
Minutes of an ordinary meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 15 February 2016 commencing at 6.00pm.

Councillors attendance

Cr Jan Bonde (Mayor)
Cr John Bloomfield
Cr Garry Carpenter
Cr Rowen Tongs
Cr Philip Viney

Cr Kathleen Downie (Deputy Mayor)
Cr Shane Broad
Cr Gerry Howard
Cr Tony van Rooyen

Employees attendance

Acting General Manager (Mr Cor Vander Vlist)
Director Infrastructure Services (Mr John Kersnovski)
Director Organisational Services (Mr Vernon Lawrence)
Executive Services Officer (Miss Lisa Mackrill)

Media attendance

The Advocate newspaper.

Public attendance

Two members of the public attended during the course of the meeting.

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

32/2016 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 25 January 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.”

■ Cr Viney moved and Cr Downie seconded “That the minutes of the previous ordinary meeting of the Council held on 25 January 2016 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

33/2016 Council workshops

The Executive Services Officer reported as follows:

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

- . 01.02.2016 – Review of West Pine Road re Justice Report on Council issues / Hobbs Parade upgrade
- . 08.02.2016 – Cat management / Lifelong dog registrations / Customer Service Charter.

This information is provided for the purpose of record only.”

■ Cr Tongs moved and Cr Broad seconded “That the Officer’s report be received.”

Carried unanimously

MAYOR'S COMMUNICATIONS

34/2016 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

35/2016 Mayor's diary

The Mayor reported as follows:

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

- . Australia Day Breakfast by the Leven celebration, including citizenship ceremony
- . Adam Brooks MP, Member for Braddon – Dial Regional Sports Complex Development briefing
- . Regional Development Australia, Tasmania – Dial Regional Sports Complex Development briefing
- . Local Government Association of Tasmania – Local Government Regional Breakfast (Burnie)
- . Cradle Coast Authority – Mayors and General Managers meeting re Regional Governance Review Report (Burnie)
- . Coast FM/Radio 7AD – community report
- . Justine Keay, Federal Labor Candidate for Braddon, and John Dowling, Advisor Regional Policy to Senator Anne Urquhart – Dial Regional Sports Complex Development briefing
- . TasWater – Owners Representatives Quarterly Briefing for the North West Region
- . Don College – Evening of Excellence (Devonport)
- . Leven Regional Arts – opening of 'Earthy Pursuits' art exhibition
- . Cradle Coast Authority – meeting re North West Coastal Pathway (Burnie)
- . Cradle Coast Authority – Dial Regional Sports Complex Development briefing
- . Local Government Association of Tasmania – General Management Committee meeting (Launceston)
- . Local Government Association of Tasmania – General Meeting (Launceston)
- . Enormity Inc. – 20-year anniversary celebration
- . Regional Development Australia, Tasmania – Dial Regional Sports Complex Development briefing with CEO Craig Perkins
- . The Hon. Rene Hidding MP, Minister for Infrastructure and Allan Garcia, CEO Infrastructure Tasmania – meeting re major infrastructure projects
- . 50 and Over Cricket (Marrawah v. Ulverstone Rovers) – presentation of Mayor's Cup."

Cr Howard reported as follows:

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

. Penguin Uniting Church – Pancake Day.”

■ Cr Downie moved and Cr Howard seconded “That the Mayor’s and Cr Howard’s reports be received.”

Carried unanimously

36/2016 Pecuniary interest declarations

The Mayor reported 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 reported 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.

No interests were declared at this time.

37/2016 Public question time

The Mayor reported 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).”

COUNCILLOR REPORTS

38/2016 Councillor reports

The Executive Services Officer reported 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.”

Cr Bloomfield reported on a recent meeting of the Ulverstone Wharf Precinct Advisory Committee.

Cr Carpenter reported on a recent meeting of the Caves to Canyon Tourism Association.

Cr Howard reported on a recent meeting of the Bush Watch Western District Committee.

APPLICATIONS FOR LEAVE OF ABSENCE

39/2016 Leave of absence

The Executive Services Officer reported 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.”

DEPUTATIONS

40/2016 Deputations

The Executive Services Officer reported as follows:

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

PETITIONS

41/2016 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

42/2016 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

- (a) of the chairperson; or
- (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.

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

- (a) offer an argument or opinion; or
- (b) draw any inferences or make any imputations –

except so far as may be necessary to explain the question.

(3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.

-
- (4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.
 - (5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.
 - (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
 - (7) The chairperson may require a councillor to put a question without notice in writing.'

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

- '8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.
- (6) A council by absolute majority at an ordinary council meeting, ..., may decide to deal with a matter that is not on the agenda if –
 - (a) the general manager has reported the reason it was not possible to include the matter on the agenda; and
 - (b) the general manager has reported that the matter is urgent; and
 - (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.'

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

The allocation of topics ensued.

43/2016 Councillors' questions on notice

The Executive Services Officer reported 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.”

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

44/2016 Minutes and notes of committees of the Council and other organisations

The Acting General Manager reported as follows:

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

- . Local Government Association of Tasmania – General meeting held on 29 October 2015.

Copies of the minutes and notes have been circulated to all Councillors.”

■ Cr Viney moved and Cr Downie seconded “That the (non-confidential) minutes and notes of committees of the Council be received.”

Carried unanimously

45/2016 Customer Service Charter (144/2013 – 20.05.2013)

The Acting General Manager reported as follows:

“The Director Organisational Services has prepared the following report:

‘PURPOSE

The purpose of this report is to submit for review the Council’s Customer Service Charter.

BACKGROUND

The Council, at its meeting on 12 December 2005 (Minute No. 422/2005) adopted a Customer Service Charter (the Charter). The Charter has been reviewed in accordance with legislative requirements since being adopted and was last revised following a Customer Service Process Review and re-confirmed on 20 May 2013 (Minute No. 144/2013). As part of our obligations under Section 339F(4) of the *Local Government Act 1993*, the Council is to review the Charter at least once every two years.

The Charter was adopted and is reviewed by the Council in terms of Section 339F of the *Local Government Act 1993* which provides as follows:

- “(1) A council must adopt a customer service charter on or before 1 January 2006.
- (2) The customer service charter is to –
 - (a) specify the principles relating to services provided by the council; and
 - (b) specify a procedure for dealing with complaints relating to services provided by the council; and
 - (c) include any prescribed matter.
- (3) The general manager is to make the customer service charter available –
 - (a) for public inspection at the public office during ordinary office hours; and
 - (b) on the council’s internet site free of charge; and
 - (c) for purchase at a reasonable charge.
- (4) A council is to review its customer service charter at least once every 2 years.
- (5) The general manager is to provide the council with a report at least once a year of the number and nature of complaints received.”

Regulation 31 of the *Local Government (General) Regulations 2015* provides as follows:

“For the purposes of section 339F of the Act, a customer service charter adopted under that section is to include the following matters:

- (a) the manner in which a complaint referred to in section 339E of the Act may be made;
- (b) the manner in which a response to a complaint is to be made;

- (c) opportunities for a review of a response by the general manager;
- (d) the periods within which complaints are to be dealt with;
- (e) other actions that may be taken if a complainant is dissatisfied by the response;
- (f) reporting of the complaints received.”

DISCUSSION

The Senior Leadership Team has regularly reviewed the Customer Service Charter since being adopted in 2005. The Charter continues to meet the criteria set down in the amended Act and Regulations.

It is appropriate to note that while the legislation focuses almost solely on complaints handling, the Charter treats customer service as much more than just dealing with complaints. The Customer Service Charter was prepared with a wider view of customer service in mind.

In 2012 the Council undertook a Customer Service Process Review as part of its ongoing commitment to continuous improvement. This review included a comprehensive review of the Charter.

The current review of the Charter focused on simplifying the information contained in it and updating it for any changes in processes that have been made since the last review, while continuing to meet the statutory obligations of the Council. The aim is to document a service level expectation that is easy for the Council and the community to understand.

A copy of the updated Customer Service Charter is appended to this report.

CONSULTATION

Significant consultation was undertaken in respect of the earlier Customer Service Policy which provided the basis for the Customer Service Charter adopted in 2005. In 2012 the Council undertook a Customer Service Process Review as part of its continuous improvement program. That Review included a comprehensive review of the Charter. During 2015 the revised Charter was subject to a significant consultation process with Council staff.

RESOURCE, FINANCIAL AND RISK IMPACTS

There is minimal impact on resources.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- Improve corporate governance
- Improve service provision.

CONCLUSION

It is recommended that the Council adopt the updated Customer Service Charter February 2016.'

The report is supported."

The Executive Services Officer reported as follows:

"A copy of the updated Customer Service Charter February 2016 has been circulated to all Councillors."

■ Cr Downie moved and Cr Howard seconded "That the revised Customer Service Charter February 2016 (a copy being appended to and forming part of the minutes) be adopted."

Carried unanimously

COMMUNITY SERVICES

46/2016 Statutory determinations

The Director Community Services reported as follows:

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

The Executive Services Officer reported as follows:

“A copy of the Schedule has been circulated to all Councillors.”

■ Cr Tongs moved and Cr Broad seconded “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

47/2016 Council acting as a planning authority

The Mayor reported 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 Minute No. 48/2016, 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 reported 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.”

■ Cr Viney moved and Cr Tongs seconded “That the Mayor’s report be received.”

