to the facility without impacting on the supply or reliability of these services to any existing consumers in the locality.

The facility will be connected to electricity but, due to its unmanned nature, will not be connected to potable water or sewerage.

Given the small footprint of the facility and limited amount of hardstand, drainage onsite will not be affected and no stormwater works are proposed as a part of the proposal.

9.10 Noise

The facility is not considered to be a significant noise generator. The only noise produced by the facility, while operating, is low level noise from the air conditioning equipment on the equipment shelter. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation, and will comply with the background noise levels prescribed by Australian Standard AS1055.

Some noise and vibration emissions may be produced during the construction phase of the project, though any noise generated will be of short duration and will be in accordance with relevant applicable Victorian standards and legislation.

9.11 Social and Economic Impacts

Expansion of mobile infrastructure is a reflection of required utility services in modern society. As new technologies arise and the demand for this service grows exponentially, so does the demand for improved telecommunications infrastructure and reliable services. According to the ABS 2014 statistics, there are now over **21 million** handset subscribers in Australia. Mobile technology's continual development has allowed it to become the preferred channel to access the internet for most people in Australia and the rest of the world.



Figure 31. Source Optus Mobile Pty Ltd

The demand for improved mobile services is not limited to one particular sector, but is linked to a number of different sources such as the residential, commercial, educational and medical sectors. It is anticipated as residential expansion increases so will accompanying facilities such as schools, banks, libraries, medical centres, commercial districts etc. Wireless telecommunications facilities will support the growth of these key service areas which all to one extent or another rely on a hybrid mix of telecommunications services which include fibre and the more flexible wireless option.

The proposal is anticipated to have positive impacts as a result of enhanced mobile telephone coverage and faster data transfer services.

10 CONCLUSION & SITE SUITABILITY

Optus propose to install a greenfield telecommunications monopole to service the coastal township of West Ulverstone. The proposed telecommunications structure has been integrated into the future recreational flood light plans for the Ulverstone Showgrounds. To ensure that there is no conflict with recreational activities on-site the telecommunications structure has been situated within the animal precinct area of Ulverstone Showground. Optus is open to considering design comments from Council such as colour schemes and material used in the construction of fencing.

The facility will form an integral component in the Optus mobile phone network in Tasmania and will provide an important community benefit by providing improved and reliable communications services to the emerging community. Most importantly, the greenfield structure will host linkage options into the greater Optus network (via parabolic antenna) throughout Tasmania, greatly improving reliability of the wireless service.

The proposed development is considered appropriate in light of the relevant legislative, environmental, technical, radio coverage and public safety requirements and is considered acceptable in social, economic and environmental terms as demonstrated in this Statement of Environmental Effects.

The proposal is not likely to have any significant environmental impacts and it satisfactorily meets the requirements of the relevant state and local planning instruments and policies.

For these reasons, it is respectfully requested that Council look favourably at this application and that an approval be issued for the works to proceed.

Appendix 1 Preliminary Drawings



PROPOSED OPTUS
BASE STATION



LOCALITY MAP

COPYRIGHT © GOOGLE MAPS

LEVEN RIVER

EXISTING COUNCIL DOG LASHING AREA

PROPOSED OPTUS ACCESS TRACK
APPROX. 10m TO BE SHARED

PROPOSED OPTUS INSTALLATION

EXISTING STORAGE CONTAINERS (2 OFF)

EXISTING STORAGE SHED

EXISTING POWER POLE #118412

EXISTING ALL WEATHER GRAVEL ACCESS ROAD

EXISTING OVAL GROUND

EXISTING ANIMAL LOADING RAMP

PROPOSED OPTUS U/G TRAFFICABLE FEEDER ROUTE

EXISTING BOUNDARY FENCELINE

EXISTING 6m WIDE ACCESS GATE

EXISTING OVAL GROUND FENCE

PROPOSED COUNCIL LIGHTING POLE #P11/OPTUS MONOPOLE

PROPOSED OPTUS U/G FEEDER ROUTE APPROX. 25m (INDICATIVE ONLY)

PROPOSED OPTUS FEEDER PIT AT THE BASE OF MONOPOLE (1 OFF)

PROPOSED OPTUS 30m HIGH MONOPOLE WITH PROPOSED HEXAGONAL HEADFRAME

PROPOSED OPTUS MONOPOLE FOUNDATION (TBC)

PROPOSED OPTUS U/G FEEDER ROUTE APPROX. 25m (INDICATIVE ONLY)

PROPOSED OPTUS FEEDER PIT AT THE BASE OF MONOPOLE (1 OFF)

PROPOSED OPTUS 30m HIGH MONOPOLE WITH PROPOSED HEXAGONAL HEADFRAME

PROPOSED OPTUS MONOPOLE FOUNDATION (TBC)

PROPOSED OPTUS U/G FEEDER ROUTE APPROX. 25m (INDICATIVE ONLY)

PROPOSED OPTUS FEEDER PIT AT THE BASE OF MONOPOLE (1 OFF)

PROPOSED OPTUS 30m HIGH MONOPOLE WITH PROPOSED HEXAGONAL HEADFRAME

PROPOSED OPTUS MONOPOLE FOUNDATION (TBC)

PROPOSED OPTUS U/G FEEDER ROUTE APPROX. 25m (INDICATIVE ONLY)

PROPOSED OPTUS FEEDER PIT AT THE BASE OF MONOPOLE (1 OFF)

PROPOSED OPTUS 30m HIGH MONOPOLE WITH PROPOSED HEXAGONAL HEADFRAME

PROPOSED OPTUS MONOPOLE FOUNDATION (TBC)

PROPOSED OPTUS U/G FEEDER ROUTE APPROX. 25m (INDICATIVE ONLY)

PROPOSED OPTUS FEEDER PIT AT THE BASE OF MONOPOLE (1 OFF)

PROPOSED OPTUS 30m HIGH MONOPOLE WITH PROPOSED HEXAGONAL HEADFRAME

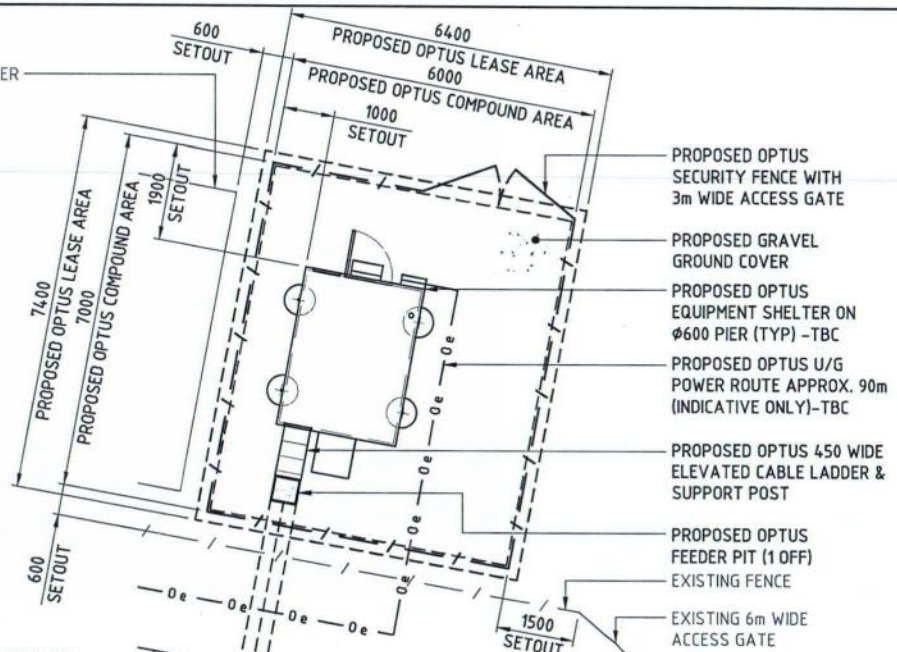
PROPOSED OPTUS MONOPOLE FOUNDATION (TBC)

PROPOSED OPTUS U/G FEEDER ROUTE APPROX. 25m (INDICATIVE ONLY)

PROPOSED OPTUS FEEDER PIT AT THE BASE OF MONOPOLE (1 OFF)

PROPOSED OPTUS 30m HIGH MONOPOLE WITH PROPOSED HEXAGONAL HEADFRAME

EXISTING STORAGE CONTAINER (TYP.)



PROPOSED OPTUS SECURITY FENCE WITH 3m WIDE ACCESS GATE

PROPOSED GRAVEL GROUND COVER

PROPOSED OPTUS EQUIPMENT SHELTER ON Ø600 PIER (TYP) -TBC

PROPOSED OPTUS U/G POWER ROUTE APPROX. 90m (INDICATIVE ONLY)-TBC

PROPOSED OPTUS 450 WIDE ELEVATED CABLE LADDER & SUPPORT POST

PROPOSED OPTUS FEEDER PIT (1 OFF)

EXISTING FENCE

EXISTING 6m WIDE ACCESS GATE

PROPOSED CRANE/EWP LOCATION (TBC BY CONSTRUCTION CONTRACTOR)

PROPOSED OPTUS Ø1200 PARABOLIC ANTENNA (1 OFF) & FUTURE OPTUS Ø1200 PARABOLIC ANTENNA (1 OFF)

FUTURE OPTUS PANEL ANTENNAS (3 OFF) (TYP.)

PROPOSED OPTUS RRU's (12 OFF) (TYP) & FUTURE OPTUS RRU's (6 OFF) (TYP)

FUTURE OPTUS Ø600 PARABOLIC ANTENNA (1 OFF) (TYP)

PROPOSED OPTUS PANEL ANTENNAS (3 OFF) (TYP.)

MGA ZONE 55
E 430 093
N 5 444 059
AT & MONOPOLE

DETAIL 1
SCALE 1:100

NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.

SITE ADDRESS:

SHOW GROUNDS
2 FLORA ST
WEST ULVERSTONE TAS 7315

NOTES:

1. BASIS OF DESIGN
 - > SITE INSPECTION 23/03/2016
2. PANEL ANTENNAS
 - > 1-OFF PER SECTOR (EACH 2.6m LONG) AT EL 31m AND 1-OFF PER SECTOR (FUTURE)
 - > SECTOR 1 - 90°, SECTOR 2 - 190°, SECTOR 3 - 300°
 - > MOUNTED ON PROPOSED HEXAGONAL HEADFRAME
3. TRANSMISSION
 - > 1-OFF Ø1200 PARABOLIC ANTENNA AT EL 27m
 - > FUTURE Ø1200 PARABOLIC ANTENNA (1 OFF) & FUTURE Ø600 PARABOLIC ANTENNA (1 OFF) AT EL 27m
 - > LINK SITE: H0045 OR H8145-TBC
 - > TO BE CONFIRMED BY OPTUS
4. EQUIPMENT SHELTER
 - > VOS 1.3 EQUIPMENT SHELTER (3.15m x 2.38m) SANDWICH PANEL SHELTER, COLOURED "PALE EUCALYPT"
 - > SUPPORTED ON BORED PIERS-TBC
5. OPTUS MONOPOLE
 - > 30m HIGH MONOPOLE WITH HEXAGONAL HEADFRAME AT EL 31m
6. FEEDER CABLES
 - > 3-OFF 9/18 ALL SECTORS
 - > LENGTH: 65m ALL SECTORS
 - > 450mm WIDE HORIZONTAL CABLE LADDER
7. SITE ACCESS
 - > DIRECT ACCESS FROM CNR OF ESPLANADE & ALICE STREET
8. ANTENNA ACCESS
 - > VIA EWP ONLY
9. POWER SUPPLY
 - > 3-PHASE POWER SUPPLY IS AVAILABLE FROM NEAREST POWER POLE #118412 (APPROX. RUN 90m)-TBC BY POWER AUTHORITY
 - > DETAILS TO BE CONFIRMED/ADVISED
10. OTHER (PAINTING, LANDSCAPING, SCREENING)
 - > N/A

OVERALL SITE PLAN

SCALE 1:2000

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
01	30.05.16	ISSUED FOR APPROVAL	DALY	GP	SH	DI	KM

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HUAWEI TECHNOLOGIES (AU) PTY LTD
400-010 700 000
BYRON BAY LEVEL 6 TOWER B 700 PACIFIC HIGHWAY
CHERRYBROOK NSW 2071
TEL: +61 2 8508 3888 FAX: +61 2 9411 8533
MELBOURNE LEVEL 24 400 COLLINS STREET
MELBOURNE VIC 3000
TEL: +61 3 8510 0500 FAX: +61 3 9621 1875

Client:

OPTUS yes

Project:

MOBILE NETWORK AUSTRALIA
SITE No:- H0090 - E
WEST ULVERSTONE
2 FLORA ST

Drawing Title:

DRAFT SITE LAYOUT

Drawing Status:

FOR APPROVAL

Drawing No.

H0090-P1

Revision

01

20 10 0 10 20 30 40 50mm

A3

CAD File: O:\Huawei\SA\3\3 Sites\TAS\H0090 West Ulverstone\1 SAED\Working Data\CAD (SECURE)\In progress drawings\H0090-DSL.dwg Date: 12/07/2016 11:40 AM

Appendix 2 ARPANSA EME Report



Environmental EME Report

15 Flora Street, WEST ULVERSTONE TAS 7315

This report provides a summary of Calculated RF EME Levels around the wireless base station

Date 1/10/2016

RFNSA Site No. 7315007

Introduction

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 15 Flora Street WEST ULVERSTONE TAS 7315. These levels have been calculated by Huawei using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.65% of the public exposure limit.

The ARPANSA Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

How the EME is calculated in this report

The procedure used for these calculations is documented in the ARPANSA Technical Report "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <http://www.arpansa.gov.au>.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- the base station automatically adjusts transmit power to the minimum required.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

These levels are cumulative and take into account emissions from all mobile phone antennas at this site.

The EME levels are presented in three different units:

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m²) – the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

Results

The maximum EME level calculated for the proposed systems at this site is 4.18 V/m; equivalent to 46.4 mW/m² or 0.65% of the public exposure limit.

Radio Systems at the Site

There are currently no existing radio systems for this site.

It is proposed that this base station will have equipment for transmitting the following services:

Carrier	Radio Systems
Optus	LTE700 (proposed), WCDMA2100 (proposed), WCDMA900 (proposed), LTE2600 (proposed), LTE1800 (proposed)

Calculated EME Levels

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined.

Distance from the antennas at 15 Flora Street in 360° circular bands	Maximum Cumulative EME Level – All carriers at this site					
	Existing Equipment			Proposed Equipment		
	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits
0m to 50m				3.12	25.88	0.35%
50m to 100m				2.68	19.081	0.23%
100m to 200m				4.17	46.19	0.65%
200m to 300m				4.18	46.4	0.64%
300m to 400m				3.19	27.022	0.37%
400m to 500m				2.41	15.41	0.21%
Maximum EME level				4.18	46.4	0.65
				199.45 m from the antennas at 15 Flora Street		

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest that have been identified through the consultation requirements of the Communications Alliance Ltd Deployment Code C564:2011 or via any other means. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Additional Locations	Height / Scan relative to location ground level	Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment		
		Electric Field V/m	Power Density mW/m ²	% of ARPANSA exposure limits
Childcare	2m to 6m	1.31	4.53	0.063%
Primary School	0m to 8m	1.28	4.33	0.06%

RF EME Exposure Standard

The calculated EME levels in this report have been expressed as percentages of the ARPANSA RF Standard and this table shows the actual RF EME limits used for the frequency bands available. At frequencies below 2000 MHz the limits vary across the band and the limit has been determined at the Assessment Frequency indicated. The four exposure limit figures quoted are equivalent values expressed in different units – volts per metre (V/m), watts per square metre (W/m²), microwatts per square centimetre (μW/cm²) and milliwatts per square metre (mW/m²). Note: 1 W/m² = 100 μW/cm² = 1000 mW/m².

Radio Systems	Frequency Band	Assessment Frequency	ARPANSA Exposure Limit (100% of Standard)
LTE 700	758 – 803 MHz	750 MHz	37.6 V/m = 3.75 W/m ² = 375 μW/cm ² = 3750 mW/m ²
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 μW/cm ² = 4500 mW/m ²
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 μW/cm ² = 4500 mW/m ²
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m = 9.00 W/m ² = 900 μW/cm ² = 9000 mW/m ²
LTE2100, WCDMA2100	2110 – 2170 MHz	2100 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE2600	2620 – 2690 MHz	2600 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m = 10.00 W/m ² = 1000 μW/cm ² = 10000 mW/m ²

Further Information

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).

Information about RF EME can be accessed at the ARPANSA website, <http://www.arpansa.gov.au>, including:

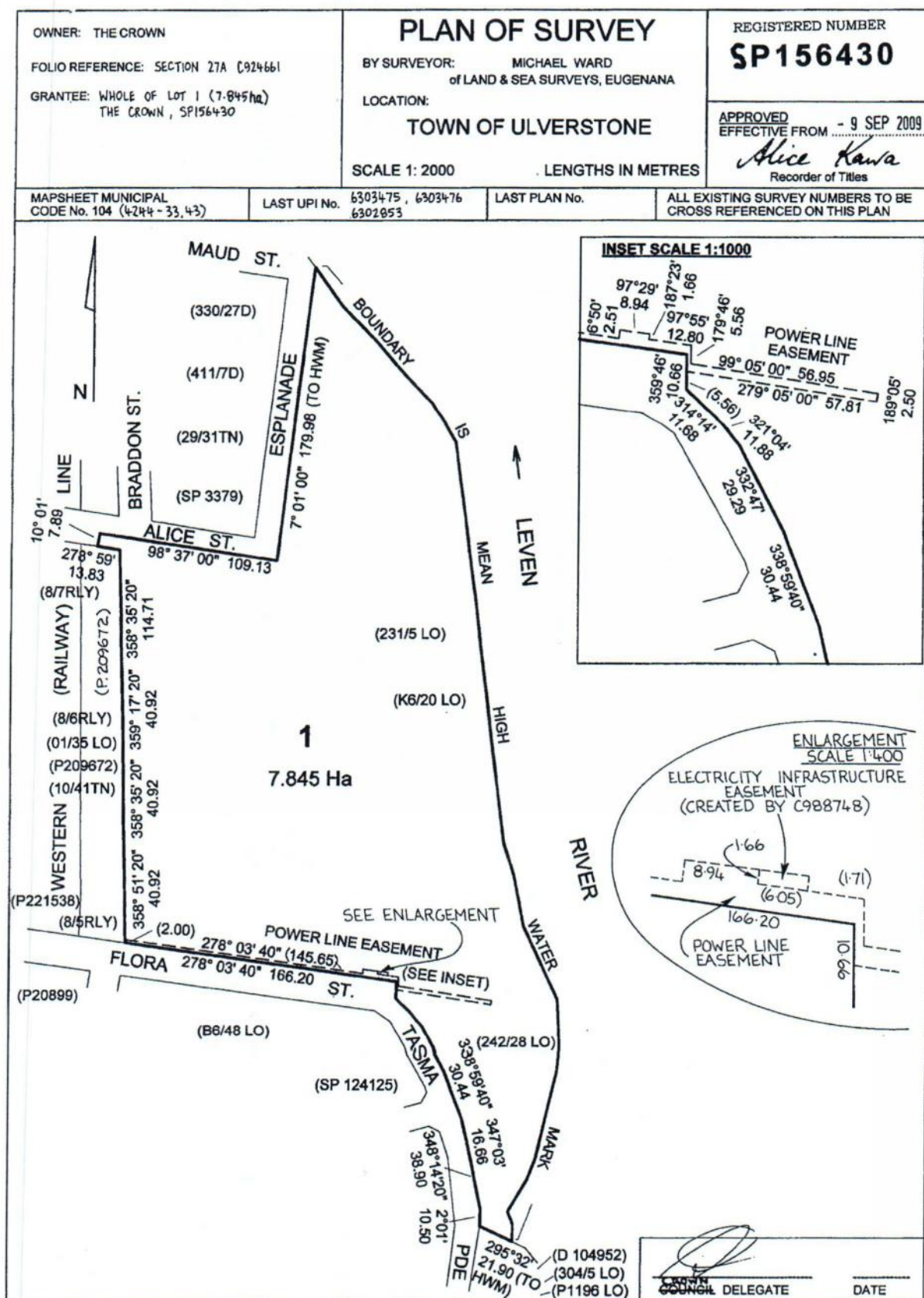
- Further explanation of this report in the document "Understanding the ARPANSA Environmental EME Report"
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; "Radio Frequency EME Exposure Levels - Prediction Methodologies"
- the current RF EME exposure standard
Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), 2002, 'Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields — 3 kHz to 300 GHz', Radiation Protection Series Publication No. 3, ARPANSA, Yallambie Australia.
[Printed version: ISBN 0-642-79400-6 ISSN 1445-9760] [Web version: ISBN 0-642-79402-2 ISSN 1445-9760]

The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at <http://emr.acma.gov.au>

The Communications Alliance Ltd Industry Code C564:2011 'Mobile Phone Base Station Deployment' is available from the Communications Alliance Ltd website, <http://commsalliance.com.au>.

