

Notice of Ordinary Council Meeting and

Agenda

21 MARCH 2016

To all Councillors

NOTICE OF MEETING

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 21 March 2016. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

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

Dated at Ulverstone this 16th day of March 2016.

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



Lisa Mackrill
EXECUTIVE SERVICES OFFICER

CENTRAL COAST COUNCIL

CODE OF CONDUCT OF COUNCILLORS

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

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

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

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

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

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

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

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



Sandra Ayton
GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

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

See Contents – Page 2

Contents

1	CONFIRMATION OF MINUTES OF THE COUNCIL	4
2	COUNCIL WORKSHOPS	4
3	MAYOR'S COMMUNICATIONS	5
3.1	Mayor's communications	5
3.2	Mayor's diary	5
3.3	Pecuniary interest declarations	6
3.4	Public question time	7
4	COUNCILLOR REPORTS	8
5	APPLICATIONS FOR LEAVE OF ABSENCE	8
6	DEPUTATIONS	9
7	PETITIONS	9
8	COUNCILLORS' QUESTIONS	9
8.1	Councillors' questions without notice	9
8.2	Councillors' questions on notice	12
9	DEPARTMENTAL BUSINESS	13
	GENERAL MANAGEMENT	13
9.1	Minutes and notes of committees of the Council and other organisations	13
9.2	Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups – Emergency Management (171/2014 – 16.06.2014 and 73/2015 – 16.03.2015)	14

9.3	Amendments to the Dulverton Waste Management Rules (18/2013 – 29.01.2013)	15
	COMMUNITY SERVICES	19
9.4	Statutory determinations	19
9.5	Council acting as a planning authority	19
9.6	Combined application for a Planning Scheme Amendment and Development Application at 105, 125 and 145 Ironcliffe Road, Penguin involving the rezoning of land from General Residential to Recreation, the subdivision and consolidation of land and refurbishment of an existing oval, development of an oval, community pavilion, and associated car parking and landscaping – Application No. DA215101	20
9.7	Use of the Council's roads for Targa Tasmania – 13 April 2016	61
	INFRASTRUCTURE SERVICES	69
9.8	Infrastructure Services determinations	69
	ORGANISATIONAL SERVICES	71
9.9	Contracts and agreements	71
9.10	Correspondence addressed to the Mayor and Councillors	71
9.11	Common seal	72
9.12	Financial statements	73
9.13	Budget reallocations for the year ending 30 June 2016 (177/2015 – 29.06.2015 and 235/2015 – 17.08.2015)	73
10	CLOSURE OF MEETING TO THE PUBLIC	79
10.1	Meeting closed to the public	79
10.2	Confirmation of Closed session minutes	81
	GENERAL MANAGEMENT	83
10.3	Minutes and notes of other organisations and committees of the Council	83

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 15 February 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 15 February 2016 be confirmed.”
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2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 22.02.2016 – Update from Cradle Coast Authority
- . 29.02.2016 – Asset Management Strategy and plans
- . 07.03.2016 – Presentation from Mersey Community Care Association / Introduction to emergency management for local councils
- . 15.03.2016 – Strategic actions for 2016–2017 / Community Survey outcomes.

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

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

3.1 Mayor’s communications

The Mayor to report:

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3.2 Mayor’s diary

The Mayor reports as follows:

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

- . Montgomery Electorate Familiarisation Tour – MLCs dinner and presentation on Central Coast
- . Burnie City Council, University of Tasmania & others – signing of memorandum of understanding re UTAS expansion at West Park (Burnie)
- . Ulverstone Football Club – Hawthorn Football Club Auskick clinic
- . Leven Yacht Club – Mayor’s Magnificence presentation
- . 1st 2nd Ulverstone Scout Group – Founder’s Day event
- . Coast FM/Radio 7AD – community reports
- . Preston Community Centre – official opening of new accessible toilet
- . Cradle Coast Authority – Cradle Coast Mayors’ dinner-meeting re Regional Governance (Burnie)
- . Cradle Coast Authority – Representatives meeting (Burnie)

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- . Leighland Christian School – 40-year celebration dinner
 - . Rotary Clubs of Ulverstone and Ulverstone West, and Rotaract Club of Central Coast – Festival in the Park
 - . Island Care, Ulverstone – Celebrating Change Expo
 - . Business visitation program – Leven Valley Vineyard
 - . Ulverstone Library – briefing on changes to opening hours and operations
 - . IWS Australia (Independent Workwear Sellers) – 2016 Conference Ulverstone official welcome
 - . NW Tall Timbers Thunder – SEABL season launch
 - . Leven Regional Arts – International Women’s Day morning tea
 - . Mersey-Leven Municipal Emergency Management Committee – meeting (Devonport)
 - . Cradle Coast Authority – Cradle Mountain Master Plan unveiling (Devonport)
 - . Community morning tea – Heybridge-Howth
 - . Surf Life Saving Tasmania – official opening of 2016 Tasmanian Open State Championship at Ulverstone
 - . Community Safety Partnership Committee – meeting
 - . Cradle Coast Authority – Shared Services Steering Group meeting (Burnie)
 - . Ulverstone Repertory Theatre Society – annual general meeting
 - . State Grants Commission – 2016 Hearing (Burnie).”

Cr Broad reports as follows:

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

- . Preston Community Centre – Official opening of new accessible toilet.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Mayor’s and Cr Broad’s reports be received.”

3.3 Pecuniary interest declarations

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

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3.4 Public question time

The Mayor reports as follows:

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

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

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4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

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5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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7 PETITIONS

7.1 Petitions

The Executive Services Officer reports as follows:

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

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8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

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

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

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

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

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

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

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

The Executive Services Officer reports as follows:

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

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

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

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

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

No questions on notice have been received."

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9 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

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

The General Manager reports as follows:

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

- . Central Coast Community Shed Management Committee – meeting held on 1 February 2016
- . Ulverstone Wharf Precinct Advisory Committee – meeting held on 3 February 2016
- . Forth Community Representatives Committee – meeting held on 18 February 2016
- . Central Coast Youth Engaged Steering Committee – meeting held on 18 February 2016
- . Development Support Special Committee – meeting held on 29 February 2016
- . Central Coast Community Shed Management Committee – meeting held on 7 March 2016
- . East Ulverstone Swimming Pool Management Committee – meeting held on 10 March 2016.

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

- “That the (non-confidential) minutes and notes of committees of the Council be received.”
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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 (171/2014 – 16.06.2014 and 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 provision of this service.

BACKGROUND

The current statutory appointment of the Municipal Emergency Management Coordinator will expire on 20 July 2016.

DISCUSSION

Current appointments are as follows:

- 1 John Kersnovski, Director Infrastructure Services – the Municipal Emergency Management Coordinator (Municipal Coordinator); and
- 2 Paul Breaden, Engineering Services Group Leader – the Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) [statutory appointment expires 11 August 2017].

In respect to the Municipal Coordinator role this rests with the Director Infrastructure Services as he has the legislative requirements through the General Manager and is also responsible for the Council workforce.

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.’

CONSULTATION

Consultation has been undertaken with the respective nominee.

RESOURCE, FINANCIAL AND RISK IMPACTS

Funds are 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 John Kersnovski, Director Infrastructure Services for appointment by the Minister, as the Central Coast Council's Municipal Emergency Management Coordinator (Municipal Coordinator) for a period of two years."

- "That the Council nominate John Kersnovski, Director Infrastructure Services for appointment by the Minister, as the Central Coast Council's Municipal Emergency Management Coordinator (Municipal Coordinator) for a period of two years."

9.3 Amendments to the Dulverton Waste Management Rules (18/2013 – 29.01.2013)

The General Manager reports as follows:

"PURPOSE

This report provides the basis for considering proposed amendments to the Dulverton Regional Waste Management Authority Rules.

BACKGROUND

The Dulverton Regional Waste Management Authority (DRWMA), trading as DWM, operates under ss29–38 of the *Local Government Act 1993* as a Joint Authority of the Central Coast, Devonport, Kentish and Latrobe Councils for the management and disposal of waste.

The Chief Executive Officer of DWM has written as follows:

‘At the Dulverton Waste Management (DWM) Owner Representatives meeting held on 19th February 2016, it was resolved that the Owner Representatives commence an amendment of the DRWMA Rules in accordance with the ‘1st September 2016 Rules (clean)’ as attached. A marked up copy is also attached for your convenience.

To finalise the adoption of the amended Rules, each Participating Council must pass a motion to formally support the amended Rules. If you could arrange to do this at your **March 2016** Council meeting, and advise DWM once completed.

...’

Copies of the ‘marked up’ Rules as mentioned above are provided as an attachment to this report.

DISCUSSION

The DWM 20 Year Financial Plan recommended that a new Rule be added to the DRWMA Rules requiring the development and adherence to an Aftercare Funding Plan. This was a catalyst for a comprehensive review of the Rules.

A Rules Review Committee was formed with the membership being the Chief Representative, the Deputy Chief Representative and Mayor Don Thwaites. The Committee considered a list of around 100 items and subsequently made recommendations to a lawyer to make amendments. The Committee then further reviewed the changes prior to them being endorsed at the Owners Representatives meeting.

Amending the Rules can only be undertaken in accordance with the *Local Government Act 1993* and is a protracted affair, with the amendment process not likely to be completed prior to 1 September 2016.

Whilst the amendments to the Rules appear to be substantial, a number of the changes are merely formatting or minor changes to wording, e.g. substitution of 'Representatives' instead of 'reps'. A number of additional interpretations have been added to support additional or amended clauses in the Rules and other items have been further defined.

CONSULTATION

Consultation has been undertaken with the DWM Chief Executive Officer and DWM Representatives. If endorsed by each of the owner councils, DWM will advertise the Rules amendments seeking submissions from the public. Following receipt of any submissions from the public, the DWM Representatives will determine if the Rules can be finalised and a legal practitioner will certify that the Rules are in accordance with the law. The DWM Chief Executive Officer, following certification by a General Manager of one of the owner councils, will then advise that the Rules have been finalised and request each of the Owner Councils to pass a resolution to formally approve the amended Rules.

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposed Rule amendments will have no impacts on Council resources. Legal drafting and advertising costs are met from existing DWM budgets. All member Councils must agree to the proposed amendments to the Rules for them to be finalised; as with a process such as this, there is always the risk that one or more councils may not agree with all of the proposed changes which would then require further consideration.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- . Improve corporate governance
- . Strengthen local–regional connections.

CONCLUSION

It is recommended that the proposed amendments to the Dulverton Regional Waste Management Authority Rules be authorised by the Council."

The Executive Services Officer reports as follows:

“A marked up copy of the amended Rules of the Dulverton Regional Waste Management Authority having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Council authorise the proposed amendments to the Dulverton Regional Waste Management Authority Rules as endorsed by the Representatives on 19 February 2016 (a copy being appended to and forming part of the minutes).”
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COMMUNITY SERVICES

9.4 Statutory determinations

The Director Community Services reports as follows:

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

The Executive Services Officer reports as follows:

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

- “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”
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9.5 Council acting as a planning authority

The Mayor reports as follows:

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

The Director Community Services has submitted the following report:

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

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

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

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

The Director Community Services reports as follows:

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

<i>‘DEVELOPMENT APPLICATION No.:’</i>	DA215101
<i>PROPOSED AMENDMENT:</i>	Rezoning from General Residential to Recreation
<i>PROPOSED DEVELOPMENT:</i>	Sports complex and consolidation of lots (subdivision)
<i>APPLICANT:</i>	Planning Development Services on behalf of the Central Coast Council
<i>LOCATION:</i>	105, 125 and 145 Ironcliffe Road, Penguin
<i>CURRENT ZONING:</i>	Recreation Zone and General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>LEGISLATION</i>	<i>Land Use Planning and Approvals Act 1993</i> (the Act)
<i>LOT DESCRIPTION</i>	CT1582181/2, CT156418/1, CT11610/2, CT41504/1, CT1582181/2, CT11610/1, CT227352/1, CT22618/1, CT11611/1

PURPOSE

The purpose of this report is to consider a s.43A application for:

- (a) a rezoning of land from General Residential to Recreation (2.3 ha);
- (b) the consolidation of lots (subdivision);
- (c) the development of a sports complex consisting of an oval, community pavilion (clubrooms), car parking, landscaping and refurbishment of the existing Penguin District School oval.

Accompanying the report are the following documents:

- . Annexure 1 – location photo;
- . Annexure 2 – application documentation;
- . Annexure 3 – TasWater Submission to Planning Authority Notice – TWDA 2016/00268-CC;
- . Annexure 4 – Statement of Compliance from Road Authority and Stormwater Authority;
- . Annexure 5 – draft Amendment.

BACKGROUND

Development description –

1 Rezoning –

The applicant has requested part of CT11610/2, part of CT1582181/2 and part of CT11610/1 to be rezoned from General Residential to Recreation.

2 Subdivision –

The subject site consists of several titles that require consolidation in order for the proposed development to proceed.

3 Sports complex –

The proposed development includes refurbishing an existing school oval, development of a new oval, development of a community pavilion, fencing, associated car parks and landscaping (refer to Annexure 2).

Site description and surrounding area -

The site which includes a sports complex is situated 560m south of the Bass Highway and approximately 1.5km south of the centre of the Penguin township. The site is in close proximity to the Penguin District School (High School campus 150m and Primary School campus 350m). Other existing sport and recreational uses include an athletics track, chopping arena, field oval, bike track and lawn bowls. The Penguin Golf Course is located to the south-east.

The land slopes from approximately 90m above sea level (ASL) down to 70m ASL on the northern boundary. A tributary of the Penguin Creek runs through the centre of the subject land. The development area is vegetated with predominantly Eucalypt woodland with some weed infestation.

Houses and a pedestrian walkway to the nearby schools border the site to the north.

The site is part of urban Penguin and is serviced with reticulated water, sewerage, stormwater, communications and power.

Adjoining land is zoned General Residential and Recreation.

History -

In 2009 the Council had a Master Plan prepared for the site (Dial Sports Complex) to provide short and long-term strategic directions for the future development of the complex, as well as a concept plan, probable capital costs and a management model. The Master Plan was developed as a dynamic plan that was further refined in 2013. The proposed rezoning and development application gives effect to the Master Plan 2013.

DISCUSSION

The following assessment of the application is in two parts. The first part assesses the rezoning in accordance with the provisions of the Act, followed by assessment of the proposed development against the provisions of the Scheme. Note that in accordance with s.43A of the Act, the development is assessed as if the zoning request has been approved.

The rezoning of the area currently zoned General Residential to Recreation is required as the proposed development and use is not unconditionally permitted in the General Residential zone. The Sport and Recreation use in the General Residential zone is only permitted if it meets the condition that it

comprises, "...a single playing field or a single surface for the local community". As the proposed use is not listed as discretionary this condition makes the proposed use and development prohibited.

The proposed use and development however, is unconditionally permitted in the Recreation zone hence the request for the rezoning.

The Act sets out the following provisions that must be furthered or met.

- . Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania;
- . Schedule 1, Part 2 – Objectives of the Planning Process Established by the Act;
- . s.32 (1)(e) and (f) of the Act;
- . s.300 consistency with the Cradle Coast Regional Land Use Strategy;
- . State Policies;
- . National Environmental Protection Measures.

Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania –

"(a) to promote the sustainable development of natural and physical resources and the maintenance of the ecological processes and genetic diversity;

A flora survey of the site found no threatened communities on the site. The Natural Values Atlas (NVA) has no records of sightings of threatened flora species within 500m of the proposed development. The current vegetation includes weed infestations such as gorse, blackberries, thistles and Spanish heath.

With regard to fauna the NVA records the Grey Goshawk, Azure Kingfisher and Eastern Barred Bandicoot within 500m. No sightings are recorded for the subject land and suitability of habitat on the site, apart from the Eastern Barred Bandicoot, is unlikely.

As indicated above there are no threatened fauna and flora species or communities on the subject site and thus development on the subject site would not adversely impact on ecological processes and genetic diversity.

“(b) to provide for the fair, orderly and sustainable use and development of air land and water;”

Master planning for the site as a regional sporting complex commenced over 20 years ago. Development of the subject land would be the last major development required to be undertaken to complete the plan. It would also allow the relocation of the current sporting activities conducted on the Penguin oval which is located near the Penguin town centre and is too small and intrusive in an urban environment. For example, car parking overflows onto nearby streets and cricket balls intrude into nearby houses.

The redevelopment of the Penguin oval provides an opportunity to develop a more orderly community asset or appropriate sustainable use in an urban environment.

“(c) to encourage public involvement in resource management and planning;”

The proposed project has already been extensively canvassed with local sporting groups and the community.

If certified, the public would be able to participate in the statutory public participation process.

“(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);”

The estimated cost for the project is in the vicinity of \$10m. which, with the multiplier benefits, would likely provide a substantial economic input into the local community.

“(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.”

The community would be encouraged to participate in the approval process through the public advertising and comment process. Local government would be involved in the certification and development application process through the State government process of the Tasmanian Planning Commission.

Schedule 1, Part 2 – Objectives of the Planning Process Established by the Act –

“(a) to require sound strategic planning and co-ordinated action by State and local government;”

The proposed rezoning gives effect to a Master Plan prepared for the site and is in accordance with regional and the Council’s strategies.

“(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;”

The proposed rezoning through the s.43A process gives effect to the clause.

“(c) to ensure that the effects on the environment are considered and provide for the explicit consideration of social and economic effects when decisions are made about the use and development of land;”

No environmental values would be adversely impacted by the proposed rezoning or subsequent development of the subject land.

“(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;”

The rezoning complies with State Policies, the Cradle Coast Regional Land Use Strategy 2010–2030 and the Central Coast Strategic Plan 2014–2024.

“(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;”

The s.43A process encourages coordination between the zoning and development approval process.

“(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;”

The partial rezoning of the subject land will allow the development of a well-designed integrated recreation facility that can be enjoyed by the community.

“(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;”

The subject site has no particular values or buildings that need protection. Aboriginal Heritage Tasmania has indicated there are no Aboriginal heritage sites recorded within or close to the property.

“(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;”

The site is already serviced with urban standard infrastructure and any upgrades or extensions would be borne by the development.

“(i) to provide a planning framework which fully considers land capability.”

The proposed amendment gives effect to the Objective.

Section 32(1)(e) of the Act – Avoid land use conflicts with use and development permissible –

The proposed rezoning gives effect to the Dial Regional Sports Complex Master Plan 2013 and will enhance the current recreation facilities.

Section 32(1)(f) of the Act – Impact on the region as an entity in environmental, economic and social terms –

The proposed rezoning will have no adverse impact on the region. It will be a positive generator of economic activity and will enhance an existing regional recreational facility.

State Policies

Tasmanian State Coastal Policy 1996 –

The Policy applies to land within 1km of the coast. As the subject site is over 1km from the coast, the Policy does not apply.

State Policy on Water Quality Management 1997 –

All stormwater management would be controlled by the Council through the approval process. It is noted a tributary of the Penguin Creek runs through part of the site but it would not be impacted by the proposed rezoning.

State Policy on the Protection of Agricultural Land 2009 –

The site is in an urban setting and has no agricultural potential.

National Environment Protection Measures –

In accordance with s.12A of the State Policies and Projects Act 1993, a National Environment Protection Measure (NEPM) is taken to be a State Policy. Therefore, the following need to be considered:

- . *Ambient Air Quality June 2002;*
- . *Air Toxics 2004;*
- . *Diesel Vehicle Emission 2001;*
- . *Assessment of Site Contamination 1999;*
- . *Used Packaging Materials 1999;*
- . *Movement of Controlled Waste Between States and Territories 1998;*
- . *National Pollutant Inventory June 2000.*

Given the previous and current use of the site (open space and trees), no formal assessment for contamination was required. The NEPMs will have no effect on the proposed rezoning.

Central Coast Strategic Plan 2014–2024

The proposed rezoning is supported by the Council's Strategic Plan. The Strategic Plan is based on a series of values including valuing the built assets such as parks reserves, playgrounds and sporting, health and community related facilities. A key strategy is to improve the value and use of open space which includes the staged implementation of the Dial Regional Sports Complex Master Plan.

Cradle Coast Regional Land Use Strategy 2010–2030 –

The Act requires that an amendment to a planning scheme is consistent with the regional land use strategy (*Cradle Coast Regional Land Use Strategy 2010–2030*).

The Strategy states that it, "...does not prescribe detailed requirements for individual land use decisions. It intends implementation will be achieved through the existing prescribed regulatory arrangements for land use planning including planning schemes."

It should be noted that in this circumstance the land to be rezoned is approximately 2.3ha which is a small area compared to the subject site for

the proposed development of 7.5ha and the 48ha for the Dial Regional Sports Complex.

The Strategy has classified the towns and small settlements into various activity categories.

Penguin is classified as a Local Service Centre that is defined as:

“Local centres are of varying population size and cater primarily to the immediate needs of the local community in housing, education, health, culture and entertainment, community support, personal service, and convenience retail options at a level which does not service a regional or sub-regional population.”

However, the Strategy states the classification of centres *does not impose a hierarchy of economic, social or cultural importance*, but rather is to ensure a continuum of size and function, and an absence of unnecessary dysfunction for activities which are regionally important and which rely on a regional population.

The Strategy then sets out some guidance for regional activities. The guidelines which support the proposed rezoning include:

There is convenient and equitable access by consumer population –

The site is situated near the four-lane Bass Highway providing good regional road access and complemented by good local road access and on site car parking.

It complements the incumbent strength and collective drawing power of existing development of a like kind –

The current sports complex supports existing regional activities such as athletics, wood chopping and mountain bike riding. Other activities include golf and lawn bowls. The proposed development would improve and complement the existing facilities and activities. The long-term plan for the Dial Regional Sports Complex as a regional centre for selected sports was first considered in the 1970s. The future development of the site further evolved with the Dial Regional Sports Complex Master Plans 2009 and 2013. Both Master Plans envisaged that the Dial Regional Sports Complex would include some regional facilities for specific sports. This proposal is in accordance with the long-term vision for the site which has been developed in stages over the last 20–25 years and the current Master Plan.

There is sufficient local population to support the development –

The proposed development will be supported by the local population and various short-term events such as a concert, cricket match and a national training venue. With regard to receiving support from the local population, it will for example, permit the relocation of the Penguin Cricket and Football Clubs from their existing inadequate inner urban location and permit the redevelopment of the Clubs' oval and facilities to a more appropriate use and community asset.

It will not have adverse effect on the sustainability of services provided from another location –

The construction of the community pavilion to service existing uses and relocation of the Penguin Cricket and Football Clubs, plus the construction of a new oval, refurbishment of the existing school oval and associated car parking and landscaping would be unlikely to adversely impact on the sustainability of recreation uses in other locations. A major benefit would be to improve and enhance the existing facilities and activities at the complex. The proposal is not of such magnitude that it would adversely impact on other urban centres. It enhances an existing sports complex that provides regional facilities.

The Strategy specifically deals with sport and recreation in general terms and notes the changing nature and pattern of recreation requiring multipurpose and linear spaces. It also notes that sub-regional facilities in both Devonport and Burnie is preferable to a single regional facility in a central location. It is assumed this means that the construction of a large sports complex serving the entire North West Coast region with a wide range of sports is not warranted. This is not the case with this proposal as most of the Dial Regional Sports Complex is already constructed and what is proposed is an extension and improvement to the existing activities and facilities. Also the Strategy does not recognise that high costs for some facilities such as athletics, which require expensive specialised synthetic tracks, have to be centralised to be economically feasible.

The proposed rezoning is supported by the Strategy as it states on p.92, "The role of land use planning is to assist allocation of land in accessible locations and of appropriate characteristics to allow community use." As stated previously, the subject site is accessible regionally by car and has been developed for community use.

Gas Pipelines Act 2000 –

The gas pipeline is not located near the subject site and the requirements of the Act are not relevant in this case.

Non-statutory Plans

Dial Regional Sports Complex Master Plan 2013 –

Although the Dial Regional Sports Complex Master Plan 2013 is a non-statutory document it gives guidance to the future use of the subject land. The Master Plan was first developed in 2009 and revised in 2013.

The proposed rezoning will give effect to the Master Plan.

Conclusion –

The proposed rezoning furthers the Objectives of the Act, complies with State Policies and conforms with the Cradle Coast Regional Land Use Strategy and the Council's Strategic Plan. The rezoning would facilitate the proposed development, facilitate efficient management and development of the land, and provide consistency in zone boundaries. The advantages are material and sufficient to justify the rezoning of the subject land from General Residential to Recreation. Also the Zone Purpose for the Recreation zone is consistent with the intended use and development of the land.

Development Assessment –

The following table is an assessment of the proposed development against the relevant Scheme provisions; these include the Recreation zone standards and Codes:

Recreation

CLAUSE	COMMENT
18.3 Use Standards	
18.3.1 Discretionary Permit Use	
<p>18.3.1–(P1) Discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) minimise likelihood for adverse impact on amenity for residential use on adjacent land in the zone.</p>	<p>Not applicable as Sport and Recreation is a Permitted use in the zone.</p>
18.4.1 Suitability of a site or lot for use or development	
<p>18.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of not less than 1,000m² excluding any access strip; and</p> <p>(b) if intended for a building, have a building area:</p>	<p>Compliant.</p> <p>(a) Site area is 10.32ha.</p> <p>(b)(i) Complies as there is sufficient area within the site to accommodate a building area of 300m².</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)(ii) Complies as development is centrally located within the recreational area and complies with front, side and rear boundary setbacks. Refer to 18.4.2 below. (b)(iii) Complies. The adjoining zoning to the north and east of the site is General Residential which has a setback requirement of 4m.. Oval A is located 30m from the General Residential zone, the internal access is 11m and the nearest proposed car park is setback 35m. (b)(iv) Complies as no registered easements are identified on the Titles. (b)(v) Complies as no rights of way benefitting other land. (b)(vi) Complies as no buildings or other development will impact on a utility. (b)(vii) Complies as no access roads, including internal roads, will be impacted. (b)(viii) Complies as area is sewered and buildings will not impact on any areas required for disposal of stormwater.
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	(b)(ix) Complies as site is accessible from Sports Complex Avenue and Recreation Drive.
<p>18.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <p>(a) across a frontage over which no other land has a right of access 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> <p>(i) over land not required as the means of access to any other land;</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(iii) with a width of not less than 6.0m; and</p> <p>(d) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act</i></p>	<p>(a) The site has a separate access across the frontage of Sports Complex Avenue of which no other land has right of access, with a width of not less than 10m.</p> <p>(b) Not applicable as not an internal lot.</p> <p>(c) Not applicable as not a right of way.</p> <p>(d) Complies as the site has established access to Sports Complex Avenue and Recreation Drive. The development application is supported by a Traffic Impact Assessment by GHD (October 2015). The report examined existing road conditions and transport network performance, pedestrian connectivity, future traffic generation and distribution, car parking requirements and likely impacts on local and surrounding traffic networks.</p>

<p>1935 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>18.4.1–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R19} 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 a use with an equivalent population of not more than 10 people per day.</p>	<p>(a) 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>(b) Not applicable. Satisfied by (a).</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> <p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p>	<p>Compliant.</p> <p>(a) The site is connected to the reticulated sewerage system. The Council's Planning Permit will require compliance with TasWater's approval, included as an attachment to the Planning Permit.</p>

<ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. 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/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip. 	<p>(b) Not applicable. Satisfied by (a).</p>
<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 	<p>Compliant.</p> <ul style="list-style-type: none"> (a) The site is connected to the reticulated stormwater system. The Council's Planning Permit would require compliance with its approval as a Stormwater Authority issued as a Statement of Compliance. (b) Not applicable. Satisfied by (a).

<p>(ii) for disposal within the site if:</p> <ul style="list-style-type: none"> a. the site has an area of not less than 5,000m²; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface. 	
<p>18.4.2 Location and configuration of development</p>	
<p>18.4.2–(A1) A building must be setback 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; 	<p>Compliant.</p> <ul style="list-style-type: none"> (a) The community pavilion will be setback approximately 230m from the primary frontage – Sports Complex Avenue. (b) The community pavilion will be setback

<p>(d) not less than for any building retained on the site;</p> <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>approximately 180m from the secondary frontage – Recreation Drive.</p> <p>(c) Satisfied by 18.4.2 A1 (a) and (b).</p> <p>(d) The community pavilion will not be setback less than existing buildings on site.</p> <p>(e) Not applicable as no building area shown on the sealed plan/s.</p> <p>(f) Development setback is approximately 560m south of the Bass Highway.</p>
18.4.2–(A2) Building height must not be more than 15.0m.	Complies as proposed community building will have a height of 8.8m.
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.	Complies as loading and unloading area and car parking will be behind the primary frontage elevation.
18.4.3 Setback from zone boundaries	
18.4.3–(A1) Development of land with a boundary to a zone must:	Complies.
(a) be setback from the boundary of land in an adjoining zone by	(a) The area adjoins the General Residential zone to

<p>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> <ul style="list-style-type: none"> (i) a building or work; (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>the north and east of the site. The setback standard from a General Residential zone boundary is 4m. Development is generally located in the centre of the recreational area and complies with the required boundary setbacks – in excess of 20m.</p> <ul style="list-style-type: none"> (b) Complies. (c) Complies. (d) Complies.
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<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 (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>(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–(P1) 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; or</p>	<p>Complies with (b) as the purpose is permissible in the zone.</p>

COMMUNITY SERVICES

(b) for a purpose permissible in the zone.	
CODES	
E1 Bushfire-Prone Areas Code	Not applicable.
E2 Airport Impact Management Code	Not applicable.
E3 Clearing and Conversion of Vegetation Code	Applicable. See further assessment below.
E4 Change in Ground Level Code	Applicable. See further assessment below.
E5 Local Heritage Code	Not applicable.
E6 Hazard Management Code	Not applicable.
E7 Sign Code	Not applicable.
E8 Telecommunication Code	Not applicable.
E9 Traffic Generating Use and Parking Code	Applicable. See further assessment below.
E10 Water and Waterways Code	Applicable. See further assessment below.

SPECIFIC AREA PLANS	
F1.0 Forth Specific Area Plan	Not applicable.
F2.0 Ulverstone Wharf Specific Area Plan	Not applicable.
F3.0 Penguin Specific Area Plan	Not applicable.
F4.0 Turners Beach Specific Area Plan	Not applicable.

CODES	
CLAUSE	COMMENT
E3 Clearing and Conversion of Vegetation Code	
E3.2 Application of Code	Applicable. Development includes the clearance of 5ha of native forest and 2ha of regenerating forest within 30m of a waterway and in association with development that comprises a plan of subdivision and the construction of a building and associated facilities (including water, sewer, roads, car parks, footpaths etc.).
E3.4 Exemption	Not exempt.

E3.6 Development Standards	
E3.6.1 Protection of threatened native vegetation community or native vegetation providing habitat for a threatened species	
<p>E3.6.1–(A1) Vegetation must not be:</p> <ul style="list-style-type: none"> (a) a threatened native vegetation community; (b) a threatened species habitat; or (c) within 30m of a water body, watercourse, wetland, or coastal shoreline. 	<p>Relies on the performance criteria.</p> <ul style="list-style-type: none"> (a) The application for development is supported by a <i>Natural Values Report</i> by AK Consultants, dated 11 October 2015. The report states that no threatened native vegetation communities are recorded on site. (b) The application for development is supported by a <i>Natural Values Report</i> by AK Consultants, dated 11 October 2015. The report concludes that no threatened species habitat is recorded on site. (c) Non-compliant with Acceptable Solution so relies on the Performance Criteria. The flora report submitted states the vegetation to be cleared within 30m of the poorly defined stream bed does not contain any threatened species or communities and includes 2ha of planted <i>Eucalyptus globulus</i>. Considered to satisfactorily meet the Performance Criteria.

E3.6.2 Clearing of vegetation on land of scenic or landscape value	
<p>E3.6.2-(P1)</p> <p>(a) The harvesting of timber or the clearing and conversion of vegetation must:</p> <ul style="list-style-type: none"> (i) be necessary to deliver an overriding social, economic, or environmental benefit to the community; or (ii) be justified by exceptional circumstances; and (iii) there is no suitable alternative site; or <p>(b) be consistent with the objectives and outcomes for any scenic or landscape management plan incorporated as a document forming part of this planning scheme; and</p> <p>(c) the extent of clearing and conversion must:</p> <ul style="list-style-type: none"> (i) retain a sufficient intensity and distribution of vegetation to screen cleared and converted areas; (ii) not impact on the visual qualities of a shoreline, skyline, ridge, or other prominent landform feature; (iii) not be exposed to view from a road, public place, or settlement area; and 	<p>Not applicable. Site not identified as land of scenic or landscape value.</p>

(iv) include measures to minimise likely adverse impact for scenic or landscape value.	
E3.6.3 Clearing of vegetation on land susceptible to landslide	
<p>E3.6.2–(A1) The site must be within an area:</p> <p>(a) exposed to a low level of likely risk from landslide; and</p> <p>(b) a landslide hazard risk assessment ^{L1} must indicate clearing of native vegetation:</p> <p>(i) can achieve and maintain a tolerable level of risk; or</p> <p>(ii) there is an insufficient increase in the level of risk to warrant any specific hazard reduction or protection measures; or</p> <p>(iii) any condition or requirement for specific hazard reduction or protection measures.</p>	<p>(a) Compliant. Site contains some land of low risk from landslide.</p> <p>(b) Compliant.</p>
E4 Change in Ground Level Code	
E4.2 Application of Code	Applicable.
E4.4 Exemption	Not exempt. Cut and fill to exceed 1m.

E4.6 Development Standards		
E4.6.1 Change in existing ground level or natural ground level		
E4.6.1–(A1) Cut or fill must:		
(a) not be on land within the Environmental Living zone or the Environmental Management zone;	(a)	Compliant. Not in Environmental Living zone or the Environmental Management zone.
(b) be required to:	(b)(i)	Compliant. Changes in ground level will provide a construction site for buildings and structures.
(i) provide a construction site for buildings and structures;	(b)(ii)	Compliant. Change in ground level will facilitate vehicular access.
(ii) facilitate vehicular access;	(b)(iii)	No natural or environmental hazard has been identified.
(iii) mitigate exposure to a natural or environmental hazard;	(b)(iv)	Compliant. Changes in ground level will facilitate provision of services.
(iv) facilitate provision of a utility;	(b)(v)	Compliant. Changes in ground level will assist the consolidation and development of sport and recreation on site.
(v) assist the consolidation or intensification of development; or	(b)(vi)	Unable to determine the extent at this stage – however changes in ground level will require stormwater management across the site.
(vi) assist stormwater management;		
(c) not result in a modification of surface stormwater water flow to increase:		

<p>(i) surface water drainage onto adjacent land;</p> <p>(ii) pooling of water on the site or on adjacent land; or</p> <p>(iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;</p> <p>(d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;</p> <p>(e) manage disposal of intersected ground water;</p> <p>(f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;</p> <p>(g) not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land; and</p> <p>(h) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised:</p>	<p>(c) At this stage unable to determine but the Council can condition the Permit to ensure there is no issue.</p> <p>(d) Condition to be applied to the Permit.</p> <p>(e) Unable to determine, however development is likely to comply with standard.</p> <p>(f) Condition to be applied to Permit. Certificate of Compliance from Stormwater Authority to be provided.</p> <p>(g) Compliant. No retaining structures proposed that would impact on adjoining land.</p> <p>(h) Unable to determine at this stage but any issues covered by Permit condition.</p>
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<ul style="list-style-type: none"> (i) it is satisfied the cut or fill will not result in harm to the utility; and (ii) any condition or requirement it determines are appropriate to protect the utility. 	
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 applies.
E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <ul style="list-style-type: none"> (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code; (b) motor bike parking at a rate of one space for every 20 vehicle parking spaces; (c) parking spaces for people with disabilities at the rate of 	<p>Non-compliant with Acceptable Solution so relies on Performance Criteria.</p> <ul style="list-style-type: none"> (a) The application is supported by a <i>Traffic Impact Assessment</i> by GHD, dated October 2015. The report examines the car parking requirements for the complex and concludes that Code E9 standards for “Sport and Recreation” use on site would require a total of 190 spaces on site. The development makes provision for a total of 356 car

<p>one space for every 20 parking spaces or part thereof; and</p> <p>(d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.</p>	<p>parking spaces. The proposal exceeds the Scheme requirements.</p> <p>(b) No spaces identified on the site plan. Requirements for eight motorcycle parking spaces to be condition of Permit.</p> <p>(c) No spaces identified on the site plan. Requirements for eight accessible parking spaces to be condition of Permit.</p> <p>(d) No spaces identified on the site plan. Requirements for eight bicycle parking spaces to be condition of Permit.</p>
<p>E9.5.2 Provision for loading and unloading of vehicles</p>	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>Compliant.</p> <p>(a) Provision is to be made for loading and unloading in close proximity to the Community pavilion. Condition to be applied to the Permit.</p> <p>(b) Not applicable. Proposed use is not commercial, educational, business or retail use class.</p>

E9.6 Development Standards	
E9.6.1 Road access	
<p>E9.6.1–(A1) There must be an access to the site from a carriageway of a road ^{R36}:</p> <p>(a) permitted in accordance with the <i>Local Government (Highways) Act 1982</i>;</p> <p>(b) permitted in accordance with the <i>Roads and Jetties Act 1935</i>; or</p> <p>(c) permitted by a license granted for access to a limited access road under the <i>Roads and Jetties Act 1935</i>.</p>	<p>Compliant</p> <p>(a) Existing access to Sports Complex Avenue.</p> <p>(b) Not applicable. Compliant with E9.6.1–(A1)(a).</p> <p>(c) Not applicable. Compliant with E9.6.1–(A1)(a).</p>
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. Development would be required to collect, drain and dispose of stormwater in accordance with the Certificate of Compliance from the Stormwater Authority.
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>Compliant.</p> <p>(a)–(d) Condition to be applied to the Permit. Car, motorbike and bicycle parking spaces to be to relevant Australian Standards.</p>

COMMUNITY SERVICES

<p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space;</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	<p>(e) Car parks will be separately accessed via an internal road network.</p> <p>(f) Design will allow for forward movement and passing of vehicular traffic.</p> <p>(g) Compliant. Although shown on plan as gravel car park, the applicant has advised that all car parks on site are to be constructed with an all-weather surface. Condition should be included in Permit.</p>
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Not applicable. Development is not within the Rural Living, Environmental Living, Open Space, Rural Resource or Environmental Management zones.</p>

E10 Water and Waterways Code	
E10.2 Application of Code	Applicable. Development is within 30m of a waterway. No Acceptable Solutions apply.
E10.4 Exemption	Not exempt.
E10.6 Development Standards	
E10.6.1 Development in proximity to a water body, watercourse or wetland	
<p>E10.6.1–(P1) Development must:</p> <p>(a) minimise risk to the function and values of a water body, watercourse, or wetland ^{R37}, including for:</p> <ul style="list-style-type: none"> (i) hydraulic performance; (ii) economic value; (iii) water based activity; (iv) disturbance and change in natural ground level; (v) control of sediment and contaminants; (vi) public access and use; 	<ul style="list-style-type: none"> (a) Unable to determine at this stage but a condition to be included in the Permit – Statement of Compliance from the Stormwater Authority. (b) Unable to determine at this stage. Should be conditioned.

<ul style="list-style-type: none"> (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, watercourse, or wetland; and (ii) any condition or requirement for protection of the water body, watercourse, or wetland. 	
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E10.6.2 Development in a shoreline area	
<p>E10.6.2–(P1) Development must:</p> <ul style="list-style-type: none"> (a) be required to locate in, over, on, or under the shoreline, sea or tidal waters for operational efficiency; (b) avoid unreasonably or unnecessarily impact on existing or potential access by the public to shoreline land or waters; (c) minimise impact on scenic quality of the sea–shore area; (d) minimise impact on amenity or aesthetic appearance of the sea–shore area as a result of: <ul style="list-style-type: none"> (i) nature and operational characteristics of the development; (ii) location; (iii) bulk, size, and overall built form of any building or work; (iv) overshadowing; or (v) obstruction of views from a public place; (e) minimise immediate or cumulative adverse effect for: 	<p>Not applicable.</p> <p>Development is not proposed with a shoreline area.</p>

<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 watercourse, wetland, ground water, flood, stormwater, or tidal water; (vii) coastal water quality; (viii) likely interference or constraint on use of public areas; (ix) any scientific, architectural, aesthetic, historic or special cultural value; (x) exposure to or increased risk from a natural hazard, including sea level rise, storm surge, or inundation as a result of climate change; 	
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<ul style="list-style-type: none"> (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 The proposed development site currently consists of several titles that require consolidation before the proposed development can proceed.
- 2 Part of the proposed development site is zoned General Residential in which the use “Sport and Recreation” is not permitted. The site needs to be zoned Recreation in which “Sport and Recreation” is permitted.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No conditions recommended.
Infrastructure Services	Conditions recommended.
TasWater	Conditions recommended.
Department of State Growth	No referral required.
Environment Protection Authority	No referral required.
TasRail	No referral required.
Heritage Tasmania	No referral required.
Crown Land Services	Consent for the lodgement of the application and rezoning request has been given by the Crown.
Other	None.

CONSULTATION

If the Council resolves to initiate the amendment and approve the development, the application would be advertised in accordance with the Act.

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

A key strategy of the Central Coast Strategic Plan 2014–2024 is to improve the value and use of open space, which includes the staged implementation of the Dial Regional Sports Complex Master Plan.

Conclusion –

The rezoning is consistent with the requirements of the Act in that it:

- . complies with the Objectives of the Act;
- . is consistent with the Council's Strategic Plan and the Cradle Coast Regional Land Use Strategy 2010–2030;
- . complies with the State Policies; and
- . would not create significant land use conflicts.

On this basis, it is considered that the proposed rezoning has sufficient merit for the amendment process to be initiated.

The proposed use and amalgamation of lots (subdivision) and development application for an oval, community pavilion and associated car parking and landscaping complies with the Scheme provisions and, subject to a rezoning being approved by the Tasmanian Planning Commission, is recommended for conditional approval.

Recommendation –

It is recommended that:

- A A draft amendment (identified as Amendment No. 1/2016, refer to Annexure 5) be initiated to the *Central Coast Interim Planning Scheme 2013* to rezone land located at Ironcliffe Road, Penguin from General Residential to Recreation; and
- B The Council certify that the draft Amendment meets the requirements of the *Land Use Planning and Approvals Act 1993*; and

- C The application for the consolidation of lots, community pavilion, car parking, refurbishment of the Penguin District School oval, landscaping, playing oval and associated roads at 105, 125 and 145 Ironcliffe Road, Penguin be approved subject to the following conditions and notes:

Conditions

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00268-CC (copy attached).
- 3 The layout of the vehicle parking areas, loading area, circulation aisle and manoeuvring areas must be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking.
- 4 Eight motorcycle parking spaces must be provided and identified with appropriate signage.
- 5 Eight car parking spaces for people with disabilities must be provided and identified with appropriate signage, in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities.
- 6 Eight bicycle parking spaces must be provided and identified with appropriate signage, in accordance with AS/NZS 2890.3 – Parking Facilities – Bicycle Parking Facilities.
- 7 All vehicle parking areas, loading areas, circulation aisles and manoeuvring areas must be formed and constructed with compacted sub-base and an all-weather surface.
- 8 The development must be in accordance with the conditions of the “Statement of Compliance for Vehicular Access and Drainage Access” of March 2016 (copy attached), issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority.

Please note:

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

The report is supported.”

The Executive Services Officer reports as follows:

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

■ “That:

- A A draft amendment (identified as Amendment No. 1/2016, (a copy being appended to and forming part of the minutes) be initiated to the *Central Coast Interim Planning Scheme 2013* to rezone land located at Ironcliffe Road, Penguin (identified on Sheet 6 of the Zone maps of the Scheme) from General Residential to Recreation; and
- B The Council certify that the draft Amendment meets the requirements of the *Land Use Planning and Approvals Act 1993*; and
- C The application for the consolidation of lots, community pavilion, car parking, refurbishment of the Penguin District School oval, landscaping, playing oval and associated roads at 105, 125 and 145 Ironcliffe Road, Penguin be approved subject to the following conditions and notes:

Conditions

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.

- 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00268-CC (copy attached) (a copy being appended to and forming part of the minutes).
- 3 The layout of the vehicle parking areas, loading area, circulation aisle and manoeuvring areas must be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking.
- 4 Eight motorcycle parking spaces must be provided and identified with appropriate signage.
- 5 Eight car parking spaces for people with disabilities must be provided and identified with appropriate signage, in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities.
- 6 Eight bicycle parking spaces must be provided and identified with appropriate signage, in accordance with AS/NZS 2890.3 – Parking Facilities – Bicycle Parking Facilities.
- 7 All vehicle parking areas, loading areas, circulation aisles and manoeuvring areas must be formed and constructed with compacted sub-base and an all-weather surface.
- 8 The development must be in accordance with the conditions of the ‘Statement of Compliance for Vehicular Access and Drainage Access’ of March 2016 (copy attached), issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (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 should be given to your building surveyor.”

The Executive Services Officer further reports as follows:

“Should approval of the draft Amendment be granted, authorisation for affixing of the common seal to the Amendment is to be given at Agenda Item 9.11.”

9.7 Use of the Council’s roads for Targa Tasmania – 13 April 2016

The Director Corporate & Community Services reports as follows:

“The Cultural Facilities & Events Officer has prepared the following report:

‘PURPOSE

The purpose of this report is to consider closure and use of the Council’s roads on 13 April 2016 for Targa Tasmania 2016.

BACKGROUND

At its meeting on 25 October 2004 the Council resolved (Minute No. 402/2004) as follows:

“That the promoters of motor-vehicle rallies and trials be advised that the Council will not consider applications for road closures for rally stages in the Central Coast municipal area unless the application is received not later than 15 weeks prior to the event and is accompanied by evidence of:

- 1 written notification having been sent to harvesting contractors and companies (including transporters of timber products),

milk transport contractors and companies, and tourism authorities and operators;

- 2 written notification having been sent to all residents on that part of the road for which road closures are being requested; and
- 3 public notification of any new event having been twice advertised in a daily newspaper circulating in the municipal area;

advising that an application for road closures is being submitted, and that residents and road users should contact the promoter and the Council not later than 13 weeks prior to the event if they have concerns over the closures;

and further that, following any approval having been given by the Council for road closures, the promoter is to undertake public notification of the event by a minimum of two advertisements in a daily newspaper circulating in the municipal area in the weeks immediately preceding the event.”

The Council, at its meeting on 19 February 2007 (Minute No. 75/2007), included in the motion to approve the road closures for Targa, a condition that, “...future requests for road closures will be denied unless an annual, suitable ‘Targa event’, acceptable to the Council, is staged within the municipal area.”

The Council has received the following correspondence from the Clerk of Course, Targa Australia, which reads as follows:

“I wish to make application to council seeking in principal support of proposed road closures in connection with the international tarmac rally Targa Tasmania.

The event is scheduled to cover a statewide route from Monday 11th April to Saturday 16th April 2016, with all activities relating to the Central Coast municipality concentrated on Wednesday 13th April.

In accordance with the conditions of the Tasmania Police motor sport permits policy; I request approval in principal for the use and closure of the following roads for a maximum period of five and a half hours:

LEG THREE – WEDNESDAY 13 APRIL

MUNICIPALITY OF KENTISH AND CENTRAL COAST

'CASTRA'	Road Closure: 10:52 – 16:22
ROAD CLOSED:	BETWEEN FOLLOWING ROADS:
Back Road	Wilmot Road and Spellmans Road
Spellmans Road	Back Road and Castra Road

MUNICIPALITY OF CENTRAL COAST

'GUNNS PLAINS'	Road Closure: 11:12 – 16:42
ROAD CLOSED	BETWEEN FOLLOWING ROADS
Central Castra Road	Castra Road and Preston-Castra Road
Preston-Castra Road	Central Castra Road and Preston Road
Preston Road	Preston-Castra Road and Raymond Road
Raymond Road	Preston Road and Gunns Plains Road

MUNICIPALITY OF CENTRAL COAST AND CITY OF BURNIE

'RIANA'	Road Closure: 11:30 – 17:00
ROAD CLOSED:	BETWEEN FOLLOWING ROADS:
Lowana Road	Marshalls Bridge Road and South Riana Road
South Riana Road	Lowana Road and Upper Natone Road
Upper Natone Road	South Riana Road and Camena Road
Camena Road	Upper Natone Road and Stotts Road
Stotts Road	Camena Road and Wyllies Road

I confirm that as has been past practice, all residents effected by road closures will be contacted twice prior to the event, advising full details of the road closure and of the safety and emergency response plans.

This information will be distributed under contract by Australia Post to ensure the greats level of coverage.

Additionally Targa will also contact a wide variety of organisations and individuals including schools, harvesting contractors, transport companies, milk companies, tourism authorities and tourism operators advising details of the route and road closures as well as place advertisements in the three major newspapers and provide information to localised newspapers.

Targa Tasmania will remain in contact with council to ensure minimum disruption to community and council plans further to confirming specific road closure times closer to the event.

Thank you in anticipation, should you require further information please to not hesitate to contact me.”

Copies of maps provided with the correspondence are attached at Annexure 1.

DISCUSSION

Resealing works have recently been completed for two sections of the Targa course. The first is on Preston Road south of the intersection with Preston–Castra Road and the second is on South Riana Road between Pine Road and the Blythe River.

Council officers from the Infrastructure Services Department have met with Targa officials to discuss these sections and to determine if they may be more prone to damage by Targa vehicles due to the freshness of the seal. It was decided that the sections would most likely be acceptable to traffic but that further inspection would be required closer to the event to confirm this. If it is decided that these sections cannot be included in a racing stage, there are other options available to Targa to change driver behaviour at those locations.

Roadworks are also occurring in Raymond Road to repair a failing embankment. The works are approximately 70% complete but are currently limited to the shoulder of the road. In order to ensure this does not affect Targa in this section it was agreed that the Council would complete the embankment stabilisation, but delay the sealing of the remaining width of the road until after the event. Whilst it is not preferred to leave a project prior to completion, it is at a convenient point to be able to do this with little effect on the project and it will ensure that no damage is done to our works during the Targa event.

The Council has received one representation.

A copy of the representation received is attached at Annexure 2. The representation mainly raised concerns regarding vehicles causing damage to road infrastructure and private property, and ensuring that property owners were notified, temporary repairs being carried out as soon as possible and permanent repairs being carried out to the satisfaction of owners, with the cost of all repairs to be met by Targa. Council staff have contacted the representor and discussed his concerns with him. As a result of that discussion the representor has advised that he would be happy with the Council to include, as part of the motion, the requirement that Targa agrees to uphold its commitment to works being undertaken in the event that Targa

vehicles cause damage to roads and road infrastructure and by Targa vehicles crashing off the road onto private property.

The representation also advised of a section of slumped roadway near 220 Raymond Road which is believed to be a safety risk to competitors. Council staff have assessed this area and will be conducting repairs prior to the event.

Discussions were held with Targa officials as to a suitable 'Targa event', acceptable to the Council, to be staged within the municipal area. As this is an historic event, being the 25th running of the event, there has been pressure on Targa to revisit some of the historic stopovers that have featured in the past which has limited the holding of other 'Targa events'. Targa officials have advised however, that they will be holding a follow-up function for all volunteers across the area within Central Coast following the running of this year's event. Officials have been reminded that they need to consider a major 'Targa event' within Central Coast as part of the running of the 2017 event.

The requested road closures in Central Coast area as follows:

Wednesday, 13 April –

from 10.52am to 4.22pm

- . Spellmans Road – from municipal boundary to Castra Road; and

from 11.12am to 4.42pm

- . Central Castra Road – from Castra Road to Preston–Castra Road;
- . Preston–Castra Road – from Central Castra Road to Preston Road;
- . Preston Road – from Preston–Castra Road to Raymond Road;
- . Raymond Road – from Preston Road to Gunns Plains Road; and

from 11.30am to 5.00pm

- . Lowana Road – from Marshalls Bridge Road to South Riana Road;
- . South Riana Road – from Lowana Road to Blythe River;
- . Camena Road – from Blythe River to Stotts Road;
- . Stotts Road – from Camena Road to Wyllies Road.

The proposed non-competition uses do not require approval. Closure to the public only applies to competition stages.

CONSULTATION

The Clerk of Course has advised that the notifications requested by the Council are in the process of being implemented.

One representation regarding the event was received by the Council following Targa's mail-out to affected residents.

RESOURCE, FINANCIAL AND RISK IMPACTS

The Engineering Group Leader advises as follows:

"The Council's roads are currently to a standard applicable to normal rural traffic only and are maintained accordingly.

Any damage to any of the roads used for the rally should be reinstated by the Council (or the Council's contractor) at the organiser's expense."

CORPORATE COMPLIANCE

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

The Shape of the Place

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

A Connected Central Coast

- Improve community well-being

Community Capacity and Creativity

- Cultivate a culture of creativity in the community

The Environment and Sustainable Infrastructure

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

CONCLUSION

It is recommended that no objection be offered to the requested road closures for Targa Tasmania 2016 and also subject to Targa Australia:

- 1 maintaining its standard organisational arrangements;

- 2 following this approval having been given by the Council, undertaking public notification of the event by a minimum of two advertisements in a daily newspaper circulating in the municipal area in the weeks immediately preceding the event;
- 3 meeting the cost of the Council reinstating any damage to any of the roads used for the Rally;
- 4 subject to Council approval, arranging for the repair of any road or road infrastructure damage within two weeks of the event;
- 5 arranging same-day repairs of any fences damaged during the Rally; and further,
- 6 that Targa Australia be advised that the Council's roads are currently to a standard applicable to normal rural traffic only and are maintained accordingly.'

The report is supported."

The Executive Services Officer reports as follows:

"Copies of the promoter's supporting information, together with a copy of the representation received having been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "That no objection be offered to the requested road closures for Targa Tasmania 2016, and also subject to Targa Tasmania:

- 1 maintaining its standard organisational arrangements;
- 2 following this approval having been given by the Council, undertaking public notification of the event by a minimum of two advertisements in a daily newspaper circulating in the municipal area in the weeks immediately preceding the event;
- 3 meeting the cost of the Council reinstating any damage to any of the roads used for the Rally;
- 4 subject to Council approval, arranging for the repair of any road or road infrastructure damage within two weeks of the event;
- 5 arranging same-day repairs of any fences damaged during the Rally; and further,
- 6 that Targa Australia be advised that the Council's roads are currently to a standard applicable to normal rural traffic only and are maintained accordingly."

COMMUNITY SERVICES

INFRASTRUCTURE SERVICES

9.8 Infrastructure Services determinations

The Director Infrastructure Services reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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NOTES

ORGANISATIONAL SERVICES

9.9 Contracts and agreements

The Director Organisational Services reports as follows:

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

The Executive Services Officer reports as follows:

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

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

The Director Organisational Services reports as follows:

“PURPOSE

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

CORRESPONDENCE RECEIVED

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

- . Email regarding letter of demand for flood damage to equipment at Ironcliffe Road.
- . Letter of thanks for the support of the Small Halls Project.
- . Letter regarding follow-up on non-compliance of driveway crossovers.

- . Email enquiring about relocating a water wheel to the turning circle at the Riana Recreation Ground.
- . Letter regarding stormwater washing road fill onto properties in Hull Street.
- . Letter requesting motions for the 2016 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 Director’s report be received.”
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9.11 Common seal

The Director Organisational Services reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 16 February 2016 to 21 March 2016 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

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

- “That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document, and that the advice

of final plans of subdivision sealed in accordance with approved delegation and responsibilities be received.”

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9.12 Financial statements

The Director Organisational Services reports as follows:

“The following principal financial statements of the Council for the period ended 29 February 2016 are submitted for consideration:

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

The Executive Services Officer reports as follows:

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

- “That the financial statements (copies being appended to and forming part of the minutes) be received.”
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9.13 Budget reallocations for the year ending 30 June 2016 (177/2015 – 29.06.2015 and 235/2015 – 17.08.2015)

The Director Organisational Services reports as follows:

“The Engineering Group Leader has provided the following report:

‘PURPOSE

In accordance with the *Local Government Act 1993* Section 82 – Estimates, this report considers the reallocation of funding to the Hobbs Parade reconstruction project included in the 2015–2016 works program.

BACKGROUND

The *Local Government Act 1993* Section 82 – Estimates reads:

- “(1) The general manager must prepare estimates of the council's revenue and expenditure for each financial year.
- (2) Estimates are to contain details of the following:
 - (a) the estimated revenue of the council;
 - (b) the estimated expenditure of the council;
 - (c) the estimated borrowings by the council;
 - (d) the estimated capital works of the council;
 - (e) any other detail required by the Minister.
- (3) Estimates for a financial year must –
 - (a) be adopted by the council, with or without alteration, by absolute majority; and
 - (b) be adopted before 31 August in that financial year; and
 - (c) not be adopted more than one month before the start of that financial year.
- (4) A council may alter by absolute majority any estimate referred to in subsection (2) during the financial year.
- (5) A council may make adjustments to individual items within any estimate referred to in subsection (2) by a simple majority so long as the total amount of the estimate is not altered.
- (6) A council, by absolute majority, may authorise the general manager to make minor adjustments up to specified amounts to individual items within any estimate referred to in subsection (2) so long as the total amount of the estimate is not altered.

- (7) The general manager is to report any adjustment and an explanation of the adjustment at the first ordinary meeting of the council following the adjustment.”

In accordance with subsection 5 above, this report makes recommendations for adjustments to individual items contained within the capital works section of the budget.

DISCUSSION

On 17 August 2015 (Minute No. 235/2015) adjustments were made to the capital estimates due to receipt of additional Roads to Recovery funding. The Hobbs Parade project was unchanged with a budget of \$300,000.

Councillors have been briefed on several design options for this project due to its significance as a major entrance way into the Ulverstone business district and Leven River Precinct. The preferred design option indicated at the Councillor Workshop conducted on 1 February 2016 had a preliminary estimated construction cost in the order of \$600,000.

The proposed adjustments to allow funding for this project are as follows:

LOCATION	CURRENT BUDGET \$	PROPOSED BUDGET \$	DIFFERENCE \$
Hobbs Parade	300,000	588,000	288,000
Victoria Street	184,000	–	–184,000
Crescent Street/Reibey Street/Kings Parade intersection	104,000	–	–104,000
<i>TOTAL</i>	<i>588,000</i>	<i>588,000</i>	<i>–</i>

This amount is deemed sufficient as detailed design since the time of the Workshop has indicated there is less drainage work than originally estimated.

Hobbs Parade is a project funded primarily from Roads to Recovery. Due to the larger than normal Roads to Recovery allocations this year it is important to ensure that these additional funds are expended. It is therefore proposed to reallocate the \$184,000 from the Victoria Street project, which includes a

Roads to Recovery component of \$100,000, to the Hobbs Parade project. The funding this year was to undertake the first section of the project with further funding to be provided in 2016–2017. Consideration can now be given at the next Estimates meeting to funding the full project in the 2016–2017 financial year.

The Crescent Street/Reibey Street/Kings Parade intersection project is an “iconic project” due to its significance, e.g. “Queen’s Garden” and its location in the centre of Ulverstone. Formal engagement with the Central Coast community has not been possible as yet this financial year due to other projects, e.g. Nine Mile Road etc. All Council Works Teams are currently fully programed until the end of the financial year and so any work at the site would require a tender process to select a contractor. In view of this, the project is unlikely to be able to be undertaken in this financial year, i.e. the community engagement process, finalisation of design plans and tendering of the project would probably not be completed until the third quarter of 2016–2017. It would also not be in the public interest or the businesses of Ulverstone’s interest to have two construction projects affecting the main western route into the CBD at the same time. It is therefore proposed that the balance of the required funding is obtained by deferring the Crescent Street/Reibey Street/Kings Parade intersection project.

CONSULTATION

Consultation has been undertaken with Councillors at two workshops on 11 May 2015 and again on 1 February 2016 to discuss the allocation of additional funding. Further consultation with residents and the public in regard to the project will be undertaken as part of the project management and construction processes.

RESOURCE, FINANCIAL AND RISK IMPACTS

The impact of the changes on budgets is shown in the “Discussion” section of this report. In summary, the Crescent Street/Reibey Street/Kings Parade intersection and the Victoria Street project are recommended for deferral to fund the additional cost of Hobbs Parade.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Improve the value and use of open space

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment
- Develop and manage sustainable built infrastructure

Council Sustainability and Governance

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

CONCLUSION

It is recommended the following proposed budget reallocations for capital funding for 2015–2016 be accepted and approved by the Council:

LOCATION	CURRENT BUDGET \$	PROPOSED BUDGET \$	DIFFERENCE \$
Hobbs Parade	300,000	588,000	288,000
Victoria Street	184,000	–	–184,000
Crescent Street/Reibey Street/Kings Parade intersection	104,000	–	–104,000
<i>TOTAL</i>	<i>588,000</i>	<i>588,000</i>	<i>–</i>

The report is supported.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the capital budget reallocations of:

ORGANISATIONAL SERVICES

LOCATION	CURRENT BUDGET \$	PROPOSED BUDGET \$	DIFFERENCE \$
Hobbs Parade	300,000	588,000	288,000
Victoria Street	184,000	–	–184,000
Crescent Street/Reibey Street/ Kings Parade intersection	104,000	–	–104,000
<i>TOTAL</i>	<i>588,000</i>	<i>588,000</i>	–

for the 2015–2016 financial year be accepted and approved.”

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10 CLOSURE OF MEETING TO THE PUBLIC

10.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

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

These are matters relating to:

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

A suggested resolution is submitted for consideration.”

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

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

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

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

The Executive Services Officer further reports as follows:

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

Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.

- 4 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public.”

Associated Reports And Documents



Central Coast Community Shed Management Committee

Minutes of the General Meeting held at the Community Shed
on Monday, 1 February 2016 at 1.05pm

1 PRESENT/APOLOGIES

Members Present:

Rob McKenzie (Chair), Peter Evans, Greg Layton, Sam Caberica, John Klop, Merv Gee, Len Blair, Cr Philip Viney, Norm Frampton, David Dunn, Melissa Budgeon (CCC Coordinator/Admin)

Apologies: Colin Perry, Jack Eaton, John Deacon.

2 MINUTES OF PREVIOUS MEETING

Greg Layton moved and David Dunn seconded, "That the minutes from the meeting held on Monday, 7 December 2015 be confirmed as correct."

Carried

3 MATTERS ARISING FROM PREVIOUS MINUTES

- (a) **School Visits** – finished up well last year and looking to start again this year. Mentor/support from supervisors and volunteers still needed.
- (b) **Thankyou** – The Central Coast Chamber of Commerce (Christmas Wonderland) and the Sprent School Event thank you notes received for participating in their events, great promotion for the facility.

4 CORRESPONDENCE

Kingston trip – Invitation to other Sheds around the State interested in going to look at the Shed – please advise Len if interested.

5 TREASURER'S REPORT

- . Income \$2,784.71 (Fees/projects/donations)
- . Expenses \$5,917.34
- . Visits for the month – January 272, averaged at 27 persons per open day.

Melissa Budgeon moved and Greg Layton seconded, "That the Treasurer's report be accepted."

Accepted

6 GENERAL BUSINESS

Extensions – Electrical works being negotiated. Agreed Dobson's Electrical offer the best service/qualifications for the Shed.

Wood heater – applied for a grant to purchase a wood heater for the other shed.

Barbed wire extensions to the perimeter fence to be installed in the coming months.

John Klop has been re-appointed as Safety Officer for the Shed.

Flying banners have been purchased to be used at offsite promotions/events etc.

Brett Whiteley – donation of \$1,000 towards the Shed extensions.

Recent storm/flooding – guttering upgrade/installation on the western side requires consideration.

Women's Group – hold an information session to gauge interest.

Doors have been purchased for the extension these are rated fire doors.

Garden area is going well, produce is plentiful.

Promotion of the Shed in The Advocate newspaper.

7 NEXT MEETING

The next ordinary meeting of the Committee will be held on Monday, 7th March, 1.00pm.

Future 2016 meetings to be held on 11 April.

8 CLOSURE

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

Central Coast Community Shed – Financial Statement 2015–2016

as at 1st February

<i>Revenue</i>	<i>Estimates</i>	<i>Actual</i>
11413.03	\$	\$
Fees	3,000.00	2,102.89
Material Donations		136.36
Project Donations	3,000.00	545.46
Building Fund		
GST allocation		
<i>Estimate</i>	\$6,000.00	\$2,784.71
<i>Expenditure</i>		
11481		
1 Aurora	2,200.00	1,024.03
2 Telstra/Internet	650.00	487.53
3 Groceries/BBQ Meat	200.00	
4 Bus	300.00	
5 Testing and tagging	500.00	574.19
6 Petty Cash	730.00	
7 Police Checks	50.00	
8 Membership	170.00	156.36
9 Room Hire	100.00	
10 Repairs and Maintenance	500.00	105.45
11 Safety Equipment	500.00	
12 Project Materials	2,000.00	1,491.63
Insurance		121.80
Water/Sewage		28.16
Inspections/Building		
13 Maintenance Checks	250.00	
14 Conference	1,850.00	1,858.19
Plans		70.00
<i>Estimate</i>	\$10,000.00	\$5,917.34

Ulverstone Wharf Precinct Advisory Committee

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

Wednesday, 3 February 2016, commencing at 4.15pm

PRESENT

Jackie Merchant (Central Coast Council), **Georgina Harvey** (UHS), **Maree Gleeson** (Health Promotions), **Cr John Bloomfield** (Central Coast Council), **Heather Davidson** (Live@theWharf Inc), **Tony O'Neil** (Central Coast Farmers Market), **Rod White** (Pedro's) and **Matthew Waller** (Pier01).

1 WELCOME/APOLOGIES

Apologies received from Bruce Mansfield (Community Rep).

2 PREVIOUS MINUTES

Minutes from the previous meeting were approved.

Moved Maree Gleeson, seconded Heather Davidson, "That the minutes of the Ulverstone Wharf Precinct Advisory Committee meeting held on 5 November 2015 be approved."

Carried unanimously

3 MATTERS ARISING

3.1 Queries from Live@theWharf. –

Heather Davidson, the Live@theWharf committee rep had asked for a response on:

- a) Supply and date of the noticeboard being put up at the wharf – Jackie reported that as the budget allocation for the wharf precinct had been taken up with other repairs and building works this year this item will be an allocated budget item for next year and should go up once the new budget is approved and in place (June 2016).

- b) The kitchen cupboards are currently locked and Live@theWharf have items stored in them – Jackie explained that the cupboards were not allocated storage space for groups and arranged to meet with Heather to give access to the cupboards so that items could be retrieved and moved to the Live@theWharf cage space.
- c) Was Live@theWharf allocated space in the shed – Jackie responded that Live@theWharf has the caged space in the internal store room and not in the outside storage space. Brittany is the person to speak to if Live@theWharf are having difficulty with their outside space.
- d) Brown tables– Live@theWharf had asked about arrangements for use of the brown tables – Jackie informed that eight of the brown tables are the property of the Council, and they were available on a first in, first needs basis between the river room and the Gnomon room.
- e) Wet floor issued at the entrance door of the Gnomon – After the recent heavy rains there is an issue with wet floors at the entrance of the Gnomon Room. Jackie to refer to Brittany for sourcing of non-slip matting for front door area when wet.

3.2 Farmers market – new sound speakers.

Jackie reported that she had checked with Chris. The first companies approached to fix the problem were unsuitable and the Council is in discussions with another business.

3.3 Rod White – Pedro's

Rod had asked about getting new bins with seagull proof lids for the grassed area between Pedro's and Peir01, as there is an ongoing issue with birds opening bins and spreading litter.

The request has been put to engineering and they are currently reviewing the options for new bins, including possible increased capacity and some signage in the area regarding bin locations.

4 REPORTS

4.1 Reports from Groups:

Nothing to report aside from Agenda items (a).

4.2 Georgina Harvey – Ulverstone High:

Nothing to report.

4.3 Tony O'Neil – Market .

Tony reported numbers and stall numbers are on the rise.

4.4 Matthew Waller – Pier01

Nothing to report.

4.5 Maree Gleeson – Tasmanian Primary Health.

Maree Gleeson reported that there will potentially be funding available towards the middle of the year for the Council to consider. If appropriate to pursue, the groups agreed objective is to increase health outcomes using the wharf precinct and facilities as a base.

5 OTHER ITEMS**5.1 Health events**

Jackie gave the group a copy of "Department of Health 2016 Calendar of Events" and asked if anyone had a preference or interest in tying in activity with any of the awareness weeks outlined.

Matthew felt a focus on young people 15 – 30 was appropriate and it was agreed by the group to work toward gaining funding to hold an activity or activities in the wharf precinct in line with mental health week.

5.2 Pontoon and shared pathway promotion

Further to the request for promotion of the shared pathway extension and pontoon – Jackie agreed to see how this tied in with other activities the Council were undertaking and see where synergies existed.

6 MEETING CLOSURE

Meeting closed – 4.45pm

Next meeting scheduled – Wednesday, 2 March 2016 at 4.15pm in the Council Chambers.

Forth Community Representatives Committee

Minutes of the 62nd meeting held at the Forth Hall

Thursday, 18 February 2016 – commencing at 4:00pm

PRESENT

Cor Vander Vlist; John Kersnovski; Debra Lynch; Tim Peirce; John French; Peter Miller; Mark Whittle.

1 WELCOME / APOLOGIES

Apologies received from: Mark Kable, Andrew Doran and Neil Armstrong (Harvest Moon); Roy Attrill; Kevin Goodwin; Sandra Ayton and Jackie Merchant (Central Coast Council).

2 MINUTES OF PREVIOUS MEETING

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

3 MATTERS ARISING FROM PREVIOUS MINUTES

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

John Kersnovski to follow up and report at next meeting.

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

Access was granted by the Department of State Growth (DSG). There are still concerns with the line of sight going in and out of the access. Cor Vander Vlist suggested (Committee members agreed) that the Committee meets with a representative from DSG to discuss the concerns raised.

(c) Business district parking

Carried over to the next meeting.

(d) Nature strip where trucks park to be sealed

John Kersnovski advised this is included on the construction program and should be completed in the coming months.

(e) William Street subdivision – House numbering

Signage solutions would be to identify that the road is in two halves. By placing house numbers on the street sign beneath the street's name (e.g. 1–12) would assist in locating properties. John Kersnovski advised that Infrastructure Services would explore this option.