Carried unanimously

48/2016 Business and Professional Services (office), Food Services (café) and General Retail and Hire (shop) – variations to car parking and access standards, variations to side boundaries wall length and variation to cantilevered awning length at 26 King Edward Street, Ulverstone – Application No. DA215129

The Director Community Services reported as follows:

“The Consultant Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:’</i>	DA215129
<i>PROPOSAL:</i>	Business and Professional Services (office), Food Services (café) and General Retail and Hire (shop) – variations to car parking and access standards, variations to side boundaries wall length and variation to cantilevered awning length
<i>APPLICANT:</i>	Muri Pty Ltd
<i>LOCATION:</i>	26 King Edward Street, Ulverstone
<i>ZONE:</i>	General Business
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	9 January 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	23 January 2016
<i>REPRESENTATIONS RECEIVED:</i>	Nil
<i>42-DAY EXPIRY DATE:</i>	17 February 2016
<i>DECISION DUE:</i>	15 February 2016
<i>PURPOSE</i>	

The purpose of this report is to consider an application for the development of a two-storey commercial building comprising four retail, office and café lease areas at 26 King Edward Street, Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – photograph of the site;
- . Annexure 4 – TasWater Submission to Planning Authority Notice TWDA 2016/00025-CC;
- . Annexure 5 – Statement of Compliance from Road Authority and Stormwater Authority.

BACKGROUND

Development description –

Application is made for the development of a two-storey commercial building in the Ulverstone CBD, fronting King Edward Street. The building is designed to support four potential lease areas accommodating a mix of retail, office and café use.

The building is to be clad in a powder coated or painted flat panel sheeting and will support a cantilevered awning over the King Edward Street footpath. A street frontage courtyard portion of the building would be defined by timber cladding detail.

Ground Floor – Tenancy 1 is designed to support a café with internal and outdoor under cover dining areas. The café would be accessed by a separate, dedicated access, via an open-air dining courtyard.

Ground Floor – Tenancies 2 and 3 are designed to support retail or/and offices for business and professional services.

First Floor – Tenancy 4 is designed to support offices for business and professional services.

The proposal includes the development of a private, on-site staff car park at the rear of the building accessed from the municipal car park that adjoins the property.

Site description and surrounding area –

The development site is located in the central business area of Ulverstone, opposite the Ulverstone Returned Servicemen's Club building and the offices of the Central Coast Council. The site is vacant, presently covered with a layer of gravel to prevent a dust nuisance.

The site has frontage to King Edward Street and adjoins a commercial retail shop (butcher) to the north and a residential dwelling to the south.

The rear of the property adjoins the North Reibey Street Car Park (colloquially known as "Woolworths" car park), accessed via Clarkes Lane and Car Park Lane off King Edward Street, and Car Park Lane and an unnamed access near the River Arms Hotel off Crescent Street, i.e. the car park has a total of four access points.

History -

The site previously supported a commercial café in a building that was destroyed by fire in late 2010. A demolition Permit was issued in April 2011 for removal of the debris.

DISCUSSION

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

General Business

CLAUSE	COMMENT
21.3.1 Discretionary Permit Use	
<p>21.3.1–(P1) Discretionary permit use must:</p> <ul style="list-style-type: none"> (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement for the zone; and (c) be required to service requirements of the local and district resident and visitor population; (d) minimise potential to: <ul style="list-style-type: none"> (i) service a population beyond the local, district, or municipal community; (ii) have immediate, incremental or cumulative adverse effect on the regional pattern of retail and service provision; and (iii) displace retail, business, and professional use. 	<p>Compliant.</p> <p>Proposed uses of land are “Permitted”.</p>

21.4.1 Suitability of a site for use or development	
<p>21.4.1–(A1) Each use or development site or each lot on a plan of subdivision must:</p> <p>(a) have a site area of not less than 45m²; and</p> <p>(b) if intended for a building, contain a building area of not less than 45m²:</p> <p>(i) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(ii) clear of any applicable setback from a zone boundary;</p> <p>(iii) clear of any registered easement;</p> <p>(iv) clear of any registered right of way benefitting other land;</p> <p>(v) not including land required as part of access to the site;</p> <p>(vi) accessible from a frontage or access strip; and</p> <p>(vii) clear of any area required for the on-site disposal of sewage or stormwater.</p>	<p>(a) Compliant. Site has land area of 730m².</p> <p>(b) Compliant. Building has an area in excess of 652.22m².</p> <p>(b)(i) Compliant. Building meets front, rear and side boundary setbacks.</p> <p>(b)(ii) Compliant. Building is clear of zone boundary.</p> <p>(b)(iii) Not applicable. No registered easements over the land.</p> <p>(b)(iv) Not applicable. No right of way over the land.</p> <p>(b)(v) Non-compliant. Applicant seeks access to the rear of the property via a municipal car park, rather than establish access off King Edward Street. See “Issues” section below.</p> <p>(b)(vi) Compliant. Development is accessible from site frontage.</p> <p>(b)(vii) Not applicable. Development is clear of any area required for the on-site disposal of sewage or stormwater.</p>

<p>21.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and (d) with a width of frontage and any access strip or right of way of not less than 3.6m; and (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. 	<ul style="list-style-type: none"> (a) Compliant. The development site is able to be accessed from King Edward Street, however, the applicant seeks site specific access from the North Reibey Street Car Park at the rear of the property so as to facilitate full boundary length development of the King Edward Street frontage. (b) Not applicable. The land is not an internal lot. (c) Not applicable. Compliant with 21.4.1–(A2)(a) (d) Not applicable. The development is not a subdivision. (e) Compliant. Refer to Statement of Compliance from the Road Authority (refer Annexure 5).
---	---

21.4.1–(A3) A site or each lot on a plan of subdivision must have a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	<p>Compliant.</p> <p>The site is connected to a reticulated water system. The Council's Planning Permit would require compliance with TasWater's approval (refer Annexure 4), to be included as an attachment to the Planning Permit.</p>
21.4.1–(A4) A site or each lot on a plan of subdivision must drain sewage and wastewater to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	<p>Compliant.</p> <p>The site is connected to a reticulated sewerage system. The Council's Planning Permit would require compliance with TasWater's approval (refer Annexure 4), to be included as an attachment to the Planning Permit.</p>
21.4.1–(A5) A site or each lot on a plan of subdivision must drain stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	<p>Compliant.</p> <p>The site is connected to a reticulated stormwater system. The Council's Planning Permit would require compliance with its approval as a Stormwater Authority issued as a Statement of Compliance (refer Annexure 5).</p>
21.4.2 Location and configuration of development	
21.4.2–(A1) Building height must not be more than 10.0m.	Compliant. Building height is to be 7.64m.

21.4.2–(A2) 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.	Compliant. An external car park, waste storage and loading area is to be located behind the primary frontage of the proposed building.
21.4.2–(A3) Buildings in Reibey Street must have zero setback from the frontage.	Not applicable. Development is not located in Reibey Street.
21.4.2–(A4) Buildings in Victoria Street between Wongi Lane and Patrick Street and in King Edward Street between Grove Street and Patrick Street must have zero setback from the frontage.	Compliant. Development has zero setback from King Edward Street.
21.4.2–(A5) Buildings in Victoria Street between Wongi Lane and Patrick Street and in King Edward Street between Grove Street and Patrick Street must have the main pedestrian entrance located onto the frontage.	Compliant. Development has primary pedestrian entrances onto King Edward Street.
21.4.2–(A6) A building constructed to the street frontage must have an awning of not less than 3m width cantilevered or suspended over the adjoining footway within a road or car park for the full width of the frontage of the building.	<p>Non-compliant.</p> <p>The street frontage available for development is 18.5m in length. A cantilevered street awning forms part of the design of the commercial building and is proposed to be 4m wide for a length of 9.3m and to then reduce to 1.5m wide for a length of 4.2m.</p> <p>The proposed design results in a 4.2m length of the street frontage that will be without an awning.</p> <p>See “Issues” section below.</p>

<p>21.4.2–(A7) A building must not have a continuous wall of more than 20m measured parallel to the boundaries.</p>	<p>Non-compliant.</p> <p>Side boundary walls are to be 21.5m long, exceeding the Acceptable Solution standard by 1.5m.</p> <p>See “Issues” section below.</p>
<p>21.4.3 Visual and acoustic privacy for residential use</p>	
<p>21.4.3–(A1) A door or window to a habitable room, or any part of a balcony, deck, roof garden, parking space or carport must:</p> <ul style="list-style-type: none"> (a) be not less than 3.0m from a side boundary and 4.0m from a rear boundary to land in a zone for residential purposes; (b) be not less than 6.0m from any door, window, balcony, deck or roof garden in an adjacent dwelling; (c) be off-set by not less than 1.5m from the edge of any door or window in an adjacent dwelling; (d) have a window sill height of not less than 1.8m above finished floor level; (e) have fixed and durable glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.8m above finished floor level; or (f) have a fixed and durable external screen other than vegetation 	<p>Not applicable. Proposal is not a Residential use class.</p>