Contact details for the Carriers (mobile phone companies) present at this site and the most recent version of this document are available online at the Radio Frequency National Site Archive, <http://www.rfnsa.com.au>.

Appendix 3 Certificate of Title & Survey Plan



SEARCH OF TORRENS TITLE

VOLUME 156430	FOLIO 1
EDITION 2	DATE OF ISSUE 18-Nov-2010

SEARCH DATE : 02-Dec-2016

SEARCH TIME : 04.52 PM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 1 on Sealed Plan 156430 (Section 27A of the Land Titles Act.)

Derivation : Whole of Lot 1 7.845ha The Crown

SCHEDULE 1

C905787 TRANSFER to CENTRAL COAST COUNCIL Registered
09-Sep-2009 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP156430 EASEMENTS in Schedule of Easements

C988748 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with
the benefit of a restriction as to user of land in
favour of Aurora Energy Pty Ltd over Electricity
Infrastructure Easement shown on SP156430 (Subject to
Provisions) Registered 18-Nov-2010 at noon

C905787 FENCING PROVISION in Transfer

C905787 REVERSIONARY CONDITIONS set forth in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Appendix 4 Photomontage



PROPERTY DETAILS:

Ulverstone Showground
 Lot 1 P156430
 2 Flora Street
 WEST ULVERSTONE
 TAS 7315

VIEW LOOKING TOWARD PROPOSED OPTUS 30M MONOPOLE – VIEW
 SOUTH WEST FROM THE ESPLANADE

PHOTOMONTAGE FOR ILLUSTRATIVE PURPOSES ONLY

FOR REFERENCE

DALY
 INTERNATIONAL

Level 10, 601 Bourke Street
 MELBOURNE VIC 3000
 03 9628 5300
www.dalyinternational.com

OPTUS

Project: West Ulverstone

Drawing Title:
 PHOTOMONTAGE
 SHEET 1 OF 1

Drawn: TM

Date: 2/12/2016

Scale: NTS

The Advocate

Connect with Classifieds

Phone: 1300 363 789
Email: classifieds@theadvocate.com.au

Fairfax Media

Pets and Pet Care

PUREBRED Labrador Puppies (2) Vet checked, wormed and vacc. 0400 609 723.

Livestock

SALE 2 x 17 month Hereford x Ayrshire steers, quiet, hand reared. \$1450 each. Ph. 0420 938 218.

Livestock

Ulverstone Pet Food
Stock wanted, suitable for pet food. Ph. 6425 5822 or 0408 141 972 (AH).

WHITE dorper rams, from top quality sire, starting from \$300. Ph. 0467 483 630. Wynyard.

LAPOINYA ABATTOIRS

(Cattle Transport Organized)

Private services for Beef, Lamb & Pork.
Cut, packed and labelled to your requirements

Beef 12-14 Day Hanging Time

Enquiries: 6445 4384 Mobile: 0429 037 770
Abattoir Accreditation No: S38

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Private services for Beef, Lamb & Pork.
Cut, packed and labelled to your requirements

Beef 12-14 Day Hanging Time

Enquiries: 6445 4384 Mobile: 0429 037 770
Abattoir Accreditation No: S38

Livestock Auctions

Roberts

UPCOMING
LIVESTOCK SALES

Quoiba Livestock Marketing Complex

Monday 27 February

Pigs at 11:30am • Lambs/Sheep at 12 Noon • Calves at 12:30pm

Wednesday 1 March at 11:30am

Quoiba Prime Cattle Sale

Friday 3 March at 11:30am

Quoiba Store Cattle Sale

FEATURING

Account: South Riana

20 Limousin cross steer calves

20 Limousin cross heifer calves

Both Never Ever Accredited, Nil Grain & Nil Antibiotic

Enquiries: Bill Aldridge 0418 236 316

16 Angus Friesian cross steers, 2yrs old

Enquiries: Dean Smith 0447 402 774

If you are intending to sell livestock through Roberts Ltd please ensure you have a current livestock account set up prior to day of sale. To arrange this please contact
6391 6545 or livestock@robertsltd.com.au

For enquiries please contact your local
Roberts Livestock Representative

Livestock Enquiries (03) 6391 6539 livestock@robertsltd.com.au
Quoiba Livestock Marketing Complex (03) 6424 5101 (Sale Days)

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"Advertising really works just ask me 'Save a Buck'. Our business has gone from strength to strength since advertising in The Advocate. The proof is in the pudding" Illi Steve Charles, Wynyard.

let it work for YOU! 1300 363 789



Clearing Sales

Elders FARM CLEARING SALE

Saturday 4th March at 11 am

A/c Mr R. Elphinstone, 85 Camena Rd, Natone

Livestock: 60 Head of cattle comprising cows & calves, Heifers and calves, mixed sex yearlings, 1 Hereford bull 4yr

Machinery due to Sale of Property:
Isuzu truck, Isaki tractor, NH Sq. Baler, 6d mower, 2 Tedder Rakes, 2 SD Rakes, Post Hole Digger, Slasher, 3 Drop Spreaders, 2 sect Harrows, 2 Tool Bars, 3pl Bucket, 3f Plough, IH Discs, Cement Mixer & Motor, Set Horse discs, Anvil, Welder, 2 endless chains, Saw Bench, Single F. plough, Match Plough, 2 Butter churns, Asst drums, Horse Gear, Posts, Wire, Tools & Workshop Equipment, House hold items, incl table, chairs, fridge, freezer, Vacola bottles, etc

Outside Entries: IH B54 Sq baler, 2 Hay Rakes, PTO Cement Mixer

Luncheon in Aid of Natone Primary School

Allan Perry 0419 560 628

Phil Harrison 0408 269 313

CLEARING SALE TERMS: Strictly cash or approved cheque on day of sale. Bidders to register, ID required. GST will be added where applicable.

No Buyers Premium

For full details and photos visit

www.elders.com.au

Select Rural Services then clearing sales

Farm Machinery

FORD 3000, VGO, Exc tyres, fitted jib crane, 6340Hrs, \$6,000. 6442 3875.

Church Notices

ALL welcome to a traditional Harvest Festival and HC Service this Sunday, 9.30 am. 150 Waverley Rd, Don.

ANGELICAN CHURCH

DEVONPORT

Sunday, Feb. 26th

8.45 am St John's HC

10.30 am St Paul's HC

Wednesday Mar 1st

10 am St John's HC

Ph: 6424 6420



February 26, 2017

11 am Christian Community Church

81 Lillico Road, Lillico

Rev. Johann Joubert

Devonport

9.30 am Pathway to Life

22 Nicholls Street

Worship Service

www.pathwaytolife.org.au

Penguin

9 am Sanctuary Hill

Christian Fellowship

Main Road, Penguin

Rev. Julian Dykman

Ulverstone

10.30 am Christian

Reformed Church of

Ulverstone

36 John Street

Rev. Julian Dykman

LATROBE BAPTIST

10am, Mr W. Fawdry

Phone 6426 1220.

SPRING CLEANING

Why not have a

Garage SALE

Call the Classifieds team on

1300 363 789

Church Notices

PRESBYTERIAN
Edward St,
DEVONPORT
10am Service
Harvest Thanks giving
Rev. Andrew Satchell
Enquiries
Ph. 6424 7115.

SASSAFRAS BAPTIST
9.30am Sunday School
10.30am Worship Service
Mr Michael Ezzy

SHEFFIELD BAPTIST
10.30am
Noel McDonough
All welcome.

ST DAVID'S
7 Hamilton St, Latrobe
Sunday Worship 5pm
Speaker: John Lamont
Friday Youth Clubs:-
Juniors 4pm Seniors 7pm
Enquiries 0417 524 609

I Love You
GETTING ENGAGED?
TELL THE WORLD
Advocate Classifieds
1300 363 789

Local Government

LATROBE COUNCIL

APPLICATIONS FOR PLANNING PERMITS
The following applications have been received under Section 57 of the Land Use Planning & Approvals Act 1993:

Application No.: DA 20/2017
Site: 9 Highwater Lane, Port Sorell
Proposal: Proposed dwelling extension with reliance on Performance Criteria under the General Residential zone provisions (reduced setback & privacy)

Application No.: DA 22/2017
Site: 6039 Frankford Road, Wesley Vale
Proposal: Proposed shed with reliance on Performance Criteria under the Rural Resource zone provisions (increase in floor area)

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 25th day of February 2017.

Gerald Monson
General Manager



Local Government

CIRCULAR HEAD COUNCIL
TEMPORARY ROAD CLOSURE

To enable the Preminghams Community Camp to occur, Council in accordance with the Local Government (Highways) Act 1982, has approved the following road closure:

Mt Cameron West Track, Marrawah

12.00am 10 March 2017, to

12.00pm 14 March 2017

If you have any queries, please contact the Development

Services Department on 6452 4840.

DH Quilliam

MAYOR

Tony Smart

GENERAL MANAGER

PO Box 348 Smithton 7330

Phone: 03 6452 4800

E-mail: council@circularchead.tas.gov.au

Web: www.circularchead.tas.gov.au

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Kellie Malone

From: Jenny Hyland <flyingducks1@bigpond.com>
Sent: Sunday, 5 March 2017 10:04 AM
To: switch
Subject: Application DA216159

This is a formal objection to the Optus Tower being erected in Ulverstone.

It is our understanding that the building height code is restricted to the height of the clock tower.

We believe it will be unsightly to the residents of Ulverstone, tourists and spoil the landscape appearance, from all directions from when entering into Ulverstone..

Surely there must be a more appropriate position to install this tower that is less unsightly to all.

DOES THIS OPEN THE GATEWAY FOR OTHER TELSTRA, VODAFONE AND COMMUNICATION COMPANIES TO DO THE SAME.

AS RATEPAYERS WE OWN THE LAND AND IT SHOULD BE PUT TO A PUBLIC VOTE.

IS THIS A MONEY MAKING EXERCISE AT THE EXPENSE OF THE HEALTH AND WELLBEING OF ALL PEOPLE.

With respect

Neil Maggs and Jenny Hyland

Kellie Malone

From: Mary-Ann Edwards
Sent: Tuesday, 7 March 2017 3:39 PM
To: Kellie Malone
Subject: FW: petition to central coast

Mary-Ann Edwards

Town Planner

CENTRAL COAST COUNCIL

PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315

P: (03) 6429 8953 | F: (03) 6425 1224

mary-ann.edwards@centralcoast.tas.gov.au



CENTRAL COAST
COUNCIL

From: cuzzy babes [mailto:cuzzybabes@hotmail.com]
Sent: Monday, 6 March 2017 9:42 PM
To: switch <switch@centralcoast.tas.gov.au>
Subject: petition to central coast

Subject matter: development application DA 216159

I am writing with my concerns about the aforementioned proposed Optus Tower development.

As a homeowner near to the show ground I have major concerns about this development.

The 31m high tower will detract from the current visual beauty of the recreation ground and is aesthetically incompatible with the area. The natural skyline and the closeness of the river and the very busy walk way will be negatively impacted by this metal tower.

This is a residential area and to have a telecommunication tower in a sporting event seems to be a poor choice.

I am wondering what financial incentives have been offered by Optus to have this tower insitu especially since Telesta has such a big market in Tasmania and this is why the Ulverstone councillors are considering this...for the money?

Regards

Charisse Hardy

0439 309 455

Kellie Malone

From: T & V Foster <tonyvalfoster@bigpond.com>
Sent: Tuesday, 28 February 2017 3:58 PM
To: switch
Subject: FW: phone tower objection

To whom it may concern.

You can't be serious, I just seen drawings of that monstrous ugly tower proposed for the showgrounds. We are investing over 1.2 million dollars on a tourist accommodation project in Helen St. to help make Ulverstone a destination for tourists not just a drive through town. We are so proud of our town's parks and garden and all the wonderful waterfront development with bike tracks, bbq areas pier 01 the fountain etc.,. To have the beautiful river side track overshadowed by this ugly monstrosity is just ludicrous. Ulverstone will become known as the town with the ugly tower. Please don't let this happen.
Regards, Tony Foster.

Regards
Tony & Val Foster
Ulverstone River Edge Apartments
Ph 0364252999 M 0407642529
7 Helen St West Ulverstone, Tas 7315
Email: tonyvalfoster@bigpond.com

Kellie Malone

From: Kerrie Moss <mosskerrie@gmail.com>
Sent: Wednesday, 1 March 2017 7:35 PM
To: Planning
Subject: Fwd: Application for planning approval DA 216113 - Attention Ian Sansom

> Dear Mr Sansom,
> Thank you for your letter of 27 Feb informing me of the change to the planning approval application noted above
>
> I understand that this has now been replaced by application no. DA 216159, but remains essentially unchanged from the original application.
>
> Thank you for proving the opportunity for me to register my concern in relation to the new application - I formally advise that my concerns remain in relation to this new application.
>
> The Central Coast Council has undertaken substantial work across many years to fulfil the potential of the beautiful river and beach front location enjoyed by Ulverstone. Ulverstone now has one of the most attractive, accessible, functional and community focused central town environments in Tasmania, and potentially beyond. Our wonderful town/river/beach environment is also a huge boon for local tourism.
>
> In addition the Showground precinct is now a significant regional (as well as local) sporting and community hub - an incredible resource for the local economy as it is so well placed to the central business district and the wonderful paths and walkways invite sporting visitors to explore the town as part of their stay.
>
> Given this I just can't fathom the decision to allow a communications tower to be built on the rivers edge, in the middle of this sporting/community hub and in full view from most scenic vantage points along the river to the beach and/or back into the centre of town. I am amazed that the Council is considering creating an eyesore in the centre of an area that is a key drawcard to the region/town, when works to beautify the immediate vicinity have just been completed and have been themselves designed to draw locals and visitors alike to the area.
>
> To say it seems a backward step is quite an understatement.
>
> Please note that although I live in the basic area adjacent to the proposed site of the tower, it will not impact on my day to day life, either in terms of practical living or view. However I can imagine that many people living closer to the proposed site would have concerns for health and welfare, property values, direct outlook from homes etc.
>
> However, my personal concern is for our town and the totally unnecessary backward step of allowing an eyesore like this to be erected in an environmentally beautiful and community centred location.
>
> I respectfully request Councillors to reject this application. If the tower is erected on this site no amount of camouflage planting or fencing will be able to restore the beauty of the site and/or hide the view of the tower from key vantage points around town.
>
> There must surely be other options that don't require the tower to be placed in the centre of an iconic sporting and community precinct.
>
> Yours sincerely,
> Kerrie Moss
> 3 Dorothy Place
> Ulverstone
>
> Sent from my iPhone

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 1 MAR 2017

Application No:

1 Doc ID:

* Refe Petition / Rep

DOC ID 263807

Kellie Malone

From: Peter Thomson <ulvethom@bigpond.net.au>
Sent: Thursday, 2 March 2017 9:03 PM
To: Planning
Subject: Planning application DA216159

Please be advised that I would like my previous submission to be carried over and applied to the new application.

I consider that the application to build an Optus tower at this location should be strongly rejected by council . The tower in such a prominent position would have a major detrimental effect on the aesthetics of the area. The pictures provided in the application do not show the true visual impact on the location. Optus in its own application states that it prefers to locate such facilities on agricultural or rural land. There is no shortage of these sites in our community. This is such an inappropriate development for the area proposed as it would permanently degrade the precious river precinct parkland by being visible from many of the adjacent recreational areas and vantage points in town.

The river precinct including surrounding parklands needs to be valued by the council not degraded.
Sincerely,

Julie Thomson.

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 2 MAR 2017

Application No:

Doc. ID:

Kellie Malone

From: M & C Davis <mc-davis@bigpond.com>
Sent: Thursday, 2 March 2017 12:54 PM
To: Planning
Cc: Jan Bonde; Kathleen Downie; John Bloomfield; Shane Broad; Garry Carpenter; Gerry Howard; rowan.tongs@centralcoast.tas.gov.au; Philip Viney; Tony van Rooyen
Subject: Telecommunications tower - Flora Street West Ulverstone

To the Central Coast Council

Firstly, I would like to thank Ian from your Planning Department for returning my call this day 2nd March 2017 and answering my enquiries.

Health implications aside, we wish to express our concern at the visual impact this massive, ugly structure would have to one of Ulverstone's, indeed Tasmania's prime locations where people congregate to enjoy the amenities on the western bank of the river. Lighting added to the structure is of little consequence to the rate payers compared to the permanent eyesore on our scenic surrounds.

We are incredulous that Council might even consider this proposal given that it is in direct view of all the beautiful and costly improvements that have been made to the wharf precinct, including the Mike Downie "viewing area" dedicated to our late Mayor.

Council does own the land **on behalf** of the ratepayers. Therefore we are hoping that common sense will prevail when making your decision on the future of this application.

Yours faithfully

Michael and Carol Davis
2 Maud Street
Ulverstone

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 2 MAR 2017

Application No:

Doc. ID:

Mary-Ann Edwards
Town Planner
Central Coast Council

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 2 MAR 2017

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To whom it may concern,

In relation to the application for planning approval DA 216113 rendered invalid and replaced by DA 216159 - Utilities Telecommunications Tower - Ulverstone Showground - 2 Flora Street, West Ulverstone.

I would like my STRONG objection to this proposal noted and my submission carried over and applied to the new application - DA 216159.

I would also like noted that until I was approached by a concerned neighbour I was completely oblivious to this application and Council's intentions.

This application if carried, will affect the health and wellbeing of ALL West Ulverstone residents and have far reaching ramifications for future generations.

To even consider this construction in this location is absurd and irresponsible and shows a complete disregard for all residents.

Consulation with all Ulverstone residents at a general meeting would be appreciated.

Yours, in anticipation



Keith Beavis
2A Maud Street
West Ulverstone

Mary-Ann Edwards
Town Planner
Central Coast Council

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Yours, in anticipation



Shiron Beavis
2A Maud Street
West Ulverstone

W Refe to Petton / Rep

Kellie Malone

From: Annette White <jwh48152@bigpond.net.au>
Sent: Tuesday, 7 March 2017 9:08 AM
To: Planning
Subject: Application DA216159 Telecommunication tower

We wish our objection to apply to the above. After so much redevelopment and beautification of the river area, why would the council approve of this telecommunication tower. Surely it could be situated in or near similar structures within the town boundary.