(f) Traffic concerns at Bass Highway intersection at Leith

The Council has recently met with Minister Rene Hidding regarding this intersection. Rene recognises there is a problem and has requested his Department look at a possible solution. Rene advised he would report to the Council in March 2016.

Mark Whittle stated the Forth Primary School Progress Committee has approached him to voice their concerns on the safety of the school bus accessing this intersection. The parents from the Committee would like to assist the Council in some way to resolve this issue. Cor Vander Vlist suggested to contact the government representatives, e.g. Leonie Hiscutt and highlight the safety concerns with this intersection.

4 MATTERS FOR CONSIDERATION

4.1 Council Update

(a) Shared Pathway

The Mayor and General Manager met with Minister Rene Hidding to highlight this as a major project for the Central Coast Municipal area.

(b) Master plan (parking and traffic)

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

(c) Council to advise State on condition of sign to Melrose

The Council to follow up and provide a report at the next meeting.

4.2 Community Update

(a) Tractors and Cars at Chinaman's bend

The Committee commended the Council on the recent line marking. The Police hold regular patrols in this area. The Council will review the possibility of reducing the speed limit to a 50km/h zone.

(b) Proposed Forth Road access/egress by subdivider

The Committee had nothing to add to what was discussed in section 3(a) of this meeting.

(c) Corner of Leith Road and Bass Highway

John Kervsnoski had nothing further to add to what was discussed in section 3(f) of this meeting.

(d) Forth Pub corner

Continuing item.

(e) Removing trees in cemetery

Council staff have been asked to assess the trees to identify if they require removal or trimming. John Kersnovski to review progress and to determine if it is to be included in the works program.

(f) Repair footpath between Grove and George Streets

John Kersnovski advised this matter was included in the future works program, John advised he would provide a probable timeframe at the next meeting. The continuation of the pathway and bike track is proposed for inclusion in the 2016/17 budget.

(g) Traffic concerns Bass highway intersection

The Committee had nothing to add to what was discussed in section 3(f) of this meeting.

5 OTHER BUSINESS

(a) Lone Pine at Forth Anzac Memorial

Tim Peirce advised that the Lone Pine tree at the Anzac Memorial in Forth is not in a good condition. It was suggested that Council staff look at the drainage and do a soil test for suitability to this area. Tim advised he has a number of seeds and seedlings available to replace the existing tree.

Cor Vander Vlist suggested Tim supply the Council with some of the seeds allowing the Council to grow and boost stocks of the tree.

(b) George Street drainage

John Kersnovski to look at the stormwater drainage near the Council's reservoir, as it is causing erosion on the neighbouring farmer's property.

(c) B-double trucks using the Forth Main Road

The Committee raised the question of B-double trucks using the Forth Main Road and whether a permit is required? The Council advised that a permit is required to drive this B-doubles on Council roads.

(d) Forth Community Representatives Committee special meeting

The Committee highlighted a number of small issues, e.g. line of sight for George Street, Leith and Bass Highway intersections, which need to be discussed at a special meeting of the Forth Community Representatives Committee. These issues would be presented at a meeting with a DSG representative. Cor Vander Vlist to set up both meetings and notify all concerned of the dates and times.

(e) Caravan parking at the Forth Recreation Ground

Peter Miller had concerns with Caravan's parking too close to the children's playground. He stated that the fence that was put up for caravans to park behind in a certain area had been broken and needed repairing.

6 NEXT MEETING

The next ordinary meeting of the Committee will be held on 5 May 2016.

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

7 MEETING CLOSED

As there was no more business to discuss the meeting closed at 5:01 pm.



**Central Coast
Youth Engaged Steering Committee
Minutes of a meeting held at
Central Coast Council, Council Chamber,
19 King Edward Street, Ulverstone
Thursday 18 February 2016 at 8.30am**

Doc ID:



Present:

Melissa Budgeon (Community Wellbeing Officer – Central Coast Council [CCC]); **Wayne Pepper** (Acting Principal – NWCS); **Ashlin Badger** and **Amy Archer** (Student Reps. – NWCS); **Adam Knapp** (Student Rep. – UHS); **Noel Eagling** (Principal – LCS); **Ella Lamplugh**, **Kale Mansour** and **Jonathon Sijl** (Student Reps. – LCS); **Brooke Farrelly**, **Poppy Giddings** and **Zoe Watts** (Student Reps. – PDS); **Jenny Ashton** (Teacher – PDS);



Apologies:

Sandra Ayton (General Manager –(CCC); **Cor Vander Vlist** (Acting General Manager – (CCC); **Philip Viney** (Councillor/Accountant/Ulverstone Lions Club); **Rowen Tongs** (Community Rep. /Councillor); **Kelly Conkie** (Guaranteeing Futures – UHS); **Mike Walsh** (Leven Training); **Glen Lutwyche** (Principal – UHS); **Susan Nystrom** (UniLink Coordinator, North West)



Welcome:

Melissa Budgeon chaired the meeting and welcomed everyone. Introductions were undertaken.



1 Introduction

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

Melissa explained the role of the Council within the community and as part of local government. Melissa also advised the meeting of what her role is within the Council and her involvement with the Youth Engaged Steering Committee.



2 Meeting discussion

Brook Farrelly suggested that a new item be placed on all future agendas.

- Brook Farrelly moved and Adam Knaap seconded, "That a new section be placed on the agenda for all future meetings called 'General Business'."

Carried unanimously

The meeting discussed ways and means of keeping young people in education. Melissa spoke about a program that had been set up for Year 9 students called 'Try a Trade'; the student representatives advised that this program is going to be available to the Year 10 students in the future.

Melissa advised that there will be a National Leadership Camp to be held on the mainland in 2016 and the Council would support students from the Youth Engaged Steering Committee to attend. This is to be held in July. Melissa to email Committee members the details.

The meeting discussed the operations of the Youth Engaged Steering Committee. The students were keen to revisit the roles and guidelines of the Committee. The members would like to see the Youth Engaged Steering Committee have more input into youth projects within the Council.

- Kale Mansour moved and Ella Lamplugh seconded, "That the Committee members revisit the roles and guidelines of the Youth Engaged Steering Committee and the representation the Committee has within the Council. Members would also like to be able to present their views to the Council and be heard."

Carried unanimously

- Ella Lamplugh moved and Kale Mansour seconded, "That the Youth Engaged Steering Committee look at writing fresh roles and guidelines of the Committee with the help of Melissa Budgeon from the Council."

Carried unanimously

The student representatives on the Youth Engaged Steering Committee would like to have a tour of the Council offices to learn more about the role of local government in Central Coast and how the work the Council does shapes the world they live in today and into the future. This to take place during the March meeting, which has been changed to be held at the Council instead of at the NW Christian School.

New badges to be ordered for the new student members of the Committee who are: Ashlin Badger, Ella Lamplugh, Kale Mansour, Jonathan Sijl, Poppy Giddings and Zoe Watts.

3 Member Contributions

Penguin District School Student Representatives reported on school events:

- . Vietnam trip – Asian dinner to be held on 18 March.
 - . Student camp for Years 7 and 8
 - . Athletic carnival
 - . Inter-high carnival
 - . Annual ski trip
 - . Student Council election to be held soon
 - . Surf carnival to be held soon.
-

Leighland Christian School Student Representatives reported on school events:

- . Swimming carnival was held on 17 February
 - . Year 7 camp to be held at Camp Clayton and a Year 11 and 12 camp coming up soon
 - . Welcome back bbq was held on 17 February and was well attended by parents and students
 - . Dedication ceremony was held and Burnie campus attended
 - . Student leadership elections to be held soon
 - . Two new teachers and 35 new students commenced this year.
-

North West Christian School Student Representatives reported on school events:

- . Current Principal is on leave, a new teacher has been appointed and Mr Pepper has been appointed the Acting Principal
 - . Four new high school and six new primary school students have commenced school this year
 - . A strict new school uniform policy has been introduced for 2016
 - . Fundraising has commenced for the 2016 high school camp
 - . A new bus has been purchased for the Wynyard – Burnie run
 - . The cooking class has commenced and the woodwork class is making ukuleles this year
 - . Students went on a hiking trip to the Walls of Jerusalem National Park.
-

Ulverstone High School Student Representative reported on school events:

- . Swimming carnival to be held in two weeks
 - . Camp to be held at Camp Clayton coming up soon
 - . Gold Coast trip.
-

4 General Business

Melissa advised that National Youth Week is to be held on 8 – 15 April this year. The State Government has grants on offer to hold events over this period.

The student representatives discussed some ideas and agreed the suggestion from Melissa Budgeon of an open air cinema night with a short film competition as an event to look into.

It was suggested that this event be held at the Outdoor Entertainment Centre ('Sound Shell'). The meeting agreed that Melissa look into costs etc. to putting an event such as this together.

The Committee agreed to the next meeting being held in the Council Chamber **Thursday 17 March, 2016** commencing at **8.30am**.

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, 29 February 2016 commencing at 6.00pm

Members attendance

Cr Jan Bonde (Mayor)
Cr Garry Carpenter
Ms Sandra Ayton

Cr Shane Broad
Cr Philip Viney

Members apologies

Cr Tony van Rooyen

Employees attendance

Director Community Services (Mr Cor Vander Vlist)

Public attendance

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

CONFIRMATION OF MINUTES OF THE COMMITTEE

1/2016 Confirmation of minutes

The Director Community Services reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 30 November 2015 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

-
- Cr Viney moved and Cr Broad seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 30 November 2015 be confirmed.”

Carried unanimously

MAYOR’S COMMUNICATIONS

2/2016 Mayor’s communications

The Mayor reported as follows:

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

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

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

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

Carried unanimously

PECUNIARY INTEREST DECLARATIONS

3/2016 Pecuniary interest declarations

The Mayor reported as follows:

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

The Director Community Services reported as follows:

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

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

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

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

No interests were declared at this time.

ADJOURNMENT OF MEETING

4/2016 Adjournment of meeting

The Mayor reported as follows:

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

The workshop commenced at 6.02pm. The workshop having been concluded, the Mayor resumed the meeting at 6.08pm.

DEPUTATIONS

5/2016 Deputations

The Director Community Services reported as follows:

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

OPEN REPORTS

6/2016 Residential (dwelling) – variation to site area standard and setback of sensitive use from the Bass Highway at 28 Overall Street, Sulphur Creek – Application No. DA215104

The Director Community Services reported as follows:

“The Consultant Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA215104
<i>PROPOSAL:</i>	Residential (dwelling) – variation to site area standard and setback of sensitive use from the Bass Highway
<i>APPLICANT:</i>	Porky & Co Pty Ltd
<i>LOCATION</i>	28 Overall Street, Sulphur Creek
<i>ZONE:</i>	Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	30 January 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	13 February 2016
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	3 March 2016
<i>DECISION DUE:</i>	29 February 2016

PURPOSE

The purpose of this report is to consider an application for the development of a single-storey, three bedroom dwelling at 28 Overall Street, Sulphur Creek.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photograph of the site.

BACKGROUND

Development description –

Application is made for the development of a 175.11m² single-storey, three bedroom residence at 28 Overall Street, Sulphur Creek. The building would be of brick construction with a “Colorbond” roof.

The proposal includes an internal two car garage, two bathrooms and a wood heater in the living room.

Site description and surrounding area –

The development site is identified as 28 Overall Street, Sulphur Creek, and forms part of a 16 lot subdivision approved by the Council under Planning Permit DA213225. The land at that time was identified as 322 Preservation Drive, Sulphur Creek. The Council has sealed a Final Survey Plan for the creation of 16 lots over the land, however the Certificates of Title are yet to be issued by the Land Titles Office. The proposal the subject of this application is to be on designated Lot 1. The application site plan shows boundary lines, boundary setbacks and an allotment size that is drawn with due consideration of the Title pending for the land (hence the reference to Lot 1 on the Site Plan). The proposal has been assessed as though the lot has been granted Title.

The site adjoins the Bass Highway to the south and forms part of an ongoing residential development project over the site. Overall Street to the east, now the primary access road to the subject development site, is fully developed with existing dwellings.

History –

The Council has approved a 16 lot subdivision over the land under DA213225. In January 2016 the Council sealed the Final Survey Plan, however titles are yet to be issued by the Land Titles Office.

DISCUSSION

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

General Residential

CLAUSE	COMMENT
10.3.1 Discretionary Permit Use	
10.3.1–(P1) Discretionary permit use must: (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) minimise likelihood for unreasonable impact on amenity for use on adjacent land in the zone.	Compliant. Proposed use of land is Permitted.
10.3.2 Impact of Use	
10.3.2–(A1) Use that is not a residential use must not occur on more than two adjoining sites.	Not applicable. Use is contained within a dwelling.
10.3.2–(A2) The site for a use that is not residential use must not require pedestrian or vehicular access from a no-through road.	Not applicable. Use is contained within a dwelling.
10.3.2–(A3) Other than for emergency services, residential and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is residential.

10.4.1 Residential density for multiple dwellings	
<p>10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:</p> <p>(a) 325m²; or</p> <p>(b) if within a density area specified in Table 10.4.1 and shown on the planning scheme maps, that specified for the density area.</p>	Not applicable. No residential dwellings proposed.
10.4.2 Setbacks and building envelope for all dwellings	
<p>10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p> <p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback, from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p>	<p>(a) Compliant. The proposed dwelling is setback 5.89m from the frontage to the proposed street.</p> <p>(b) Not applicable. Compliant with 10.4.2–(A1)(a).</p> <p>(c) Not applicable. Compliant with 10.4.2–(A1)(a).</p> <p>(d) Not applicable. Complies with 10.4.2–(A1)(a).</p>

<p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) not less than 50.0m if the development is on land that abuts the Bass Highway.</p>	
<p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.</p>	<p>(a) Compliant. Garage is setback approximately 10m from the primary frontage.</p> <p>(b) Not applicable. Complies with 10.4.2–(A2)(a).</p> <p>(c) Not applicable. Complies with 10.4.2–(A2)(a).</p>
<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p>	<p>(a) Compliant. The proposal would be within the building envelope.</p> <p>(a)(i) Compliant. Rear setback would be greater than 18m.</p>

<p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser). 	<p>(a)(ii) Compliant. Development wall is a maximum of 3m high and projects at a line of 45 degrees.</p> <p>(b) Compliant.</p> <p>(b)(i) Compliant. Eastern side boundary setback would be 2.4m and western side boundary setback would be 1.5m.</p> <p>(b)(ii)</p>
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10.4.3 Site coverage and private open space for all dwellings	
<p>10.4.3–(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>(a) Compliant. Site coverage is below 50%.</p> <p>(b) Not applicable. Not a multiple dwelling.</p> <p>(c) Compliant. At least 25% of the site is free from impervious surfaces.</p>
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24.0m²; or</p> <p>(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p>	<p>(a)(i) Compliant. Private open space over the site would be in excess of 735m². Approximately 48m² would be north facing private open space.</p> <p>(a)(ii) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Compliant. The site's north facing private open space area has a horizontal dimension of 8m.</p> <p>(b)(ii) Not applicable. Not a multiple dwelling.</p>

<p>(b) has a minimum horizontal dimension of:</p> <ul style="list-style-type: none"> (i) 4.0m; or (ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>(c) Compliant. North facing private open space is accessible from the living room and kitchen.</p> <p>(d) Compliant. There would be 48m² of private open space located to the north of the dwelling.</p> <p>(e) Compliant. Private open space is located between the dwelling and the frontage however this is due to the orientation of the allotment that is orientated between 30 degrees west of north and 30 degrees east of north.</p> <p>(f) Compliant. The land is flat.</p> <p>(g) Compliant. Private open space would not be used for vehicular parking or access. The site plan details a separate area for access. The floor plan details an internal two car garage.</p>
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10.4.4 Sunlight and overshadowing for all dwellings	
10.4.4–(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Compliant. The living area and kitchen face between 30 degrees west of north and 30 degrees east of north.
<p>10.4.4–(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	Not applicable. Development is not a multiple dwelling.

<p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling. 	
<p>10.4.4–(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the northern edge of the private open space; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Not applicable. Development is not a multiple dwelling.</p>

<p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling. 	
10.4.5 Width of openings for garages and carports for all dwellings	
<p>10.4.5–(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Not applicable. Development is not a multiple dwelling.</p>
10.4.6 Privacy for all dwellings	
<p>10.4.6–(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side 	<p>Compliant. The proposed porch is not 1m above natural ground level.</p>

<p>boundary; and</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p>	
<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p>(i) is to have a setback of at least 3.0m from a side boundary; and</p> <p>(ii) is to have a setback of at least 4.0m from a rear boundary; and</p>	<p>Compliant. No windows or doors would have a floor level more than 1m above the natural ground level.</p>

<p>(iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site.</p> <p>(b) The window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p> <p>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	
<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p>	<p>Not applicable. A shared driveway is not part of the proposal.</p>

<p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <p>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p>	
10.4.7 Frontage fences for all dwellings	
<p>10.4.7–(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>Not applicable. No fences are proposed.</p>

10.4.8 Waste storage for multiple dwellings	
<p>10.4.8–(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area. 	Not applicable. Proposed development is not a multiple dwelling.
10.4.9 Suitability of a site or lot for use or development	
<p>10.4.9–(A1) A site or each lot on a plan of subdivision must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 330m² excluding any access strip; and (b) if intended for a building, contain a building area of not less than 10.0m x 15.0m: 	<ul style="list-style-type: none"> (a) Compliant. Site has an area of 910m². (b)(i) Compliant. Development is clear of front, rear and side boundary setbacks. (b)(ii) Compliant. Land adjoins a Utility zone that accommodates the Bass Highway. The Scheme

<ul style="list-style-type: none"> (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right of way benefiting other land; (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage, or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<p>standard for setback from the Utility zone is 10m. The proposed dwelling would be setback 18m from the zone boundary.</p> <ul style="list-style-type: none"> (b)(iii) Not applicable. No easement applies to the land. (b)(iv) Not applicable. No right of way applies to the land. (b)(v) Not applicable. No restriction imposed by a utility applies to the land. (b)(vi) Not applicable. An access strip does not apply to the land. (b)(vii) Compliant. Development would be accessible from a road frontage. (b)(viii) Compliant. Building area has a long axis within the range of 30 degrees of north and 20 degrees west of north.
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (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 	<ul style="list-style-type: none"> (a) Compliant. Development has access to a future separate, dedicated road frontage. (b) Not applicable. Would not be an internal lot. Compliant with 10.4.9–(A2)(a). (c) Not applicable. Compliant with 10.4.9–(A2)(a).

<p>over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road:</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than:</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(d)(i) Compliant. Development would have a 3.6m access.</p> <p>(d)(ii) Not applicable. Not a multiple dwelling.</p> <p>(e) Compliant. Development satisfies the requirements of the Road Authority.</p>
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10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	<p>Compliant.</p> <p>The site would connect 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>
10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	<p>Compliant.</p> <p>The site would connect to the reticulated sewerage system. The Council’s Planning Permit would require compliance with TasWater’s approval, included as an attachment to the Planning Permit.</p>
10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	<p>Compliant.</p> <p>The site would connect to the reticulated stormwater system.</p>
10.4.10 Dwelling density for single dwelling development	
<p>10.4.10–(A1)</p> <p>(a) The site area per dwelling for a single dwelling must:</p> <p>(i) be not less than 325m²; and</p> <p>(ii) be not more than 830m²; or</p>	<p>(a)(i) Compliant. The site area is 910m².</p> <p>(a)(ii) Non-compliant. The site area is 910m². See “Issues” section below.</p> <p>(b) Not applicable. Subdivision and plan approved and sealed after the introduction of the Scheme.</p>

(b) The site is approved for residential use on a plan sealed before this planning scheme came into effect.	
10.4.11 Other development	
10.4.11.1 Location and configuration of development	
<p>10.4.11–(A1) The wall of a building (other than for a dwelling) must be setback from a frontage:</p> <p>(a) not less than 4.5m from a primary frontage; and</p> <p>(b) not less than 3.0m from any secondary frontage; or</p> <p>(c) not less than and not more than the setbacks for any existing building on adjoining sites;</p> <p>(d) not less than for any building retained on the site;</p> <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>	Not applicable. Development proposal is for a dwelling.
<p>10.4.11.1–(A2) All buildings (other than for a dwelling) must be contained within a building envelope determined by:</p> <p>(a) the applicable frontage setback;</p>	Not applicable. Development proposal is for a dwelling.

<p>(b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback:</p> <p>(i) not less than 1.5m from each side boundary, or</p> <p>(ii) less than 1.5m from a side boundary if:</p> <p>a. built against an existing wall of an adjoining building; or</p> <p>b. the wall or walls:</p> <p>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</p> <p>ii. there is no door or window in the wall of the building; and</p> <p>iii. overshadowing does not result in 50% of the private open space of an adjoining</p>	
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<p>dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1–(A3) Site coverage (other than for a dwelling) must:</p> <p>(a) not be more than 50%; or</p> <p>(b) not be more than any building area shown on a sealed plan of subdivision.</p>	Not applicable. Development proposal is for a dwelling.
<p>10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste (other than for a dwelling), must be located behind the primary frontage of a building.</p>	Not applicable. Development proposal is for a dwelling.
<p>10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	Not applicable. Development proposal is for a dwelling.

10.4.11.2 Visual and acoustic privacy for residential development

10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building (other than for a dwelling) must:

- (a) if the finished floor level is more than 1.0m above natural ground level:
 - (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;
 - (ii) be not less than 3.0m from a side boundary;
 - (iii) be not less than 4.0m from a rear boundary; and
 - (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or
- (b) if less than the setbacks in clause A1(a):
 - (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;
 - (ii) have a window sill height of not less than 1.8m above floor level;

Not applicable. Development proposal is for a dwelling.

<p>(iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or</p> <p>(iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	
<p>10.4.11.2–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area (other than for a dwelling), must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable. Development proposal is for a dwelling.</p>
<p>10.4.11.3 Frontage fences</p>	
<p>10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback (other than for a dwelling) must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	<p>Not applicable. Development proposal is for a dwelling.</p>

10.4.12 Setback of sensitive use development	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the setback distance from the zone boundary as shown in the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary. 	<p>Compliant. Required setback of the proposed dwelling to a Utilities zone is 10m. In this case, the proposed dwelling is to be setback 17m.</p>
<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> (a) a major road identified in the Table to this clause; (b) a railway; (c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area. 	<ul style="list-style-type: none"> (a) Non-compliant. The development would be within 50m of the Bass Highway. See “Issues” section below. (b) Compliant. The development would be within 230m of a railway line. (c) Not applicable. No land is designated for future road or rail line. (d) Not applicable. The closest wharf is Burnie which is more than 25km away.

10.4.13 Subdivision	
<p>10.4.13–(P1) Each new lot on a plan of subdivision must be:</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State Government, a Council, a statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority; or</p> <p>(c) for a purpose permissible in the zone.</p>	<p>(a) Not applicable. Not a subdivision.</p> <p>(b) Not applicable. Not a subdivision.</p> <p>(c) Not applicable. Not a subdivision.</p>
<p>10.4.13–(P2)</p> <p>(a) A lot must have a frontage to a road; or</p> <p>(b) An internal lot on a plan of subdivision must be:</p> <p style="padding-left: 40px;">(i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by:</p> <p style="padding-left: 80px;">a. slope, shape, orientation and topography of land;</p> <p style="padding-left: 80px;">b. an established pattern of lots and development;</p>	<p>(a) Not applicable. Not a subdivision.</p> <p>(b) Not applicable. Not a subdivision.</p>

<ul style="list-style-type: none"> c. connection to the road network; d. connection to available or planned utilities; e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a watercourse; or f. exposure to an unacceptable level of risk from a natural hazard; and <p>(ii) without likely impact on the amenity of adjacent land.</p>	
10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Compliant. There is an existing electricity supply to the land.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Code does not apply in the General Residential zone.
E2 Airport Impact Management Code	Not applicable.
E3 Clearing and Conversion of Vegetation Code	Not applicable.

E4 Change in Ground Level Code	Not applicable.
E5 Local Heritage Code	Not applicable.
E6 Hazard Management Code	Not applicable.
E7 Sign Code	Not applicable.
E8 Telecommunication Code	Not applicable.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use or development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies.
E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p> <p>(b) motor bike parking at a rate of one space for every 20 vehicle parking spaces;</p>	<p>(a) Compliant. The application complies with the Traffic Generating Use and Parking Code standards. The Scheme requires two (2) car parking spaces on site. The development proposes two internal garage spaces.</p> <p>(b) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed.</p>

<p>(c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and</p> <p>(d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.</p>	<p>(c) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed.</p> <p>(d) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed.</p>
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 General Residential zone.</p> <p>(b) Not applicable. Passenger pick-up and set-down facilities not required for residential use.</p>
E9.6 Development Standards	
E9.6.1 Road access	
<p>E9.6.1-(A1) There must be an access to the site from a carriageway of a road ^{R36};</p> <p>(a) permitted in accordance with the <i>Local Government (Highways) Act 1982</i>;</p>	<p>(a) Compliant. Access would be Permitted in accordance with the Local Government (Highways) Act.</p> <p>(b) Not applicable. Satisfied by E9.6.1-(A1)(a).</p>

<p>(b) permitted in accordance with the <i>Roads and Jetties Act 1935</i>; or</p> <p>(c) permitted by a license granted for access to a limited access road under the <i>Roads and Jetties Act 1935</i>.</p>	<p>(c) Not applicable. Satisfied by E9.6.1–(A1)(a).</p>
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. Development would connect to a reticulated stormwater system.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village Zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p>	<p>Not applicable. Provisions do not apply as development is in the General Residential zone.</p>

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

Issues –

1 Variation to site area standard –

The Scheme's Acceptable Solution standard 10.4.10–(A1) "Dwelling Density for Single Dwelling Development" requires that the site area per dwelling for a single dwelling is not more than 830m². The subject parcel of land has an area of 910m² and this matter is therefore a discretionary matter.

The land area is a direct consequence of an approved subdivision that permitted an allotment of 910m², possibly to allow for opportunity to develop multiple dwellings on site. The variation to the lot size and the subsequent development of a single dwelling is considered to be fair and reasonable, given that the residential use class is a Permitted use of the land and the lot size is a result of a subdivision approved by the Council, with no specific conditions relative to the future development of the lot applied to the land.

2 Setback from the Bass Highway –

A residential dwelling is classified as a "sensitive" use under the Scheme. The Scheme's Acceptable Solution standard 10.4.12–(A2) "Setback of Development for Sensitive Use" requires that a sensitive use must not be less than 50m from a major road, identified as the Bass Highway. The proposed dwelling would be approximately 32m from the Bass Highway.

The Scheme's Performance Criteria 10.4.12–(P2) requires that the development of the dwelling will have minimal impact on the safety and efficiency of the transport infrastructure and will incorporate measures to mitigate likely impact of noise, light, odour and vibration. The proximity of the proposed dwelling to the Bass Highway is considered to be fair and reasonable. The location of the subdivision, and the proposed lot in particular, mirror a pattern of residential development in this area and there is not an anticipated impact on the safety or operations of the adjoining transport infrastructure. The dwelling will need to meet energy rating standards to receive a Building Permit, and this typically includes the installation of double glazed windows. There is a dense line of trees and shrubs along this section of the Bass Highway, which will also help to ameliorate any highway impact on the proposed dwelling.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No conditions required.
Infrastructure Services	No conditions required.
TasWater	No conditions required.
Department of State Growth	Referred. No response.
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 –

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

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
<p>1 The inclusion of a wood heater/fireplace in the floor plan and the subsequent smoke and vapour may cause a nuisance.</p>	<p>Domestic wood heaters are regulated by the <i>Environmental Management and Pollution Control (Distributed Atmospheric Emissions) Regulations 2007</i> and apply to all heaters that burn solid fuel. Provisions of the Distributed Atmospheric Emissions Regulations include:</p> <ul style="list-style-type: none"> . a requirement for all solid fuel heaters manufactured, imported for sale or sold in Tasmania (including second-hand heaters) to comply with Australian Standard AS/NZS 4013-1999; . a prohibition on modifications to solid fuel heaters that may increase smoke emissions; . visible smoke limits for emissions from solid fuel heaters, fireplaces, hot water and cooking appliances and barbecues; and . the types of solid fuel that may be burnt in heaters. <p>The Regulations, nor any other legislative provisions, do not prohibit the installation of a domestic wood heater. Any repeated emissions from a wood heater that exceeds the visible smoke limits set down in the Regulations would need to be examined and prosecuted under the <i>Environmental Management and Pollution Control Act 1994</i>.</p>

2 Dust nuisance during construction of other sites that are included in the subdivision.	The dust emissions described by the representor were the result of the subdivision works in the area, including the construction of roads and underground assets. Such works generally involve earthworks using heavy machinery. Any dust emitted during construction of the subject dwelling would be partially dependent upon weather conditions. Given that autumn is approaching, accompanied by less dry climatic conditions, there would be less dust produced as a result of the development. The flat topography of the subject site and the low key scale of the proposed development mean that the size of any machinery that would be used on site should not result in any dust nuisance.
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RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The land is zoned General Residential.

In summary, the key Local Area Objectives for the zone are:

- 1 Suburban residential areas make efficient use of land and optimise available and planned infrastructure provision through a balance of

infill and redevelopment of established residential areas and the incremental release of new land.

- 2 Suburban residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public and social investment.
- 3 Suburban residential areas enable opportunity for convenient access to basic level services and facilities for education, health care, retail, social and recreational purposes.

The proposed development is considered appropriate in relation to the residential use and the general form, location and design of the dwelling. Variations to site area and the proximity of the development to the Bass Highway are considered reasonable in that the development would be consistent with the relevant performance criteria, the Key Objectives of the General Residential zone and the Desired Future Character of the zone.

The matters raised in the representation are not considered to be relevant to the application of land use and land development Standards as articulated under the *Land Use Planning and Approvals Act 1993* and the *Central Coast Interim Planning Scheme 2013*. Rather, they are matters that are regulated under the *Environmental Management and Pollution Control Act 1994* (EMPCA). Any pollution that may occur as a result of the installation of a wood heater or be emitted during the construction of the dwelling is able to be addressed under the provisions of EMPCA, if so required and determined.

Recommendation –

It is recommended that the application for the development of a Residential (dwelling) – variation to site area standard and setback of sensitive use from the Bass Highway at 28 Overall Street, Sulphur Creek be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 No works are to occur on site until the issue of Title to the land by the Land Titles Office.

Please note:

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

The report is supported.”

The Executive Services Officer reported as follows:

“Copies of the Annexures referred to in the Consultant Town Planner’s report have been circulated to all Councillors.”

■ Cr Viney moved and Cr Carpenter seconded, “That the application for the development of a Residential (dwelling) – variation to site area standard and setback of sensitive use from the Bass Highway at 28 Overall Street, Sulphur Creek be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 No works are to occur on site until the issue of Title to the land by the Land Titles Office.

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- 2 ‘Substantial commencement’ is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on

the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

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

Carried unanimously

Closure

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

CONFIRMED THIS DAY OF , 2016.

Chairperson

(cvv:km)

Appendices

Nil.

QUALIFIED PERSON'S ADVICE

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

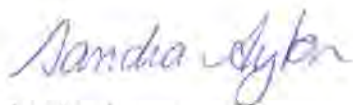
. A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

. 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



Central Coast Community Shed Management Committee

Minutes of the General Meeting held at the Community Shed
on Monday, 7 March 2016 at 1.05pm

1 PRESENT/APOLOGIES

Members Present:

Rob McKenzie (Chair), Peter Evans, John Deacon, Greg Layton, Sam Caberica, John Klop, Norm Frampton, Kevin Douglas, Len Carr, Melissa Budgeon (CCC Coordinator/Admin)

Apologies: Len Blair, Colin Perry, Jack Eaton, David Dunn, Cr. Phillip Viney

Other Apologies: Cr John Bloomfield

2 MINUTES OF PREVIOUS MEETING

Greg Layton moved and Norm Frampton seconded, "That the minutes from the meeting held on Monday, 1 February 2016 be confirmed as correct."

Carried

3 MATTERS ARISING FROM PREVIOUS MINUTES

- (a) **School Visits** – have recommenced.
- (b) **Upgrade** – electrician has been booked for next week. Anticipated that the extensions will be ready for action in approximately 6 weeks.
- (c) **Height extension to the perimeter fence** – John Deacon offered to assist with contacting volunteer from Rotary regarding the installation. Carried over.
- (d) **Women's Group Expression of Interest** – meeting at the Community Shed on Wednesday, 9 March from 7.30pm..

4 CORRESPONDENCE

Letter from the Premiers office regarding the Tasmanian Men's Shed Association are grants now opened.

5 TREASURER'S REPORT

- . Income \$3,830.17 (Fees/projects/donations) \$2500 – Extensions contributions.
- . Expenses \$7,136.08
- . Visits for the month – January 330, averaged at 29 persons per open day.

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

6 GENERAL BUSINESS

Extensions – Electrical works have been booked – powerpoint locations determined. Outside wall painting to be undertaken and then the floor painted before moving machinery in.

Camera (four sites) has been installed to be in operation when no one is at the facility. Some technical issues to be sorted.

Weekend at Sassafras went well and Central Coast Community Shed supported the Devonport Community Shed stall.

Testing and Tagging – the Rotary Club has a certified Testing and Tagging person that has offered to do the Shed tagging voluntarily. Credentials and the scope of what this volunteer will do to be given to Melissa to follow through with the Council's Building Maintenance Officer to ensure that it meets adequate standards. A reminder was posed that any items that are not fit for use should be removed from the Shed (or tagged out) to avoid being inadvertently tested and tagged.

Richmond Fellowship – new supervisor has started and the group is looking to come along to the Shed.

Garden area is going well still, produce is plentiful.

ABC radio interview with Rick Eaves occurred at the Shed this morning, and will go to air in the coming days.

7 NEXT MEETING

The next ordinary meeting of the Committee will be held on Monday, 11 April at 1.00pm.

Future 2016 meetings to be held on 2 May and 6 June.

8 CLOSURE

As there was no more business to discuss the meeting closed at 1.40pm.

Central Coast Community Shed – Financial Statement 2015–2016

as at 1st Feb

<i>Revenue</i>	<i>Estimates</i>	<i>Actual</i>
11413.03		
Fees	3,000.00	\$2,557.44
Material Donations		\$136.36
Project Donations	3,000.00	\$1,136.37
GST allocation		
<i>Estimate</i>	\$6,000.00	\$3,830.17
<i>Expenditure</i>		
11481		
1 Aurora	2,200.00	\$1,024.03
2 Telstra/Internet	650.00	\$523.88
3 Groceries/BBQ Meat	200.00	
4 Bus	300.00	
5 Testing and tagging	580.00	\$574.19
6 Petty Cash	300.00	
7 Police Checks	50.00	
8 Membership	170.00	\$156.36
9 Room Hire	100.00	
10 Repairs and Maintenance	550.00	\$523.54
11 Safety Equipment	250.00	
12 Project Materials	2,000.00	\$1,720.75.63
Insurance		\$121.80
Water/Sewage		\$28.16
Inspections/Building		
13 maintenance Checks	250.00	
14 Conference	2,400.00	\$2,393.37
Plans		\$70.00
<i>Estimate</i>	\$10,000.00	\$7,136.08

East Ulverstone Swimming Pool Management Committee

Meeting Minutes

Thursday, 10 March 2016 at 3.30pm

Doc. ID:

1 PRESENT/APOLOGIES

Present:

Education Department Representatives – Alan Graham, Grant Armitstead, James Lyons.

Council Representatives – Liz Eustace; Steve Turner; and Cr Kath Downie.

Community Representative – Steve Crocker.

Apologies: Di Poulton and John Rigby.

2 INTRODUCTIONS

Grant Armitstead was welcomed and introduced to the group as the new Local Primary School Principal representative taking over Di's role. Each member of the committee gave Grant a brief outline of their role and position on the Committee.

3 CONFIRMATION OF MINUTES

Steve Turner moved and Alan Graham seconded, "The minutes of the previous meeting dated Thursday, 12 November 2015 are accepted as a true and accurate record."

carried

4 BUSINESS ARISING FROM THE PREVIOUS MINUTES

- . **Defibrillator:** Ongoing with Alan to follow up with letter to Council seeking support.
- . **Pool 'after hours' brochure update:** Has been updated and copies supplied to office with more copies to come.

5 EDUCATION DEPARTMENT REPORT

Refer to attached report (Attachment 1).

6 CORRESPONDENCE

- . Inward email apology from Di and notification she can no longer serve on Pool committee. Apology also from John.
- . Outward Nil.

7 GENERAL BUSINESS

- . Discussions around the issue of after-hours users still parking in front of the entrance into the pool and the dangers of young children running out between these vehicles to cross the laneway. This area has been marked 'buses only' but this does not seem to be working. Stephen Turner will investigate the possibility of a yellow line, or the appropriate colour paint that designates no parking, to be painted along the kerb to see if this helps.
- . General business mostly covered in Department of Education Report following.

8 NEXT MEETING

The next ordinary meeting of the Committee will be held on Thursday, 26 May 2016 at 3.30pm.

9 CLOSURE

As there was no more business to discuss the meeting closed at 4.30pm.

East Ulverstone Swimming Pool Management Committee

Meeting – 10th March 2016

Department of Education Report

John sends his apologies for today's meeting. He would also like to inform you that he will be retiring this month and his job is currently being advertised and his replacement will be announced shortly. John would like to pass on his sincere thanks to the committee for their continued commitment to the running of this facility. John recognises that the co-operation between the DoE, the Central Coast Council and the community has contributed to the successful management of the pool.

I would like to publicly thank John for his enormous contribution to the SWSP and in particular the maintenance and management of the Ulverstone Pool. Without his support many of the capital works projects around the pool would not have been undertaken and the pool would not be in as good a condition as it is.

As John's position is evolving, it is unclear what role his replacement will take on this committee (if any) however there will always be DoE representation through the Regional Co-ordinator of the SWSP and a local Principal. With that being said we welcome Grant Armitstead (Principal Ulverstone Primary) to the committee and I am sure his input will be valued.

Maintenance/Capital Works Projects – Completed

- Plant Room
 - As tabled in the previous DoE report the following proposed works commenced in January and have now been completed. The work undertaken was aimed to increase the efficiency of the plant, prevent unexplained shut downs and provide easier/safer access to various operational systems. The work consisted of:
 - removal of all current valves, return and supply lines from the pool to the pump in the plant room
 - re-installation and rebalance of all plant room pipe works
 - re-installation of required valves only (simplify plant room)
 - installation of new return header for pumps to prevent pump water loss
 - installation of automated air bleed system with electric bleed valves and manual override for operator bleed off
 - supply of manual water bleed instruction
 - re-plumbing and line replacement for chlorine dosage system
 - As a result of the work there has been significant improvement in the efficiency of the filtration system with noticeable increase in water circulation and access to various fittings and valves has been enhanced, resulting in a safer plant room. Despite the work there is still some concerns with unexplained shut downs of

the system. Klimate Solutions are still working on this issue and are on the verge of solving this dilemma.

- Heat Pump Wall
 - The northern brick wall has now been removed and replaced by a treated timber fence. This will allow for better air circulation around the heat pumps and permit the sun to provide much needed heat to prevent the pumps from icing over.
- Security
 - As mentioned in the previous DoE report, two of the security cameras were faulty, these have now been replaced and are working well.
 - Security stickers are now displayed at strategical locations around the external perimeter of the building. We are also hoping 'Security Cameras in Operation' stickers will be erected.
 - Door security plates have been installed on the two northern exit doors. This was thought necessary as they were susceptible to break-ins.
- Emergency Exit Signs
 - The council arranged to replace all of these signs in December.
- Office/Kitchen Replacements
 - In this humid environment, it is not uncommon for electrical equipment to be replaced on a regular basis. The printer, microwave and phones have all been replaced recently.

Maintenance/Capital Works Projects – Incomplete

- Re-instatement of Change Room Ducted Air Supply
 - Klimate Solutions are to reconnect the old ducting system to the change rooms and staff toilet areas to increase the circulation of warm/cool air. This should provide a more balanced temperature control system throughout the building and prevent mould build up. It is hoped this will be done in the near future (before winter) as the change areas do get cold and damp during these months.
- Building Heat/Cool Economy Cycle
 - The manual fresh air damper system is only adjusted by maintenance personnel during the summer/winter change over maintenance times. It is proposed to replace these manual damper system with an automated system which will adjust with the atmospheric conditions to provide a more efficient temperature control system for the entire building. I am unsure when work will commence on this job.
- Solar Panels

- John met with Wayne Mitchell from Middy's in December last year. Wayne presented a very attractive proposal for solar panels to be placed on the roof of the pool. This system would reduce the power bill considerably. It was proposed that if the DoE paid the equivalent of its current power bills, within 10 years it would have paid for the solar infrastructure plus the reduced power bills. Following that 10 year infrastructure payback period, annual power savings would be in vicinity of \$35 000 – \$46 000. John was eager to pursue the proposal further but the DoE Facility Operations Co-ordinator had this response:

"..... I have undertaken a bit more research on the options put to you and feel it is not worthwhile pursuing. In short the funding structure that DoE uses for power doesn't really lend itself to this type of buyback options. It would basically mean that over a short period of time finance would cut your budget to take into account the reduced consumption. At the same time the provider would be expecting someone to pay them the supposed savings that the infrastructure has allowed. No one has a budget for this and in my view your budget would then need to meet the contractual commitment."

I hope we can explore this possibility further despite this set back.

Other Issues

- Automatic External Defibrillator
 - Margaret (SWSP Administration Officer) has approached the council and the surf club to identify what brand/type these organisations possess. It makes sense to get something that the community is familiar with when it comes to life saving equipment. Once this has been identified the DoE will purchase one in the near future (approx. \$2600). I believe the council is to be invoiced for half the cost.
- The 'After Hours' Brochure
 - It was agreed that this would be updated at the beginning of 2016. There are a vast number of enquiries during school hours and these brochures have been a great way to pass on the relevant information.

Alan Graham

Regional co-ordinator Swimming and Water Safety Program

For John Rigby

Principal Education Officer – Sport and Physical Activity

DULVERTON REGIONAL WASTE MANAGEMENT AUTHORITY

*(A Joint Authority under s30-39 Local Government Act of the Central Coast, Devonport City,
Kentish and Latrobe Councils for the management and disposal of waste)*

RULES

As adopted on 1 September 2016

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Table of Contents

PART 1 - PRELIMINARY	12
1. Title	12
2. Name	12
3. Interpretation	12
PART 2 - FUNCTIONS AND POWERS	16
5. Powers of the Authority	17
6. Core Activities	18
PART 3 – MEMBERSHIP AND FINANCIAL CONTRIBUTIONS	19
7. Members and Contributions	19
8. Withdrawal	20
9. Representatives	21
PART 4 - MEETINGS AND POWERS OF REPRESENTATIVES	22
10. Convening of Representatives' Meetings	22
11. Notice of Representatives' Meeting	22
12. AGM	23
13. Representatives' Powers and Duties	23
14. Policies and Guidelines	12
PART 5 - PROCEEDINGS OF REPRESENTATIVES' MEETINGS	26
15. Attendance at Representatives' Meetings	26
16. Quorum of Representatives	26
17. Quorum Not Present	27
18. Chair of Representatives' Meeting	27
19. Voting at Representatives' Meetings	28
20. Declaration of Vote at Representatives' Meetings	29
21. Resolution in Writing	29
22. Special Resolution of Representatives	29
23. Validity of Proceedings of Representatives' Meetings	30
PART 6 - THE BOARD	32
24. Appointment of Directors	32
25. Eligibility for Appointment as Director	33
26. Suspension of Directors	33
27. Dismissal of Directors	34
27A. Process for Discipline of Director	34
28. Vacation of Office of Director	36
29. Remuneration of Directors	36
30. Travel and Other Expenses of Directors	37
31. Functions and Powers of the Board	37

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grammar

32. The Duties of the Board and Directors	37
33. Notifying Representatives of Adverse Developments	38
34. Board Proceedings	38
35. Board Committees	38
PART 7 - CEO AND EMPLOYEES	40
36. CEO	40
37. Delegations of Power by the CEO	40
PART 8 – FINANCE, ACCOUNTS AND AUDIT	41
38. Financing of Authority's Activities	41
39. Investments	43
40. Borrowing	43
41. Accounting Records	44
42. Financial Statements	44
43. Audit	44
44. Annual Report	45
PART 9 - DIVIDENDS AND OTHER PAYMENTS	47
45. Comptroller	47
46. Dividends	47
47. Distribution of Other Payments	47
PART 10 - MISCELLANEOUS	49
48. Participating Councils' Domestic Waste Collection	49
49. Indemnity for Representatives, Directors and Employees	49
50. Minutes and Confidentiality	49
51. Notices	51
52. Common Seal and Execution of Documents	52
53. Amendment of Rules	53
54. Insolvency	53
55. Winding Up	54
56. Dispute Resolution	54
SCHEDULE 2	37
2.1 The Strategic Plan	57
2.2 The Annual Plan and Budget	58
2.3 Adoption of Strategic Plan, Annual Plan and Budget	59
2.4 Exclusion of Processes of the Act	62
2.5 Legal Effect of Strategic Plan, Annual Plan and Budget	63
SCHEDULE 3	64
3.1 Convening of Board Meetings	64
3.2 Notice of Board Meetings	64
3.3 Chairing of Board Meetings	64
3.4 Quorum at Board Meetings	64
3.5 Voting at Board Meetings	65
3.6 Conduct of Meetings	65
3.7 Resolutions Without Meetings	65
3.8 Validity of Proceedings	65
3.9 Confidentiality	66
SCHEDULE 4	44
4.1 Outline of Resolution Process	67
4.2 Other Parties May Join	67
4.3 Notice of Dispute	67
4.4 Notice of Mediation	67
4.5 Mediation Rules	67
4.6 Arbitration	68
4.7 Other Processes	68

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Table of Contents

~~PART 1 – PRELIMINARY~~ 3

~~1. Title~~ 3

~~2. Name~~ 3

~~3. Interpretation~~ 3

~~PART 2 – FUNCTIONS AND POWERS~~ 5

~~4. Function~~ 5

~~5. Powers of the Authority~~ 6

~~6. Core Activities~~ 6

~~PART 3 – MEMBERSHIP AND FINANCIAL CONTRIBUTIONS~~ 7

~~7. Members and Contributions~~ 7

~~8. Withdrawal~~ 7

~~9. Representatives~~ 8

~~PART 4 – MEETINGS AND POWERS OF REPRESENTATIVES~~ 8

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~~10. Convening of Reps' Meetings 8~~

~~11. Notice of Reps' Meeting 9~~

~~12. AGM 9~~

~~13. Representatives' Powers and Duties 9~~

~~PART 5 – PROCEEDINGS OF REPS' MEETINGS 10~~

~~15. Attendance at Reps' Meetings 10~~

~~16. Quorum of Representatives 11~~

~~17. Quorum Not Present 11~~

~~18. Chair of Reps' Meeting 11~~

~~19. Voting at Reps' Meetings 12~~

~~20. Declaration of Vote at Reps' Meetings 12~~

~~21. Resolution in Writing 12~~

~~22. Special Resolution of Representatives 12~~

~~23. Validity of Proceedings of Reps' Meetings 13~~

~~PART 6 – THE BOARD 13~~

~~24. Appointment of Directors 13~~

~~25. Eligibility for Appointment as Director 14~~

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~~26. Suspension of Directors 14~~

~~27. Dismissal of Directors 14~~

~~28. Vacation of Office of Director 15~~

~~29. Remuneration of Directors 15~~

~~30. Travel and Other Expenses of Directors 15~~

~~31. Functions and Powers of the Board 15~~

~~32. The Duties of the Board and Directors 15~~

~~33. Notifying Representatives of Adverse Developments 16~~

~~34. Board Proceedings 16~~

~~35. Board Committees 16~~

~~PART 7 – CEO AND EMPLOYEES 16~~

~~36. CEO 16~~

~~37. Delegations of Power by the CEO 17~~

~~PART 8 – FINANCE, ACCOUNTS AND AUDIT 17~~

~~38. Financing of Authority's Activities 17~~

~~39. Investments 18~~

~~40. Borrowing 18~~

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~~41. Accounting Records 19~~

~~42. Financial Statements 19~~

~~43. Audit 19~~

~~44. Annual Report 19~~

Draft

~~PART 9 – DIVIDENDS AND OTHER PAYMENTS~~20

~~45. — Comptroller — 20~~

~~46. — Dividends 20~~

~~47. — Distribution of Other Payments — 20~~

~~PART 10 – MISCELLANEOUS — 21~~

~~48 — Participating Councils’ Domestic Waste Collection~~21

~~49. — Indemnity for Representatives, Directors and Employees — 21~~

~~50. — Minutes and Confidentiality — 21~~

~~51. — Notices — 22~~

~~52. — Common Seal and Execution of Documents — 23~~

~~53. — Amendment of Rules — 23~~

~~54. — Insolvency 23~~

~~55. — Winding Up — 24~~

~~56. — Dispute Resolution — 24~~

~~SCHEDULE 1 — 25~~

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~~SCHEDULE 2 — 26~~

~~2.1 — The Strategic Plan — 26~~

~~2.2 — The Annual Plan — 27~~

~~2.3 — Budget — 27~~

~~2.4 — Adoption of Strategic Plan, Annual Plan and Budget — 27~~

~~2.5 — Exclusion of Processes of the Act — 29~~

~~2.6 — Legal Effect of Strategic Plan, Annual Plan and Budget — 29~~

~~SCHEDULE 3 — 30~~

~~3.1 — Convening of Board Meetings — 30~~

~~3.2 — Notice of Board Meetings — 30~~

~~3.3 — Chairing of Board Meetings — 30~~

~~3.4 — Quorum at Board Meetings — 30~~

~~3.5 — Voting at Board Meetings — 30~~

~~3.6 — Conduct of Meetings — 30~~

~~3.7 — Resolutions Without Meetings — 31~~

~~3.8 — Validity of Proceedings — 31~~

~~3.9 — Confidentiality — 31~~

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~~SCHEDULE 4 — 32~~

~~4.1 — Outline of Resolution Process — 32~~

~~4.2 — Other Parties May Join — 32~~

~~4.3 — Notice of Dispute — 32~~

~~4.4 — Notice of Mediation — 32~~

~~4.5 — Mediation Rules 32~~

~~4.6 — Arbitration — 32~~

~~4.7 — Other Processes 33~~

~~SCHEDULE 5 — 34~~

~~5.1 — Definitions — 34~~

~~5.2 — The Board and Committee 34~~

~~5.3 — The Representatives — 34~~

~~5.4 — Strategic and Operational Plans and Budgets 35~~

~~5.5 — CEO 35~~

~~5.6 — General Savings Provision 35~~

~~5.7 — Repeal — 35~~

~~5.8 — Commencement Date 35~~

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DULVERTON REGIONAL WASTE MANAGEMENT
AUTHORITY RULES

PART 1 - PRELIMINARY

1. Title

These Rules may be cited as the Dulverton Regional Waste Management Authority Rules.

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2. Name

The name of the *Authority* is the Dulverton Regional Waste Management Authority.

3. Interpretation

(1) In these ~~rules~~ Rules, unless the contrary intention appears:

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- ~~'Act'~~ means the *Local Government Act 1993 (Tas)* ~~3~~;
- ~~'aftercare fund'~~ means a fund for long term aftercare management of a landfill site;
- ~~'aftercare funding plan'~~ means a financial plan accounting for all known assets and liabilities relating to the landfill at the current date and at the estimated landfill closure date articulating the proposed financial path and addressing any gap between assets and liabilities;
- ~~'aftercare management'~~ is the management of ~~the a landfill site~~ Site ~~that has been used for landfill~~ to avoid environmental harm after ~~the that s~~ Site has been closed as an active landfill and until such time as ~~the that s~~ Site is deemed to pose no further potential environmental harm;
- ~~'AGM'~~ means an annual general meeting of the ~~reps~~ Representatives ~~meeting~~ held in accordance with ~~rule~~ Rule 12;
- ~~'Authority'~~ means the Dulverton Regional Waste Management Authority;
- ~~'Board'~~ means the *Board of directors* appointed by the *representatives*;
- ~~'chair'~~ means the chair of the *Board*;

- **‘chief representative’** means the chair of the *representatives* and where the context permits, refers to the person chairing the relevant ~~reps~~ *Representatives’ meeting*;
- **‘CEO’** means the chief executive officer of the *Authority*;
- **‘closure date’** is the date when the *landfill* is closed such that waste is no longer deposited at the ~~site~~ *Site*;
- **‘Corporations Law’** means the Corporations Law of Tasmania ~~and the~~ *Commonwealth*;
- **‘Council’** means a council established under section 18 of the *Local Government Act, 1993*;
- **‘councillor’** means an elected member of a *participating council*;
- **‘deputy chief representative’** means the deputy chair of the *representatives*;
- **‘director’** means a member of the *Board* and includes the *chair*;
- **‘DWM Policies and Procedures’** means the *Dulverton Waste Management policies and procedures that are adopted from time to time*;
- **‘environmental harm’** has the same meaning it does in section 5 of the ~~*Environmental Management and Pollution Control Act 1994 (EMPCA)*~~;
- **‘EMPCA’** means the *Environmental Management and Pollution Control Act 1994 (Tas)* as amended from time to time;
- **‘financial ratio’** means the ~~proportion which the population of the municipal area of each participating council bears to the total population of the Mersey Leven Region where such populations are as shown in the latest available “Estimated Residential Population” published by the Australian Bureau of Statistics~~ following equity ratio:

<u>Owner Council</u>	<u>Equity Share</u>
<u>Devonport City Council</u>	<u>43.45%</u>
<u>Central Coast Council</u>	<u>36.82%</u>
<u>Latrobe Council</u>	<u>11.25%</u>
<u>Kentish Council</u>	<u>8.48%</u>

- **‘general manager’** means a general manager of the *participating councils*;

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~~‘landfill site’ is all land owned by the Authority for the purpose of management and disposal of waste;~~

▪ ‘Mersey-Leven Region’ means the municipal areas of the *participating councils*;

~~‘participating council’ means a council which is a member of the Authority;~~

▪ ~~‘rehabilitation’ is the capping and vegetation of landfill waste cells as they are filled;~~

▪ ~~‘rehabilitation fund’ means a fund for rehabilitation;~~

▪ ‘representative’ means a person appointed by a *participating council* to represent it on the *Authority* and includes a substitute appointed under ~~rule~~ *Rule* 9(4);

▪ ‘representatives’ means the *representatives* acting together at a ~~reps~~ *Representatives’* meeting;

▪ ‘~~reps~~ *Representatives’* meeting’ means a meeting of *representatives*;

▪ ‘*Rules*’ means these rules as amended from time to time;

▪ ‘*Treasurer*’ means the Treasurer for the State of Tasmania;

▪ ‘*special resolution*’ means a resolution of the *representatives* complying with Rule 22;

▪ ‘*Site*’ is all land owned by the *Authority* for the purpose of landfilling, composting, leasing to other entities or any other like use;

▪ ‘*Statute*’ means an Act, Regulation or By-law whether made by the State of Tasmania or the Commonwealth of Australia or by any *participating council*;

~~‘waste’ includes:~~

(1) ~~garbage, rubbish and refuse of any description; and~~

(2) ~~bi-products of any industrial process; and~~

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~~(3) any material normally disposed of at, treated in or otherwise dealt with at municipal or commercial waste land fill or similar sites in Australia;~~

- ~~▪ but does not include human sewage any product or material allowed by the current landfill and compost Environmental Protection Notice as amended from time to time.;~~

- (2) These ~~rules~~ Rules are to be interpreted in accordance with the Acts Interpretation Act unless the contrary intention appears.

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PART 2 - FUNCTIONS AND POWERS

4.

4. Function

- (1) The principal function of the *Authority* is to manage *waste*.
- (2) The principal function includes:
 - (a) collecting, purchasing and otherwise acquiring *waste* (whether or not the *waste* is generated within the *Mersey-Leven Region*; and
 - (b) storing (whether temporarily or permanently), treating and disposing of *waste*; and
 - (c) reconstituting, refurbishing, recycling, cleansing, composting and otherwise treating *waste* and any product or by-product of *waste* or of any of those processes; and
 - (d) trading or dealing in any product or by-product of any of the activities referred to in any of the preceding subclauses; and
 - (e) anything which any *participating council* may do under any *Statute* with respect to any function expressly set out in these ~~rules~~Rules; and
 - (f) anything which the *Authority* may in its own right do under any *Statute* with respect to any function expressly set out in these ~~rules~~Rules; and
 - (g) formulating, implementing and monitoring policies and programs for reducing, managing or recycling *waste*, whether for itself, its *participating councils* or any other council; ~~and~~
 - (h) undertaking ~~within the Mersey-Leven Region~~ any function, power, duty or requirement (however expressed) of any *waste* management policy or guideline (however named) issued in any way by any State or Federal body with respect to *waste* reduction, management or recycling; ~~and~~
 - ~~(h)~~ (i) managing and owning a council waste transfer station or undertaking other waste services on behalf of a council.
- (3) The *Authority* may formulate, implement and monitor policies and programs for the development and use of land owned by it for purposes compatible with a licensed waste disposal land-fill, including for industrial uses of a heavy

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industrial or regional nature (whether or not the region so considered is limited to the *Mersey-Leven Region*).

- (4) The *Authority* may do anything reasonably incidental to the performance of its functions including, as incidental activities, undertaking projects or activities for the purpose of raising revenue even if they are not directly authorised by its other functions but remains limited by Rule 38(1).
- (5) Whether or not the *Authority* exercises a function a *participating council* may exercise that function itself or obtain the benefit of that from any other source.
- (6) If, for any reason, the functions described in any part of this ~~rule~~Rule 4 exceed the functions that the *Authority* can legally perform, those functions are to be read down so as to be those that the *Authority* can legally perform, but no further.

5. Powers of the Authority

- (1) In performing its functions, the *Authority* may do anything:
 - (a) which the *Act* authorises a joint authority to do; and
 - (b) which the *Act* authorises a council to do with respect to the functions of a council, (including the making of by-laws in accordance with Part 11 of the *Act*) excepting those things which the *Act* stipulates are not provided for in the rules of a joint authority; and
 - (c) which a *participating council* is empowered to do under any *Statute* with respect to the functions in ~~rule~~Rule 4 which a *participating council* could otherwise perform; and
 - (d) which the *Authority* is otherwise empowered to do either specifically or generally under any *Statute*.

~~(2)~~ Without the prior approval of a majority of the *participating councils* the *Authority* must not:

~~(a) (2)~~ acquire any land which it did not own as at the 1st January 2005; ~~or,~~

~~(b)~~ use any land for the purposes of a licensed ~~waste disposal land fill~~ that is not owned by it as at the 1st January 2005.

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6. ~~6.~~ **Core Activities**

(1) The provisions of ~~rules~~ **Rules** 4 and 5 are enabling provisions. Nothing in those ~~rules~~ **Rules** requires the *Authority* to undertake or perform any of those functions or powers.

~~(2)~~ The core activities of the *Authority* are the management of waste ~~which is:~~

~~(a) generated within the Mersey-Leven Region; and~~

~~(b)(2) solid inert material, putrescible waste, fill material and low level contaminated soil (as all those terms are defined or explained in “Landfill Sustainability Guide 2004” published by the Environmental Division of the Department of Primary Industries Water & Environment in September 2004);.~~

~~(3)~~ Until determined to the contrary under ~~rule~~ **Rule** 6(4) the *Board* may only perform the functions and exercise the powers of the *Authority* with respect to:

~~(a)(3) the core activities of the *Authority*; and.~~

~~(b) waste that the Board of the Authority has agreed to accept and continue to accept prior to the commencement date defined in Schedule 5 that is not waste that comes within the core activities.~~

(4) The *Board* may perform such functions and exercise such powers of the *Authority* that are not core activities if:

(a) the *representatives* authorise that specifically or generally by special resolution; or

(b) the strategic plan or annual plan clearly includes it.

(5) Any act, transaction, agreement or resolution of the *Board* or any other thing which is within the *Authority*'s functions or powers under ~~rules~~ **Rules** 4 and 5 is not rendered invalid because it is outside the functions or powers of the *Board* specified by or in accordance with ~~rule~~ **Rule** 6(2) to 6(4).

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PART 3 – MEMBERSHIP AND FINANCIAL CONTRIBUTIONS

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7. Members and Contributions

- (1) The members of the *Authority* are the *participating councils*.
- (2) *Participating councils* are:
 - (a) those councils listed in Schedule 1; and
 - (b) any council which becomes a member under subrule (3);which have not withdrawn from membership.
- (3) Another council may become a member and a *participating council* if:
 - (a) it resolves to do so and to be bound by these ~~rules~~Rules; and
 - (b) a majority of the *participating councils* approve its membership; and
 - (c) that council and a majority of *participating councils* agree the terms and conditions on which it will become a member, including:
 - (i) the number of *representatives* it may appoint under ~~rule~~Rule 9; and
 - (ii) the *financial ratio* for that council and each of the *participating councils*.
- (4) The *participating councils* are only required to make financial contributions to the *Authority*:
 - (a) when agreed by the majority of *participating councils* and in the proportions so agreed; or
 - (b) as required under ~~rules~~Rules 38, 54 or 55.

8. Withdrawal

- (1) Subject to any requirements of the *Act*, a *participating council* may only withdraw from membership of the *Authority* if it gives notice to the *CEO* of its intention to withdraw at least 3 months prior to the commencement of the financial year at the end of which it wishes to withdraw.
- (2) If a *participating council* has given notice under subrule (1), it may cancel that notice by further notice to the *CEO* at any time before its withdrawal becomes effective.
- (3) A withdrawal from membership becomes effective on the expiration of a notice given under subrule (1).
- (4) A council which has withdrawn from the *Authority*:
 - (a) remains liable to pay all amounts due by it to the *Authority*; and
 - (b) remains bound by ~~rules~~Rules 54(5) and (6) and 55(5).
 - (c) is not entitled to any payment with respect to any interest it may have in the *Authority's* assets.

- (5) All property and assets owned or controlled by the *Authority* including those located within the municipal area of a council which has withdrawn from the *Authority* remain the property of or under control of the *Authority* unless they are purchased from or otherwise transferred by the *Authority* to that council.

9. Representatives

- (1) ~~Each participating council is to appoint 2 persons to represent and vote on its behalf as a participating council.~~
- (2) ~~A representative may resign from that office by notice given to the general manager of the relevant participating council.~~
- (3) A participating council may terminate an appointment and appoint a replacement representative.
- (4) The general manager may appoint a substitute representative to act in place of the representative whenever that representative is unable to act as a representative.
- (5) An appointment, resignation, substitution or replacement of a representative is not effective until the CEO is notified in writing.
- (6) Only a representative appointed under this ~~rule~~ Rule is authorised to represent a participating council and vote at a ~~reps~~ Representatives’ meeting.
- (7) The ~~administrator-commissioner~~ under section 230 or 231 of the *Act* of a participating council may:
- ~~(a)~~ personally fulfil the role and exercise the powers and functions of the representatives of that council and for that purpose is to be counted as 2 representatives in the quorum and voting; or

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- (b) appoint 2 persons as *representatives*, one of whom may be the administrator.

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PART 4 - MEETINGS AND POWERS OF REPRESENTATIVES

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10. Convening of ~~Reps~~Representatives' Meetings

- (1) The *Authority* may hold such ~~reps~~Representatives' meetings as are desirable to carry out its functions.
- (2) The *CEO* is to convene a ~~reps~~Representatives' meeting at the request of the chief representative, the *Board* or 2 or more representatives.

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11. Notice of ~~Reps~~Representatives' Meeting

- (1) The *CEO* is to give to the:
- (a) representatives; and
 - (b) general managers; and
 - (c) directors-;
- at least:
- (d) 14 days' notice in writing of the *AGM* or of a ~~reps~~Representatives' meeting which includes a matter which requires a *special resolution*; and
 - (e) at least 4 days' notice in writing of any other ~~reps~~Representatives' meeting.
- (2) The notice is to specify the place, the day, and the hour of the meeting and the general nature of the business to be transacted at the meeting.

- (3) Even if no notice is given under subrule (1)(b) and (c) the *representatives* may by resolution passed or signed by all of them waive the requirement for notice of a ~~reps~~*Representatives*’ meeting other than an *AGM*.

12. AGM

- (1) An *AGM* must be held in every year before the end of November.
- (2) The *AGM* is to:
- (a) receive and consider the accounts and reports of the *Board*; and
 - (b) Bi-annually elect the *chief representative* and deputy *chief representative* which representatives shall hold such position as determined in accordance with Rules 18(4) and 18(5).
- (3) The *AGM* may transact any other business specified in the notice of the meeting.
- (4) *Councillors* and the employees of a *participating council* and *directors* and employees of the *Authority* may attend any *AGM* but are not entitled to vote.
- (5) The *chief representative* is to provide a “question time” during which persons entitled to be present may ask questions of the *representatives*, the *Board* or the *CEO*.

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13. Representatives’ Powers and Duties

The *representatives* have powers and duties:

- (a) with respect to the matters which require a *special resolution*; and
- (b) to review the performance of the *Board* and the individual *directors* at least once in each 3-2 years and not less than 3 months prior to commencing any director recruitment process; and
- (c) in accordance with Part 6 of these Rules with respect to:

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- (i) the appointment of *directors*; and
- (ii) the setting of terms of office of *directors*; and
- (iii) the setting of remuneration of *directors*; and
- (iv) the suspension and dismissal of *directors*; and
- (d) to approve the *Authority*'s strategic plan, annual plan and budget under Schedule 2; and
- (e) to appoint the auditor in accordance with Rule 43 and with respect to all matters reasonably incidental to that appointment; and
- (f) to set their requirements for reporting to them by the *Board*; and
- (g) The *representatives* may consider the admission of other Councils as members of the *Authority* and hold discussions with such other Councils concerning such membership and make a recommendation to the ~~p~~*Participating* ~~C~~*Councils* as to another Council or Councils becoming a member of the *Authority*.

14.

14. Policies and Guidelines

- (1) The *representatives* may by special resolution establish any policy for any process or other matter with respect to their exercise of any of their powers and duties listed in ~~rule~~Rule 13.
- (2) In establishing any policy the *representatives* must obtain the advice of the *CEO* and, where the *CEO* certifies that it is required, the advice of an appropriately qualified person who is not an employee of the *Authority*.
- (3) The *representatives* may revoke or amend any policy in the same manner and required by subrules (1) and (2).
- (4) The *representatives* may establish, revoke or amend any guidelines for any process or other matter to be considered by them.
- (5) In establishing any guideline the *representatives* may obtain the advice of the *CEO* or any other appropriately qualified person.

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- (6) The *representatives* are to comply with any policy or guideline but their failure to do so will not invalidate any decision.

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PART 5 - PROCEEDINGS OF ~~REPS~~REPRESENTATIVES' MEETINGS

15.

15. Attendance at ~~Reps~~Representatives' Meetings

- (1) The *representatives* may require any of the *directors* and the *chief executive officer* to attend any ~~reps~~Representatives' meeting and provide information.
- (2) A ~~reps~~Representatives' meeting is not open to the public.
- (3) The *chief representative* may invite any other person to attend a ~~reps~~Representatives' meeting.
- (4) Any person who attends a ~~reps~~Representatives' meeting who is not:
 - (a) a *representative*; or
 - (b) a *director* or the *CEO* required to attend under subrule (1);
 may not speak unless authorised by the *chief representative* to do so.
- (5) The *chief representative* may direct any person attending a ~~reps~~Representatives' meeting who is not a *representative* to leave the meeting or any part of the meeting.
- (6) A *representative* may participate in a ~~reps~~Representatives' meeting by telephone, television or video conference or any other means of communication approved by the *representatives*.
- (7) A *representative* who participates in a way referred to in subrule (~~5~~6) is taken to be present at the meeting for all purposes, including the quorum.

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16.

16. Quorum of Representatives

- (1) The quorum at a ~~reps~~Representatives' meeting is:
 - (a) ~~a half of the number~~majority of the *representatives* who may be appointed under ~~rule~~Rule 9(1); and

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- (b) a majority of *participating councils* represented by at least one *representative* on their behalf.

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- (2) A ~~reps~~*Representatives*' meeting may only transact business if a quorum is present while that business is being considered.

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17.

17. Quorum Not Present

- (1) If a ~~reps~~*Representatives*' meeting lacks a quorum, either at the beginning or during a meeting, the *chief representative* must adjourn the meeting.
- (2) The *chief representative* may:
- (a) resume the meeting that day when a quorum is present; or
- (b) adjourn the meeting until a date, time and place acceptable to a majority of the *representatives* present.
- (3) Only business left unfinished at the adjourned meeting may be transacted at the rescheduled meeting.
- (4) If at the rescheduled meeting, a quorum is not present within 30 minutes after the time specified for holding the meeting, the meeting is to be abandoned.

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18. Chair of ~~Reps~~*Representatives*' Meeting

- (1) The *chief representative* is entitled to chair every ~~reps~~*Representatives*' meeting.

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(2) The deputy *chief representative* may chair any ~~reps~~*Representatives*’ meeting or part of it if:

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(a) the *chief representative* is not present at the specified time for holding the meeting; or

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(b) the *chief representative* is present but is unwilling to chair the meeting or part of the meeting.

(3) If both the *chief representative* and deputy *chief representative* are absent or unwilling to chair a ~~reps~~*Representatives*’ meeting or part of a meeting, the *representatives* are to choose a *representative* to chair the ~~reps~~*Representatives*’ meeting or that part of it.

(4) The *chief representative* and deputy *chief representative* hold office until the end of the ~~next~~*second* annual AGM after their appointment unless the *representatives* by *special resolution* terminate either or both appointments.

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(5) Despite Rule 18(4), the *representatives* may by *special resolution* dismiss a *chief representative* or deputy *chief representative* from office if the *representatives* consider it in the best interests of the Authority or the participating councils to do so.

19.

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19. Voting at ~~Reps~~*Representatives*’ Meetings

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(1) Each *representative* is entitled to one vote at a ~~reps~~*Representatives*’ meeting.

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(2) The *chief representative* has a deliberative vote only.

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(3) Unless otherwise specified in these ~~rules~~*Rules*, a question arising at a ~~reps~~*Representatives*’ meeting is determined by a majority of the *representatives* present whether or not they vote.