<p>of not less than 1.8m height above the finished 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>	
21.4.4 Private open space for residential use	
<p>21.4.4–(A1) Each dwelling must provide:</p> <p>(a) external private open space that:</p> <ul style="list-style-type: none"> (i) is accessible from the dwelling; (ii) comprises an area of not less than 25m² for each dwelling; (iii) has a gradient of not more than 1 in 10; and (iv) has a minimum dimension of 4.0m; or <p>(b) private open space provided as a private balcony, deck or terrace:</p> <ul style="list-style-type: none"> (i) of area not less than 25m²; (ii) minimum dimension of 2.0m; and (iii) accessible from the dwelling. 	<p>Not applicable. Proposal is not a Residential use class.</p>

<p>21.4.4–(A2) The required minimum private open space area must be capable of receiving at least 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Not applicable. Proposal is not a Residential use class.</p>
<p>21.4.5 Setback from zone boundaries</p>	
<p>21.4.5–(A1) Development of land with a boundary to a zone must:</p> <ul style="list-style-type: none"> (a) be setback from the boundary of land in an adjoining zone by not less than the distance for that zone shown in the Table to this Clause; (b) not include within the setback area required from a boundary to land in a zone shown in the Table to this Clause: <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; 	<p>Not applicable. Development site does not adjoin a zone boundary.</p>

<ul style="list-style-type: none"> (v) an area for the gathering of people, including for entertainment, community event, performance, sport or for a spectator facility; (vi) a sign orientated to view from land in another zone; or (vii) external lighting for operational or security purposes; and <p>(c) a building with an elevation to a zone boundary to which this clause applies must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (i) the setback distance from the zone boundary as shown on 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>	
---	--

21.4.6 Subdivision	
<p>21.4.6–(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>(b) for a purpose permissible in the zone.</p>	Not applicable. Development is not a subdivision.
21.4.7 Reticulation of an electricity supply	
21.4.7–(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.
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>(c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and</p>	<p>Non-compliant.</p> <p>(a) Ground floor and first floor office tenancies as shown on the plan = 97.80m² lower floor and 169.29m² upper floor = total of 267m². E9.5.1–(A1)(a) requires one car space per 40m².</p> <p>Floor area divided by car parking requirement (267/40) = seven car spaces are required.</p>

<p>(d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.</p>	<p>Tenancy 3 – shop/general retail area as shown on the plan = 48m² (excluding the area made available for staff kitchen and bathroom facilities). E9.5.1–(A1)(a) requires one car space per 30m².</p> <p>Floor area divided by car parking requirement (48/30) = two car parking spaces are required.</p> <p>Café tenancy as shown on the plan, including outdoor dining areas = approximately 80m². E9.5.1–(A1)(a) requires 15 spaces per 100m².</p> <p>Floor area divided by car parking requirement (80/100) = 12 car spaces required.</p> <p>The total number of car parking spaces required for the use class floor areas proposed on site is 21. The Site Plan shows allocation for 11 vehicles on site. The application does not meet the Traffic Generating Use and Parking Code standards by 10 spaces.</p> <p>(b) No motor bike parking spaces are provided.</p> <p>(c) A parking space for people with disabilities is provided.</p>
--	--

	<p>(d) No bicycle parking is provided.</p> <p>See “Issues” section below.</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>Non-compliant.</p> <p>(a) Non-compliant. No on-site loading and unloading space is made available. The site is to rely on King Edward Street loading bays.</p> <p>(b) Non-compliant. No provision is made within the site for passenger pick-up and set-down facilities for business. Site is to rely on passenger drop-off car parking areas in King Edward Street and the North Reibey Street Car Park at the rear.</p> <p>See “Issues” section below.</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>Compliant.</p> <p>A Certificate of Compliance has been issued by the Road Authority (refer Annexure 5). Access off King Edward Street is available, if required. The developer seeks access from</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>the car park at the rear of the site. Refer to “Issues” section of this report.</p>
<p>E9.6.2 Design of vehicle parking and loading areas</p>	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Compliant.</p> <p>A Certificate of Compliance has been issued by the Stormwater Authority (refer Annexure 5). Development would be able to collect and dispose of stormwater from the site.</p>
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village Zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p>	<p>(a) Compliant. The application is supported by a Traffic Impact Assessment report by Milan Prodanovic dated November 2015 (refer Annexure 2). The report advises on car parking specifications. Parking areas are to be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking.</p> <p>(b) Non-compliant. No off-street spaces for commercial vehicles are provided on plan. See “Issues” section below.</p> <p>(c) Non-compliant. No bicycle parking facilities are</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>provided on-site. See “Issues” section below.</p> <p>(d) Compliant. Car parking space for people with disability is provided on-site to Australian Standard AS/NZS 2890.6.</p> <p>(e) Compliant. Car parking spaces are separately accessed from an internal circulation aisle.</p> <p>(f) Compliant. Car design allows for forward movement and passing of all vehicles.</p> <p>(g) Compliant. Car park would be constructed in all-weather material.</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. The development is within the General Business zone.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable.</p>
<p>Specific Area Plans</p>	<p>Not applicable. No Specific Area Plans apply to this location.</p>

Issues –

1 Cantilevered awning length –

The Scheme's Acceptable Solution standard 21.4.2–(A6) "Location and Configuration of Development" requires that a, "building constructed to the street frontage must have an awning of not less than 3m width cantilevered or suspended over the adjoining footway within a road or car park for the full width of the frontage of the building".

The street frontage available for development is 18.5m in length. A cantilevered street awning forms part of the design of the commercial building and is proposed to be 4m wide for a length of 9.3m across the central section of the building and to then reduce to 1.5m wide for a length of 4.2m. The setback in awning width, from 4m to 1.5m, will give definition to that portion of the proposal that supports Tenancy 3.

The variance in length is a cost reduction and preferred design outcome for the building. Ideally, a full width cantilevered awning would benefit the King Edward Street streetscape, creating a more urban presentation in the central area of Ulverstone and providing greater weather protection for pedestrians. The variation in length is considered to be not materially significant and the proposal will be an improvement on the current street awning treatments in this section of King Edward Street.

The proposed design also results in a 4.5m length of the street frontage, in front of the proposed café area of the development, to be without a cantilevered awning. The lack of awning over the café frontage portion of the development is to allow sunlight into the outdoor dining area, which will be enclosed with a roof.

2 Side boundary wall lengths –

The Scheme's Acceptable Solution standard 21.4.2–(A7) "Location and Configuration of Development" requires that a, "building must not have a continuous wall of more than 20m measured parallel to the boundaries".

The proposal is to construct northern and southern side boundary walls 21.5m long. The proposal does not meet the Scheme's 20m length standard by 1.5m. It is considered that this is acceptable development and that the excess wall length of 1.2m greater than the

standard will have a minimal impact on adjoining use and development.

3 *Traffic movements and vehicular access to the development site via the public car park –*

The application is supported by a Traffic Impact Assessment (TIA) by Milan Prodanovic dated November 2015. The TIA examines existing road and traffic characteristics in the vicinity of King Edward Street, and entry and egress of vehicles to and from the public car park at the rear of the development. The report evaluates the impacts of expected traffic movements and makes an assessment and recommendations in relation to access, traffic and road capability. Refer to Traffic Impact Assessment – Annexure 2.

The proponent seeks a 3.5m wide access to the rear of the development site via the adjoining North Reibey Street Car Park. The TIA examines this matter and advises that the number of public car parking spaces across the rear boundary of the development site is 13. The TIA offers two suggestions for the development of an access to the subject site:

Option 1 – Provision of a 3.0m wide opening to the development site and a re-marking of car parking spaces 2.65m wide, which would result in no loss of public car parking spaces; or

Option 2 – Provision of a 5.5m wide opening to the development site and re-marking of car parking spaces 2.65m wide, which would result in the loss of one public car parking space.

The TIA recommends Option 1 be adopted. It is considered that Option 1 would be preferable because it would result in no loss in the number of public car parking spaces.

The matter of access from the public car park to the development site was informally presented to members of the Council and it was determined at that time that “in principle” support could be given to the lodgement of an application for consideration by the Council acting as a Planning Authority, provided the applicant detailed an alternate access from another boundary of the site. This was to ensure that the Council had flexibility and authority over the future development and use of the car park land, including the ability to close the access if required.

In response to this request, the applicant has noted on the Ground Floor Plan A201, dated 23 December 2015, potential vehicular access over the land proposed for Tenancy 1 and Tenancy 3. Access, if required into the future, would require the demolition of a portion of the building.

To give legal certainty to the Council's rights and authority over the car park land and flexibility in relation to the future use and development of the car park land, it is recommended the Council require the proponent to enter into a legally binding agreement in accordance with Part 5 of the *Land Use Planning and Approvals Act 1993* (LUPPA).

Part 5, Section 71 of LUPPA allows a Council to enter into a binding agreement with an owner of land regarding the prohibition, restriction or regulation of use and development and the conditions under which the use or development may be undertaken. Importantly, the agreement is "tied" to the land, not to an individual or entity, and so may reside with the land indefinitely.

Establishing a Part 5 Agreement over the land would allow the Council to determine, if required, future development options for the car park without the constraint or obligation of maintaining a rear access to 26 King Edward Street. It would allow for termination of access rights, if so determined, and would advise any future owners of 26 King Edward Street of a legal agreement pertaining to the land and the conditions of use of the municipal car park.