Regards

Annette & John White
4 Maud Street
Ulverstone.

Petition to Central Coast Council

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216113 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.

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The tower would be located directly next to the concrete scenic walkway used extensively by the community and is currently a major attractive asset. A tower is not a suitable addition to complement the community health and wellbeing infrastructure and does not complement the streetscape.

The tower would be located on land which has flooded in recent tidal surges.

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It will reduce the area available for use by community groups including the local show society, dog clubs and general users of the showground. Space is already at a premium when events are held in this area and land should not be reduced further.

The tower would be located too close to waterway navigational markers which is unsafe for maritime vessels entering and exiting the river.

There are37.....signatures to this petition.

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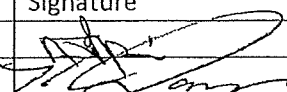
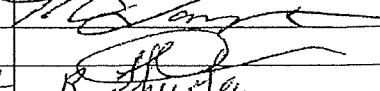
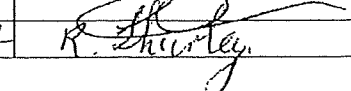
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Name	Address	Signature
Norma Rappin	11 George St.	
Gene Rappin	11 George St.	
Nathan Lambie	15A Walher Street	
R. Shirley	3 Amherst Street	R. Shirley

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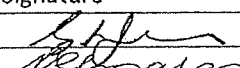
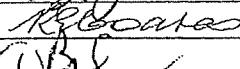

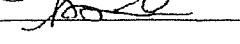
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Name	Address	Signature
GAVIN JENKINS	6 BRADON STREET	
REXANNE COATES	8 ALICE ST	
DEVIS BUCKLEY	2011 JOHN ST	
Rachael Turner	12 Tingha Way	

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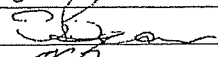

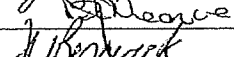
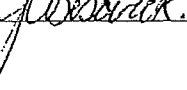
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Name	Address	Signature
S. BEAVIS	2A MAUD ST	
T. Beswick	3 MAUD ST	
Bev. Pearce	8 MAUD ST	
T. Beswick	3 MAUD ST	

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Name	Address	Signature
William Gaffney	14 Diak St.	William Gaffney
Andrew Gaffney	" " "	Andrew Gaffney
Pauline Cole	12 Diak St.	Pauline Cole
Mark Cole	" " "	Mark Cole

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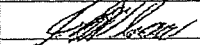
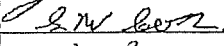
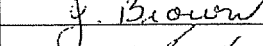
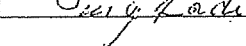
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Name	Address	Signature
Joanne Cox	5 Braddon St.	
Garry Cox	5 Braddon St.	
Joyce Brown	1 Flora St.	
M. J. LADE	14 A. DIAL ST.	

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Name	Address	Signature
MICHAEL BEST	36 BRADDON ST	
	West Ulverstone	
	Market St 7	
Garry Tierney	1 Flora St. Ulv.	

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Name	Address	Signature
B SAVERY	8A Queen St	B Saverly
K BEAVIS	2A MAUD ST	K Beavis
A WHITE	4 MAUD ST	A White
J WHITE	4 MAUD ST	J White

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Name	Address	Signature
P. Thomson	2 Water St Ulverstone	[Signature]
J. Thomson	2 Water St Ulverstone	[Signature]
J. H. M. M. M. M.	12/31 JOHN ST.	[Signature]
C. Riley	14 George St Ulverstone	[Signature]

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DUDLEY BARKER	14 HOLLIS WAY	Dudley Barker
FRANK MATTHEWS	24 MAUD ST	Frank Matthews

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Name	Address	Signature
<i>Pamela Smith</i>	<i>19 Blackwood Rd</i>	<i>Pamela Smith</i>

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Name	Address	Signature
J. HLOP	6 WATER ST	[Signature]
D. DABERCA	13 Kynwong St	[Signature]
G. Layton	5 FLINDERS AVE	[Signature]

Petition to Central Coast Council

Person lodging Petition: Robyn Joy Kent

Address: 12 Maud Street
Ulverstone Tasmania

Signature:


.....

COPY

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 22 FEB 2017

Application No: DA 216113.

Doc. ID: 263822

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 10 MAR 2017

9 March 2017

Application No:

Doc. ID:

Ian Sansom
Central Coast Council
PO Box 220
Ulverstone TAS 7315

Dear Sir

**Application for Planning Approval DA216113, now DA 216159-Utilities Telecommunications Tower
Ulverstone Showground-2 Flora Street West Ulverstone**

In response to your letter I received regarding DA216113 I am writing to request that my previous Submission be carried over and applied to the new application DA216159.

This applies to the representation made and also to the Petition lodged.

Yours Sincerely



Robyn Kent

8 March 2017

W.S. : H.F. Gaffney
14 Dirl St.

Ulverstone 7315

Ian Sansom
Land Use Planning Group Leader

Central Coast Council

Re: Telecommunications Tower
Ulverstone Showground.


We wish our previous submission
objecting to the position of the
tower be carried over and applied
to the new application.

Yours sincerely.

William Gaffney.

W. Gaffney
Hudney Gaffney.

H. Gaffney

 CENTRAL COAST COUNCIL

Division

Rec'd 10 MAR 2017

File No

Doc. Id

**Author: Garry Piercy,
1 Flora Street,
West Ulverstone, 7315.**

Received: 22 FEB 2017

Application No: 0A216113

Doc. ID: 263824

**For
Residents of Flora Street/Tasma Parade area
to the CCC Planning Committee.**

Subject and Concerns: Proposed OPTUS TOWER at 2 Flora Street.

February 20, 2017.

COPY

**Ian Sansom,
Landuse Planning Leader,
CCC.**

It appeared out of the blue! No Public Consultation nor article in the *Advocate*, just a little sign on flimsy sticks outlining the construction of an OPTUS TOWER for no disclosed use. Unbeknown to the residents in Flora Street/Tasma Parade, there were also other signs around the Showground with, naturally, concerned residents.

At the time of my writing, there has been no move by the CCC to speak with the locals other than inform them of information at the CCC plus, as I later learnt, the CCC website. Was it in the quarterly magazine put out by the Council? It should have been!!! Mind you, I had to find all this out when I visited the CCC on Friday 17, 2017. From collaboration with the locals, of the Flora/Tasma area, there were a number of justifiable concerns and comments, namely:

- 1. The poor consultation by the CCC with Residents around here.**
- 2. Are there any Health risks? Now or long term...**
- 3. Will this Tower affect T.V. reception plus other electrical appliances?**

4. Where precisely is this Tower to be built. I have since found out.
5. Does the CCC gain financially from the proposed construction of this monstrosity: 30 metres high apparently!
6. For a 30 metre Tower, the notification was small in comparison plus poorly worded. It may have met Local Council requirements but gives the impression, the less said the better...

Over the last few years, the CCC Planning Committee has done some outstanding improvements to our town namely the South Road west exit off the bridge plus the Queen Street junction to name but a couple. **THIS WILL NOT BE ONE!!** This appears to be similar to the Riana Tower fiasco which caused a farmer to put his property up for sale and cause much consternation among other locals. Also, this Tower has the potential to lower the value of Real Estate properties around the Showground. You have expertise on the CCC Board who could and would be better informed to answer this question and who need to address this matter.

A number of residents raised the issue of the *Aesthetic* look to this beautiful river; this will not be a good look!! Apparently, lights are also planned with this construction for the convenience of the Soccer Club. There are enough eyesores along our Leven River now including a rambling Basketball Stadium. Keep the beauty of this River for other generations and not be persuaded by the almighty dollar... This will no doubt impact and probably inhibit any further development of the Recreation Centre north of the centre.

With a good many hills around Ulverstone, why can't this eyesore be built away from residents and our lovely River. The work and planning the CCC did on Pier 1, is testament to how the CCC has remodeled the banks of our River to enhance the image of the town.

Again, is there any financial gain, in any way, to the CCC or the community to have this impost on the SHOW PLACE of the CC? This area is an ICON of the Central Coast. Is this up to the standard we set and expect of the CCC to preserve and enhance the future of Ulverstone?

Let us hope common sense prevails when all the submissions are read and examined.


Concerned residents of Flora Street and Tasma Parade area.

Signatories to this Petition:

.....M. Woods..... 5 FLORA ST. 6425327.....
D. J. Marshall 13 Flora St. 64253014
B. Marshall " " "
.....
JOHN VAN ROOYEN..... 17 TASMA PARADE 0458215668
Susan Synnott 3 Flora Street 0487383894
.....
PATRICIA RAVAKHIAN 7 FLORA ST. 64255262.....
David Smith 9 Flora St ulv 64251939
Bill Rose 11 FLORA ST ULVERSTONE
.....
Belinda Kuly 15 Flora St ulv 64259056
64251067
Robyn Kent 12 Maud Street Ulverstone
.....
Bruce Howard 13 Tasma Parade ulv 0427251967
.....
BRUCE SMITH 1/5 Tasma Parade ulv 0409 972 276 Bruce Smith

Kernie Moss 3 Dorothy Place 0488447937

Catherine Smith 9 Tasma Parade 048476496

AM Smith 9 Tasma Parade 0407080340

Lucre Whisk-Wilson 15 Tasma Pde 64254156

Garry Percy 1 Flora St, Wlv 64255070

** Refer Garry Piercy Ref*

Doc ID 263801

**Land Use Planning Leader,
Ian Sansom.**

March 1, 2017.

Dear Sir,

I wish to have my former submission for application DA216113, which has since been changed to application DA216159, to be carried over in full and applied to the new application.

I trust residence of this area will be fully kept informed of any developments.

Kind regards,

**Garry Piercy,
1 Flora Street,
ULVERSTONE, 7315.**

Phone either 6425 5070 or 0458090320.

**GENERALIST COUNCIL
DEVELOPMENT & REGULATORY SERVICES**

Received: 1 MAR 2017

Application No:

Doc. ID:

Kellie Malone

From: Synnott, Susan J (DoE) <susan.synnott@education.tas.gov.au>
Sent: Friday, 10 March 2017 1:25 PM
To: Planning
Subject: APPLICATION FOR PLANNING APPROVAL DA216113 - UTILITIES
Attachments: 20170310131806200.pdf

Mr Samson

Please transfer over my previous submission to the new application – DA216159.

As per the attached letter.

Kind Regards

Susan Synnott
School Administration Officer

Ulverstone High School
38 Leven Street, Ulverstone, TAS, 7315
PO Box 201, Ulverstone, TAS, 7315
Ph (03) 6425 1433
www.ulverstonehigh.tas.edu.au

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: **10 MAR 2017**

Application No:

Doc. ID:

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* Refe to Petition / Ref

Kellie Malone

From: drcole10@gmail.com
Sent: Wednesday, 1 March 2017 3:13 PM
To: Planning
Subject: Telecommunications Tower Application

To The Land Use Planning Group,,

Thank you for your letter dated 27/02/2017.

We would like our previous submission to the original submission to be carried over and applied to the new application.

Thankyou,

David and Pauline Cole

12 Dial St., Ulv.

Sent from Mail for Windows 10

GENERAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 1 MAR 2017

Application No:

Doc. ID:

Kellie Malone

From: Gene and Norma <generaspin@bigpond.com>
Sent: Thursday, 9 March 2017 5:51 AM
To: Planning
Subject: Application DA216113

Dear Sir,

Can you carry my objection over from DA216159 onto DA216113 please.

I believe that it is completely in the wrong location.

Yours sincerely,

Gene Raspin.

Kellie Malone

From: Gene and Norma <generaspin@bigpond.com>
Sent: Thursday, 9 March 2017 5:48 AM
To: Planning
Subject: Optus Tower

Dear Sir/Madam,

Can you please carry over my previous submission to this tower.

Yours sincerely,

Norma Raspin

Kellie Malone

From: ulverstone taxis <ulverstonetaxis@gmail.com>
Sent: Thursday, 2 March 2017 7:41 AM
To: Planning
Subject: Application for planning approval DA216113

Dear Mr Samsom

I advise in writing in regards to my submission and representation in response to the above subject..

I advise my submission stands as apposed.

Yours sincerely

Denis Buckley
Fleet manager
Ulverstone Taxi & Hire Cars Pty Ltd

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CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 2 MAR 2017

Application No:

Doc. ID:

* Refer to Penston / Rep

Kellie Malone

From: Ann Layton <ann.layton@bigpond.com>
Sent: Monday, 6 March 2017 7:41 AM
To: Planning
Subject: Application for Planning Approval DA216159

To: Ian Sansom

Dear Ian,

Development Application No DA216159

(Re Application for Planning Approval – Utilities Telecommunications Tower – Ulverstone Showground – 2 Flora Street, West Ulverstone.)

I would like my previous submission to be carried over to the new application.

Yours faithfully,

Greg Layton.

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 6 MAR 2017

Application No:

Doc. ID:

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

10 March 2017

General Manager
Central Coast Council
PO Box 220
Ulverstone TAS 7315

Received: 10 MAR 2017

Application No:

Doc ID:

Dear Sir/Madam

Re: Development Application 216159-Utilities Telecommunications Tower Ulverstone
Showground-2 Flora Street West Ulverstone

I am writing to lodge a representation regarding the above Development Application.
I am opposed to the development application being approved for reasons outlined below and also request further explanation and detailed answers to the following:

1. Purpose of Proposal-page 5 refers to Optus having undertaken analysis of the mobile network in the Sulphur Creek area. Where is the evidence of this analysis quantifying the exact current Optus demand and issues.
2. Where is the report or evidence to show the actual current Optus demand from West Ulverstone residents. One part of the DA says the tower is needed for the Sulphur Creek coverage and later it says the tower is needed for West Ulverstone residents?
3. Where is the market research survey to prove this customer demand?
4. Network Coverage Objectives Figure 3 and 4 show Mobile Traffic Growth and Australian Mobile Subscriptions.
Where is the specific OPTUS Traffic growth and OPTUS mobile subscriptions for West Ulverstone?
5. Zoning-page 27- DA says ""Optus compound is situated within the animal precinct to be further removed from the recreational activities on the main oval". Recreational activities are undertaken within the animal precinct regularly with local, State and National Dog shows taking place. The area where the compound would be is always used by the dog show people and there is no space left at all when these shows are on. So are the dog activities not classed as recreational by Optus?? Children and adults are always in attendance at these events.
6. Zoning page 27- The compound DOES directly interfere with the dog training activities as the compound will take up space which is already at a premium when shows are on so this compound does OBSTRUCT recreational uses. The air conditioning unit which will run 24/7 and give off noise will also effect the dog training and dogs.
7. Provide the research Optus has conducted re the effects of the aircon level noise on animals including dogs.
8. Provide detailed report on effects of frequencies coming from compound and tower on animals dogs and people.
9. Zoning-page 27-the local show activities are also held in the Animal Precinct so are why are these not classed as recreational activities where children parade their livestock right next to where the compound would be. Space in the animal Precinct should be kept 100% for recreational use and preserved for future generations to enjoy.
10. Page 30- A1. P1. The structure DOES NOT minimise the visual impact within the surrounding natural environment. It detracts significantly from the current visual

environment. It is located in a prominent riverfront position and is in a **PROMINENT SKYLINE** position when viewed from any angle. The waterfront/ riverfront is this community's greatest asset and is used extensively by residents from all over Ulverstone, not just West Ulverstone residents. The tower would detract from the current visual and scenic beauty of the river and showgrounds/park skyline. I have attached several photos to support this point.

11. The **current UNOBSTRUCTED skyline** is also valuable for aviation purposes as I have seen numerous commercial and private helicopters use the showgrounds as a landing base and the current flight path is unobstructed and easily navigated. They approach exactly where the 31Metre high tower would be. A tower in this position is not conducive to minimising aviation hazards to be navigated especially in times of bad weather which this State is exposed to constantly. This landing approach and base is a perfect position for the Westpac rescue helicopter services when needed.
12. Provide detailed reports from Aviation Services specialists detailing aviation impacts/assessment.
13. Where is the colour photomontage of the **compound itself** including the equipment shelter?
14. The compound equipment itself would be a solid structure and **WOULD OBSTRUCT** and have a negative visual impact.
15. Provide other example colour photos of the exact same compounds and shelters in other locations so the community can see exactly what it would look like visually.
16. Include photomontage showing the security wire fencing and also photomontage showing the wooden fencing proposed on page 31. Explain how a wooden fence doesn't detract visually as both options would obstruct the current views.
17. These photos need to be on public display. If this won't be done explain why not and on what grounds?
18. The compound itself **DOES** impact visually as it would impede the current open view when viewed from all angles. The compound and tower will be very close to the scenic walkway which is also used extensively by the community.
19. Explain in detail how this visually complements the current beautiful riverfront and how it will enhance the experience of the users of the walkway?
20. A2 P2 The tower height is 32.4m including antenna. This is incompatible with the present surroundings as no structures are 32.4m. It does have adverse impact on visual amenity as there are predominantly open spaces all around the immediate area and nothing nearby of similar height or description. The floodlights are completely different structures and currently located in unintrusive locations blending with the sportsfields. The DA itself states on page 31 "at present there are numerous vertical structures in the form of **SMALL floodlights**". Floodlights by themselves are by function and visually **TOTALLY** different to a 32.4Metre high Optus tower which happens to also accommodate some floodlights.

There is **NOT A PATTERN** of infrastructure above the prescribed height limits already along the riverfront. The floodlights are **NOT** in close enough proximity to be classed as in the same location when considering the view in total and current skyline. The floodlights are on the main oval itself and **NOT** along the riverfront.

21. Provide detailed copy of the **FUTURE Floodlight** structures proposed which are referred to on page 31.
22. Explain and quantify the "large footprint" referred to on page 32. The purpose of the tower was apparently to only improve coverage for residents of West Ulverstone.

23. A3- It Does NOT meet required setbacks and the planner dismisses this as being ok because there is only a walking path next to it and no dwellings. The walking path which is actually also used by runners, bike riders, children, prams, dogs, triathalon events is vital infrastructure. There is land use conflict due to a recreational asset being impeded by a tower very close to it which does not complement the existing land uses. The land is prime recreational use land and should remain that way.
24. A5 Provide copy of the councils draft lighting plan referred to on page 32.
25. A5 The tower is NOT "sufficiently remote from other use" being so close to the concrete MULTIUSER path and being on a main sports field.
26. The tower DOES have adverse visual impact. The planner states the equipment shelter and base of monopole are shielded by views from the west by the built structures. They are absolutely NOT shielded by views from every other angle and are a prominent eyesore on the riverfront. The tower itself is visual from All vantage points along the river including anywhere on the traffic bridge, the CBD, the yacht club, public parks near Dial Street, and paved lookout area at the end of the main street.
27. As mentioned the structure has an adverse visual effect on the skyline from all angles in the town. The riverfront is a prime asset and should be protected from such development. Photos have been attached to impress the visual beauty.
28. Explain how this tower complements the visual beauty of the current landscape/streetscape?
29. A8 The proposal DOES obstruct traffic movement as the land for the compound and the tower are always covered by vehicles when shows are on be it dog shows, local show society, gem fair etc. Space is always at a premium in these areas and parking is valuable.
30. A8 Provide evidence of the tower not posing a danger to aircraft as mentioned on page 34.
31. A8 Explain the impact of the tower being hit by sports balls eg softballs cricket balls when sports are played on the oval. If the tower is smashed by ball and debris flies onto the multi user path and injures someone what then?
32. A8 In storms explain what happens again when the tower is damaged and debris injures people on the multiuser path?
33. Provide specific details as to how long the multiuser path would be closed for construction and explain how that is classed as having no impact on users?
34. What are the maritime implications for locating a tower next to a critical channel navigation aid?
35. Provide the MAST information regarding this. The tower would have permanent lighting which can be confused with maritime navigational lighting on the river on the same side as the tower.
36. Has the local yacht club been consulted regarding this and how it may effect the large number of boats using the aids for entry and exit? Again with the state being subject to extreme weather the less navigational hazards the better would be the logical conclusion.
37. Flooding-the site is ABSOLUTELY prone to flooding as has been proven in recent tidal surges throughout the legions park and animal precinct park which was completely under water last year exactly where the compound would be and the tower as well.
38. Provide council photos showing the flooding.
39. Significant views in the immediate vicinity-page 36 . DA states that the most direct views are from the dwellings located on the Esplanade.