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- (4) If a vote is tied, the resolution is lost.
- (5) A vote is to be taken in the manner the *chief representative* directs.

20.

20. Declaration of Vote at ~~Reps~~Representatives' Meetings

Unless a division is demanded the *chief representative* may declare that a resolution of *representatives* has been passed or lost.

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21.

21. Resolution in Writing

- (1) A resolution in writing signed by all *representatives* is as valid as if it had been passed at a ~~reps~~*Representatives' meeting* duly called and constituted.
- (2) The resolution may consist of several documents in the same form, each signed by one or more *representatives* or bearing a copy of those signatures transmitted in accordance with Rule 51(2) ~~by facsimile transmission.~~

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22.

22. Special Resolution of Representatives

- (1) A *special resolution* is passed if:
 - (a) notice of the matter has been given in accordance with ~~rule~~*Rule* 11 ~~at least 14 days before the reps' meeting; or~~ and

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(a) _____

- (b) it is passed by a majority of the *representatives* (whether or not they are all present and vote) which majority of *representatives* between them represent a majority of the *participating councils* and at least one representative from each Council represented at the *Representatives' meeting* (whether or not all the *participating councils* are represented at that ~~reps~~*Representatives'* meeting by a *representative* who is present).

(2) A *special resolution* is required for the:

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- (a) appointment of the *chair* and other *directors* (~~rule~~*Rule* 24(2)); or
- (b) termination, suspension or other changes to the terms of appointment of a *director* prior to the end of their term of appointment (~~rules~~*Rules* 26 & 27); or
- (c) approval of the *Authority's* strategic plan, annual plan or budget when there is a dispute with the *Board* (Schedule 2 Clause 2.4); or
- (d) appointment of a person to wind up the *Authority* (~~rule~~*Rule* 54); or
- (e) termination of office of *chief representative* or deputy *chief representative* (~~rule~~*Rule* 18(4)); or
- (f) deletion or variation of the requirements of the annual report (~~rule~~*Rule* 44(3)); or
- (g) any other ~~rule~~*Rule* which requires a *special resolution*.

23.

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23. Validity of Proceedings of ~~Reps~~*Representatives'* Meetings

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An act or proceeding of the *representatives* or of any person acting under their direction is:

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- (a) not invalid only by reason that at the time when the act or proceeding was done, taken or commenced, there was a vacancy in a position as a *representative*; and
- (b) valid, even if the appointment of a *representative* was defective.

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PART 6 - THE BOARD

24.

24. Appointment of Directors

(1) The *Board* consists of at least 3 and no more than 7 *directors*, one of whom is the *chair*.

~~(3)~~ (2) The *representatives* are by *special resolution* to appoint the *chair* and other *directors* of the *Board*.

(3) When appointing the *chair* and other *directors*, the *representatives* are to:

- (a) take into account the functions and powers of the *Board* and appoint persons who collectively have the skills and experience to carry out those functions and powers; and
- (b) specify in the terms of each appointment a term of office no longer than five years, which term may be different for any *director*; and
- (c) consider the desirability of establishing arrangements for the retirement of no more than half the *Board* at a time so as to preserve continuity of corporate knowledge and skills at *Board* level; and
- (d) specify the continuing eligibility (if any) on which the *directors*' term of office is a condition so that the *directors*' term of office will automatically cease if the director ceases to comply with that continuing eligibility; and
- (e) determine the size of the *Board* within the limits required by subrule (1); and
- (f) take into account the likely conflict or perceived conflict of interests arising from employment or association with other organisations; and
- ~~(g)~~ (g) consult with the *Board chair* regarding skills/diversity required in the recruitment process.

(4) A *director* whose term has just expired is eligible for appointment for another term.

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25.

25. Eligibility for Appointment as Director

- (1) A person must not be both a *representative* and a *director*. ~~If A~~ *representative is* appointed as a *director* ~~that representative~~ must resign their appointment as a *representative* before accepting appointment as a *director*.
- (2) The *representatives* are not to appoint to the *Board* a person who:
 - (a) is a *councillor* or employee of a ~~participating Council~~ *council*; or
 - (b) under the *Corporations Law* of any State is not entitled to manage a corporation or has been disqualified by Court order from managing a corporation; or
 - (c) is suspending payment generally to creditors or compounding with or assigning his or her estate for the benefit of the creditors; or
 - (d) is of unsound mind or is a patient under a law relating to mental health or whose estate is administered under laws relating to mental health; or
 - (e) has been dismissed from office under ~~rule~~ *Rule* 27.

~~(e)~~ **26.**

26. Suspension of Directors

- (1) ~~Subject to Rule 27A, t~~ *The representatives may by special resolution suspend a director from office for a period of no more than 3 months.*
- (2) *If the representatives suspend the chair, they may suspend him or her from that office only, or as a director as well.*

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~~(2)~~ 27.

27. Dismissal of Directors

- (1) (a) Subject to Rule 27A, the representatives may by special resolution dismiss a *director* from office if the *representatives* consider it in the best interests of the *Authority* or the *participating councils* to do so.
- (b) If the *representatives* dismiss the *chair*, they may dismiss him or her from that office only, or as a *director* as well.
- (c) The *representatives* may dismiss a *director* from office at any time without prior notice if the *director* is guilty of grave misconduct or wilful neglect in the discharge of his or her duties, becomes bankrupt, loses legal capacity or makes any arrangement or composition with his or her creditors.
- (d) In circumstances other than those set out in clause 27(1)(c) any *director* that is dismissed shall be given 6 months' notice but the *representatives* may decide to pay the *director* the equivalent of the notice period and not require that he or she serve the notice period.

27A. Process for Discipline of Director

(1) The representatives may not make a resolution under Rule 26(1) or 27(1) unless they have first complied with Rules 27A(2) and 27A(3).

(2) Where the representatives consider that there is prima facie evidence of conduct by a director that requires the action considered in Rule 26(1) or Rule 27(1), the representatives shall, as soon as practicable, cause a notice to be given to the director:

- (a) setting out the substance of that evidence and breach constituted by it;
- (b) stating that the director may address the representatives with reference to the notice and its contents at a meeting;
- (c) stating the date, place and time of that meeting being not earlier than two (2) days and not later than seven (7) days after the giving of the notice; and
- (d) informing the director that the director may do either of the following:

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- (i) attend and speak at that meeting;
 - (ii) submit to the representatives at or prior to the date of the meeting written representations relating to the resolution.
- (5) Where the *representatives* make a resolution under Rule 26(1) or Rule 27(1) the *representatives* shall, within seven (7) days thereof, by written notice, inform that *director* of that resolution and of the *director's* right of appeal under Rule 27A(7).
- (6) A resolution by the *representatives* under Rule 26(1) or Rule 27(1) does not take effect:
 - (i) until the expiration of the period in which the *director* is entitled to appeal against the resolution where the *director* does not exercise the right of appeal within that period; or
 - (ii) where within that period the *director* exercises the right of appeal, unless and until the *representatives* confirms the resolution in accordance with Rule 27A(11).
- (7) A director may appeal to the representatives against a resolution under Rule 26(1) or Rule 27(1) within seven (7) days after the notice of the resolution is given to the director by lodging with the chief representative a notice to that effect.
- (8) The available grounds of appeal are:
 - (i) where a decision is wrong having regard to the application of the relevant rule, regulation, policy or laws or where new evidence becomes available; or
 - (ii) where natural justice has been denied.
- (9) On receipt of the notice under rule 27A(7) the chief representative shall convene a representatives' meeting to be held within 21 days after the date on which the chief representative received the notice or as soon as possible after that date.
- (10) At the representatives meeting held in accordance with rule 27A(9):
 - (i) no business other than the question of the appeal shall be transacted;
 - (ii) the representatives and the director shall have the opportunity to make representations in relation to the appeal orally or in writing, or both; and

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(iii) after receiving the representations made under Rule 27A(10)(ii), the representatives shall vote on the question that the resolution made under Rule 26(1) or Rule 27(1) be confirmed.

(11) The resolution made under Rule 26(1) or Rule 27(1) is revoked unless confirmed by Rule 27A(10)(iii).

(12) Where there is any inconsistency or conflict between this Rule 27A and the Act, the Act prevails to the extent of the inconsistency or conflict.

28.

28. Vacation of Office of Director

The office of a *director* becomes vacant:

- ~~(b)~~ (a) if the *director* has been absent from 3 consecutive *Board* meetings without leave of absence granted by the *Board* and the *representatives* by ordinary resolution declare that *director's* office vacant; or
- ~~(c)~~ (b) if the *director* is no longer eligible under Rule 25 to be appointed to the *Board* or ceases to be eligible under Rule 24(3)(d); or
- ~~(d)~~ (c) on the written resignation of the *director* being received by the *CEO*; or
- ~~(e)~~ (d) if the *director* is dismissed under ~~rule~~ Rule 27; or
- ~~(f)~~ (e) on the *director's* death.

29.

29. Remuneration of Directors

- (1) The *directors* are to be paid the remuneration the *representatives* determine in accordance with the voting procedure at Rule 19.
- (2) That remuneration may be different for different *directors* and may include incentives based on performance.

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~~30.~~

~~30.~~ Travel and Other Expenses of Directors

A *director* is to be paid all reasonable travel, accommodation and other expenses incurred by the *director* while engaged on the business of the *Authority* in accordance with its normal procedures and policies.

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~~31.~~

~~31.~~ Functions and Powers of the Board

Subject to ~~rule~~Rule 6(1) the *Board* may perform all the functions and exercise all of the powers of the *Authority* except those functions and powers which these ~~rules~~Rules expressly require ~~provide may be or are~~ to be performed by the *representatives* or the *participating* ~~councils only~~councils.

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~~32.~~

~~32.~~ The Duties of the Board and Directors

(1) The *Board* is to direct the affairs of the *Authority* in a manner consistent with:

- (a) the *Authority's* strategic plan, annual plan and budget; and
- (b) the requirements of the corporatisation model for government business enterprises referred to in the Competition Principles Agreement made between the Commonwealth, the States and the Territories as amended from time to time.

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~~(2) — Clause 2.6 of Schedule 2 applies as if it refers to subrule (1).~~

~~(32)~~ Except as otherwise provided in these ~~rules~~Rules or the *Act*, in the exercise of their functions and powers:

- (a) each *director* has the same duties and is to exercise the same degree of care, diligence and good faith as a director of a corporation subject to the *Corporations Law*; and
- (b) the *director* must not do anything which the *Corporations Law* provides that a director of a corporation subject to that law must not do.

- (43) *Directors* may rely on information and advice in the same manner as a director of a corporation subject to the *Corporations Law*.

~~33.~~

~~33.~~ Notifying Representatives of Adverse Developments

The *Board* is to promptly notify the *representatives* of anything which may:

- (a) ~~p~~ prevent or significantly adversely affect the achievement of any objective (however called) set out in the strategic plan or annual plan; or
- (b) significantly adversely affect the financial viability or operating ability of the *Authority* and which is not referred to or allowed for in the strategic plan , annual plan or budget.

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34. Board Proceedings

Schedule 3 applies to meetings of the *Board*.

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35. Board Committees

- (1) The *Board* may establish committees as it considers appropriate and delegate to those committees the functions and powers the *Board* considers appropriate.
- (2) A committee may be comprised entirely of persons who are not *directors*.

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- (3) If the *Board* does not direct the manner in which a committee conducts its business, the committee may determine that method.

- ~~(3)~~(4) The *Board* may discontinue any established committee as it considers appropriate.

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PART 7 - CEO AND EMPLOYEES

36. CEO

- (1) The *Board* is to appoint a *CEO* to be responsible for the administration and operation of the *Authority*.
- (2) The *Board* may delegate any of the *Board's* functions and powers to the *CEO*.
- (3) The *Board* may require the *CEO* to:
 - (a) attend meetings of the *Board*; or
 - (b) leave any part of a *Board* meeting.

37. Delegations of Power by the CEO

Subject to any direction to the contrary by the *Board*, the *CEO* may delegate any of the *CEO's* functions and powers to any person appointed by the *CEO* to assist the *Board* in performing its functions and exercising its powers in accordance with its normal procedures and policies.

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PART 8 – FINANCE, ACCOUNTS AND AUDIT

38. Financing of Authority's Activities

- (1) The expenses incurred by the *Authority* are to be met or defrayed out of the *Authority's* funds raised as follows:
 - (a) fees charged by the *Authority* for any service or facility provided by the *Authority*, including those fees charged to the *participating councils*; and
 - (b) revenue of any other nature received by the *Authority*; and
 - (c) loans made by the *participating councils* to the *Authority* with the prior written consent of all the *participating councils* which loans must be contributed by the *participating councils* in proportion to the *financial ratios*; and
 - (d) the financial contributions as the *participating councils* from time to time unanimously agree to contribute in proportion to the *financial ratios*;
 - ~~(d)~~(e) loans taken by the *Authority* from any financial institution with the authorisation of the *representatives*; and
 - ~~(e)~~(f) any other method of raising funds that is permitted to councils under section 73(b) to (i) of the *Act*.
- (2) ~~Unless the Authority shall not~~ ~~notifies the participating councils to the contrary,~~ ~~require each any participating council to, must within 30 days of receiving the same, pay return~~ to the *Authority* ~~by way of capital contribution, an amount equal to:~~
 - (a) any dividend paid by the *Authority* to the *participating council*; and
 - (b) the net amount of any income tax equivalent or guarantee fee paid to the *participating council* by the *Treasurer* or comptroller in accordance with section 39C of the *Act*.
- (3) The Board is to make full provision for ~~the aftercare management, ongoing rehabilitation of each waste cell as filled and the future long term aftercare management of the landfill site once it ceases to be an active landfill. To do so:~~
 - (a) ~~The Board is to fund periodic rehabilitation of the land fill site;~~

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- (~~ba~~) Each year the *Board* must determine an amount that it reasonably believes is necessary ~~for the long term aftercare management of the site in accordance with the aftercare funding plan;~~
- (~~eb~~) The amount determined in ~~Clause Rule 38-3(3)(ba) is to be paid into is to be paid into a reserve fund called the “Aftercare fFund” and thereafter used only for the long term aftercare management of the landfill site;~~
- (~~ec~~) The *Board* is to determine the closure date at least ~~two-ten (210)~~ years prior to the ~~Handfill Site~~ ceasing to be an active landfill and upon doing so, develop a closure plan to the satisfaction of the ~~Representatives representatives~~ for the discharge of funds from the ~~a “Aftercare fFund”;~~
- (~~ed~~) The *Authority* may borrow against ~~the the a “Aftercare fFund”~~ at the then Tascorp borrowing rate for landfill capital projects provided that:
- (i) The *Authority* is solvent;
 - (ii) ~~The total funds being loaned from the accumulated aftercare fund are approved by the representatives; and Total borrowings are to be less than 50% of the accumulated “Aftercare Fund”;~~
 - (iii) All borrowings, including all accumulated interest, are repaid not later than two (2) years before the planned *closure date*.
- (~~e~~) The *Authority* may lend to any ~~participating council funds from the aftercare fund provided that:~~
- A. ~~The participating council is solvent;~~
 - B. ~~The total funds being loaned from the accumulated aftercare fund are approved by the representatives; and~~
 - C. ~~All loaned funds, including interest, are to be repaid not later than two (2) years before the planned closure date.~~
- (4) ~~If the Board determines that the Authority’s budget will not otherwise be sufficient to ensure proper and sufficient reserves as required by subclause (3), it is to give written notice to all participating councils requiring them to pay to the Authority the amount so required in proportion to their financial ratio.~~
- (5) ~~The participating councils must promptly pay to the Authority any amount required under subclause (4).~~
- (6) ~~The Authority is to place all amounts it receives under sub-clauses (2) and (5) for the aftercare fund in-to a reserve the aftercare fund for the environmental~~

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~~management, remediation and maintenance of waste cells after their active life has finished~~ in accordance with the *aftercare management plan*.

(7) The *Board* is to make full provision for *rehabilitation*. To do so:

(a) Each year the *Board* must determine an amount that it reasonably believes is necessary for *rehabilitation*;

(b) The amount determined in Rule 38(7)(a) is to be paid into the *rehabilitation fund*.

~~(6)~~

39. Investments

The *Authority* may only invest money ~~;~~

~~(a)~~ in a manner in which a trustee is authorised by law to invest trust funds ~~;~~ ~~or~~

~~(b)~~ in any other investment which the *Treasurer* approves.

40. Borrowing

(1) The *Board*, for the purpose of raising a loan or obtaining any form of financial accommodation, may decide to provide any of the following forms of security:

(a) ~~;~~ debentures;

(b) ~~;~~ bills of sale, mortgages or other charges;

(c) ~~;~~ inscribed stock;

(d) ~~;~~ guarantees;

(e) ~~;~~ any other document evidencing indebtedness other than bearer instruments.

(2) The *Authority* may not raise a loan in any financial year exceeding any amount the *Treasurer* determines for that financial year.

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- (3) In this ~~rule~~Rule, 'loan' includes any financing arrangement as determined by the *Treasurer*.

41. Accounting Records

The *Authority* is to keep accounting records that correctly record and explain its transactions and financial position and keep those records in a manner that:

- (a) allows true and fair accounts of the *Authority* to be prepared from time to time;
and
- (b) allows the accounts of the *Authority* to be conveniently and properly audited or reviewed; and
- (c) complies with ~~Australian Accounting Standards as defined in section 84(4) of the Act~~ generally accepted Australian accounting practices.

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42. Financial Statements

Within ~~90 days after the end of the financial year~~ the time prescribed by the Tasmanian Audit Office, the *Board* is to prepare the financial statements of the *Authority* relating to that financial year including:

- (a) a statement of financial performance for the financial year; and
- (b) a statement of financial position as at the end of the financial year; and
- (c) a statement of cash flows for the financial year; and
- (d) statements, reports and notes attached to or intended to be read with the financial statements.

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43. Audit

- (1) The accounts and financial reports of the *Authority* are subject to the Financial Management and Audit Act 1990.

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- (2) The accounts and financial reports of the *Authority* may be audited by private auditors with the approval of, and subject to any terms and conditions determined by, the Auditor-General.
- (3) The *representatives* are to appoint and review the appointment of the *auditor*.
- (4) The auditor is to report to the *representatives* and the *Board*.

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44. Annual Report

- (1) Before the end of ~~October~~ November in each year the *Board* is to prepare an annual report for the last financial year.

(2) The annual report is to include the following information and documents:

(a) the current statement of the contents of the strategic plan referred to in Schedule 2 clause 2.1(4) and the achieved outcomes; and

(b) the financial statements of the *Authority* for the financial year to which the annual report relates; and

(c) a copy of the opinion of the auditor in respect of the financial statements; and

(d) reports of the *chief representative* and the *chair*; and

~~(g)(e)~~ performance targets achieved; and

~~(h)(f)~~ any other matter required by the *Act*; and

~~(g)(h)~~ any other matter as directed by the *representatives*.

(3) The *representatives* may by *special resolution* delete all or any part of the requirements of subrule (2)(a) and (e), unless that is contrary to the *Act*.

(4) The Annual Report must be submitted to the participating councils in accordance with Section 36A of the Local Government Act. The Participating Councils may determine that the Annual Report be considered in a closed section of a council meeting in accordance with Regulation 15(2) of the Local Government (Meeting Procedures) Regulations 2015 (Tas) as amended from time to time.

45. Quarterly Report

(1) The *Authority* must submit to the *participating councils* a report as soon as practicable after the end of March, June, September and December in each year.

(2) The quarterly report of the *Authority* is to include:

(a) a statement of its general performance; and

(b) a statement of its financial performance.

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PART 9 - DIVIDENDS AND OTHER PAYMENTS

45. Comptroller

If the *Authority* is required to pay guarantee fees under section 39D of the *Act*, then under section 39E of the *Act* the *participating councils* must appoint a comptroller for the purposes of that section.

46. Dividends

- (1) The *Board* may declare a dividend in each financial year with respect to the results of the financial transactions of the *Authority* during the prior financial year.
- (2) Dividends may only be paid out of the profits after providing for the reserves required by ~~rule~~Rule 38(3), depreciation and after payment of financial guarantees and tax equivalents.
- (3) The *participating councils* are to share in the distribution of declared dividends in proportion to their *financial ratios*.

47. Distribution of Other Payments

To the extent that these ~~rules~~Rules can so provide, the *Treasurer* and a comptroller are to distribute payments made to the Treasury and comptroller under Part 3A of the *Act* in proportion to the *financial ratio* of each *participating council*.

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PART 10 - MISCELLANEOUS

48 Participating Councils' Domestic Waste Collection

Each of the *participating councils* is to use its reasonable endeavours to conduct, or cause to be conducted, the collection of domestic waste from its municipal area in a manner that renders the operation of the *Authority's* licensed waste disposal landfill as cost effective as practicable.

49. Indemnity for Representatives, Directors and Employees

- (1) The *Authority* may indemnify a person who is, or has been, a *representative, director* or an employee against any liability incurred to a person other than the *Authority* by that person in his or her capacity as a *representative, director* or an employee.
- (2) Subrule (1) does not apply —if the liability arises out of conduct on the part of the *representative, director* or employee which involves a lack of good faith or wilful breach of duty in relation to the *Authority*.
- (3) The *Authority* may pay a premium on a contract insuring a person to whom subrule (1) applies against any liability to which subrule (1) applies.

50. Minutes and Confidentiality

- (1) The *Board* and the *representatives* are to ensure that minutes of their respective meetings and of any committees are duly recorded in any manner they respectively think fit.
- (2) The minutes are to include the names of the:
 - (a) *representatives* present at ~~rep~~*Representatives'* meetings; and
 - (b) *directors* present at each *Board* meeting; and

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- (c) ~~persons~~ persons present at any committee meeting.
- (3) The minutes are to include a record of the resolutions and proceedings of:
- (a) ~~reps~~ Representatives’ meetings; and
- (b) meetings of the Board; and
- (c) meetings of any committee.
- (4) The minutes of any meeting, if purported to be signed (in writing or by email or otherwise allows by law) by the *chair* of the meeting or by the *chair* of the next succeeding meeting of the *representatives*, the *Board* or the committee (as the case may be), are evidence of the matters stated in the minutes.
- (5) The *CEO* is to ensure that within 14 days of each meeting copies of the minutes of the meeting (even if they are not yet confirmed) are forwarded as follows:
- (a) of *Board* meetings to each:
- (i) *director*; and
- (ii) ~~representative~~.

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- (ii) _____
- (b) of ~~reps~~Representatives’ meetings to each:
- (i) *representative*; and
 - (ii) *director*; and
 - (iii) *general manager*.
- (c) of committee meetings, to each:
- (i) *director*; and
 - (ii) member of that committee.
- (6) *Representatives, directors, CEO, general managers and councillors* are to ensure that the minutes (whether confirmed or unconfirmed) of all *Board* and committee meetings are kept confidential unless the *chair* gives written approval to the contrary.
- (7) (a) Minutes of ~~reps~~Representatives’ meetings are ~~not~~ confidential unless the *representatives* determine to the contrary, either generally or specifically with respect to all or any part of those minutes.
- (b) If any part of the minutes of a ~~reps~~Representatives’ meeting are specified to be confidential, the *general managers* may only publish those confidential sections of the minutes in the confidential papers of the council.
- (c) Except as provided in subrule (b), all persons who receive confidential minutes of any part of a ~~reps~~Representatives’ meeting are to keep those minutes confidential.
- (d) *Representatives* are to keep confidential all information given, and discussions made during, that part of a ~~reps~~Representatives’ meeting for which the minutes are specified to be confidential.

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51. Notices

- (1) A notice required to be given to a *participating council* is to be given to both its *general manager* and its *representatives*.

- (2) A document is effectively given to an individual under these ~~rules~~Rules if it is:
- (a) given to the person; or
 - (b) left at, or sent by post to, the person's postal or residential address or place of business or employment last known to the giver of the document; or
 - (c) sent by way of electronic mail or facsimile transmission to the person's electronic mail address or facsimile number last known to the giver of the document.
- (3) A document is effectively given to a *participating council* under these ~~rules~~Rules if it is marked to the attention of its *general manager* -and:
- (a) left at, or sent by post to, its principal office; or
 - (b) sent by way of electronic mail or facsimile transmission to its electronic mail address or facsimile number of its principal office.

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52. Common Seal and Execution of Documents

- (1) The common seal of the *Authority* is to be kept and used as authorised by the *Board*.
- (2) The common seal to any document is to be attested by:
- (a) the *chair* and the *CEO*; or
 - (b) any two *directors*.
- (3) The *Board* may determine the method of the signing or execution of any document on behalf of the *Authority* which does not require the affixing of the common seal.

53. Amendment of Rules

These Rules may only be amended in accordance with the *Act*.

54. Insolvency

- (1) If the *Board* considers it is likely that the *Authority* will be unable to meet its financial obligations as and when they fall due, it may levy the *participating councils* for contributions to meet those obligations.
- (2) The contributions payable are to be calculated according to the *financial ratios*.
- (3) The *participating councils* must pay the amount so levied within 60 days of receiving written notice from the *Board* of that levy, whether or not they have given notice of withdrawal under ~~rule~~Rule 8(1) before or after the *Board* makes the levy.
- (4) Any such levies are to be repaid to the *participating councils* from subsequent surpluses prior to any dividends being declared.
- (5) If:
 - (a) the *Board* resolves to make a levy under subrule (1); and
 - (b) a council has withdrawn from the *Authority* under ~~rule~~Rule 8(1) within 2 years prior to the *Board* making that resolution; and
 - (c) in the *representatives'* opinion at least a major cause of the *Authority's* inability to meet its financial obligations occurred while that council was a member of the *Authority*;then the *Board* may levy that council as if it were a *participating council* and subrule (3) binds that council.
- (6) If the *Board* makes a levy under subrule (5), the proportions under subrule (2) are to be calculated as if the council that has withdrawn is a *participating council* and in accordance with the *financial ratios* that applied immediately before it withdrew from the *Authority*.

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55. Winding Up

- (1) The *Authority* may only be wound up under section 37 of the *Act*.
- (2) On the winding up of the *Authority* its net assets are to be distributed between the *participating councils* in proportion to their *financial ratio*.
- (3) The *participating councils* may unanimously approve a different formula for distribution for the purposes of subrule (32).
- (4) If on its winding up the *Authority* is insolvent then the *participating councils* are responsible for the net liabilities of the *Authority* in proportion to their *financial ratios*.
- (5) If subrule (4) applies and any former *participating council* withdrew within 2 years before the decision was made to wind up or at any time after the decision to wind up, then the *participating councils* including that former *participating council* are responsible for the net liabilities of the *Authority* in proportion to the *financial ratios* that applied immediately before the withdrawal of that former *participating council*.

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56. Dispute Resolution

- (1) The provisions of Schedule 4 apply to any dispute as to any issue the subject of these ~~rules~~ Rules or arising from their interpretation between:
 - (a) any or all of the *participating councils*; and
 - (b) any or all of the *participating councils* and the *representatives* or the *Board*; and
 - (c) the *representatives* and the *Board* (other than one to which Schedule 2 clause 2.4 applies; and
 - (d) any council that has withdrawn and the *Authority*, the *Board* or the *representatives*.
- (2) Schedule 4 does not apply to any dispute with a *participating council* where that dispute relates to that council as a customer of the *Authority*.

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57. Transitional Provision

~~Schedule 5 applies to the matters set out in it including transitional issues created by the repeal of the prior rules of the *Authority* and their replacement by these rules.~~

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SCHEDULE 1

PARTICIPATING COUNCILS

Central Coast Council
Devonport City Council
Kentish Council
Latrobe Council

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SCHEDULE 2

STRATEGIC & ANNUAL PLANS & BUDGETS

2.1 The Strategic Plan

- (1) The *Board* is to ensure that the *Authority* has a strategic plan for the next 3 to 5 years the contents of which and the approval of which complies with the provisions of this Schedule.
- (2) The strategic plan is to contain such information as the *Act* requires for the strategic plans of councils as is relevant to the *Authority's* functions.
- (3) Subject to subrule (2) the content of the strategic plan is to be consistent with the requirements of the corporatisation model for government business enterprises referred to in the Competition Principles Agreement made between the Commonwealth, the States and the Territories as amended from time to time.
- (4) The strategic plan is to specify the broad policy expectations of the *participating councils* for the *Authority* and the means by which the performance of the business activities of the *Authority* are to be measured.
- (5) The strategic plan is to cover such matters as the representatives determine.
- (6) Until the *representatives* determine by *special resolution* to the contrary the strategic plan is to cover the following:
 - a) the objectives of the *Authority's* activities; and
 - b) the identification of and objectives of any community service activities of the *Authority*; and
 - ~~e) the pricing policy for services supplied by the *Authority*; and~~
 - c) broad policy statements such as:
 - ~~d) (i)~~
 - (i) compliance with environmentally sound and sustainable principles; and
 - (ii) (i) regard to the obligations of the *Authority* and the *participating councils* in relation to the national Competition Principles competition policy agreements as amended from time to time

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and their impact on future policies, procedures and practices concerning the *waste* management industry;

~~e)~~d) key financial parameters and performance indicators; and

~~f)~~e) financial and service performance targets; and

~~g)~~f) the *participating councils* dividend expectations; and

(7) Either the *representatives* or the *Board* may propose to the other an amendment or replacement of the strategic plan for adoption in accordance with clause 2.3 of this Schedule.

(8) At least once in each year the *representatives* and the *Board* are to review the strategic plan.

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2.2 The Annual Plan and Budget

(1) In each financial year the *Board* is to prepare and submit to the *representatives* a draft annual plan for the *Authority* for the next financial year and the following four years.

(2) The annual plan is to:

(a) be consistent with the strategic plan; and

(b) cover such matters as s72(2) of the *Act* requires for the operational plans of councils as are relevant to the Authority's functions; and

(c) include such other matters as the Board or the representatives determine;

g) cover key financial parameters and performance indicators; and

h) cover financial and service performance targets

~~(e)~~i) cover the *participating councils* dividend expectations.

~~(1)~~ The *Board* and the *representatives* are to use their best endeavours to approve the annual plan for a financial year in sufficient time to enable the *CEO* to prepare

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the annual budget with respect to that annual plan by the time required by clause 2.3(6).

(3)

In each financial year the

2.3 **Budget**

~~(2)~~ (1) ~~The~~ *CEO* is to prepare a budget for the *Authority's* revenue and expenditure for each financial year.

(4)

~~(3)~~(5) The *annual* budget is to include:

- (a) matters similar to those required of councils by section 82(2) of the *Act*; and
- (b) any other matters required by the *Board* or the *representatives*.

(6) The budget is to be consistent with the annual plan for that financial year.

(7) The *Authority* is not bound by any of the other provisions of section 82 of the *Act*.

(8) Once the *Board* has approved the annual budget for a financial year it must submit that budget to the *representatives* for adoption.

(9) Unless the *representatives* determine by *special resolution* to the contrary, the timetable for adoption of the annual budget is:

- (a) approval by the *Board* of the draft budget prepared by the *CEO* by the end of April preceding the financial year of the budget; and
- (b) adoption by the *representatives* of the budget approved by the *Board* by the end of May-June preceding the financial year of the budget.

2.43 **Adoption of Strategic Plan, Annual Plan and Budget**

(1) The *Authority's* strategic plan or any amendment to it or replacement of it is adopted:

- (a) when the *representatives* resolve to adopt a draft submitted to them by the *Board*; or
- (b) when the *Board* resolves to adopt a draft submitted to it by the *representatives*; or

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~~(e)~~ in accordance with subclauses (8) or (10).

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(c)

- (2) The *Authority*'s annual plan and budget for a particular period is adopted:
- (a) when the *representatives* resolve to adopt the draft of the relevant document submitted to them by the *Board*; or

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~~(b)~~ in accordance with subclauses (8) or (10).

(b)

- (3) If the *representatives* and the *Board* have not been able to agree on the ~~documents~~ Annual Plan and Budget within 60 days of:

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- (a) either of the *representatives* or the *Board* submitting the draft strategic plan to the other of them for approval; or
- (b) the *Board* submitting a draft annual plan or budget to the *representatives* for approval;

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then the *chief representative* is to call a joint meeting of the *representatives* and the *Board* to resolve the issue.

- (4) The *chief representative* may call a joint meeting earlier than the time period referred to in subclause (3) if the *chief representative* and the *chair* agree to do so.

- (5) The *chief representative* is to:

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- (a) call the joint meeting in the same manner as a *representatives' meeting*; and
- (b) chair the joint meeting as if it were a *representatives' meeting*; and
- (c) during that meeting give the *directors* the same rights to speak and vote as the *representatives* have.

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- (6) If it appears to the *chief representative* that the *representatives* and the *Board* have reached agreement during the joint meeting, the *chief representative* may adjourn the joint meeting to enable separate meetings of the *representatives* and the *Board*.

- (7) The separate meetings of the *representatives* and the *Board* require no notice if they are held at the same place as the joint meeting and promptly after its adjournment.
- (8) When considering the provisions of the document in which they are not in agreement:
 - (a) the *Board* is to take into account that the *representatives* represent the owners of the *Authority*; and
 - (b) the *representatives* are to take into account that the *Board* is charged with the conduct of the affairs of the *Authority*.
- (9) If within 30 days after the joint meeting the *Board* and the *representatives* are still unable to agree on the document, the *representatives* may by *special resolution* adopt the document.
- (10) A *special resolution* under subclause (9) may only be moved at a *representatives' meeting* the notice for which was issued after the period of 30 days.
- (11) The *representatives* and the *Board* may agree any other process for resolving a dispute between them as to the approval of a strategic plan, annual plan or budget.
- (12) The provisions of this clause 2.4 apply to any amendment of the strategic plan, annual plan or budget proposed by either the *representatives* or the *Board*.

2.54 Exclusion of Processes of the Act

The *Authority* is not required to follow any process provided in the *Act* that may otherwise be relevant to the preparation or adoption of any document referred to in this Schedule unless the *Act* specifically requires that process for that document for joint authorities generally or specifically for the *Authority*.

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2.65 Legal Effect of Strategic Plan, Annual Plan and Budget

The validity of any act, transaction, agreement, resolution or other thing is not affected by:

- (a) the failure of the *representatives* or the *Board* to adopt any document that is required by this Schedule or to do anything in the process of that adoption; or
- (b) any inconsistency between any of those documents; or
- (c) any non compliance of any of those documents with any provision of this Schedule; or
- (d) any non compliance of that act, transaction, agreement, resolution or other thing with any of those documents; or
- (e) any other non compliance in those documents or the process of their adoption.

2.7 2.6 Availability of Copies

- (1) *Councillors* and *general managers* are entitled to copies of current strategic plans, annual plans and budgets of the *Authority*.
- (2) If the *Board* considers that public disclosure of any part of any of those documents is likely to disadvantage the *Authority*, it may determine that such part is to be kept confidential.
- (3) *Representatives, directors, councillors and general managers* are to keep confidential those parts of any document that the Board has determined are to be kept confidential.

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SCHEDULE 3

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PROCEEDINGS OF THE BOARD

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3.1 Convening of Board Meetings

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- (1) The *Board* may hold such meetings as are desirable to carry out its functions.
- (2) The *CEO* is to convene a *Board* meeting at the request of the *chairman* or any two *directors*, ~~and may do so on his or her own authority.~~

3.2 Notice of Board Meetings

The *Board* may determine generally or specifically the requirements for notice of its meetings.

3.3 Chairing of Board Meetings

- (1) The *chair* is entitled to chair every *Board* meeting.
- (2) If the *chair* is absent, unwilling or unable to chair a meeting or part of a meeting, the *directors* are to choose a *director* to chair the meeting or that part of the meeting.

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3.4 Quorum at Board Meetings

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- (1) A quorum of the *Board* is a majority of the total number of *directors*.
- (2) The quorum is to be counted at the commencement of the meeting.
- (3) If a *director* is excluded from being present at a *Board* meeting in relation to a matter, a quorum for the purposes of considering and making a decision in relation to that matter is constituted by the number of *directors* specified as constituting a quorum less the number of *directors* so excluded.
- (4) A quorum under subclause (3) is to be at least 2 of the *directors*.

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3.5 Voting at Board Meetings

- (1) The *chair* has a deliberative vote only.
- (2) A question is decided:
 - (a) by a majority of votes of the *directors* present and voting; and
 - (b) in the negative if there is an equality of votes of the *directors* present and voting.

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3.6 Conduct of Meetings

- (1) The *Board* may regulate the calling of, and the conduct of business at, its meetings as it considers appropriate.
- (2) A *director* may participate in a meeting by telephone, television or video conference or any other means of communication approved by the *Board*.
- (3) A *director* who participates in a way referred to in sub-clause (2) is taken to be present at the meeting for all purposes, including the quorum.
- (4) The *Board* may allow or invite a person to attend a meeting for the purpose of advising or informing it on any matter.

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3.7 Resolutions Without Meetings

The *Board* may make resolutions in a similar manner to that set out in ~~rule~~ Rule 21.

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3.8 Validity of Proceedings

An act or proceeding of the *Board* or of any person acting under any direction of the *Board* is:

- (a) not invalid by reason only that at the time when the act or proceeding was done, taken or commenced, there was a vacancy in the membership of the *Board*;

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- (b) is valid, even if:
 - (i) the appointment of a *director* was defective; or
 - (ii) any person appointed as a *director* was disqualified from acting as, or incapable of being, a *director*.

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3.9 Confidentiality

All persons who attend a *Board* meeting are to keep confidential all information given and discussion made during that meeting except to the extent that the *chair* gives approval to the contrary or these Rules provide to the contrary.

SCHEDULE 4

DISPUTE RESOLUTION

4.1 Outline of Resolution Process

The parties to which any dispute to which Rule 56 applies must use the following dispute resolution process:

- (a) negotiation in good faith;
- (b) if negotiation do not resolve the dispute, then mediation;
- (c) if mediation does not resolve the dispute, then arbitration if clause 4.6(2) applies.

4.2 Other Parties May Join

Even though a dispute may be primarily between two of the parties referred to in ~~rule~~**Rule** 57, any other party may require that it be included in the dispute resolution process as a party to the dispute.

4.3 Notice of Dispute

If a dispute as defined in ~~rule~~**Rule** 57 arises, then any party to that dispute may give written notice to the other or others of that dispute. That notice is to specify the general nature of the dispute in such a way as to facilitate resolution of all issues relevant to the dispute.

4.4 Notice of Mediation

If with 30 days of the giving of a notice of dispute under clause 4.3, any party to the dispute considers that it is unlikely that the dispute or any part of it will be resolved by negotiation, it may give written notice to the other or others requiring mediation.

4.5 Mediation Rules

If within 14 days of the receipt of the notice requiring mediation, the parties to the dispute do not agree on:

- (a) the selection and compensation of an appropriate mediator; or

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- (b) another dispute resolution technique and procedures; or
- (c) an actual resolution of the dispute;

then the parties to the dispute must mediate it in accordance with the mediation rules of the Law Society of Tasmania. The mediator is to be a person nominated by the President of the Local Government Association of Tasmania who may also determine the mediator's remuneration.

4.6 Arbitration

- (1) If the mediator appointed under clause 4.5 certifies that the mediation has been unable, and is unlikely, to resolve the dispute, or any part of it, then the dispute, or that part which is unresolved, is to be referred to arbitration under the Commercial Arbitration Act 1986. If the parties cannot agree on an arbitrator, the arbitrator is to be a person nominated by the President of the Local Government Association of Tasmania.
- (2) Subclause (1) only applies if the unresolved dispute is one in respect of which a party has a right enforceable in a Court of law and that party wishes to enforce that right.

4.7 Other Processes

The parties to a dispute may agree on any other process for resolving a dispute or any part of it.

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SCHEDULE 5

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TRANSITIONAL PROVISIONS

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5.1 Definitions

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5.1.1 For the purposes of this Schedule:

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(1) “the commencement date” means the date set out in clause 5.8; and

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(2) “the existing Board” means the members of the *Authority* in accordance with the Rules of the *Authority* immediately prior to the commencement date.

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5.2 The Board and Committee

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5.2.1 On and from the commencement date and until the *representatives* appoint *directors* under rule 23, the existing Board is the *Board* and its members are the *directors* for the purposes of these rules.

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5.2.2 Rules 24(3) and 25 do not apply to the *Board* and *directors* who continue in office under clause 5.2.1 until the *representatives* appoint new *directors* in accordance with rule 24.

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5.2.3 The *representatives* are to appoint a new *Board* to replace the existing Board to commence office within 3 months of the commencement date.

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5.2.4 Clause 3.8 of Schedule 3 applies to the *Board* that continues in office under clauses 5.2.1 and 5.2.2.

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5.2.5 Until otherwise determined by the *Board* all committees or sub-committees (however called) in existence immediately prior to the commencement date continue with the same rights and powers until the first meeting of the new *Board* referred to in clause 5.2.3.

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5.2.6 The existing Board is an advisory committee to the new *Board* for 3 months from the date of appointment of the new *Board*.

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5.2.7 The advisory committee members:

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(1) are to be given notice of all *Board* meetings during that 3 months as if they were *directors*; and

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(2) are entitled to attend all *Board* meetings during that period, and to speak but not to vote.

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~~5.3 The Representatives~~

~~5.3.1 On and from the commencement date the representatives are:~~

Council	Representatives
Central Coast	 <ul style="list-style-type: none"> • Clr Terence McKenna • Jeffrey Peter McNamara
Devonport	 <ul style="list-style-type: none"> • Mayor Peter Hollister • David Sales
Kentish	 <ul style="list-style-type: none"> • Mayor Ian Braid • Clr Mike Haberle
Latrobe	 <ul style="list-style-type: none"> • Clr Mike McLaren • Stephen Onions

~~5.3.2 A member of the existing Board may be a representative while a director under clause 5.2.1.~~

~~5.3.3 Rule 8 applies to the termination of the appointment of, or resignation by, the representatives listed in clause 5.3.1.~~

~~5.3.4 If prior to the commencement date the persons listed in clause 5.3.1 make any decisions or actions in their capacity as representatives and the representatives confirm those decisions and actions after the commencement date, then those actions and decisions are as fully valid and effective as if made or done immediately after the commencement date.~~

~~5.4 Strategic and Operational Plans and Budgets~~

~~5.4.1 On and from the commencement date until they are amended or replaced in accordance with Schedule 2 the documents declared by the Authority's Board prior to~~

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~~that date to be the Strategic Plan, Annual Plan and Budget are the Strategic Plan, Annual Plan and Budget for the purposes of these rules.~~

~~5.5 — CEO~~

~~5.5.1 — Until otherwise determined by the Board:~~

~~(1) — the CEO on the commencement date is the person who holds the position of Manager of the Authority immediately prior to the commencement date; and~~

~~(2) — all delegations made by the Board to the Manager and in existence immediately prior to the commencement date continue as delegations to the CEO on and from the commencement date; and~~

~~(3) — until otherwise determined by the CEO all sub delegations made by the Manager and in existence immediately prior to the commencement date continue as sub delegations for the purpose of rule 36 on and from the commencement date.~~

~~5.6 — General Savings Provision~~

~~All decisions, actions, matters or things done prior to the commencement date that were validly done under the rules of the Authority in existence at that time are valid for all purposes under these rules.~~

~~5.7 — Repeal~~

~~5.7.1 — The rules of the Authority immediately prior to commencement date are repealed and replaced with these rules:~~

~~5.8 — Commencement Date~~

~~5.8.1 — These rules are to be effective on and from the date on which the third participating council to do so passes a resolution which has the effect of approving them.~~

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Certification of Rules

I certify in accordance with Section 32(2) Local Government Act that these Rules are in accordance with the law.

| Dated / / ~~2012~~2016

.....
| ~~Geoffrey Tremayne~~Cassandra Amie Blair
Qualified legal practitioner, ~~Hobart~~Launceston

I certify in accordance with Section 32(2) Local Government Act that these Rules have been made in accordance with the Local Government Act.

| Dated / / ~~2012~~2016

.....
General Manager Council

Central Coast Council

List of Development Applications Determined

Period From: 01-Feb-2016 To 29-Feb-2016

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA215094	74 Esplanade Turners Beach 7315	Discretionary Development Application	Residential (dwelling) - variation to maximum building height (per Turners Beach Specific Area Plan) and private open space requirements	23-Dec-2015	02-Feb-2016	37
DA215115	19 Locket Street Ulverstone 7315	Discretionary Development Application	Residential (dwelling additions)	24-Dec-2015	04-Feb-2016	25
DA215129	26 King Edward Street Ulverstone 7315	Discretionary Development Application	Business and Professional Services (office), Food Services (café) and General Retail and Hire (shop)	05-Jan-2016	17-Feb-2016	23
DA215123	15 Trevor Street Ulverstone 7315	Discretionary Development Application	Subdivison (two lots)	06-Jan-2016	04-Feb-2016	28
DA214222	58-60 Esplanade Turners Beach 7315	Permitted Development Application	Resource Development - community garden	07-Jan-2016	11-Feb-2016	14
DA215091	Gunns Plains Road North Motton 7315	Discretionary Development Application	Residential (dwelling extension)	07-Jan-2016	11-Feb-2016	34
DA215131	66 Trevor Street Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings)	19-Jan-2016	09-Feb-2016	20
DA215130	180 Allport Street Leith 7315	Discretionary Development Application	Residential (as constructed pergola)	20-Jan-2016	15-Feb-2016	23
DA215114	576 Preston Road North Motton 7315	Discretionary Development Application	Residential (outbuilding - shed) - variation to rear and side boundary setbacks	22-Jan-2016	24-Feb-2016	32
DA215111	64 Medici Drive Gawler 7315	Permitted Development Application	Residential (dwelling and outbuilding - shed)	25-Jan-2016	15-Feb-2016	17
DA215132	21A Leven Street Ulverstone 7315	Discretionary Development Application	Residential (dwelling)	27-Jan-2016	19-Feb-2016	23
DA215137	38 Fieldings Way Ulverstone 7315	Permitted Development Application	Storage	29-Jan-2016	17-Feb-2016	16
DA215135	5 Cluan Crescent Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - shed)	03-Feb-2016	26-Feb-2016	22

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA215120	54 Hays Road Spalford 7315	Permitted Development Application	Resource Development (Storage Shed)	08-Feb-2016	26-Feb-2016	17
DA215122	4 Patrick Street Ulverstone 7315	Permitted Development Application	Business and Professional Services (Medical Centre)	11-Feb-2016	23-Feb-2016	11

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 February 2016 to 29 February 2016

Building Approvals – 15

<i>Type</i>	<i>No.</i>	<i>Total Value (\$)</i>
Dwellings	2	760,000
Flats/Units	0	0
Additions/Alterations	5	64,400
Outbuildings	6	179,900
Other	2	453,396
The estimated cost of building works totalled		<u>\$1,457,696</u>

Amended Building Permits – 1

Minor Works Applications – 1

Plumbing Permits – 11

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

Food Business registrations (renewals) – 16

Temporary Food Business registrations – 7

Temporary 12 month Food Business Registrations – 4

Temporary Place of Assembly licences – 1

Kennel Licences issued – 1

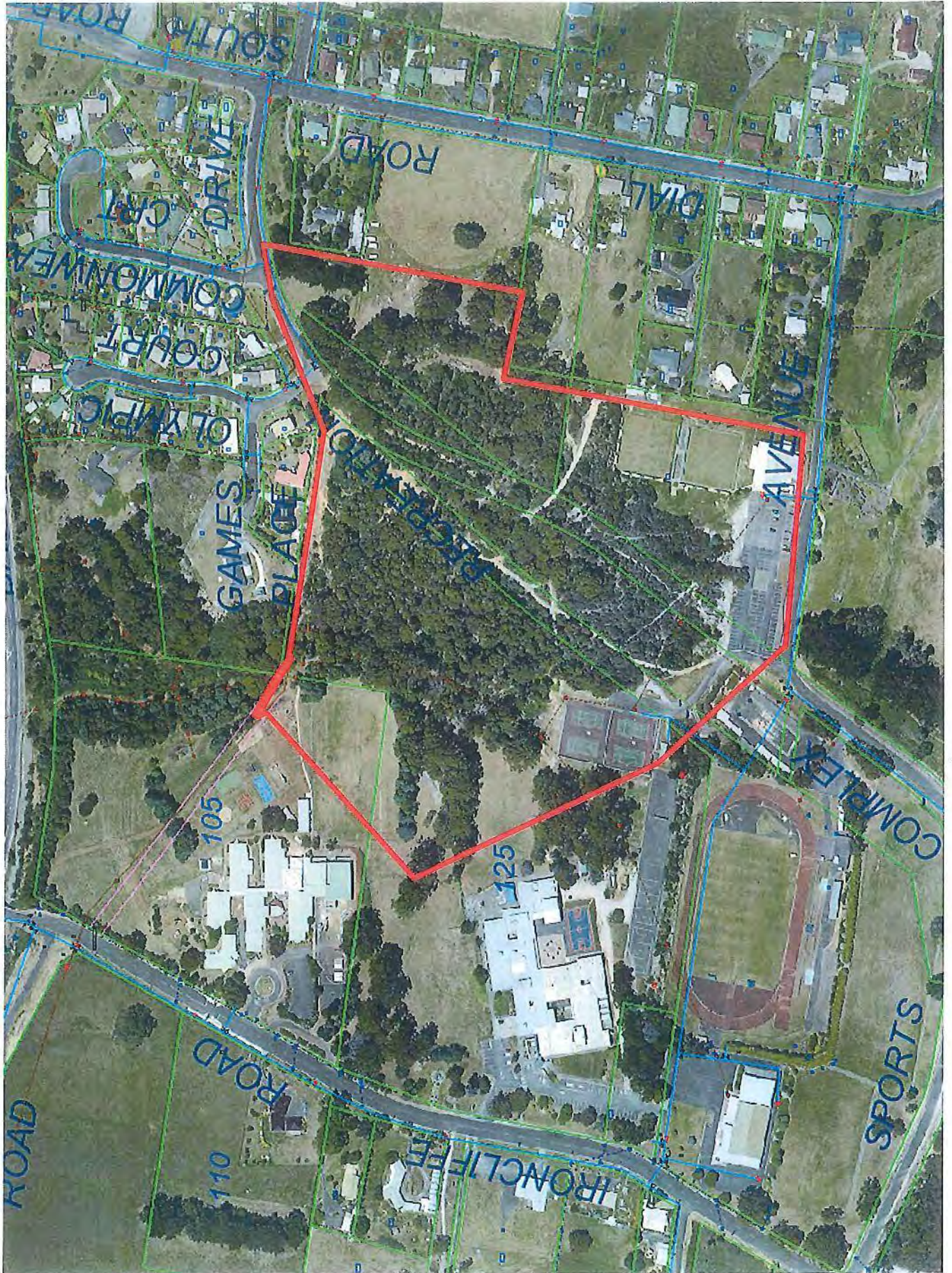
<i>Address</i>	<i>Owner</i>
19 Wynwoods Road, Sprent	Stewart & Stephanie Scott

Abatement notices issued – 6

<i>Address</i>	<i>Property ID</i>
22 Alexandra Road, Ulverstone	100020.0760
26 Fairway Drive, Penguin	403195.0340
Dial Road, Penguin	403150.0900
10 Lukin Street, Turners Beach	202130.0200
15 Barker Street, Ulverstone	100100.0100
50 Allegra Drive, Heybridge	504005.0380

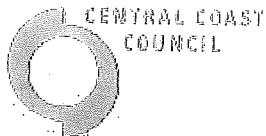


Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES



** Indicative plan only

Annexure 2



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

DEVELOPMENT APPLICATION

Sections 57 & 58

Application Number

DA215101

APPLICANT DETAILS

Applicant Name	Planning Development Services			
Postal Address	Level 2, 67-75 Paterson Street LAUNCESTON TAS 7250			
Phone(B) N/A	Phone(H) N/A	Mobile	0418873356	Fax N/A

OWNER DETAILS

Owner/Authority Name	Central Coast Council	Tasmanian Department of Education
Address	PO Box 220 ULVERSTONE TAS 7315	PO Box 1308 LAUNCESTON TAS 7250

DEVELOPMENT APPLICATION DETAILS

Property Address	105, 125 and 145 Ironcliff Road Penguin 7316
Title Reference	11610/1; 158281/2; 41504/1; 156418/1; 227352/1; 11611/1; 11612/2; 156416/1; 222618/1; 229242/8
Zone(s)	Currently General Residential & Recreation. Proposed to rezone Recreation.

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

Present Use	Sports complex, schools (2) and vacant
Proposal (intended use)	Sports and recreation (sporting complex) and Schools
Development Type	Section 43A Applications
Estimated Value of Development	\$10,000,000.00

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

Existing Floor Area	Area: 15,620 m2
New or Additional Floor Area	Area: 1470 m2



Application Number: DA215101

NON-RESIDENTIAL DEVELOPMENT/USE

Hours of Operation	Monday/Friday	Days and hours of	to	facilities used.
	Saturday	operation depending on	to	
	Sunday	activities undertaken and	to	

Number of Car Parking (Existing)	226 (excluding schools)	Number of Employees (Existing)	1 full time plus maintenance staff
Number of Car Parking (Additional)	242 (excluding schools)	Number of Employees (Additional)	0 full time plus maintenance staff

Type of Machinery Installed	Mechanical ventilation and maintenance machinery (e.g. tractors and mowers)
Details of Trade Waste and Method of Disposal	Trade waste agreement with TasWater if required. Disposal to reticulated sewerage system.

APPLICANT DECLARATION

YOUR DECLARATION - To be completed by all applicants.

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

if incomplete, the application may be delayed or rejected.

more information may be requested within 21 days of lodgement.

PUBLIC ACCESS TO DISCRETIONARY PLANNING DOCUMENTS

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

OWNERS NOTIFICATION

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

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

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

Applicant:

Name (Print):	Signed:	Date:
<input type="text"/>	<input type="text"/>	<input type="text"/>

Hon. Matthew Groom MP
Minister administering the Crown Lands Act 1976

Date



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

DEVELOPMENT APPLICATION

Sections 57 & 58

Application Number DA215101

APPLICANT DETAILS

Applicant Name	Planning Development Services		
Postal Address	Level 1 1- Paterson Street LAUNCESTON TAS 7250		
Phone(B)	Phone(H)	Mobile	Fax

OWNER DETAILS

Owner/Authority Name	Central Coast Council
Address	PO Box 220 ULVERSTONE TAS 7315

DEVELOPMENT APPLICATION DETAILS

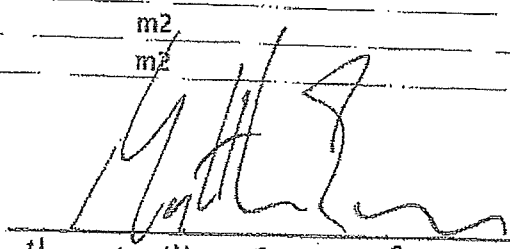
Property Address	145 Ironcliff Road Penguin 7316
Title Reference	
Zone(s)	Recreation [Central Coast Interim Planning Scheme 2013]

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

Present Use	Sports complex
Proposal (Intended use)	Sports and recreation
Development Type	Section 43A Applications
Estimated Value of Development	\$ 1.00

Building Application	No
Are all Documents Attached? (Refer to Application Checklist)	9 document(s) Not submitted (Refer Checklist)

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


Hon. Matthew Groom MP
Minister administering the
Crown Lands Act 1976



Application Number: DA215101

NON-RESIDENTIAL DEVELOPMENT/USE

Hours of Operation	Monday/Friday		to	
	Saturday		to	
	Sunday		to	

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

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

APPLICANT DECLARATION

YOUR DECLARATION - To be completed by all applicants.

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

if incomplete, the application may be delayed or rejected.

more information may be requested within 21 days of lodgement.

PUBLIC ACCESS TO DISCRETIONARY PLANNING DOCUMENTS

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

OWNERS NOTIFICATION

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

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

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

Applicant: Name (Print): Signed: Date:
Claire Gregg 26-Nov-15

Minister for State Growth
Minister for Energy
Minister for Environment, Parks and Heritage

Level 10 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7739
Email Minister.Groom@dpactas.gov.au
Web www.stategrowth.tas.gov.au www.dpipwe.tas.gov.au www.skills.tas.gov.au



20 JAN 2016

Ms C Gregg
Planning Development Services
Level 1, 10-14 Paterson Street
LAUNCESTON TAS 7250
Email: cgregg@planningds.com.au
admin@centralcoast.tas.gov.au

CENTRAL COAST COUNCIL
DEVELOPMENT INTERMEDIARY SERVICES
Received: 20 JAN 2016
Application No:
Doc ID:

Dear Ms Gregg

LODGEMENT OF PLANNING PERMIT APPLICATION - DIAL SPORTS COMPLEX DEVELOPMENT

This letter is issued pursuant to section 43D(1)(b) of the *Land Use Planning and Approvals Act 1993* (LUPAA). It confirms that Planning Development Services has Crown consent to lodge with the Central Coast Council the enclosed Scheme Amendment and Development Application under section 43A of LUPAA.

The Crown consent is for the proposal listed below (as detailed in Planning Development Services supporting documents):

- | | |
|--------------------------|---|
| Scheme Amendment: | To re-zone parts of the relevant titles from General Residential to Recreation. |
| Development Application: | Use and development of a sports and recreation complex, including club rooms, redevelopment of an existing oval, development of a new sports oval, upgrading school playing fields, car parking, maintenance shed, boundary adjustment and associated facilities. |

In accordance with section 43D(1)(a) of LUPAA, also enclosed is the signed application for a Planning Permit. Please note that Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute an approval to undertake any works. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

Should you need more information regarding the above, please contact Ms Anne Maginness, Crown Lands Officer, by telephone on 6165 4684 or by email to cls.enquiries@dpipwe.tas.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M Groom', with a long horizontal flourish extending to the right.

Matthew Groom MP
Minister for Environment, Parks and Heritage

Department of Education

FACILITY SERVICES

Letitia House, Olinda Grove, Mt Nelson TAS 7007
GPO Box 169, Hobart, TAS 7001 Australia
Ph (03) 6165 6340 Fax (03) 6233 2437



File: FOL/13/6656, DOC/15/160003

20 October 2015

Ms Sandra Ayton
General Manager
Central Coast Council
PO Box 220
ULVERSTONE TAS 7315

Dear Ms Ayton,

Approval to Submit Development Application for the Dial Sports Complex Development

Section 52 (1B) of the *Land Use Planning and Approvals Act 1993* requires an 'owner's declaration' to be completed to enable a Development Application to be considered by Council.

The Minister administering the *Education Act 1994* has delegated this responsibility to me.

Accordingly my written permission is hereby given for the Central Coast Council to submit a permit application for the development of the dial Sports Complex on the sections of the Penguin School shown hatched in blue and black on the attached plan.

Yours sincerely

Todd Williams
Manager, Asset Planning

RECEIVED CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 15 DEC 2015

Approved by: 64 2/5/01

Doc ID: 227391

Section 43A Application

Rezoning and development of sports complex

SUPPORTING SUBMISSION

November 2015

Prepared by:
Planning Development Services

Contents

Appendices	2
Appendix A: Certificates of Titles	2
1. Executive Summary	3
2. The Proposal	4
3. Subject Land	5
3.1 Location and Subject Site	5
3.2 Title description	6
3.3 Area of the subject land	7
3.4 Land capability	7
3.5 Aboriginal Heritage	7
3.6 European Heritage	7
3.7 Flora and Fauna	7
3.8 Infrastructure	7
3.9 Existing use of the surrounding land	7
4. Rezoning	8
4.1 Land Use Planning Approvals Act 1993	8
Section 43A of LUPAA	8
4.2 Conflict with Adjoining Uses	9
4.3 Regional Land Use Strategy and potential conflict with common provisions	9
4.4 Impact on the region in terms of environmental, economic and social terms	10
4.5 Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of LUPPA	10
4.6 Summary of Amendment	14
5. The Development	15
5.1 Proposed Development	15
5.2 Central Coast Interim Planning Scheme Zone Provisions	15
5.3 Central Coast Interim Planning Scheme Codes 2013	25
E4 Change in Ground Level Code	28
6. Conclusion	37

Appendices

Appendix A: Certificates of Titles
Appendix B: Plan of Subdivision
Appendix C: Site Plans and Elevations
Appendix D: Landscape Plan
Appendix E: Traffic Impact Assessment
Appendix F: Bushfire and Natural Values Assessment
Appendix G: Civil Engineering Plans

1. Executive Summary

The Central Coast Council has engaged Artas Architects to design and gain the required planning permits to undertake the Dial Sports Complex Development. The purpose of this application is to rezone some titles associated with the subject site from General Residential to Recreation. The project includes the following elements:

- The development of an oval for use as an Australian Football League planning field and as a cricket ground;
- Construction of club rooms for the use of the Penguin Football Club and the Penguin Cricket Club. The clubrooms include, change rooms for two teams and umpires, a bar, a meeting/club functions area, small gym, coaches box and club office;
- Access and circulation including footpaths, driveways and car parking;
- A maintenance shed; and
- Redevelopment of an oval for the use of the Penguin High School and Primary School; and
- Boundary Adjustment.

The proposal is essentially for the co-location of the Penguin Recreation Ground with the existing Athletics Track, Dial Sports Complex, Penguin High School and Primary School. The Penguin Football (AFL) and Cricket Clubs will relocate to the Dial Sports Complex.

This application is part of an ongoing process committed to by the Central Coast Council and is the culmination of much strategic planning and community consultation.

This submission is prepared in support of an application in accordance with Section 43A of the *Land Use Planning and Approvals Act 1993*.

The key points of this submission are:

- The proposal furthers the objectives of Schedule 1 of the Act;
- The proposal complies with State Policies;
- The proposal is in accordance with the Cradle Coast Regional Land Use Strategy 2010-2030;
- The proposal is in accordance with the Central Coast Open Space and Recreation Plan 2012-2022 (Version 2)
- Dial Sports Complex Master Plan 2013
- Penguin Urban Design Guidelines
- That the site is free from natural hazards;
- The proposed consolidation of Penguin's sporting facilities will not result in land use conflict; and
- The change of zone will not threaten any unique or special features of the land.

The owners of the land are the Central Coast Council and the Crown, this application is accompanied by written permission of the owners in accordance with Section 33(2A)(b).

This submission will be presented in two parts. The first part of the submission will provide details of the site. The second part will address the requirements of Section 30Q of the *Land Use Planning and Approvals Act 1993* (LUPAA) with reference to the proposed change of zoning.

2. The Proposal

The purpose of this application is to rezone parts of the relevant titles from General Residential to Recreation.

This will then allow a more secure pathway to consider the redevelopment of the subject site for the use of Sports and Recreation.

The titles proposed to be rezone are:

- Part of 222618/1 (contains the Penguin High School)
- Part of 11610/1 – unmade road;
- Part of 158281/2; and
- Part of 41504/1.

Sports and recreation	use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.
-----------------------	---



3. Subject Land

3.1 Location and Subject Site

The subject land is on the southern side of the Bass Highway, surrounded by existing residential development including both the Penguin Primary and High School. The site already contains significant sporting facilities, including the Penguin Regional Athletics Centre, the Bowls Club, the Wood Chopping Arena and the Bike Track. The site is held in a number of titles, resulting in a mix of zones being applied to the site.

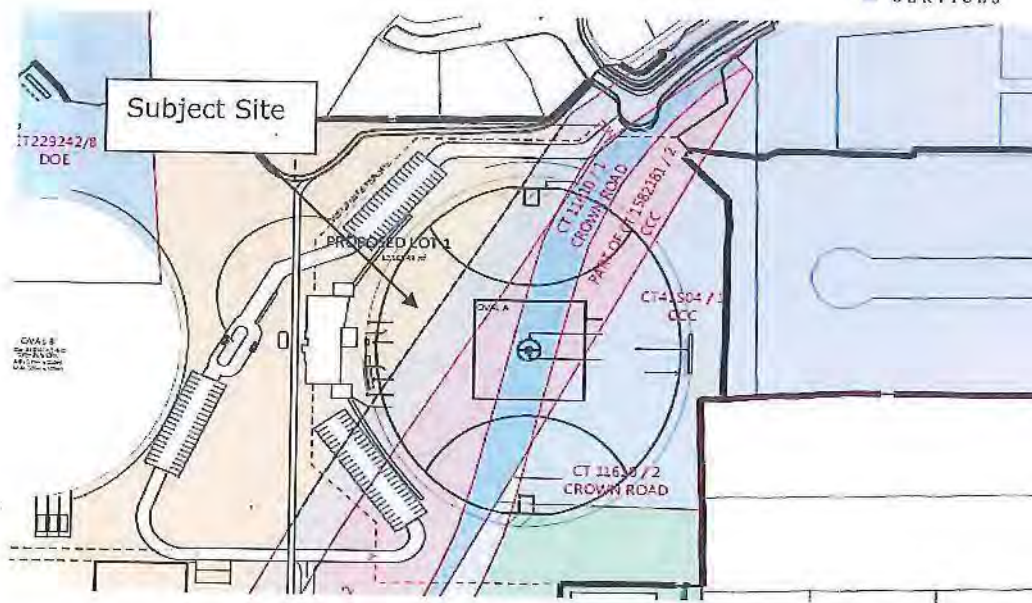


Figure 1 – Location of subject land. (Source: www.thelist.tas.gov.au)

3.2 Title description

Title	Ownership	Zone	Existing Use	Proposed Use & Development on Title
CT229242/8	Crown – DoE	General Residential	Penguin Primary School	Refurbishment of the schools existing playing fields
CT222618/1	Crown - DOE	General Residential	Penguin High School	Refurbishment of the schools existing playing fields and car parking and construction of new playing field and ancillary clubrooms access and car parking
CT156416/1	Central Coast Council	Recreation	Dial Regional Sports Centre	Playing field
CT158281/2	Central Coast Council	Recreation	Wood chopping Arena	Playing field
CT11610/1	Crown	Recreation	Vacant	Playing field
CT41504/1	Council	General	Vacant &	Playing field

		Residential	Council has approval for a residential subdivision fronting Dial Rd	
CT156418/1	Central Coast Council	Recreation	Bowls Club	Playing field and maintenance shed

3.3 Area of the subject land

The development site comprises approximately 10.32ha.

3.4 Land capability

The land is mapped as Class E according to the state wide land capability mapping.

3.5 Aboriginal Heritage

There is no known aboriginal heritage upon the site.

3.6 European Heritage

There is no known European heritage.

3.7 Flora and Fauna

The site is partially cleared. An investigation into the natural values of the site has been undertaken. By AK Consulting, please refer to Appendix F. It is considered that there are no rare, vulnerable or endangered flora or fauna species located on the subject land.

3.8 Infrastructure

The subject site is located within the urban area of Penguin; it is provided with reticulated water, sewerage, storm water, power and communications supplies. An investigation into the existing conditions has been undertaken by Engineering Edge and a concept design has been prepared for servicing, please refer to Appendix G.

3.9 Existing use of the surrounding land

The new subdivision to the east was created from public land recommended for disposal as part of the Open Space and Recreation Plan 2012-2022 (version 2, p 87)

The land to the east of the site is used as the Penguin High School and Penguin Primary School. Immediately to the south is the existing recreation facilities of the Penguin Regional Athletics Track, Bike Track and Wood Chopping Arena.

To the north, east and further south of the subject land is zoned General Residential. This area consists of predominantly single storey dwellings.



Figure 2 – Zoning Map (Courtesy of thelist)

4. Rezoning

4.1 Land Use Planning Approvals Act 1993

Section 43A of LUPAA

This section of LUPAA allows a person who requests the planning authority to amend a planning scheme may also request consideration of a development permit.

Section 33

This section of LUPAA allows any person to request an amendment to a planning scheme requires that an application for a dispensation:

Section 32

This section sets out the requirements which includes:

- (e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and
 - (ea) must not conflict with the requirements of section 30O; and
 - (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.
- (2) The provisions of Section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

Each of these parts of Section 32 of the Act will be addressed in the following sections.

4.2 Conflict with Adjoining Uses

The proposed rezoning and development does not conflict with the adjoining uses. The recreation facility will improve the broader amenity for surrounding residents and the broader community.

Of the specific issues that cause direct impact on the amenity of the adjoining sensitive residential uses, the issue identified as potentially having the greatest impact, lighting, can be mitigated through training and practices matches being lit to 100 lux only. Night time games will be required to be lit to 200 lux. It is expected that approximately 2 to 4 night games will be held per year with games finishing before 9.30pm.

4.3 Regional Land Use Strategy and potential conflict with common provisions

Regional Land Use Strategy

The Cradle Coast Regional Land Use Strategy is to guide the land use planning process within the Cradle Coast Region of Tasmania over the next 20 years and beyond.

In general terms the strategic land use outcomes for the strategy are as follows:

- Promotes regional land use policies that respect the natural environment, facilitate a robust and successful regional economy, provide livable communities and a sustainable pattern of settlement, and guide new use and development toward a secure and prosperous future;
- Consolidates and aligns land use planning with related strategies for economic, social, environmental, conservation and resource management applying for the Cradle Coast Region and places them into an overall context of an integrated regional land use strategy;
- Provides a basis for the coordination of future actions and initiatives related to the growth and development of the Region and promotes arrangements which optimise benefit for regional communities; and
- Initiates a regional land use planning process to provide a strategic regional perspective and a coordinate framework for consistent regulatory action.

It is the role of land use planning to ensure that growth is planned for in a managed and strategic way. In this instance, this application applies the appropriate zoning of land to already designated at recreational land and adjacent to community infrastructure. Most importantly, the dispensation is in accordance with the Cradle Coast Regional Land Use Strategy.

The proposal is consistent with the Regional Land Use Strategy. Penguin sits between the major activities centres of Devonport (Approximate population 24,800) and Burnie (Approximate population 19,800).

In the Cradle Coast Regional Land Use Plan, Penguin is identified as a 'Regional Activity Centre'. A Regional Activity Centre provides services and facilities which deliver for needs of the local community together with a wider regional or sub-regional catchment. These major centers are

considered primary nodes for industry, business, public sector, and transport activities with a regional focus.

Section 4.10.2 Sports and Recreation, of the Land Use Plan recognizes the importance of sport and recreational opportunities to community and individual well-being. The report notes,

"Key elements note that the changing nature and pattern of involvement away from organized field sports towards less structured activities requiring multipurpose and linear spaces. This has implications for access and linkage of land with environmental and aesthetic appeal, particularly in coastal and bushland locations, and the incorporation of recreational opportunity as an aspect of other land use.