4 *Car Parking Requirements –*

The Scheme's E9 Traffic Generating Use and Parking Code requires that the development demonstrate the allocation of 21 car parking spaces on-site, dedicated to the uses proposed. The site plan shows allocation of 11 spaces.

The Scheme further requires one on-site parking area for every 50 car parking spaces allocated, for passenger pick-up and set-down and a separate on-site loading area. The proposal makes no provision for such vehicular parking spaces on-site and would rely on existing King Edward Street loading bays and car parking areas.

Given the site is within the CBD of Ulverstone, and that on-site provision is constrained by the development that is proposed, the

variations to on-site car parking allocation, provision of a loading bay and passenger pick-up space are considered to be acceptable.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Included in draft conditions of the Permit.
Infrastructure Services	Included in draft conditions of the Permit and Statement of Compliance by Road Authority and Stormwater Authority (refer Annexure 5).
TasWater	Refer to the Taswater Submission to Planning Authority Notice TWDA 2016/00025-CC (refer Annexure 4).
Department of State Growth	Referral was not required.
Environment Protection Authority	Referral was not required.
TasRail	Referral was not required.
Heritage Tasmania	Referral was not required.
Crown Land Services	Referral was not required.
Other	Referral was not required.

CONSULTATION

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

- a site notice was posted;
- letters to adjoining owners were sent; and

- an advertisement was placed in the Public Notices section of The Advocate.

Representations –

No representations were received within the prescribed time.

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 Business. The proposed development would result in the construction of a commercial two-storey building in central Ulverstone that will support the use of the land for café, retail and office activity. These uses are Permitted in the zone under the Scheme.

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

- 1 provide an urban activity centre offering a mix of services to meet the needs of the resident population and visitors; and
- 2 make efficient use of land and optimise infrastructure through priority infill and redevelopment and adaptive re-use of existing sites and buildings.

The proposed development would be consistent with the key Objectives and would advance the Desired Future Character of the zone.

Discretion is required to be exercised regarding variations to vehicular access and car parking standards, the length of side boundary walls and the length and irregular design of the cantilevered awning over the King Edward Street footpath. The variations to the design elements of the building would not negate the overall purpose and outcome for the use of the site and,

given the developer enters into a legally binding agreement to facilitate access to the rear of the property, it is considered the minor variations would not reduce or impede the overall intent and outcome of the development.

Recommendation –

It is recommended that the application for the development of Business and Professional Services (office), Food Services (café) and General Retail and Hire (shop) – variations to car parking and access standards, variations to side boundaries wall length and variation to cantilevered awning length at 26 King Edward Street, Ulverstone 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 Prior to an application for a Building Permit, the applicant must enter into a Part 5 Agreement with the Central Coast Council in accordance with Part 5 of the *Land Use Planning and Approvals Act 1993*. The Agreement is to set out the terms and conditions under which approval is granted to access the development site at 26 King Edward Street, Ulverstone, identified in Certificate of Title 226280/1, via the internal municipal car park that is at the rear of the property. The drafting and sealing of the Part 5 Agreement is to be at the applicant's expense, with the terms and conditions of the Agreement to be to the satisfaction of the Director Community Services.
- 3 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00025-CC (copy attached).
- 4 The development must be in accordance with the conditions of the "Statement of Compliance for Vehicular Access and Drainage Access" dated 21 January 2016, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the permit lapses, a new application must be made.

- 2 “Substantial commencement” is the submission and approval of a Building permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 Building and Plumbing permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.
- 4 Any damage or disturbance to footpaths, kerb and channel, roads, nature strips, stormwater infrastructure or existing services must be rectified, noting that this work will be undertaken by the Council at the applicant’s expense, unless alternative arrangements are approved by the Council’s Director Infrastructure Services, or his representative.
- 5 A Request for Report from Environmental Health Officer (Form 42) will be required at the building application stage. The Form 42 should be accompanied by full kitchen plans for Tenancy 1, including building materials to be used and elevations.’

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 Broad moved and Cr Downie seconded “That the application for Business and Professional Services (office), Food Services (café) and General Retail and Hire (shop) – variations to car parking and access standards, variations to side boundaries wall length and variation to cantilevered awning length at 26 King Edward Street, Ulverstone 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 Prior to an application for a Building Permit, the applicant must enter into a Part 5 Agreement with the Central Coast Council in accordance with Part 5 of the *Land Use Planning and Approvals Act 1993*. The Agreement is to set out the terms and conditions under which approval is granted to access the development site at 26 King Edward Street, Ulverstone, identified in Certificate of Title 226280/1, via the internal municipal car park that is at the rear of the property. The drafting and

sealing of the Part 5 Agreement is to be at the applicant's expense, with the terms and conditions of the Agreement to be to the satisfaction of the Director Community Services.

- 3 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00025-CC (copy attached) (a copy being appended to and forming part of the minutes).
- 4 The development must be in accordance with the conditions of the 'Statement of Compliance for Vehicular Access and Drainage Access' dated 21 January 2016, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached) (a copy being appended to and forming part of the minutes).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the permit lapses, a new application must be made.
- 2 'Substantial commencement' is the submission and approval of a Building permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 Building and Plumbing permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.
- 4 Any damage or disturbance to footpaths, kerb and channel, roads, nature strips, stormwater infrastructure or existing services must be rectified, noting that this work will be undertaken by the Council at the applicant's expense, unless alternative arrangements are approved by the Council's Director Infrastructure Services, or his representative.
- 5 A Request for Report from Environmental Health Officer (Form 42) will be required at the building application stage. The Form 42 should be accompanied by full kitchen plans for Tenancy 1, including building materials to be used and elevations."

COMMUNITY SERVICES

Voting for the motion

(7)

Cr Bonde

Cr Broad

Cr Carpenter

Cr Downie

Cr Tongs

Cr van Rooyen

Cr Viney

Voting against the motion

(2)

Cr Bloomfield

Cr Howard

Motion

Carried

49/2016 Public question time

The time being 6.40pm, the Mayor introduced public question time.

There were no questions from the public.

INFRASTRUCTURE SERVICES

50/2016 Waste management review – Rural services (148/2013 – 20.05.2013) and Country Transfer Station Access System (166/2015 – 22.06.2015)

The Director Infrastructure Services reported as follows:

“PURPOSE

The purpose of this report is to provide information on the community consultation undertaken and the ongoing effectiveness and sustainability of the rural services waste management system.

BACKGROUND

This report provides an update on actions taken following the Ordinary Council meeting held on 22 June 2015 (Minute No. 166/2015) as a result of the consideration of the Country Transfer Station Access System (CTSAS). At that meeting, the Council resolved that:

- ‘1 the Council acknowledge the first year success achieved by the Country Transfer Station Access System, namely a 30% reduction in vehicles accessing the three stations, 20% reduction in waste deposited and savings in the order of \$22,000, and approve the continuation of the Country Transfer Station Access System for a further 12 months;
- 2 appropriate community consultation, using the methods previously adopted for the 2013 consultations, take place with the rural communities of the Central Coast Council area, firstly reporting back on the effectiveness of the Country Transfer Station Access System to date and secondly considering the future effectiveness and sustainability of the rural services waste management system; and
- 3 report on the community consultation undertaken and the effectiveness and sustainability of the rural services waste management system be presented to the Council at the February 2016 Ordinary Council meeting.’

The CTSAS was introduced in May 2014 and covers the three country transfer station facilities at Castra, Preston and South Riana. The access system was developed at that time following extensive community consultation to address a number of Council and community issues relating to the operation of rural waste

management facilities, such as escalating operational costs, out of area usage and continued local access.

DISCUSSION

Country Transfer Station Access System – feedback

The CTSAS has been acknowledged as being successful in addressing Council and community issues relating to the operation of rural waste management facilities, including maintaining local resident access to a waste management program, the escalating costs at that time and the then out of area usage, i.e. by non-Central Coast residents.

It was noted that during the 12 month trial period (May 2014 to June 2015) there was:

- . a 30% reduction in vehicular access (70 per week);
- . a 20% reduction in waste deposited (134 tonnes);
- . no noticeable increase in illegal dumping;
- . a \$22,000 reduction in operational costs; and further
- . that 90% of residents used no more than 25 coupons.

This information was disseminated to the rural community through correspondence included with the 2015–2016 issue of coupons in late June 2015. Additional information was also included in relation to rethinking waste, recycling, organic waste and vegetation. A copy of this document is attached as Annexure 1.

Community consultation commenced with a meeting of community representatives in December 2015 to review the CTSAS, and to consider performance, problems and improvements. A copy of the minutes from this meeting is attached as Annexure 2.

The community representatives indicated that the vast majority of residents use the access system and are happy with it. They also suggested that Council staff should be acknowledged for the professional manner in which they had approached the introduction of the new arrangements. A few minor problems were discussed and improvements were suggested. These will be implemented as appropriate over the next few months, e.g. Cover Your Load signage etc.

Rural services waste management – Sustainability

Operational information provided in the June 2015 Council report included:

TRANSFER STATION	QUANTITY IN TONNES (2014–2015)
Castra	187
Preston	156
South Riana	206
<i>TOTAL WASTE HANDLED</i>	<i>549</i>

- . No material is landfilled at any of the three transfer station sites.
- . All putrescible waste and recyclables are transferred to the Resource Recovery Centre (RRC) through the mobile transfer station (truck and trailer) to be dealt with as part of normal waste management operations.
- . Scrap metal is stockpiled at all transfer stations and collected by a metal recycler for a minimal return.
- . Green waste is stockpiled at all transfer stations and periodically transferred to the RRC to be dealt with as part of normal waste management operations.