This is not correct as the location of the tower would be seen from many vantage points. Photos attached show views which would be detracted from once the tower was in place.

The DA has only included photos looking from Flora Street being views from the North West, West. See pages 37-41.

There should have also been photos looking from the **south** from the bridge up the river and also looking **north** from the sea back down the river. These photos would have shown more views and angles which will be impeded by the tower.

Also should have been photos looking northwest from Maud Street down the river showing the true proximity and visual effect of tower location against the pathway, parks and skyline.

Also should be photos looking from the east riverbank across to the showgrounds.

I have attached several photos to demonstrate the current visual beauty of the skyline and area without a 32.4 tower in sight.

40. Visual Impact Conclusion-page 41

DA states that the advantages of the tower outweighs any loss of visual amenity.

I do not believe this would reflect the views of the local community.

Provide evidence to prove otherwise.

41. Visual Impact Conclusion- has completely ignored any reference to the visual impact overall to the surrounds apart from it mentioning The Esplanade having medium level impact. What about the view from all other vantage points across town. The tower is located in such a pristine prominent location visual from so many parts of town this should have been assessed and evaluated thoroughly.

42. The conclusion states that the 500metre distance from the wharf will mitigate the proposal from the wharfs view shed. For a start- the wharf is not a a shed but an attractive building structure and an icon to the riverfront containing the restaurant and function rooms etc.

43. Health and Safety

The health effects need to be explained in laymans terms for the community to understand. Residents are very concerned about the health effects of these towers on the community.

44. Page 43- states there will be warning signs on the placed around the compound which again does NOT complement an area used for rest and relaxation.

45. Flood Proneness-page 44 The facility IS located on flood prone land. This land flooded in recent tidal surges in the river and residents can confirm this. Council spent weeks cleaning up recent debris and damage caused by the floodwaters through the animal precinct and legions park.

46. Acid Sulphate Soil page 44. Acid Sulphate soils ARE present. See attached report.

47. Noise –the low level noise from the airconditioning equipment is too much noise for an area used by fisherman along the rocks, users of the multiuser path, and the animal precinct. People use these areas to unwind and relax, NOT to listen to airconditioners next to a pristine peaceful riverfront setting.

48. Social and Economic Impacts – A different location should be chosen away from residential and recreational areas.

49. Scale of Diagrams- some of the photomontages do not look correct as far as proportions of the tower to the sheds etc.

50. What are the terms of the lease with the Council and financial benefits?

51. Will the town planning report be prepared by council or outsourced to a private company?

52. If the report is prepared by an external party why is this being done and at what cost to ratepayers?
53. Which company would be preparing the report if this is the case?
54. Has the local council been influenced by the State Liberal Government to approve this application or has the council been influenced by anyone else to approve the application?
55. Optus- Optus say that they always engage in community consultation when choosing locations for towers. Please provide details of what is defined as community consultation and why did it not extend to seeking any initial feedback from the community?
56. Why wasn't the tower mentioned in any community media such as the central coast voice or council newsletter to residents?
57. Please provide copies of council minutes from council workshops where the Tower Proposal was discussed last year.
58. General Notes-Initial signage for the first DA 216113 was I believe inadequate and although technically met the requirements of the relevant act it DID not meet the intended purpose of the drafting of the act which was to enable the public to be notified of a DA' giving them time to lodge representations. Common sense and professional judgement should have been used to appreciate that 3 small signs located in areas AWAY from the main access points would not be in the best public interest.

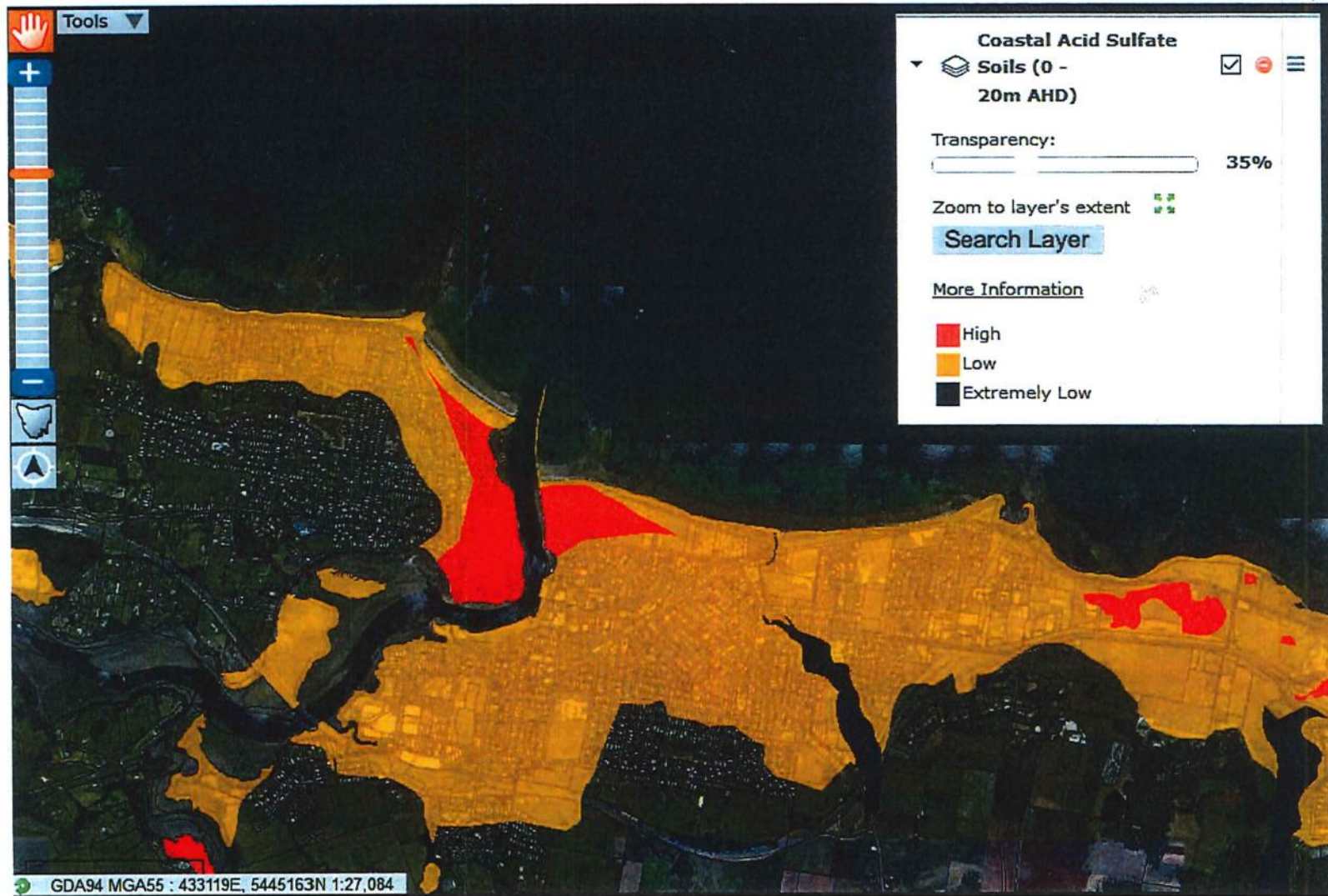
Please reply in writing a response to all of the points raised in this letter.

Thankyou



Robyn Kent

<http://maps.thelist.tas.gov.au/listmap/app/list/map>

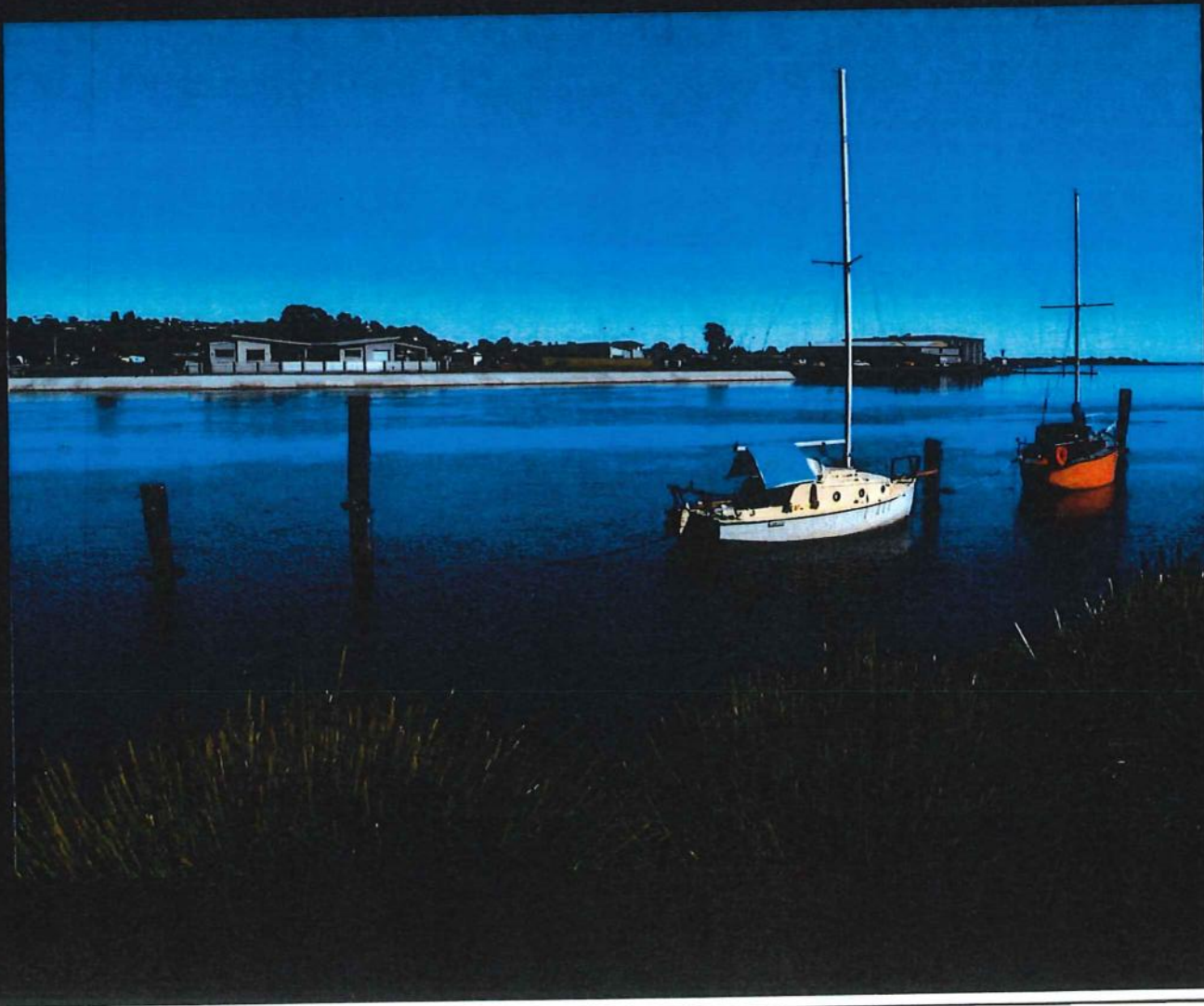














CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

10/3/17

Received: 10 MAR 2017

To whom it may concern.

Application No:

Doc. ID:

We wish to make an objection to planning application number DA216159. (*The Optus Telecommunication Tower Ulverstone Show Grounds/Recreational Park, Leven River Bank, 2 Flora Street West Ulverstone.*)

We are objecting to this development on the following grounds:

1. The initial planning application notice that was placed on the fence across the road of our dwelling at 21 Esplanade West Ulverstone, stated the proposed development address was '2 Flora Street' and had not been signed off by the General Manager. We believe this to be misleading as the tower is actually planned for construction between the soccer field and dog exercise park.
2. '2 Flora Street' does not exist as an official address on the Ulverstone map, making it difficult for concerned residents to understand where the proposed tower would actually be built.
3. The notification of the DA was not sufficiently advertised. In an age of dwindling newspaper circulation and an increasingly mobile workforce, it can't be assumed that all ratepayers (including ourselves) read the public notices section of The Advocate. At the very least, nearby residents should have been mailed a notification outlining the DA.
4. Such a major structure that will permanently change the Leven river skyline, riverbank, showgrounds, international basketball stadium surrounds and streetscape should have been subject to a public meeting, where residents could have been informed and been given the opportunity to provide instant feedback. There are also a number of bike tracks and walkways that will be visually affected, and with Ulverstone becoming an increasingly popular destination with Australian and international tourists, planning for a structure that is so highly visible in a prime location should have allowed for much greater community consultation.
5. The lights installed on the new bridge are uniform and add to the Ulverstone river skyline. The proposed development will not.
6. The proposed development has been common knowledge in the Ulverstone Council for months. On a flight to Melbourne in August last year, a passing comment was made to us in a conversation about Ulverstone and the proposed tower, and it was said that we would be notified by the council in due course. Conversely, the community was only given 4 weeks notice in which to object and we believe the DA, once it was public, was not widely advertised (See point 3.)
7. The DA itself is very light on detail of the proposal. (Only 6 lines.) The average ratepayer can not be expected to understand the seriousness of this structure (see point 4) when such little detail is provided. Conversely, the full planning application (some 85 pages, online only) is extremely detailed but does not exist in printed form. There are many (ourselves included) in the community who would find it difficult to understand and respond to such an online document. Again, a well advertised public community meeting with opportunity for consultation and feedback should have been

planned where the extent of the development could have been clearly explained, allowing residents to have their say.

8. Property values (including our popular Coast 2 Canyon accommodation - registered with the council) in the vicinity will be negatively affected by the eyesore and visual pollution.
9. When it's windy, the showground lights make a droning noise. A 30+ metre tower will add to this noise and have an impact on the residents.

Tasmania is climbing higher on many must-visit lists internationally. Tourists come for the untouched scenery, shorelines, beaches and locally, the Leven River, which has made Ulverstone a must-visit destination. The Leven River and surrounding farming history is the foundation of this community. Many photos taken from both sides of the river are sent all over the world.

Do we really want to be known as 'the River Town with an Optus Tower'?

I draw your attention to the planning scheme, Recreation Zone 18.3.1, Discretionary permit use. Performance criteria C states '*....Minimise likelihood for adverse impact on amenity for residential use on adjacent land in the Zone.*'

Per our points above, we would argue that there WILL be adverse impact on the adjacent land.

Performance criteria C also states.....

A1 P1 Development must:

- (a) minimise impact on scenic quality of the waterways, seashore area.*
- (d) Minimise impact appearance on amenity or aesthetic appearance of the area as a result of _*
- (iii) Bulk size and overall built form of any building or work.*

Again, a 31+ metre tower and the associated equipment buildings will have adverse impact on the scenic quality of the waterways & seashore area.

I also draw your attention to Zoning 18.4.2 Location and configuration of development Point A2 – "Building height must not be more than 15.0m."

(V) Obstruction of view from a Public place;

If we understand the 85-page Optus proposal correctly, the tower will be 31+ metres high.

Many references are made to the proposal attempting to work in with the current council planning of lighting on the oval area. However, no evidence of lighting plans in this location are available. In addition, all current lighting is erected on significantly less intrusive mountings and is a far greater distance from the Leven River Bank.

Has Optus offered the use of the proposed tower to mount any lighting for the soccer grounds?

We also request, in line with the Freedom Of Information act, information of any income the installation of the proposed telecommunications tower will bring to Council.

We also question the accuracy of information provided in the planning submission specifically in relation to measurement of the Leven River and nearest residences.

With the increased demand for mobile data bandwidth, we understand that North West coast might need more telecommunication towers installed. However, in a 4 day trip around Tasmania this week, we noted that in all the towns visited, not one had a telecommunications tower visibly located on sports grounds, seafront or riverbank. Instead, towers were located on the hills, in car parks and shopping areas away from coastlines and waterways. For example, Burnie has 3 major towers placed high above all scenic areas.

We look forward to your response and to confirmation the proposed development will be relocated.

Kind Regards.

Maryanne & Stephen McTurk
21 Esplanade
West Ulverstone

Lodge as Petition and Representations.

Petition to Central Coast Council

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216159 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.

Statement of Subject Matter and Action Requested:

The DA 216159 is for the construction of an Optus Telecommunications tower in a recreational area used by many community sporting groups involving children and the general public adjacent to the river and close to the CBD.

The following petitioners ask the council to reject the Development Application in its entirety due to the following points:

The 31 metre high tower will detract from the current visual beauty of our river/waterfront and recreation grounds and is aesthetically incompatible with the area. The natural skyline and beautiful view from angles looking both towards and from the showgrounds will be impeded by the tower.

The tower would be located directly next to the concrete scenic walkway used extensively by the community and is currently a major attractive asset. A tower is not a suitable addition to complement the community health and wellbeing infrastructure and does not complement the streetscape.

The tower would be located on land which has flooded in recent tidal surges.

This location is inappropriate being in a residential/recreational area and provides health risks to residents and users of the grounds including young children and animals.

It will reduce the area available for use by community groups including the local show society, dog clubs and general users of the showground. Space is already at a premium when events are held in this area and land should not be reduced further.

The tower would be located too close to waterway navigational markers which is unsafe for maritime vessels entering and exiting the river.

There are 76 signatures to this petition.

CENTRAL COAST COUNCIL

Division

Rec'd 14 MAR 2017

File No

Doc. Id

Petition to Central Coast Council

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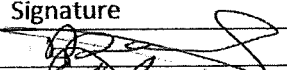

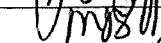
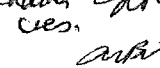
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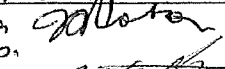

Name	Address	Signature
Domenica	3 Mary St ULV	
Carvess Jeffrey	60 Amy St ULV	
JAMES Symon	3 Flora St ULV	
M Marshall	1171 upper mound St ULV	

JAN HORTON

212 DART ST PL 13 Kardinia
SOUTH COAST VIC.

BILL WICKHAM

5 Helexi St.

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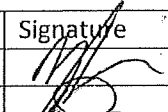
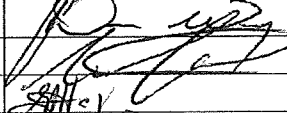
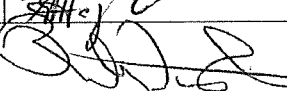


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Name	Address	Signature
MARCUS McLON	N.O.V. 13	
DEAN WING	34 QUEEN ST.	
Stacey Smith	32 Josephine Street	
ETHEL HAY	130A SOUTH ROAD	
Roger Wishart	12 Penguin Rd	

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Name	Address	Signature
Belinda Auton	22 Braddon St	Belinda Auton
Egon Bradshaw	39 West Gawler Rd	Egon Bradshaw
J. Drayner	Road 4 Ulverstone	J. Drayner
Paul Gills	also	Paul Gills

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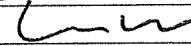

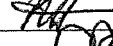
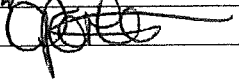
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Name	Address	Signature
LYNDON WILSH	185 Upper Maud St	
DALE HARVEY	31-35 SOUTH RD WULV	
Leonie Turner	7 Mary St	
Sporter	64A Queen St ULV	

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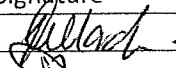



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Name	Address	Signature
Laura Gillard	48 Josephine Street	
Luree Sappers	US 6-7 Clara Ct	
Izal De Jersey	74 Queen Street	
R. WILKINSON	ULVERSTONE	

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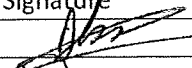
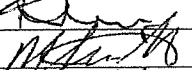
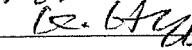

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Name	Address	Signature
DALE TEMPLAR	86 JOSEPHINE ST ULV.	
Diana Nicolo	16 Amherst St Ulv	
M. Smith	Ulverstone	
K. Hinchliffe	15 Dodey St. ULV.	