The linear and dispersed nature of settlement along the cradle coast has implication for the provision of high order and specialist sport and recreation facilities. Recent research suggests that provision of sub-regional facilities in both Burnie and Devonport is preferable to a single regional facility in a central location." Page 92

Conflict with common provisions

The proposal is not in conflict with the common provisions, it seeks to exchange one zone for other within the suit of common provision zones, without modification.

4.4 Impact on the region in terms of environmental, economic and social terms

The proposal will have a positive social and economic impact on the region. Environmental issues have been managed and mitigated through careful planning.

4.5 Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of LUPPA

Objectives of Schedule 1, Part 1 of LUPAA

(a) *To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity*

The proposal seeks to co locate Penguin's sporting facilities in one centralized location.

No rare or threatened species of flora or fauna have been identified on the subject site. As such, the proposed amendment will not threaten genetic diversity. The proposal would therefore also not adversely impact on ecological processes.

(b) *To provide for the fair, orderly and sustainable use and development of air, land and water*

The proposal is fair and orderly as it will allow a more efficient use of land already designated for development.

(c) To encourage public involvement in resource management and planning

This process encourages public participation and comment through the notification process, following Council certification. The community and government departments and agencies will be able to formally comment on the draft amendment as part of this process.

Further to this the Central Coast Council have already engaged in community consultation regarding the future of the Penguin Recreation Ground and the further development of the Dial Sports Complex.

(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)

The development seeks to further this objective of the Act by allowing an appropriate and efficient use of a site.

(e) To promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Community involvement will be encouraged through public notification, local government involvement will be encouraged through this planning process. State Government involvement will be facilitated through the Tasmanian Planning Commission assessment process.

Objectives of Schedule 1, Part 2 of LUPAA

(a) To require sound strategic planning and coordinated action by State and local government; and

The application seeks to rezone land that is appropriate and consistent with the existing development on site. There is very little strategic impact of this application. The proposed rezoning seeks to further this objective by preparing this application in accordance with the objectives of the *Land Use Planning and Approvals Act, 1993*, State Policies, the Cradle Coast Regional Land Use Strategy 201 - 2013 and the Central Coast Interim Planning Scheme 2013.

(b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and

The requested rezoning will more appropriately reflect the existing use and development located on the site. Therefore, any future development will be in accordance with the relevant provisions of the Central Coast Interim Planning Scheme.

- (c) *To ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*

The amendment will have no impact on the surrounding environment. The dispensation is to rezone the subject site to reflect its existing uses.

- (d) *To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*

The proposed rezoning is in accordance with policies at a state, regional and local level.

- (e) *To provide for the consolidation of approvals for land use or development and related matters, and to coordinate planning approvals with related approvals; and*

This application is made under Section 43A of LUPAA which allows the consolidation of approvals.

- (f) *To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and*

This application will provide a pleasant and high quality recreation facility. No issues of contamination or natural hazard have been identified on the site.

- (g) *To conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*

There are no known buildings or areas identified as requiring conservation.

- (h) *To protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community; and*

The approval of this application will take into consideration public infrastructure and the development permit will be conditioned appropriately.

- (i) *To provide a planning framework that fully considers land capability.*

The land capability of the subject site is identified as Class E. This objective is therefore not relevant to this application.

State Policies

State Policy on Water Quality Management 1997

There is a tributary of Penguin Creek located on the property. The proposed development of the site has avoided this area. All storm water management will be to the satisfaction of the Council.

State Policy on the Protection of Agricultural Land 2009

The site is an existing development located within the urban area of Penguin and has no agricultural capacity. As such, the proposal is consistent with this policy.

State Coastal Policy 1996

The subject land is located approximately 1.3 kilometer of the high water mark of Bass Strait, the Policy is therefore not relevant.

National Environment Protection Measures

In accordance with Section 12A of the *State Policies and Projects Act 1993*, a national environment protection measure is taken to be a State Policy. The following therefore require consideration:

- Ambient air quality 2002
- Diesel vehicle emissions 2001
- Assessment of site contamination 1999
- Used packaging materials 1999
- Movement of controlled waste between States and Territories 1998
- National pollutant inventory 2000

The site has no land use history that indicates contamination. It is considered that the NEPMs will have no impact on the proposed rezoning.

Requirements under the Gas Pipelines Act 2000

This section of LUPAA requires that regard be had with respect of the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*. The gas pipeline is not located near to the subject property. As such, the requirements of the *Gas Pipelines Act 2000* are not relevant to the proposed amendment.

Strategic Plans of the Central Coast Council

- The proposal is in accordance with the Central Coast Open Space and Recreation Plan 2012-2022 (Version 2) Precinct 4: Penguin

The following open space and recreation policy statements are relevant:

- “Unless a strong case to the contrary can be demonstrated, open space and built facilities will only be developed where this supports multiple uses and users;

- The Council will encourage a transition to a shared or multiple occupation of existing grounds, facilities, clubroom and social facilities;
- The Council will endeavour to refurbish, redevelop and/or rationalise recreation assets or restructure their management and use to ensure current and emergent needs are satisfied and that duplication or over-provision does not occur;
- The Council will endeavour to provide and maintain recreation facilities, programs and services in a condition which is appropriate to the standard and level of use;
- Maintenance schedules will comply with contemporary standards for competition, safety and risk management; and
- The Council will strive to facilitate, support and/or develop and maintain recreation facilities, programs and services at a hierarchy of standards in order to ensure a sustainable array of opportunities for participation at all appropriate skill levels.

The plan describes the subject land as:

Open Space	Classification	Description
Penguin Recreation Ground	Sports Surface	A recreation ground.
Penguin Sports Complex/Dial Precinct	Sports Surface	A large open space which contains an athletics facility (synthetic track and field facilities), indoor sports stadium, wood chopping centre; tennis court facility and lawn bowls greens. The open space also includes a bushland corridor.

Dial Sports Complex Master Plan 2013

This application brings the Master Plan to fruition.

4.6 Summary of Amendment

The proposed amendment satisfies the requirements of Section 30P of LUPAA by:

- Seeking to further the objectives set out in Schedule 1 of the Act; and
- Being prepared in accordance with State Policies; and
- By making provision for the use, development, protection or conservation of land; and
- By having regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000; and
- By avoiding the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent areas; and

- By having regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

The amendment does not affect any matters identified by Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of the Act.

5. The Development

The following section assess the development as if the zone has been amended as requested.

5.1 Proposed Development

The proposed development includes the following elements:

- Change of Use to Sports and Recreation
- Subdivision and consolidation:
- Building works including:
 - Community Pavilion;
 - Fixed electronic scoreboard;
 - Officials interchange box;
 - Dual Interchange Box; and
 - 3 Ball fence.
- Civil Works include:
 - 3 hardstand car parking areas (60 parking spaces)
 - 1 gravel based car parking area (152 parking spaces)
 - Play area; and
 - Upgrades to fitness tracks.

5.2 Central Coast Interim Planning Scheme Zone Provisions

18 Recreation

18.1 Zone Purpose

18.1.1 Zone Purpose Statements

18.1.1.1

To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.

18.1.2 Local Area Objectives

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.

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 presence within an urban or rural setting

18.2 Use Table

Sports and recreation is a permitted use, without qualification, in the Zone.

18.3.1 Discretionary permit use – Not applicable.

18.4.1 Suitability of a site or lot for use or development

Objective:

The minimum properties of a site and of each lot on a plan of subdivision are to –

- (a) provide a suitable development area for the intended use;
- (b) provide access from a road; and
- (c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater

Acceptable Solutions

Performance Criteria

A1

A site or each lot on a plan of subdivision must -

- (a) have an area of not less than 1000m²; and
- (b) if intended for a building, have a building area -
 - (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

14.5326ha

P1

A site or each lot on a plan of subdivision must be of sufficient area for the intended use or development without likely constraint or interference for -

- (a) erection of a building if required by the intended use;
- (b) access to the site;
- (c) use or development of adjacent land;
- (d) a utility; and
- (e) any easement or lawful entitlement for access to other land

A2

A site or each lot on a subdivision plan must have a separate access from a road –

- (a) across a frontage over which no other land has a right of access with a width of not less than 10.0m; 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 with a width of not less than 6.0m; or
- (c) by a right of way connecting to a road –
 - (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
- (d) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 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.

P2

(a)

A site must have a reasonable and secure access from a road provided –

- (i) across a frontage; or
- (ii) by an access strip connecting to a frontage, if for an internal lot; or
- (iii) by a right of way connecting to a road over land 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
- (iv) the dimensions of the frontage and any access strip or right-of-way must be adequate for the type and volume of traffic likely to be generated by –
 - a. the intended use; and
 - b. the existing or potential use of any other land which requires use of the access as the means of access for that land; and
- (v) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 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 subdivision plan; or

(b)

It must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.

A3

A site or each lot on a plan of subdivision must have a water supply –

- (a) provided in accordance with the Water and Sewerage Industry Act 2009; or
- (b) from a rechargeable drinking water system ^{R19} with a storage capacity of not less than 10,000 litres if–
 - (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

P3

(a)

There must be a water supply available for the site or for each lot on a plan of subdivision with an adequate level of reliability, quality, and quantity to service the anticipated use of the site or the intended use of each lot on a plan of subdivision; or

(b)

It must be unnecessary to require a water supply

- A4**
A site or each lot on a plan of subdivision must drain sewage and trade waste –
- (a)** to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2009; or
- (b)** by on-site disposal if –
- (i)** sewage or trade waste cannot be drained to a reticulated sewer system; and
- (ii)** the development –
- 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 1,000l per day; and
- (iii)** the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip
- P4**
(a)

- A site or each lot on a plan of subdivision must drain and dispose of sewage and trade waste –
- (i)** in accordance with any prescribed emission limits for discharge of waste water;
- (ii)** in accordance with any limit advised by the Tasmanian Environmental Protection Agency;
- (iii)** without likely adverse impact for the health or amenity of the land and adjacent land;
- (iv)** without compromise to water quality objectives for surface or ground water established under the State Policy on Water Quality Management 1997; and
- (v)** with appropriate safeguards to minimise contamination if the use or development has potential to –
- a.** indirectly cause the contamination of surface or ground water; or
- b** involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or trade waste that may cause harm to surface or ground water if released through accident, malfunction, or spillage; or
- (b)** It must be unnecessary to require arrangements for the drainage and disposal of sewage or trade waste

A5

A site or each lot on a plan of subdivision must drain stormwater –

- (a)** to a stormwater system provided in accordance with the Drains Act 1954; or
- (b)** if storm water cannot be drained to a stormwater system –
 - (i)** for discharge to a natural drainage line, water body, or watercourse; or
 - (ii)** for disposal within the site if –
 - a.** the site has an area of not less than 5000m²;
 - 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;

P5

(a)

A site or each lot on a plan of subdivision must drain and dispose of stormwater –

- (i)** to accommodate the anticipated stormwater –
 - a.** currently entering from beyond its boundaries; and
 - b.** from the proposed development;
- (ii)** without likelihood for concentration on adjacent land;
- (iii)** without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land;
- (iv)** to manage the quantity and rate of discharge of stormwater to receiving waters;
- (v)** to manage the quality of stormwater discharged to receiving waters; and
- (vi)** to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area; or

(b)

It must be unnecessary to require arrangements for the drainage and disposal of stormwater

Proposal Response

The proposed lot and development can deal with storm water appropriately.

18.4.2 Location and configuration of development

Objective:

The location and configuration of development is to –

- (a) provide a consistent separation between the development area on adjacent recreation sites and a road;
- (b) provide sufficient site area for open space, service activity and vehicle parking;
- (c) provide consistency in the apparent scale, bulk, massing, and proportion of adjacent recreation buildings;
- (d) provide for the facade of a recreation building to remain the dominant architectural element in the streetscape

Acceptable Solutions

A1

A building must be setback from a frontage –

- (a) not less than 4.5m from a primary frontage; and
- (b) not less than 3.0m from any secondary frontage; or
- (c) not less than and not more than the setbacks for any existing building on each of the immediate adjoining sites;
- (d) not less than for any building retained on the site;
- (e) in accordance with any building area shown on a sealed plan of subdivision; or
- (f) if the site abuts a road shown in Table A1 to this clause, the setback specified for that road

Performance Criteria

P1

The setback of a building from a frontage must be –

- (a) consistent with the streetscape; and
- (b) required by a constraint imposed by –
 - (i) size and shape of the site;
 - (ii) orientation and topography of land;
 - (iii) arrangements for a water supply and for the drainage and disposal of sewage and stormwater;
 - (iv) arrangements for vehicular or pedestrian access;
 - (v) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme;
 - (vi) a utility; or
 - (vii) any lawful and binding requirement –
 - a. by the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or
 - b. an interest protected at law by an easement or other regulation

<p>A2 Building height must not be more than 15.0m</p>	<p>P2 Building height must -</p> <ul style="list-style-type: none"> (a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling; (b) minimise the apparent scale, bulk, massing and proportion relative to any adjacent building; (c) be consistent with the streetscape; (d) respond to the effect of the slope and orientation of the site; and (e) provide separation between buildings to attenuate impact
<p>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</p>	<p>P3 An external car parking and loading area, and any area for the display, handling, or storage of goods, materials or waste, must -</p> <ul style="list-style-type: none"> (a) not dominate the architectural or visual frontage of the site; (b) be consistent with the streetscape; (c) be required by a constraint imposed by size, shape, slope, orientation, and topography on development of the site; and (d) provide durable screening to attenuate appearance of the a parking or loading area from a frontage and adjacent land

Proposal Response

A1 – The community pavilion is setback 1600m from Recreation Drive;

A2- The community pavilion has a height of 8.8m;

A3 – A carpark is between the community pavilion and the frontage, therefore the proposal does not meet the acceptable solution.

P3 – This clause is written with a typical shaped lot in mind. Due to the large area of the lot, with a relatively narrow frontage the development will not be evident from any road. Further to this the carpark is setback a considerable distance from frontage.

18.4.3 Setback from zone boundaries

Objective:

Use or development of land adjoining land in another zone is to minimise –

- (a) likelihood for conflict, interference, and constraint between the use or development of land in the zone and sensitive use of land in an adjoining zone; and
- (b) unreasonable impact on the amenity of use on land beyond the boundaries of the zone

Acceptable Solutions

Performance Criteria

A1

Development of land with a boundary to a zone must –

- (a) be setback from the boundary of land in an adjoining zone by not less than the distance for that zone shown the Table to this Clause;
- (b) not include within the setback area required from a boundary to land in a zone shown on the Table –
 - (i) a building or work;
 - (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
- (c) a building with an elevation to a zone boundary to which this clause applies must be contained within a building envelope determined by –
 - (i) the setback distance from the zone boundary as shown on the Table to this clause; and
 - (ii) projecting upward and away from the zone boundary at an angle of 45° above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary; and
- (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

Proposal Response

The Table to this zone requires a 4m setback to the General Residential Zone. The development site adjoins the General Residential zone to the north and to the east.

The access road to the north is setback 100m from the zone boundary.

Oval A is setback 40m from the closes residential zoned property at 18 Dial Road.

The proposal meets the Acceptable Solutions.

18.4.4 Subdivision

Objective:

The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Recreation zone

Acceptable Solutions

A1

There is no acceptable solution

Performance Criteria

P1

Each new lot on a plan of subdivision must be –

- (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; or
- (b) for a purpose permissible in the zone

Proposal Response

P1 – The reconfiguration of the titles is logical to allow the development site to be in the ownership of Council as one parcel.

The resultant lot is required for public use by the Central Coast Council. The use of Sports and Recreation is permissible in the Zone.

It is proposed to subdivide CT22618/1 into two lots. Lot 1 being 15453m² and the balance being 8.04ha.

Lot 1 would then be consolidated with CT1582181/2 (6.204ha), CT1582181/2 (2.567ha), CT11610/1 (5593m²), CT11611/1 (6701m²), Un-granted Road (3272m²) Ct156418/1 (2.54ha) and the balance of CT41504/1 (Approximately 1.665ha). This give a total of 14.5326ha.

5.3 Central Coast Interim Planning Scheme Codes 2013

E1 Bushfire Prone Areas Code - The bushfire code is applicable. Please refer to AK Consulting report, contained in Appendix F.

E2 Airport Impact Management Code – Not applicable.

E3 Clearing and Conversion of Vegetation Code

E3.6 Development Standards

E3.6.1 Protection of a threatened native vegetation community or native vegetation providing habitat for a threatened species

Objective:

The clearing and conversion of native vegetation is to minimise likely adverse impact on biodiversity, ecological process, and habitat value

Acceptable Solutions

A1

Vegetation must not be –

- (a)** a threatened native vegetation community;
- (b)** a threatened species habitat; or
- (c)** within 30m of a water body, watercourse, wetland, or coastal shoreline

Performance Criteria

P1

The harvesting of timber or the clearing and conversion of native vegetation must –

- (a)** be justified by exceptional circumstance; or
- (b)** be necessary to deliver an overriding environmental benefit for the region; and
- (c)** be unlikely to have adverse effect on –
 - (i)** value of the habitat for a species managed under the Threatened Species Protection Act 1995 or the Nature Conservation Act 2002;
 - (ii)** ability to contribute to the Tasmanian comprehensive, adequate, and representative vegetation conservation reserve system; or
 - (iii)** value of shoreline vegetation for water quality management; and
- (d)** have regard to any advice or decision of the relevant entity for applicable native vegetation or wildlife protection and conservation for –
 - (i)** impact of the use or development on the objectives and outcomes for protection and conservation of native vegetation and wildlife; and
 - (ii)** any condition or requirement for protection or conservation of a threatened native vegetation community or of vegetation providing threatened species habitat

Proposal Response

The vegetation proposed to be cleared is classified as Eucalyptus amygdalina coastal forest and woodland and approximately 2ha of planted Eucalyptus globulus. The vegetation is not classified as threatened, nor does it contain any threatened species, it is however within 30 of a water body.

P1 – Scott Livingstone from AK Consulting describes the water body as,

“The area of vegetation requiring clearing along the creek line is in a section above storm water input and has a poorly defined streambed with only occasional flows and is best described as a drainage line rather than a water course. The majority of the flows to the lower section of the creek are via piped stormwater and disturbance in this section will have minimal impact on watercourse values. Lower sections of the creek will have vegetation retained to within 30m. Site works should be undertaken in such a way as to minimise the potential for sediment flow to the creek.”

E3.6.2 Clearing of vegetation on land of scenic or landscape value – this clause is not relevant as the land is not identified as significant for scenic or landscape values and it is not in the Environmental Living zone, Environmental Management zone, Open Space zone, and Rural Living zone

E3.6.3 Clearing of vegetation on land susceptible to landslide

Objective:

The clearing and conversion of vegetation on land in a landslide hazard area to which Code E6 – Hazard Management applies under this planning scheme is to minimise risk for activating a landslide.

Acceptable Solutions

Performance Criteria

A1

The site must be within an area –

- (a) exposed to a low level of likely risk from landslide; and
- (b) a landslide hazard risk assessment ¹⁴ must indicate clearing of native vegetation –
 - (i) can achieve and maintain a tolerable level of risk; or
 - (ii) there is an insufficient increase in the level of risk to warrant any measures; or specific hazard reduction or protection
 - (iii) any condition or requirement for specific hazard reduction or protection measures

Proposal Response

No clearing of vegetation will occur in the area mapped as landslide risk.

E4 Change in Ground Level Code

E4 Change in Ground Level Code

E4.1 Purpose of the Code

The purpose of this provision is to minimise impact of change in existing or natural ground level.

E4.6 Development Standards

E4.6.1 Change in existing ground level or natural ground level

Objective:

Change in the existing ground level or the natural ground level by cut or fill is to minimise –

- (a)** likely adverse impact on the physical, environmental, cultural, aesthetic, and amenity features of land; and
- (b)** risk from a natural hazard

Acceptable Solutions

Performance Criteria

A1

Cut or fill must -

- (a) not be on land within the Environmental Living zone or the Environmental Management zone;
- (b) be required to -
 - (i) provide a construction site for buildings and structures;
 - (ii) facilitate vehicular access;
 - (iii) mitigate exposure to a natural or environmental hazard;
 - (iv) facilitate provision of a utility;
 - (v) assist the consolidation or intensification of development; or
 - (vi) assist stormwater management
- (c) not result in a modification of surface stormwater water flow to increase -
 - (i) surface water drainage onto adjacent land;
 - (ii) pooling of water on the site or on adjacent land; or
 - (iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;
- (d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;
- (e) manage disposal of intersected ground water;
- (f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;
- (g) Not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land; and
- (h) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised -
 - (i) it is satisfied the cut or fill will not result in harm to the utility; and
 - (ii) any condition or requirement it determines are appropriate to protect the utility

P1

Cut or fill must -

- (a) make arrangements for the drainage and disposal of stormwater;
- (b) make arrangements to stabilise any existing building or to increase the requirements for construction of any potential building on adjacent land;
- (c) manage drainage and disposal of intersected ground water;
- (d) safeguard the quality of receiving waters;
- (e) not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land unless the owner of adjacent land has provided written consent to enter into an agreement under Part 5 Land Use Planning and Approvals Act 1993 registered on the title of adjacent land providing for the level of constraint; and
- (f) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised -
 - (i) it is satisfied the cut or fill will not result in harm to the utility; and
 - (ii) any condition or requirement it determines are appropriate to protect the utility

Proposal Response

A1

The proposed community pavilion will sit atop an earth mound. This allows for elevated view and informal grassed seating. All environmental issues have been taken into consideration and will not result in any increased risk to adjoining properties.

E5 Local Heritage Code – Not applicable

E6 Hazard Management Code



Part of the site is included in the Landslip Overlay 'Low', however no development will occur in this area.

E7 Sign Code – Not applicable

E8 Telecommunications Code – Not applicable

E9 Traffic Generating Use and Parking Code

E9.1 Purpose of this provision is to –

- (a) Assist to protect the operation efficiency and safety of roads;
- (b) Assist to protect public investment in road assets;

- (c) Require on-site arrangements for –
 - (i) circulation and passage of vehicles;
 - (ii) loading and unloading of freight and people;
 - (iii) parking to service vehicles having business on the site;
- (d) Specify design standards for circulation, loading and unloading, and parking areas within a site; and
- (e) Accommodate Local Area Parking Scheme.

E9.5.1 Provision for parking

Objective

Provision is to be made for convenient, accessible, and usable vehicle parking to satisfy requirements for use or development without impact for use or development of other land or for the safety and operation of any road.

Acceptable Solutions

A1

Provision for parking must be –

- (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 E9A;
- (b) Motor bike parking at a rate of 1 space for every 20 vehicle parking spaces or part thereof; and
- (c) Parking spaces for people with disabilities at the rate of 1 space for every 20 parking spaces or part thereof; and
- (d) Bicycle parking at the rate of 1 space for every 20 vehicle parking spaces or part thereof.

Performance Criteria

P1

- (a) It must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking; or
- (b) Adequate and appropriate provision must be made for vehicle parking to meet –
 - (i) anticipated requirement for the type, scale, and intensity of the use;
 - (ii) likely needs and requirements of site users; and
 - (iii) likely type, number, frequency, and duration of vehicle parking demand

Table E9A: Parking Space Requirements

Use	Minimum parking space requirement	Minimum loading area requirement
Sports and Recreation	Outdoor sports grounds Outdoor sports grounds	1 x small rigid truck space

	(a)	15 x spaces / per playing field; or	
	(b)	8 x spaces/100 m ² gross site area, whichever is the greater; and	
	(c)	1 x space / 3 spectator seats	
	(a)	15 x spaces / per playing field; or	
	(b)	8 x spaces/100 m ² gross area, whichever is the greater; and	
	(c)	1 x space / 3 spectator seats	

Proposal Response

Two playing fields are proposed. The Gross site area is approximately 14.5326ha. GHD have taken a more sensible approach in their traffic impact assessment and based the calculation on the two playing field plus the spectator seats. Nevertheless the proposal relies upon P1.

P1

The proposed car parking is 212, comprised of three 20 space car parks and a 152 space car park. An existing carpark provides for 144 spaces. This brings the total onsite parking to 356 space. Two area have been identified as future car parking and could be used as overflow parking if the need ever arose.

Car parking has been further investigated by the GHD, please refer to Appendix E for a full copy of the TIA.

E9.5.2 Provision for loading and unloading of vehicles

Objective

Provision is made for conveniently located and accessible area for the loading

and unloading of goods and materials and for the pick-up and set-down of passengers from vehicles.

Acceptable Solutions	Performance Criteria
A1 There must be provision within a site for – (a) On-site loading area in accordance with the requirement in Table E9A; and (b) Passenger vehicle pick-up and setdown facilities for business, commercial, educational and retail use at the rate of 1 space for every 50 parking spaces	P1 (a) It must be unnecessary or unreasonable to require arrangements for loading and unloading of vehicles; or (b) Adequate and appropriate provision must be made for the loading and unloading of vehicles to meet– (i) likely volume, type and frequency of vehicles associated with the delivery and collection of goods and passengers; and (ii) likely frequency and duration of requirements for delivery and collection of goods or people

Proposal Response

A1

(a) Provision has been made for a loading facility in close proximity to the Community Pavilion.

(b) Not relevant

E9.6 Development Standards

E9.6.1 Road Access

Objective Arrangements for vehicular access to a road and for junction with a road are to protect safety and operation of a road.	
Acceptable Solutions	Performance Criteria
A1 There must be an access to the site from a carriage way of a road – (a) Permitted in accordance with the Local Government (Highways) Act; (b) Permitted in accordance with the Roads and Jetties Act 1935; or (c) Permitted by a license granted for access to a limited access road under the Roads and Jetties Act 1935	P1 Not required to be addressed

Proposal Response

A1

The subject site will have an access that meets the requirements of the Road Authority.

E9.6.2 Design of vehicle parking and loading areas

Objective

Vehicle circulation, loading and parking areas –

- (a) **Protect the efficient operation and safety of the road from which access is provided;**
- (b) **Promote efficiency, convenience, safety and security for vehicles and users; and**
- (c) **Provide an appropriate layout and adequate dimension to accommodate passengers or freight vehicles associated with use of the site.**

Acceptable Solutions

Performance Criteria

A1

The layout of a vehicle parking area, loading area, circulation aisle and manoeuvring area must –

- (a) Be in accordance with AS/NZS 2890.1 (2004) – parking facilities off street car parking;
- (b) Be in accordance with AS/NZS2890.2 (2002) parking facilities off street commercial vehicles;
- (c) Be in accordance with AS/NZS 2890.3 (1993) parking facilities o bicycle parking facilities;
- (d) Be in accordance with AS.NZS 2890.6 Parking Facilites – off street parking of people with disabilities;
- (e) Each parking space must be separately accessed from the internal circulation aisle within the site;
- (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space;
- (g) Be formed and constructed with compacted sub-base and surfaced with an all-weather dustless surface such as bitumen concrete or brick or permeable paving blocks; and
- (h) Provide for the collection drainage and disposal of stormwater.

P1 No performance criteria.

A2

Design and construction of an access strip and vehicle circulation movement and standing areas for use or development on

A2

Not required to be addressed

land within the Rural living, environmental Living, Open Space, Rural Resource, or Environmental Management zone must be in accordance with the principles and requirements for in the current edition of unsealed roads manual – guideline for good practice ARRB

Proposal Response

A1

The car parking is existing

A2

Not applicable.

E10 Water and Waterways Code

E10.6 Development Standards

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

Objective:

Development within 30m of or located in, over, on or under a water body, water course or wetland is to have minimum impact on –

- (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

Acceptable Solutions

Performance Criteria

A1

There is no acceptable solution

P1

Development must –

- (a)** minimise risk to the function and values of a water body watercourse or wetland ^{R37}, including for –
 - (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)** 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
- (b)** be consistent with any advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for –
 - (i)** impact of the development on the objectives and outcomes for protection of the water body, watercourse or wetland; and
 - (ii)** any condition or requirement for protection of the water body, water course or wetland

Proposal Response

Work is being undertaken within 30m of a watercourse. The watercourse is an undefined intermittent course that functions as a natural drainage line.

The proposal relies upon P1. Further investigation of the natural values of the watercourse have been undertaken by AK Consulting. No issues have been identified as compromising any significant natural values. The civil engineering design prepared by Engineering Edge takes into consideration the capacity and future capacity of the drainage line. The proposal is considered to have meet the performance criteria.

Part F Specific Area Plans - Not applicable.

6. Conclusion

This application satisfies the requirements of Section 30P of LUPAA. The proposal is consistent with the objectives of Schedule 1 of LUPAA, and serves to uphold the objectives and purpose of the Central Coast Interim Planning Scheme 2013 , whilst applying an appropriate zone to facilitate the development.

Author	Reviewer	Date
Claire Gregg	Ross Blandford	25.09.15

Appendix A: Certificates of Titles

Appendix B: Plan of Subdivision

Appendix C Site Plans and Elevations

Appendix D: Landscape Plan

Appendix E: Traffic Impact Assessment

Appendix F: Bushfire and Natural Values Assessment

Appendix G: Civil Engineering Plans

SEARCH OF TORRENS TITLE

VOLUME 11610	FOLIO 1
EDITION 2	DATE OF ISSUE 17-Aug-1999

SEARCH DATE : 16-Oct-2015

SEARCH TIME : 12.14 PM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 1 on Diagram 11610

Derivation : Part of Lot 11776 and Part of 8A-1R-4.4/10Ps. Gtd.
to John McCall and vested in the Commonwealth of Australia.

Prior CT 3764/30

SCHEDULE 1

A625545 THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL GOVT COMMUNITY
DEVELOPMENT & REGULATORY SERVICES

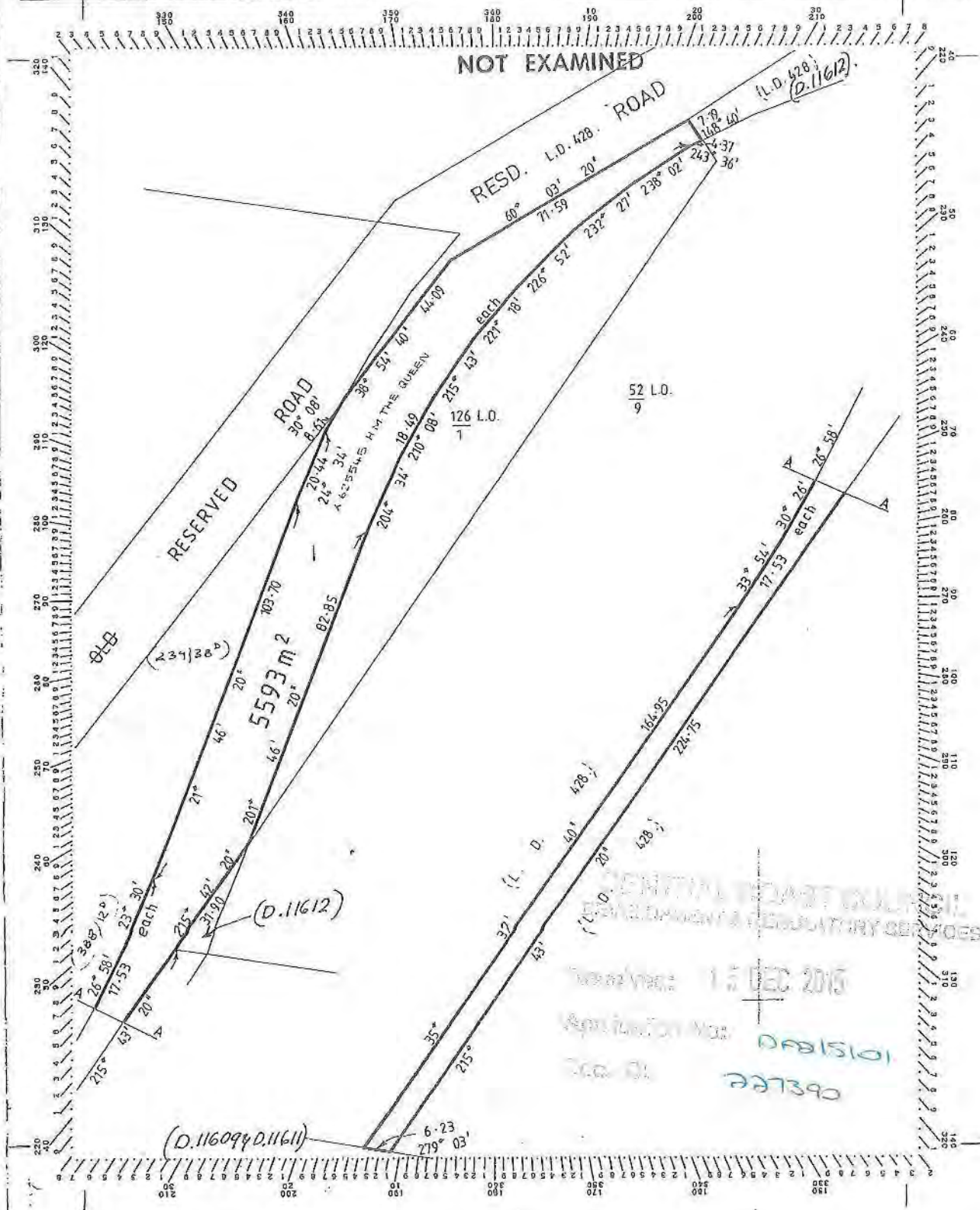
Received: 15 DEC 2015

Application No: DA215101

Scale:

227390

Owner: The Warden, Councillors etc. of The Municipality of Penguin.	PLAN OF SURVEY by Surveyor K.R. Michell. of land situated in the	Registered Number: D11610
Title Reference: C.T. 2897/45	TOWN OF PENGUIN SCALE :- 1:1000 LENGTHS ARE IN METRES	Approved: 11 OCT 1978 Effective from: <i>P. Michell</i> Recorder of Titles
Grantee: Part of Lot 11776, Granted to J. McCall and Part of B.1.4 Vested in The C'wealth of Aust.		



SEARCH OF TORRENS TITLE

VOLUME 158281	FOLIO 2
EDITION 1	DATE OF ISSUE 12-Nov-2009

SEARCH DATE : 16-Oct-2015

SEARCH TIME : 12.12 PM

DESCRIPTION OF LAND

Parish of ASHWATER Land District of DEVON

Lot 2 on Sealed Plan 158281

Derivation : Part of Lot 11776, 25A-2R-38P Gtd. to J. McCall
and Part of 8A-1R-4.4/10Ps. vested in the Commonwealth of
Australia pursuant to the Constitution.

Prior CT 248451/1

SCHEDULE 1

A2619 & A113362 CENTRAL COAST COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP158281 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCHED BY: [Signature]
INDEXED BY: [Signature]

SEARCHED: 16 OCT 2015

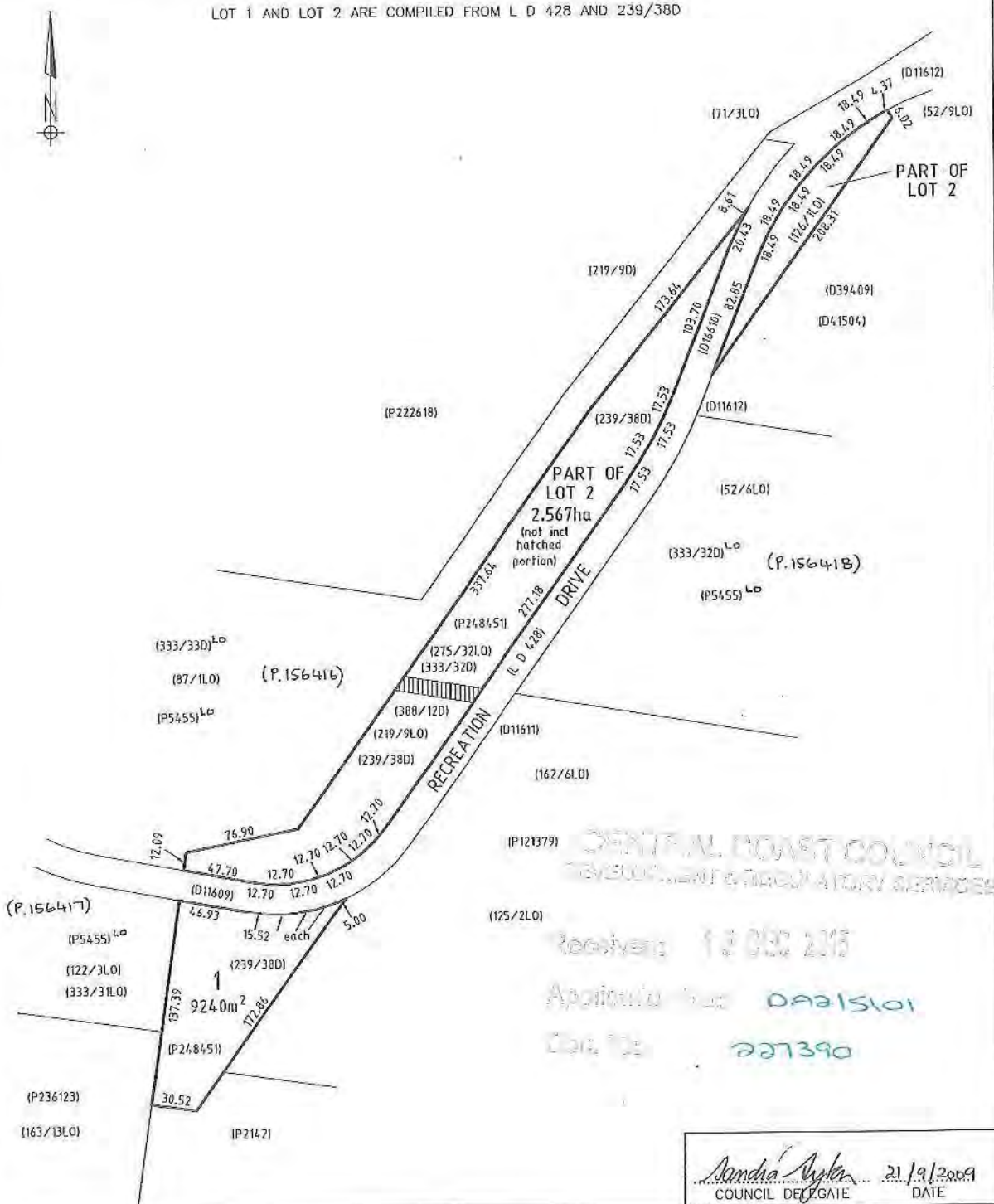
APPROVED BY: DAVID L. [Signature]

FILE NO: 227390

<p>OWNER CENTRAL COAST COUNCIL</p> <p>FOLIO REFERENCE FR 248451/1</p> <p>GRANTEE PART OF LOT 11776 25A-2R-38P, JOHN McCALL, PUR AND THE WHOLE OF PART OF 8A-1R-4thP VESTED IN THE COMMONWEALTH OF AUSTRALIA PURSUANT TO THE CONSTITUTION</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR MR M.A.C. LESTER LESTER FRANKS SURVEY & GEOGRAPHIC PTY LTD</p> <p>LOCATION LAND DISTRICT OF DEVON PARISH OF ASHWATER</p> <p>SCALE 1:2500 LENGTH IN METRES</p>		<p>REGISTERED NUMBER</p> <p>SP158281</p>
<p>MAPSHEET MUNICIPAL CODE No. 104 (4244-21)</p>	<p>LAST UPI No. 5700791</p>	<p>LAST PLAN No. No. P248451</p>	<p>APPROVED EFFECTIVE FROM 12 NOV 2009</p> <p><i>Alice Kawa</i> Recorder of Titles</p>
<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>			

COMPILED PLAN

LOT 1 AND LOT 2 ARE COMPILED FROM L D 428 AND 239/38D



SEARCH OF TORRENS TITLE

VOLUME 41504	FOLIO 1
EDITION 2	DATE OF ISSUE 09-Jul-2015

SEARCH DATE : 16-Oct-2015

SEARCH TIME : 12.15 PM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 1 on Diagram 41504

Derivation : Part of Lot 37688 Gtd to The Warden Councillors
and Electors of Penguin Part of Lot 11776 Gtd to J McCall

Prior CT 3720/59

SCHEDULE 1

A510064 CENTRAL COAST COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

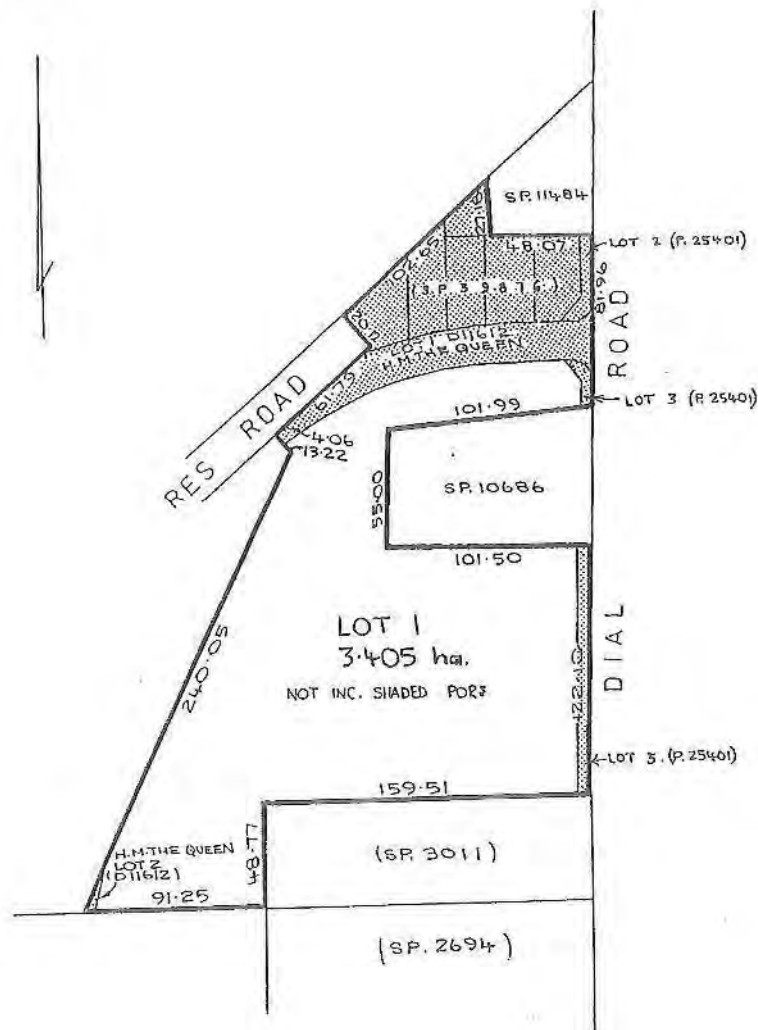
Received by the Registrar of Titles
16 OCT 2015

Received by the Registrar of Titles
16 OCT 2015

Application No: DA215101

App. No: 227390

Owner:	<p>PLAN OF TITLE</p> <p>of land situated in the</p> <p>TOWN OF PENGUIN</p>	Registered Number:
Title Reference: C.T. 3720/59		D.41504
Grantee:	<p>COMPILED FROM.....</p> <p>SCALE 1: 2500 MEASUREMENTS IN METRES</p>	<p>Approved 11 OCT 1989</p> <p><i>M. J. O'Brien</i></p> <p>Recorder of Titles</p>



CENTRAL COAST COUNCIL
 Planning, Development & Regulatory Services

18 DEC 2015

Application No: 06215101

2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2824 2825 2826 2827 2828 2829 2830 2831 2832 2833 2834 2835 2836 2837 2838 2839

SEARCH OF TORRENS TITLE

VOLUME 156418	FOLIO 1
EDITION 1	DATE OF ISSUE 03-Sep-2009

SEARCH DATE : 16-Oct-2015

SEARCH TIME : 12.17 PM

DESCRIPTION OF LAND

Parish of ASHWATER Land District of DEVON

Lot 1 on Plan 156418 (Section 27A of the Land Titles Act.)

Derivation : Whole of Lot 1 on Plan 156418 Gtd. to The Crown

SCHEDULE 1

C905791 TRANSFER to CENTRAL COAST COUNCIL Registered
03-Sep-2009 at 12.01 PM

SCHEDULE 2

C924651 Land is limited in depth to 15 metres, excludes
minerals and is subject to reservations relating to
drains sewers and waterways in favour of the Crown
C905791 FENCING PROVISION in Transfer
C905791 REVERSIONARY CONDITIONS set forth in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DEPARTMENT OF PRIMARY INDUSTRIES, PARKS, WATER AND ENVIRONMENT
15 SEP 2015

Received: 15 SEP 2015

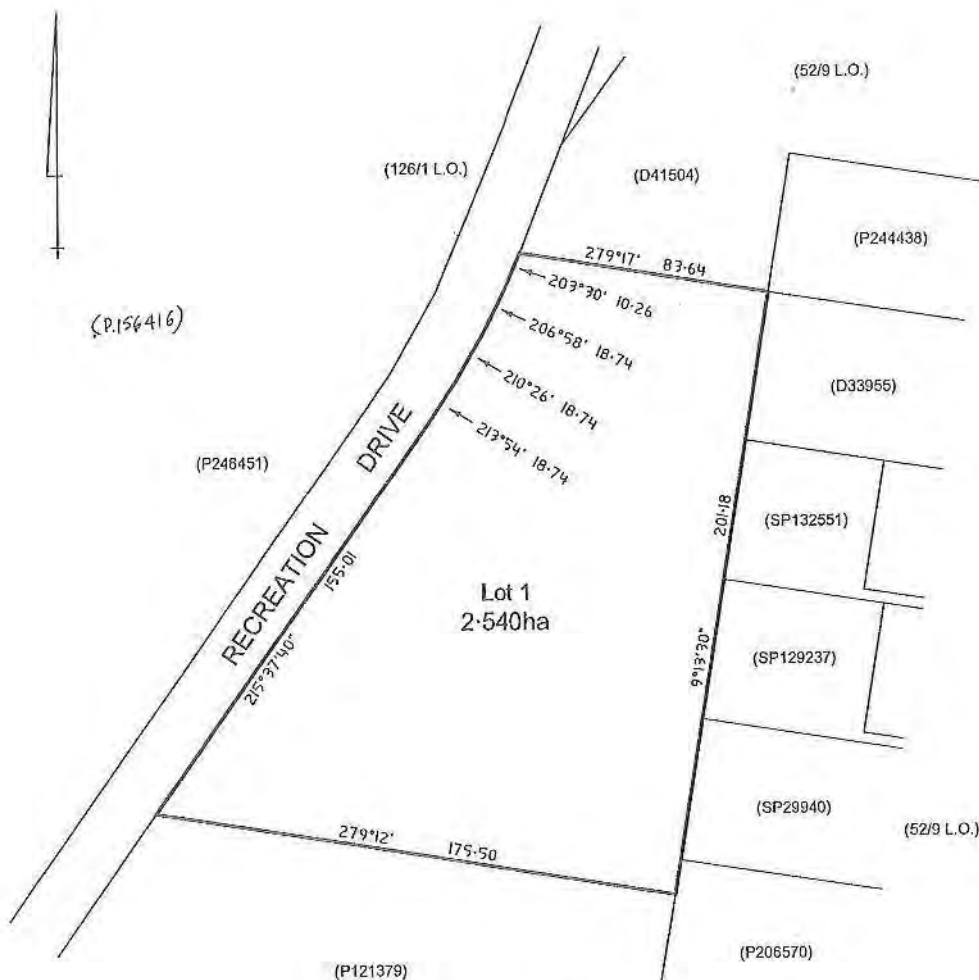
Approved by: 08915101

15 SEP 2015 227390

OWNER: The Crown	PLAN OF TITLE LOCATION LAND DISTRICT OF DEVON PARISH OF ASHWATER (LOCALITY OF PENGUIN) FIRST SURVEY PLAN No 333/32 L.O. COMPILED BY OFFICE OF THE SURVEYOR-GENERAL SCALE 1:1500 LENGTHS IN METRES	REGISTERED NUMBER P156418
FOLIO REFERENCE: SEC. 27A APPN. (C. 924 651) (P. 156418) GRANTEE: Whole of Lot 1, 2.540ha the Crown		APPROVED EFFECTIVE FROM: 24 AUG 2009 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No 104 (4244)	LAST UPI No 5700801	LAST PLAN No P5455 L.O.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

COMPILED PLAN

NOT EXAMINED



COASTAL COUNCIL
REGULATORY SERVICES

Received: 15 DEC 2015

Application No: 00215101

Lot No: 207390

Compiled from P5455 L.O.

_____ COUNCIL DELEGATE	_____ DATE
---------------------------	---------------

08112

SEARCH OF TORRENS TITLE

VOLUME 227352	FOLIO 1
EDITION 3	DATE OF ISSUE 08-Oct-2008

SEARCH DATE : 16-Oct-2015

SEARCH TIME : 12.18 PM

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON

Lot 1 on Plan 227352

Derivation : Part of 8A-1R-4.4/10P vested in the COMMONWEALTH
OF AUSTRALIA pursuant to the Constitution and duly surrendered
by Transfer No. A113361
Prior CT 2972/27

SCHEDULE 1

A113361 TRANSFER to THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL TASTOON
Development Services/Part of the

Received: 10/10/15

Ref: 2015 DA215101

Plan: 227390

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2972 27

NOT TO BE REMOVED FOR OFFICE
CONVENIENCE TO REELAGE

Cert. of Title Vol. 949 Fol. 7

HER MAJESTY THE QUEEN is now seised in demesne by right of Her Imperial Crown subject nevertheless to such encumbrances liens and interests as are notified by Memorial underwritten or endorsed hereon of all that piece of land situated in the - Parish of Ashwater Land District of Devon

containing TWENTY THREE PERCHES AND SIX TENTHS OF A PERCH

on the Plan hereon and being part of 8 acres 1 rood 4.4/10 perches

delineated in the public maps of the State deposited in the

Office of the Surveyor-General originally vested in the COMMONWEALTH OF AUSTRALIA pursuant to the Constitution

and duly surrendered as appears by TRANSFER NO. A113361

IN WITNESS whereof I have hereunto signed my name and affixed my seal this

W. H. H. H. H. H.

RECORDER OF TITLES.

ORDER 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

227352



UNITED LAND SERVICES

REGISTERED: 17 DEC 2015

APPROVAL NO. 00015101

LOG NO. 227390

Meas. in links. 388/12D

FIRST Edition. Registered

C.T. Vol. 949 Fol. 7

Derived from

- Transfer A113361 The Warden Councillors and Electors of the Municipality of Penguin.

SEARCH OF TORRENS TITLE

VOLUME 11611	FOLIO 1
EDITION 2	DATE OF ISSUE 17-Aug-1999

SEARCH DATE : 29-Feb-2016

SEARCH TIME : 12.03 PM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 1 on Diagram 11611

Derivation : Part of Lot 35660 Gtd. to John Stuart Browne.

Prior CT 3764/32

SCHEDULE 1

A625545 THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

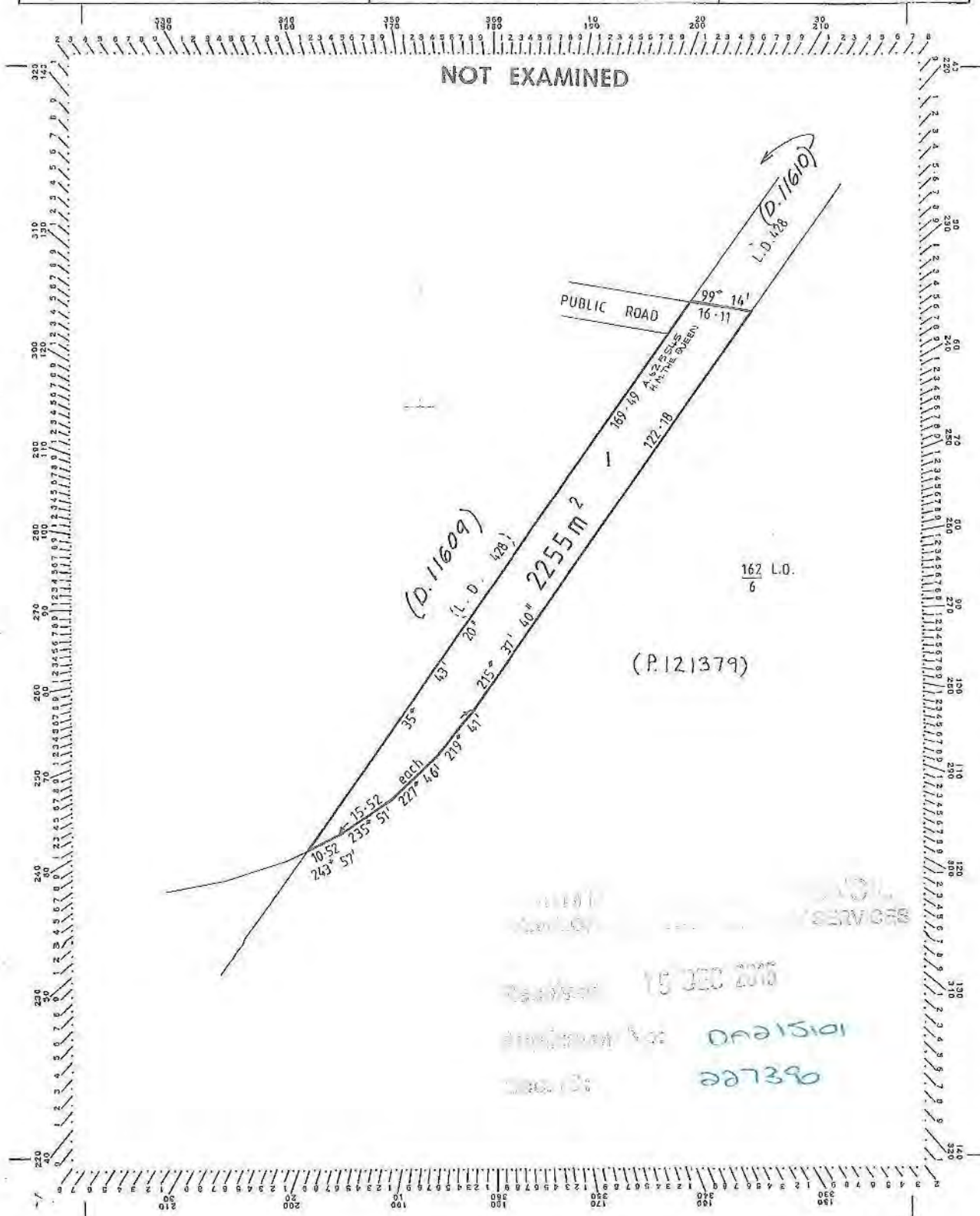
DEPT OF ENVIRONMENT & HERITAGE
LAND SERVICES

Received 16 DEC 2015

Application No: 0A215101

Doc ID: 227396

<p>Owner: The Warden Councillors, etc. of The Municipality of Penguin.</p>	<p>PLAN OF SURVEY by Surveyor <u>K. R. Mitchell</u> of land situated in the</p>	<p>Registered Number: D11611</p>
<p>Title Reference: C.T. 2761/25</p>	<p>TOWN OF PENGUIN SCALE:— 1:1000.</p>	<p>Approved: 11 OCT 1973 Effective from: <i>M. Mitchell</i> Recorder of Titles</p>
<p>Grantee: Part of Lot 35660, Granted to <u>J. S. Browne (22nd 11th 1973)</u></p>	<p>LENGTHS ARE IN METRES</p>	



SEARCH OF TORRENS TITLE

VOLUME 11612	FOLIO 2
EDITION 2	DATE OF ISSUE 17-Aug-1999

SEARCH DATE : 29-Feb-2016

SEARCH TIME : 11.39 AM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 2 on Diagram 11612

Derivation : Part of Lot 11776 Gtd. to John McCall

Prior CT 3764/29

SCHEDULE 1

A625545 THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL RECORDS UNIT
DEPARTMENT OF PRIMARY INDUSTRIES

Received: 15 DEC 2015

Applicant No: 0A215101

Eng. ID: 227390

under the light of the new

SEARCH OF TORRENS TITLE

VOLUME 156416	FOLIO 1
EDITION 1	DATE OF ISSUE 03-Sep-2009

SEARCH DATE : 16-Oct-2015

SEARCH TIME : 12.10 PM

DESCRIPTION OF LAND

Parish of ASHWATER Land District of DEVON

Lot 1 on Plan 156416 (Section 27A of the Land Titles Act.)

Derivation : Whole of Lot 1 on Plan 156416 Gtd. to The Crown

SCHEDULE 1

C905785 TRANSFER to CENTRAL COAST COUNCIL Registered
03-Sep-2009 at 12.01 PM

SCHEDULE 2

C924650 Land is limited in depth to 15 metres, excludes
minerals and is subject to reservations relating to
drains sewers and waterways in favour of the Crown
C924650 FENCING PROVISION in Transfer
C924650 REVERSIONARY CONDITIONS set forth in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

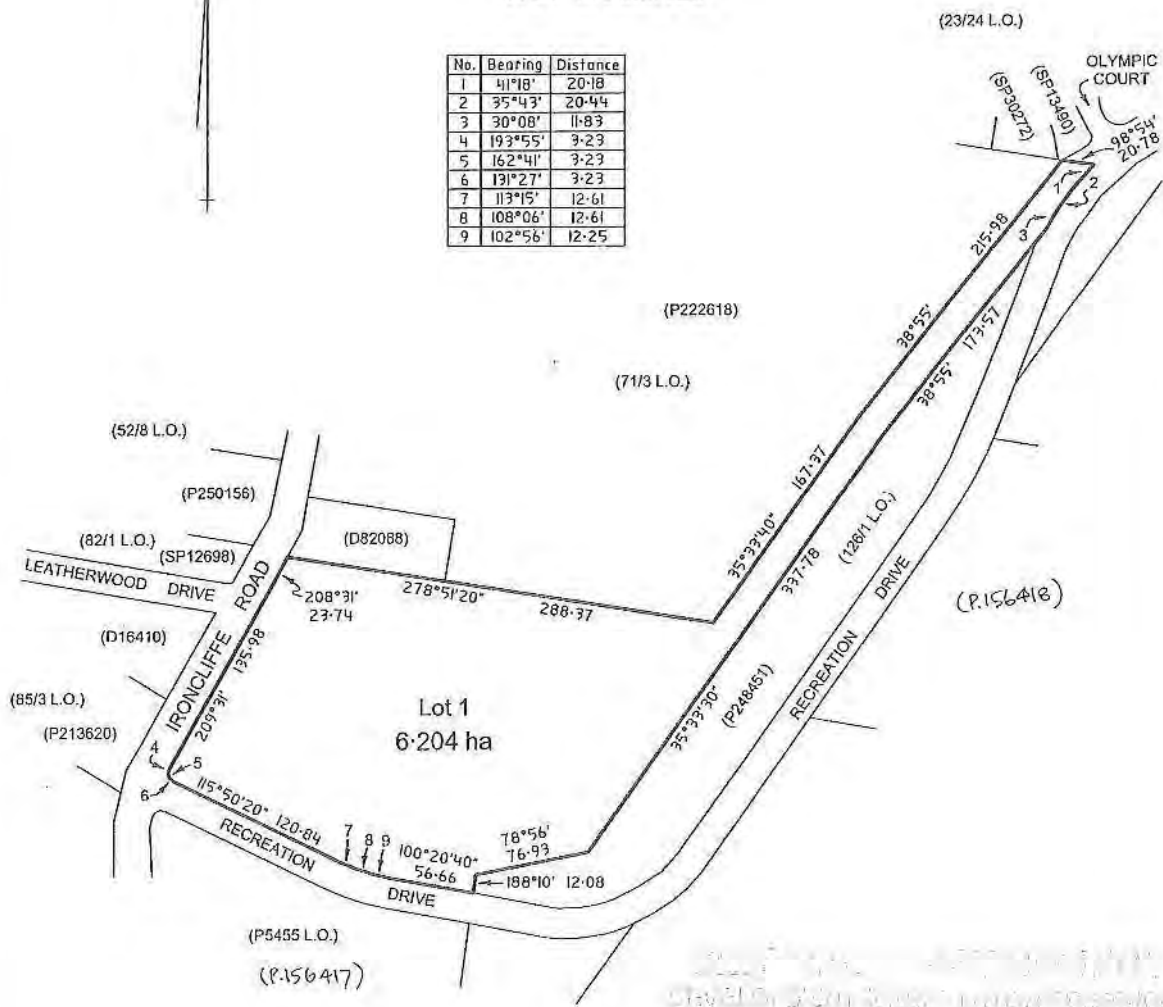
CENTRAL COAST COUNCIL
RECEIVED
15 DEC 2015
APPROVAL NO. 00015101
Doc No. 227390

OWNER: The Crown	PLAN OF TITLE LOCATION LAND DISTRICT OF DEVON PARISH OF ASHWATER (LOCALITY OF PENGUIN) FIRST SURVEY PLAN No P5455 L.O. & 333/33 L.O. 5455 COMPILED BY OFFICE OF THE SURVEYOR-GENERAL SCALE 1:2000 LENGTHS IN METRES	REGISTERED NUMBER P156416
FOLIO REFERENCE: SEC. 27A APPM. N° (C. 9/24630) (P.156416) GRANTEE: Whole of Lot 1, 6.204ha the Crown		APPROVED 24 AUG 2009 EFFECTIVE FROM <i>Nice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No 104 (4244) - 21	LAST UPI No 5700798	LAST PLAN No P5445 L.O. 5455
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

COMPILED PLAN

NOT EXAMINED

No.	Bearing	Distance
1	41°18'	20.18
2	35°43'	20.44
3	30°08'	11.83
4	193°55'	3.23
5	162°41'	3.23
6	131°27'	3.23
7	113°15'	12.61
8	108°06'	12.61
9	102°56'	12.25



Received: 16 DEC 2010
 Application No: 09015101
 Doc No: 007390

Compiled from P5455 L.O.

09110

N/A	
COUNCIL DELEGATE	DATE

SEARCH OF TORRENS TITLE

VOLUME 222618	FOLIO 1
EDITION 3	DATE OF ISSUE 08-Oct-2008

SEARCH DATE : 16-Oct-2015

SEARCH TIME : 12.08 PM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 1 on Plan 222618

Derivation : 23A-OR-32Ps. Lot 13594 Gtd. to Thomas Verger and
duly surrendered by Transfer No. A181940

Prior CT 2770/67

SCHEDULE 1

A181940 TRANSFER to THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL COAST CO. VOL.
DEVELOPMENT REGULATORY OVERVIEW

Received 15 DEC 2015

Valuation 09215101

Doc ID: 007390

R.F. 512

2770 67

ANNEXURE TO CERTIFICATE OF TITLE VOL.

FOL.

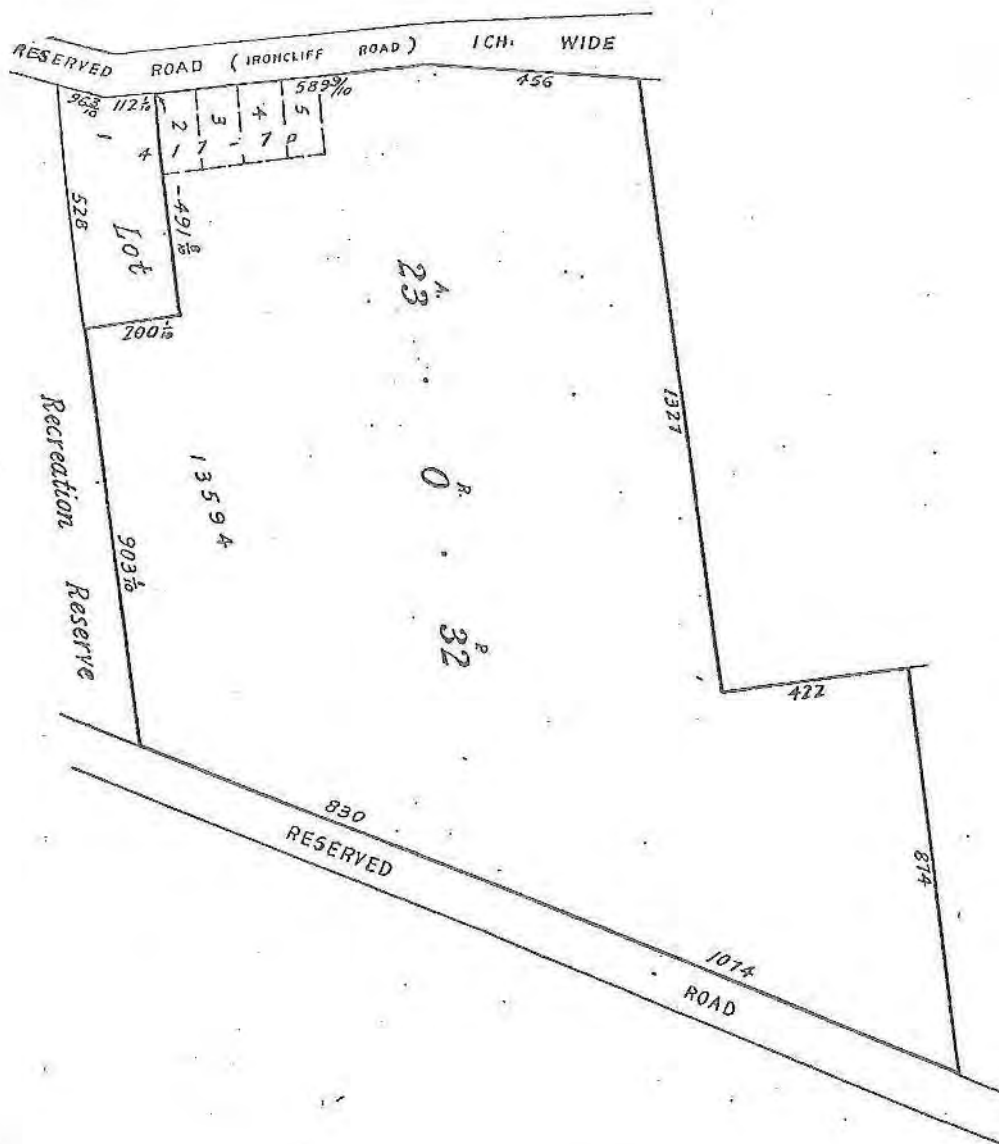
Recorder of Titles



REGISTERED NUMBER

222618

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CENTRAL COAST COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

Received: 11 DE 2013

As shown in Fig. 10, the

 227390

SEARCH OF TORRENS TITLE

VOLUME 229242	FOLIO 8
EDITION 3	DATE OF ISSUE 02-Oct-2000

SEARCH DATE : 16-Oct-2015

SEARCH TIME : 12.07 PM

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON

Lot 8 on Plan 229242

Derivation : 13A-3R-12Ps and 2 4/10Ps comprising parts of Lot 5705 granted to Thomas Moriarty Clerke and duly surrendered by Transfer A358014.

Prior CT 3013/36

SCHEDULE 1

A358014 THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL SYSTEMS
DEVELOPMENT & ACCOUNTS SERVICES

Created: 16 DEC 2015

Application No: 00215101

Doc ID: 227390

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.

3013 36

HER MAJESTY THE QUEEN is now seised in demesne by right of Her Imperial Crown subject nevertheless to such encumbrances liens and interests as are notified by Memorial underwritten or endorsed hereon of all those pieces of land situated in the Parish of Ashwater Land District of Devon containing

THIRTEEN ACRES THREE ROODS TWELVE PERCHES and

TWO PERCHES AND FOUR TENTHS OF A PERCH

on the Plan hereon and comprising parts of Lot 5705

delineated in the public maps of the State deposited in the

Office of the Surveyor-General originally granted to THOMAS MORIARTY CLERKE

and duly surrendered as appears by TRANSFER NO.A358014-

IN WITNESS whereof I have hereunto signed my name and affixed my seal this

RECORDED OF TITLES.