The second of two meetings with community representatives was held in January 2016 to review matters relating to the Country Transfer Stations, such as issues raised by the community, scrap metal collection, green waste collection, service delivery improvements, possible cost efficiencies and the overall sustainability of the system. A copy of the minutes from this meeting is attached as Annexure C.

Comments from the community representatives suggest that they believe that the current system of transfer stations and CTSAS is sustainable in the long-term with small productivity/efficiency improvements still possible. It was generally felt that the reductions in operational costs, together with the reductions in quantities being received at the transfer stations would continue but to a lesser degree than in the trial period and that an extensive community education campaign was now needed to keep the issues in front of residents. Items such as encouraging greater composting of putrescible waste need to again be highlighted to the community, with the consequences of not using composting being explained in relative detail. Community representatives acknowledged that costs would generally continue to rise slowly and believe that a small rural waste management levy should be considered in order to provide some equity between urban and rural households as well as ensuring that the economics of the current system are sustainable, e.g. ensuring that any increase in costs are covered by the levy as a minimum.

The issue of banning green waste from the transfer stations was discussed and one member was particularly vocal on this as it was felt that with composting and reuse, e.g. mulching, minimal green waste needed to leave rural properties. A recommendation to that effect was, however, not agreed to, mainly due to the need for further research needed on the subject.

The future of the transfer stations was discussed and whether there are too many stations currently in use. All representatives were wary of such discussions as they believed that the Council had committed to continue with the current three stations if cost efficiencies similar to those achieved were attained. It was suggested that the topography of the Central Coast area made it difficult to consider reducing the current number of stations, i.e. the road network is generally in a south/north direction due to the ridge lines and water catchments running in a south to north direction. As there is poor connectivity between east and west, i.e. not many roads that connect across the Central Coast in an east/west direction, residents could be disadvantaged by not having relatively easy access to a transfer station and this could result in greater amounts of waste being deposited in forest areas and other inappropriate areas within the Central Coast municipal area.

In view of the progress made to date and the willingness to continue to explore further options to ensure that the CTSAS and the rural services waste management program is sustainable, the community representatives have agreed to continue to meet at least every six months and sooner if necessary. Council staff have encouraged this and will continue to provide information and discussion starters to assist the representatives.

Other suggestions raised that will be considered over the next six months by staff with the assistance of the representatives include:

- . Having unmanned stations or maybe community volunteers manning the sites.
- . Minimising or ceasing acceptance of scrap metal at transfer stations (this could then only be taken to the RRC at Lobster Creek Road where the Council receives an income for this material). It is noted that as of last month the Council is now being charged for any scrap metal picked up at the transfer stations by the recycler due to the very low price of metal commodities.
- . Reduction of the number of coupons provided to residents (initial suggestions were that maybe there was only a need for around half of the coupons now), although the representatives agree that further research is needed in regard to this before any decisions can be made.

CONSULTATION

Feedback to the rural community on the success of the CTSAS was provided through correspondence sent out with the 2015–2016 issue of coupons in late June 2015.

Meetings with community representatives were held in December 2015 and January 2016 providing feedback on the success of the CTSAS and to consider further operational efficiencies and improvements to the CTSAS and rural waste management services in general. The community representatives also gauged community opinion on the matters discussed during their meetings and their assistance with this should be acknowledged.

RESOURCE, FINANCIAL AND RISK IMPACTS

As indicated in the June 2015 Council report, ‘...the overall impact on the financial resources of continuing with the CTSAS is expected to be positive.’ A number of additional items have been put forward by the community representatives to be considered in reducing the costs of operations of the rural services waste management system. These include the possibility of reducing the amount of green waste and the maybe not accepting scrap metal at the transfer stations, reviewing the manning of the transfer stations, increasing education of the community on composting and the possibility of a small waste management levy for the rural area of the municipal area to cover any increase in costs.

As also indicated in the June 2015 Council report, ‘...It is anticipated that the impact on the financial resources and risk impacts from further consideration of the sustainability of the rural services waste management system will be positive. It would be hoped that savings in operational expenditure [in 2015–2016] would be similar if not greater than in 2014–2015.’

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

Council Sustainability and Governance

- Improve service provision
- Improve the Council’s financial capacity to sustainably meet community expectations
- Effective communication and engagement.

CONCLUSION

The deliberations of the community representatives were very worthwhile with a number of sustainability suggestions offered including the discussions and insight into appropriateness of the current transfer station locations. The topography of the Central Coast area presents issues for physical access to less than three transfer stations, i.e. with the current stations established within the three major water catchment areas. In view of the advice received from the community representatives that they believe the current transfer stations should continue to operate, it would be appropriate to accept this and ask the representatives to continue to give input each year on this matter.

Illegal dumping of waste issues exist in parts of the Central Coast municipal area and resources may need to be concentrated on this. It would be appropriate for the community to provide further input into this issue and hopefully to provide a low cost solution to this problem.

It is acknowledged that some of the suggestions that the representatives have offered could also be considered for the waste management collection areas as well, e.g. composting, alternative disposals systems of green waste etc. and these will be further investigated.

Recommendation

It is recommended that:

- 1 the report be received and the community representatives be thanked for their assistance;
- 2 the views of the community representatives in regard to the continuation of the three transfer stations system be acknowledged and the sustainability of the rural services waste management system be reviewed annually prior to each budget, and the representatives be invited to assist with this review with community input; and
- 3 the community representatives be invited to continue to meet on at least a six monthly basis and to assist with community input on rural services waste management."

The Executive Services Officer reported as follows:

"Copies of the annexures referred to in the report have been circulated to all Councillors."

■ Cr Carpenter moved and Cr Viney seconded “That:

- 1 the report be received and the community representatives be thanked for their assistance;
- 2 the views of the community representatives in regard to the continuation of the three transfer stations system be acknowledged and the sustainability of the rural services waste management system be reviewed annually prior to each budget, and the representatives be invited to assist with this review with community input; and
- 3 the community representatives be invited to continue to meet on at least a six monthly basis and to assist with community input on rural services waste management.”

Carried unanimously

ORGANISATIONAL SERVICES

51/2016 Contracts and agreements

The Director Organisational Services reported as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of January 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 reported as follows:

“A copy of the Schedule has been circulated to all Councillors.”

■ Cr Howard moved and Cr Tongs seconded “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

52/2016 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reported as follows:

“PURPOSE

This report is to inform the meeting of any correspondence received during the month of January 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 signage at the Ulverstone Wharf pontoon.
- . Letter regarding the relocation of the Penguin Online Centre.
- . Letter from Senator Jacqui Lambie regarding the Coastal Shipping Legislation and upcoming Shipping Forum.
- . Letter enquiring about the Council’s responsibility for pest control.
- . Letter regarding the maintenance of Council land at Revell Lane, Penguin.

Where a matter requires a Council decision based on a professionally developed report the matter will be referred to the Council. Matters other than those requiring

a report will be administered on the same basis as other correspondence received by the Council and managed as part of the day-to-day operations.”

- Cr Downie moved and Cr Carpenter seconded “That the Director’s report be received.”

Carried unanimously

53/2016 Common seal

The Director Organisational Services reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 26 January 2016 to 15 February 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 reported as follows:

“A copy of the Schedule has been circulated to all Councillors.”

- Cr Viney moved and Cr Tongs seconded “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.”

Carried unanimously

54/2016 Financial statements

The Director Organisational Services reported as follows:

“The following principal financial statements of the Council for the period ended 31 January 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 reported as follows:

“Copies of the financial statements have been circulated to all Councillors.”

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

Carried unanimously

CLOSURE OF MEETING TO THE PUBLIC

55/2016 Meeting closed to the public

The Executive Services Officer reported 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.”

■ Cr Carpenter moved and Cr Viney seconded “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.”

Carried unanimously and by absolute majority

The Executive Services Officer further reported 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.”

The meeting moved into Closed session at 6.55pm.

56/2016 Confirmation of Closed session minutes

The Executive Services Officer reported (reproduced in part) as follows:

“The Closed session minutes of the previous ordinary meeting of the Council held on 25 January 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

...

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting –

‘34(1)(b) in relation to a matter discussed at the closed meeting –

(i) the fact that the matter was discussed at the closed meeting; and

(ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and

(c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.’

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting.”

GENERAL MANAGEMENT

57/2016 Minutes and notes of other organisations and committees of the Council

The Acting General Manager reported (reproduced in part) as follows:

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

...

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting –

‘34(1)(b) in relation to a matter discussed at the closed meeting –

- (i) the fact that the matter was discussed at the closed meeting; and
- (ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and

- (c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.’

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting.”

Closure

There being no further business, the Mayor declared the meeting closed at 7.07pm.

CONFIRMED THIS 21ST DAY OF MARCH, 2016.