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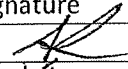

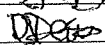
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Name	Address	Signature
K. Kennedy	Penguin	
K. Threlly	Ulverstone	
J. Derris	Ulverstone	J.D
Darren Derris	May Street	

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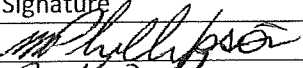
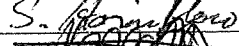


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MARK PHILLIPSON	GAWLER	
Simon Hornblow	W. LILLY	
K. PEARCE	W. LILLY	
C. PEARCE	W. LILLY	

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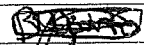

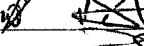

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Name	Address	Signature
Baydon Bell	Ulverstone	
Paul Ailes	Ulverstone	
Don Chene	Perthman Rd Ulverstone	
Patricia Cassidy	101A Queen St Ulverstone	

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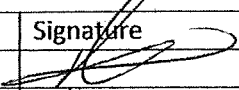
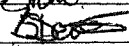
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Name	Address	Signature
ANDREW BLAZIER	UPPER CLARGE	
Belencla Hawkins	Jennrod court	Belencla
Bryce Davies	Ulverstone	
Thomas Arnold	Ulverstone	Thomas

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Name	Address	Signature
P. Lyons	14A Amherst St	P. Lyons
L. THURNEY	11 AMHERST ST	L. Thurney
AK THURLEY	11 AMHERST ST	A. Thurney
G Sadler	706 Queen St.	G. Sadler

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SHARON SMITH	65 LOUETT ST	Ulverstone
Tiela Weeda	Ulverstone	Tiela Weeda
Charmaine Smith	107 QUEEN	Charmaine Smith
HELEN PHILLIPS	23 BEATHA ST	Helen Phillips

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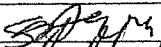
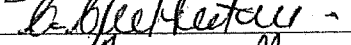
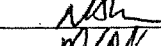
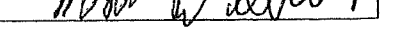
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Sarah Ackles	3 Queen Street ULV	
CINDY Chaffey	SPERGORD CRT	
NATHAN SMITH	ULVERSTONE	
NOREEN WILLIAMS	ULVERSTONE	

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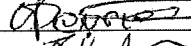
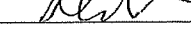
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The tower would be located too close to waterway navigational markers which is unsafe for maritime vessels entering and exiting the river.

Name	Address	Signature
Lorraine Lillico	33 Amy Street	
Stephen Hill	10 Kardina Cres	
Cohen DeFreese	Ulverstone	
Jordan Maine	Ulverstone	

Petition to Central Coast Council

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216113 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.

Statement of Subject Matter and Action Requested:

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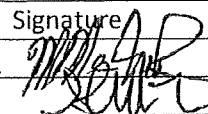
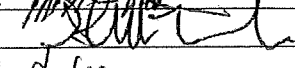
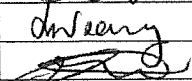
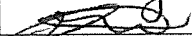
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Name	Address	Signature
NARWANNE MCTURK	21 Esplanade N Ulver	
STEVEN MCTURK	" " " "	
Lisa Neary	6 Jesamel Pl, W/Ulv	
Col Neary	" " " "	

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Name	Address	Signature
Pauline Hutton	6 LUKIN ST ULVERSTONE BC	P. Hutton
Malcolm Hutton	" "	M. Hutton

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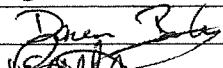

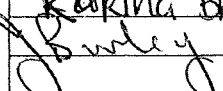

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Name	Address	Signature
Darren Brumby	11 Lovett St, Ulv.	
KARINA BRITTON	2/3A West Shore RD ULV	
	36 Queen St	

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Name	Address	Signature
M. Howell	65 South Rd.	M. Howell
G. Miller	W. Ulverstone	G. Miller
Shary Turner	14 Braddon St ulw	Shary Turner
Rodney Kent	12 Maud Street	R Kent

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Name	Address	Signature
Shirley Gross		Shirley Gross
Ch. Foster		Ch. Foster
L. Avila	145 Perry Rd	L. Avila
T. Wicks	12 Beacon St	T. Wicks

Petition to Central Coast Council

Person lodging Petition: Robyn Joy Kent

Address: 12 Maud Street
Ulverstone Tasmania

Signature:


.....

M van Rooyen

17 Tasma Parade

Ulverstone 7315

10th March, 2017

General Manager

Central Coast Council

PO Box 220

ULVERSTONE 7315

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 11 MAR 2017

Applicant Ref No:

Doc ID:

APPLICATION FOR PLANNING APPROVAL DA216159

UTILITIES TELECOMMUNICATIONS TOWER

ULVERSTONE SHOWGROUND, 2 FLORA STREET, WEST ULVERSTONE

I would like to submit my disapproval to the above application on the grounds that the tower and boxes or sheds at the foot, would present an eye-sore to our beautiful river and surrounds.

The Council has made a conscientious effort and expense to enhance our natural asset of the river and beaches in providing a new bridge, Pier 1, sealed walking and bike tracks, sports centre and other community sheds, the dog training ground and improved barbecue areas. To allow such a tower would detract from the recreational areas the Council has planned and constructed so well over the past years.

When visiting other cities and towns around Australia there seems to be a real effort to beautify those areas' natural assets and I've watched with interest and pride as our little town goes from strength to strength. Our town and surrounding areas have so much to offer our residents and visitors, and it would be a shame for people to say in the future, "Fancy allowing that to be built there!" when there are other designated spots.

Yours faithfully,



Merilyn van Rooyen

Unit 1, 37 Amherst St

Elvestone 7315

March 11/3/17

To the mayor and councillors of Central
Coast Council.

Dear mesdames and sirs,

Please: no tower on the river bank or
near by for Optus. It would be an
aesthetic disaster.

Maybe there is a hill - I hat
would be more suitable.

Yours sincerely

Margaret Denton

CENTRAL COAST COUNCIL

Division

Rec'd 14 MAR 2017

File No

BUS 14



Kellie Malone

From: Anne Behrens <anne.behrens@forkliftconsultants.com.au>
Sent: Friday, 10 March 2017 10:34 PM
To: switch
Subject: Objection to Development Application Number 216159 (Construction of Optus Mobile Telecommunications Tower)

To:

General Manger, Central Coast Council
Mayor - Jan Bonde
Deputy Mayor - Kathleen Downie
Councillors - John Bloomfield, Shane Broad, Garry Carpenter, Gerry Howard, Rowen Tongs, Tony Van Rooyen, Philip Viney

We wish to lodge an objection to the Development Application number 216159 - Construction of an Optus Telecommunications tower, on the following grounds -

1. The 31 meter tower will detract from the current visual beauty of the Leven river and recreation grounds and is aesthetically incompatible with the area.
2. The tower would be located next to the newly completed scenic walkway, currently used extensively by the community and it will certainly not complement the community health and well-being infrastructure and does not complement the streetscape.
3. The tower would be located in close proximity to the marine navigational aids/markers, when the proposed lighting is turned on at night it would undoubtedly impact enormously on the current navigational aids rendering them useless for marine vessels entering or exiting the Leven River.

Glenn Graeme and Anne Maree Behrens
PO Box 5018
(1 Westshore Road)
ULVERSTONE 7315

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 10 MAR 2017

Application No:

Doc. ID:

Diane Grice

From: H Mitchell <helenkathryn46@gmail.com>
Sent: Thursday, 9 March 2017 8:53 AM
To: switch
Subject: Optus telephone tower.

126 South Road,
Ulverstone 7315

Mayor and Councillors
Central Coast Council
Ulverstone. 7315

CENTRAL COAST COUNCIL

Division ~~Planning~~ *Planning*

Rec'd - 9 MAR 2017

File No

Doc. Id

The proposal to install a mobile phone tower to increase coverage for better reception in the district is needed. Unfortunately the proposed site for this is not appropriate considering the beautiful outlook. It is adding something else to the river front that does not enhance the area. Along with the ugly cement building, Ulverstone Sports Centre, plonked in a place that should have either been left in an open area or developed with a building more suitable to the river edge. Adding this Optus telephone pole to this area seriously needs rethinking. The jury is still out on what effect they have on our health.

I urge you to reconsider the placement of this tower, relocate to a more appropriate place, and not add more ugliness to that part of the foreshore.

Your faithfully,
Helen Mitchell

Sent from my iPad

Councillors provided with a
copy of this document

.....10-03-2017.....

To whom it may concern,

We wish to make a representation of objection to the planning application DA216159 – 2
Flora Street West Ulverstone – Telecommunication Tower.

It is our belief that the above section of land is zoned for recreation use and this planning submission does not meet the zone purpose in a significant number of set criteria.

18.0 Recreation Zone

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICE

Section - 18.3.1 Discretionary permit use

Received: 11 MAR 2017

Performance criteria c states

Application No:

- Minimise likelihood for adverse impact on amenity for residential use on adjacent land in the zone.

Doc. ID:

The proposed telecommunication tower will have an impact on property value in the immediate area. Properties along the Esplanade are sort after and very desirable, due to their close proximity to the Leven River frontage.

Section 18.4.2 Location and configuration of development

A2 – Building height must not be more than 15.0m

At a proposed height of 30.0m the telecommunications tower is double the height permitted in this recreational zone as stated in the Council documentation.

P2 – c. Building height must be consistent with the streetscape.

With the edge of the proposed structure less the 15.0m (not approximately 25m as stated in the planning submission) from the beautiful Leven River it is in no way consistent with any streetscape. It will adversely affect the scenic quality of the river from a number of locations including (but not limited to), private residences, Ulverstone Yacht Club, Pedro's restaurant, Ulverstone Wharf Prescient and community parks and walk ways.

Multiple reference is made to the proposals attempt to work in with current council planning of lighting on the oval area. However, no evidence of lighting plans in this location is available. All current showground lighting is erected on significantly less intrusive mounting and a far greater distance from the Leven River.

Along with the planning submissions failure to comply with the Recreation Zone it also fails to meet the criteria in document E10 Water and Waterways Code.

E10.6.1 Development in proximity to a water body, watercourse or wetlands.

P1 – a. Vii – Development must minimise risk to the function and values of a water body watercourse or wetland including for- aesthetic or scenic quality.

EI0.6.2 Development in a shoreline area

PI

c. Development must minimise impact on scenic quality of the sea-shore area:
d. Development must minimise impact on amenity or aesthetic appearance of the seashore
are as a result of –

(iii) bulk, size, and overall built form of any building work

(v) Obstruction of views from a public place.

The community of Ulverstone has been built around the beautiful Leven River, and in recent years considerable Commonwealth and State Government as well as rate payers funds have gone into further development along the shores of the river. Wharf precinct, bike/walking tracks and Anzac Park re-developments have provided residents and visitors with a truly pleasurable and aesthetically pleasing environment to enjoy.

The proposed telecommunication tower on the banks of the Leven River will be highly visible from both the eastern and western shorelines of the river. At the height of 30+ meters it will also be visible in many areas of the town. This will have adversely negative effects on the scenic and recreational qualities of the area.

Other concerns we wish to raise are around this proposal and details within the planning submission.

- The address stated on the planning application of 2 Flora Street is misleading as the proposed site is a considerable distance from Flora Street and much closer to Alice Street and The Esplanade. Also no publicly available map shows the proposed location as 2 Flora Street.
- When initially contacting the Central Coast Council for information on Thursday 9th of February a resident in the local area was told that there would be direct consultation with all residents. When another local resident phoned a week later on Thursday 16th and questioned this they were told there would be no consultation with nearby residents.
- Also noted is the extensive nature of the planning application - 85 pages in total, which cannot be printed. In order to read (online), understand and respond to such a lengthy proposal is beyond some community members. Hence a sound reason for providing other ways, for example, consultation or forums to access this information for such a significant proposal.
- We question the accuracy of information provided in the planning submission specifically measurements in relation to the Leven River and nearest residence.
- We also notice there is no information of any economic value or gain to the Central Coast Council or Community from the installation of the telecommunication tower.
- We also question the validity of the process as it has been reported by local residents that a local councillor has lead them to believe opposing the development will be unsuccessful as the decision has already been made.
- While research included in the application claims that the Health and Safety of the general public is not at risk, given this is a recreational area used on a daily basis by local children more information about longitudinal studies would be appropriate. As there are many conflicting views in this area.

- Documentation claims the area is not flood prone, however no Coastal Viability Study is presented.
 - Noise generation is also a concern for us, while the documentation states this will be minimal we do believe it will be constant from the equipment shelter. We also question the possibility of wind noise from the tower in high winds.
-

While we are not questioning the need for good communication infrastructure in the community we have significant concern of the impact on the community and environment if it is constructed on the proposed site.

Regards



Kate Larcombe



Allan Thompson

2 Alice Street Ulverstone Tas 7315

0407 403 318

kate.larcombe@education.tas.gov.au

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Petition to Central Coast Council Received: **10 MAR 2017**

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216159 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.

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There are43 114.....signatures to this petition.

AK

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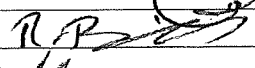
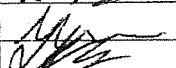

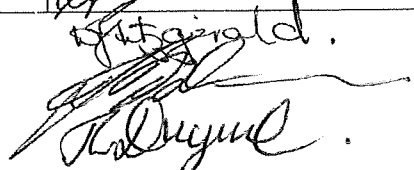
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JOE O'Malley	42 QUEEN ST	
Baeleen Bird	HENSLAWS ROAD	
Rebecca Foster	109 Trevor St.	
S. Kelly	Watkinson St	
D Fitzgerald	93 medic Dr	
JOHN DENLOW OAN	4 LOGAN BT	
R. Duguid	4 Shaw ST	

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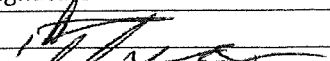
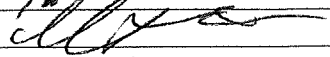
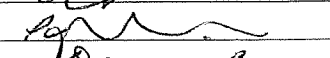
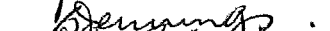
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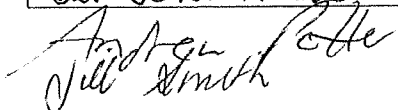
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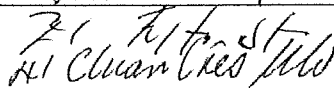
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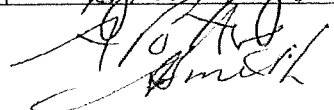
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Name	Address	Signature
Peter Johnson	2 Olives Rd Ulv	
Ilka Patten	57 Eastland Rd Ulv	
Sally Woodward	20 Russell Ave Ulv	
BEV JENNINGS	23 Braddon Pt.	


Andrew Pottle


Jill Smith


Peter Johnson

Petition to Central Coast Council

Subject Matter: The subject matter of this petition is the objection to Development Application Number 216113 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area. *ALSO DA NOTICE 216159*

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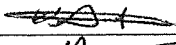
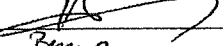

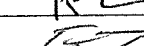

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The tower would be located too close to waterway navigational markers which is unsafe for maritime vessels entering and exiting the river.

Name	Address	Signature
Kate Burton	4057 Cradle Mt, Cradle Mt.	
CARRY FEEBY	4057 CRADLE MT RD C.M	
Taylor Denny	4057 Cradle Mt Rd	
KATE LARCOMBE	2 ALICE ST ULVERSTON	
Ellie Thompson	2 ALICE ST ULVERSTON	

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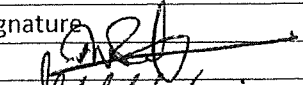
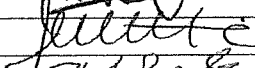
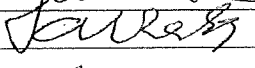
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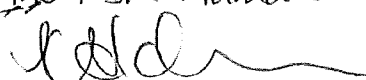
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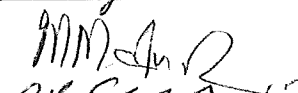
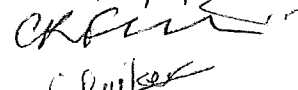
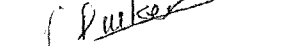
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Name	Address	Signature
Nigel Boff	21 Clara St	
Jen Hine	Riana	
Aaron Ross	Woodbury	
Christine Seymour	10 Killara Ave Penguin	C Seymour

Marguerite McTuck 21 Esplanade
Cathryn Faulkner 116 Tasma Parade
Ab. Nyjah



PTO.

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Name	Address	Signature
Fowler CD.	Ulverstone	
McCulloch	Turners Beach	
Joanne Cox	5 Braddon St West Ulv.	
Garry Cox	5 Braddon St West Ulv	

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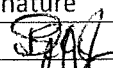



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Name	Address	Signature
E. de Jong	32 A South Rd. Ulv.	
L. Johnston	96 Main St Ulv	
M. Lyne	8 Moorrees Rd.	
D. Evans	59 Blackwood Rd ULV	

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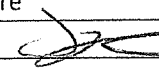
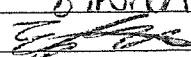
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Name	Address	Signature
Lynelle Purton	1A Maud St Ulverstone	
Georganna Purton	1A Maud St Ulverstone	G Purton
Bruce Purton	1A Maud St Ulverstone	B Purton
Eythian Purton	" "	
Darren Purton	" "	D Purton

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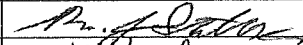
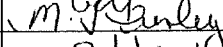
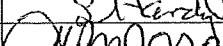
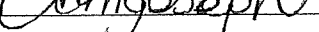
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Name	Address	Signature
Row J STUBBS	23 ESPLANADE ULVERSTONE	
M. J. Gentry	25 ESPLANADE ULV.	
J. Hardy	6 ALICE ST.	
Helen Joseph	33 Eastland Dr	

The stadium is 12 metre high.

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Name	Address	Signature
Sharon Johnstone	4 Locket St	[Signature]
Ashley B. [unclear]	2-81 Reibey St	[Signature]
Neil Auckland	9 George St	[Signature]
DAVE [unclear]	198 Muriel Ave GAWLER	[Signature]

Please Read!