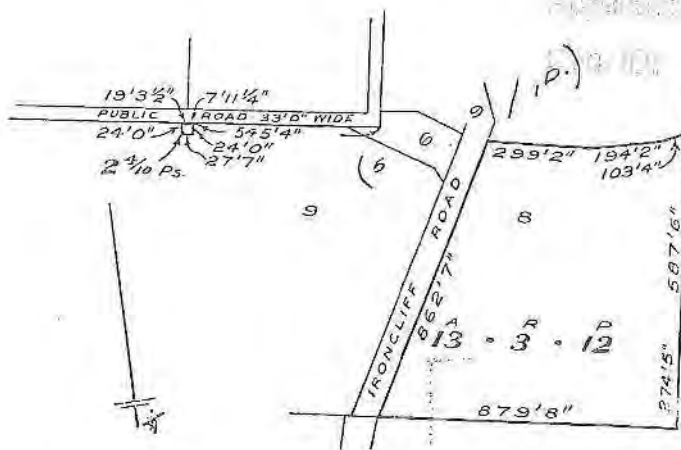
M. Williams

RECORDING SERVICES

15 DEC 2015

DA215101

227390



Parkview Primary School

Meas. in Ft. & Ins. 557/8D

FIRST Edition, Registered

Derived from C.T.Vol. 2532 Fol.47. Transfer 358014- C.G.Williams

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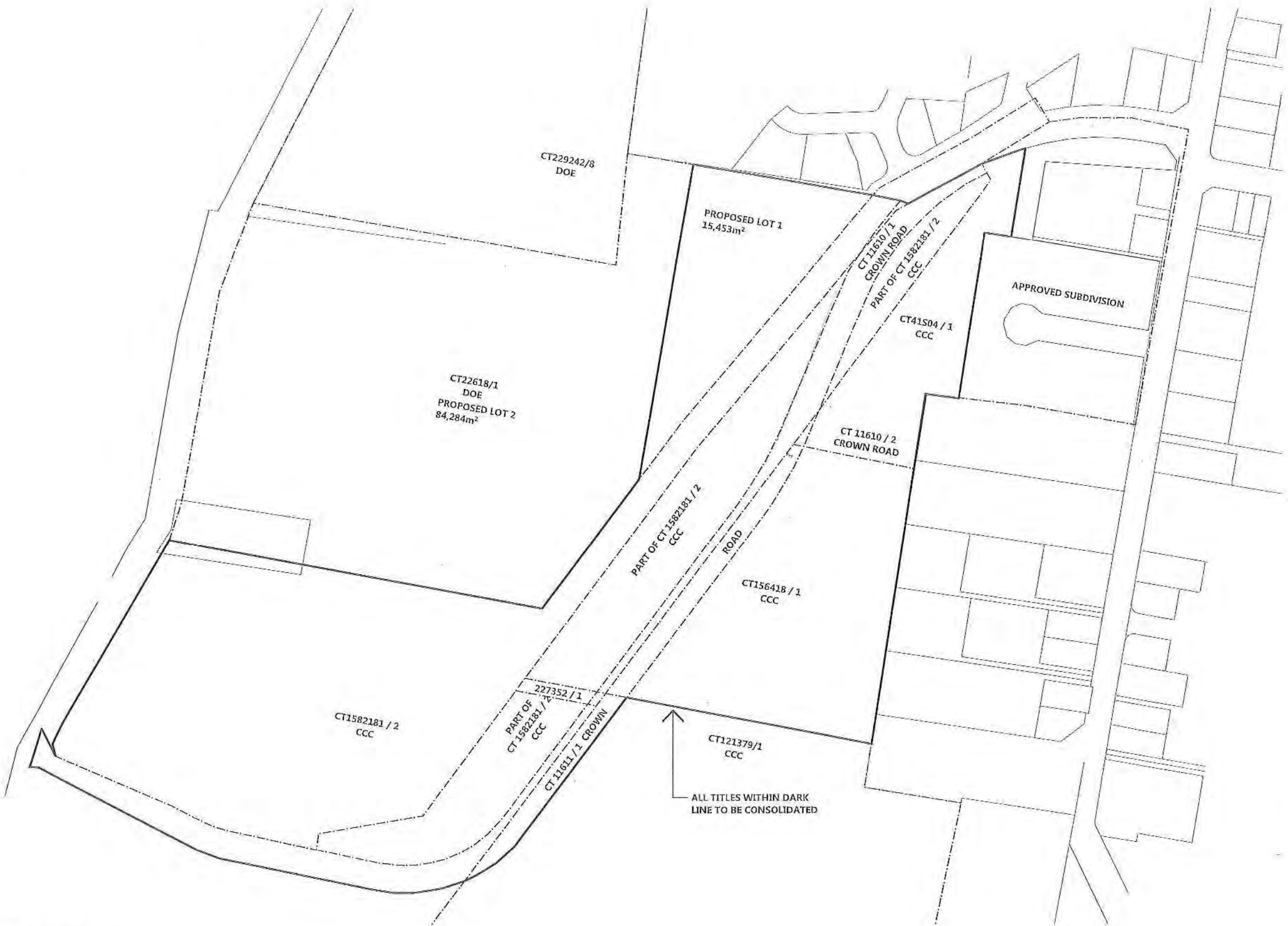
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REGISTERED NUMBER

229242

REVISION			
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1	15/05/2024	PRELIMINARY	MG
2	15/05/2024	PRELIMINARY	MG
3	15/05/2024	PRELIMINARY	MG
4	15/05/2024	PRELIMINARY	MG
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20	15/05/2024	PRELIMINARY	MG

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SUBDIVISION PLAN
 SCALE 1:1500
 Project North 15000 30000 45000 60000 75000

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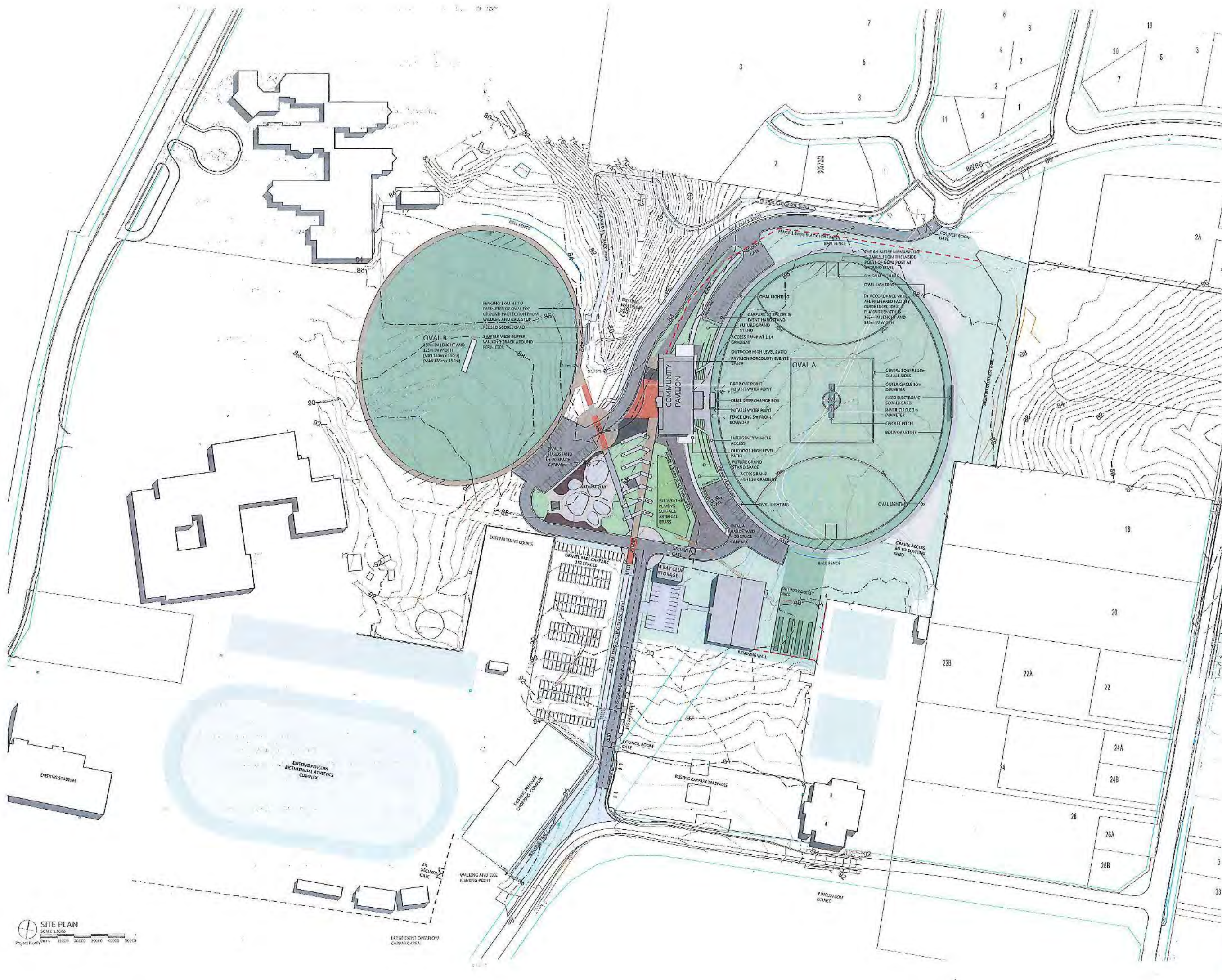
PROJECT NAME
 DIAL REGIONAL SPORTS
 COMPLEX DEVELOPMENT
 CLIENT NAME
 CENTRAL COAST COUNCIL

DRAWING NAME
 SUBDIVISION PLAN

DRAWN
 MG
 CHECKED
 HC
 DESIGNED
 PRELIMINARY
 PROJECT NUMBER
 151005
 SHEET NO.
 A1 (LANDSCAPE)
 A7013/A02

REVISION			
No.	Description	By	Date
1	Initial Design	ARTAS	15/10/20 </td
2	Revised Design	ARTAS	15/10/20
3	Final Design	ARTAS	15/10/20
4	Construction	ARTAS	15/10/20
5	As Built	ARTAS	15/10/20
6	Final Review	ARTAS	15/10/20
7	Final Approval	ARTAS	15/10/20
8	Final Sign-off	ARTAS	15/10/20
9	Final Delivery	ARTAS	15/10/20
10	Final Archival	ARTAS	15/10/20
11	Final Review	ARTAS	15/10/20
12	Final Approval	ARTAS	15/10/20
13	Final Sign-off	ARTAS	15/10/20
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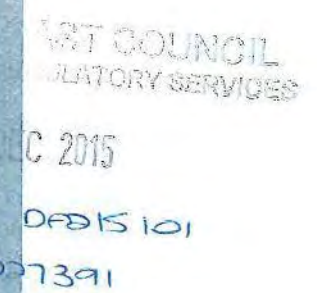
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PROJECT NAME
 DIAL REGIONAL SPORTS
 COMPLEX DEVELOPMENT

CLIENT NAME
 CENTRAL COAST COUNCIL

DRAWING NAME
 SITE PLAN

DATE
 15/10/20
 DRAWN BY
 PRELIMINARY
 PROJECT NUMBER
 151005
 APPROVED BY
 HC
 SHEET SIZE
 A1 (LANDSCAPE)
 A7000/A02

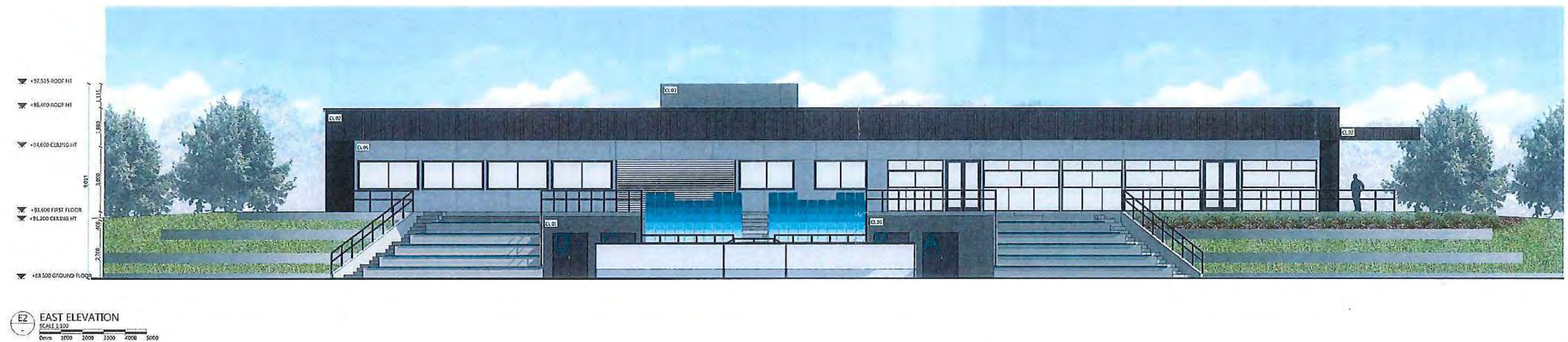


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REVISION Date Description 01 14.09.15 150105 150105/150105/150105	Int. App. 150105	#Issue 150105	A1201/A1	ARCHITECTS
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CLADDING NO. 01 - CONCRETE PANELS
EXPOSED PATTERNS & TEXTURE
NATURAL FINISH



CLADDING NO. 02 - METAL PROFILE
STANDING SEAM, COLORBOND
MONOLITH



CLADDING NO. 03 - COMPOSITE
ALUMINUM PANEL, METALLIC GREY



CLADDING NO. 04 - FEATURE WALL STEEL
ANGLE 100x100mm TO PROVIDE NATURAL
VENTILATION TO SERVICES ROOM, POWDER
COATED FINISH



CLADDING NO. 05 - FIBRE CEMENT
SHEET PANELING, COLOUR TO MATCH
DULUX LEXICON HALF

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 15 DEC 2015

Application No: 00015101

Doc. ID: 007391

DIAL REGIONAL SPORTS COMPLEX DEVELOPMENT

CENTRAL COAST COUNCIL

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REVISION	DATE	BY	APP	ISSUE	NO.
1	15/12/2015	ARTAS	ARTAS	150105	A2100/A1

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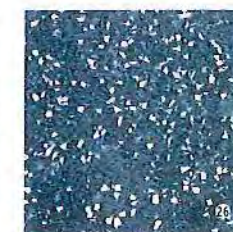
- 1 Existing foot bridge over gully to be retained.
- 2 Existing vegetation retained, with weeds removed, and revegetation works performed where required.
- 3 Existing track to be retained.
- 4 Junction for new circuit pathway to connect with existing bitumen walking track.
- 5 Bollard installation behind curb to restrict unauthorised vehicular access into parkland.
- 6 Single species Australian native street tree planting along the northern section of the roadway.
- 7 6m (h) Chain mesh fencing behind the goal posts to prevent footballs from entering the roadway.
- 8 Proposed scoreboard for Oval B.
- 9 Existing vegetation to be removed to provide a modified fuel zone adjoining the proposed pavilion, in compliance with the Bush Fire Assessment code.
- 10 3.4m (w) Coloured concrete track to connect Dial Road to the south with Recreation Drive to the north.
- 11 Low planting strip with bollards to provide a safety buffer between the link track and the roadway.
- 12 1.8m (h) Chain mesh fence to secure the entirety of Oval A, adjoining car parks and spectator areas.
- 13 Graded 1:20 concrete path providing access-for-all from the car park area to level 1 of the pavilion.
- 14 Grassed spectator area with concrete terrace walls.
- 15 Landscape buffer consisting of local tree, shrub and groundcover species, to provide screening from adjoining residences.
- 16 Proposed scoreboard for Oval A.
- 17 3m (w) Concrete walk track around the oval.
- 18 Hardstand for car parking or spill-out space for large events.
- 19 Picnic facility with shelter, electric BBQ, tables and drink fountain.
- 20 Nature based playground incorporating coloured concrete pavements, and climbing, swinging, digging, sliding and water play elements.
- 21 3.6m (w) Concrete pathway to connect Dial Road to the south with Recreation Drive to the north.
- 22 Unisex all-abilities public toilet facility.
- 23 Coloured concrete promenade varying in width from 3.6m at the road junction to 6m adjoining the forecourt.
- 24 Synthetic turf 'all weather' surface informal training and general run-around space.
- 25 Large shade trees to provide amenity to the built forms and to provide shade to the informal training area.
- 26 Graded concrete walkway providing access-for-all from the car park area to level 1 of the pavilion.
- 27 3m (w) Concrete walk track around the oval.
- 28 Pedestrian and vehicular traffic node highlighted by a circular arrangement of ornamental Maple trees, compacted gravel pavement, marked pedestrian crossing and high contrast 'Brick Red' coloured concrete pavement.
- 29 Existing tennis courts to be retained.
- 30 Compacted gravel pavement for overflow car parking during significant events.
- 31 Proposed new entry drive with the western side of the road lined with a double row of decorative Australian native trees which provide shade over the promenade pathway leading up to the pavilion.
- 32 Proposed club offices and storage building.
- 33 Proposed carpark for future indoor cricket facility.
- 34 Proposed future indoor cricket facility.
- 35 Four bay cricket practice nets.
- 36 Lawn Bowls storage shed with compacted gravel track access.

Received: 15 DEC 2015

Application No: 00815101

Doc ID: 007391

Character Images



DIAL Sports Complex Landscape Master Plan

0 5 10 20m
15 October 2015
Issue C



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LANGE
design
landscape architecture



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 15 DEC 2015

Application No: DA215101

Doc. ID: 227391

Artas Architects

Dial Regional Sports Complex Traffic Impact Assessment

October 2015

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Table of contents

1.	Introduction	3
1.1	Background	3
1.2	Project Scope and Objectives	3
1.3	Subject Site	3
1.4	Information and Data Sources	4
1.5	Planning Scheme	4
2.	Existing Conditions	5
2.1	Transport Network	5
2.2	Pedestrians and Cyclists	8
2.3	Road Safety Performance	8
3.	Proposed Development	10
3.1	Dial Regional Sports Complex	10
3.2	Traffic Generation	10
3.3	Traffic Distribution	12
4.	Traffic Impacts	13
4.1	Access Impacts	13
4.2	Surrounding Road Network Impacts	14
4.3	Parking Assessment	15
5.	Conclusions	17

Table index

Table 1	Traffic Generation Summary	12
Table 2	Change in Two-way Traffic Volumes – Evening Peak	14

Figure index

Figure 1	Subject Site	4
Figure 2	Bass Highway Traffic Volumes	6
Figure 3	South Road looking north (left) and south (right)	6
Figure 4	Ironcliffe Road Traffic Volume	8
Figure 5	Crash Map	9
Figure 6	Dial Regional Sports Complex Site Plan	11

1. Introduction

1.1 Background

GHD was engaged by Artas Architects to undertake a traffic impact assessment for the proposed redevelopment and expansion of the Dial Regional Sports Complex in Penguin.

1.2 Project Scope and Objectives

The project scope was as follows:

- Collection and review of recent crash data and traffic volume data in the vicinity of the proposed development, sourced from Central Coast Council and the Department of State Growth;
- Consultation with Central Coast Council officers to understand their specific concerns relating to the proposed development and to ensure that these are included in the assessment;
- Undertake a site visit to gain an understanding of the existing conditions on the site and in the surrounding road network including Ironcliffe Road, Sports Complex Avenue, Dial Road and Recreation Drive;
- Review of the requirements of the Central Coast Interim Planning Scheme 2013 as they relate to the proposed development;
- Estimation of the traffic generating potential of the proposed development accounting for the various facilities provided at the site and the anticipated peak usage;
- Assessment of vehicular access to the site with regard to access design as well as sight distance requirements;
- Assessment of pedestrian and cyclist access to the site;
- Assessment of car parking provision with regard to Planning Scheme requirements and the availability of public parking in the immediate area;
- Assessment of the car park layout against the requirements of the Planning Scheme and the relevant Australian Standards;
- Assessment of service and delivery vehicle access to the site including swept path analysis for the largest vehicle anticipated to access the site, using AutoTURN software; and
- Preparation of a Traffic Impact Assessment report outlining the findings of the above investigations and providing recommendations to overcome any issues that may arise.

1.3 Subject Site

The subject site is located in Penguin, south of the Bass Highway. Existing access to the site is via Sports Complex Avenue. Nearby land uses include the Penguin Primary School, Penguin High School and residential development at Dial Road, Recreation Drive and adjoining roads and cul-de-sacs.

The subject site and surrounds is presented in Figure 1.

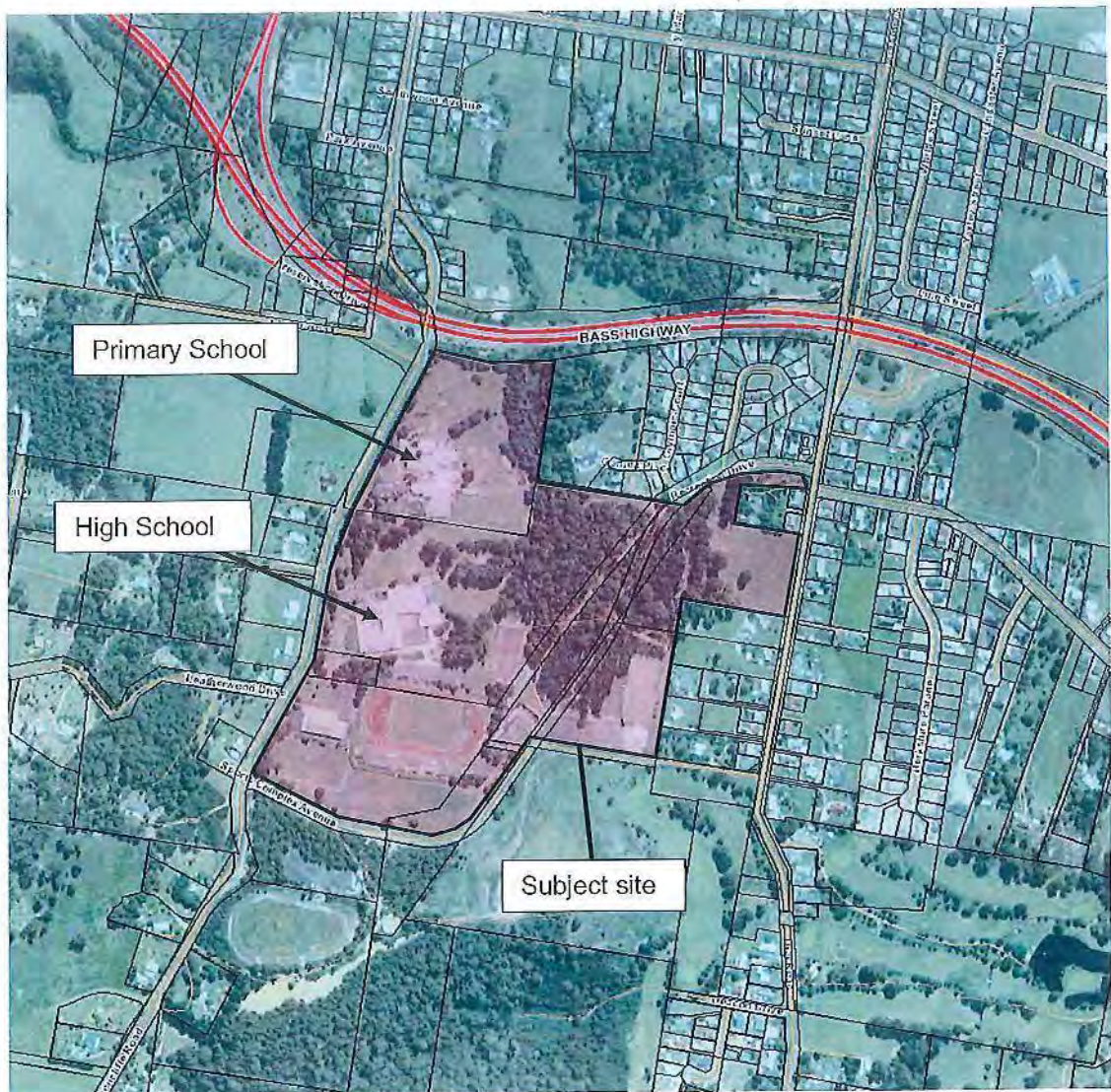


Figure 1 Subject Site

Base image source: LISTMap, DPI/PWE

1.4 Information and Data Sources

The following organisations were contacted during the preparation of this report:

- Department of State Growth – Crash data;
- Central Coast Council – General road network information, traffic data, Planning Scheme;
- Planning Development Services – Project planning information; and
- Artas Architects – General project information, site and floor plans.

1.5 Planning Scheme

The project is to be assessed under the *Central Coast Interim Planning Scheme 2013* which will be referred to as the Planning Scheme in this report.

2. Existing Conditions

2.1 Transport Network

For the purpose of this assessment, the transport network consists of the following roads:

- Bass Highway
- South Road
- Dial Road
- Sports Complex Avenue
- Ironcliffe Road
- Recreation Drive

The above roads are examined in detail in the following sections.

2.1.1 Bass Highway

Bass Highway is classified as a 'Category 1 Trunk Road' in the *Tasmanian State Road Hierarchy 2007*. The function of the Category 1 roads is as follows:

Trunk Roads are the State's major highways and are crucial to the effective functioning of Tasmanian industry, commerce and the community. They carry large numbers of heavy freight and passenger vehicles and are the key links supporting future economic development in Tasmania.

Trunk Roads facilitate:

- *Inter-regional freight movement;*
- *Inter-regional passenger vehicle movement; and*
- *Business interaction.*

The Trunk Roads connect the largest population centres, major sea and air ports, and key industrial locations.

Bass Highway also forms part of the National Highway 1 which consists of Brooker Highway, Midland Highway and Bass Highway forming an arterial route between Hobart and Burnie via Launceston.

In the vicinity of the study area Bass Highway is dual carriageway, with posted speed limit of 110 km/hr.

There are three interchanges providing access to Penguin; one at Pine Road/Mission Hill Road providing access to Riana to the south and the western side of Penguin, the middle providing limited access to Penguin via Preservation Drive, and the third located at South Road providing access to both the northern and southern areas of Penguin as well as being the main access point for the Dial Regional Sports Complex.

Traffic volume data taken in 2010 by the Department of State Growth indicates Bass Highway carries an AADT of 12,515 in the vicinity of the study area, with a percentage commercial vehicle split of 11.9%. A breakdown of hourly volumes across a typical day are provided in Figure 2.

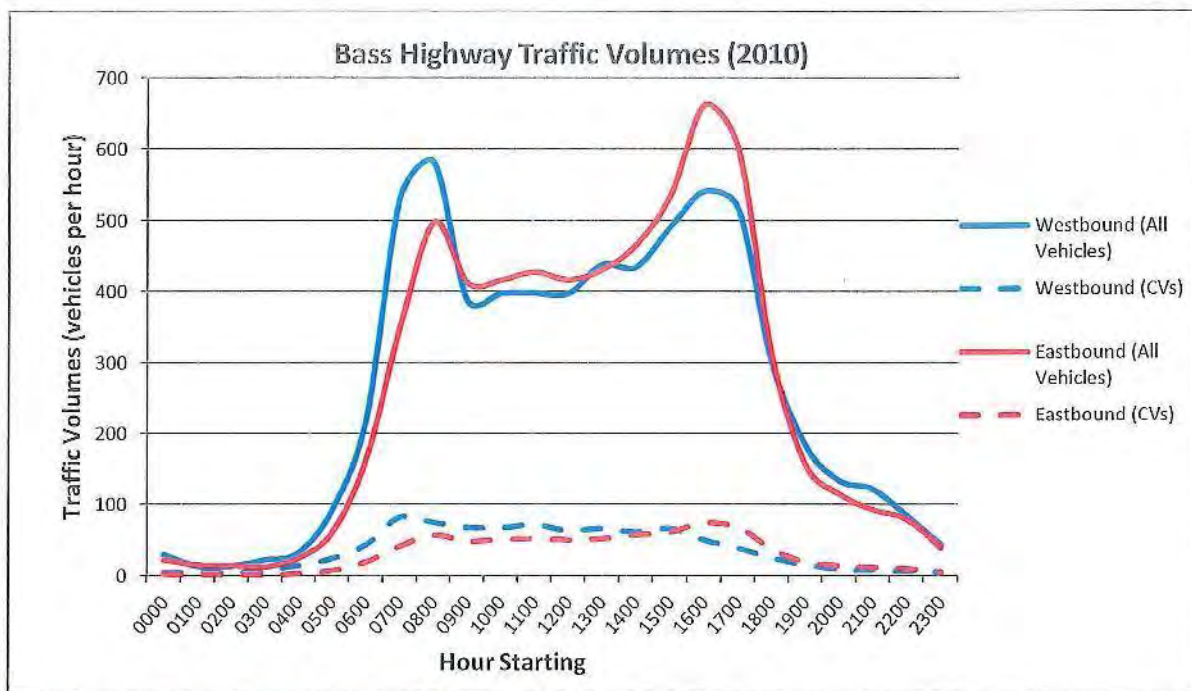


Figure 2 Bass Highway Traffic Volumes

2.1.2 South Road

South Road is a collector road which links between Penguin and Ulverstone running parallel for most of its length to the Bass Highway. It has an overall length of approximately 10 km, commencing at a T-junction with Ironcliffe Road on the western side of Penguin, and turning into Hobbs Road on approach to Ulverstone town centre.

South Road provides access to the subject site from the Bass Highway via Recreation Drive and Dial Road/Sports Complex Avenue.

South Road can be seen in Figure 3.



Figure 3 South Road looking north (left) and south (right)

Traffic volume data provided by Central Coast Council for South Road taken in March 2015 north of the Bass Highway indicates that daily volumes can range from approximately 1,500 to 2,500 vehicles per day.

2.1.3 Dial Road

Dial Road commences at a T-junction with South Road where it continues south for approximately 6.5 km and terminates in the Mount Dial area. North of Sports Complex Avenue, Dial Road has an overall pavement width of approximately 10 m with a footpath provided on the eastern side of the road.

Traffic volumes were not available for Dial Road; however, it is assumed that volumes would be less than 1,000 vehicles per day.

Dial Road provides access to the subject site via Sports Complex Avenue.

2.1.4 Sports Complex Avenue

Sports Complex Avenue provides a link between Ironcliffe Road and Dial Road with the main purpose to provide access to the Penguin Sports Complex. Both intersections are give-way controlled T-junctions with Sports Complex Avenue being the minor approach.

The pavement width is approximately 6 m, with a footpath provided on the southern side of road from Dial Road switching to the northern side at the Bowls Club. A centre line is not marked for the majority of the road (only to guide around corners). There are no restrictions for on-street parking, however the width of the pavement would make it difficult for two-way traffic to operate if vehicles were parked along Sports Complex Avenue. A bus zone is provided in an indented bay between the sports complex access and the bowls club. A 10T load limit applies for the length of Sports Complex Avenue.

Sports Complex Avenue forms part of Metro Tasmania routes 78 and 79 (total 2 services per day), and provides access for school buses associated with Penguin High School and Penguin Primary School.

Sports Complex Avenue will provide direct access to the proposed development.

2.1.5 Ironcliffe Road

Ironcliffe Road is a collector road connecting between the towns of Penguin and Riana, running north-south for approximately 17 km. Ironcliffe Road provides access to residential dwellings as well as Penguin High School and Penguin Primary School. A footpath is provided on the eastern side of the road.

Traffic data provided by Central Coast Council for Ironcliffe Road taken in February 2015 suggests a weekday traffic volume of approximately 1,100 vehicles per day, and a weekend daily volume of approximately 600 vehicles. A typical weekday traffic volume profile is provided in Figure 4. This profile illustrates a significant peak in traffic volumes in the AM associated with school drop offs, and a more dispersed peak in the PM related to school drop offs. Outside of these times traffic volumes on Ironcliffe Road are relatively low.

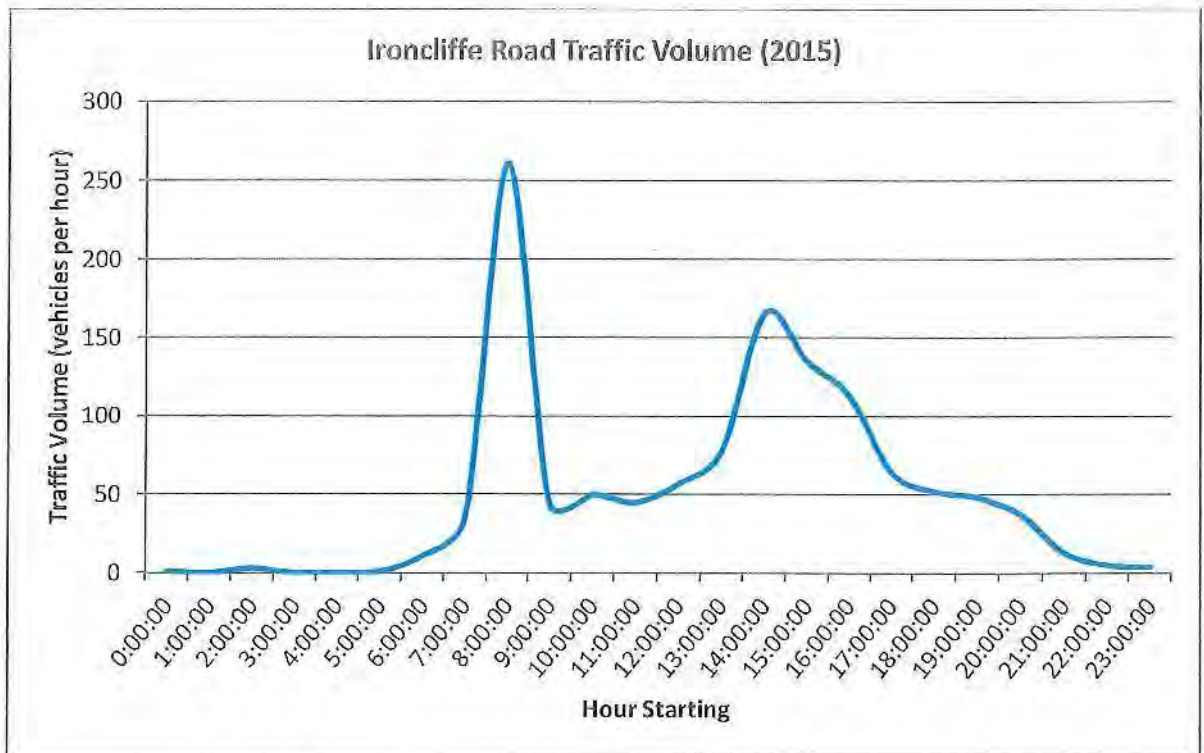


Figure 4 Ironcliffe Road Traffic Volume

2.1.6 Recreation Drive

Recreation Drive currently provides access to a residential subdivision, connecting with South Road at a give-way controlled T-junction. The proposed development will include a new access road from Recreation Drive.

The pavement width is approximately 6 m and a footpath is provided on the northern side of the road. A centreline is not marked. On street parking is unrestricted, and it is likely that parking would occur regularly on at least the northern side of Recreation Drive associated with the adjacent houses. Traffic flow would be restricted to one-way only past parked vehicles.

The number of residential lots accessed from Recreation Drive would indicate a daily volume less than 500.

2.2 Pedestrians and Cyclists

The development use surrounding the subject site would indicate that there would be a large generation of pedestrian and cyclist activity in the area. Existing pedestrian infrastructure is relatively good with footpaths along one or both sides of all roads around the site. There is a short distance between Dial Road and Sports Complex Avenue where footpaths are not provided, however given the geometry of Dial Road, this route would not be highly used by pedestrians, with most preferring to walk to the site via Recreation Drive.

2.3 Road Safety Performance

Crash data was obtained from the Department of State Growth for the most recent 5 year time period (1 July 2010 to 30 June 2015). The roads examined included Bass Highway, Ironcliffe Road, Dial Road and all other minor roads near the subject site. A map of crashes is presented in Figure 5.

3. Proposed Development

3.1 Dial Regional Sports Complex

The proposal includes the construction of two new recreation grounds and associated amenities, a community pavilion, additional car parking and formalised entrance from Sports Complex Avenue, as well as a new playground and shared paths/social spaces.

The proposed works form part of an overall Master Plan for the site which includes the Penguin Regional Athletics Centre, the Penguin Sports and Services Club, lawn bowls facilities and golf course. The adjacent High School and Primary School will be integrated into the proposed works as these schools also rely on the sports complex facilities.

The Community Pavilion will include amenities associated with the recreation ground, as well as a function room. Seating within the pavilion will include 136 seats within the grandstand, as well as around 164 informal seats, bringing total seating to 300. Additional seating will also be available within the function room.

The car parking area will provide 152 new parking spaces. Three hardstand areas will be located near each of the ovals, which will primarily be utilised for parking; however a secondary function will be for erecting marquees during events.

A walking track will be constructed which will provide access from the Athletics Centre, along the sports complex access road to each of the two ovals. This track will provide access to the grass informal parking area situated on the western side of the Athletics Centre.

An access road will be constructed through the site which will connect Sports Complex Avenue to Recreation Drive. The extent of works associated with this Development Application are shown in Figure 6.

3.2 Traffic Generation

Traffic generation for the site has been assessed using three different scenarios to establish the likely arrival and departure patterns across a typical weekday and a Saturday.

3.2.1 Scenario 1 – Typical Weekday Traffic

During the morning commuter peak period on weekdays, there will be minimal traffic accessing the site, with the majority of trips made by maintenance staff and club staff and volunteers. Approximately 10 entry movements have been estimated between 8:00 and 9:00 am.

During winter months, there will be typically two football teams training at the site per night (Monday to Thursday), each generating demand for up to 30 vehicles. Therefore, a total of 60 entry movements and 5 exit movements have been estimated for between 5:00 and 6:00 pm. An additional 60 departures might occur after around 7:30 pm after training concludes.

3.2.2 Scenario 2 – After School Sports

After school sporting trips are anticipated to be made between 3:30 and 5:30 pm. These trips would likely be associated with parents dropping off children for sporting competitions or training. It is assumed that a proportion of attendees will be associated with either the adjacent Primary or High School and will therefore walk or cycle to the facility, and then be collected by a parent or guardian following completion of the session. It is assumed that both ovals will be used for after school sessions.

Between 3:30 and 4:00 pm it is estimated that up to 30 movements will enter the site, and 55 will exit the site between approximately 5:00 and 5:30 pm.

given the residential catchment surrounding the site and the fact that the opposing team and supporter group is likely from another town.

If an average 2 passenger per car is assumed, up to 100 vehicles may be at the ground at any one time. A number of drop-offs would also occur prior to each game, and an additional 20 vehicle trips per game has been assumed.

The main arrival times associated with each of the games has been assumed to be:

- Juniors: 8:00 – 9:00 am
- Reserves: 10:30 – 11:30 am
- Seniors: 12:30 – 1:30 pm

Departure times will also be associated with the completion of each game, however these are likely more dispersed than arrivals as players and spectators can sometimes stay and watch the following game for a period of time.

3.2.4 Traffic Generation Summary

A summary of the estimated traffic generation across a typical weekday and Saturday is provided in Table 1.

Table 1 Traffic Generation Summary

Scenario	Number of Trips	
Weekday	IN	OUT
AM Peak (8:00 am to 9:00 am)	10	-
School Peak (3:30 pm to 4:00 pm)	30	-
PM Peak (5:00 pm to 6:00 pm)	60	60
Saturday	IN	OUT
8:00 am to 9:00 am	120	20
10:30 am to 11:30 am	120	70
12:30 pm to 1:30 pm	120	70

Based on the estimated trips associated with the proposed development, it is estimated that the busiest times for the facility will likely be during a weekday PM peak where there is a cross over between after school sports groups leaving the venue and senior sporting club members arriving, and on Saturdays where there are people arriving for the reserves and seniors games and a smaller amount leaving from earlier games.

3.3 Traffic Distribution

With the inclusion of a new access road from Recreation Drive, trips will be shared across both accesses. It is assumed that 50% of trips associated with the site during a weekday will be made from Recreation Drive and the other 50% from Sports Complex Avenue. This has been assumed based on the locations of residential areas around Penguin and key access routes (including Ironcliffe Road and Dial Road).

On a weekend, this may be more likely 70% from Recreation Drive and 30% from Sports Complex Avenue as a larger proportion of trips will originate from the Bass Highway (assumed 50%).

4. Traffic Impacts

4.1 Access Impacts

The proposed development will have two accesses to the external road network:

Recreation Drive (new)

The new access on Recreation Drive will be located at the end of the existing cul-de-sac. Olympic Court connects to Recreation Drive just north of the proposed access. It is recommended that this access be constructed as a typical property access, with a crossover, so that existing priority arrangements on Recreation Drive are retained and it is clear that vehicles entering and entering the sports complex must give way to vehicles already on the road.

Sports Complex Avenue (existing)

The existing access is located on the outside of a sweeping bend on Sports Complex Avenue. The drive-way will be straightened and will provide access to the existing Bowls Club car park as well as the proposed development and other uses on the site. A bus parking area is proposed for the eastern side of the drive-way which indicates that buses are likely to enter the site via Recreation Drive and exit onto Sports Complex Avenue.

Based on the existing and proposed traffic volumes on Sports Complex Avenue, and the fact that most traffic using this road is accessing the site, there are not likely to be significant delays or other traffic issues at the access.

4.1.1 Pedestrian and Cyclist Access

Footpaths and walkways will be constructed through the site to facilitate the movement of pedestrians between Recreation Drive, Sports Complex Avenue, car parking areas and other facilities on the site. The main north-south walking path through the site will continue south of the site to terminate at the grassed area which may be used for overflow parking.

The proposed footpaths are considered to provide a high quality walking environment through the site and will enhance the existing footpath network in the surrounding area.

No specific bicycle facilities (such as on-street bicycle lanes or shared path facilities) are provided in the surrounding area, however given the very low traffic volumes on nearby roads the existing traffic network is considered to provide a relatively safe and comfortable environment for cycling.

4.1.2 Sight Distance Assessment

Sight distances at the proposed accesses were assessed during the course of a site visit on 30 September 2015. The sight distance at the Sports Complex Avenue access for westbound vehicles is approximately 130 metres, which is measured from driver eye height to a point 1.25 m above the ground which represents drivers seeing the tops of cars. It is likely that the steepness of Sports Complex Avenue would result in vehicles travelling slower than the design speed of 50 km/h.

Therefore, the available sight distances are as follows:

- Recreation Drive

- Along roadway: 110 metres
- Sports Complex Avenue
 - Westbound: 130 metres (limited by crest)
 - Eastbound: 160 metres

The available sight distance complies with the minimum requirements set out in the Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections (2010) for a design speed of 50 km/h.

4.2 Surrounding Road Network Impacts

4.2.1 Key Traffic Routes

The proposed development is likely to generate up to 120 vehicle movements (60 entries and 60 exits) during the typical weekday evening peak between 5:00 pm and 6:00 pm. Hourly traffic volumes on nearby roads (two-way) are expected to increase as follows.

Table 2 Change in Two-way Traffic Volumes – Evening Peak

Road	Existing ¹	Additional	Proposed	Change
Weekday Evening Peak (5:00 to 6:00 pm)				
Recreation Drive	50	60	110	120%
Sports Complex Avenue	100	60	160	60%
Ironcliffe Road	60	48	108	80%
Dial Road	100	12	112	12%
South Road	250	54	304	22%
Bass Highway	1,200	12	1,212	1%

Based on Table 2, while the proportional increase in traffic may be relatively high (up to 120% for Recreation Drive), traffic volumes on Recreation Drive, Sports Complex Avenue and Dial Road will remain well within the environmental capacity of these roads and will not significantly impact on residential amenity. This is based on environmental capacity performance standards set out in the Roads and Maritime Services publication, *Guide to Traffic Generating Developments* (2002) of 300 vehicles per hour.

South Road and Ironcliffe Road are collector roads with a much higher capacity. Traffic volumes are likely to reach just over 300 vehicles per hour on South Road which is well within the capacity of this road. The impacts on Bass Highway will be negligible with traffic volumes increasing by only around 1% compared to the existing situation.

On Saturdays, there will be higher traffic activity along Recreation Drive. An estimated 70% of all traffic is likely to use Recreation Drive to access the proposed development which is approximately 133 additional vehicles. This will bring traffic volumes on this road closer to 200 vehicles per hour at various times throughout the day.

¹ Existing peak traffic volumes have been estimated based on traffic counts obtained from Central Coast Council and the Department of State Growth as well as typical peak factors relating to AADT volumes.

This additional traffic is not likely to cause additional impacts to residential amenity along this road based on the following:

- This volume is still within the environmental capacity of the road;
- Major peaks would occur at around 3 discrete intervals throughout the day; and
- The higher traffic volumes would only occur during daytime hours.

4.2.2 Traffic Efficiency

As shown in Table 2, traffic volumes will remain very low throughout most of the road network with the additional traffic generated by the proposed development. The largest impacts will be at the South Road interchange, with an increase in vehicles travelling to and from the proposed development via Bass Highway on a Saturday.

Given existing volumes on South Road (some 250 vehicles per hour two-way) there will be ample gaps for vehicles to turn to and from the Bass Highway with no significant level of delay.

4.2.3 Road Safety

No significant adverse road safety impacts are foreseen for the project. This is based on the following:

- The surrounding road network is capable of absorbing additional traffic that will be generated by the proposed development during peak times with no loss of performance;
- There is ample sight distance at each of the proposed access locations with respect to Austroads guidelines for the prevailing vehicle speeds; and
- The existing crash history does not suggest that there are any specific road safety deficiencies in the nearby area that might be exacerbated by the proposed development.

4.3 Parking Assessment

4.3.1 Car Parking

From Clause E9.5.1-A1 of the Planning Scheme: *"Provision for parking must be ... the minimum number of on-site vehicles parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code."*

The proposed development includes 2 outdoor sports grounds. From Table E9.1 of the Planning Scheme, the minimum parking requirement is as follows:

- 15 spaces per playing field; OR
- 8 spaces per 100 m² gross site area, whichever is greater; AND
- 1 space per 3 spectator seats.

Given that the proposed development is located across several lots, each of which will contain multiple existing and proposed uses such as the Primary School and High School, tennis courts, bowls club and future indoor cricket, use of gross site area to determine parking requirements is not appropriate in this situation.

Therefore, the total parking requirement for the proposed sports grounds is as follows:

- 2 playing fields 30 spaces
- 136 seats (grandstand) 45 spaces
- 164 informal seats 55 spaces

The proposed community pavilion also includes a new function room with total area of around 400 m² which will generate a parking requirement for up to an additional 60 parking spaces. This area will be utilised for indoor seating during sporting activities.

Based on the above, the proposed development will generate a total parking requirement for 190 spaces under the Planning Scheme. Note that other proposed uses on the site including the play areas between the two grounds as well as the gym, change rooms and offices within the pavilion, are considered ancillary to the primary uses and will not generate additional demand for parking at the site.

The proposed development will provide a total of 152 formal parking spaces, three hardstands providing part time parking for approximately 60 spaces adjacent to the two ovals, as well as the existing informal grass parking area adjacent to the Athletics Centre which has been used for up to 800 vehicles in the past. This allocation does not include the existing 144 space car park adjacent to the Bowls Club, as this is allocated to members of the Penguin Sports and Services Club.

The overall parking on site, taking into account the part time parking locations and the informal grassed areas exceeds the minimum requirements of the Planning Scheme with a significant surplus.

4.3.2 Special Parking Requirements

The Planning Scheme requires special parking as follows:

Motorcycle Parking

A minimum of 1 motorcycle space is required for every 20 vehicle parking spaces. Given a total supply of 152 parking spaces, it is recommended that a total of 8 motorcycle parking spaces are provided throughout the site. Note that car parking spaces can be converted to motorcycle parking at a ratio of 1:2.

Parking for People with Disabilities

Similarly, given a total supply of 152 parking spaces, the proposed development will require a minimum of 8 accessible parking spaces. These should be provided within the main car park and should be designed to comply with the requirements of AS2890.6, *Parking facilities – Part 6: Off-street parking for people with disabilities*.

Bicycle Parking

A bicycle parking area containing no less than 8 bicycle parking spaces should be provided within the site near the proposed community pavilion building.

4.3.3 Car Park Layout

Clause E9.6.2-A2 of the Planning Scheme requires that all parking areas and loading areas comply with the relevant Australian Standard. From AS2890.1, *Parking facilities – Part 1: Off-street car parking*, 2004, the following general dimensions apply for user class 2:

- Space width 2.5 metres
- Space length 5.4 metres
- Aisle width 5.8 metres

The proposed car park should be designed to the above standards. There is sufficient space on the site to accommodate car parking to these standards.

5. Conclusions

This traffic impact assessment has investigated the potential traffic impacts of a proposed redevelopment of the Dial Regional Sports Complex. The proposal includes construction of two new recreation grounds and associated amenities, a community pavilion, additional car parking and formalised entrance from Sports Complex Avenue, as well as a new playground and shared paths/social spaces.

The key findings of the report are as follows:

- The proposed development is likely to generate up to an additional 120 vehicle movements during a typical weekday evening peak period and up to around 190 vehicle movements per hour at various times throughout a Saturday;
- It is recommended that the Recreation Drive access be constructed as a typical property access, with crossover, so that existing priority arrangements on Recreation Drive are retained and made clear;
- The proposal will provide good pedestrian connectivity through the site and will enhance the wider pedestrian network;
- There is sufficient sight distance at each of the access locations with regard to Austroads guidelines for a design speed of 50 km/h;
- Traffic volumes on Recreation Drive will increase to around 200 vehicles per hour at various times on a Saturday. This is unlikely to cause significant impacts on residential amenity on this road based on the following:
 - This volume is still within the environmental capacity of the road;
 - Major peaks would occur at around 3 discrete intervals throughout the day; and
 - The higher traffic volumes would only occur during daytime hours.
- Sufficient car parking is provided, taking into account part-time parking adjacent to the two ovals, nearby parking at the Bowls Club and overflow parking adjacent to the Athletics Centre, to cater for the expected demand;
 - There is unlikely to be significant spillover of parking into the nearby road network such as Recreation Drive.

Based on the findings of this report, and subject to the recommendations above, the proposal is supported on traffic grounds.

GHD

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Tasmania 7250

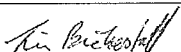
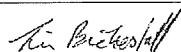
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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	E. Jackson M. Petrusma	T. Bickerstaff	On file	T. Bickerstaff	On file	07.10.15
1	M. Petrusma	T. Bickerstaff		T. Bickerstaff		12.10.15

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Bushfire Hazard Management and Natural Values Report

Report for: Artas Architects

Property Location: Sports Complex Avenue, Penguin.

Prepared by: Scott Livingston
AK Consultants,
40 Tamar Street,
LAUNCESTON, TAS. 7250

GLASGOW COAST COUNCIL
Environmental & REGULATORY SERVICES

Received: 15 DEC 2015

Application No: 09215101

Doc ID: 227391

Date: 11th October 2015



AK Consultants

Summary

Client: Artas Architects

Property The titles are located on Sports Complex Avenue, Penguin.

Identification Current zoning is Recreation and General Residential, (*Central Coast Interim Planning Scheme 2013*).

Proposal: Development of sports grounds and facilities at the Dial Regional Sports Complex.

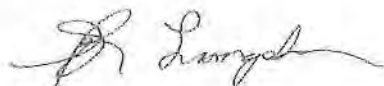
Assessment comments: Under the *Central Coast Interim Planning Scheme 2015*, consideration of the impact on natural values and an assessment of the bushfire risks is required. A field inspection was conducted on the 12th June 2015 to confirm or otherwise the desktop study findings and determine the Bushfire Risk.

This report summarises the findings of the desktop and field assessment and provides a Bushfire Hazard Management Plan.

Conclusion: The development will require the clearing of around 5ha of forest and 2 ha of regenerating forest. No significant impact is expected on threatened flora or fauna. Site works should be undertaken in such a way as to minimise the potential for sediment flow to the creek.

The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size. The Community Pavilion will require construction to BAL 12.5 for the northern and western facades, the eastern and southern facades may be constructed to BAL Low.

Assessment by:



Scott Livingston,
Master Environmental Management,
Natural Resource Management
Consultant.
Accredited Person under part 4A of
the Fire Service Act 1979:
Accreditation # BFP-105



INTRODUCTION

The Dial Sports Complex development includes construction of a Community Pavilion, sports grounds and car parking. The development will require the clearing of approximately 10ha of forest.

DESCRIPTION

The proposal area is bound to the north and east by residential development and to the west by Penguin High and Primary Schools. Land to the south includes the Penguin Golf Course.

The land slopes from approximately 90m ASL down to 70m ASL on the northern boundary. A tributary of Penguin Creek runs through the centre of the subject area and the majority of the site is currently forested. Vegetation is predominately Eucalypt woodland and shown in TasVeg 3.0 mapping as *Eucalyptus amygdalina coastal forest and woodland* (DAC).

There are no threatened flora species or threatened fauna species recorded on the proposal site (Department of Primary Industries, accessed 11/10/15).

NATURAL VALUES

VEGETATION

TASVEG3.0 mapping shows the proposed lots to be predominately *Eucalyptus amygdalina coastal forest and woodland* (DAC), this community was confirmed by site inspections with the exception of around 2ha, being planted *Eucalyptus globulus*, Tasmanian Blue Gum. Eucalypts in the vicinity of the school buildings are not considered representative of a forest community, with a largely modified understory, and have not been included in the cleared area calculations. Around 5 ha of the DAC forest and 2 ha of the planted/regenerating area are proposed for clearing.

FLORA

The Natural Vales Atlas has no records of sightings of threatened flora species within 500m of the proposed development. Two threatened flora species have been observed with 5km of the site. *Blechnum cartilagineum*, Gristle Fern (vulnerable at State level), and *Pterostylis atriola*, Snug Greenhood (rare at State level).

Two specimens of *Blechnum cartilagineum*, Gristle Fern were located along the creek line in the northern steep gully section below any proposed development. *Pterostylis atriola*, Snug Greenhood, flowers in summer (January-March) and may have been overlooked, however its preference for stony soils and disturbed sites mean previous observations in a well visited area like this are likely if it was present.

FAUNA

The Natural Values Atlas has records of grey goshawk, azure kingfisher and eastern barred bandicoots within 500m. With the exception of the azure kingfisher sighting these are all within the Penguin Golf Course. The kingfisher sighting is in residential land to the east of the development. Azure kingfishers are usually only found along forested margins of rivers and no suitable foraging habitat is located in the near vicinity.

Suitability of habitat for threatened species is described in table 1 below.

WATERCOURSES

The area of vegetation requiring clearing along the creek line is in a section above storm water input and has a poorly defined streambed with only occasional flows and is best described as a drainage line rather than a water course. The majority of the flows to the lower section of the creek are via piped stormwater and disturbance in this section will have minimal impact on watercourse values. Lower sections of the creek will have vegetation retained to within 30m. Site works should be undertaken in such a way as to minimise the potential for sediment flow to the creek.

DISTURBANCE

Sections of the site are heavily disturbed with gorse, Spanish heath, foxgloves, thistles and blackberry common across the site, particularly the regenerating area.

Species Name	Preferred Common Names	State Schedule	National Schedule	Recorded within 500m	Habitat	Habitat suitability on subject titles	Notes
<i>Aquila audax</i>	wedge tailed eagle	pe	PEN	no	Requires large sheltered trees for nesting and is highly sensitive to disturbance during the breeding season. Variety of habitats for foraging.	unlikely	No suitable trees for nesting. Rated as low probability in predictive mapping.
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	yes	Open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland.	likely	Open grassy areas for foraging and thick ground cover for shelter and nesting in retained forest area. Minor impact from clearing.
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	no	Coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land. Potential denning habitat for the spotted-tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves.	low	Sightings likely if present.
<i>Alcedo azurea subsp. diemenensis</i>	azure kingfisher or azure kingfisher (Tasmanian)	e	EN	yes	The species is found along the forested margins of major rivers, where it usually occurs in shady and overhanging forest vegetation.	unlikely	No suitable watercourse (river).

<i>Astacopsis gouldi</i>	giant freshwater crayfish	V	VU	no	Northern Tasmanian streams containing snags, pools and undercut banks, and with native vegetation along the banks	unlikely	Creek contains no suitable pools and is highly sedimented.
<i>Litoria raniformis</i>	green and gold frog	v	VU	no	Potential habitat for the Green and Gold Frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-flowing stretches of streams and rivers and drainage features.	unlikely	The creeks dries and does not provide a suitable water body.
<i>Limnodynastes peroni</i>	striped marsh frog	e		no	Permanent freshwater bodies with aquatic vegetation for breeding habitat. Suitable water bodies include natural and artificial coastal wetlands, lagoons, marshes, swamps and ponds (including dams).	unlikely	The creeks dries and does not provide a suitable water body.
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		no	Potential habitat for the Tussock Skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	unlikely	Grassland does not include tussocks.
<i>Lathamus discolor</i>	swift parrot	e	EN	no	Breeding in open eucalypt forest dominated by <i>Eucalyptus obliqua</i> , <i>Eucalyptus globulus</i> and <i>Eucalyptus pulchella</i> .	unlikely	Outside known breeding zones.
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	no	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (4-27 km ²). Potential denning habitat for the Tasmanian devil is areas of burrowable, well-drained soil or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass.	unlikely	Potential foraging but very limited denning habitat.
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	no	Potential habitat for the masked owl is all areas with trees with large hollows (>15 cm entrance diameter).	Unlikely	No large hollow trees.

<i>Prototroctes maraena</i>	australian grayling	v	VU	no	Potential habitat for the Australian Grayling is all streams and rivers in their lower to middle reaches. Areas above permanent barriers (e.g. Prosser River dam, weirs) that prevent fish migration, are not potential habitat.	unlikely	No suitable waterbodies.
<i>Accipiter novaehollandiae</i>	grey goshawk	e		no	Potential habitat for the grey goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. Significant habitat may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.).	unlikely	No suitable wet forest habitat
<i>Haliaeetus leucogaster</i>	White-bellied sea-eagle	e	EN	no	Potential habitat for the White-Bellied Sea-eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams.	possible foraging but not nesting	No suitable nesting sites.

Table 1. Threatened fauna recorded or with suitable habitat within 500m of the subject titles from the Natural Values Atlas (based on range boundaries).

BUSHFIRE PRONE AREAS CODE: E1.0: BAL & RISK ASSESSMENT

The proposed development includes construction of a Community Pavilion containing change rooms, function facilities and kitchen. No other developments are considered to be habitable buildings under the Bushfire Code. The site is considered to be within a Bushfire Prone Area due to the proximity of fire prone vegetation greater than 1 ha in area.

VEGETATION AND SLOPE

The forest vegetation that is proposed to be retained along the creek line will be within 32m of the building, it is however narrow at this point which reduces the intensity of likely fire. The majority of the land within 100m will become managed/low fuel land.

While the land slopes to the north west effective slopes for 100m across the gully are generally level. Slopes to the NW are assessed as 0-5°.

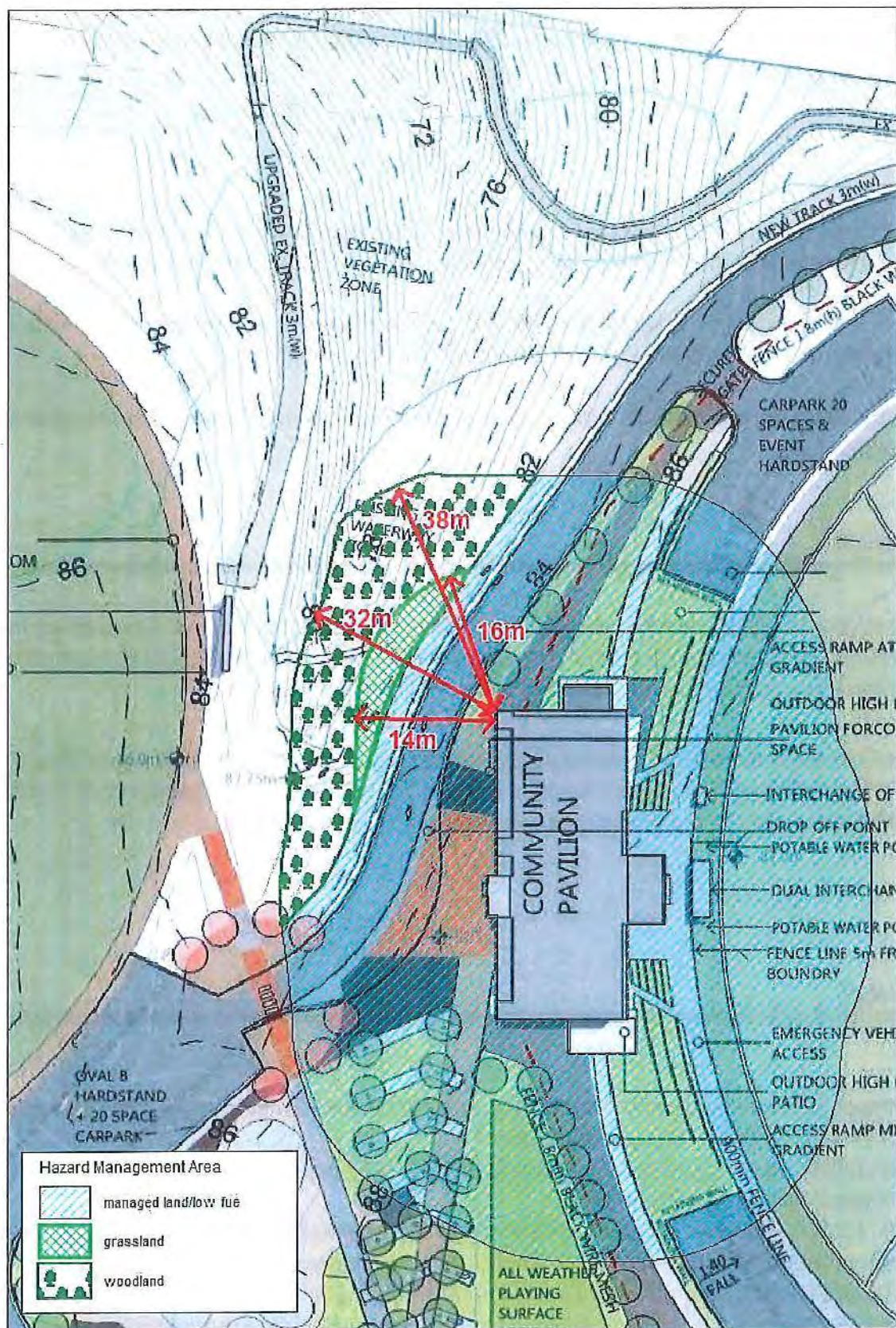
	North West	NN west	North	East	South	West
Vegetation, within 100 m of Community Pavilion	0-32m Managed Land 32-100m forest	0-38m Managed Land 32-100m forest	0-100m Managed Land	0-100m Managed Land	0-100m Managed Land	0-100m Managed Land
Slope (degrees, over 100m)	Upslope/flat	Down slope 0-5°	Upslope/flat	Upslope/flat	Upslope/flat	Upslope/flat
BAL Rating	BAL 12.5	BAL 12.5	BAL Low*	BAL Low	BAL Low	BAL Low*

*The western and northern facades are exposed to the bushfire threat and must also be constructed to BAL 12.5. The eastern and southern facades are shielded from the threat and can be constructed to BAL Low.

HAZARD MANAGEMENT AREAS

The Hazard Management Areas shown below are based on a 32m setback to forest where that forest narrows and 38m where the forest widens to the NW.

BAL 12.5	Forest	Woodland	Grassland
Upslopes and flat	32 m	22m	14m
Downslopes 0-5°	38m	26m	16m



FIREFIGHTING WATER SUPPLY

The site will be serviced by a reticulated supply, within 120m of the furthest extent of the habitable building.

ACCESS

Bushfire Code E1.6.3.2. A1c, acceptable solutions, requires that access is provided to within 30m of all extents of a habitable building, access as shown on site plans meets this requirement.

Bushfire Code E1.6.3.2. A2, acceptable solutions, requires that access is provide to within 3m the water supply, access as shown on site plans meets this requirement.

The proposed access also provides a perimeter road between habitable buildings and bushfire prone vegetation.

CONCLUSIONS

The development will require the clearing of around 5ha of forest and 2ha of regenerating forest. No significant impact is expected on threatened flora or fauna. Site works should be undertaken in such a way as to minimise the potential for sediment flow to the creek.

The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size. The Community Pavilion will require construction to BAL 12.5 for the northern and western facades, the eastern and southern facades may be constructed to BAL Low.

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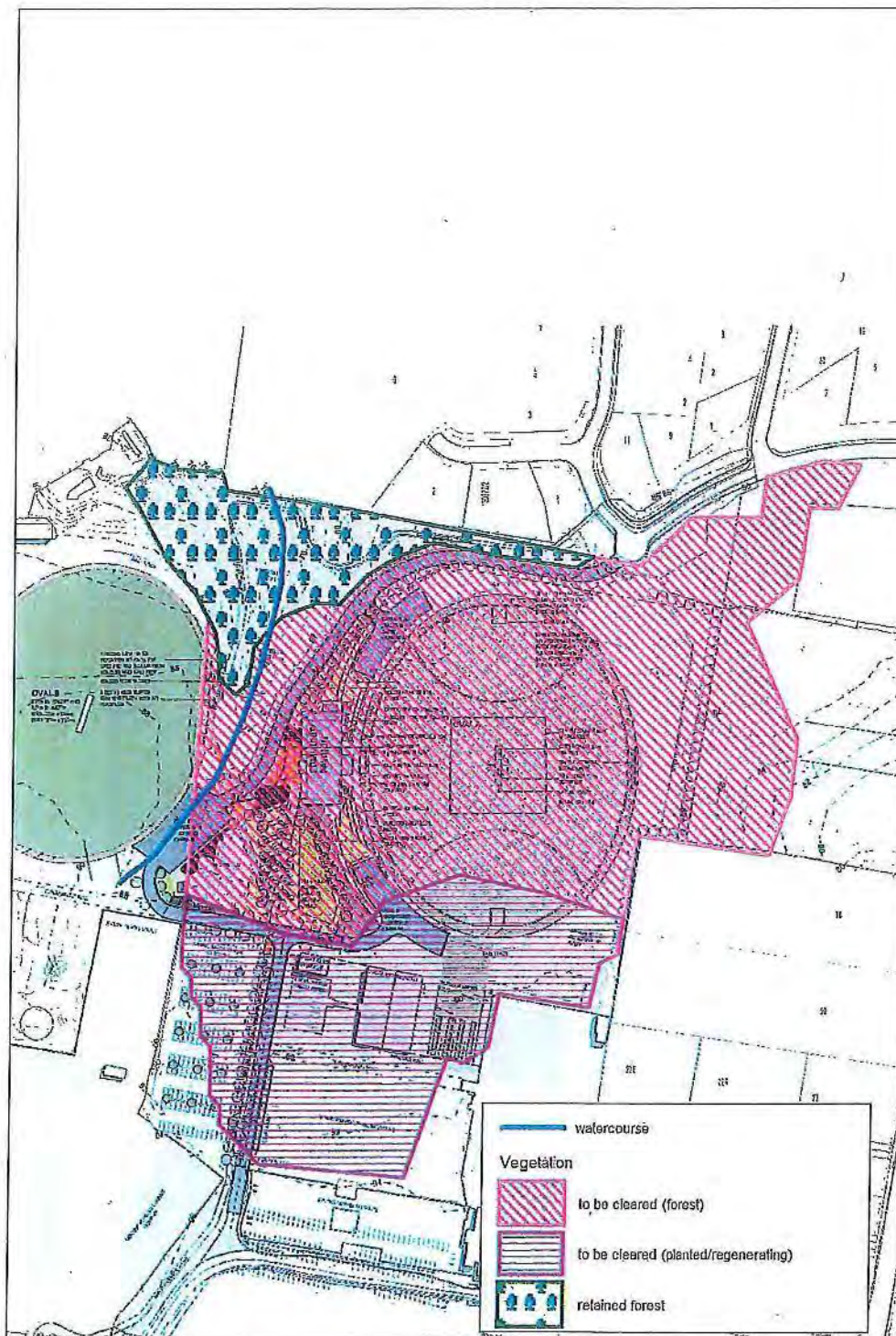


Figure 1: Vegetation Map



Figure 2: Google Earth image, the LIST.

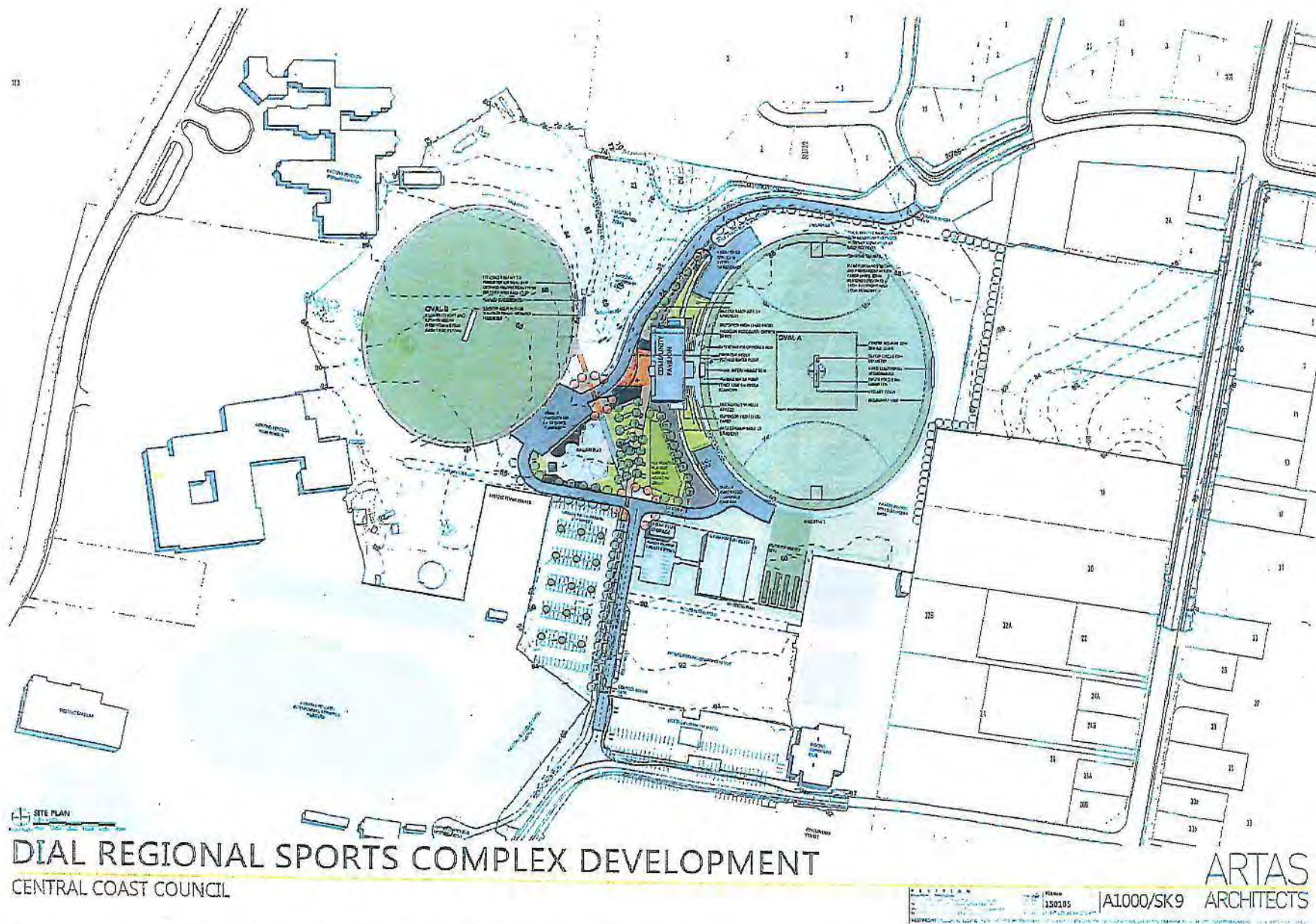


Figure 3: Site Plan



Plate 1. Walking track through regenerating area, note gorse.



Plate 2. Upstream section of creek.



Plate 3. Gully section of creek with storm water discharge and eroded area.



Plate 4. *Blechnum cartilagineum*, Gristle Fern.