Chairperson

(Imm:lb)

Appendices

- Minute No. 45/2016 – Customer Service Charter February 2016
- Minute No. 46/2016 – Schedule of Statutory Determinations
- Minute No. 48/2016 – Submission to Planning Authority from TasWater, Reference No: TWDA 2016/00025-CC at 26 King Edward Street, Ulverstone – Application No. DA215129
 - ‘Statement of Compliance for Vehicular Access and Drainage Access’ dated 21 January 2016 at 26 King Edward Street, Ulverstone – Application No. DA215129
- Minute No. 51/2016 – Schedule of Contracts & Agreements
- Minute No. 53/2016 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 54/2016 – Financial Statements

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 Council 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.

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line and a small 'A'.

Cor Vander Vlist
ACTING GENERAL MANAGER

Appendices

CENTRAL COAST COUNCIL

I certify that this is the Customer
Service Charter February 2016
.....referred to in
Minute No. 45/2016 of a meeting of the
Council held on 15 / 02 / 2016

.....
Executive Services Officer

Corporate

Customer Service Charter

February 2016

Table of Contents

1	PURPOSE	1
2	GENERAL PRINCIPLES	1
2.1	Honesty and Integrity	1
2.2	Professionalism	1
2.3	Privacy	1
3	CONTACT THE COUNCIL.....	2
3.1	In Person	2
3.2	By Phone	2
3.3	By Email	2
3.4	In Writing	2
3.5	Councillors	2
3.6	Service Request	2
4	COMPLAINTS	3
5	LEGISLATION AND INTERNAL DOCUMENTS	4
6	SERVICE STANDARDS	4
6.1	Contact by telephone	4
6.2	Contact in writing	4
6.3	Service Requests	5
6.4	Complaints	5

1 PURPOSE

This Customer Service Charter specifies the Central Coast Council's customer service commitment and principles relating to the services it provides.

2 GENERAL PRINCIPLES

2.1 Honesty and Integrity

- (a) We will treat you with respect and be courteous at all times;
- (b) We will be honest and transparent in all dealings with you; and
- (c) We will be consistent and impartial in administering our statutory and regulatory functions.

2.2 Professionalism

- (a) We will always be polite, listen to your enquiry and respond in a professional manner;
- (b) We will endeavour to correct things promptly when they have gone wrong;
- (c) We will provide you with straightforward information and try to provide you with an alternative avenue if we are unable to help with your request; and
- (d) We will respond to all enquiries within the timeframe set out in this document.
- (e) We expect that our customers treat fellow customers, Council staff and Councillors with respect and courtesy. Anti-social behaviour including offensive or abusive language, and/or harassing or threatening behaviours, will not be tolerated. Any Councillor or Council staff have the right to ask a customer to leave or cease a conversation, if the customer's actions breach this code of behaviour.

2.3 Privacy

- (a) We will respect our customers' privacy and handle personal and confidential information in accordance with the *Personal Information Protection Act 2004*; and
- (b) We will only access confidential information for authorised work-related tasks.

3 CONTACT THE COUNCIL

3.1 In Person

- (a) The Council's Administration Centre at 19 King Edward Street, Ulverstone is open Monday to Friday from 8.00am – 4.30pm (closed on Public Holidays), Cashier available from 8.30am; and
- (b) The Penguin Service Centre at 78 Main Road, Penguin is open Wednesday to Friday from 9.30am – 12.30pm and 1.30pm – 3.30pm AEST and 9.00am – 12.30pm and 1.30pm – 4.00pm AEDT (closed on Public Holidays).

3.2 By Phone

- (a) Telephone number: (03) 6429 8900
- (b) The Council's Switchboard is operational Monday to Friday from 8.00am – 4.30pm (closed on Public Holidays), a recorded message function is available after hours that includes an after hours emergency contact number.

3.3 By Email

Email address: admin@centralcoast.tas.gov.au

3.4 In Writing

You may write to:

The General Manager
Central Coast Council
PO Box 220
ULVERSTONE TAS 7315

3.5 Councillors

Contact details for the Mayor and Councillors can be found on the Council's website: [Councillors](#)

3.6 Service Request

A service request may be lodged as an appeal for assistance to inspect, remove, replace, repair or reinstate Council infrastructure which may be damaged, missing or not operating. It can also be a request for a Council service or an appeal for action to be taken in respect of a nuisance, including stray or barking dogs.

To make a Service Request, please use one of the following options:

- (a) Complete an online Service Request on the Council's website: [Online Service Request](#);
- (b) Complete a Service Request form, these forms are available from the Administration or Service Centres; or
- (c) Telephone (03) 6429 8900.

4 COMPLAINTS

A complaint may be lodged as an expression of dissatisfaction, made to the Council in relation to its services, where a response or resolution is expected. Unsatisfactory conduct of an Officer(s) or failure to comply with the Service Standards will be treated as a complaint.

All complaints will be treated with seriousness, however if the complaint is found to be malicious, or is a repeated complaint to which a response has previously been given, the Council will take no further action. The customer will be informed of this decision in writing by the General Manager.

To make an official complaint, please write to the relevant party and ensure the following details are included:

- (a) Your full name, address and telephone number, anonymous complaints may be accepted where there is a potential risk to persons or property; and
- (b) Sufficient details for the complaint to be actioned.

If a Council Officer, Group Leader or Director is unable to resolve your complaint, or if you are not satisfied with the suggested resolution, you may choose to escalate your complaint to the General Manager. In this case, please forward your original complaint and related information to:

The General Manager
Central Coast Council
PO Box 220
ULVERSTONE TAS 7315

If you are dissatisfied with the Council's attempt to address your complaint, you may contact the Mayor or escalate your complaint further by contacting:

- (a) The Ombudsman
GPO Box 960
HOBART TAS 7001
Phone: 1800 001 170
Email: ombudsman@ombudsman.tas.gov.au

- (b) The Director
 Local Government Division
 Department of Premier and Cabinet
 GPO Box 123
 HOBART TAS 7001
 Phone: 03 6232 7022
 Email: lgd@dpac.tas.gov.au

While you can refer your complaint directly to these bodies at any time, we strongly encourage you to approach the Council to investigate your complaint first.

Where a customer makes a complaint that the Council, a Councillor or the General Manager has failed to comply with the *Local Government Act 1993* or any other Act or may have committed an offence under that Act, the customer may, where they are not satisfied with the response, lodge the complaint with the Director of Local Government in accordance with Section 339E of the Act.

5 LEGISLATION AND INTERNAL DOCUMENTS

Related legislation and internal documents include:

- (a) *Local Government Act 1993*
- (b) *Personal Information and Protection Act 2004*
- (c) *Right to Information Act 2009*
- (d) *Central Coast Council Communications and Engagement Policy 2016.*

6 SERVICE STANDARDS

6.1 Contact by telephone

- (a) Our staff will answer telephone enquiries promptly and courteously;
- (b) We aim to answer all questions at the first point of contact; and
- (c) If specialist attention is needed and the person required is available they will answer the call. Where the person required is not available, the call will be returned within one working day.

6.2 Contact in writing

- (a) We aim to acknowledge both written and electronic communication within three working days of receiving it and respond to the communication within 10 working days;
- (b) If we cannot respond within the set timeframes we will make contact to explain the reason for the delay and when a full reply can be expected;
- (c) We will use language that is clear and concise.

6.3 Service Requests

- (a) Where a service request is urgent and the matter places the safety of the community at a high risk, the matter will be dealt with immediately;
- (b) Where the matter is urgent and there is little risk to the safety of the community, the matter will be responded to within 24 hours;
- (c) Routine service requests will be dealt with according to the policies and procedures of the Council and guidelines as required by legislation.

6.4 Complaints

If you are dissatisfied or have concerns about the services, decisions or actions of the Council we would like to hear about it:

- (a) We will acknowledge receipt of your telephone complaint within one working day and resolve or respond to your complaint within 10 working days;
- (b) If we are unable to resolve your complaint within 10 working days we will contact you to explain why and advise the timeframe in which we will be able to resolve it;
- (c) If you are not satisfied that your complaint has been adequately resolved you can request a review against the complaint resolution process. The complaint will be escalated to the General Manager who will then undertake an investigation of the issue and make a determination on the matter; and
- (d) We will ensure all of our correspondence includes the name and contact details of the Officer dealing with the matter.

The *Local Government Act 1993* requires that the General Manager provide the Council with a report at least once a year detailing the number and the nature of the complaints received. Complaints received are reported in the Annual Report of the Council.