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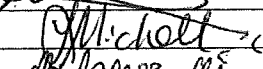
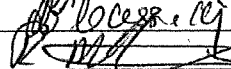
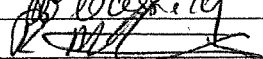
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Name	Address	Signature
Nina Teruki	85 Derby Street - Ulv.	
Lee Mitchell	3 Bladen Lee Cr Ulv	
Maree Massion	Queen St. Ulv.	
R Michalski	32 Hea. 2, 3 R Ulv	

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Name	Address	Signature
D Brooks	11 Elliott St, UN	D Brooks
A BELKHEAD	100 Queen St, UN.	A Belkhead
G. BELKHEAD	100 Queen St, UN	G Belkhead
Margaret Duckert	1/37 Ashurst St, UN	M Duckert

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Name	Address	Signature
A. Doughty	50. Blackwood Rd ulv	A. Doughty
Sarah Harrison	Sundaracres w/h	Sarah Harrison
FRASER MCWATERS	170 ELUS RD ABBOTSHAM	Fraser McWaters

PETITION AGAINST OPTUS-TOWER IN CLEVERSTONE SHOW GROUND PRECINCT

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
GREG BLAIR	56 RIVER RD. ULVERSTONE	[Signature]
RAY EUSTACE	48 WALKERS Rd Nth Mottion	[Signature]
JOHN CHARLESTON	910 FORTH Rd TURNERS BEACH	[Signature]
PETER FINDLATER	861 FORTH Rd FORTH 7310	[Signature]
TERRY HALL	10 BROOKS PLACE ULV. 7310	[Signature]
Goh Chalk	835 preston Rd Nth Mottion	[Signature]
Beth CRIVING	11 Epsom Rd Penguin	[Signature]
Philip McKenzie	14 Ocean Dr. Ulverstone	[Signature]
Marian McRae	14 Ocean Drive Ulverstone.	[Signature]
Janice Archie	7 Elizabeth St Penguin	[Signature]
Rebecca Priest	13 McDonald St. Ulv.	[Signature]
Irene Droughan	101 Trevor St Ulv.	[Signature]
John Deacon	4 LOGAN ST LEITH	[Signature]
Brenda Deacon	4 Logan Street Leith 7315 BKR	[Signature]
Sony Strickland	9 George Street Ulverstone 7315	[Signature]
Cathy van Eyden	38 Kings Pde Ulv. 7315	[Signature]
Katrina Blair	58 River Rd ULV 7315	[Signature]
SCOTT BLAIR	" " " " "	[Signature]
Cheryl Blair	56 River Rd ulv	[Signature]

Petition to Central Coast Council DA 216159

Name	Address	Signature
Luke Schmitt	30 Church rd Ulu	M. Schmitt
Tracy Howe	1 Jesamine pl Ulu	M. Howe
Andrea Kahel	184A Tessa St Ulu	A. Kahel
Nancy Viviani	38 Heaps Rd Ulverstone	N. Viviani
CHERYL BLAIR	846 Ulverstone Tas	C. Blair
Jan Chung	7 Cranbrook St	J. Chung
Masumi Ochiai	1 Miami Plce Wld-Ulu	M. Ochiai
Rebecca Davis	1 Bishop street, Ulverstone	R. Davis
Di Smallman	7 Manteg St T. Ulu	D. Smallman
Diane McCulloch	3 Adelaide St Ulu	D. McCulloch
Lill King	5 Westland Dr Ulu	L. King
Elaine Maney	7/28 John St, ULVERSTONE	E. Maney
Rosemary Braid	16 A Braudel Rd. Grantor	R. Braid

Petition to Central Coast Council DA 216159

[illegible]

Petition to Central Coast Council DA 216159

[illegible]

Petition to Central Coast Council DA 216159


[illegible]

Petition to Central Coast Council

Person lodging Petition: Robyn Joy Kent

**Address: 12 Maud Street
Ulverstone Tasmania**

Signature:

..........

Kellie Malone

From: Beach Beat <beabeat@bigpond.net.au>
Sent: Friday, 10 March 2017 2:24 PM
To: switch
Subject: Concern re: DA216159 - Optus tower Attn: Planning Dept.

Dear Sir/Madam and Central Coast Councillors

I am writing to you in regards to my concern about the erection of a 30 metre Optus tower (DA216159) at the Ulverstone showground.

I understand - after looking at plans - that this is not only a tower, but also associated buildings.

I also understand that this tower is a rather imposing structure. I have viewed one similar which is situated on a rural property at the western end of Upper Maud St, Ulverstone.

What I am concerned about is the imposing nature of this tower.

You (councillors), and we (rate payers) have done so much to beautify the Leven river precinct.

Why allow the erection of something as unsightly as a telecommunications tower to be built along our beautiful river?

You only need to look at the photos on the council web site, or stand on the footpath along the river to imagine the impact this tower would have on the scenic ambience of our beautiful river.

I would like to suggest that (like the tower at the end of Upper Maud St) this Optus tower be erected on rural property, or alternatively in the industrial area of Industrial Drive, so that it isn't an eyesore for residents and tourist.

I totally disagree with the placing of it at the show grounds, or even at any of the other suggested (West Ulverstone) sites on the planning application.

I have trust that our councillors will decide a better option for this issue.

Yours faithfully

Theresia Jerzyk

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: **10 MAR 2017**

Application No:

Doc. ID:

Theresia

BEACH BEAT
34 KING EDWARD ST
ULVERSTONE
TAS 7315

Kellie Malone

From: JW & TJ Beswick <jtbeswickbuild@bigpond.com>
Sent: Thursday, 9 March 2017 9:01 PM
To: Planning
Subject: Planning Application DA216159

CENTRAL COAST COUNCIL
 DEVELOPMENT & REGULATORY SERVICES

Received: **9 MAR 2017**

To the General Manager, Mayor & councillors

Application No:

Doc. ID:

We wish our previous submission for DA216113 to be carried over to the new application DA216159

We also want to emphasise the following points

Ulverstone's main asset is its river & the Council have constructed the cycle walking paths around that & developed the wharf area all to enhance our greatest asset.

To erect a telecommunications pole around 32 plus metres high including the apparatus within metres of the path way & adjacent to the river would be a DISGRACE & we can't understand how anyone who works in our council & lives in the community would even consider this option from a commercial company on the ratepayers owned land.

No doubt the Council will be paid for the use of the site but any income isn't worth it when there is an impact to the community

The aesthetics from the wharf area, yacht club, residents & the path & cycleway would be terrible let alone the potential health issues

Do we want a communications MONOPOLE being the tallest structure in our town? We don't think so

Every tourist driving through our town would see this monstrosity when they come down Reibey Street & crossing over the bridge looking out to wards the mouth of the river from Lovett street it would be framed perfectly by the Anzac park archway at the top of the stairs where at the moment you see straight down to the mouth of the river without any visual pollution. People dining at 2 of the coasts better restaurants Pedro's & Pier 01 will be looking out across this structure which detracts from their ambience of these establishments looking across & down the river

Unfortunately the view was made worse a few years ago with the construction of the new sports stadium so let's not make things worse.

The council is at the moment moving the sports precinct from the centre of town in Penguin to a more appropriate area which is a great idea to help the town grow. Our thoughts are that no more development should be done on this site as in the future hopefully the sports precinct will be with the cricket club in River road which is where the soccer club should have been located when it left Knights Road. This would alleviate the need for extra lights & development on this site.

Points re the application

The advertised planning application is for a **Utilities (telecommunications tower)**. This does not reflect the extent of the project as there is infrastructure & a 2400 high fence associated with that & therefore the Title of the application is misleading

Details supplied by the proponent for the proposed project of are inadequate they only show one elevation (a southern one) & there should be at least 2 to show the extent of the project (as a builder we wouldn't be allowed to have a planning application with 1 elevation). There should be at least an Eastern elevation so everyone gets the full view of the distance between the infrastructure & the pole.

The application also says in point 6 of the executive summary that the pole is adjacent to the equipment shelter. In our opinion 25 metres away is not adjacent

The photographs figure 6,8 & 9, 11 to 13 all show where we would presume the telecommunications tower would be but it isn't it is where the compound is

In Regard to Clause 9.7 Flood proneness this area is in a medium to high flood area with medium erosion

In regard to Clause 9.8 it states "It is not anticipated that Acid Sulphate soils are present". We have a project we have been working on & we have been made aware of the extent of acid Sulphate soils in the Ulverstone area. This area has a High Acid Sulphate Soil assessment as per 'thelist' mapping service. This makes us question how thoroughly this application has been researched

In regard to the photo Montages they are deceiving with the photos from Flora street as they have taken them through the existing light poles & at a very low level to the ground. Everyone using the path will be riding & walking past this substantial structure. There should be a montage from the other side of the river looking west directly at the structure, a photo of the view from the edge of the north east corner of the new sports stadium looking across the sports ground & from the path at the north east corner of the dog yards these are where it will show the visual pollution it will create.

We would be very upset if we owned a house adjacent to the showgrounds in the esplanade this proposal is basically in their front yard

In closing we feel this proposal should be rejected outright, it is not in the public interest to have a structure like this beside our greatest asset & also our notes above would suggest the proposal hasn't been well researched & the information quite inadequate for location & substance

Regards John & Trudy Beswick

3 Maud Street
PO Box 728
Ulverstone 7315

Mobile: Trudy 0417140 143
John 0418140143

Email: jtbewickbuild@bigpond.com

Kellie Malone

From: Lizzi Shires <lizzi.shires@utas.edu.au>
Sent: Saturday, 11 March 2017 3:16 PM
To: switch
Subject: Representation about optus base station at 2 Flora street, Showgrounds

SEVENTH COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Dear Sir,

I wish to object to the proposed planning optus installation.

Received: 11 MAR 2017

Application No:

Doc. ID:

18.1.2

Local Area objectives

I believe it does not fit in with the local area objectives for the physical activity of the community.

Many people believe that the proximity of a radiation source to children may impact on their health and would stop using the facilities and the playground in this area.

Currently there are regulations and ongoing surveillance of health risks for children growing up around these installations and we believe it is safe but the outcomes will not be known for many years. Many parents would choose to avoid the risk

- There are many other areas in our council that are away from children's recreational and sports areas that would be better placed to house the base station.
- The assertion that we need 25m high lighting is based on a football oval – this area is currently used for soccer which can have lower lights (15 m) and less light pollution thus less impact on surroundings. So a 30m tower is significant
- The impact on the dogs has been overlooked- they are sensitive to high frequency noise that will be emitted from this base station . I expect that that this will stop the dog showing area from being used in the future which will reduce the visitor rate to Ulverstone

18.1.3 Scheme Desired Future Character statements

Whilst this area is already developed I believe that the addition of such a large structure will have a significant visual impact and presence on our water front and our view of ourselves as a beautiful rural town.

Desire for increased utilities

We currently have good mobile phone reception in West Ulverstone (although not Optus I gather) do we need to alter the look of our waterfront to give additional reception for a phone company that has low or no penetration locally.

If we did want to introduce more competition I assume a mast based on a local hill- away from the population and with less visual impact would give wider reception to the rural areas surrounding Ulverstone that do have poor reception. Having the mast in the town presumably will not address the rural issue as the surrounding hills will stop the wider range.

E10.6.1

I suggest that the acceptable solution is to build it away from the waterfront.

I believe that the photomontage angle and scale is deceptive and that you need to have independent pictures drawn up and montage to get the full impact – including those taken from the playground and from the waterfront. This is an exceptionally large structure in a leisure and housing area that will have significant impact.

3.3 Identification of alternative sites pg 12 onwards

Optus notes that it prefers to build away from houses and in rural land and states that south of the bass highway the signal would be too poor. I think it would be important to explore this and areas to the west or east of this site that are also away from population. I think that Optus should investigate this further – the other sites investigated

so that rural areas have better reception and that it reduces the impact of people living and wanting to participate in recreation in the area.

Yours

Lizzi

Dr Lizzi Shires 20 Braddon Street Ulverstone Tasmania 7315

University of Tasmania Electronic Communications Policy (December, 2014).

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General Manager
Central Coast Council
PO Box 220
ULVERSTONE TAS 7315

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

9th March 2017

Received: **9 MAR 2017**

Dear General Manager Sandra,

Application No:

Doc. ID:

Re: Development Application 216159

We wish to lodge an objection to the proposed development of an Optus Telecommunications Tower on several grounds outlined below.

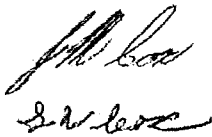
1. Flawed Consultation Process
 - a. The consultation period finishes on Saturday 11th March when Council Offices are not open. This will disadvantage those residents who are unable to submit their objection electronically.
2. Planning Grounds:
 - a. Height and visual impact
 - i. Initially it appears the proposed development is 30 metres high and upon reading the full application the finished tower will actually be 32.4 metres high with the addition of the antenna (Development Application, page 31). The tower has the potential to dominate the landscape.
 - ii. The proposed tower will be approximately 8 times the height of the Kennel Club Building next to it and 4 times the height of 17 Hobbs Parade which is a 2-storey building, 8 metres high and currently the site of Ulverstone Automotive Electrical. The Sports Stadium is the largest building on the site and it is nowhere near as high as the Tower will be.
 - iii. Current light poles at the Showground Precinct are not nearly as high as the proposed tower and are located well away (approximately 40-50m) from the dual use pathway and the Leven River. They are also of a slimline design with minimal visual impact.
 - iv. The visual representation of the tower in situ (in both diagrammatic and photographic representations contained within the application) does not appear to be to scale and therefore isn't an accurate depiction of its impact on the surrounding environment.
 - v. The height of this tower will detract from the scenic aspects of this area, located as it is adjacent to the dual use pathway and the spectacular Leven River. Users of the main Ulverstone Beach will look across the River to an unsightly giant monolith. Think of dining out at one of our local restaurants with a River view and seeing a monolith dominating the vista.
 - vi. The Development Application states the tower will be positioned approximately 25m (appendix 1, page 4) from the River's edge. This is incorrect and an inaccurate estimate of the distance. The location of the survey pegs is approximately 10 metres from the River's Edge. This can

easily be seen by looking at the photo of the site and knowing the dual use pathway is approximately 2.5 m wide.

- b. The Tower would be incompatible with the recreational and residential uses of the area.
 - i. Peaceful early morning daily walks along the Leven River allowing time for contemplation and relaxation, would now be disturbed by the noise of the Telecommunications Tower.
 - ii. The ambience of the pathways around Ulverstone aid in maintaining the health and wellbeing of our community, which is a significant aspect of the Central Coast Council's plans for the future.
- c. Potential for erosion and/or flooding
 - i. In recent years, weather events in conjunction with spring tides have led to concerning erosion in several places along the banks of the Leven River. The River has been washing over much of the pathway alongside 2 Flora Street, periodically, indicating the area is vulnerable to future events. Legion Park is an example of the power of erosion at work, located at 2 Flora Street as shown in the Development Application and this is approximately 100 metres from the proposed site.
- d. Navigation markers
 - i. The tower will be located close to the maritime navigation leads and could create confusion in traversing the waterway, particularly as it would dominate the landscape.
- e. Less room will be available for recreational users, both individuals and community and sporting groups who regularly fill the available space.
- f. There are potential health risks to residents and users of the grounds. Legion Park has a playground designed specifically for younger children and they are some of the most vulnerable residents in our community.

In summary, we believe the proposed telecommunications tower development would be detrimental to the liveability of the area for its residents.

Regards,



Joanne and Garry Cox

5 Braddon Street
WEST ULVERSTONE
jmcox@hotmail.net.au
0409 170 700

Kellie Malone

From: Bruce Whish-Wilson <hemphill@aanet.com.au>
Sent: Friday, 10 March 2017 1:42 PM
To: Planning
Subject: Planning approval DA216113 ... Telecommunications Tower .. Ulv Showground

I wish to confirm that my previous submission be carried over and applied to any new application.

Further I would hope that Council arrange a meeting between the Telecommunications Company applying to build the tower and concerned ratepayers as to where exactly on the Showground it is proposed to build it, how much area it will consume, and why on earth the tower cannot be built elsewhere with less visual obstruction. After all, most such towers seem to be built on high ground for wider transmission dispersal? And I have heard that some local interference may have been experienced to TV receptions in other areas.

I look forward to your favourable considerations.

Yours faithfully

Bruce Whish-Wilson


15 Tasma Parade

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 10 MAR 2017

Application No:

Doc. ID:

 Virus-free. www.avast.com

10 March 2017

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Mr Ian Sansom
Land Use Planning Group Leader
Central Coast Council

Received: **10 MAR 2017**

Application No:

Via email: planning@centralcoast.tas.gov.au Doc. ID:

APPLICATION FOR PLANNING APPROVAL DA216113 - UTILITIES
(TELECOMMUNICATIONS TOWER) - ULVERSTONE SHOWGROUND - 2 FLORA
STREET,
WEST ULVERSTONE

Dear Mr Sansom

I refer to your letter dated 1 March in which you advised of a change in arrangements for DA216113. I would like to make a submission which is not in support of the new DA 216113. My reasons for not supporting the DA are outlined below.

18.1.2 Scheme Objectives for the Area

In this section of the planning scheme it refers to being able to provide accessible opportunities to participate in a range of recreational opportunities. In their submission the proponent outlines that through the provision of lighting on the telecommunications tower this will be able to occur. What they have not acknowledged is that the tower is without question not sympathetic to the existing lighting structures at either the showgrounds, or any other sporting facility in the Central Coast Council area of a similar size and function. It is substantially higher and contains additional infrastructure which supports its primary purpose, which is the provision of telecommunications not lighting.

18.1.3 Desired Future Character Statements

This section of the Planning Scheme allows for the erection of light towers on recreation land. It is clear from the application that the primary intent of the 32.4 metre high monopole tower that is being proposed, is for the provision of telecommunications for Optus, which is a for profit organisation. My position is that this does not fall within the intent of this section of the planning scheme. The fact that the Council has endorsed the submission of the DA as the landowner is most likely attributed to the fact that additional lighting for the adjacent recreation facility will be affixed to the tower. This potentially reduces the expenditure required for them to erect lighting.

The installation of lights on the monopole does not alter the fact that the monopole is only being proposed for installation, to maximise the commercial gain for Optus. The fact that Council lighting is being installed is of a secondary nature. It should be

noted that my objection is not against the installation of lighting on the showgrounds. I qualify this statement by advising that my support for this is based on lighting being of a similar design to that which is already in place. The designs submitted for the telecommunication monopole tower are certainly not consistent with this, as it is significantly higher at 32.4 metres in height and also has a number of other items attached to it such as a hexagonal headframe and parabolic antennas.

18.4.2 (P2) Location and Configuration of Development

For a DA to satisfy the requirements in this area it needs to minimise the “apparent scale, bulk, massing and proportion relative to any adjacent building”. Further it makes reference to it being consistent with the streetscape. My view is that the proposed DA does not satisfy either of these conditions. It is simply far larger in size than any adjacent building, including light towers if you want to classify them as a building, and it is simply not consistent with the existing streetscape in the area. The proponent continues to rely on the assertion that because there are existing light towers on the showgrounds, their proposal is acceptable. I consider that if you assessed what was in place, in comparison to what was being proposed, a reasonable person would say that they are not homogenous in nature.

E8 Telecommunications Code – Table E8.6.2 Health, Safety and Visual Impact

The Telecommunications Code is contained within the Planning Scheme, and sets out the development standards within the municipality. In section A1 the performance criteria refers to the need to minimise the visual impact on the surrounding area. While the proponent has provided images in an attempt to demonstrate this, I do not believe that the visual impact will be minimised. As mentioned earlier there is nothing in the surrounding areas that even remotely approaches the 32.4 meter height of the telecommunications tower. Owing to its size, it will most certainly dominate the landscape which adversely impacts on the visual amenity of the area.

Another important component of the code is the requirement for towers to not be more than 20 meters in height in a recreation zone. This is not the case with this tower, with the maximum height of the tower to 32.4 metres. The proponent justifies this by referring to the fact that this height is necessary so the Council can install lighting for the adjacent show grounds complex. The height can only be exceeded if there is a pattern of infrastructure above the specified height that already exists at the location. An inspection of the site and a review of the proponents DA, would indicate that this is not evident. This position is acknowledged by the proponent who states in their DA that “there are numerous vertical structures in the form of small floodlights throughout the showground premises”. By their own admission, they identify the existing lighting as being small in nature. A reasonable person would consider that a tower with a maximum height of 32.4 meters is most certainly not “small in nature”. To attempt to put forward the position that the proposed

telecommunications tower is comparable to the existing lighting towers is disingenuous, at best.