APPENDIX 3 - BUSHFIRE HAZARD MANAGEMENT PLAN: DIAL SPORTS COMPLEX COMMUNITY PAVILION

HAZARD MANAGEMENT AREAS

Land adjacent to the Community Pavilion must be maintained to the following levels;

BAL 12.5	Managed Land	Grassland	Woodland	Forest
Upslopes and flat	0-14m	14-22m	22-32mm	>32m
Downslopes 0-5° (NNW)	0-16m	16-26m	26-38m	>38m

- “Managed land” means areas maintained in a low fuel state, for example managed lawns and gardens or where grasslands are to be managed as “low fuel”. The grasses must be maintained at less than 100mm tall.
- “Grasslands” may be grown to more than 100mm.
- “Woodland” must have grassy understory and a tree canopy cover of less than 30%.

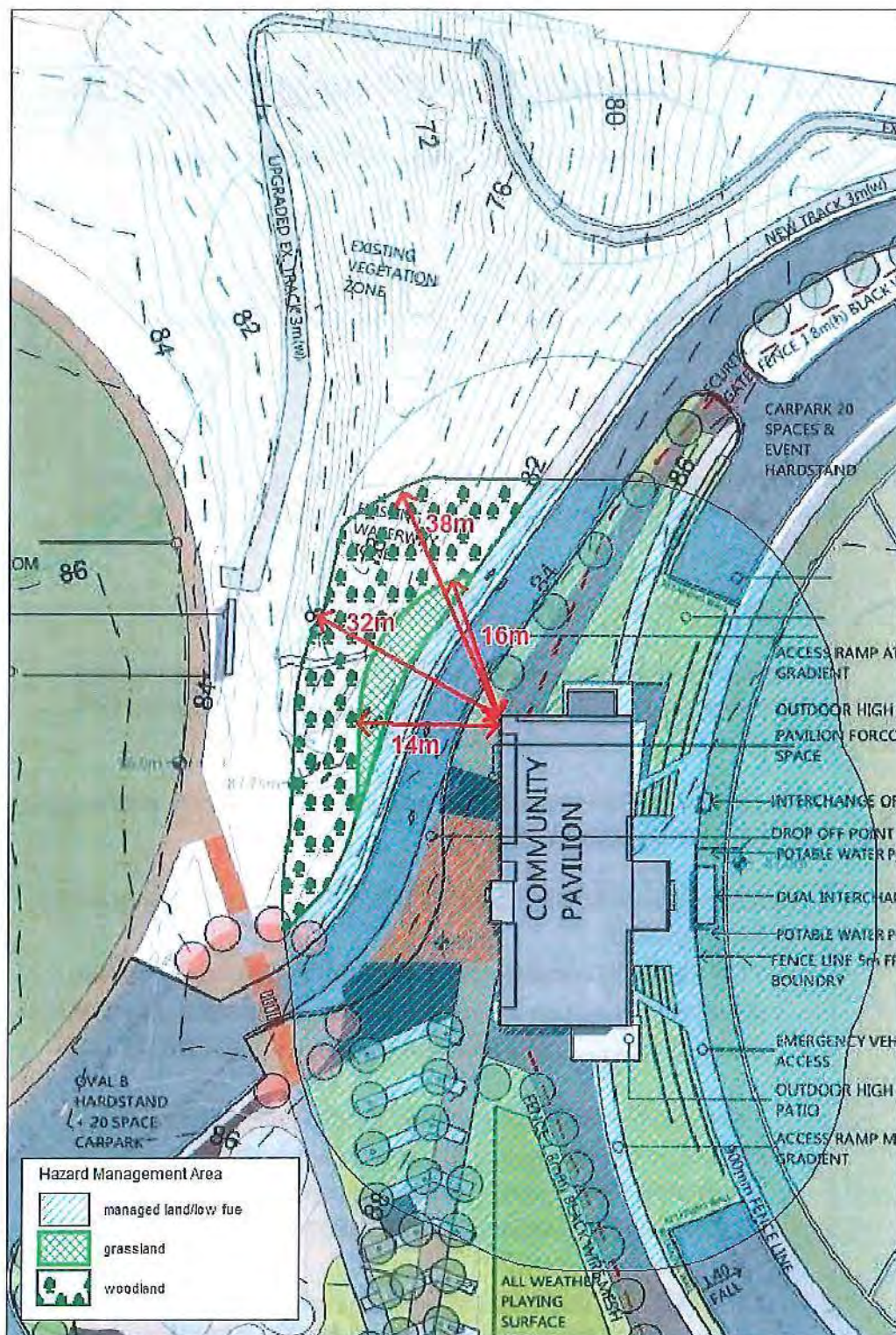
ACCESS

All public access must:

- Have a carriageway at least 6m wide,
- Clear of vegetation for 4m in height and 2m either side of the carriageway,
- Culverts and bridges must be designed for a minimum vehicle load of 20 tonnes.

WATER SUPPLY

Fireplug/hydrant to be located within 120m of the furthest extent of the building.




Scott Livingston

Scott Livingston,
Accredited Person under part 4A of the Fire Service Act 1979;
Accreditation # BFP-105



Tasmania Fire Service

Approved Form of a Bushfire Hazard Management Plan

Chief Officer's requirements for a Bushfire Hazard Management Plan for compliance or exemption			
Version:	1	Issue Date:	7 February 2014
Purpose	<p>To provide an approved form for a Bushfire Hazard Management Plan in accordance with:</p> <p>Section 60A of the <i>Fire Service Act 1979</i> -</p> <p><i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer.</p> <p>Section 3 <i>Land Use Planning and Approvals Act 1993</i></p> <p><i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer;</p> <p><i>Chief Officer</i> means the person appointed as Chief Officer under <u>section 10 of the <i>Fire Service Act 1979</i></u>;</p>		
Declaration	<p>A Bushfire Hazard Management Plan (BHMP) is in a form approved by the Chief Officer if:</p> <ol style="list-style-type: none"> 1. The BHMP is consistent with a Bushfire Report that has been prepared taking into consideration such of the matters identified in Schedule 1 as are applicable to the purpose of the BHMP; and 2. The BHMP contains a map, plan or schedule identifying the specific measures required to provide a tolerable level of risk from bushfire for the purpose or activity described in the BHMP having regard to the considerations in Schedule 2; and 3. The BHMP is consistent with all applicable Bushfire Hazard Management Advisory Notes issued by the Chief Officer. 		
	 Mike Brown AFSM Chief Officer Tasmania Fire Service		

Schedule 1 - Bushfire Report

A Bushfire Report is an investigation and assessment of bushfire risk to establish the level of bushfire threat, vulnerability, options for mitigation measures, and the residual risk if such measures are applied on the land for the purpose or activity described in the assessment.

A Bushfire Report must include:

- a) A description of the characteristics of the land and of adjacent land;
- b) A description of the use or development that may be threatened by a bushfire on the site or on adjacent land; and
- c) Whether the use or development on the site is likely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land; and
- d) Whether the use or development on the site, and any associated use or development, can achieve and maintain a tolerable level of residual risk for the occupants and assets on the site and on adjacent land having regard for –
 - i. The nature, intensity and duration of the use;
 - ii. The type, form and duration of any development;
 - iii. A Bushfire Attack Level assessment to define the exposure to a use or development; and
 - iv. The nature of any bushfire hazard mitigation measures required on the site and/or on adjacent land.

Schedule 2 - Bushfire Hazard Management Plan

A BHMP is a document containing a map, plan or specification and must:-

- a) Identify the site to which the BHMP applies by address, Property Identifier (PID), and reference to a Certificate of Title under the *Land Titles Act 1980*;
- b) Identify the certifying Bushfire Hazard Practitioner, Accreditation Number, and Scope of Accreditation.
- c) Identify the proposed activity to which the BHMP applies by reference to any plans, specifications or other documents that are applicable for the purpose of describing the proposed use or development;
- d) Indicate the bushfire hazard management and protection measures required to be implemented by the Bushfire Report;
- e) If intended to be applied for the purpose of satisfying a regulatory requirement, identify the regulation by its statutory citation and indicate the applicable provisions for which the BHMP applies; and
- f) Have, as a schedule, the Bushfire Report that details specific bushfire hazard management and bushfire mitigation measures required to achieve a tolerable level of residual risk for the proposed activity and any building or development on the site, including:
 - i) Measures to achieve compliance with any mandatory land use planning requirement in a planning process required under the *Land Use Planning and Approvals Act 1993* (*Attachment 1*);
 - ii) Measures to achieve compliance with any mandatory outcome for a building or work undertaken in accordance with the *Building Act 2000* and the Building Regulations 2004 (Form 55).

Attachment 1: Certificate of Compliance to the Bushfire-prone Area Code under Planning Directive No 5

Code E1 – Bushfire-prone Areas Code

Certificate under s51(2)(d) *Land Use Planning and Approvals Act 1993*

Office Use

Date Received

Permit Application No

PID

1. Land to which certificate applies¹

Name of planning scheme or instrument: *Launceston Interim Planning Scheme 2015 (The Scheme)*

Use or Development Site

Street Address

Sports Complex Avenue, Penguin

Certificate of Title / PID

229242/8

222618/1

156416/1

156418/1

41504/1

Land that is not the Use or Development Site relied upon for bushfire hazard management or protection

Street Address

N/A

Certificate of Title / PID

N/A

2. Proposed Use or Development (provide a description in the space below)

Construction of a Community Pavilion

- ☐ Vulnerable Use
- ☐ Hazardous Use
- ☐ Subdivision
- ☐ New Habitable Building on a lot on a plan of subdivision approved in accordance with Bushfire-prone Areas Code.
- ☒ New habitable on a lot on a pre-existing plan of subdivision)
- ☐ Extension to an existing habitable building
- ☐ Habitable Building for a Vulnerable Use

¹ If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon²

<i>Document or certificate description:</i>	
✓	<p>Description of Use or Development³ (Proposal or Land Use Permit Application)</p> <p>Documents, Plans and/or Specifications</p> <p><i>Title: Dial Sport Complex Development A1000/SK9</i></p> <p><i>Author: Artas</i></p> <p><i>Date: 24/9/15</i></p>
□	<p>Bushfire Report⁴</p> <p><i>Title: Bushfire & Natural Values Dial Sports</i></p> <p><i>Author: Scott Livingston</i></p> <p><i>Date: 11/10/2015</i></p>
□	<p>Bushfire Hazard Management Plan⁵</p> <p><i>Title: Bushfire & Natural Values Dial Sports</i></p> <p><i>Author: Scott Livingston</i></p> <p><i>Date: 11/10/2015</i></p>
✓	<p>Other documents</p> <p><i>Title: Central Coast Interim Planning Scheme 2013</i></p> <p><i>Author: Central Coast Council</i></p> <p><i>Date: 2013</i></p> <p><i>Title: AS 3959-2009 Construction of Buildings in Bushfire Prone Areas</i></p> <p><i>Author: Standards Australia.</i></p> <p><i>Date: 2009</i></p>

² List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire, including its title, author, date, and version.

³ Identify the use or development to which the certificate applies by reference to the documents, plans, and specifications to be provided with the permit application to describe the form and location of the proposed use or development. For habitable buildings, a reference to a nominated plan indicating location within the site and the form of development is required.

⁴ If there is more than one Bushfire Report, each document must be identified by reference to its title, author, date and version.

⁵ If there is more than one Bushfire Hazard Management Plan, each document must be identified by reference to its title, author, date and version

4. Nature of Certificate ⁶						
	Applicable Standard	Assessment Criteria	Compliance Test: Certificate of Insufficient Increase in Risk	Compliance Test: Certified Bushfire Hazard Management Plan	Reference to applicable Bushfire Risk Assessment or Bushfire Hazard Management Plan ⁷	
✖	E1.4 – Use or development exempt from this code					
	E1.4. (identify which exemption applies)		No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	<input type="checkbox"/> Not Applicable		
✖	E1.5.1 - Vulnerable Use					
	<i>E1.5.1.1 – location on bushfire-prone land</i>	A2	Not Applicable	<input type="checkbox"/> Tolerable level of risk and provision for evacuation	<input type="checkbox"/>	
✖	E1.5.2 - Hazardous Use					
	<i>E1.5.2.1 – location on bushfire-prone land</i>	A2	Not Applicable	<input type="checkbox"/> Tolerable level of risk from exposure to dangerous substances, ignition potential, and contribution to intensify fire	<input type="checkbox"/>	
✖	E1.6.1 - Subdivision					
	<i>E1.6.1.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/> Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959	<input type="checkbox"/>	
	<i>E1.6.1.2 - Public Access</i>	A1	No specific public access measure for fire fighting	<input type="checkbox"/> Layout of roads and access is consistent with objective	<input type="checkbox"/>	

⁶ The certificate must indicate by placing a ✓ in the corresponding ☐ for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

⁷ Identify the Bushfire Risk Assessment report or Bushfire Hazard Management Plan that is relied upon to satisfy the compliance test

	<i>E1.6.1.3 - Water Supply</i>	A1 Reticulated water supply	No specific water supply for fight fighting	<input type="checkbox"/>	Not Applicable		
		A2 Non- reticulated water supply	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	
✕	E1.6.2 - Habitable Building on lot on a plan of subdivision approved in accordance with Code						
	<i>E1.6.2.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>	
	<i>E1.6.2.2 - Private Access</i>	A1	No specific private access for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>	
		A2	Not Applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>	
	<i>E1.6.2.3 - Water Supply</i>	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	
✓	E1.6.3 - Habitable Building (pre-existing lot)						
	<i>E1.6.3.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	✓	
					Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>	
	<i>E1.6.3.2 - Private Access</i>	A1	No specific private access measure for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	✓	
		A2	Not applicable	<input type="checkbox"/>	Private access to static water supply is consistent with objective	✓	

		A3					
	<i>E1.6.3.3 - Water Supply</i>	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	✓	
✖	E1.6.4 - Extension to Habitable Building						
	<i>E1.6.4.1 – hazard management</i>	A1	No specific hazard management measure	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>	
					Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/> <input type="checkbox"/>	
✖	E1.6.5 – Habitable Building for Vulnerable Use						
	<i>E1.6.5.1 – hazard management</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Bushfire hazard management consistent with objective; or	<input type="checkbox"/>	
					Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective		

5. Bushfire Hazard Practitioner – Accredited Person			
Name	Scott Livingston	Phone No:	0438 951 021
Address	40 Tamar Street, Launceston, 7250	Fax No:	03 6334 1117
		Email address:	scott@akconsultants.com
Fire Service Act 1979 Accreditation No:	BFP- 105	Scope:	1. 2. 3A.3B.3C.

2. Certification	
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I, *Scott Livingston* certify that in accordance with the authority given under the Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4(a) because there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified in Section 4 of this Certificate</i>	<input type="checkbox"/>
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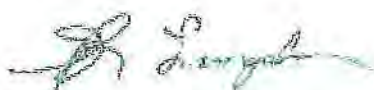
or

<i>There is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
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and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
--	-------------------------------------

Signed



Date

11/10/2015

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Report Number: 64798

Reference:

Requested For: Dail Sports

Timestamp: 10:51:37 AM Sunday 11 October 2015

Raptors: buffers 500m and 5000m

Threatened Flora: buffers 500m and 5000m

Threatened Fauna: buffers 500m and 5000m

Tasmanian Weed Management Act Weeds: buffers 500m and 5000m

Priority Weeds: buffers 500m and 5000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Geoconservation: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: **422009.0, 5446641.0** falls within:

1:25000 Map: 4244 ULVERSTONE

Property: 2999735 5 SPORTS COMPLEX AV
PENGUIN TAS 7316

*** No threatened flora found within 500 metres ***

Threatened flora within 5000 metres

426412, 5452213



417485, 5441092

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Id	Species	Common Name	SS	NS	Observers	Date	Obs Type	Easting/Northing GDA94 Zone 55
926357	Blechnum cartilagineum	gristle fern	v		Robert (Bob) Mesibov (2149)	26-Jun-2004	Sighting	419020, 5444430 +/- 10m
230977	Blechnum cartilagineum	gristle fern	v		Unknown Unknown (21598)	14-Nov-1990	Sighting	418912, 5444783 +/- 100m
231775	Blechnum rupestre		pe		Unknown Unknown (21598)	06-Jul-1993	Sighting	421612, 5441683 +/- 100m
930645	Persicaria decipiens	slenderwaterpepper	v		Andrew North (2500)	11-Apr-2001	Sighting	422962, 5446483 +/- 100m
948192	Pterostylis atriola	snug greenhood	r		Andrew North (2500)	08-May-2004	Sighting	421459, 5444516 +/- 10m
1076553	Pterostylis atriola	snug greenhood	r		Matthew Larcombe (10101), David Tng (18558)	10-Mar-2009	Sighting	421454, 5444521 +/- 10m
1076556	Pterostylis atriola	snug greenhood	r		Matthew Larcombe (10101), David Tng (18558)	10-Mar-2009	Sighting	421477, 5444478 +/- 10m
1076557	Pterostylis atriola	snug greenhood	r		Matthew Larcombe (10101), David Tng (18558)	10-Mar-2009	Sighting	421541, 5444406 +/- 10m
594005	Pterostylis atriola	snug greenhood	r		Andrew North (2500)	16-Mar-2004	Sighting	421564, 5444308 +/- 10m
948193	Pterostylis atriola	snug greenhood	r		Andrew North (2500)	08-May-2004	Sighting	421449, 5444107 +/- 10m
1076558	Pterostylis atriola	snug greenhood	r		Matthew Larcombe (10101), David Tng (18558)	10-Mar-2009	Sighting	421287, 5443937 +/- 10m
1076559	Pterostylis atriola	snug greenhood	r		Matthew Larcombe (10101), David Tng (18558)	10-Mar-2009	Sighting	421271, 5443941 +/- 10m
1076560	Pterostylis atriola	snug greenhood	r		Matthew Larcombe (10101), David Tng (18558)	10-Mar-2009	Sighting	421274, 5443934 +/- 10m
948194	Pterostylis atriola	snug greenhood	r		Andrew North (2500)	08-May-2004	Sighting	421250, 5443940 +/- 10m
1435455	Pterostylis atriola	snug greenhood	r		Tony Allwright (8403)	30-Mar-2015	Sighting	421294, 5443925 +/- 10m
1435454	Pterostylis atriola	snug greenhood	r		Tony Allwright (8403)	30-Mar-2015	Sighting	421276, 5443933 +/- 10m
1435452	Pterostylis atriola	snug greenhood	r		Tony Allwright (8403)	30-Mar-2015	Sighting	421248, 5443939 +/- 10m
1435453	Pterostylis atriola	snug greenhood	r		Tony Allwright (8403)	30-Mar-2015	Sighting	421256, 5443943 +/- 10m
1435457	Pterostylis atriola	snug greenhood	r		Tony Allwright (8403)	30-Mar-2015	Sighting	421503, 5444102 +/- 10m
1435456	Pterostylis atriola	snug greenhood	r		Tony Allwright (8403)	30-Mar-2015	Sighting	421487, 5444105 +/- 10m
1435458	Pterostylis atriola	snug greenhood	r		Tony Allwright (8403)	30-Mar-2015	Sighting	421517, 5444106 +/- 10m
1435459	Pterostylis atriola	snug greenhood	r		Tony Allwright (8403)	30-Mar-2015	Sighting	421462, 5444110 +/- 10m
1435450	Pterostylis atriola	snug greenhood	r		Barry Dudman (3296), Tony Allwright (8403)	20-Mar-2015	Sighting	421573, 5444363 +/- 10m
1435449	Pterostylis atriola	snug greenhood	r		Barry Dudman (3296), Tony Allwright (8403)	20-Mar-2015	Sighting	421576, 5444369 +/- 10m
1435448	Pterostylis atriola	snug greenhood	r		Barry Dudman (3296), Tony Allwright (8403)	20-Mar-2015	Sighting	421538, 5444412 +/- 10m
1435447	Pterostylis atriola	snug greenhood	r		Barry Dudman (3296), Tony Allwright (8403)	20-Mar-2015	Sighting	421528, 5444427 +/- 10m
1435446	Pterostylis atriola	snug greenhood	r		Barry Dudman (3296), Tony Allwright (8403)	20-Mar-2015	Sighting	421521, 5444446 +/- 10m
1435445	Pterostylis atriola	snug greenhood	r		Barry Dudman (3296), Tony Allwright (8403)	20-Mar-2015	Sighting	421484, 5444486 +/- 10m

Threatened flora within 5000 metres

Id	Species	Common Name	SS	NS	Observers	Date	Obs Type	Easting/Northing GDA94 Zone 55
I435444	Pterostylis atriola	snug greenhood	r		Barry Dudman (3296), Tony Allwright (8403)	20-Mar-2015	Sighting	421466, 5444498 +/- 10m
I435451	Pterostylis atriola	snug greenhood	r		Barry Dudman (3296), Tony Allwright (8403)	20-Mar-2015	Sighting	421421, 5444530 +/- 10m
I435443	Pterostylis atriola	snug greenhood	r		Barry Dudman (3296), Tony Allwright (8403)	20-Mar-2015	Sighting	421423, 5444561 +/- 10m
I076554	Pterostylis atriola	snug greenhood	r		Matthew Larcombe (10101), David Tng (18558)	10-Mar-2009	Sighting	421449, 5444528 +/- 10m
I076555	Pterostylis atriola	snug greenhood	r		Matthew Larcombe (10101), David Tng (18558)	10-Mar-2009	Sighting	421470, 5444493 +/- 10m

Unverified Records

No unverified records were found!

For more information about threatened species, please contact the Manager, Threatened Species and Marine Section.

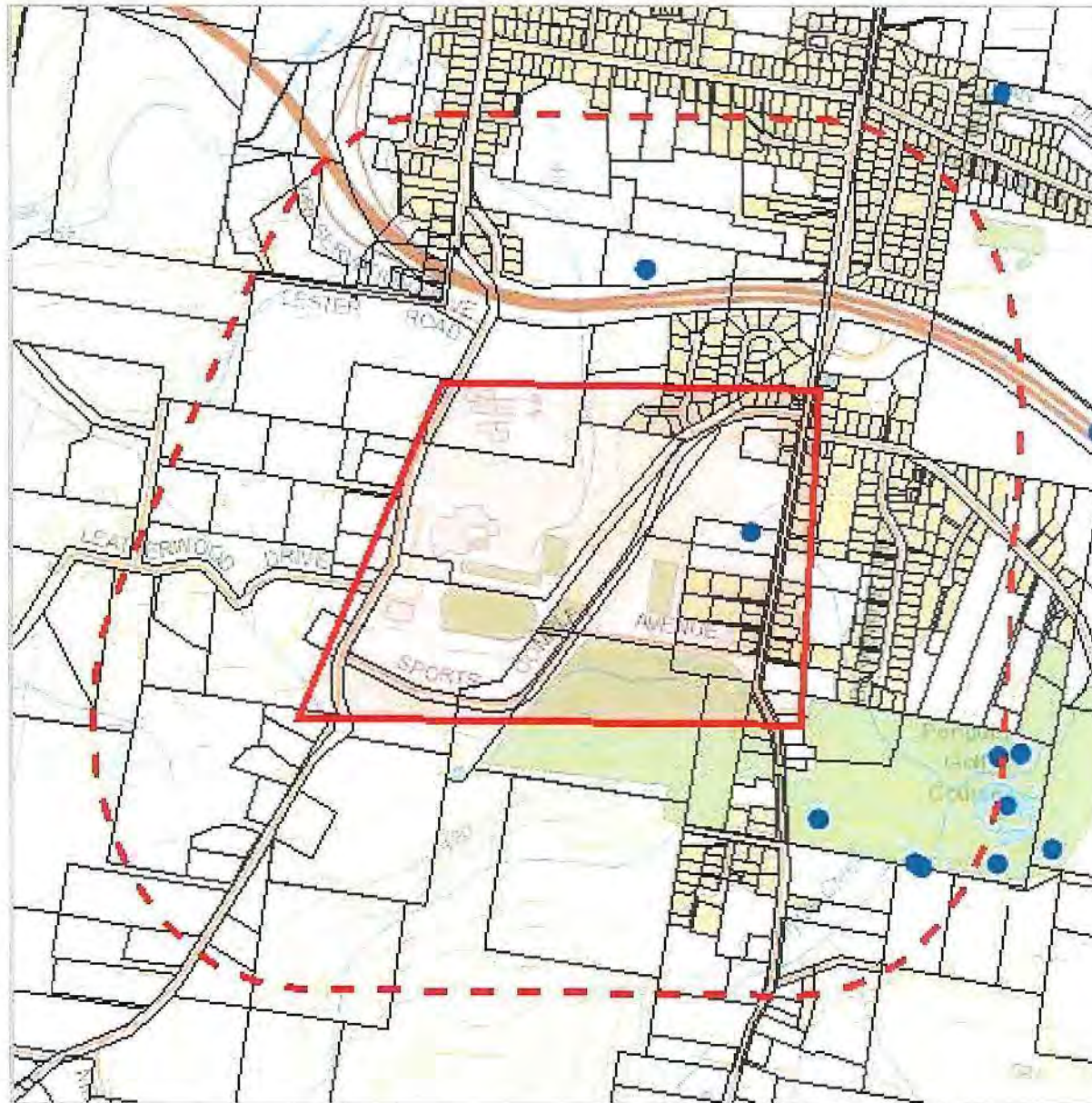
Telephone: (03) 6165 4340

Email: ThreatenedSpecies.Enquiries@dpiwpc.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

422975, 5447680



420934, 5445628

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Id	Species	Common Name	SS	NS	Observers	Date	Obs Type	Easting/Northing GDA94 Zone 55
878097	Accipiter novaehollandiae	grey goshawk	e		R Patterson (2165)	01-Jan-1991	Sighting	422112, 5447183 +/- 100m
874629	Accipiter novaehollandiae	grey goshawk	e		J Moverley (1342)	01-Jan-1993	Sighting	422112, 5447183 +/- 100m
1229574	Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	Mrs McKay (22382), Lenore McKay (28942), Jessie McKay (28943)	29-Oct-2002	Sighting	422310, 5446700 +/- 50m
1239076	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	20-May-2008	Sighting	422618, 5446091 +/- 10m
1239077	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	20-May-2008	Sighting	422440, 5446170 +/- 10m
1239082	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	21-May-2008	Sighting	422816, 5446296 +/- 10m
1239086	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	22-May-2008	Sighting	422770, 5446290 +/- 10m
1239085	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	22-May-2008	Sighting	422770, 5446092 +/- 10m
1239087	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	22-May-2008	Sighting	422631, 5446084 +/- 10m
1239083	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	21-May-2008	Sighting	422631, 5446084 +/- 10m
1239084	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	22-May-2008	Sighting	422790, 5446200 +/- 10m

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres (based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax	wedge-tailed eagle	pe	PEN	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	1	0	0
Dasyurus maculatus	spotted-tailed quoll	r	VU	1	0	0
Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	0	0	1
Astacopsis gouldi	giant freshwater crayfish	v	VU	1	0	0
Limnodynastes peroni	striped marsh frog	e		1	0	0
Litoria raniformis	green and gold frog	v	VU	1	0	0
Pseudemoia pagenstecheri	tussock slink	v		1	0	0
Lathamus discolor	swift parrot	e	EN	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Galaxiella pusilla	eastern dwarf galaxias	v	VU	1	0	0
Tyto novaehollandiae	masked owl	pe	PVU	1	0	1
Prototroctes maracna	australian grayling	v	VU	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about threatened species, please contact the Manager, Threatened Species and Marine Section.

Telephone: (03) 6165 4340

Email: ThreatenedSpecies.Enquiries@dpiw.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

426412, 5452213



417485, 5441092

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 5000 metres

Verified Records

Id	Species	Common Name	SS	NS	Observers	Date	Obs Type	Easting/Northing GDA94 Zone 55
878097	Accipiter novaehollandiae	grey goshawk	e		R Patterson (2165)	01-Jan-1991	Sighting	422112, 5447183 +/- 100m
874629	Accipiter novaehollandiae	grey goshawk	e		J Moverley (1342)	01-Jan-1993	Sighting	422112, 5447183 +/- 100m
1229574	Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	Mrs McKay (22382), Lenore McKay (28942), Jessie McKay (28943)	29-Oct-2002	Sighting	422310, 5446700 +/- 50m
1229834	Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	Paul Jones (9833), John Tongue (22370), Shirley Tongue (22395)	23-Sep-2009	Sighting	425480, 5444000 +/- 25m
1229698	Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	R Hamilton (2131)	01-Jan-1990	Sighting	423175, 5443040 +/- 100m
1229680	Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	Hazel Britton (22359), Peter Britton (22388)	01-Jan-2006	Sighting	425480, 5444000 +/- 25m
1229828	Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	Unknown Unknown (21598)	01-Jan-0001	Sighting	425900, 5443909 +/- 10000m
1229699	Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	R Hamilton (2131)	01-Jan-1990	Sighting	425440, 5443990 +/- 500m
1200896	Astacopsis gouldi	giant freshwater crayfish	v	VU	Laurie Cook (6862)	01-May-2004	Sighting	418862, 5444861 +/- 100m
950809	Astacopsis gouldi	giant freshwater crayfish	v	VU	Todd Walsh (5839)	14-Mar-2001	Sighting	419010, 5444527 +/- 100m
950812	Astacopsis gouldi	giant freshwater crayfish	v	VU	Todd Walsh (5839)	20-Jul-2001	Sighting	419010, 5444527 +/- 100m
950835	Astacopsis gouldi	giant freshwater crayfish	v	VU	Todd Walsh (5839)	31-Mar-2004	Sighting	419010, 5444527 +/- 100m
950832	Astacopsis gouldi	giant freshwater crayfish	v	VU	Todd Walsh (5839)	22-Feb-2004	Sighting	419010, 5444527 +/- 100m
950814	Astacopsis gouldi	giant freshwater crayfish	v	VU	Todd Walsh (5839)	10-Oct-2001	Sighting	419010, 5444527 +/- 100m
1050037	Astacopsis gouldi	giant freshwater crayfish	v	VU	Todd Walsh (5839)	26-Oct-2000	Sighting	419010, 5444527 +/- 200m
533787	Astacopsis gouldi	giant freshwater crayfish	v	VU	Pierre Horwitz (1948)	01-Jan-1991	Sighting	425812, 5445383 +/- 100m
950808	Astacopsis gouldi	giant freshwater crayfish	v	VU	Todd Walsh (5839)	02-Mar-2001	Sighting	419010, 5444527 +/- 100m
950813	Astacopsis gouldi	giant freshwater crayfish	v	VU	Todd Walsh (5839)	17-Aug-2001	Sighting	419010, 5444527 +/- 100m
950810	Astacopsis gouldi	giant freshwater crayfish	v	VU	Todd Walsh (5839)	15-May-2001	Sighting	419010, 5444527 +/- 100m
1200806	Astacopsis gouldi	giant freshwater crayfish	v	VU	Karen Richards (3464)	04-Apr-2001	Sighting	420762, 5442133 +/- 100m
1200518	Beddomeia phasianella	hydrobiid snail (keddies creek)	v		Karen Richards (3464)	01-Feb-2002	Sighting	422380, 5443801 +/- 100m
1200520	Beddomeia phasianella	hydrobiid snail (keddies creek)	v		Karen Richards (3464)	01-Feb-2002	Sighting	420893, 5442445 +/- 100m
1200521	Beddomeia phasianella	hydrobiid snail (keddies creek)	v		Karen Richards (3464)	01-Feb-2002	Sighting	421920, 5442964 +/- 100m
524113	Beddomeia phasianella	hydrobiid snail (keddies creek)	v		Winston F. Ponder (2524)	01-Jan-1989	Sighting	420712, 5441883 +/- 1000m
1200522	Beddomeia phasianella	hydrobiid snail (keddies creek)	v		Karen Richards (3464)	01-Feb-2002	Sighting	422133, 5442593 +/- 100m
1200519	Beddomeia phasianella	hydrobiid snail (keddies creek)	v		Karen Richards (3464)	01-Feb-2002	Sighting	422262, 5442965 +/- 100m
1200650	Beddomeia phasianella	hydrobiid snail (keddies creek)	v		Janet H. Waterhouse (1375), Winston F. Ponder (2524), Frank E. Hermans (22887)	06-Feb-1989	Sighting	422072, 5443214 +/- 100m
636598	Botaurus poiciloptilus	australasian bittern		EN	Unknown Unknown (21598)	06-Sep-1977	Sighting	423115, 5451754 +/- 18500m
895645	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	D Gatenb (5930)	20-Sep-1977	Sighting	420396, 5444323 +/- 1850m
895670	Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	Unknown Unknown (21598)	01-Jan-1977	Sighting	421735, 5449889 +/- 1850m

Threatened fauna within 5000 metres

Id	Species	Common Name	SS	NS	Observers	Date	Obs Type	Easting/Northing GDA94 Zone 55
1293585	<i>Eubalaena australis</i>	southern right whale	e	EN	Stewart Cudgeon (24807)	13-Oct-1994	Initial sighting	426097, 5450324 +/- 100m
1293483	<i>Eubalaena australis</i>	southern right whale	e	EN	Hans Wapstra (3208)	22-Aug-1989	Initial sighting	426964, 5447557 +/- 100m
1293498	<i>Eubalaena australis</i>	southern right whale	e	EN	Hans Wapstra (3208)	18-Aug-1991	Initial sighting	425700, 5447800 +/- 100m
1293458	<i>Eubalaena australis</i>	southern right whale	e	EN	Hans Wapstra (3208)	06-Oct-1987	Initial sighting	422767, 5447514 +/- 100m
1292199	<i>Eubalaena australis</i>	southern right whale	e	EN	Rosemary Gales (11443)	26-Sep-2010	Initial sighting	422368, 5448687 +/- 100m
1292282	<i>Eubalaena australis</i>	southern right whale	e	EN	Rosemary Gales (11443)	03-Oct-2010	Initial sighting	420131, 5449762 +/- 100m
1293733	<i>Eubalaena australis</i>	southern right whale	e	EN	Peter Hefferon (3009)	29-Aug-1999	Initial sighting	420000, 5449800 +/- 100m
647860	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		Unknown Unknown (21598)	01-Apr-1978	Sighting	423115, 5451754 +/- 18500m
687752	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		Unknown Unknown (21598)	28-Feb-1979	Sighting	423115, 5451754 +/- 18500m
710032	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		Unknown Unknown (21598)	07-Sep-1979	Sighting	423115, 5451754 +/- 18500m
669925	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		Unknown Unknown (21598)	31-Aug-1978	Sighting	423115, 5451754 +/- 18500m
614561	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		Unknown Unknown (21598)	28-Feb-1981	Sighting	423115, 5451754 +/- 18500m
723412	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		Unknown Unknown (21598)	31-Aug-1980	Sighting	423115, 5451754 +/- 18500m
663849	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		Unknown Unknown (21598)	31-May-1978	Sighting	423115, 5451754 +/- 18500m
638115	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		Unknown Unknown (21598)	30-Nov-1977	Sighting	423115, 5451754 +/- 18500m
877063	<i>Lathamus discolor</i>	swift parrot	e	EN	Robbie Gaffney (2125)	01-Oct-1995	Sighting	420762, 5445833 +/- 50m
877390	<i>Lathamus discolor</i>	swift parrot	e	EN	R Close (2103)	23-Oct-1987	Sighting	418912, 5447084 +/- 100m
877422	<i>Lathamus discolor</i>	swift parrot	e	EN	R Ashby (2085)	19-Sep-1987	Sighting	421612, 5443983 +/- 100m
877064	<i>Lathamus discolor</i>	swift parrot	e	EN	C Plowman (5549)	21-Nov-1995	Sighting	418912, 5447084 +/- 50m
877436	<i>Lathamus discolor</i>	swift parrot	e	EN	Mark Holdsworth (1673)	08-Dec-1987	Sighting	418812, 5447084 +/- 100m
877460	<i>Lathamus discolor</i>	swift parrot	e	EN	R Close (2103)	05-Sep-1994	Sighting	418912, 5447084 +/- 50m
1293891	<i>Megaptera novaeangliae</i>	humpback whale	e	VU	David Pemberton (18632)	25-Oct-2009	Initial sighting	421112, 5449950 +/- 100m
1293062	<i>Megaptera novaeangliae</i>	humpback whale	e	VU	Hans Wapstra (3208)	10-Oct-1987	Initial sighting	426975, 5446447 +/- 100m
1293080	<i>Megaptera novaeangliae</i>	humpback whale	e	VU	Hans Wapstra (3208)	27-Sep-1990	Initial sighting	422900, 5447700 +/- 100m
1292709	<i>Megaptera novaeangliae</i>	humpback whale	e	VU	Kris Carlyon (24149)	22-Nov-2011	Initial sighting	422038, 5449693 +/- 100m
1200914	<i>Oreisplanus munionga</i> subsp. <i>larana</i>	marawah skipper	e	VU	Phil Bell (1915)	26-Jan-2005	Sighting	420642, 5446183 +/- 100m
746523	<i>Perameles gunnii</i>	eastern barred bandicoot		VU	Greg Hocking (7572)	14-Apr-1993	Sighting	424241, 5446135 +/- 415m
746530	<i>Perameles gunnii</i>	eastern barred bandicoot		VU	Greg Hocking (7572)	17-Dec-1992	Sighting	425956, 5444991 +/- 2703m
738350	<i>Perameles gunnii</i>	eastern barred bandicoot		VU	Greg Hocking (7572)	03-Jun-1985	Sighting	425308, 5445607 +/- 1025m
738351	<i>Perameles gunnii</i>	eastern barred bandicoot		VU	Greg Hocking (7572)	17-Dec-1992	Sighting	425534, 5445414 +/- 2703m
1239085	<i>Perameles gunnii</i>	eastern barred bandicoot		VU	Shannon Troy (12201)	22-May-2008	Sighting	422770, 5446092 +/- 10m
1239087	<i>Perameles gunnii</i>	eastern barred bandicoot		VU	Shannon Troy (12201)	22-May-2008	Sighting	422631, 5446084 +/- 10m
738352	<i>Perameles gunnii</i>	eastern barred bandicoot		VU	Greg Hocking (7572)	23-Oct-1991	Sighting	425802, 5445119 +/- 3313m
1239083	<i>Perameles gunnii</i>	eastern barred bandicoot		VU	Shannon Troy (12201)	21-May-2008	Sighting	422631, 5446084 +/- 10m

Threatened fauna within 5000 metres

Id	Species	Common Name	SS	NS	Observers	Date	Obs Type	Easting/Northing GDA94 Zone 55
746501	Perameles gunnii	eastern barred bandicoot		VU	Greg Hocking (7572)	18-Apr-1992	Sighting	421682, 5447811 +/- 2952m
1239076	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	20-May-2008	Sighting	422618, 5446091 +/- 10m
1239079	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	21-May-2008	Sighting	422875, 5446119 +/- 10m
1239077	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	20-May-2008	Sighting	422440, 5446170 +/- 10m
1239084	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	22-May-2008	Sighting	422790, 5446200 +/- 10m
1239065	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	01-Jan-2008	Sighting	423800, 5447500 +/- 10m
738327	Perameles gunnii	eastern barred bandicoot		VU	Greg Hocking (7572)	18-Apr-1992	Sighting	423122, 5446782 +/- 2952m
1239082	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	21-May-2008	Sighting	422816, 5446296 +/- 10m
1239086	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	22-May-2008	Sighting	422770, 5446290 +/- 10m
738325	Perameles gunnii	eastern barred bandicoot		VU	Greg Hocking (7572)	18-Apr-1992	Sighting	422955, 5446891 +/- 2952m
1239067	Perameles gunnii	eastern barred bandicoot		VU	Shannon Troy (12201)	31-Mar-2008	Sighting	427116, 5445510 +/- 10m
746497	Perameles gunnii	eastern barred bandicoot		VU	Greg Hocking (7572)	18-Apr-1992	Sighting	420823, 5449453 +/- 100m
738356	Perameles gunnii	eastern barred bandicoot		VU	Greg Hocking (7572)	17-Dec-1992	Sighting	426575, 5444040 +/- 2703m
746551	Perameles gunnii	eastern barred bandicoot		VU	Greg Hocking (7572)	17-Dec-1992	Sighting	426261, 5444270 +/- 2703m
738354	Perameles gunnii	eastern barred bandicoot		VU	Greg Hocking (7572)	13-Jan-1987	Sighting	426155, 5444653 +/- 2208m
746531	Perameles gunnii	eastern barred bandicoot		VU	Greg Hocking (7572)	17-Dec-1992	Sighting	426022, 5444916 +/- 2703m
738318	Perameles gunnii	eastern barred bandicoot		VU	Greg Hocking (7572)	13-Jan-1987	Sighting	420727, 5449483 +/- 306m
738324	Perameles gunnii	eastern barred bandicoot		VU	Greg Hocking (7572)	14-May-1986	Sighting	421715, 5448593 +/- 1828m
738329	Perameles gunnii	eastern barred bandicoot		VU	Greg Hocking (7572)	23-Oct-1991	Sighting	424318, 5446071 +/- 3313m
349161	Prototroctes maraena	australian grayling	v	VU	Unknown Unknown (21598)	13-Oct-1987	Sighting	425112, 5443983 +/- 100m
350515	Prototroctes maraena	australian grayling	v	VU	Unknown Unknown (21598)	28-Oct-1986	Sighting	425112, 5443983 +/- 100m
1347844	Prototroctes maraena	australian grayling	v	VU	Unknown Unknown (21598)	28-Oct-1986	Sighting	425478, 5444005 +/- 20m
1347843	Prototroctes maraena	australian grayling	v	VU	Unknown Unknown (21598)	07-Oct-1985	Sighting	425478, 5444005 +/- 20m
350516	Prototroctes maraena	australian grayling	v	VU	Unknown Unknown (21598)	28-Oct-1986	Sighting	425612, 5443983 +/- 100m
350514	Prototroctes maraena	australian grayling	v	VU	Unknown Unknown (21598)	07-Oct-1985	Sighting	425612, 5443983 +/- 100m
1347846	Prototroctes maraena	australian grayling	v	VU	Unknown Unknown (21598)	13-Oct-1987	Sighting	425047, 5443758 +/- 20m
1347845	Prototroctes maraena	australian grayling	v	VU	Unknown Unknown (21598)	28-Oct-1986	Sighting	425047, 5443758 +/- 20m
350568	Prototroctes maraena	australian grayling	v	VU	Unknown Unknown (21598)	01-Jan-1976	Sighting	418512, 5450183 +/- 100m
1347306	Prototroctes maraena	australian grayling	v	VU	Unknown Unknown (21598)	01-Jan-1976	Sighting	418404, 5450000 +/- 20m
1073237	Sarcophilus harrisii	tasmanian devil	e	EN	Lisa Edwards (18588)	24-Feb-2007	Sighting	418978, 5445202 +/- 2000m
1249592	Sarcophilus harrisii	tasmanian devil	e	EN	J McClymont (22363)	31-Dec-2011	Sighting	423545, 5447880 +/- 3000m
1382110	Sarcophilus harrisii	tasmanian devil	e	EN	Steve ? (21118)	30-May-2013	Sighting	421289, 5449383 +/- 500m
1382109	Sarcophilus harrisii	tasmanian devil	e	EN	Jill Wilson (28558)	29-May-2013	Sighting	421288, 5449383 +/- 500m
1382111	Sarcophilus harrisii	tasmanian devil	e	EN	Eddie ? (28557)	13-Aug-2013	Sighting	425162, 5443953 +/- 300m

Threatened fauna within 5000 metres

Id	Species	Common Name	SS	NS	Observers	Date	Obs Type	Easting/Northing GDA94 Zone 55
1250700	<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	Ian Wotherspoon (23336)	23-Feb-2012	Sighting	419811, 5445458 +/- 700m
1297453	<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	- Anonymous (16453)	18-Nov-2012	Sighting	419655, 5445483 +/- 300m
1259425	<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	Daniel Heineke (23353)	21-Feb-2012	Sighting	419277, 5445613 +/- 200m
1370254	<i>Sternula nereis</i> subsp. <i>nereis</i>	fairy tern	v	VU	Faye Beswick (16640)	17-Mar-2012	Sighting	418970, 5450047 +/- 1500m
1301685	<i>Sternula nereis</i> subsp. <i>nereis</i>	fairy tern	v	VU	Faye Beswick (16640), Jane Morrison (23299)	20-Mar-2011	Sighting	418970, 5450047 +/- 500m
1370255	<i>Thinornis rubricollis</i>	hooded plover		VU	Faye Beswick (16640)	17-Mar-2012	Sighting	418970, 5450047 +/- 1500m
1301483	<i>Thinornis rubricollis</i>	hooded plover		VU	Faye Beswick (16640), Jane Morrison (23299)	20-Mar-2011	Sighting	418970, 5450047 +/- 500m
361087	<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	Nick Mooney (16443)	10-Mar-1985	Sighting	422112, 5448183 +/- 5000m
352491	<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	Unknown Unknown (21598)	28-May-1983	Sighting	422112, 5448183 +/- 5000m
1201141	<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	Threatened Species Section Staff Unknown (21723)	01-Jan-1950	Sighting	424612, 5445683 +/- 100m
1047199	<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	Shane Pinner (18898)	29-Nov-2008	Carcass	420212, 5449353 +/- 100m
351165	<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	Unknown Unknown (21598)	10-Jul-1977	Sighting	422112, 5448183 +/- 5000m
1291004	<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (tasmanian)	e	VU	Michael Kenneth Todd (10621)	10-Feb-2009	Sighting	421213, 5442666 +/- 10m

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	2	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	1	0	0
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	1	0	0
<i>Alcedo azurea</i> subsp. <i>diemenensis</i>	azure kingfisher or azure kingfisher (tasmanian)	e	EN	0	0	1
<i>Astacopsis gouldi</i>	giant freshwater crayfish	v	VU	1	0	0
<i>Limnodynastes peroni</i>	striped marsh frog	e		1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		1	0	0
<i>Lathamus discolor</i>	swift parrot	e	EN	1	0	0
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	1	0	0
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	VU	10	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	10	0	0
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		3	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		1	0	1
<i>Beddomeia phasianella</i>	hydrobiid snail (keddies creek)	v		1	1	0

For more information about threatened species, please contact the Manager, Threatened Species and Marine Section.

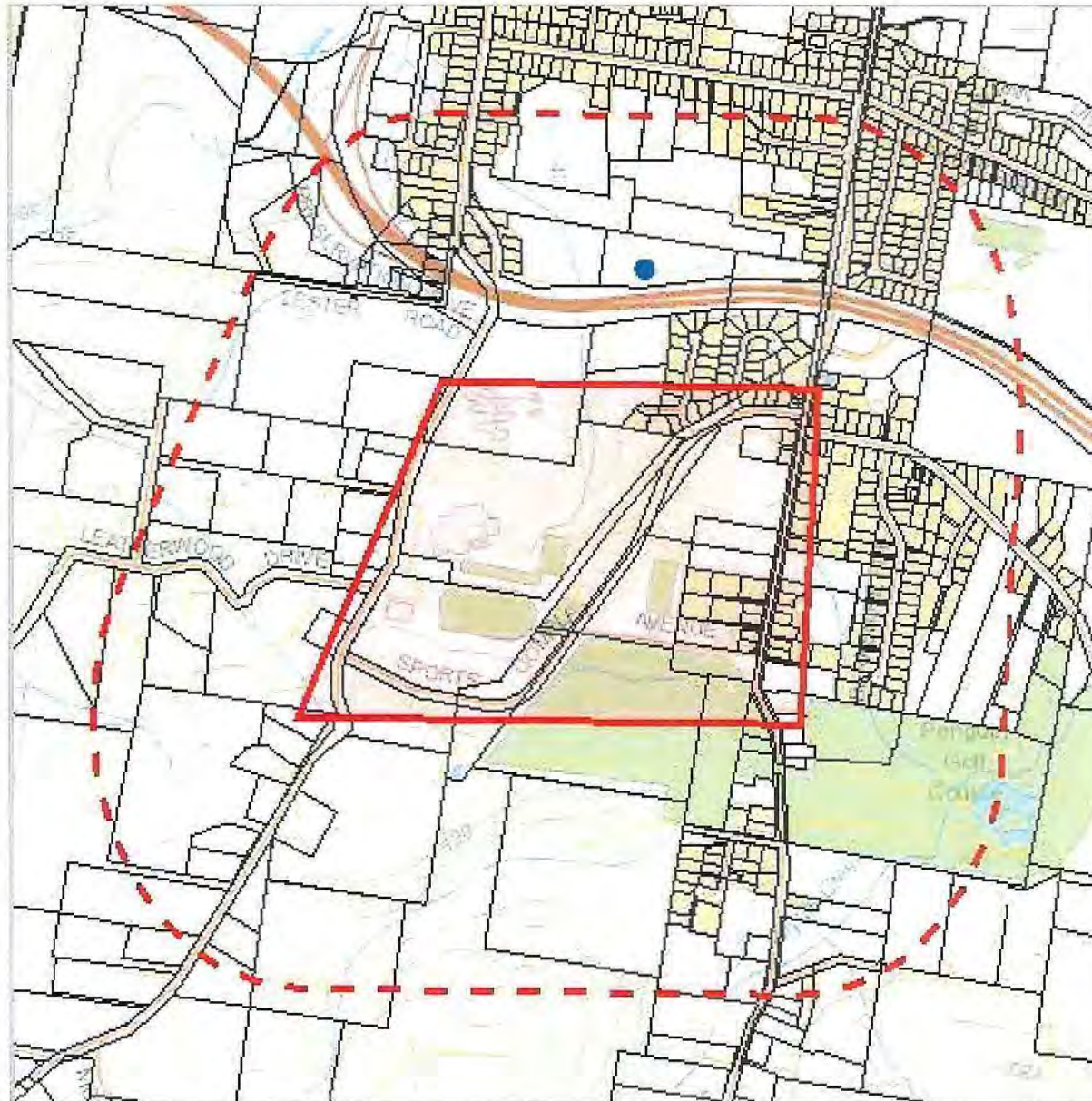
Telephone: (03) 6165 4340

Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Raptor nests and sightings within 500 metres

422975, 5447680



420934, 5445628

Raptor nests and sightings within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 500 metres

Please Note:

Note that inactive, damaged and/or lost eagle nests may be reinstated or replaced in following seasons (possibly even years later) and it should not be assumed that these locations will remain inactive in the long term.

Where there is no data in the Nest Productivity and Nest Occupancy fields it is likely that the productivity and occupancy of these nests has not been assessed and the absence of this data does not imply that the nests are un-occupied or un-productive.

Approaching a nest on foot during the breeding season (June to February inclusive) is highly disruptive for breeding eagles. Therefore eagle nests should not be approached during this time unless approved by a relevant DPIWE specialist or their delegate.

Verified Records

Nest Id/Location Foreign Id	Species Name	Observer	Obs Date	Obs Type	Easting/Northing GDA94 Zone 55	Season	Nest Productivity	Nest Occupancy
	Accipiter novaehollandiae	J Moverley (1342)	01-Jan-1993	Sighting	422112, 5447183 +/- 100m			
	Accipiter novaehollandiae	R Patterson (2165)	01-Jan-1991	Sighting	422112, 5447183 +/- 100m			

Unverified Records

No unverified records were found!

Raptor nests and sightings within 500 metres (based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax	wedge-tailed eagle	pe	PEN	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Tyto novaehollandiae	masked owl	pe	PVU	1	0	1
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact the Manager, Threatened Species and Marine Section.

Telephone: (03) 6165 4340

Email: ThreatenedSpecies.Enquiries@dpiwe.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Raptor nests and sightings within 5000 metres

426412, 5452213



417485, 5441092

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 5000 metres

Please Note:

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Verified Records

Nest Id/Location Foreign Id	Species Name	Observer	Obs Date	Obs Type	Easting/Northing GDA94 Zone 55	Season	Nest Productivity	Nest Occupancy
	Accipiter novaehollandiae	J Moverley (1342)	01-Jan-1993	Sighting	422112, 5447183 +/- 100m			
	Accipiter novaehollandiae	R Patterson (2165)	01-Jan-1991	Sighting	422112, 5447183 +/- 100m			
	Falco cenchroides	Unknown Unknown (21598)	31-May-1981	Sighting	423115, 5451754 +/- 18500m			
	Haliaeetus leucogaster	Unknown Unknown (21598)	01-Apr-1978	Sighting	423115, 5451754 +/- 18500m			
	Haliaeetus leucogaster	Unknown Unknown (21598)	31-May-1978	Sighting	423115, 5451754 +/- 18500m			
	Haliaeetus leucogaster	Unknown Unknown (21598)	31-Aug-1980	Sighting	423115, 5451754 +/- 18500m			
	Haliaeetus leucogaster	Unknown Unknown (21598)	28-Feb-1981	Sighting	423115, 5451754 +/- 18500m			
	Haliaeetus leucogaster	Unknown Unknown (21598)	31-Aug-1978	Sighting	423115, 5451754 +/- 18500m			
	Haliaeetus leucogaster	Unknown Unknown (21598)	30-Nov-1977	Sighting	423115, 5451754 +/- 18500m			
	Haliaeetus leucogaster	Unknown Unknown (21598)	28-Feb-1979	Sighting	423115, 5451754 +/- 18500m			
	Haliaeetus leucogaster	Unknown Unknown (21598)	07-Sep-1979	Sighting	423115, 5451754 +/- 18500m			
	Tyto novaehollandiae	Shane Pinner (18898)	29-Nov-2008	Carcass	420212, 5449353 +/- 100m			
	Tyto novaehollandiae	Threatened Species Section Staff Unknown (21723)	01-Jan-1950	Sighting	424612, 5445683 +/- 100m			
	Tyto novaehollandiae	Unknown Unknown (21598)	10-Jul-1977	Sighting	422112, 5448183 +/- 5000m			
	Tyto novaehollandiae	Nick Mooney (16443)	10-Mar-1985	Sighting	422112, 5448183 +/- 5000m			
	Tyto novaehollandiae	Unknown Unknown (21598)	28-May-1983	Sighting	422112, 5448183 +/- 5000m			

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax	wedge-tailed eagle	pe	PEN	2	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	c	EN	1	0	0
Tyto novaehollandiae	masked owl	pe	PVU	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		3	0	0
Accipiter novaehollandiae	grey goshawk	c		1	0	1

For more information about raptor nests, please contact the Manager, Threatened Species and Marine Section.

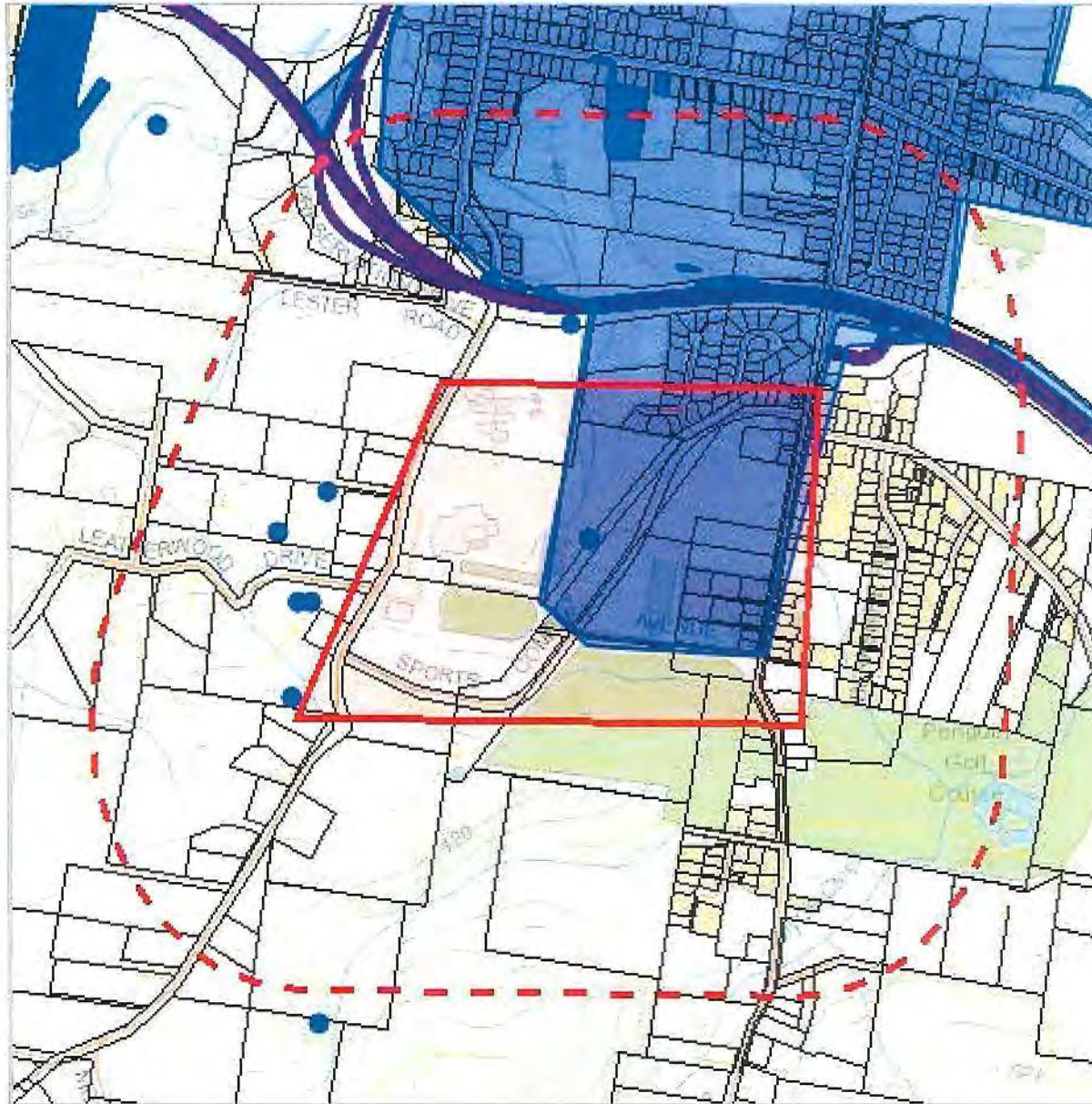
Telephone: (03) 6165 4340

Email: ThreatenedSpecies.Enquiries@dpiwre.tas.gov.au

Department of Primary Industries, Parks, Water and Environment

Raptor nests and sightings within 5000 metres

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



420934, 5445628

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 500 m

Verified Records

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
1405968	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	30-Jul-2012	Polygon		Present	Yes	
591759	Chrysanthemoides monilifera subsp. monilifera	boneseed	Andrew North (2500)	10-Apr-2001	422012, 5446683 +/- 100m	Penguin Ulverston Waste Water Treatment Plant	Present	Yes	
1406424	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1406880	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
1406709	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	19-Nov-2012	Polygon		Present	Yes	
1406202	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229514	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1222754	Cortaderia sp.	pampas grass	Kiowa Fenner (12883)	23-Mar-2011	421926, 5447134 +/- 5m		Present	Yes	Less than 1%
1177743	Cortaderia sp.	pampas grass	G.S. Taylor (4347)	06-Apr-2009	421929, 5447134 +/- 1m		Present	Yes	Not known (or uncertain)
1222753	Cortaderia sp.	pampas grass	Kiowa Fenner (12883)	23-Mar-2011	421875, 5447142 +/- 5m		Present	Yes	Less than 1%
1177756	Cortaderia sp.	pampas grass	Sally Bryant (2266)	20-Apr-2009	421501, 5446561 +/- 1m		Present	Yes	Not known (or uncertain)
1177757	Cortaderia sp.	pampas grass	Sally Bryant (2266)	20-Apr-2009	421476, 5446561 +/- 1m		Present	Yes	Not known (or uncertain)
1177966	Cortaderia sp.	pampas grass	Sally Bryant (2266)	20-Apr-2009	421439, 5446689 +/- 1m		Present	Yes	Not known (or uncertain)
1222752	Cortaderia sp.	pampas grass	Kiowa Fenner (12883)	23-Mar-2011	421826, 5447157 +/- 5m		Present	Yes	Less than 1%
1222751	Cortaderia sp.	pampas grass	Kiowa Fenner (12883)	23-Mar-2011	422546, 5447086 +/- 5m		Present	Yes	Less than 1%
1227089	Erica lusitanica	spanish heath	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1227231	Erica lusitanica	spanish heath	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1227097	Erica lusitanica	spanish heath	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1226421	Foeniculum vulgare	fennel	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1226040	Lycium ferocissimum	african boxthorn	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1226177	Rubus fruticosus	blackberry	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1226394	Rubus fruticosus	blackberry	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1226165	Rubus fruticosus	blackberry	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1407162	Ulex europaeus	gorse	Mark Wisniewski (23046)	30-Dec-1899	Polygon		Present	Yes	
1226794	Ulex europaeus	gorse	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1166629	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Dec-2004	421975, 5447079 +/- 1m		Present	Yes	Not known (or uncertain)
1165712	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	421529, 5446766 +/- 1m		Present	Yes	Not known (or uncertain)

Tas Management Act Weeds within 500 m

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
1226568	Ulex europaeus	gorse	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
600492	Ulex europaeus	gorse	Andrew North (2500)	10-Apr-2001	422012, 5446683 +/- 100m	Penguin Ulverstone Waste Water Treatment Plant	Present	Yes	
1165690	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	421466, 5446383 +/- 1m		Present	Yes	Not known (or uncertain)

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area.
<http://www.dpipwe.tas.gov.au/inter.nsf/WebPages/TPRY-52J8Z3?open>

Tas Management Act Weeds within 5000 m

426412, 5452213



417485, 5441092

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

Verified Records

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
1178921	Asparagus asparagoides	bridal creeper	Jasmyyn Lynch (1330)	10-Nov-2009	419437, 5450069 +/- 1m		Present	Yes	Not known (or uncertain)
909158	Asparagus asparagoides	bridal creeper	Mary Gibbs (3091)	18-May-1999	421212, 5447833 +/- 50m		Present	Yes	
942799	Carduus pycnocephalus	slender thistle	Matthew Baker (6602), Marco F. Duretto (6820)	03-Nov-2004	425860, 5446066 +/- 1000m		Present	Yes	
1407113	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229487	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1407096	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	24-Feb-2011	MultiPolygon		Present	Yes	
1406499	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	16-Mar-2012	Polygon		Present	Yes	
1406324	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
1405954	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1406421	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1407219	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
1406420	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1229485	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1405953	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229486	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1405955	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1405956	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229489	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1405958	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1407044	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229450	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alan Dickens (22303)	29-Sep-2008	Polygon		Present	Yes	
1406326	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
1406626	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	01-Jul-2013	Polygon		Present	Yes	
1406423	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1229522	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alan Dickens (22303)	29-Sep-2008	Polygon		Present	Yes	

Tas Management Act Weeds within 5000 m

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
I407045	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
I406500	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	02-Mar-2012	Polygon		Present	Yes	
I405952	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
I229484	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
I229488	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
I405957	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
I407090	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	28-Sep-2010	Polygon		Present	Yes	
I406627	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	01-Jul-2013	Polygon		Present	Yes	
I406422	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
I406325	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
911142	Chrysanthemoides monilifera subsp. monilifera	boneseed	Unknown Unknown (21598)	01-Jan-0001	418426, 5450566 +/- 5000m	NW, Sulphur Ck	Present	Yes	
I229448	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alan Dickens (22303)	29-Sep-2008	Polygon		Present	Yes	
I407042	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
I406630	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	01-Jul-2013	Polygon		Present	Yes	
I406033	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
I229492	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
I229490	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
I406030	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
I229529	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
I406034	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
I406600	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	18-Apr-2012	Polygon		Present	Yes	
I406425	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
I406628	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	01-Jul-2013	Polygon		Present	Yes	
I406878	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
I406426	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	

Tas Management Act Weeds within 5000 m

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
1406322	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
1406879	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
1406365	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	14-Feb-2012	Polygon		Present	Yes	
1406450	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	14-Feb-2012	Polygon		Present	Yes	
1229528	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1406031	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
942813	Chrysanthemoides monilifera subsp. monilifera	boneseed	Matthew Baker (6602), Marco F. Duretto (6820)	03-Nov-2004	421623, 5449722 +/- 1000m		Present	Yes	
1229449	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alan Dickens (22303)	29-Sep-2008	Polygon		Present	Yes	
1407043	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1407085	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	04-Oct-2010	Polygon		Present	Yes	
1406323	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
1406876	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
1406629	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	01-Jul-2013	Polygon		Present	Yes	
1406601	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	18-Apr-2012	Polygon		Present	Yes	
911765	Chrysanthemoides monilifera subsp. monilifera	boneseed	Tim Rudman (22437)	23-Oct-2001	421438, 5449092 +/- 25m		Present	Yes	
1406877	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
1405969	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	30-Jul-2012	Polygon		Present	Yes	
1229491	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1406032	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1406035	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229493	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1229531	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1229530	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1406038	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1406036	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	

Tas Management Act Weeds within 5000 m

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
1229494	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
591759	Chrysanthemoides monilifera subsp. monilifera	boneseed	Andrew North (2500)	10-Apr-2001	422012, 5446683 +/- 100m	Penguin Ulverstone Waste Water Treatment Plant	Present	Yes	
1406037	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229495	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1407041	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229447	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alan Dickens (22303)	29-Sep-2008	Polygon		Present	Yes	
911923	Chrysanthemoides monilifera subsp. monilifera	boneseed	Unknown Unknown (21598)	01-Jan-0001	422167, 5448349 +/- 5000m	NW, Penguin	Present	Yes	
1245109	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alison Dugand (21503)	06-Sep-2011	418805, 5449261 +/- 0m	bass highway sulphur creek	Present	Yes	
1406709	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	19-Nov-2012	Polygon		Present	Yes	
1405968	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	30-Jul-2012	Polygon		Present	Yes	
1406424	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1406880	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
1229533	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1406203	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1406202	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229514	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1406039	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1406111	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229499	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1407158	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	28-Sep-2010	Polygon		Present	Yes	
1406110	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229498	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1229497	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1406042	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	

Tas Management Act Weeds within 5000 m

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
1406554	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alison Dugand (21503)	04-Oct-2011	Polygon		Present	Yes	
1406548	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alison Dugand (21503)	04-Oct-2011	Polygon		Present	Yes	
1406549	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alison Dugand (21503)	04-Oct-2011	Polygon		Present	Yes	
1229532	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1406040	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1406431	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1406634	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	01-Jul-2013	Polygon		Present	Yes	
1406454	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	14-Feb-2012	LineString		Present	Yes	
1406553	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alison Dugand (21503)	04-Oct-2011	Polygon		Present	Yes	
1406510	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1406552	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alison Dugand (21503)	04-Oct-2011	Polygon		Present	Yes	
1406455	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	14-Feb-2012	Polygon		Present	Yes	
1406227	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
1406792	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
911769	Chrysanthemoides monilifera subsp. monilifera	boneseed	Tim Rudman (22437)	23-Oct-2001	426610, 5446549 +/- 25m		Present	Yes	
1406511	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1406633	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	01-Jul-2013	Polygon		Present	Yes	
1406339	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	24-May-2013	Polygon		Present	Yes	
1406226	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
1163959	Chrysanthemoides monilifera subsp. monilifera	boneseed	G.S. Taylor (4347)	25-Sep-2007	426515, 5446489 +/- 1m		Present	Yes	11% to 50%
1406635	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	01-Jul-2013	Polygon		Present	Yes	
1406512	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1406551	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alison Dugand (21503)	04-Oct-2011	Polygon		Present	Yes	
1229540	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1406291	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1406550	Chrysanthemoides monilifera subsp. monilifera	boneseed	Alison Dugand (21503)	04-Oct-2011	Polygon		Present	Yes	

Tas Management Act Weeds within 5000 m

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
1406041	Chrysanthemoides monilifera subsp. monilifera	boneseed	James Shaddick (21976)	29-Sep-2008	Polygon		Present	Yes	
1229496	Chrysanthemoides monilifera subsp. monilifera	boneseed	Ross Whitehouse (21699), Sam Bryant (22306)	29-Sep-2008	Polygon		Present	Yes	
1406225	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
1406312	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
1406430	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1406793	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
1406453	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	14-Feb-2012	Polygon		Present	Yes	
1406378	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	17-Sep-2010	Polygon		Present	Yes	
1407021	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	17-Sep-2010	Polygon		Present	Yes	
911924	Chrysanthemoides monilifera subsp. monilifera	boneseed	Unknown Unknown (21598)	01-Jan-0001	426462, 5447241 +/- 5000m	NW, Three sisters -Goat Isl area	Present	Yes	
1406451	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	14-Feb-2012	Polygon		Present	Yes	
1406873	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
1406429	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1406632	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	01-Jul-2013	Polygon		Present	Yes	
1406872	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
1406313	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
911768	Chrysanthemoides monilifera subsp. monilifera	boneseed	Tim Rudman (22437)	23-Oct-2001	426186, 5447271 +/- 25m		Present	Yes	
1406874	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	
1406452	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	14-Feb-2012	MultiPolygon		Present	Yes	
1406428	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1406224	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
1406223	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	31-Oct-2012	Polygon		Present	Yes	
1406427	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	10-Oct-2012	Polygon		Present	Yes	
1406698	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	30-May-2012	Polygon		Present	Yes	
1406783	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	30-May-2012	Polygon		Present	Yes	
1406875	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	03-Jul-2012	Polygon		Present	Yes	