Central Coast Council

List of Development Applications Determined

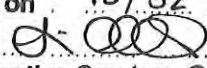
Period From: 01-Jan-2016 To 31-Jan-2016

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA214211	135 Preston Road Gawler 7315	Discretionary Development Application	Residential (two lot subdivision)	18-May-2015	22-Jan-2016	40
DA215041	706 Preston Road North Motton 7315	Discretionary Development Application	Residential (extension to dwelling)	26-Aug-2015	22-Jan-2016	36
DA215070	140 Gees Road Cuprona 7316	Discretionary Development Application	Subdivision (house excision and consolidation)	06-Oct-2015	27-Jan-2016	30
DA215036	94 South Road Ulverstone 7315	Discretionary Development Application	Signage (free standing illuminated sign)	28-Oct-2015	05-Jan-2016	31
DA211173-1	15 Short Street Leith 7315	Permitted Development Application	Four lot subdivision	20-Nov-2015	13-Jan-2016	53
DA215103	2 William Street Ulverstone 7315	Discretionary Development Application	Residential (deck)	07-Dec-2015	11-Jan-2016	29
DA215092	4 Alexandra Road Ulverstone 7315	Discretionary Development Application	Community meeting and entertainment (driveway and parking)	16-Dec-2015	20-Jan-2016	28
DA215117	38 Leven Street Ulverstone 7315	Permitted Development Application	Educational and occasional care (storage shed)	18-Dec-2015	27-Jan-2016	21
DA215107	199 Picketts Road Gawler 7315	Permitted Development Application	Resource development	21-Dec-2015	21-Jan-2016	18
DA215113	15 Bayvista Crescent Sulphur Creek 7316	Discretionary Development Application	Residential (outbuilding - shed) - development within 30m of Sulphur Creek	21-Dec-2015	19-Jan-2016	28
DA214168-1	3 Levenview Court Ulverstone 7315	Discretionary Development Application	Residential (dwelling) and outbuilding (shed)	04-Jan-2016	27-Jan-2016	3
DA215110	2 Leven Street Ulverstone 7315	Permitted Development Application	Educational and occasional care	04-Jan-2016	13-Jan-2016	8
DA215109	3 Bladen Lee Crescent Ulverstone 7315	Permitted Development Application	Residential (Outbuilding)	11-Jan-2016	14-Jan-2016	3

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA213089-1	84 Olivers Road West Ulverstone 7315	Permitted Development Application	Utilities - telecommunications facility comprising 25m monopole and associated equipment	12-Jan-2016	21-Jan-2016	6

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 January 2016 to 31 January 2016

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in
Minute No. 46/2016 of a meeting of the
Council held on 15/02/2016

Executive Services Officer

Building Approvals – 17

<i>Type</i>	<i>No.</i>	<i>Total Value (\$)</i>
Dwellings	12	3,720,000
Flats/Units	0	0
Additions/Alterations	4	120,300
Outbuildings	1	18,000
Other	0	0
The estimated cost of building works totalled		<u>\$3,858,300</u>

Minor Works Applications – 1

Plumbing Permits – 16

Food Business registrations (renewals) – 14

Food Business registrations – 1

Public Health Risk Activity Operator Licences – 5

Temporary Food Business registrations – 5

Abatement notices issued –

<i>Address</i>	<i>Property ID</i>
13 Barker Street, Ulverstone	100100.0080
1 Phoenix Court, Ulverstone	101343.0020
2 Phoenix Court, Ulverstone	101343.0040
3 Phoenix Court, Ulverstone	101343.0060
4 Phoenix Court, Ulverstone	101343.0080
5 Phoenix Court, Ulverstone	101343.0100
7 Phoenix Court, Ulverstone	101343.0140
109 Penguin Road, West Ulverstone	101340.0870
57 Von Bibras Road, Ulverstone	505750.0120
33-35 Boyes Street, Turners Beach	202010.0340
953 Gunns Plains Road, Gunns Plains	504740.0340
Martin Road, Forth	505115.0040



Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

Annexure 4

Submission to Planning Authority Notice

Council Planning Permit No.	DA215129	Council notice date	8/01/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00025-CC	Date of response	11/01/2015/6
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	26 KING EDWARD STREET, ULVERSTONE	Property ID (PID)	6964839
Description of development	Cafe, retail and hire shop		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
X Squared	1546 A101,A201,A202		23/12/2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS & METERING			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection / sewerage system and connection for this development of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 			
TRADE WASTE			
<ol style="list-style-type: none"> 3. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 4. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 5. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. 6. Prior to commencing construction , a water meter must be installed to the satisfaction of TasWater. 			
DEVELOPMENT ASSESSMENT FEES			
<ol style="list-style-type: none"> 7. 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. Payment is required within 30 days from the date of the invoice as follows:

- a. \$197.00 for development assessment.

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.

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;
 - 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

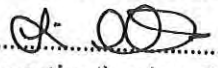


Jason Taylor

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

<p align="center">CENTRAL COAST COUNCIL</p> <p>I certify that this is ^{the Submission to Planning} Authority from Taswater Reference No. TWDA 2016/00025 at 25 King Edward Street, Riverstone Application No. DA215129 referred to in Minute No. 48/2016 of a meeting of the Council held on 15 / 02 / 2016  Executive Services Officer</p>

Annexure 5

21 January 2016

Our ref.: DA215129, paa:kaa

Doc ID: 225335

L M Walsh
Muri Pty Ltd
185 Upper Maud Street
WEST ULVERSTONE TAS 7315

Dear Mr Walsh

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
CAFÉ AND COMMERCIAL DEVELOPMENT – 26 KING EDWARD STREET, ULVERSTONE

I refer to your application DA215129 for a café and commercial development at 26 King Edward Street, Ulverstone, 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 26 King Edward Street, Ulverstone, subject to the following:

- R1 Access to the lot is available from King Edward Street;
- R2 Any new vehicular access shall be provided in accordance with Standard Drawing TSD- R09-v1 Urban Roads – Driveways (copy enclosed);
- R3 Any existing access made redundant by the development shall be removed and the barrier kerb and channel and footpath reinstated;
- R4 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;
- R5 Any damage or disturbance to roads, footpaths, kerb and channel, street trees or other existing services resulting from activity associated with the development must be rectified;

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA215129.

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

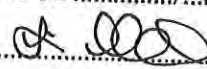
Yours sincerely

Philip Adams
ENVIRONMENTAL ENGINEER

Encl.

Administrative Assistant – Planning ✓
Public Safety Coordinator

A COPY FOR YOUR INFORMATION

CENTRAL COAST COUNCIL	
I certify that this is ^{the Statement of} Compliance for ^{Vehicle} Access and Drainage Access at 26 King ^{Edward Street Ulverstone}	
Application No. DA215129 referred to in	
Minute No. 48/2016 of a meeting of the	
Council held on 15/02/2016	
	
Executive Services Officer	

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 January 2016

Contracts

. Nil

Agreements

- . Occupancy Agreement
52 Richardson Street, Ulverstone
- . APH Agreement
Unit 8 Cooina Court
35-37 Main Street, Ulverstone



Cor Vander Vlist
ACTING GENERAL MANAGER

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

Period: 26 January to 15 February 2016

Documents for affixing of the common seal

• Nil

Final plans of subdivision sealed under delegation

- Final Plan and Schedule of Easements
Pengana Heights Estate, Penguin – Lot 16
Application No. SUB2003.20



Cor Vander Vlist
ACTING GENERAL MANAGER

CENTRAL COAST COUNCIL

A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 31 JANUARY 2016I certify that this is the Financial
Statements

referred to in

Minute No. 54/2016 of a meeting of theCouncil held on 15 / 02 / 2016

Executive Services Officer

~~Rates paid in Advance~~

Rates Receivable

Rates Demanded

Supplementary Rates

2014/2015

2015/2016

\$

%

\$

%

-	743,602.69	-5.34	-	837,326.01	-5.97
	500,471.99	3.59		295,911.64	2.11
	14,074,395.59	101.09		14,561,987.40	103.74
	91,897.60	0.66		16,009.79	0.11
	13,923,162.49	100.00		14,036,582.82	99.99

Collected

Add Pensioners - Government

Pensioners - Council

11,705,997.24	84.08	11,930,609.89	85.00
859,199.68	6.17	872,112.54	6.21
30,555.00	0.22	34,020.00	0.24
12,595,751.92	90.47	12,836,742.43	91.45

Remitted

Discount Allowed

Paid in advance

Outstanding

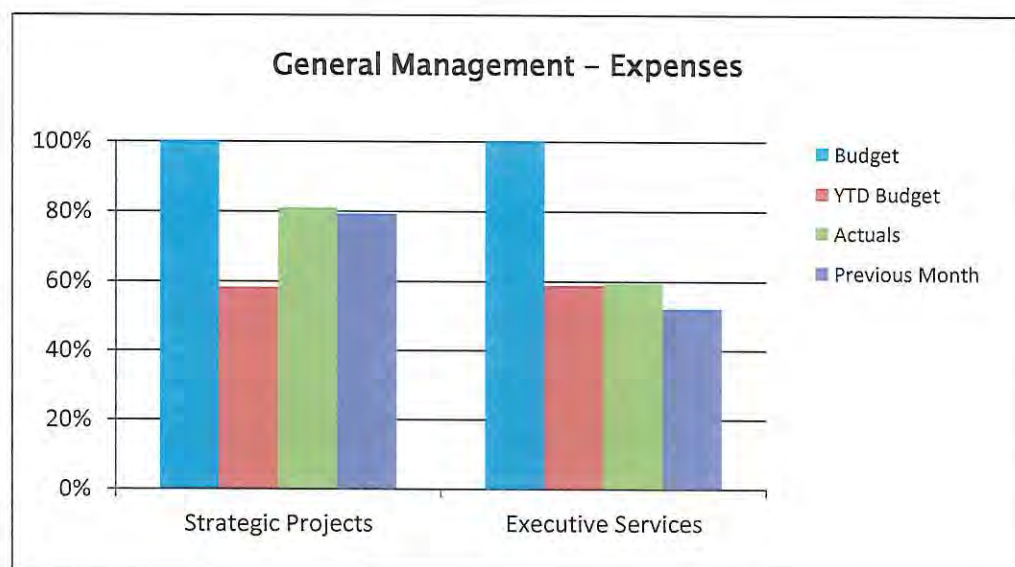
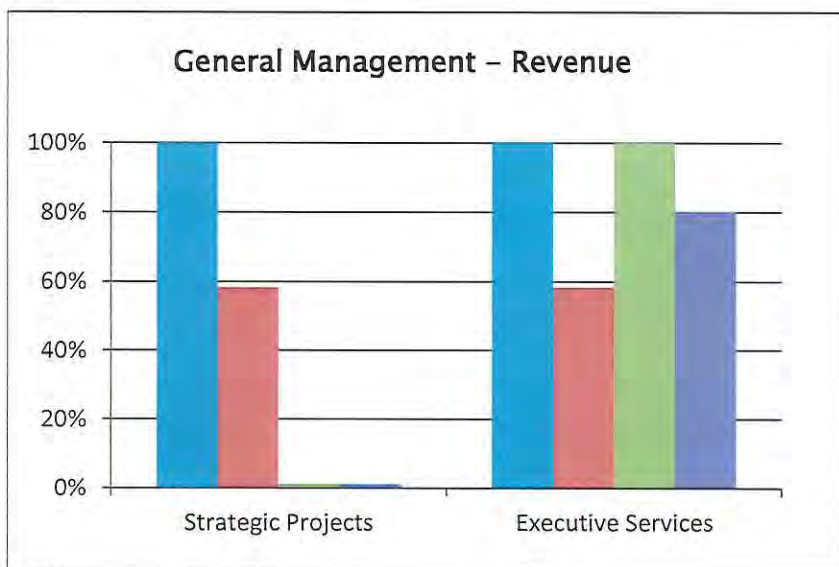
1,492.78	0.01	1,492.86	0.01
554,822.96	3.98	546,822.91	3.90
- 487,566.26	-3.50	- 518,480.72	-3.69
1,258,661.09	9.04	1,170,005.34	8.33
13,923,162.49	100.00	14,036,582.82	100.00