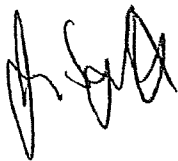
Visual impact

The proponent refers to the telecommunication tower as having a medium visual impact. Currently there are no similar sized structures in the immediate or surrounding area so it is somewhat perplexing as to how they arrive at the view that a 32.4 metre high tower will not have a significant impact. The structure will be visible from many locations in Ulverstone and while telecommunication service is important, so is minimising the long term adverse visual impact of structures placed in inappropriate locations. To support their position the proponent refers to the proposed erection of 25 metre high light towers by the Council, at some future point. This should not be a consideration in assessing the visual impact as they are not currently in place and indeed may not be installed in the future. Irrespective of this, even if they were to be erected, they would not be in the form of a telecommunications tower that has significant infrastructure attached to it.

Conclusion

It is clear that there are several components of the Planning Scheme that this DA does not comply with. This decision for Optus to erect a telecommunications tower is without doubt a commercial one but this does not abrogate their responsibility to ensure that they facilitate this process in an appropriate manner. The construction of a 32.4 metre high telecommunications tower in the prime location that has been identified will undoubtedly have an adverse visual impact for many years into the future. In view of this the proponent should be encouraged to look for alternative locations that fully comply with the planning scheme.

Yours sincerely

A handwritten signature in black ink, appearing to read 'James Synnott', with a stylized, cursive script.

James Synnott

14 March 2017

Our ref.: DA216159, paa:kaa
Doc ID:

Daly International
Level 10
601 Bourke Street
MELBOURNE VIC 3000

Attn: Petra Kovacs

Dear Ms Kovacs

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
TELECOMMUNICATIONS TOWER – ULVERSTONE SHOWGROUND – 2 FLORA STREET,
WEST ULVERSTONE

I refer to your application DA216159 for a telecommunications tower and associated infrastructure at Ulverstone Showground, 2 Flora Street, West Ulverstone, and based on the information supplied with the application make the following determination in respect to vehicular access, disposal of stormwater and Council infrastructure.

Access can be provided to the road network subject to the following:

- R1 The existing access located at the Esplanade/Alice Street corner shall be used as the access to the communications facility;
- R2 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development must be rectified;
- R3 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R4 All works or activity listed above shall be at the developer's cost.

Access is possible to the Council's stormwater network to drain stormwater from the proposed development subject to the following:

- S1 The disposal of concentrated stormwater drainage from buildings and hard surfaces shall be as required and/or approved by the Council's Regulatory Services Group Leader or his representative;

- S2 Any work associated with existing stormwater infrastructure will be undertaken by the Council;
- S3 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development must be rectified;
- S4 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S5 All works or activity listed above shall be at the developer's cost.

The following conditions shall apply in respect to any existing Council infrastructure.

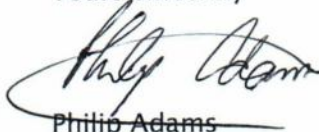
- I1 Confirm the location of the Council stormwater main (approximate location shown on the enclosed plan), and show this on the plans submitted with the Building Permit application relating to the development;
- I2 Maintain a minimum clear horizontal distance of 3.0 metres between the Council stormwater main and the nearest edge of any footing;
- I3 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be done in accordance with the relevant standards and to the satisfaction of the Council's Director Infrastructure Services or his representative;
- I4 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be at the developer's cost;
- I5 Any damage or disturbance to existing services resulting from activity associated with the development must be rectified at the developer's cost.

This 'Statement of Compliance' is not an approval to work on any access, work in the road reservation or undertake stormwater drainage works, nor is it a planning permit for the communications tower and associated infrastructure. This 'Statement of Compliance' is valid for a period of two years from the date shown above.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA216159.

Please contact me on tel. 6429 8977 should you have any further enquires.

Yours sincerely



Philip Adams
ENVIRONMENTAL ENGINEER

Encl.

Administrative Assistant - Planning
A COPY FOR YOUR INFORMATION

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

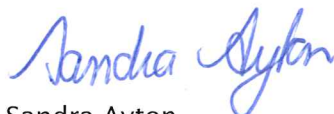
Period: 1 February 2017 to 28 February 2017

Contracts

- . Nil

Agreements

- . Grant Funding Agreement
Lighting upgrade – Ulverstone Showgrounds
Department of Premier and Cabinet
- . APH Agreement
Unit 8 Cooina Court
35-37 Main Street, Ulverstone
- . Crown Lease
Penguin Surf Life Saving Club
Preservation Drive, Preservation Bay
- . Retail Agent Agreement
Parks and Wildlife Service
Department of Primary Industries, Parks, Water and Environment
- . Grant Funding Agreement – NLP1617WC01
Leith Management Plan
Coastal Vegetation Management Plan for the Leith foreshore
Cradle Coast Authority
- . Employment Provider Services - Activity Host Organisation Agreement
Penguin Visitor Centre
The Salvation Army Employment Plus



Sandra Ayton
GENERAL MANAGER



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

Period: 21 February 2017 TO 20 March 2017

Documents for affixing of the common seal

Nil

Final plans of subdivision sealed under delegation

Final Plan of Survey
Lot 21 Bayvista Crescent, Sulphur Creek
Application No. SUB2002.31

Sandra Ayton
GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 28 FEBRUARY 2017**

	2015/2016		2016/2017	
	\$	%	\$	%
Rates paid in Advance	- 837,326.01	-5.96	- 892,195.10	-6.18
Rates Receivable	295,911.64	2.11	228,216.09	1.58
Rates Demanded	14,561,987.40	103.60	15,038,148.67	104.09
Supplementary Rates	34,729.59	0.25	73,089.69	0.51
	14,055,302.62	100.00	14,447,259.35	100.00
Collected	12,237,178.58	87.06	12,637,922.26	87.48
Add Pensioners – Government	872,112.54	6.20	888,632.45	6.15
Pensioners – Council	36,393.67	0.26	34,790.00	0.24
	13,145,684.79	93.53	13,561,344.71	93.87
Remitted	1,492.86	0.01	934.40	0.01
Discount Allowed	546,998.39	3.89	584,344.43	4.04
Paid in advance	- 574,189.19	-4.09	- 630,345.63	-4.36
Outstanding	935,315.77	6.66	930,981.44	6.44
	14,055,302.62	100.00	14,447,259.35	100.00

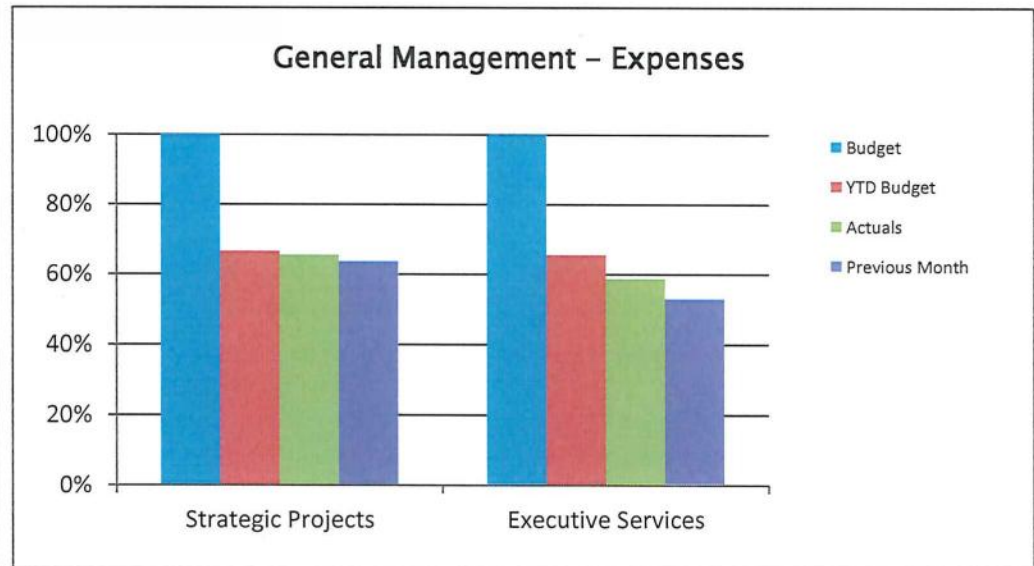
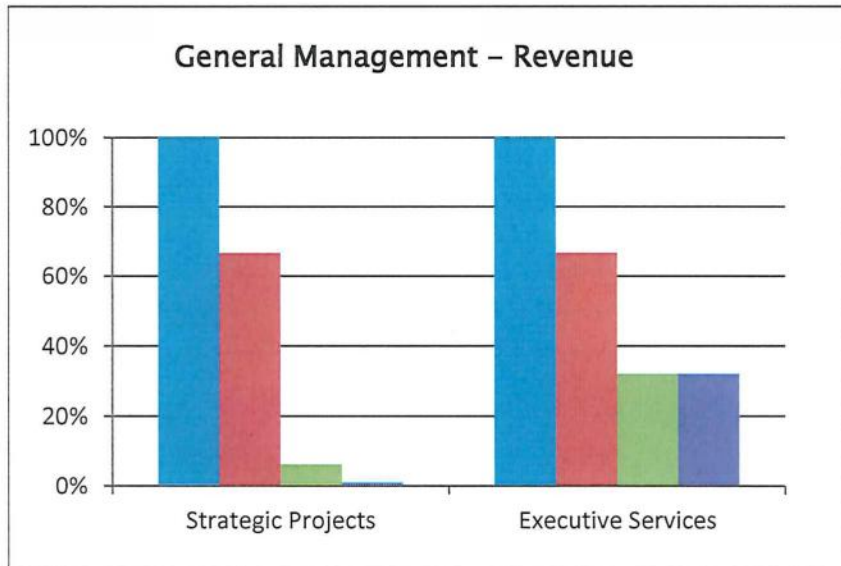


Andrea O'Rourke
ASSISTANT ACCOUNTANT

1-Mar-2017

Finance Report – February 2017

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(4,373,000)	(2,915,360)	(269,015)	(33,965)	(2,646,345)	(4,103,985)	6%
Executive Services	(16,000)	(10,680)	(5,148)	(5,148)	(5,532)	(10,852)	32%
	\$ (4,389,000)	\$ (2,926,040)	\$ (274,163)	\$ (39,113)	\$ (2,651,877)	\$ (4,114,837)	
Expenses							
Strategic Projects	134,000	89,360	87,780	85,225	1,580	46,220	66%
Executive Services	1,490,000	977,120	873,475	787,245	103,645	616,525	59%
	\$ 1,624,000	\$ 1,066,480	\$ 961,254	\$ 872,470	\$ 105,226	\$ 662,746	



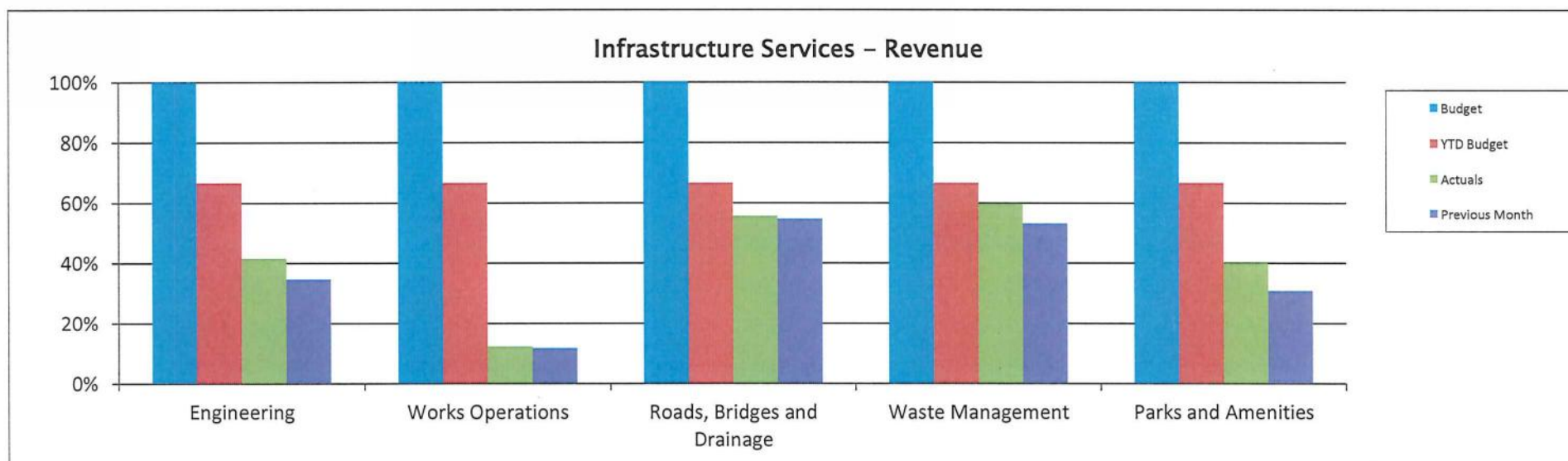
Variance

Strategic Projects
Strategic Projects
Executive Services
Executive Services

Revenue less than YTD budget – Budget timing – sale of property and capital contributions.
Expenditure greater than YTD budget – timing in general.
Revenue less than YTD budget – plant allocated behind budget.
Expenditure less than YTD budget – timing in general.

Finance Report – February 2017

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,486,000)	(990,640)	(616,507)	(512,577)	(374,133)	(869,493)	41%
Works Operations	(3,953,000)	(2,635,332)	(484,901)	(461,834)	(2,150,431)	(3,468,099)	12%
Roads, Bridges and Drainage	(2,542,200)	(1,694,800)	(1,414,838)	(1,390,898)	(279,962)	(1,127,362)	56%
Waste Management	(593,500)	(395,660)	(354,793)	(315,237)	(40,867)	(238,707)	60%
Parks and Amenities	(496,250)	(330,826)	(198,510)	(152,006)	(132,316)	(297,740)	40%
	\$ (9,070,950)	\$ (6,047,258)	\$ (3,069,549)	\$ (2,832,551)	\$ (2,977,709)	\$ (6,001,401)	

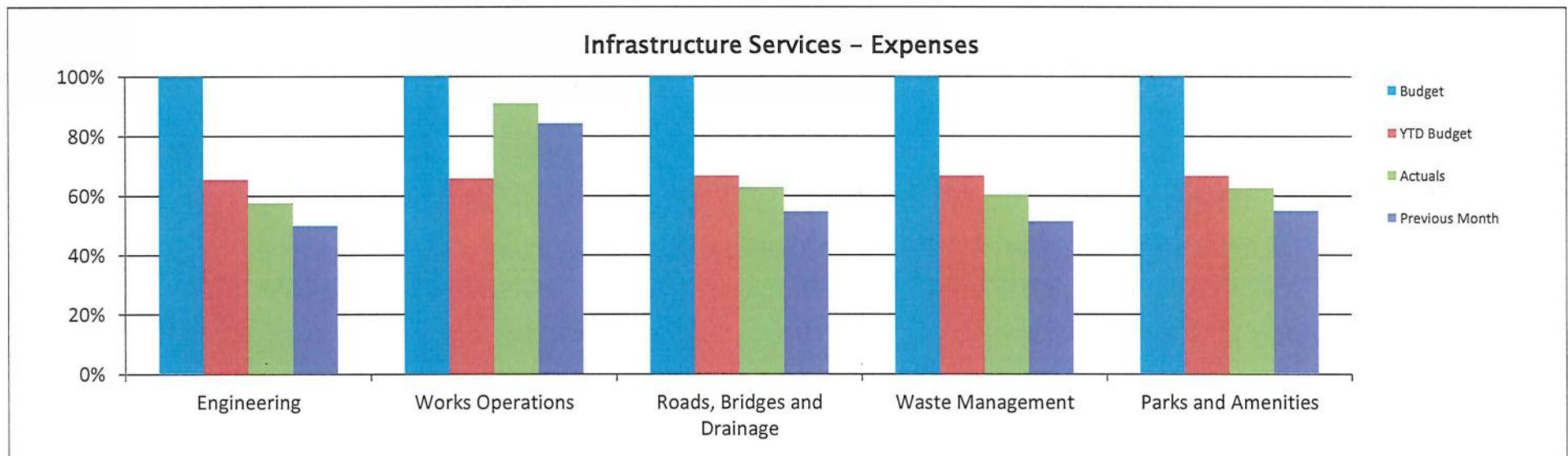


Variance

Engineering	Revenue under YTD budget – Timing – capital works program affected by flood works.
Works Operations	Revenue under YTD budget – Timing – operational programs behind in cost allocations.
Roads, Bridges and Drainage	Revenue under YTD budget – Timing – More capital grants to be received.
Waste Management	Revenue under YTD budget – Resource Recovery Centre – entry fees and scrap metal sales behind budget.
Parks and Amenities	Revenue under YTD budget – Timing of revenue in general.