Tas Management Act Weeds within 5000 m

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
1406631	Chrysanthemoides monilifera subsp. monilifera	boneseed	Mark Wisniewski (23046)	01-Jul-2013	Polygon		Present	Yes	
1245110	Cortaderia seloana	white pampas grass	Alison Dugand (21503)	27-Aug-2011	422400, 5448091 +/- 0m	railway line, access fm track, 406 old penguin rd	Present	Yes	
1177957	Cortaderia sp.	pampas grass	G.S. Taylor (4347)	01-Apr-2009	421644, 5448600 +/- 1m		Present	Yes	Not known (or uncertain)
1177958	Cortaderia sp.	pampas grass	Sally Bryant (2266)	01-Apr-2009	421668, 5448313 +/- 1m		Present	Yes	Not known (or uncertain)
1177966	Cortaderia sp.	pampas grass	Sally Bryant (2266)	20-Apr-2009	421439, 5446689 +/- 1m		Present	Yes	Not known (or uncertain)
1177959	Cortaderia sp.	pampas grass	Sally Bryant (2266)	01-Apr-2009	421685, 5448125 +/- 1m		Present	Yes	Not known (or uncertain)
1222752	Cortaderia sp.	pampas grass	Kiowa Fenner (12883)	23-Mar-2011	421826, 5447157 +/- 5m		Present	Yes	Less than 1%
1177955	Cortaderia sp.	pampas grass	G.S. Taylor (4347)	24-Mar-2009	424564, 5445873 +/- 1m		Present	Yes	Not known (or uncertain)
1177960	Cortaderia sp.	pampas grass	Sally Bryant (2266)	01-Apr-2009	421644, 5448911 +/- 1m		Present	Yes	Not known (or uncertain)
1222753	Cortaderia sp.	pampas grass	Kiowa Fenner (12883)	23-Mar-2011	421875, 5447142 +/- 5m		Present	Yes	Less than 1%
1177755	Cortaderia sp.	pampas grass	Sally Bryant (2266)	29-Apr-2009	422086, 5444932 +/- 1m		Present	Yes	Not known (or uncertain)
1177757	Cortaderia sp.	pampas grass	Sally Bryant (2266)	20-Apr-2009	421476, 5446561 +/- 1m		Present	Yes	Not known (or uncertain)
1177756	Cortaderia sp.	pampas grass	Sally Bryant (2266)	20-Apr-2009	421501, 5446561 +/- 1m		Present	Yes	Not known (or uncertain)
1222751	Cortaderia sp.	pampas grass	Kiowa Fenner (12883)	23-Mar-2011	422546, 5447086 +/- 5m		Present	Yes	Less than 1%
1177743	Cortaderia sp.	pampas grass	G.S. Taylor (4347)	06-Apr-2009	421929, 5447134 +/- 1m		Present	Yes	Not known (or uncertain)
1222754	Cortaderia sp.	pampas grass	Kiowa Fenner (12883)	23-Mar-2011	421926, 5447134 +/- 5m		Present	Yes	Less than 1%
755328	Cytisus scoparius	english broom	Unknown Unknown (21598)	30-Sep-1994	420512, 5447983 +/- 50m		Present	Yes	
586361	Cytisus scoparius	english broom	Andrew North (2500)	16-Mar-2004	421312, 5444783 +/- 500m		Present	Yes	
911764	Erica lusitanica	spanish heath	Tim Rudman (22437)	23-Oct-2001	421372, 5449166 +/- 25m		Present	Yes	
1227097	Erica lusitanica	spanish heath	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1227154	Erica lusitanica	spanish heath	Unknown Unknown (21598)	08-Jan-1995	LineString		Present	Yes	
1291533	Erica lusitanica	spanish heath	Jacob Gaul (24077)	20-Aug-2012	421616, 5442548 +/- 10m	(DL004C) Dial Range	Present	Yes	Greater than 50%
1291534	Erica lusitanica	spanish heath	Jacob Gaul (24077)	20-Aug-2012	421618, 5442539 +/- 10m	(DL004C) Dial Range	Present	Yes	11% to 50%
1291528	Erica lusitanica	spanish heath	Jacob Gaul (24077)	18-Jul-2012	421575, 5442501 +/- 10m	DL004C	Present	Yes	Greater than 50%
942797	Erica lusitanica	spanish heath	Matthew Baker (6602), Marco F. Duretto (6820)	03-Nov-2004	425860, 5446066 +/- 1000m		Present	Yes	
1291536	Erica lusitanica	spanish heath	Jacob Gaul (24077)	20-Aug-2012	421613, 5442409 +/- 10m	(DL004C) Dial Range	Present	Yes	11% to 50%
1291538	Erica lusitanica	spanish heath	Jacob Gaul (24077)	20-Aug-2012	421623, 5442398 +/- 10m	(DL004C) Dial Range	Present	Yes	11% to 50%
1291537	Erica lusitanica	spanish heath	Jacob Gaul (24077)	20-Aug-2012	421618, 5442402 +/- 10m	(DL004C) Dial Range	Present	Yes	11% to 50%
1291539	Erica lusitanica	spanish heath	Jacob Gaul (24077)	20-Aug-2012	421624, 5442396 +/- 10m	(DL004C) Dial Range	Present	Yes	11% to 50%
1227089	Erica lusitanica	spanish heath	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1227231	Erica lusitanica	spanish heath	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1291535	Erica lusitanica	spanish heath	Jacob Gaul (24077)	20-Aug-2012	421608, 5442414 +/- 10m	(DL004C) Dial Range	Present	Yes	11% to 50%
1226421	Foeniculum vulgare	fennel	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	

Tas Management Act Weeds within 5000 m

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
1226450	Foeniculum vulgare	fennel	Unknown Unknown (21598)	08-Jan-1995	LineString		Present	Yes	
1406343	Foeniculum vulgare	fennel	Mark Wisniewski (23046)	03-May-2013	Polygon		Present	Yes	
1245075	Foeniculum vulgare	fennel	Mark John Wisniewski (23045)	26-Jul-2011	424564, 5447640 +/- 10m		Present	Yes	
1245076	Foeniculum vulgare	fennel	Mark John Wisniewski (23045)	26-Jul-2011	424592, 5447554 +/- 10m		Present	Yes	
1228815	Genista monspessulana	canary broom	Unknown Unknown (21598)	01-Jan-0001	Polygon		Present	Yes	1% to 10%
589857	Genista monspessulana	canary broom	Andrew North (2500)	10-Apr-2001	424112, 5446183 +/- 100m	Penguin Ulverstone Waste Water Treatment Plant	Present	Yes	
1228809	Genista monspessulana	canary broom	Unknown Unknown (21598)	01-Jan-0001	Polygon		Present	Yes	Less than 1%
1178922	Lycium ferocissimum	african boxthorn	Jasmylyn Lynch (1330)	10-Nov-2009	419522, 5450028 +/- 1m		Present	Yes	Not known (or uncertain)
1226052	Lycium ferocissimum	african boxthorn	Unknown Unknown (21598)	08-Jan-1995	LineString		Present	Yes	
1226040	Lycium ferocissimum	african boxthorn	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
763768	Rubus fruticosus	blackberry	Unknown Unknown (21598)	30-Sep-1994	417612, 5449483 +/- 50m		Present	Yes	
1406342	Rubus fruticosus	blackberry	Mark Wisniewski (23046)	03-May-2013	Polygon		Present	Yes	
1245095	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	420097, 5449420 +/- 25m	preservation bay	Present	Yes	
1245097	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419992, 5449450 +/- 25m	preservation bay	Present	Yes	
1245098	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419903, 5449494 +/- 25m	preservation bay	Present	Yes	
1245099	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419876, 5449510 +/- 25m	preservation bay	Present	Yes	
1245100	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419818, 5449545 +/- 25m	preservation bay	Present	Yes	
1245101	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419804, 5449553 +/- 25m	preservation bay	Present	Yes	
1245102	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419786, 5449565 +/- 25m	preservation bay	Present	Yes	
1245103	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419771, 5449581 +/- 25m	preservation bay	Present	Yes	
1245104	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419757, 5449597 +/- 25m	preservation bay	Present	Yes	
1245105	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419745, 5449617 +/- 25m	preservation bay	Present	Yes	
1245106	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419735, 5449635 +/- 25m	preservation bay	Present	Yes	
1245107	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419718, 5449725 +/- 25m	preservation bay	Present	Yes	
1245108	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	419710, 5449777 +/- 25m	preservation bay	Present	Yes	
1245087	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	420276, 5449386 +/- 25m	preservation bay	Present	Yes	

Tas Management Act Weeds within 5000 m

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
1245088	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	420259, 5449376 +/- 25m	preservation bay	Present	Yes	
1245089	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	420238, 5449378 +/- 25m	preservation bay	Present	Yes	
1245090	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	420222, 5449382 +/- 25m	preservation bay	Present	Yes	
763658	Rubus fruticosus	blackberry	Unknown Unknown (21598)	30-Sep-1994	420512, 5447983 +/- 50m		Present	Yes	
763681	Rubus fruticosus	blackberry	Unknown Unknown (21598)	30-Sep-1994	420412, 5448083 +/- 50m		Present	Yes	
1226351	Rubus fruticosus	blackberry	Unknown Unknown (21598)	08-Jan-1995	LineString		Present	Yes	
1226177	Rubus fruticosus	blackberry	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1226225	Rubus fruticosus	blackberry	Unknown Unknown (21598)	08-Jan-1995	LineString		Present	Yes	
763712	Rubus fruticosus	blackberry	Unknown Unknown (21598)	30-Sep-1994	419912, 5448683 +/- 50m		Present	Yes	
1245091	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	420206, 5449386 +/- 25m	preservation bay	Present	Yes	
1245093	Rubus fruticosus	blackberry	Mark John Wisniewski (23045)	07-Jun-2011	420184, 5449396 +/- 25m	preservation bay	Present	Yes	
597606	Rubus fruticosus	blackberry	Andrew North (2500)	10-Apr-2001	424112, 5446183 +/- 100m	Penguin Ulverstone Waste Water Treatment Plant	Present	Yes	
1226165	Rubus fruticosus	blackberry	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1226394	Rubus fruticosus	blackberry	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
597617	Rubus fruticosus	blackberry	Andrew North (2500)	10-Apr-2001	424812, 5445583 +/- 100m	Penguin Ulverstone Waste Water Treatment Plant	Present	Yes	
755393	Rubus fruticosus	blackberry	Unknown Unknown (21598)	30-Sep-1994	418512, 5449583 +/- 50m		Present	Yes	
1171554	Salix cinerea subsp. oleifolia	grey willow	K Colgrove (21771)	01-Apr-2008	425300, 5445700 +/- 50m		Present	Yes	Not known (or uncertain)
755395	Salix x fragilis nothovar. fragilis	crack willow	Unknown Unknown (21598)	30-Sep-1994	418512, 5449583 +/- 50m		Present	Yes	
755332	Senecio jacobaea	ragwort	Unknown Unknown (21598)	30-Sep-1994	420512, 5447983 +/- 50m		Present	Yes	
387381	Senecio jacobaea	ragwort	Stephen Harris (2289)	01-Jan-1992	418812, 5450084 +/- 100m		Present	Yes	
1245073	Ulex europaeus	gorse	Mark John Wisniewski (23045)	22-Jul-2011	421294, 5449174 +/- 10m		Present	Yes	
589868	Ulex europaeus	gorse	Andrew North (2500)	10-Apr-2001	424812, 5445583 +/- 100m	Penguin Ulverstone Waste Water Treatment Plant	Present	Yes	
1245074	Ulex europaeus	gorse	Mark John Wisniewski (23045)	22-Jul-2011	421264, 5449265 +/- 10m		Present	Yes	
1405918	Ulex europaeus	gorse	Alison Dugand (21503)	16-Sep-2011	Polygon		Present	Yes	
1165679	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	421006, 5447623 +/- 1m		Present	Yes	Not known (or uncertain)
1165713	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	420043, 5447961 +/- 1m		Present	Yes	Not known (or uncertain)

Tas Management Act Weeds within 5000 m

Id	Species	Common Name	Observers	Date	Easting/Northing GDA94 Zone 55	Location Description	WMA	Wons Density	Data Source
1165722	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	420746, 5445449 +/- 1m		Present	Yes	Not known (or uncertain)
1228807	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Jan-0001	Polygon		Present	Yes	1% to 10%
1245029	Ulex europaeus	gorse	Alison Dugand (21503)	01-Nov-2011	Polygon	Penguin	Present	Yes	11% to 50%
1245028	Ulex europaeus	gorse	Alison Dugand (21503)	29-Oct-2010	Polygon	Pengun	Present	Yes	100%
1405990	Ulex europaeus	gorse	Alison Dugand (21503)	01-Nov-2011	Polygon		Present	Yes	
1405989	Ulex europaeus	gorse	Alison Dugand (21503)	29-Oct-2010	Polygon		Present	Yes	
1407161	Ulex europaeus	gorse	Alison Dugand (21503)	08-Jul-2010	Polygon		Present	Yes	
1165681	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	421212, 5447436 +/- 1m		Present	Yes	Not known (or uncertain)
1245025	Ulex europaeus	gorse	Alison Dugand (21503)	16-Sep-2011	Polygon	penguin pid 7277221	Present	Yes	100%
1165731	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	421122, 5448001 +/- 1m		Present	Yes	Not known (or uncertain)
600492	Ulex europaeus	gorse	Andrew North (2500)	10-Apr-2001	422012, 5446683 +/- 100m	Penguin Ulverstone Waste Water Treatment Plant	Present	Yes	
1165712	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	421529, 5446766 +/- 1m		Present	Yes	Not known (or uncertain)
586645	Ulex europaeus	gorse	Andrew North (2500)	16-Mar-2004	421564, 5444308 +/- 10m		Present	Yes	
1406529	Ulex europaeus	gorse	Alison Dugand (21503)	12-Oct-2012	Polygon		Present	Yes	
1165691	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	421522, 5445784 +/- 1m		Present	Yes	Not known (or uncertain)
1165690	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	421466, 5446383 +/- 1m		Present	Yes	Not known (or uncertain)
1165711	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	423183, 5446761 +/- 1m		Present	Yes	Not known (or uncertain)
1407162	Ulex europaeus	gorse	Mark Wisniewski (23046)	30-Dec-1899	Polygon		Present	Yes	
1166629	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Dec-2004	421975, 5447079 +/- 1m		Present	Yes	Not known (or uncertain)
1291527	Ulex europaeus	gorse	Jacob Gaul (24077)	17-Jul-2012	421445, 5442531 +/- 10m	Dial Road	Present	Yes	Scattered
1226568	Ulex europaeus	gorse	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1226794	Ulex europaeus	gorse	Unknown Unknown (21598)	08-Jan-1995	MultiLineString		Present	Yes	
1165710	Ulex europaeus	gorse	Unknown Unknown (21598)	01-Apr-2005	421069, 5448718 +/- 1m		Present	Yes	Not known (or uncertain)

Unverified Records

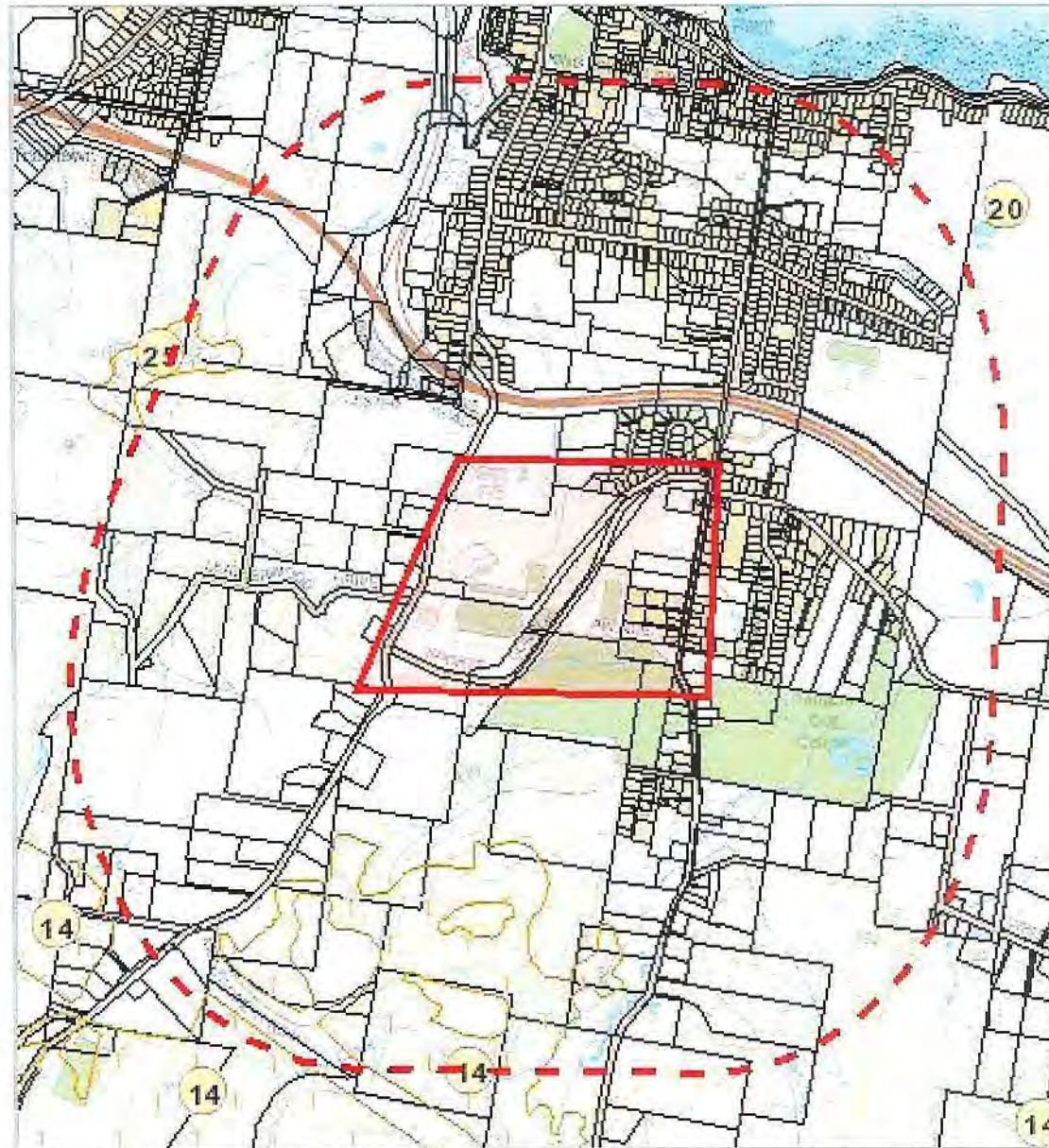
For more information about introduced weed species, please visit the following URL for contact details in your area.

<http://www.dpipwe.tas.gov.au/inter.nsf/WebPages/TPRY-52J8Z3?open>

*** No Priority Weeds found within 500 metres ***

*** No Priority Weeds found within 5000 metres ***

Priority Weeds within 5000 m



Threatened Communities (TNVC 2014) within 1000 metres

Legend: Threatened Communities

- ☐ 1 - Alkaline pans
- ☐ 2 - *Allocasuarina littoralis* forest
- ☐ 3 - *Athrotaxis cupressoides*/*Nothofagus gunnii* short rainforest
- ☐ 4 - *Athrotaxis cupressoides* open woodland
- ☐ 5 - *Athrotaxis cupressoides* rainforest
- ☐ 6 - *Athrotaxis selaginoides*/*Nothofagus gunnii* short rainforest
- ☐ 7 - *Athrotaxis selaginoides* rainforest
- ☐ 8 - *Athrotaxis selaginoides* subalpine scrub
- ☐ 9 - *Banksia marginata* wet scrub
- ☐ 10 - *Banksia serrata* woodland
- ☐ 11 - *Callitris rhomboidea* forest
- ☐ 13 - Cushion moorland
- ☐ 14 - *Eucalyptus amygdalina* forest and woodland on sandstone
- ☐ 15 - *Eucalyptus amygdalina* inland forest and woodland on cainozoic deposits
- ☐ 16 - *Eucalyptus brookeriana* wet forest
- ☐ 17 - *Eucalyptus globulus* dry forest and woodland
- ☐ 18 - *Eucalyptus globulus* King Island forest
- ☐ 19 - *Eucalyptus morrisbyi* forest and woodland
- ☐ 20 - *Eucalyptus ovata* forest and woodland
- ☐ 21 - *Eucalyptus risdonii* forest and woodland
- ☐ 22 - *Eucalyptus tenuiramis* forest and woodland on sediments
- ☐ 23 - *Eucalyptus viminalis* - *Eucalyptus globulus* coastal forest and woodland
- ☐ 24 - *Eucalyptus viminalis* Furneaux forest and woodland
- ☐ 25 - *Eucalyptus viminalis* wet forest
- ☐ 26 - Heathland on calcareous substrates
- ☐ 27 - Heathland scrub complex at Wingaroo
- ☐ 28 - Highland grassy sedge land
- ☐ 29 - Highland *Poa* grassland
- ☐ 30 - *Melaleuca ericifolia* swamp forest
- ☐ 31 - *Melaleuca pustulata* scrub
- ☐ 32 - *Notelaea* - *Pomaderris* - *Beyeria* forest
- ☐ 33 - Rainforest fernland
- ☐ 34 - Riparian scrub
- ☐ 35 - Seabird rookery complex
- ☐ 36 - Sphagnum peatland
- ☐ 36A - Spray zone coastal complex
- ☐ 37 - Subalpine *Diplarrena latifolia* rushland
- ☐ 38 - Subalpine *Leptospermum nitidum* woodland
- ☐ 39 - Wetlands

Legend: Cadastral Parcels



Threatened Communities (TNVC 2014) within 1000 metres

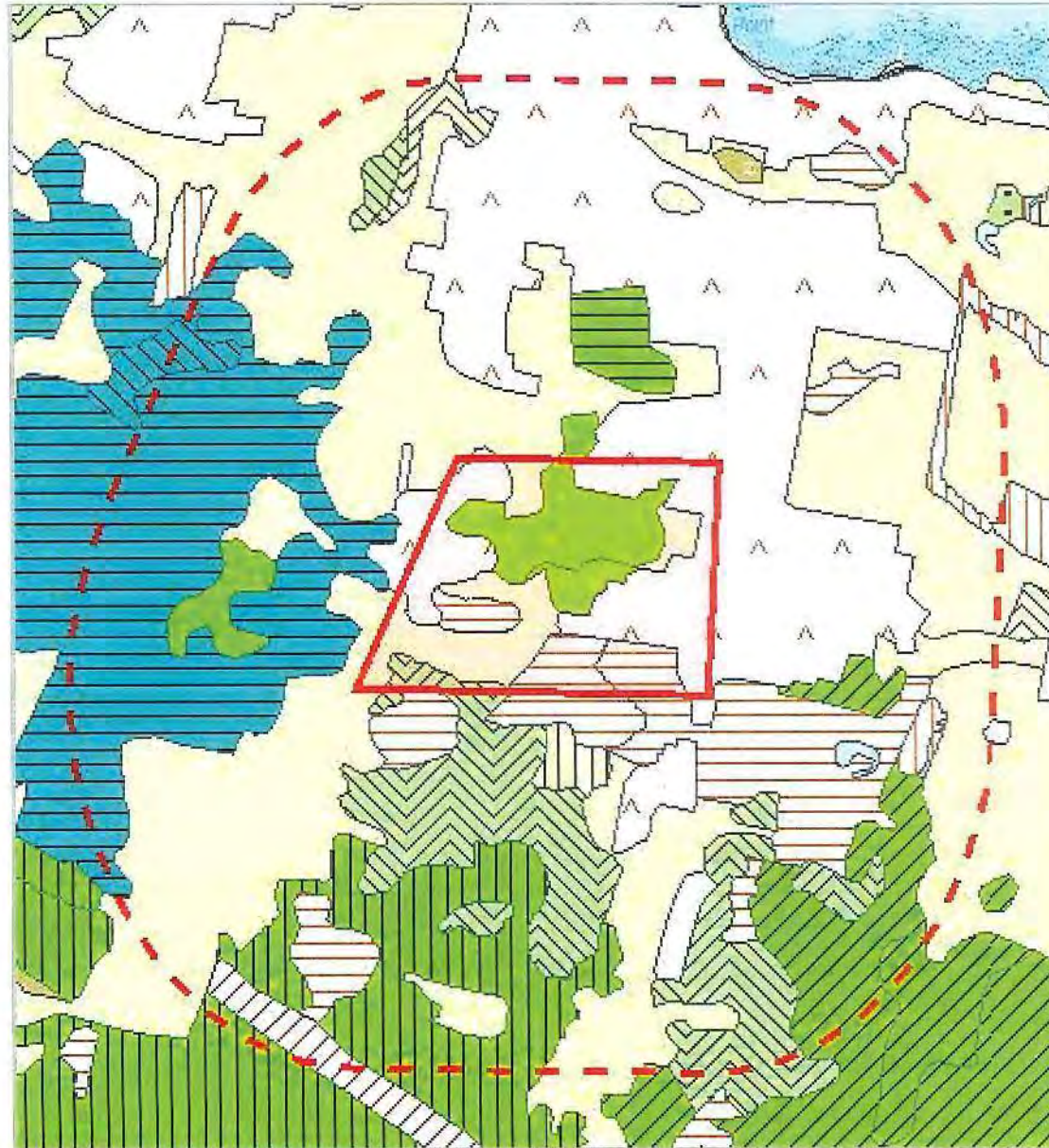
Scheduled Community Id	Scheduled Community Name
25	Eucalyptus viminalis wet forest
14	Eucalyptus amygdalina forest and woodland on sandstone
14	Eucalyptus amygdalina forest and woodland on sandstone

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program, Conservation Values Information Section.

Telephone: (03) 6165 4320

Email: TVMMPsupport@dpiwve.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



TASVEG 3.0 Communities within 1000 metres

Legend: TASVEG 3.0

	DAC - Eucalyptus amygdalina coastal forest and woodland
	DAD - Eucalyptus amygdalina forest and woodland on dolerite
	DAS - Eucalyptus amygdalina forest and woodland on sandstone
	DAM - Eucalyptus amygdalina forest on mudstone
	DAZ - Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	DSC - Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	DBA - Eucalyptus barberi forest and woodland
	DCO - Eucalyptus coccifera forest and woodland
	DCR - Eucalyptus cordata forest
	DDP - Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	DDE - Eucalyptus delegatensis dry forest and woodland
	DGL - Eucalyptus globulus dry forest and woodland
	DGW - Eucalyptus gunnii woodland
	DMO - Eucalyptus morrisbyi forest and woodland
	DNI - Eucalyptus nitida dry forest and woodland
	DNF - Eucalyptus nitida Furneaux forest
	DOB - Eucalyptus obliqua dry forest
	DOV - Eucalyptus ovata forest and woodland
	DOW - Eucalyptus ovata heathy woodland
	DPO - Eucalyptus pauciflora forest and woodland not on dolerite
	DPD - Eucalyptus pauciflora forest and woodland on dolerite
	DPE - Eucalyptus perriniana forest and woodland
	DPU - Eucalyptus pulchella forest and woodland
	DRI - Eucalyptus risdonii forest and woodland
	DRO - Eucalyptus rodwayi forest and woodland
	DSO - Eucalyptus sieberi forest and woodland not on granite
	DSG - Eucalyptus sieberi forest and woodland on granite
	DTD - Eucalyptus tenuiramis forest and woodland on dolerite
	DTG - Eucalyptus tenuiramis forest and woodland on granite
	DTO - Eucalyptus tenuiramis forest and woodland on sediments
	DVF - Eucalyptus viminalis Furneaux forest and woodland
	DVG - Eucalyptus viminalis grassy forest and woodland
	DVC - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	DKW - King Island Eucalypt woodland
	DMW - Midlands woodland complex
	WBR - Eucalyptus brookeriana wet forest
	WDA - Eucalyptus dalrympleana forest
	WDL - Eucalyptus delegatensis forest over Leptospermum
	WDR - Eucalyptus delegatensis forest over rainforest
	WDB - Eucalyptus delegatensis forest with broad-leaf shrubs
	WDU - Eucalyptus delegatensis wet forest (undifferentiated)
	WGK - Eucalyptus globulus King Island forest
	WGL - Eucalyptus globulus wet forest
	WNL - Eucalyptus nitida forest over Leptospermum
	WNR - Eucalyptus nitida forest over rainforest
	WNU - Eucalyptus nitida wet forest (undifferentiated)
	WOL - Eucalyptus obliqua forest over Leptospermum
	WOR - Eucalyptus obliqua forest over rainforest
	WOB - Eucalyptus obliqua forest with broad-leaf shrubs
	WOU - Eucalyptus obliqua wet forest (undifferentiated)
	WRE - Eucalyptus regnans forest
	WSU - Eucalyptus subcrenulata forest and woodland
	WVI - Eucalyptus viminalis wet forest
	RPF - Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	RPW - Athrotaxis cupressoides open woodland
	RPP - Athrotaxis cupressoides rainforest
	RKF - Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	RKP - Athrotaxis selaginoides rainforest
	RKS - Athrotaxis selaginoides subalpine scrub

TASVEG 3.0 Communities within 1000 metres

	RCO - Coastal rainforest
	RSH - Highland low rainforest and scrub
	RKX - Highland rainforest scrub with dead <i>Athrotaxis selaginoides</i>
	RHP - <i>Lagarostrobos franklinii</i> rainforest and scrub
	RMT - <i>Nothofagus</i> - <i>Atherosperma</i> rainforest
	RML - <i>Nothofagus</i> - <i>Leptospermum</i> short rainforest
	RMS - <i>Nothofagus</i> - <i>Phyllocladus</i> short rainforest
	RFS - <i>Nothofagus gunnii</i> rainforest and scrub
	RMU - <i>Nothofagus</i> rainforest (undifferentiated)
	RFE - Rainforest fernland
	NAD - <i>Acacia dealbata</i> forest
	NAR - <i>Acacia melanoxylon</i> forest on rises
	NAF - <i>Acacia melanoxylon</i> swamp forest
	NAL - <i>Allocasuarina littoralis</i> forest
	NAV - <i>Allocasuarina verticillata</i> forest
	NBS - <i>Banksia serrata</i> woodland
	NBA - <i>Bursaria</i> - <i>Acacia</i> woodland and scrub
	NCR - <i>Callitris rhomboidea</i> forest
	NLE - <i>Leptospermum</i> forest
	NLM - <i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest
	NLA - <i>Leptospermum scoparium</i> - <i>Acacia mucronata</i> forest
	NME - <i>Melaleuca ericifolia</i> swamp forest
	NLN - Subalpine <i>Leptospermum nitidum</i> woodland
	AHF - Fresh water aquatic herbland
	ASF - Freshwater aquatic sedgeland and rushland
	AHL - Lacustrine herbland
	AHS - Saline aquatic herbland
	ARS - Saline sedgeland/rushland
	AUS - Saltmarsh (undifferentiated)
	ASS - Succulent saline herbland
	AWU - Wetland (undifferentiated)
	SAL - <i>Acacia longifolia</i> coastal scrub
	SBM - <i>Banksia marginata</i> wet scrub
	SBR - Broad-leaf scrub
	SCH - Coastal heathland
	SSC - Coastal scrub
	SCA - Coastal scrub on alkaline sands
	SRE - Eastern riparian scrub
	SED - Eastern scrub on dolerite
	SCL - Heathland on calcareous substrates
	SKA - <i>Kunzea ambigua</i> regrowth scrub
	SLG - <i>Leptospermum glaucescens</i> heathland and scrub
	SLL - <i>Leptospermum lanigerum</i> scrub
	SLS - <i>Leptospermum scoparium</i> heathland and scrub
	SLW - <i>Leptospermum</i> scrub
	SRF - <i>Leptospermum</i> with rainforest scrub
	SMP - <i>Melaleuca pustulata</i> scrub
	SMM - <i>Melaleuca squamea</i> heathland
	SMR - <i>Melaleuca squarrosa</i> scrub
	SRH - Rookery halophytic herbland
	SSK - Scrub complex on King Island
	SSZ - Spray zone coastal complex
	SHS - Subalpine heathland
	SWR - Western regrowth complex
	SSW - Western subalpine scrub
	SWW - Western wet scrub
	SHW - Wet heathland
	HCH - Alpine coniferous heathland
	HCM - Cushion moorland
	HHE - Eastern alpine heathland
	HSE - Eastern alpine sedgeland

TASVEG 3.0 Communities within 1000 metres

	HUE - Eastern alpine vegetation (undifferentiated)
	HHW - Western alpine heathland
	HSW - Western alpine sedgeland/herbland
	MAP - Alkaline pans
	MBU - Buttongrass moorland (undifferentiated)
	MBS - Buttongrass moorland with emergent shrubs
	MBE - Eastern buttongrass moorland
	MGH - Highland grassy sedgeland
	MBP - Pure buttongrass moorland
	MRR - Restionaceae rushland
	MBR - Sparse buttongrass moorland on slopes
	MSP - Sphagnum peatland
	MDS - Subalpine Diplarrena latifolia rushland
	MBW - Western buttongrass moorland
	MSW - Western lowland sedgeland
	GHC - Coastal grass and herbfield
	GPH - Highland Poa grassland
	GCL - Lowland grassland complex
	GSL - Lowland grassy sedgeland
	GPL - Lowland Poa labillardierei grassland
	GTL - Lowland Themeda triandra grassland
	GRP - Rockplate grassland
	FAG - Agricultural land
	FUM - Extra-urban miscellaneous
	FMG - Marram grassland
	FPE - Permanent easements
	FPL - Plantations for silviculture
	FPF - Pteridium esculentum fernland
	FRG - Regenerating cleared land
	FSM - Spartina marshland
	FPU - Unverified plantations for silviculture
	FUR - Urban areas
	FWU - Weed infestation
	ORO - Lichen lithosere
	OSM - Sand, mud
	OAQ - Water, sea

Legend: Cadastral Parcels



TASVEG 3.0 Communities within 1000 metres

Code	Community	Emergent Species
FUM	(FUM) Extra-urban miscellaneous	
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
FUM	(FUM) Extra-urban miscellaneous	
DAD	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
DAM	(DAM) Eucalyptus amygdalina forest on mudstone	
FUM	(FUM) Extra-urban miscellaneous	EL
FPU	(FPU) Unverified plantations for silviculture	
FUR	(FUR) Urban areas	
FAG	(FAG) Agricultural land	
FUM	(FUM) Extra-urban miscellaneous	
DAM	(DAM) Eucalyptus amygdalina forest on mudstone	
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
FAG	(FAG) Agricultural land	
DOB	(DOB) Eucalyptus obliqua dry forest	
FAG	(FAG) Agricultural land	
FPE	(FPE) Permanent easements	
FWU	(FWU) Weed infestation	
FAG	(FAG) Agricultural land	EL
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	
DOB	(DOB) Eucalyptus obliqua dry forest	
FUM	(FUM) Extra-urban miscellaneous	
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
FPU	(FPU) Unverified plantations for silviculture	
FUR	(FUR) Urban areas	
FPU	(FPU) Unverified plantations for silviculture	
DOB	(DOB) Eucalyptus obliqua dry forest	
FAG	(FAG) Agricultural land	
FAG	(FAG) Agricultural land	EA
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
FAG	(FAG) Agricultural land	
DOB	(DOB) Eucalyptus obliqua dry forest	
WVI	(WVI) Eucalyptus viminalis wet forest	
NBA	(NBA) Bursaria - Acacia woodland and scrub	
FPL	(FPL) Plantations for silviculture	
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
FUR	(FUR) Urban areas	
FAG	(FAG) Agricultural land	EL
FUR	(FUR) Urban areas	
DOB	(DOB) Eucalyptus obliqua dry forest	
FUM	(FUM) Extra-urban miscellaneous	
FUM	(FUM) Extra-urban miscellaneous	
DOB	(DOB) Eucalyptus obliqua dry forest	
OAQ	(OAQ) Water, sea	
DAM	(DAM) Eucalyptus amygdalina forest on mudstone	
FPU	(FPU) Unverified plantations for silviculture	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program, Conservation Values Information Section.

Telephone: (03) 6165 4320

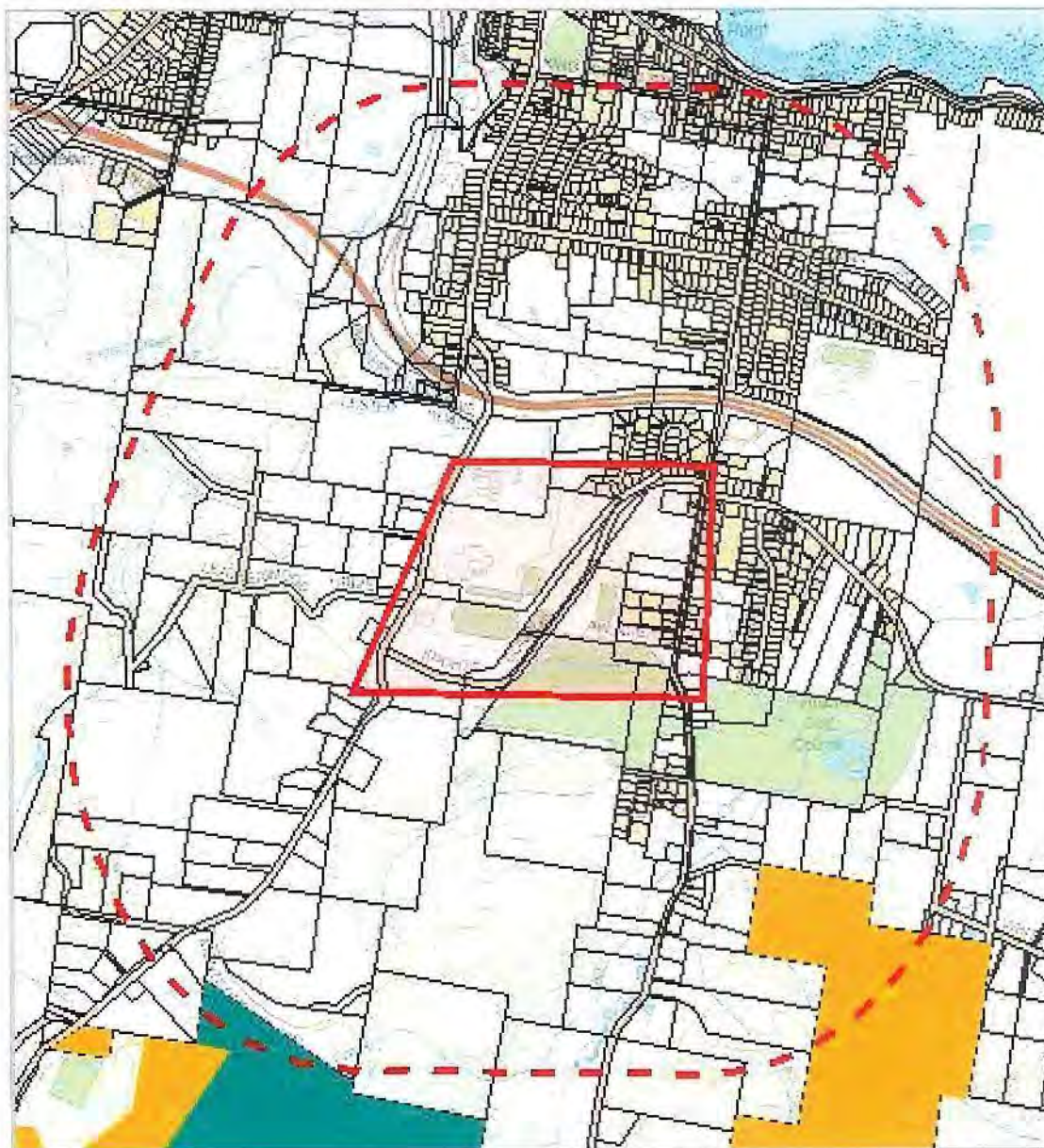
Email: TVMMPsupport@dpipwe.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

***** No Geoconservation sites found within 1000 metres. *****

Reserves within 1000 metres
























423357, 5448184



420551, 5445124

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

-  Conservation Area
-  Game Reserve
-  Historic Site
-  Indigenous Protected Area
-  National Park
-  Nature Reserve
-  Nature Recreation Area
-  Regional Reserve
-  State Reserve
-  Wellington Park
-  Public authority land within WHA
-  Future Reserve Land under the TFA - first proposed reserve order
-  Future Reserve Land under the TFA - first proposed reserve order and Informal Reserve on State Forest or Forestry Tas. managed land
-  Future Reserve Land under the TFA - second proposed reserve order
-  Future Reserve Land under the TFA - second proposed reserve order and Informal Reserve on State Forest or Forestry Tas. managed land
-  Informal Reserve on State Forest or Forestry Tas. managed land
-  Informal Reserve on other public land
-  Conservation Covenant (NCA), Private Nature Reserve and Private Sanctuary
-  Private Sanctuary
-  Private land within WHA
-  Management Agreement
-  Part 5 Agreement (Meander Dam Offset)
-  Other Private Reserve

Legend: Cadastral Parcels



Reserves within 1000 metres

Name	Classification	Status
	Informal Reserve on other public land	Informal Reserve
Mount Montgomery State Reserve	State Reserve	Dedicated Formal Reserve

For more information about the Tasmanian Reserve Estate, please contact the Sustainable Land Use and Information Management Branch.

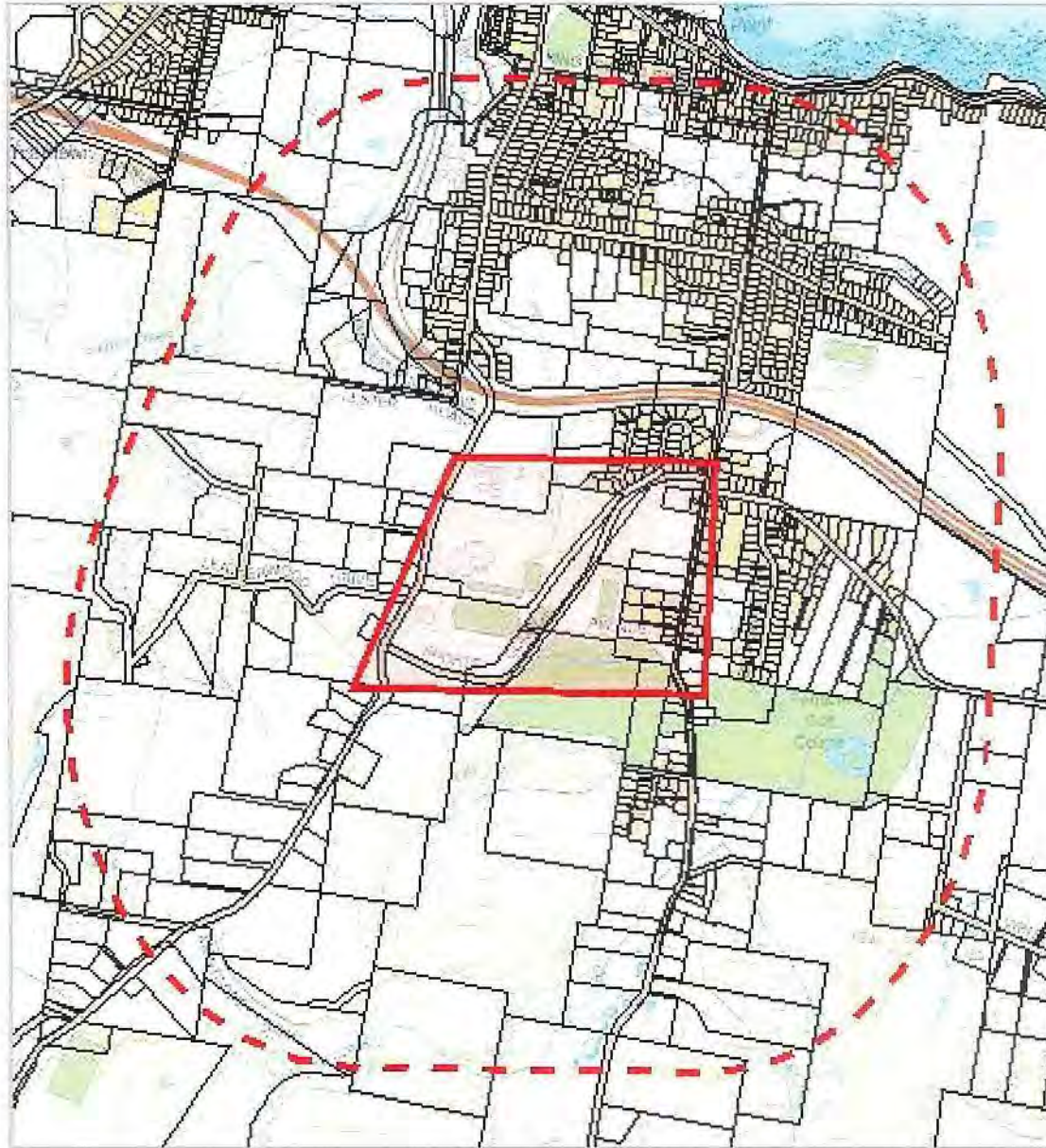
Telephone: (03) 6233 2744

Fax: (03) 6223 8603

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Known biosecurity risks within 1000 meters

423357, 5448184



420551, 5445124

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Hygiene infrastructure

● Location Point Verified

● Location Point Unverified

— Location Line Verified

— Location Line Unverified

□ Location Polygon Verified

□ Location Polygon Unverified

Legend: Cadastral Parcels



Known biosecurity risks within 1000 meters

Species of biosecurity risk

No known species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed <http://www.dpipwe.tas.gov.au/inter.nsf/Publications/LBUN-8896DT?open>

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <http://www.dpipwe.tas.gov.au/inter.nsf/ThemeNodes/SLen-5NU68G?open>
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant <http://www.dpipwe.tas.gov.au/inter.nsf/Publications/LBUN-8896DT?open>
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town through a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

NOTES:

1). GENERAL

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE COUNCIL, DSG & IPWEA'S STANDARD DRAWINGS & SPECIFICATIONS WHICH THE CONTRACTOR SHALL HAVE A COMMON KNOWLEDGE OF. ANY VARIATION FROM THESE DRAWINGS OR THE RELEVANT STANDARDS & SPECIFICATIONS WILL REQUIRE THE PRIOR APPROVAL OF THE SUPERVISING ENGINEER AND COUNCIL'S REPRESENTATIVE.

2). NOTIFICATION

THE CONTRACTOR SHALL NOTIFY ALL STATUTORY AUTHORITIES AND THE SUPERINTENDENT PRIOR TO COMMENCING ANY WORK NEAR EXISTING SERVICES. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

3). AS CONSTRUCTED DRAWINGS:

THE CONTRACTOR SHALL TAKE MEASUREMENTS AND PROVIDE INFORMATION AS REQUIRED BY THE SUPERVISING ENGINEER FOR THE PURPOSE OF PREPARING "AS CONSTRUCTED" DRAWINGS TO THE STANDARD AND IN THE FORMAT REQUIRED BY COUNCIL. SUCH DRAWINGS SHALL BE CERTIFIED CORRECT BY THE SUPERVISING ENGINEER.

EARTHWORKS

1). GENERAL

GENERAL EARTHWORKS, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THIS SPECIFICATION AND THE CURRENT EDITION OF THE S.A. CODE FOR EARTHWORKS AS 3789 TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFERRED TO THEREIN. THE CONTRACTOR SHALL KEEP A COPY OF AS 3789 ON SITE.

2). TESTING

THE CONTRACTOR IS TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER TO CARRY OUT LEVEL 3 TESTING OF ALL EARTHWORKS TO AS3789, INCLUDING:
- SUBGRADES
- FILL
- PAVEMENTS
- BACKFILLING OF OF SERVICE TRENCHES
CERTIFICATION OF THESE ELEMENTS IS TO BE PROVIDED PRIOR TO PRACTICAL COMPLETION.

3). FILL AREAS

- (i) REMOVE TOP SOIL AND ORGANIC MATERIAL
(ii) PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
- 100% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
(iii) PLACE FILL AS SPECIFIED AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

4). CUT AREAS

- (i) REMOVE TOP SOIL AND ORGANIC MATERIAL
(ii) PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
- 100% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

TRENCHING:

1). COMMON TRENCHING:

WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES:

HORIZONTALLY:

- 300mm ALONG A LENGTH GREATER THAN 2 METRES.
- 400mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
- 150mm MINIMUM ALONG A LENGTH LESS THAN 2 METRES.

VERTICALLY:

- 150mm MINIMUM
- 200mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.

ELECTRICAL CABLES SHOULD BE LOCATED ON THE OPPOSITE SIDE OF THE STREET. WHERE THIS IS NOT POSSIBLE A 400mm MINIMUM DISTANCE MUST BE OBSERVED OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

2). AURORA TRENCHING:

THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING OF ALL TRENCHES FOR THE INSTALLATION OF AURORA CABLES. CONTRACTOR IS TO LIASE WITH THE AURORA FOR THE EXTENT OF CABLE TRENCHING.

3). TELSTRA TRENCHING:

THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING OF ALL TRENCHES FOR THE INSTALLATION OF TELSTRA CABLES. CONTRACTOR IS TO LIASE WITH TELSTRA FOR THE EXTENT OF CABLE TRENCHING.

ROADWORKS

1). INSPECTIONS

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERVISING ENGINEER:

- EXCAVATION TO SUBGRADE
- SUB-BASE PREPARATION FOR ROADS, CAPPARKS AND KERBS
- BASE COURSE PREPARATION
- FINAL TRIM PRIOR TO PLACING KERBS
- FINAL TRIM PRIOR TO SEALING

48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERVISING ENGINEER PRIOR TO INSPECTIONS.

2). TESTING

THE CONTRACTOR IS RESPONSIBLE TO ORGANISE AND PAY ALL COSTS ASSOCIATED WITH SUBGRADE CBR AND PAVEMENT TESTING AS REQUIRED BY DSG STANDARD G4 COMPACTION ASSESSMENT.

3). SUB-BASE & BASE

DESIGN CBR - 8%

- i) SUB-BASE = 200mm SUB-BASE CLASS 1 -97% MODIFIED COMPACTION
- ii) BASE = 100mm BASE CLASS A -98% MODIFIED COMPACTION

4). ASPHALT/HOTMIX

ALL ASPHALT/HOTMIX SHALL BE BLACK IN COLOUR AND SHALL BE MIXED AND PLACED IN ACCORDANCE WITH DSG SPEC. R55 DENSE GRADED ASPHALT

5). KERBS

KERBS ARE AS SHOWN ON THE DRAWINGS UNLESS SPECIFIED OTHERWISE BY THE SUPERVISING ENGINEER.

WATER RETICULATION

II. GENERAL:

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA WSA03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 & TASWATER SUPPLEMENT.

2). MAINS

ALL WATER MAINS SHALL BE 100mm BLUE BRUTE OR EQUIVALENT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH TASWATER STANDARD DRAWINGS & SPECIFICATIONS. WATER MAINS SHALL BE CLEANSSED AND TESTED IN ACCORDANCE WITH PART 5 OF THE MUNICIPAL SPECIFICATIONS TO THE SATISFACTION OF THE SUPERINTENDENT.

3). LOT CONNECTIONS:

UNLESS OTHERWISE STATED WATER CONNECTIONS ARE TO BE 20mm AND INSTALLED AS PER TASWATER STANDARD DRAWING DWG No. W-320.

4). FIRE HYDRANTS:

FIRE HYDRANTS SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH THE DSG STANDARD DRAWINGS & SPECIFICATIONS. THE CONTRACTOR SHALL ALLOW TO PLACE MARKERS AS REQUIRED BY THE LOCAL AUTHORITY.

5). THRUST AND ANCHOR BLOCKS:

THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WITH TASWATER STANDARDS.

6). INSPECTIONS:

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERVISING ENGINEER & TASWATER:

- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILL
- BACKFILL
- PRESSURE TESTING
- PIPE CLEANSING

48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERVISING ENGINEER PRIOR TO INSPECTIONS.

7). TESTING

ALL WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY TASWATER. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

8). PIPE CLEANSING:

THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORIDE AS DIRECTED BY TASWATER.

9). TRENCHING AND BACKFILL

ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS. GRANULAR BACKFILL TO EXTEND 1m BEYOND THE TRAFFICABLE AREA.

SEWER

1). GENERAL:

ALL WORKS ARE TO BE CARRIED OUT TO SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA02-2002 VERSION 2.3 MRWA EDITION 1.0 & TASWATER SUPPLEMENT. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE TASWATER WORKS SUPERVISOR. ALL SEWER PLUMBING & DRAINAGE TO COMPLY WITH AS.3500.2:2003 SANITARY PLUMBING & DRAINAGE.

2). MANHOLES:

MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO WSA0 STANDARDS. ALL MANHOLES ARE TO BE FITTED WITH COVERS AND SURROUNDS AS SPECIFIED ON LONGITUDINAL SECTIONS.

3). INSPECTIONS:

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERVISING ENGINEER:

- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILL
- BACKFILL
- MANHOLES PRIOR TO AND FOLLOWING BENCHING AND GROUTING

48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERVISING ENGINEER PRIOR TO INSPECTIONS.

4). TESTING:

ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL CAMERA TEST ALL PIPES AND SUBMIT FOOTAGE TO TASWATER FOR APPROVAL.

5). TRENCHING:

ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND THE LOCAL COUNCIL STANDARDS.

AS CONSTRUCTED DRAWINGS:

1). PRODUCTION OF AS CONSTRUCTED DRAWINGS

THE CONTRACTOR SHALL TAKE MEASUREMENTS AND PROVIDE INFORMATION AS REQUIRED BY THE SUPERVISING ENGINEER FOR THE PURPOSE OF PREPARING "AS CONSTRUCTED" DRAWINGS TO THE STANDARD AND IN THE FORMAT REQUIRED BY COUNCIL. SUCH DRAWINGS SHALL BE CERTIFIED CORRECT BY THE SUPERVISING ENGINEER. THE CONTRACTOR SHALL PROVIDE CCTV RECORD OF THE PIPES IN ACCORDANCE WITH TASWATER SPECIFICATION.

STORMWATER DRAINAGE

1). GENERAL:

ALL WORKS ARE TO BE CARRIED OUT TO DSG STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR. ALL STORM WATER PLUMBING & DRAINAGE TO COMPLY WITH A.S.3500.3:2003 STORM WATER DRAINAGE.

2). MANHOLES:

MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO DSG STANDARDS. ALL MANHOLES IN TRAFFICED AREAS ARE TO BE FITTED WITH HEAVY DUTY GATIC COVERS AND SURROUNDS. ALL MANHOLES ARE TO HAVE A 5 METRE LENGTH OF 75mm AG-PIPE CONNECTED TO THEM AND LAID IN THE UPSTREAM PIPE TRENCH IMMEDIATELY ADJACENT TO AND AT THE INVERT OF THE LOWEST PIPE WORK.

3). INSPECTIONS:

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERVISING ENGINEER:

- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILL
- BACKFILL
- MANHOLES PRIOR TO AND FOLLOWING BENCHING AND GROUTING
- LOT CONNECT MADE TO MAIN

48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERVISING ENGINEER PRIOR TO INSPECTIONS.

4). TESTING:

ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

5). TRENCHING:

ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND THE LOCAL COUNCIL STANDARDS.

AS CONSTRUCTED DRAWINGS:

1). PRODUCTION OF AS CONSTRUCTED DRAWINGS

THE CONTRACTOR SHALL TAKE MEASUREMENTS AND PROVIDE INFORMATION AS REQUIRED BY THE SUPERVISING ENGINEER FOR THE PURPOSE OF PREPARING "AS CONSTRUCTED" DRAWINGS TO THE STANDARD AND IN THE FORMAT REQUIRED BY COUNCIL. SUCH DRAWINGS SHALL BE CERTIFIED CORRECT BY THE SUPERVISING ENGINEER. THE CONTRACTOR SHALL PROVIDE CCTV RECORDS OF THE PIPES IN ACCORDANCE WITH LCC SPECIFICATION.

PRELIMINARY



Project: 2207391	Client: CENTRAL COAST COUNCIL
Drawn: 13 DEC 2015	Project: DIAL SPORTS COMPLEX
Checked: 13 DEC 2015	Notes:
Author: 13 DEC 2015	Revision: A
Scale: 1:100	Job No: 22515
Drawn: 13 DEC 2015	Drawing No: C200
Checked: 13 DEC 2015	Revision: A

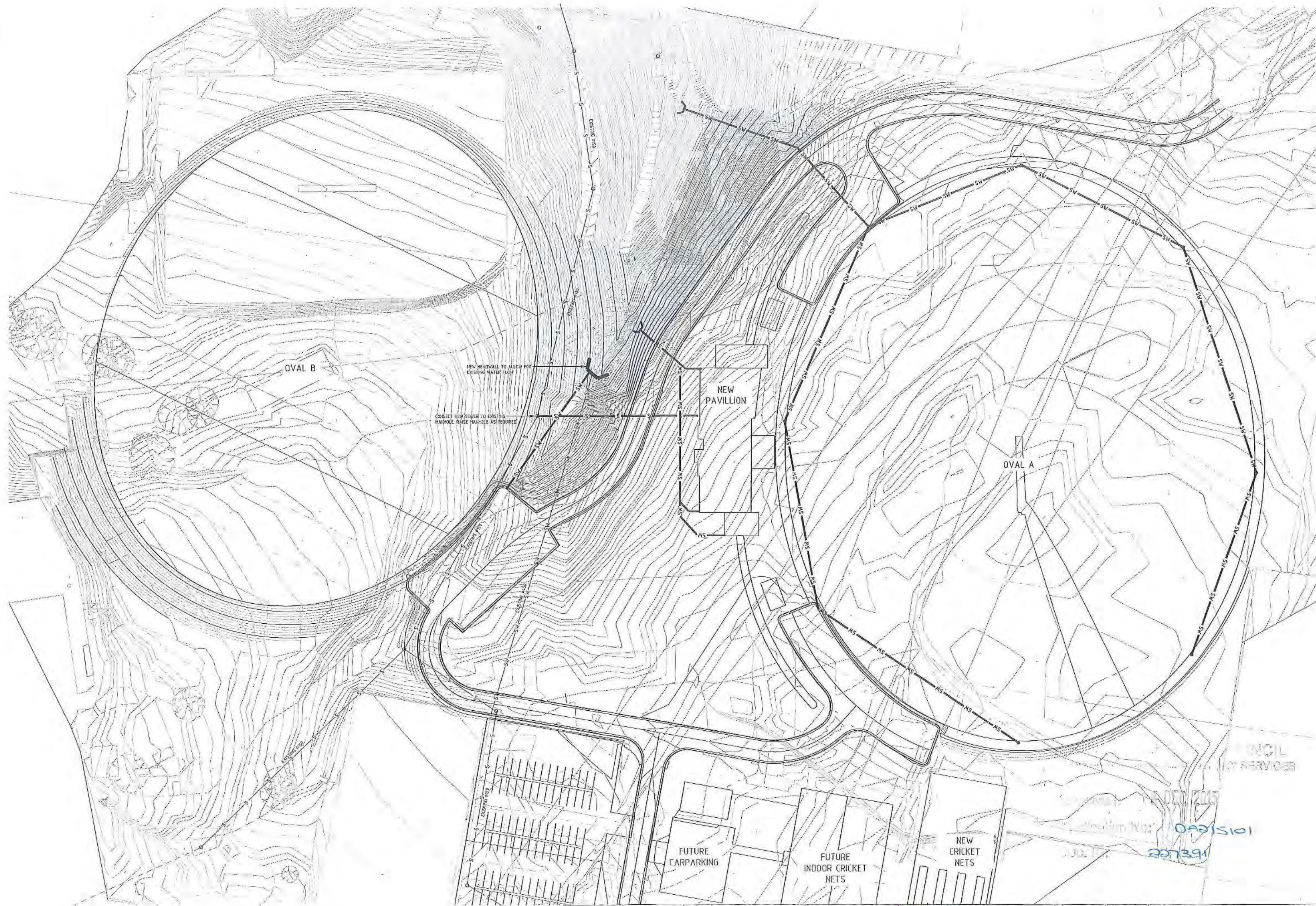


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PRELIMINARY

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Scale	AS 1500	Sheet	1	Client	CENTRAL COAST COUNCIL
Drawn	R. JONES	Project	DIAL SPORTS COMPLEX	Site	SITE PLAN
Checked	R. JONES	Author	C. JONES	Drawn	A1
Approved	C. JONES	Project	DIAL SPORTS COMPLEX	Site	SITE PLAN
Drawn	A1	Job No	22515	Drawing No	C01
Revision	A				



NO.	REV.	DATE	BY	CHKD.
1				
2				
3				
4				
5				
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8				
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PRELIMINARY

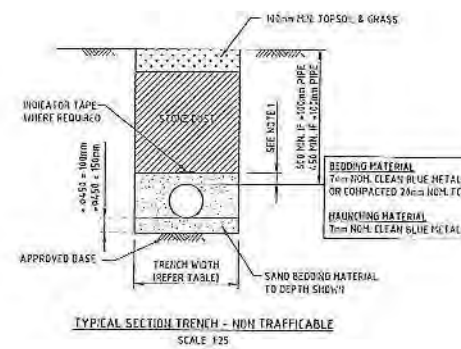
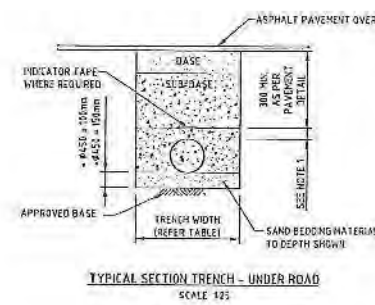
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Scale	AS 1500	Scale	1:1000
Drawn	AS 1500	Checked	AS 1500
Reviewed	AS 1500	Approved	AS 1500
Date	10/03/2015	Signature	

Client	CENTRAL COAST COUNCIL
Project	DIAL SPORTS COMPLEX
Job	SERVICES
Drawn	CONCEPT PLAN
Sheet	A1
Job No	22515
Issued For	C02
Revised	A



Client: CENTRAL COAST COUNCIL			
Project: DIAL SPORTS COMPLEX			
Title: VEGETATION REMOVAL PLAN			
Sheet No: A1	Job No: 22515	Drawing No: C04	Revision: A



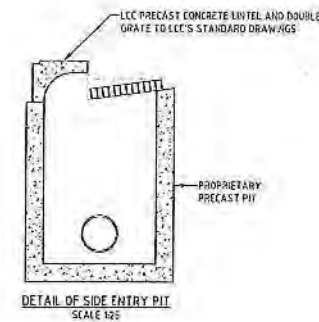
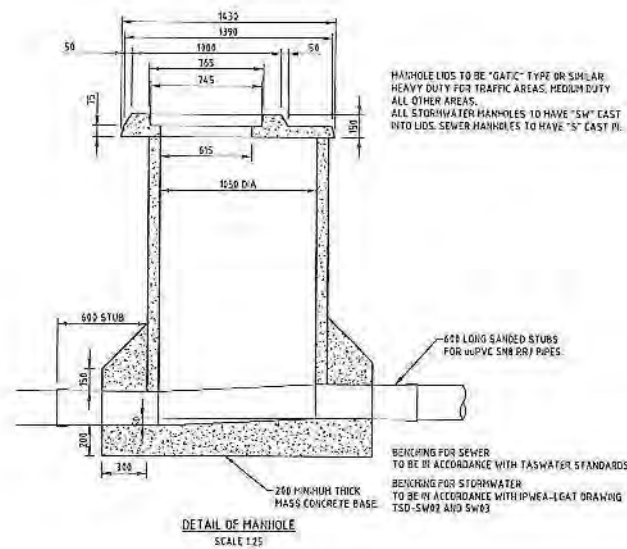
UPVC SBR PIPE TRENCH WIDTH		CONCRETE PIPE TRENCH WIDTH	
NOMINAL PIPE DIA. (mm)	TRENCH WIDTH (mm)	NOMINAL PIPE DIA. (mm)	TRENCH WIDTH (mm)
100	300	150	450
150	450	200	600
200	600	250	750
250	750	300	900
300	900	350	1050
350	1050	400	1200
400	1200	450	1350
450	1350	500	1500
500	1500	550	1650
550	1650	600	1800
600	1800	650	1950
650	1950	700	2100
700	2100	750	2250
750	2250	800	2400
800	2400	850	2550
850	2550	900	2700
900	2700	950	2850
950	2850	1000	3000
1000	3000	1050	3150
1050	3150	1100	3300
1100	3300	1150	3450
1150	3450	1200	3600
1200	3600	1250	3750
1250	3750	1300	3900
1300	3900	1350	4050
1350	4050	1400	4200
1400	4200	1450	4350
1450	4350	1500	4500
1500	4500	1550	4650
1550	4650	1600	4800
1600	4800	1650	4950
1650	4950	1700	5100
1700	5100	1750	5250
1750	5250	1800	5400
1800	5400	1850	5550
1850	5550	1900	5700
1900	5700	1950	5850
1950	5850	2000	6000
2000	6000	2050	6150
2050	6150	2100	6300
2100	6300	2150	6450
2150	6450	2200	6600
2200	6600	2250	6750
2250	6750	2300	6900
2300	6900	2350	7050
2350	7050	2400	7200
2400	7200	2450	7350
2450	7350	2500	7500
2500	7500	2550	7650
2550	7650	2600	7800
2600	7800	2650	7950
2650	7950	2700	8100
2700	8100	2750	8250
2750	8250	2800	8400
2800	8400	2850	8550
2850	8550	2900	8700
2900	8700	2950	8850
2950	8850	3000	9000
3000	9000	3050	9150
3050	9150	3100	9300
3100	9300	3150	9450
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3450	10350	3500	10500
3500	10500	3550	10650
3550	10650	3600	10800
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3650	10950	3700	11100
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3750	11250	3800	11400
3800	11400	3850	11550
3850	11550	3900	11700
3900	11700	3950	11850
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4000	12000	4050	12150
4050	12150	4100	12300
4100	12300	4150	12450
4150	12450	4200	12600
4200	12600	4250	12750
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4500	13500	4550	13650
4550	13650	4600	13800
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6000	18000	6050	18150
6050	18150	6100	18300
6100	18300	6150	18450
6150	18450	6200	18600
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7400	22200	7450	22350
7450	22350	7500	22500
7500	22500	7550	22650
7550	22650	7600	22800
7600	22800	7650	22950
7650	22950	7700	23100
7700	23100	7750	23250
7750	23250	7800	23400
7800	23400	7850	23550
7850	23550	7900	23700
7900	23700	7950	23850
7950	23850	8000	24000
8000	24000	8050	24150
8050	24150	8100	24300
8100	24300	8150	24450
8150	24450	8200	24600
8200	24600	8250	24750
8250	24750	8300	24900
8300	24900	8350	25050
8350	25050	8400	25200
8400	25200	8450	25350
8450	25350	8500	25500
8500	25500	8550	25650
8550	25650	8600	25800
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8650	25950	8700	26100
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9750	29250	9800	29400
9800	29400	9850	29550
9850	29550	9900	29700
9900	29700	9950	29850
9950	29850	10000	30000

NOTES:
1. PIPE OVERLAY DEPTH TO BE:
- ALL OTHER PIPES + MIN 150mm
2. TRENCH WIDTHS SHOWN MAY BE VARIED ABOVE PIPE OVERLAY ZONE WHERE TRENCH DEPTHS ARE OVER 1.5m TO MEET THE REQUIREMENTS OF WORKPLACE STANDARDS
3. CONSTRUCTION OF BEDDING, HAUNCHING & OVERLAY REFER TO A S 1289-5.5
CONCRETE PIPES + MIN DENSITY INDEX + 85% STD. COMPACTION
UPVC SBR DRP PIPES + DENSITY INDEX + 85% STD. COMPACTION
DCL PIPES + DENSITY INDEX + 85% STD. COMPACTION

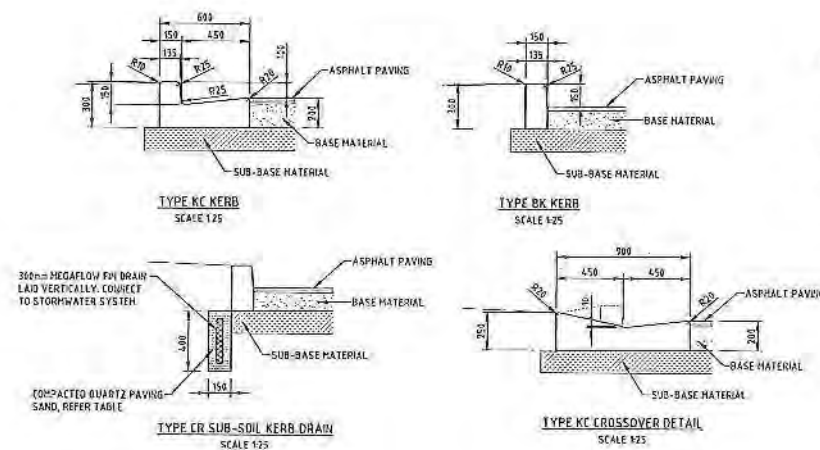
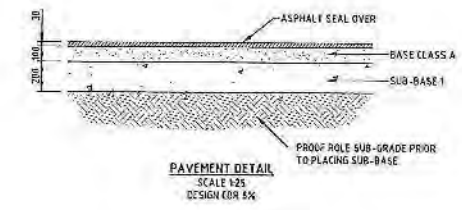
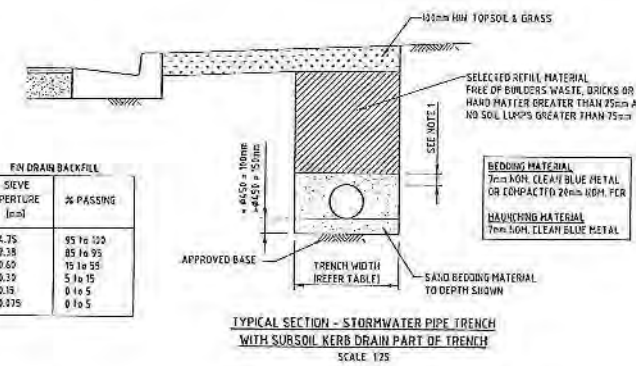
BEDDING, HAUNCHING AND OVERLAY MATERIAL
BEDDING, HAUNCHING AND PIPE OVERLAY MATERIAL SHALL CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND SHALL COMPLY WITH THE FOLLOWING GRADINGS:

FOR UPVC SBR DRP AND DUCTILE IRON PIPES		FOR CONCRETE PIPES	
SIEVE APERTURE (mm)	% PASSING (BY MASS)	SIEVE APERTURE (mm)	% PASSING (BY MASS)
TO AS 152	6.7	TO AS 152	100
2.35	20-100	2.35	20-100
0.6	20-90	0.6	20-90
0.3	8-50	0.3	8-50
0.15	0-20	0.15	0-20
0.075	0-10	0.075	0-10

ALL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH AS 3725 AND TO THE SATISFACTION OF THE SUPERINTENDENT.