Finance Report – February 2017

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,486,000	973,090	853,852	740,459	119,238	632,148	57%
Works Operations	1,209,000	796,350	1,099,779	1,017,508	(303,429)	109,221	91%
Roads, Bridges and Drainage	6,997,000	4,664,652	4,399,888	3,824,451	264,764	2,597,112	63%
Waste Management	3,587,500	2,391,632	2,164,659	1,843,991	226,973	1,422,841	60%
Parks and Amenities	2,590,250	1,726,650	1,618,819	1,422,369	107,831	971,431	62%
	\$ 15,869,750	\$ 10,552,374	\$ 10,136,997	\$ 8,848,778	\$ 415,377	\$ 5,732,753	

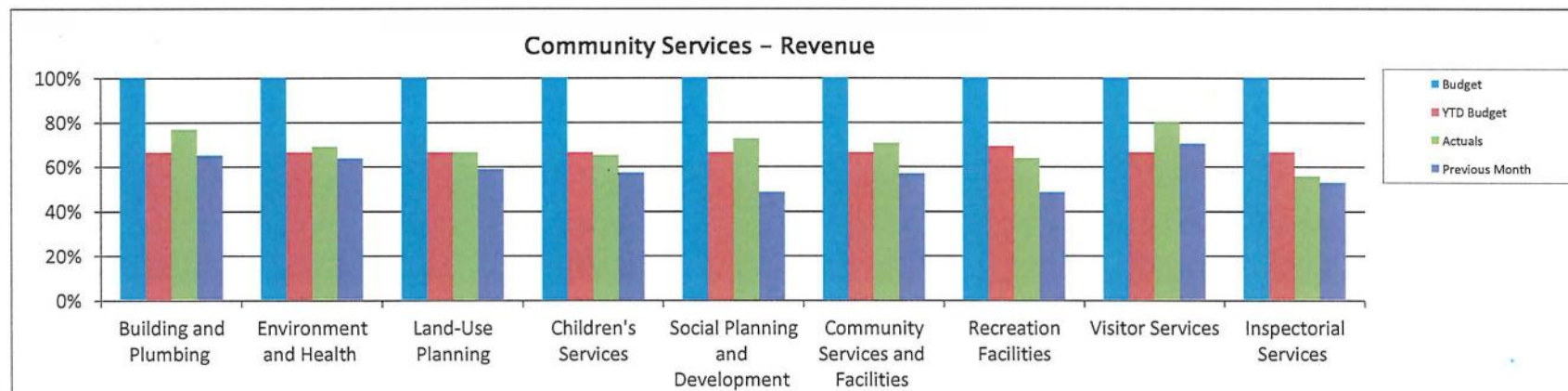


Variance

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

Finance Report – February 2017

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(220,000)	(146,680)	(169,074)	(143,347)	22,394	(50,926)	77%
Environment and Health	(70,200)	(46,828)	(48,487)	(44,788)	1,659	(21,713)	69%
Land-Use Planning	(156,000)	(104,040)	(103,608)	(92,029)	(432)	(52,392)	66%
Children's Services	(1,399,000)	(932,600)	(913,877)	(803,306)	(18,723)	(485,123)	65%
Social Planning and Development	(90,200)	(60,076)	(65,524)	(43,921)	5,448	(24,676)	73%
Community Services and Facilities	(788,800)	(525,868)	(557,922)	(450,325)	32,054	(230,878)	71%
Recreation Facilities	(616,500)	(427,600)	(394,566)	(299,516)	(33,034)	(221,934)	64%
Visitor Services	(118,000)	(78,652)	(94,689)	(83,255)	16,037	(23,311)	80%
Inspectorial Services	(189,000)	(125,920)	(105,238)	(99,982)	(20,682)	(83,762)	56%
	\$ (3,647,700)	\$ (2,448,264)	\$ (2,452,985)	\$ (2,060,471)	\$ 4,721	\$ (1,194,715)	

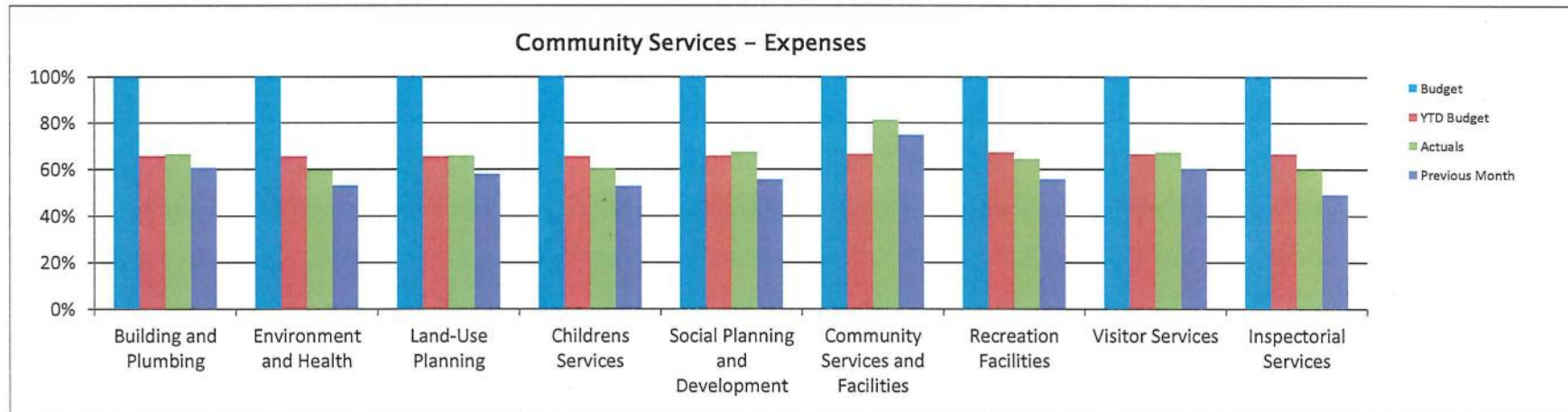


Variance

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

Finance Report – February 2017

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Building and Plumbing	474,000	311,290	315,022	287,488	(3,732)	158,978	66%
Environment and Health	338,200	221,828	201,836	179,154	19,992	136,364	60%
Land-Use Planning	577,500	378,980	380,688	334,896	(1,708)	196,812	66%
Children's Services	1,388,000	910,930	834,551	733,064	76,379	553,449	60%
Social Planning and Development	824,900	542,536	557,052	459,708	(14,516)	267,848	68%
Community Services and Facilities	1,245,700	830,108	1,012,232	932,994	(182,124)	233,468	81%
Recreation Facilities	1,959,300	1,319,670	1,265,825	1,093,963	53,845	693,475	65%
Visitor Services	318,000	211,972	214,280	192,275	(2,308)	103,720	67%
Inspectorial Services	316,000	210,680	189,724	154,385	20,956	126,276	60%
	\$ 7,441,600	\$ 4,937,994	\$ 4,971,211	\$ 4,367,925	\$ (33,217)	\$ 2,470,389	



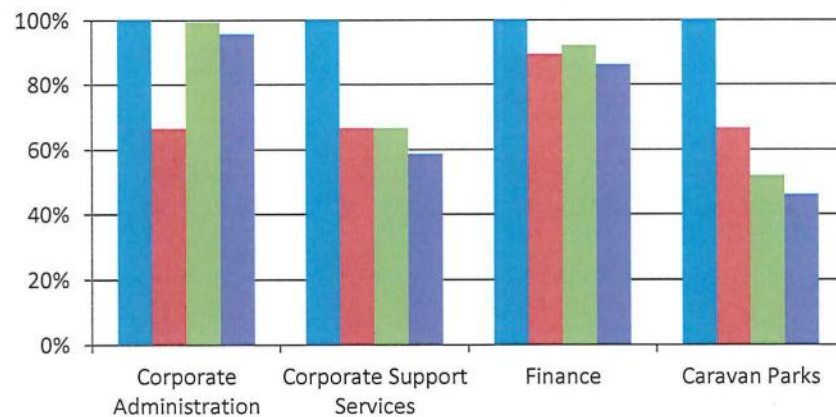
Variance

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

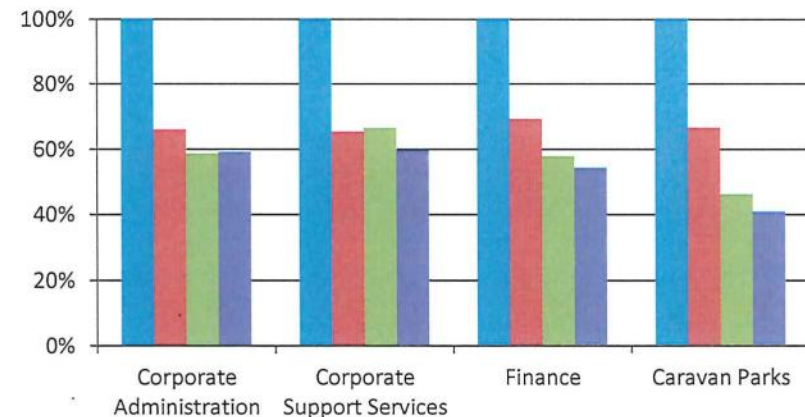
Finance Report – February 2017

ORGANISATIONAL SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(15,200)	(10,120)	(15,099)	(14,554)	4,979	(101)	99%
Corporate Support Services	(3,333,000)	(2,222,000)	(2,217,133)	(1,955,660)	(4,867)	(1,115,867)	67%
Finance	(21,083,000)	(18,886,730)	(19,457,134)	(18,203,533)	570,404	(1,625,866)	92%
Caravan Parks	(139,000)	(92,680)	(72,542)	(64,464)	(20,138)	(66,458)	52%
	\$ (24,570,200)	\$ (21,211,530)	\$ (21,761,908)	\$ (20,238,211)	\$ 550,378	\$ (2,808,292)	
Expenses							
Corporate Administration	571,600	377,750	335,785	179,154	41,965	235,815	59%
Corporate Support Services	4,230,000	2,770,780	2,814,310	334,896	(43,530)	1,415,690	67%
Finance	1,817,500	1,258,760	1,052,150	154,385	206,610	765,350	58%
Caravan Parks	84,000	56,000	38,902	–	17,098	45,098	46%
	\$ 6,703,100	\$ 4,463,290	\$ 4,241,146	\$ 668,434	\$ 222,144	\$ 2,461,954	

Organisational Services – Revenue



Organisational Services – Expenses



Variance

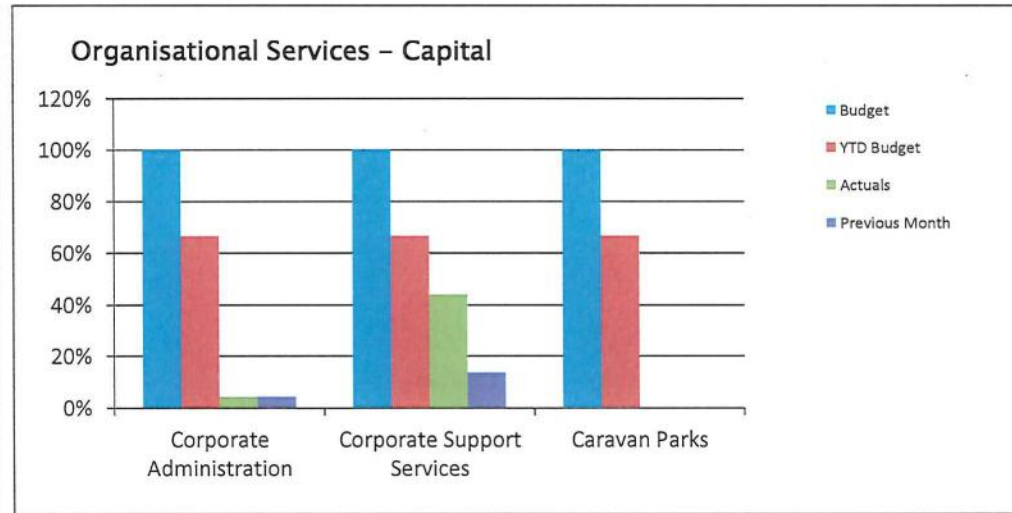
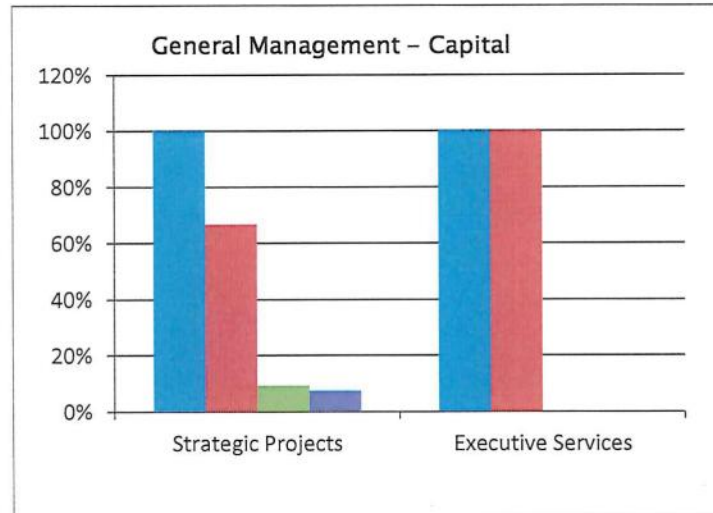
Corporate Administration	Revenue more than YTD Budget – small revenue area and Timing in general.
Corporate Support Services	Revenue more than YTD Budget – Timing relating to reimbursements for parental leave.
Finance	Revenue more than YTD Budget – Rates reflected at gross amount before rebates and discounts and Dulverton Dividend.
Caravan Parks	Revenue less than YTD Budget – Timing relating to reallocations.
Caravan Parks	Expenses less than YTD Budget – Timing in general.

Finance Report – February 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	6,258,000	4,171,944	584,027	468,572	3,587,917	5,673,973	9%
Executive Services	30,000	30,000	–	–	30,000	30,000	0%
	\$ 6,288,000	\$ 4,201,944	\$ 584,027	\$ 468,572	\$ 3,617,917	\$ 5,703,973	

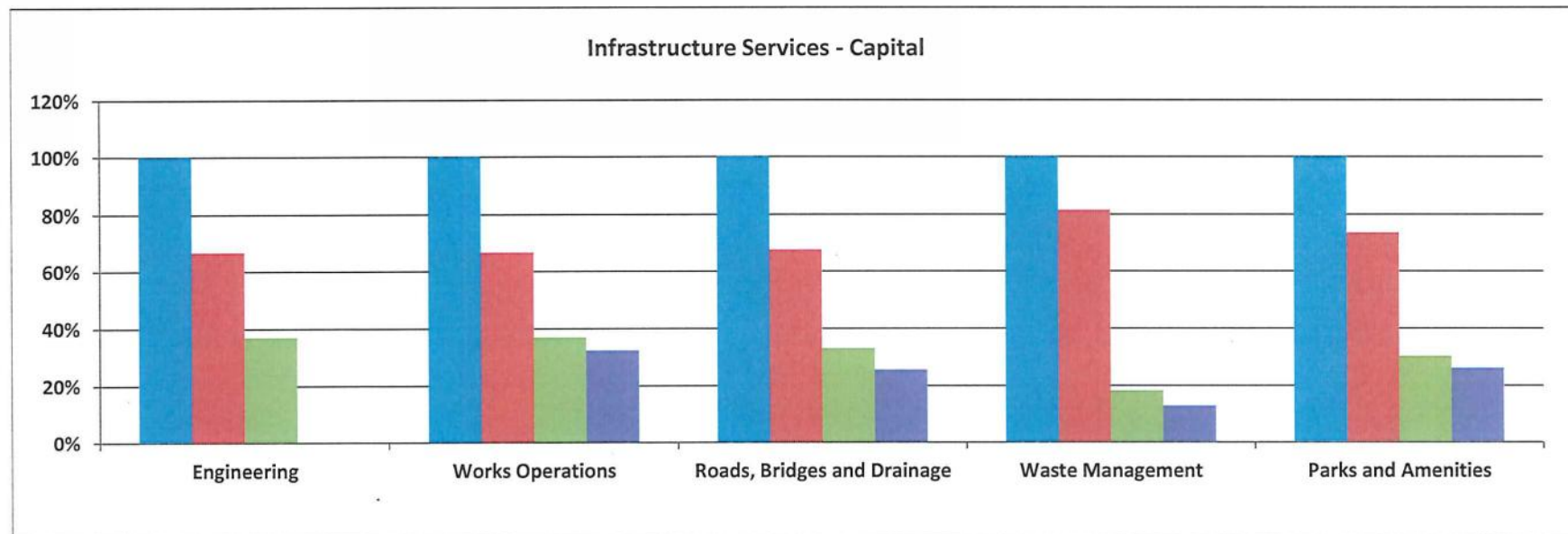
ORGANISATIONAL SERVICES

Corporate Administration	81,000	54,028	3,594	3,594	50,434	77,406	4%
Corporate Support Services	160,000	106,668	70,553	22,221	36,115	89,447	44%
Finance	–	–	–	–	–	–	0%
Caravan Parks	42,000	28,000	–	–	28,000	42,000	0%
	\$ 283,000	\$ 188,696	\$ 74,147	\$ 25,815	\$ 114,549	\$ 208,853	



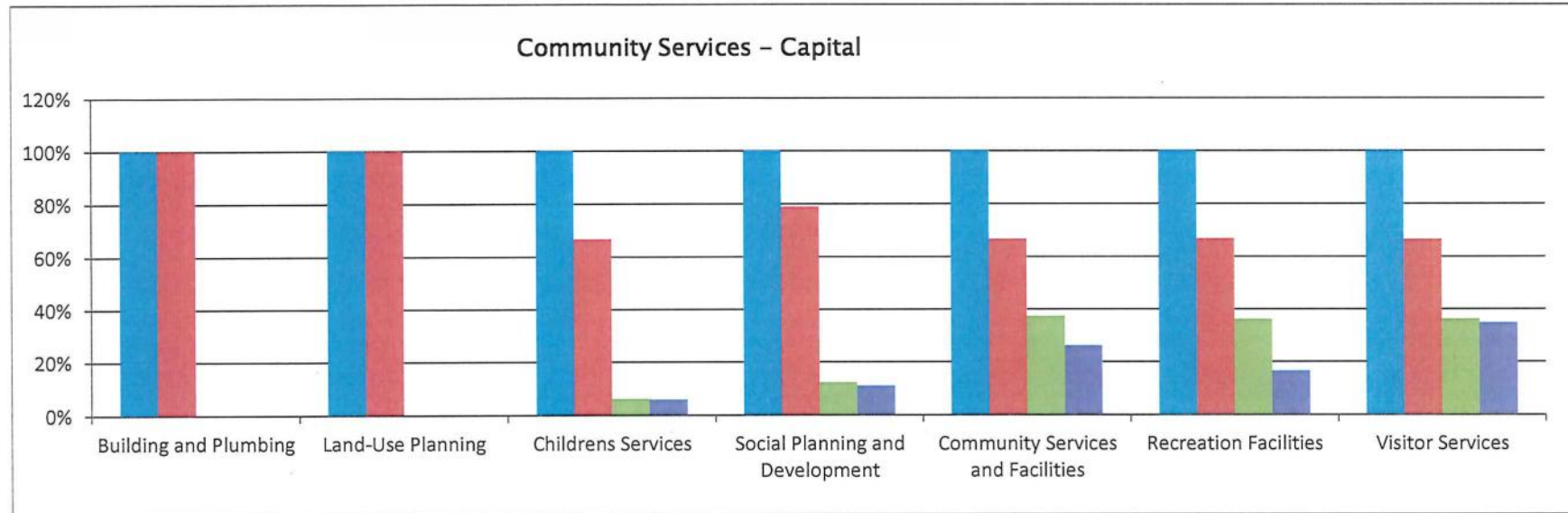
Finance Report – February 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
INFRASTRUCTURE SERVICES							
Engineering	152,000	101,332	–	–	101,332	152,000	0%
Works Operations	3,899,000	2,599,332	1,438,258	1,258,548	1,161,074	2,460,742	37%
Roads, Bridges and Drainage	5,799,000	3,919,288	1,915,642	1,472,679	2,003,646	3,883,358	33%
Waste Management	510,000	414,932	92,208	65,412	322,724	417,792	18%
Parks and Amenities	859,000	630,968	258,840	222,403	372,128	600,160	30%
	\$ 11,219,000	\$ 7,665,852	\$ 3,704,949	\$ 3,019,042	\$ 3,960,903	\$ 7,514,051	



Finance Report – February 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
COMMUNITY SERVICES							
Building and Plumbing	30,000	30,000	–	–	–	30,000	0%
Land-Use Planning	58,000	20,000	–	–	–	58,000	0%
Children's Services	33,000	22,000	2,075	1,986	–	30,925	0%
Community Development	153,000	120,628	19,021	17,082	101,607	133,979	12%
Community Services & Facilities	359,300	239,428	134,827	94,090	104,601	224,473	38%
Recreation Facilities	520,500	346,896	188,465	85,714	158,431	332,035	36%
Environmental Health	30,000	20,000	–	–	20,000	30,000	0%
Visitor Services	5,000	3,320	–	1,744	3,320	5,000	0%
	\$ 1,188,800	\$ 802,272	\$ 344,389	\$ 200,615	\$ 387,958	\$ 844,411	



Strategic Projects
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 of projects on works program.
Expenses less than budget – Timing of projects and impact of floods on works program.
Expenses less than budget – Timing of projects in general.
Expenses less than budget – Timing of projects in general.

BANK RECONCILIATION

FOR THE PERIOD 1 FEBRUARY TO 28 FEBRUARY 2017

Balance Brought Forward (31/1/2017)	10,402,418.85
Add, Revenue for month	2,282,534.71
	12,684,953.56

Less, Payments for month	2,437,967.42

Balance as at 28 February 2017	10,246,986.14

Balance as at Bank Account as at 28 February 2017	922,554.30
Less, Unpresented Payments	- 61,331.72

	861,222.58
Cash on Hand	- 413,300.69

Operating Account	447,921.89
Interest Bearing Term Deposits	9,799,064.25

	10,246,986.14



Andrea O'Rourke
ASSISTANT ACCOUNTANT

08-March-2017

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

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