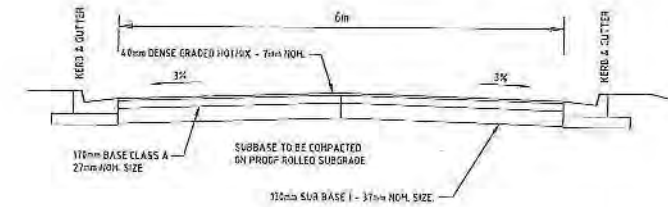


SIEVE APERTURE (mm)	% PASSING
4.75	95 to 100
2.35	85 to 95
0.60	15 to 25
0.30	5 to 15
0.15	0 to 5
0.075	0 to 5



NOTES:
1. FOR ALL KERB TYPES, PROVIDE A TOOLED CONTRACTIONS JOINT AT 3m CENTRES AND AN EXPANSION JOINT EVERY 21m AND AT TANGENT POINTS AND STRUCTURES SUCH AS ACCESS RAMPS, VEHICLE CROSSINGS AND SIDE ENTRY PIT
2. CONTRACTION JOINTS SHALL BE UNREINFORCED WITH A BOND BREAKER COATING SEPARATING THE CONCRETE SURFACES
3. EXPANSION JOINTS SHALL BE UNREINFORCED JOINTS SEPARATED BY A COMPRESSIBLE FILLER
4. ALL KERBS SHALL BE POURED WITH 21MPa CONCRETE AT 28 DAYS

SIEVE APERTURE (mm)	% PASSING
4.75	95 to 100
2.35	85 to 95
0.60	15 to 25
0.30	5 to 15
0.15	0 to 5
0.075	0 to 5



Submission to Planning Authority Notice

Council Planning Permit No.	DA215101	Council notice date	3/03/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00268-CC	Date of response	8/03/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	105 IRONCLIFFE RD , PENGUIN	Property ID (PID)	7154029
Description of development	Sports & recreation		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
ArtTas Architects	150105 A1000/SK9		24/09/2015
Conditions			
<p><i>Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater makes the following submission(s):</i></p> <ol style="list-style-type: none"> TasWater does not object to the amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. <p><i>Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</i></p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit / lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. (Developer must apply for any additional sewer and water connection points.) Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. Prior to commencing construction / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <p>If site verification shows any TasWater Infrastructure that may need relocating eg DN375 water main & DN200mm pressure rising main, due to being compromised by the proposed development then the following:-</p> <ol style="list-style-type: none"> Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. Prior to applying for a Permit to Construct the developer must obtain from TasWater Engineering 			

Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.

6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
8. Prior to the issue of a Certificate for Certifiable Work (Building) and/or (Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the Artas Plans, are to be at the expense of the developer to the satisfaction of TasWater, with live connections performed by Taswater.
9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Compliance (Building) and/or (Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a) Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b) A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c) Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d) As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.

15. Pipeline easements must be created over all existing/proposed TasWater pipelines on TasWater's standard pipeline easement conditions. Pipeline easement width, location of easements relative to pipes, and terms and conditions must be to TasWater's satisfaction. In particular:
 - a. The exact location of the DN375mm diameter water main must be accurately determined and minimum 6 metre wide pipeline easement must be shown on plan covering the existing TasWater infrastructure noting that the main is to be located one third (1/3) across the easement and if there is a cross fall, the main is to be on the low side. The applicant must provide an electronic version of the survey plan and water main location for data verification prior to the issue of a Consent to Register a Legal Document from TasWater.
 - b. The exact location of the DN150mm diameter sewer mains must be accurately determined and minimum 3 metre wide pipeline easement must be shown on plan covering the existing TasWater infrastructure noting that the main is to be located one third (1/3) across the easement and if there is a cross fall, the main is to be on the low side. The applicant must provide an electronic version of the survey plan and sewer main location for data verification prior to the issue of a Consent to Register a Legal Document from TasWater.

TRADE WASTE

16. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
17. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
18. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

DEVELOPMENT ASSESSMENT FEES

19. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
 1. \$1,234.00 for development assessment,
 2. \$216.00 for Consent to register a Legal Document

The payment is required within 30 days of the issue of an invoice by TasWater.
20. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

For information on TasWater development standards, please visit

<http://www.taswater.com.au/Development/Development-Standards>

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit

<http://www.taswater.com.au/Development/Fees---Charges>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the

developers cost to locate the infrastructure.

Advice to Planning Authority (Council) and developer on fire coverage

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

TRADE WASTE

- A. Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate of Certifiable Work (Building and/or Plumbing). The Certificate of Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:
 - Location of all pre-treatment devices i.e. grease arrestor, Dry Basket Arrestors (DBAs);
 - Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
 - Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.
 - Details of the proposed use of the premises, including the types of food that will be prepared and served; and
 - The estimated number of patrons and/or meals on a daily basis.
- B. At the time of submitting the Certificate of Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the Food Supplement form is also required.
- C. If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

Further information regarding Trade Waste can be found at www.taswater.com.au

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Annexure 4

10 March 2016

Our ref.: DA215101, paa:kaa

Doc ID: 227841

Ms Clare Gregg
Planning Development Services
Level 1 1– Paterson Street
LAUNCESTON TAS 7250

Dear Clare

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
SUBDIVISION, CONSOLIDATION, REZONING & SPORTS COMPLEX DEVELOPMENT –
145 IRONCLIFFE ROAD, PENGUIN

I refer to your application DA215101 for a Subdivision, Consolidation, Rezoning and Sports Complex Development at 145 Ironcliffe Road, Penguin, and based on the information supplied with the application the following determination is made in respect to vehicular access and stormwater drainage.

Access can be provided to the road network at 145 Ironcliffe Road, Penguin, subject to the following:

- R1 A 6.0m wide access (asphalt or concrete) shall be provided to the development and shall be located off the cul-de-sac at the western end of Recreation Drive, Penguin;
- R2 The 6.0m wide access shall be constructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed);
- R3 Any existing access, or part thereof, made redundant by the development shall be removed and the barrier kerb and channel and nature strip reinstated;
- R4 A 6.0m wide access shall be provided to the development and shall be located off Sports Complex Avenue, Penguin at the southern end of the development;
- R5 This access shall interface appropriately to the existing intersection with Sports Complex Avenue, Penguin;

- R6 A Roadworks Authority (RWA) or Private Works Authority (PWA) shall be signed by the developer/property owner for the Council to undertake work relating to existing kerb and channel, footpaths, nature strips, street trees or other Council infrastructure prior to any work associated with the development being undertaken;
- R7 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, street trees or other existing services resulting from activity associated with the development must be rectified;
- R8 Any work associated with roads, footpaths, kerb and channel or street trees will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- R9 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R10 All works or activity listed above shall be at the developer's/property owner's cost;
- R11 A separate conditioned approval from the Council acting in its capacity as the Road Authority will be required for any works or activity in the road reservation, and is to be arranged prior to any work associated with the development being undertaken.

Access can be provided to the Council's stormwater network at 145 Ironcliffe Road, Penguin to drain stormwater from the proposed subdivision, subject to the following:

- S1 A downstream analysis shall be undertaken on any stormwater system in to which stormwater discharge from the development is proposed;
- S2 Any stormwater system in which the downstream analysis has indicated that there is a lack of capacity to adequately cope with the additional stormwater discharge from the development shall be upgraded, and/or alternative retention/detention system installed;
- S3 The Council stormwater reticulation system shall be extended, as necessary, to service the development;
- S4 Stormwater and associated infrastructure shall be provided in accordance with the Tasmanian Subdivision Guidelines and the Tasmanian Standard Drawings, unless otherwise required or approved by the Council's Director Infrastructure Services;

- S5 Any work associated with existing stormwater infrastructure will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- S6 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the subdivision must be rectified;
- S7 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S8 All works or activity listed above shall be at the developer's/property owner's cost;
- S9 A Private Works Authority (PWA) shall be signed by the developer/property owner for any Council work relating to the provision of the stormwater services prior to any work associated with the development being undertaken.

In general the following shall apply in respect to the provision of infrastructure associated with the subdivision development.

- I1 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the subdivision, shall be done in accordance with the relevant standards and to the satisfaction of the Council's Director Infrastructure Services or his representative;
- I2 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the subdivision, shall be at the property owner's/developer's cost;
- I3 Drainage, sewerage and/or pipeline easements shall be aligned along property boundaries, to the satisfaction of the Council's Director Infrastructure Services or his representative;
- I4 Any damage or disturbance to existing services resulting from activity associated with the subdivision must be rectified at the property owner's/developer's cost.

This 'Statement of Compliance' is not an approval to create any access, undertake roadworks or undertake stormwater drainage works, nor is it a planning permit for the subdivision, consolidation, rezoning & sports complex development. This 'Statement of Compliance' is valid for a period of 12 months from the date shown above.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA215101.

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

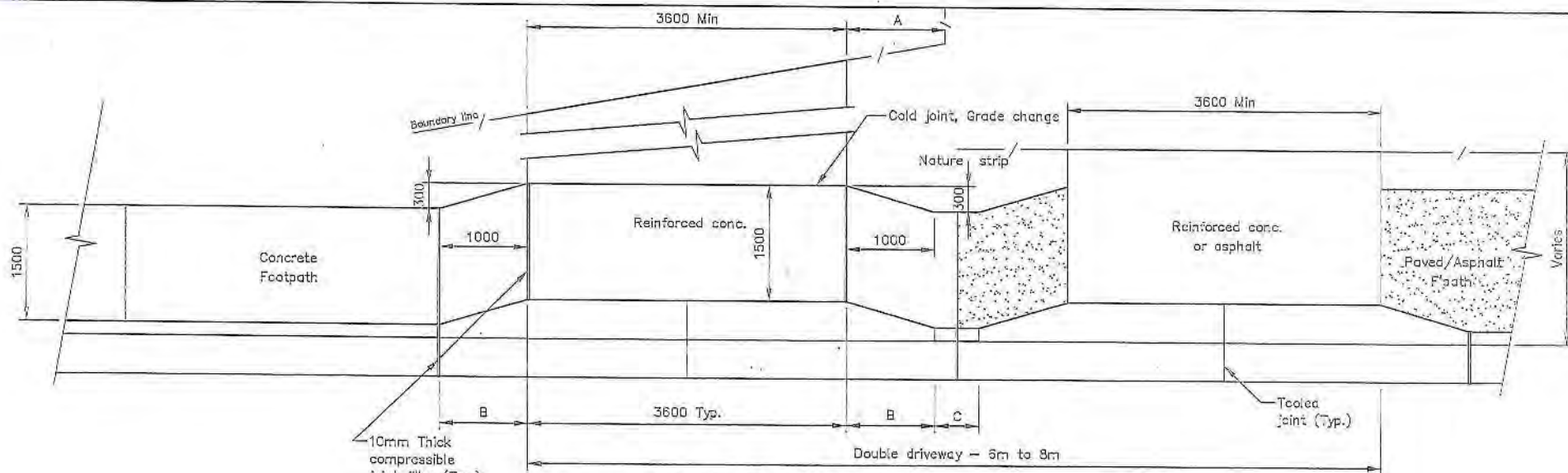
Yours sincerely

Philip Adams
ENVIRONMENTAL ENGINEER

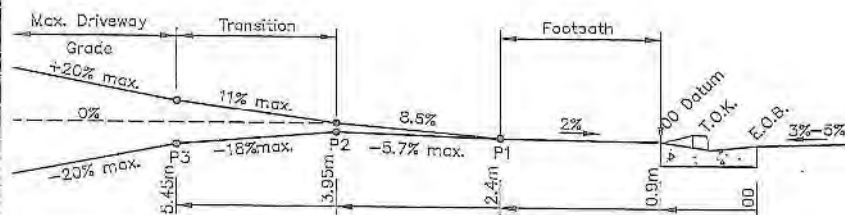
Encl.

Administrative Assistant – Planning ✓
Public Safety Coordinator
Assets & Facilities Group Leader

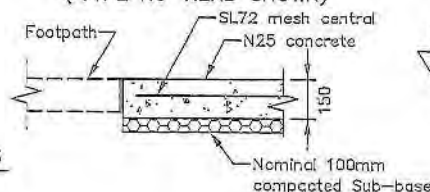
A COPY FOR YOUR INFORMATION



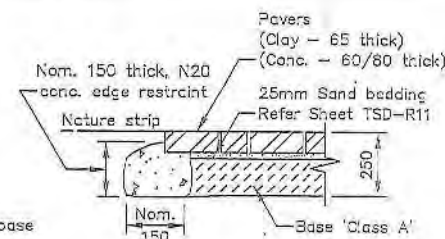
TYPICAL PLAN (DOMESTIC)
(TYPE KC' KERB SHOWN)



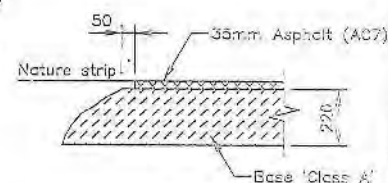
TYPICAL DRIVEWAY PROFILE
SUITS 'B85' / 'B99' VEHICLES
(TYPE KC' KERB / FOOTPATH AT KERB SHOWN)



CONCRETE



SEGMENTAL PAVERS



ASPHALT

PAVEMENT DETAILS

(For Sub-grade C.B.R. \geq 4.0%)

DIMENSION TABLE - PLAN VIEW		
Dim.	Description	Notes
A	Boundary Offset	New Subdivisions - 1000mm min. Established areas - Match existing
B	Transition (Wing)	Types 'KC' and 'KCM': B = 1000mm
C	Min. kerb Length	Delete transitions and construct continuous crossing if 'C' IS < 500mm

CONSTRUCTION NOTES

1. Concrete surfaces - Edge tooled, broom finish.
2. The Principal may increase depth of base course(s) for subgrade strength (C.B.R. < 4.0%).
3. Extend 10mm compressible joint filler through concrete footpaths only (Refer sheet TSD-R11, Footpaths).

DESIGN NOTES

4. Design driveway profiles (tabulated) are in accordance with the requirements of 'AS/NZS 2890.1 : 2004' using 'Standard Design Vehicles':
 - B85 Vehicle - Domestic driveways (including 1 - 2 units)
 - B99 Vehicle - Light commercial, large unit development.
5. An approved engineering design is required for varying site conditions and for driveways used by 'Non Standard' vehicles, detailing the structural, plan geometry and vertical profile requirements.

SCALES: AS SHOWN
(All scales are correct at A3)

XRef File: TSD-R09-v1.dwg

REFERENCES

©2012

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It is the users responsibility to ensure this drawing is the current version. The current version can be downloaded from: www.lgat.tas.gov.au



IPWEA

INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA

TAS Division



Local Government Association Tasmania

STANDARD DRAWING

URBAN ROADS
DRIVEWAYS

CD: Box 1521, Hobart Tasmania 7001 | 254 Macquarie Street, Hobart Tasmania 7000
T: 61 632 3956 F: 61 6323 3956 Email: admin@lgat.tas.gov.au

ISSUE DATE

30-11-2013

DRAW NO.

TSD-R09-v1

Central Coast Planning Scheme 2013

Amendment

1/2016

Sheet 6

Proposed Zone:



Recreation

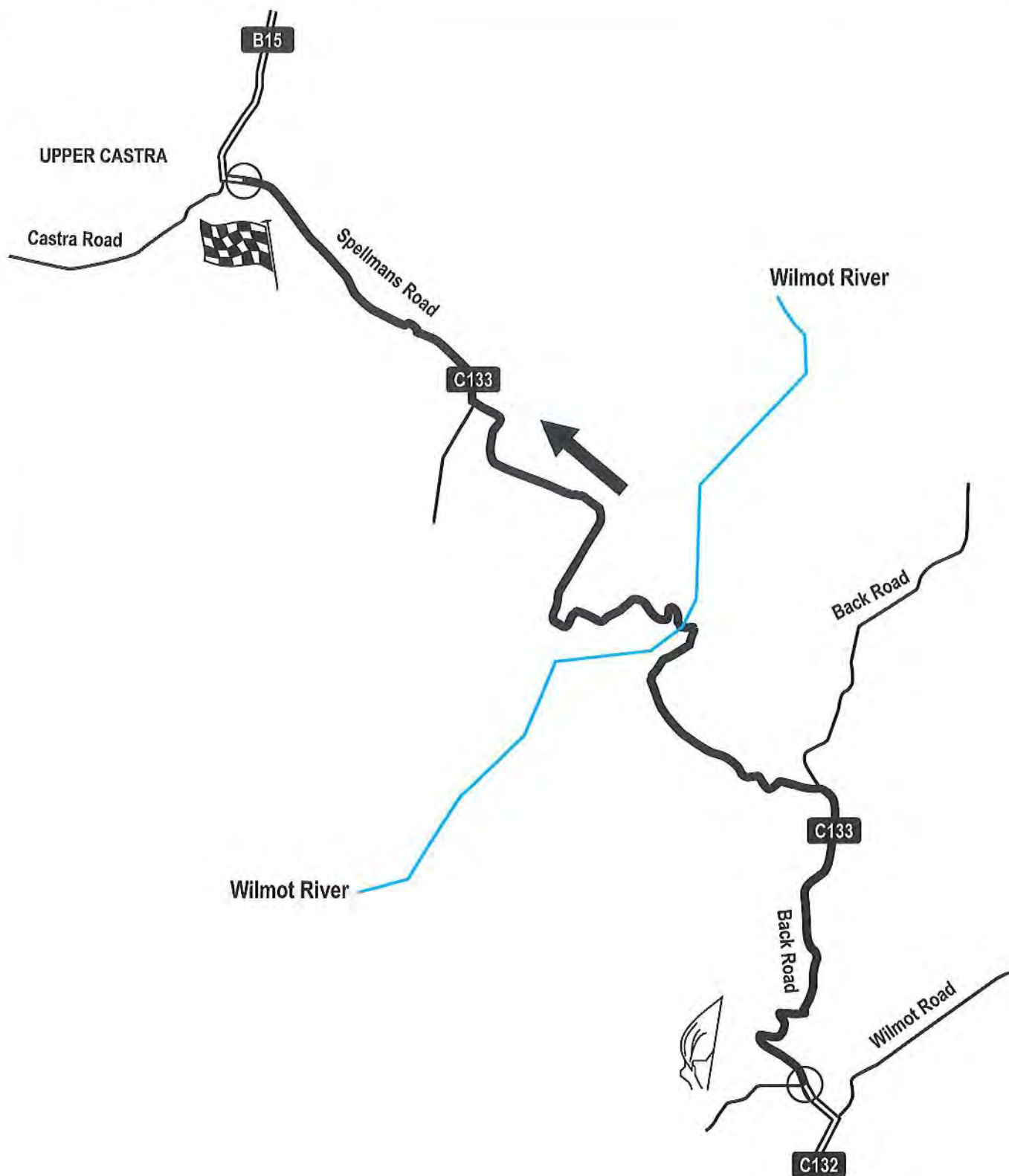


INSTRUMENT OF CERTIFICATION

The Central Coast Council resolved at its meeting on 21 March 2016 that Amendment 1/2016 of the Central Coast Planning Scheme 2013 meets the requirements specified in section 32 of the *Land Use Planning and Approvals Act 1993*.

THE COMMON SEAL of the Central Coast Council, Tasmania has been hereunto affixed pursuant to a resolution of the Council passed on the 21st day of March, 2016 in the presence of:

GENERAL MANAGER



CASTRA



Road stage

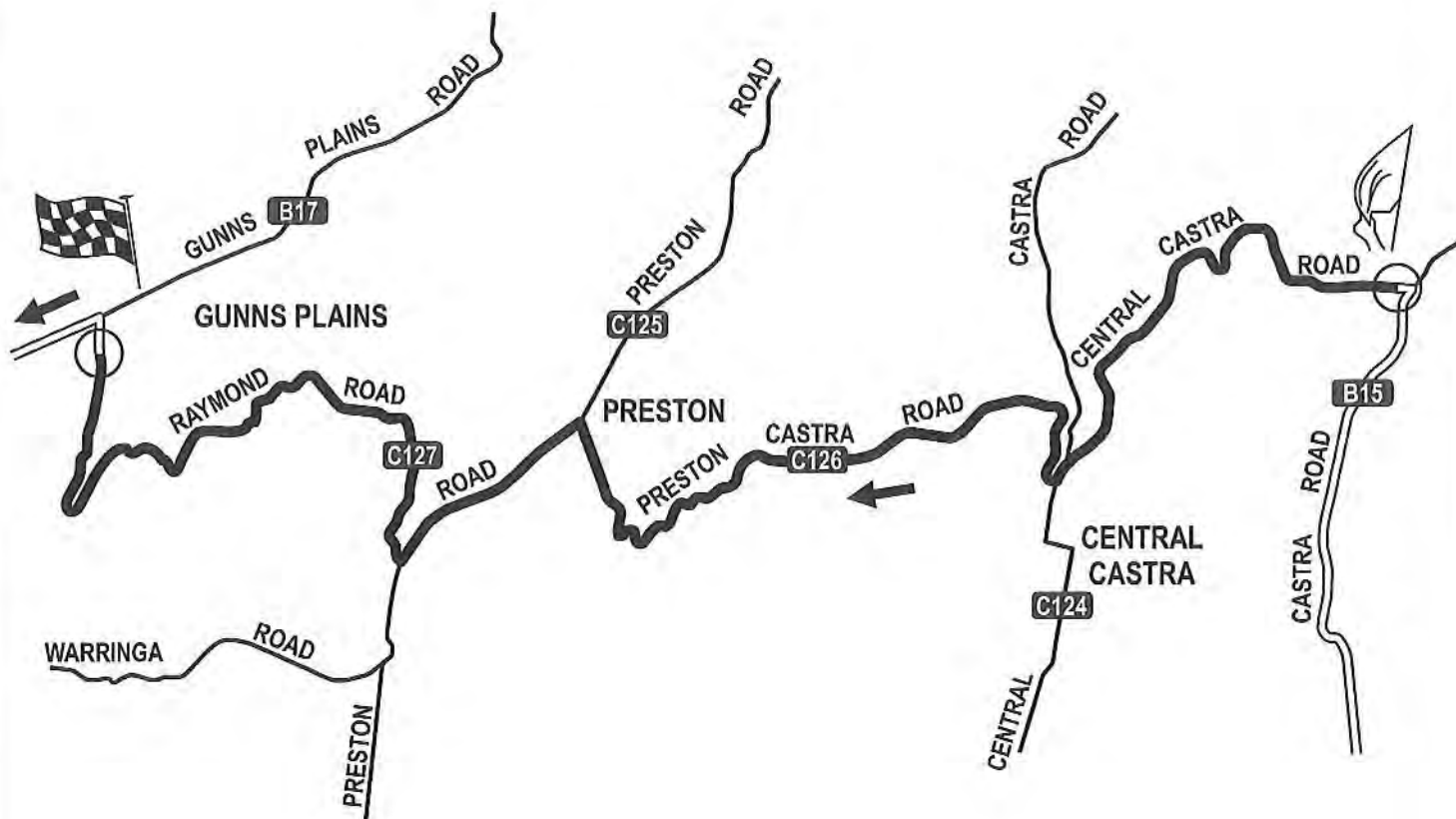
Targa stage

Other roads






**TARGA
TASMANIA**
The Ultimate Tarmac Rally

25TH ANNIVERSARY 2016



GUNNS PLAINS

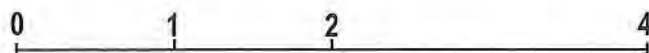


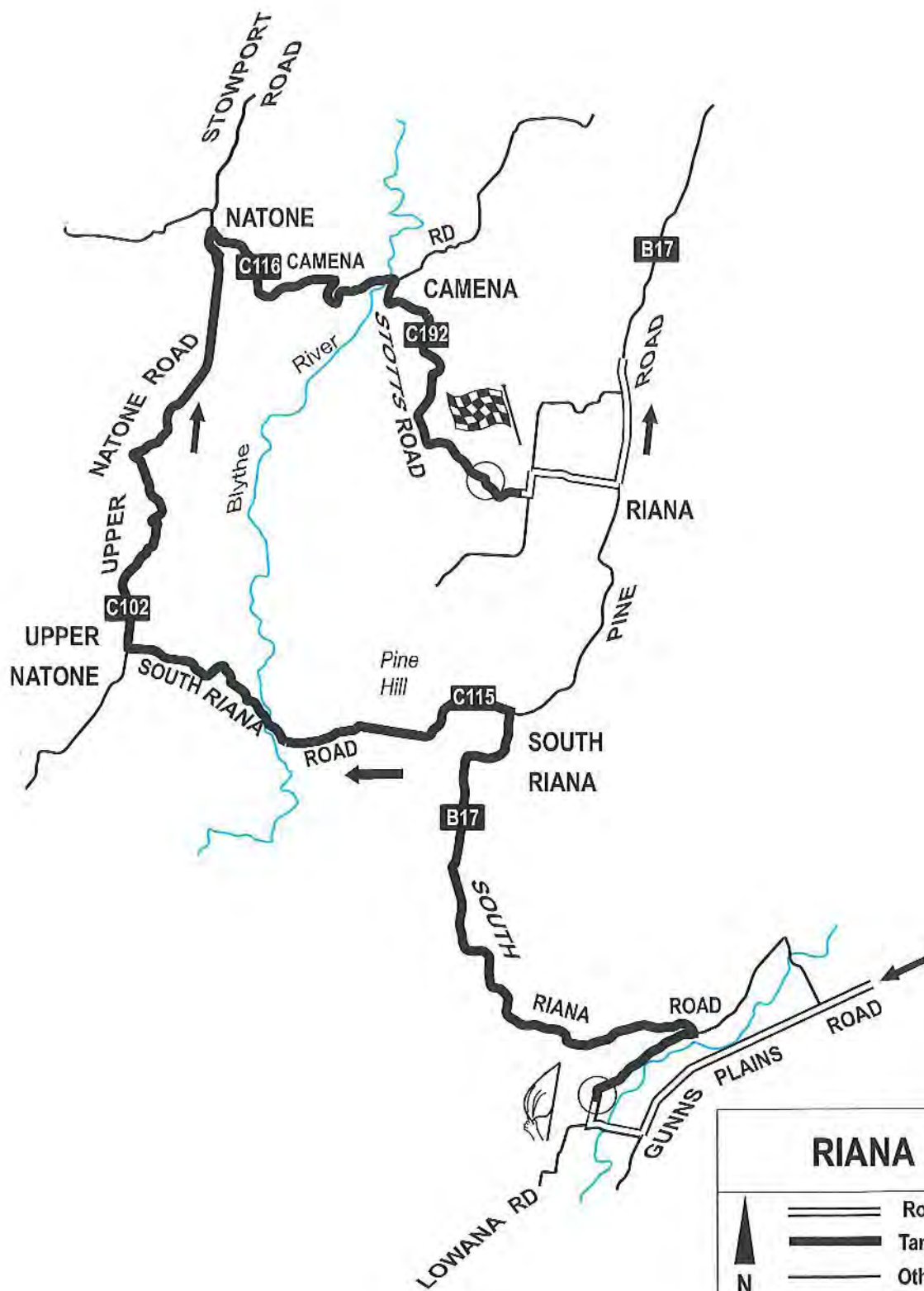
-  Road stage
-  Targa stage
-  Other roads



**TARGA
TASMANIA**
The Ultimate Tarmac Rally




25TH ANNIVERSARY 2016





RIANA



-  Road stage
-  Targa stage
-  Other roads



**TARGA
TASMANIA**
The Ultimate Tarmac Rally

25TH ANNIVERSARY 2016

From: Events
Sent: Friday, 12 February 2016 8:53 AM
To: Debra Lynch
Subject: FW: Submission to Council re proposed road closures for Targa Tasmania 2016

Hi Deb, could you register this please?

Thanks
Britt

Brittany Trubody

Cultural Facilities and Events Officer

CENTRAL COAST COUNCIL

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

P: (03) 6429 8[REDACTED] | F: (03) 6425 1224

brittany.trubody@centralcoast.tas.gov.au



[Events for Central Coast Council, Tasmania](#)



From: John Thompson [mailto:thompsonjohng@gmail.com]
Sent: Thursday, 11 February 2016 3:57 PM
To: Events
Subject: Submission to Council re proposed road closures for Targa Tasmania 2016

Attention: The Events Officer, Central Coast Council

Last Tuesday we received a letter from Hamish Marquis of Targa Australia notifying us of the proposed road closures for Targa Tasmania 2016 and that we should make submissions to Council about the proposal by this Friday 11th February 2016 (sic).

Last year I met with Mr Marquis to discuss my concerns about the 11 month delay in repairing the armco railing above 130 Raymond Rd following the 2013 rally was unacceptable. In that discussion Mr Marquis made the following commitments.

Targa vehicles causing damage to roads and road infrastructure

That damage to roads and road infrastructure will be completed within two weeks of the event and that Targa is prepared to pay the full cost of timely repairs thereby removing financial arguments for Council delaying repairs.

Targa vehicles crashing off the road onto private property

In the event that one of the competitors crashes off the road and onto private property Targa Australia commits to the following:

- that Targa Tasmania and their agents (including the Recovery Crew, Towing Contractor and Stage Team) will employ best endeavours to notify the property owners of the accident as soon as possible and liaise with the property owners before entering the property and attempting to recover the competitor's vehicle.
- that Targa Tasmania will work with the property owner to ensure that any damage to fences is temporarily repaired to the property owner's satisfaction before sunset on the day of the accident with all costs being met by Targa Tasmania
- that Targa Tasmania will work with the property owner to ensure that all damage to the property, including fences, is permanently repaired to the property owner's satisfaction at the earliest opportunity after the accident with all costs being met by Targa Tasmania
- that Targa Tasmania will financially compensate the property owner for any irreparable damage, e.g. destruction of vegetation or livestock

I am prepared to support Targa Tasmania's request to close Raymond Rd for five and a half hours on Wednesday 13th April 2016 provided these commitments are included as conditions in Council's approval for road closures in its jurisdiction. If Targa Tasmania fails to meet these conditions in 2016 then permission to use our roads in 2017 should be withheld.

On a separate but related matter, as a matter of safety there is a small section of Raymond Rd just north of our driveway entrance that has slumped creating a significant risk to the safety of Targa competitors travelling at high speed down Raymond Road. It occurs just after a blind corner and either needs to be repaired or signposted prior to the rally. In previous years a number of cars have almost lost control at this point.

Could you please confirm receipt of this submission by reply email?

Kind regards

--

John Thompson
220 Raymond Rd
Gunns Plains TAS 7315

Phone [REDACTED]

SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS

Period: 1 February 2016 – 29 February 2016

Approval of Roadworks and Services

Developer: Island Care
Location: 50 Ironcliffe Road, Penguin
Activity: Stormwater main replacement/relocation
Engineer: Aldanmark Pty Ltd Consulting Engineers



John Kersnovski
DIRECTOR INFRASTRUCTURE SERVICES

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

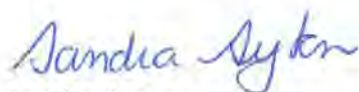
Period: 1 to 29 February 2016

Contracts

- . Contract No. 9/2015-16
Design, manufacture and deliver penstock
AWMA Pty Ltd
Cohuna, Victoria

Agreements

- . Funding Agreement
University of Tasmania
North Coast Science Hub
- . APH Agreement
Unit 14 Cooina Court
35-37 Main Street, Ulverstone



Sandra Ayton
GENERAL MANAGER

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

Period: 16 February 2016 to 21 March 2016

Documents for affixing of the common seal

· TBA

Final plans of subdivision sealed under delegation

· TBA



Sandra Ayton
GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 29 FEBRUARY 2016**

	2014/2015		2015/2016	
	\$	%	\$	%
Rates paid in Advance	- 743,602.69	-5.34	- 837,326.01	-5.96
Rates Receivable	500,471.99	3.59	295,911.64	2.11
Rates Demanded	14,074,395.59	101.09	14,561,987.40	103.60
Supplementary Rates	91,897.60	0.66	34,729.59	0.25
	13,923,162.49	100.00	14,055,302.62	100.00
Collected	11,986,892.96	86.09	12,237,178.58	87.06
Add Pensioners – Government	859,356.23	6.17	872,112.54	6.20
Pensioners – Council	32,795.00	0.24	36,393.67	0.26
	12,879,044.19	92.50	13,145,684.79	93.53
Remitted	1,492.78	0.01	1,492.86	0.01
Discount Allowed	555,628.73	3.99	546,998.39	3.89
Paid in advance	- 547,113.81	-3.93	- 574,189.19	-4.09
Outstanding	1,034,110.60	7.43	935,315.77	6.66
	13,923,162.49	100.00	14,055,302.62	100.00

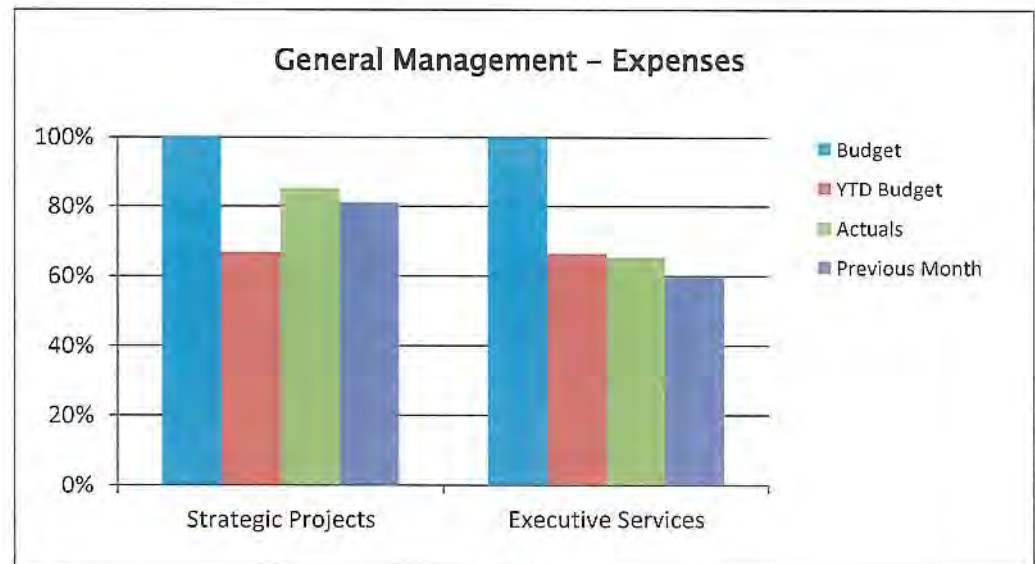
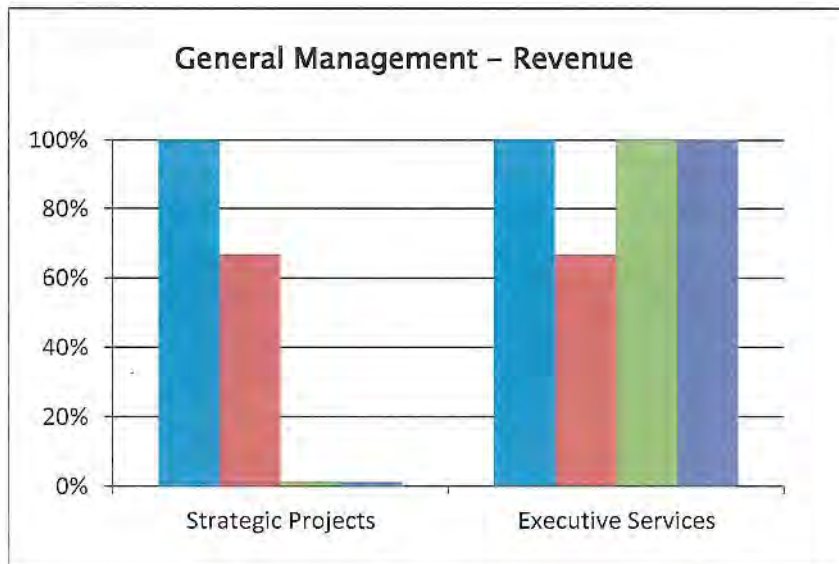


Andrea O'Rourke
ASSISTANT ACCOUNTANT

1-Mar-2016

Finance Report – February 2016

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(2,061,000)	(1,374,040)	(27,199)	(23,376)	(1,346,841)	(2,033,801)	1%
Executive Services	(36,000)	(24,012)	(48,643)	(37,067)	24,631	12,643	135%
	\$ (2,097,000)	\$ (1,398,052)	\$ (75,842)	\$ (60,443)	\$ (1,322,210)	\$ (2,021,158)	
Expenses							
Strategic Projects	189,000	125,984	161,072	153,221	(35,088)	27,928	85%
Executive Services	1,512,000	1,002,052	987,326	898,791	14,726	524,674	65%
	\$ 1,701,000	\$ 1,128,036	\$ 1,148,399	\$ 1,052,011	\$ (20,363)	\$ 552,601	



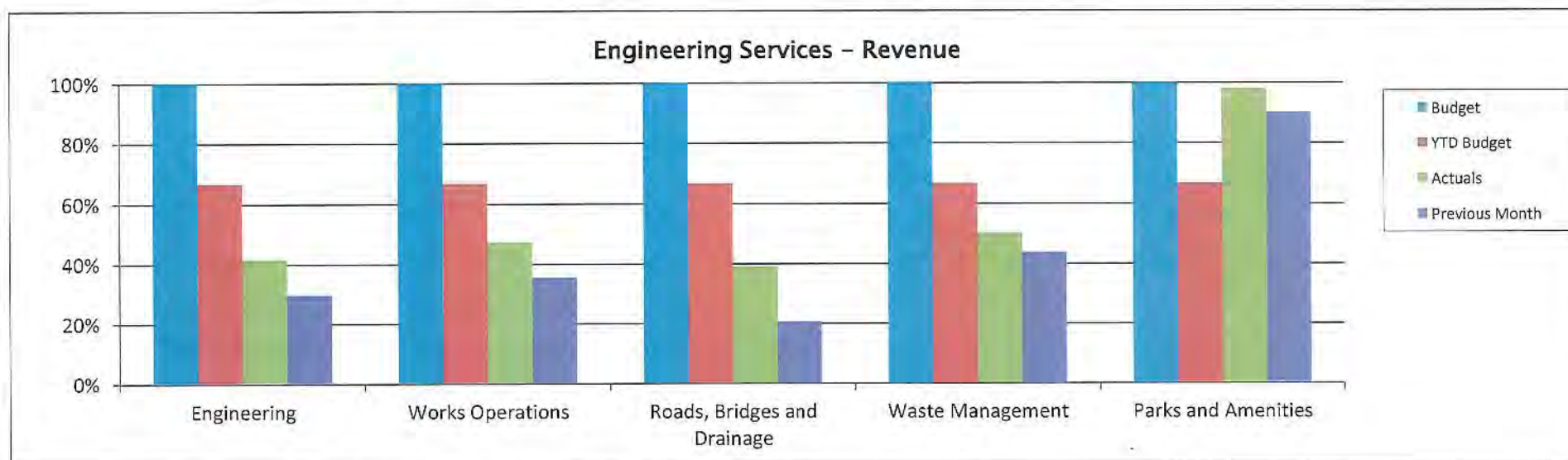
Variance

Strategic Projects
Strategic Projects
Executive Services
Executive Services

Revenue less than YTD budget – Budget timing – sale of property and capital contributions.
Expenditure more than YTD budget – Mersey Leven Food Hub expenses ahead of budget.
Revenue more than YTD budget – Reimbursement of staff costs from Cradle Coast Authority.
Expenditure less than YTD budget – Budget timing mainly staff costs.

Finance Report – February 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,406,000)	(937,320)	(582,769)	(416,607)	(354,551)	(823,231)	41%
Works Operations	(1,200,000)	(800,028)	(565,466)	(425,866)	(234,562)	(634,534)	47%
Roads, Bridges and Drainage	(3,260,000)	(2,173,360)	(1,274,348)	(671,210)	(899,012)	(1,985,652)	39%
Waste Management	(652,000)	(434,680)	(327,310)	(284,659)	(107,370)	(324,690)	50%
Parks and Amenities	(412,885)	(275,257)	(404,449)	(372,254)	129,192	(8,436)	98%
	\$ (6,930,885)	\$ (4,620,645)	\$ (3,154,342)	\$ (2,170,596)	\$ (1,466,303)	\$ (3,776,543)	

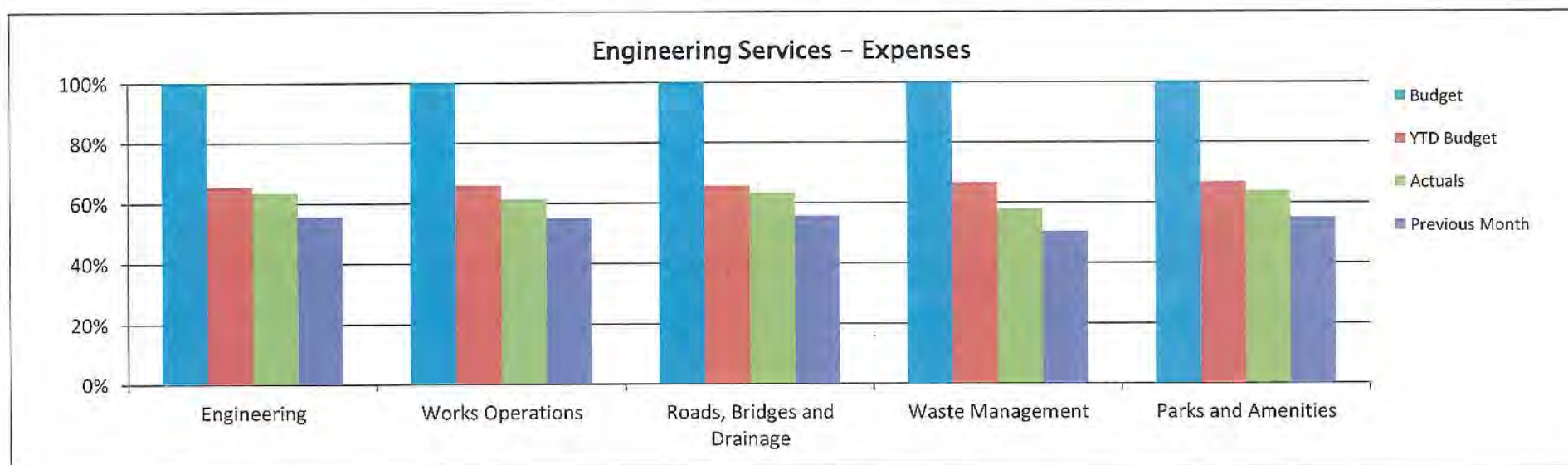


Variance

Engineering	Revenue under YTD budget – Timing – capital and works allocations and plant allocations behind budget.
Works Operations	Revenue under YTD budget – Timing – capital and works allocations and Private Works revenue behind budget.
Roads, Bridges and Drainage	Revenue under YTD budget – Timing – capital grants and contributions not yet received.
Waste Management	Revenue under YTD budget – Mainly Resource Recovery Centre – Entry fees and scrap metal sales behind budget.
Parks and Amenities	Revenue over YTD budget – Proceeds on sale of property ahead of budget.

Finance Report – February 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,406,000	920,720	893,400	783,067	27,320	512,600	64%
Works Operations	1,238,000	816,226	759,870	684,371	56,356	478,130	61%
Roads, Bridges and Drainage	6,900,000	4,534,988	4,376,658	3,846,232	158,330	2,523,342	63%
Waste Management	3,565,000	2,373,150	2,061,406	1,804,241	311,744	1,503,594	58%
Parks and Amenities	2,528,885	1,685,857	1,614,454	1,395,726	71,403	914,431	64%
	\$ 15,637,885	\$ 10,330,941	\$ 9,705,788	\$ 8,513,636	\$ 625,153	\$ 5,932,097	



Variance

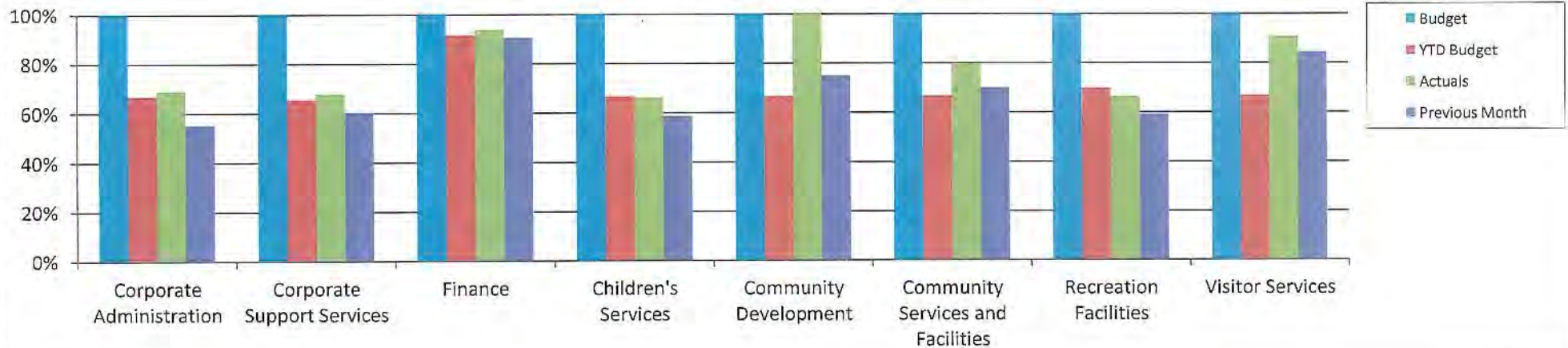
Engineering	Expenditure under YTD budget – Timing – mainly staff costs.
Works Operations	Expenditure under YTD budget – Timing – mainly staff costs..
Roads, Bridges and Drainage	Expenditure under YTD budget – Timing of costs in general.
Waste Management	Expenditure under YTD budget – Garbage and recycling collection costs for February not received.
Parks and amenities	Expenditure under YTD budget – Timing of expenses mainly in Parks.

Finance Report – February 2016

CORPORATE & COMMUNITY SERVICES

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(35,200)	(23,440)	(24,214)	(19,383)	774	(10,986)	69%
Corporate Support Services	(3,281,300)	(2,145,856)	(2,220,252)	(1,971,812)	74,396	(1,061,048)	68%
Finance	(18,378,000)	(16,845,600)	(17,228,137)	(16,681,434)	382,537	(1,149,863)	94%
Children's Services	(1,323,300)	(882,140)	(876,009)	(777,698)	(6,131)	(447,291)	66%
Community Development	(43,420)	(28,884)	(57,244)	(32,550)	28,360	13,824	132%
Community Services and Facilities	(1,091,950)	(727,620)	(871,102)	(763,903)	143,482	(220,848)	80%
Recreation Facilities	(500,500)	(348,385)	(331,596)	(296,184)	(16,789)	(168,904)	66%
Visitor Services	(134,200)	(89,480)	(121,798)	(112,998)	32,318	(12,402)	91%
	\$ (24,787,870)	\$ (21,091,405)	\$ (21,730,352)	\$ (20,655,962)	\$ 638,947	\$ (3,057,518)	

Corporate & Community Services – Revenue



Variance

Corporate Support Services

Revenue greater than YTD budget – Timing differences – labour on-costs ahead of budget.

Finance

Revenue greater than YTD budget – Rates received reflected as gross receipt.

Community Services and Facilities

Revenue greater than YTD budget – APHU change over receipts (offset by change over expenses).

Visitor Services

Revenue greater than YTD budget – Income from ticket sales greater than budget (offset by expenses).

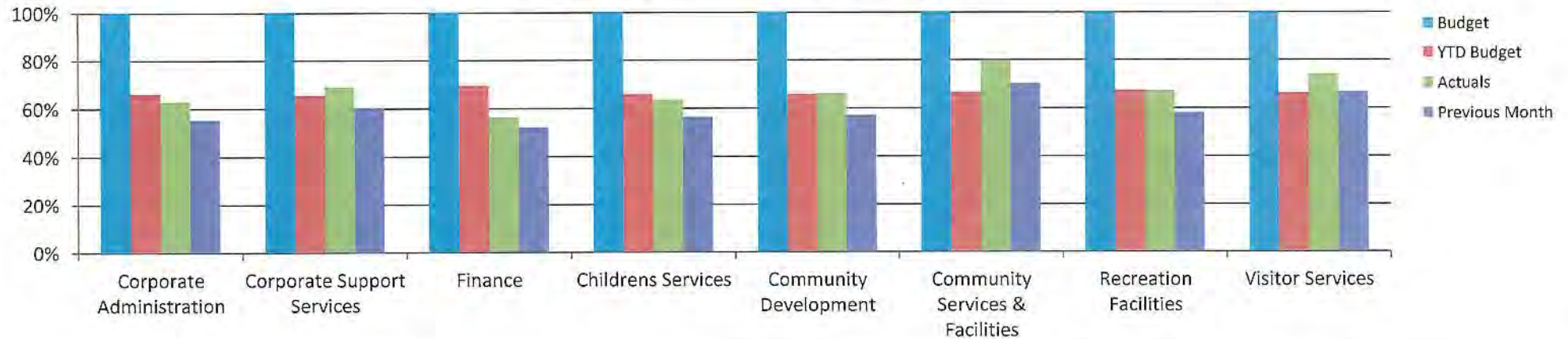
Finance Report – February 2016

CORPORATE & COMMUNITY SERVICES

Expenses

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Corporate Administration	693,200	457,672	435,360	382,251	22,312	257,840	63%
Corporate Support Services	4,095,300	2,680,280	2,819,905	2,476,948	(139,625)	1,275,395	69%
Finance	1,713,000	1,189,924	965,592	890,329	224,332	747,408	56%
Children's Services	1,319,300	868,752	839,652	746,371	29,100	479,648	64%
Community Development	714,420	469,692	472,235	408,868	(2,543)	242,185	66%
Community Services and Facilities	1,541,950	1,025,226	1,231,681	1,082,545	(206,455)	310,269	80%
Recreation Facilities	1,907,500	1,283,704	1,282,396	1,108,911	1,308	625,104	67%
Visitor Services	334,200	220,650	247,028	222,536	(26,378)	87,172	74%
	\$ 12,318,870	\$ 8,195,900	\$ 8,293,849	\$ 7,318,758	\$ (97,949)	\$ 4,025,021	

Corporate & Community Services – Expenses



Variance

Corporate Support Services

Actuals greater than YTD budget – Expenses ahead of budget – Renewal of annual licence fees.

Finance

Actuals less than YTD budget – Timing of expenses – Mainly Fire Service Contribution and Land Tax.

Community Services and Facilities

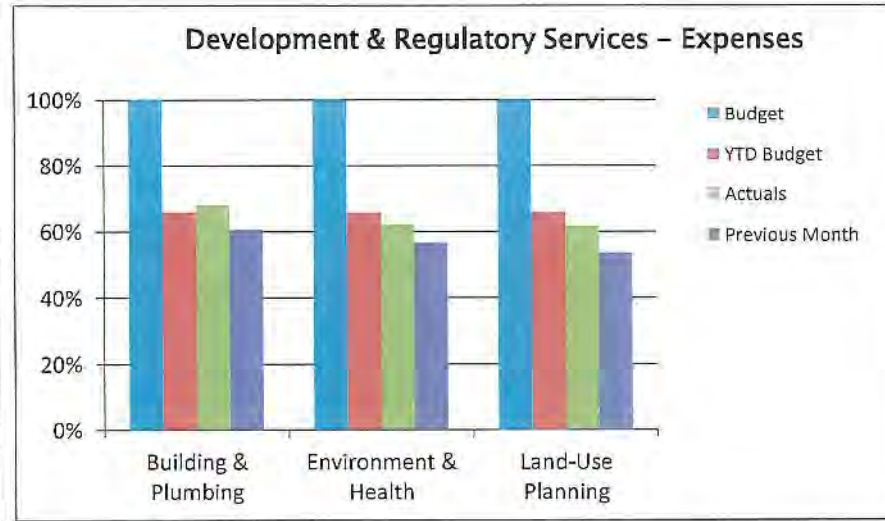
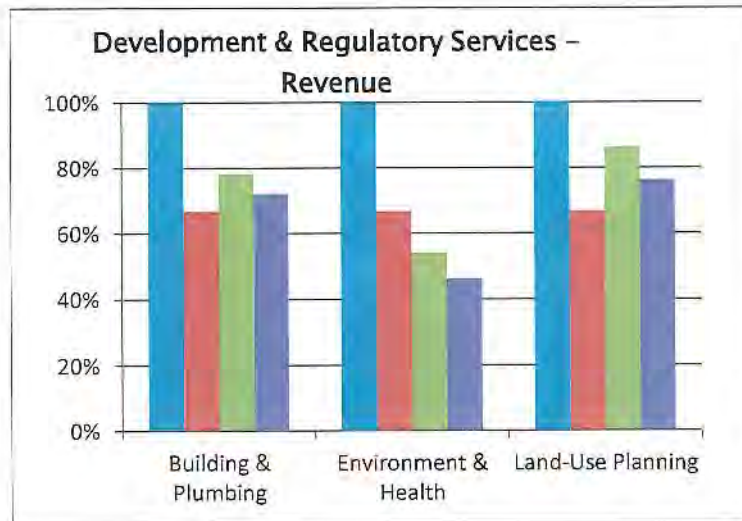
Actuals greater than YTD budget – Aged Persons Home Units change.

Visitor Services

Actuals greater than YTD budget – Payment for Aladdin & Vicar of Dibley productions ticket sales.

Finance Report – February 2016

DEVELOPMENT & REGULATORY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(294,000)	(196,040)	(229,638)	(211,129)	33,598	(64,362)	78%
Environment and Health	(70,000)	(46,680)	(37,789)	(32,429)	(8,891)	(32,211)	54%
Land-Use Planning	(157,250)	(104,846)	(135,600)	(119,887)	30,754	(21,650)	86%
	\$ (521,250)	\$ (347,566)	\$ (403,027)	\$ (363,446)	\$ 55,461	\$ (118,223)	
Expenses							
Building and Plumbing	578,000	380,070	392,322	350,714	(12,252)	185,678	68%
Environment and Health	355,000	232,760	220,216	200,939	12,544	134,784	62%
Land-Use Planning	561,250	368,474	345,182	299,869	23,292	216,068	62%
	\$ 1,494,250	\$ 981,304	\$ 957,721	\$ 851,521	\$ 23,583	\$ 536,529	



Variance

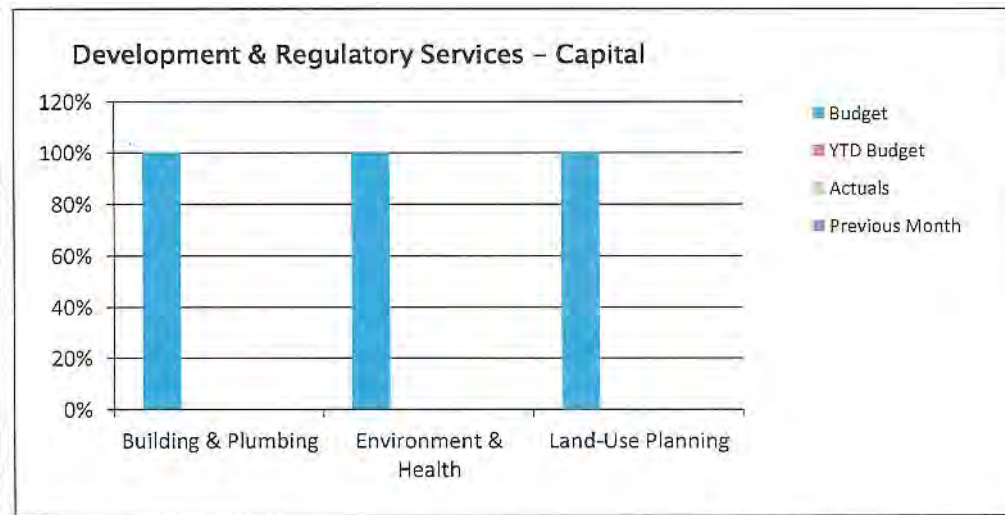
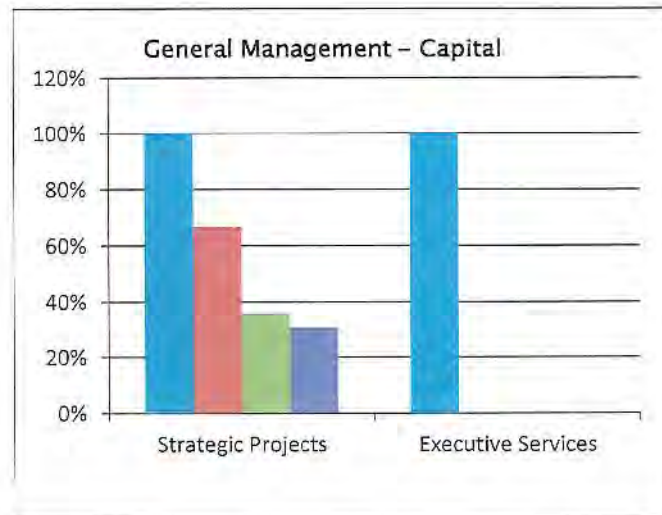
Building and Plumbing	Revenue greater than YTD Budget – Mainly inspection and connection fees; and building related fees.
Building and Plumbing	Expenses greater than YTD Budget – Building Industry Training Levy ahead of budget.
Environment and Health	Revenue less than YTD Budget – Mainly licence fees and contributions not received as yet.
Environment and Health	Expenses less than YTD Budget – Budget timing in general.
Land-Use Planning	Revenue greater than YTD Budget – Mainly valuation and subdivision fees.
Land-Use Planning	Expenses less than YTD Budget – Timing mainly related to staff costs and Rural Strategy.

Finance Report – February 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	3,138,600	2,092,384	1,124,306	967,989	968,078	2,014,294	36%
Executive Services	-	-	-	-	-	-	0%
	\$ 3,138,600	\$ 2,092,384	\$ 1,124,306	\$ 967,989	\$ 968,078	\$ 2,014,294	

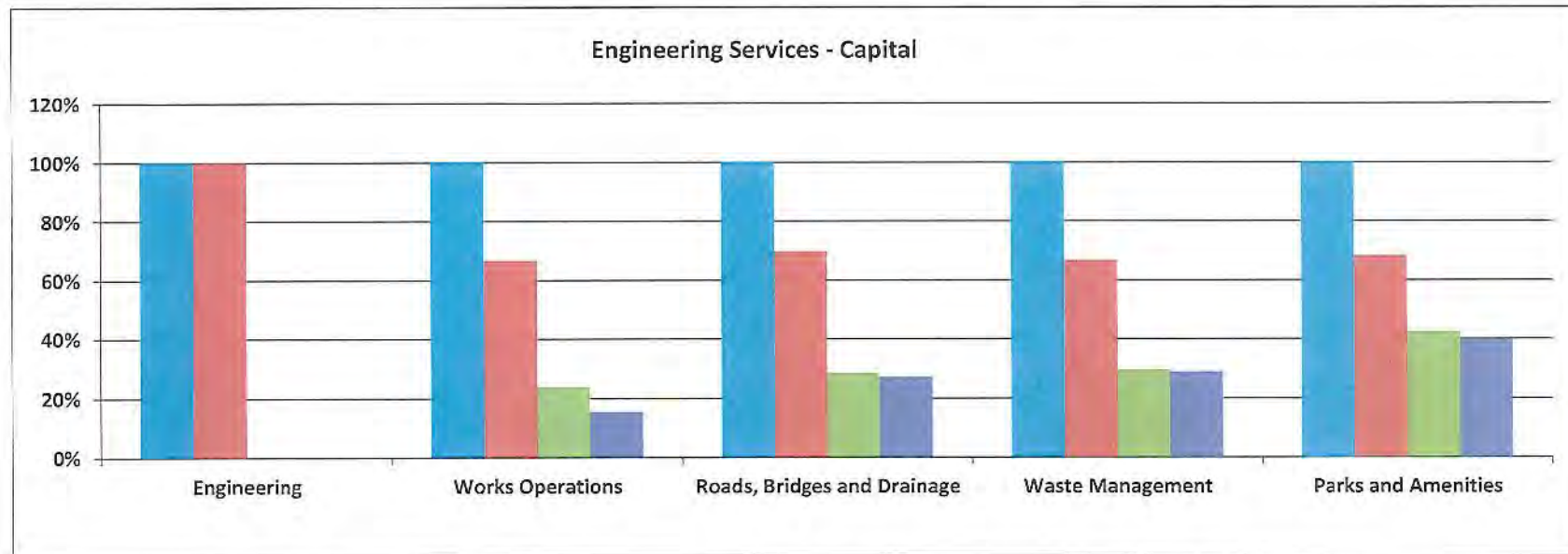
DEVELOPMENT & REGULATORY SERVICES

Building & Plumbing	-	-	-	-	-	-	0%
Environment & Health	30,000	30,000	-	-	30,000	30,000	0%
Land-Use Planning	-	-	-	-	-	-	0%
	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 30,000	



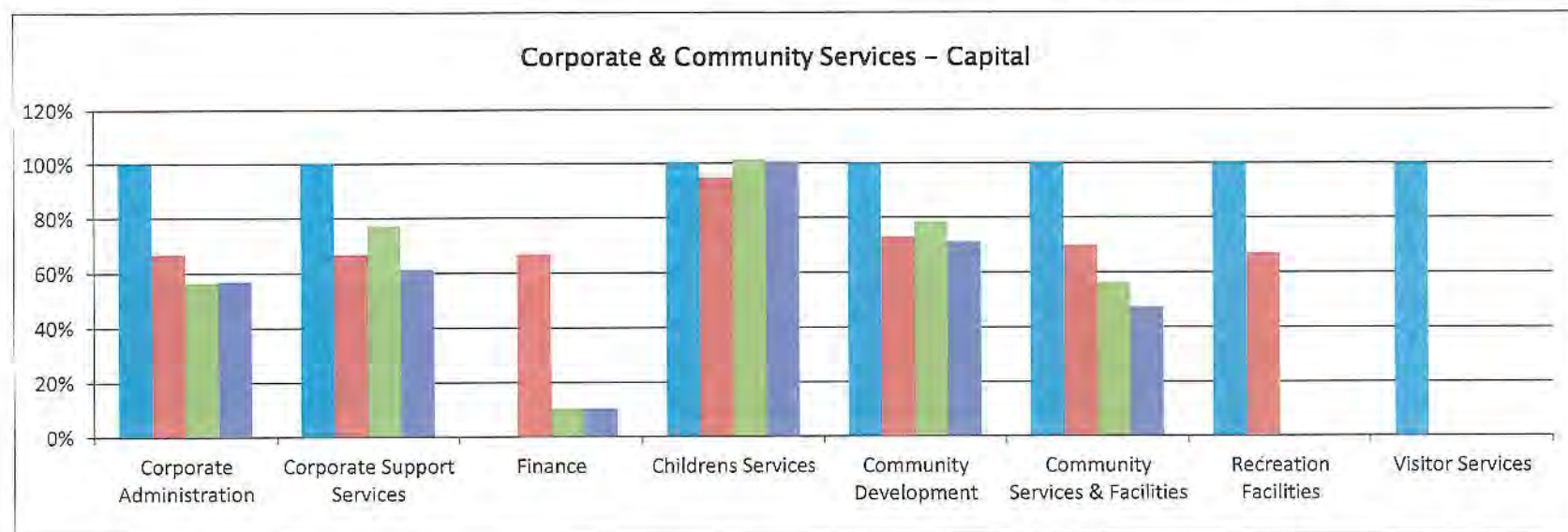
Finance Report – February 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
ENGINEERING SERVICES							
Engineering	90,000	90,000	-	-	90,000	90,000	0%
Works Operations	201,650	134,406	48,110	31,116	86,296	153,540	24%
Roads, Bridges and Drainage	7,161,000	4,997,232	2,048,522	1,948,465	2,948,710	5,112,478	29%
Waste Management	393,000	261,920	116,115	113,244	145,805	276,885	30%
Parks and Amenities	670,000	456,680	283,691	264,756	172,989	386,309	42%
	\$ 8,515,650	\$ 5,940,238	\$ 2,496,438	\$ 2,357,581	\$ 3,443,800	\$ 6,019,212	



Finance Report – February 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
CORPORATE & COMMUNITY SERVICES							
Corporate Administration	102,000	68,024	57,585	58,117	10,439	44,415	56%
Corporate Support Services	123,500	82,332	94,996	75,791	(12,664)	28,504	77%
Finance	–	–	–	–	–	–	0%
Childrens Services	35,000	23,320	3,592	–	19,728	31,408	0%
Community Development	258,000	244,344	261,633	259,658	(17,289)	(3,633)	101%
Community Services & Facilities	453,400	330,516	356,110	322,416	(25,594)	97,290	79%
Recreation Facilities	273,350	190,586	153,130	129,081	37,456	120,220	56%
Visitor Services	10,000	6,680	–	–	6,680	10,000	0%
	\$ 1,255,250	\$ 945,802	\$ 927,046	\$ 845,063	\$ 18,756	\$ 328,204	



Strategic Projects
Engineering
Works Operations
Roads, Bridges and Drainage
Waste Management
Parks and Amenities

Expenses less than budget – Timing of projects relating to the receipt of Grant income.
Expenses less than budget – Timing relating to replacement of vehicles.
Expenses less than budget – Timing of projects relating to depot works and washdown bay.
Expenses less than budget – Timing of projects – Bigger road projects not commenced.
Expenses less than budget – Timing of projects at Resource Recovery Centre & Penguin Refuse Disposal Site.
Expenses less than budget – Timing of projects – Mainly Cemeteries & Public Amenities (Coles Toilet renewal)

BANK RECONCILIATION

FOR THE PERIOD 1 FEBRUARY TO 29 FEBRUARY 2016

Balance Brought Forward (31/1/2016)	10,850,994.05
Add, Revenue for month	1,765,667.83
	<u>12,616,661.88</u>
Less, Payments for month	1,744,697.94
	<u>10,871,963.94</u>

Balance as at Bank Account as at 29 February 2016	1,059,717.68
Less, Unpresented Payments	- 17,830.97
	<u>1,041,886.71</u>
Cash on Hand	- 379,788.18
	<u>662,098.53</u>
Operating Account	10,209,865.41
Interest Bearing Term Deposits	<u>10,871,963.94</u>



Andrea O'Rourke
ASSISTANT ACCOUNTANT

03-March-2016

(Schedule indicates site construction only)

Date: Thu 3/03/16 + Task Progress

Works Program 2015-2016

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes	Scheduling Comments	22/29	6/13	20/27	3/10	17/24	31/7	14/21	28/5	12/19	26/2	9/16	23/30	7/14	21/28	4/11	18/25	1/8	15/22	29/7	14/21	28/4	11/18	25/2	9/16	23/30	6/13	20/27
	West Ulverstone Recreation Ground	\$80,000	Reseal																												
	Disabled Parking Spaces	\$50,000																													
	Car Park Signage	\$50,000																													
	Strategy Items	\$91,000	Safety, On-street linemarking																												
	Ulverstone CBD	\$450,000	Furners/Coles																												
	Drainage	\$176,000																													
	Side Entry Pits	\$20,000																													
	Leven Street	\$20,000	Alexandra Road to James Street																												
	Risby Street	\$9,000	Side Entry Pits																												
	Deviation Road	\$10,000	No.63 Improvements																												
	South Road/Lyndara Drive	\$40,000	1A Lyndara Drive Augmentation																												
	Fairway Park	\$20,000	Outfall Extension																												
	Main Road	\$20,000	No.160 Improvements																												
	Bertha Street	\$10,000	Outfall Improvements																												
	Forth Road	\$15,000	No.1-3 Pipe Open Drain																												
	Seaside Crescent	\$12,000																													
	Miscellaneous Drainage	\$0																													
	Household Garbage	\$393,000																													
	Penguin Refuse Disposal Site	\$210,000	Site Rehabilitation																												
	Resource Recovery Centre - Site Development	\$50,000	Layout Improvements																												
	Resource Recovery Centre - Rehabilitation	\$30,000	Environmental Improvements																												
	Resource Recovery Centre - Leachate Improvements	\$50,000	Subsoil Drainage																												
	Castra Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																												
	Preston Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																												
	South Riana Transfer Station - Site & Rehabilitation	\$2,000	Environmental Improvements																												
	Preston Transfer Station - Safety Improvements	\$20,000	Fall Arrest Gate																												
	Preston Transfer Station - Retaining Wall	\$20,000	Replacement																												
	Ulverstone Transfer Station - Site & Rehabilitation	\$5,000	Environmental Improvements																												
	Parks	\$308,000																													
	Playground Renewals	\$100,000	West Beach, Fairway Park, Beach Road BB Ho	Awaiting equipment arrival																											
	Parks Asset Renewals	\$7,000	Taylors Flats - BBQ, Car Barriers - Johnsons B																												
	Fairway Park - Beach Road	\$10,000																													
	Beach Access Upgrades	\$10,000	Deck replacement with FRP - west Beach Road																												
	Flagpole Replacements	\$5,000																													
	Park Signage Upgrade	\$10,000																													
	Heybridge Playground	\$60,000																													
	Nicholsons Point Redevelopment - Stage 2	\$20,000	Second stage is planting and weather dependant																												
	Industrial Estate	\$15,000	Greenbelt - weather dependant																												
	Forth Recreation Ground	\$10,000	Tree Planting - weather dependant																												
	Sulphur Creek Hall Reserve	\$7,000	Tennis Court Removal																												
	Johnsons Beach Master Plan	\$12,000	Stage 1																												
	Ulverstone Rowing Club	\$5,000	Car Barriers																												
	Josephine Street Beach Access	\$30,000	Design completed - arranging quotes																												
	Public Amenities	\$234,000																													
	Toilet Refurbishments	\$30,000																													
	Bus Shelter Renewals	\$10,000	To be determined																												
	Coles Toilet Renewal	\$120,000	Dependant on the Furners Car Park redevelopment	Linked to Car Park works																											
	Nicholsons Point Boat Ramp	\$25,000																													
	Toilet Furniture Upgrade	\$5,000																													
	Public Toilets	\$5,000	Minor Works External																												
	Drinking Water Stations	\$6,000	on order - waiting for the item to arrive																												
	Public Toilet	\$3,000	Lighting Upgrade/Sulphur Creek Toilets																												
	Cemeteries	\$60,000																													
	Memorial Park - Watering System	\$10,000																													
	Memorial Park - New Plinths	\$15,000																													
	Memorial Park - Seating	\$5,000																													
	Ulverstone General Cemetery - Signage	\$2,000																													
	Memorial Park - Path System	\$15,000																													
	Master Plan	\$3,000																													
	Administration Centre	\$82,000																													
	Painting Program	\$5,000																													
	Carpet Replacement Program	\$10,000	Walkway/planning																												
	Office Furniture	\$2,000																													
	Council Chamber Chair Replacement	\$5,000																													
	Lighting Upgrade	\$10,000																													

(Schedule indicates site construction only)

Date: Thu 3/03/16 + Task Progress