Andrea O'Rourke
ASSISTANT ACCOUNTANT

4-Feb-2016

Finance Report – January 2016

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(2,061,000)	(1,202,315)	(23,376)	(23,263)	(1,178,939)	(2,037,624)	1%
Executive Services	(36,000)	(21,015)	(37,067)	(28,890)	16,052	1,067	103%
	\$ (2,097,000)	\$ (1,223,330)	\$ (60,443)	\$ (52,153)	\$ (1,162,887)	\$ (2,036,557)	
Expenses							
Strategic Projects	189,000	110,230	153,221	149,961	(42,991)	35,779	81%
Executive Services	1,512,000	890,815	898,791	788,212	(7,976)	613,209	59%
	\$ 1,701,000	\$ 1,001,045	\$ 1,052,011	\$ 938,173	\$ (50,966)	\$ 648,989	



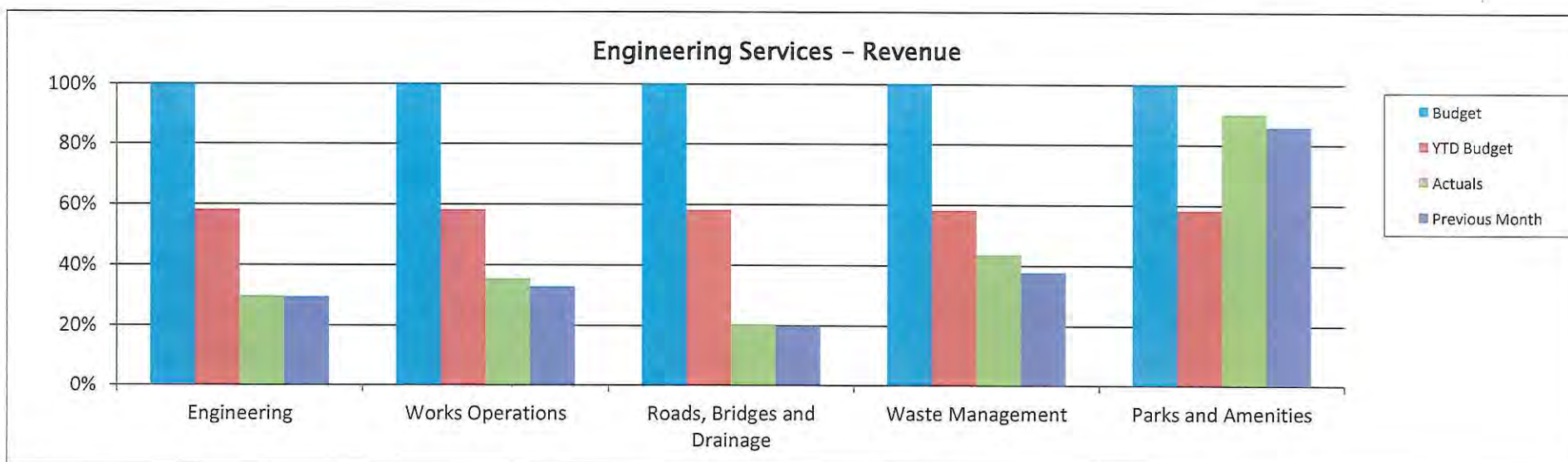
Variance

Strategic Projects
Strategic Projects
Executive Services
Executive Services

Revenue less than YTD budget – Budget timing – sale of property and capital contributions.
Expenditure more than YTD budget – Mersey Leven Food Hub expenses ahead of budget.
Revenue more than YTD budget – Reimbursement of staff costs from Cradle Coast Authority.
Expenditure less than YTD budget – Budget timing in general.

Finance Report – January 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,406,000)	(820,150)	(416,607)	(412,485)	(403,544)	(989,394)	30%
Works Operations	(1,200,000)	(700,035)	(425,866)	(395,001)	(274,169)	(774,134)	35%
Roads, Bridges and Drainage	(3,260,000)	(1,901,700)	(671,210)	(645,924)	(1,230,490)	(2,588,790)	21%
Waste Management	(652,000)	(380,350)	(284,659)	(246,149)	(95,691)	(367,341)	44%
Parks and Amenities	(412,885)	(240,850)	(372,254)	(353,965)	131,404	(40,631)	90%
	\$ (6,930,885)	\$ (4,043,085)	\$ (2,170,596)	\$ (2,053,525)	\$ (1,872,489)	\$ (4,760,289)	

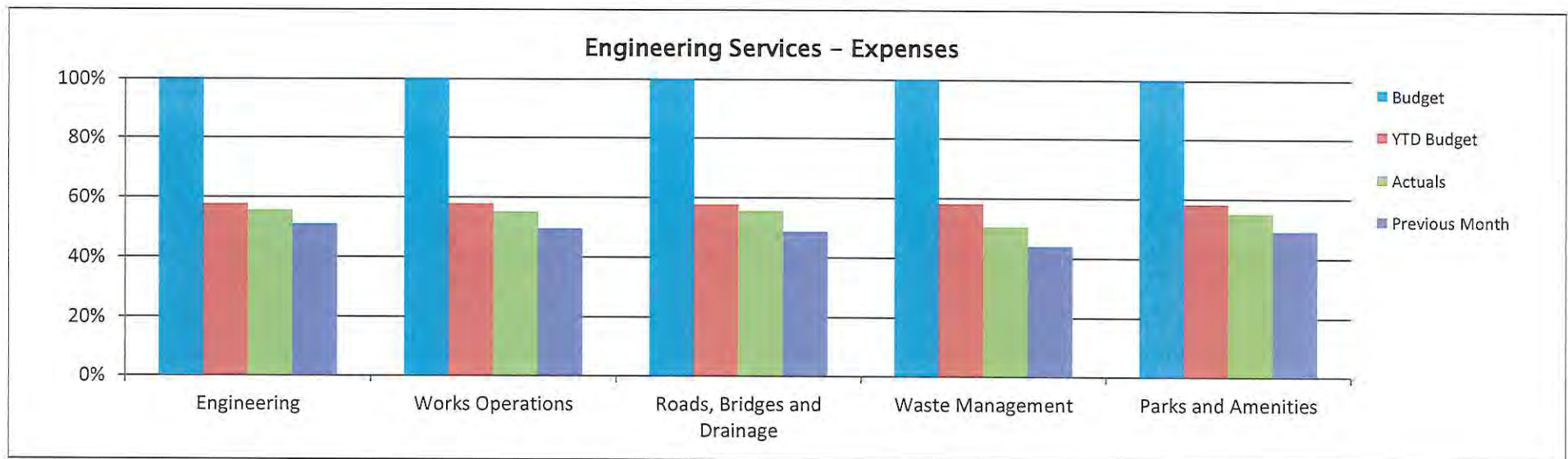


Variance

Engineering	Revenue under YTD budget – Timing – Engineering capital allocations and plant allocations behind budget.
Works Operations	Revenue under YTD budget – Timing – Works capital 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 – January 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,406,000	811,900	783,067	716,963	28,833	622,933	56%
Works Operations	1,238,000	717,600	684,371	614,378	33,229	553,629	55%
Roads, Bridges and Drainage	6,900,000	3,992,470	3,846,232	3,369,991	146,238	3,053,768	56%
Waste Management	3,565,000	2,077,880	1,804,241	1,570,906	273,639	1,760,759	51%
Parks and Amenities	2,528,885	1,475,100	1,395,726	1,244,763	79,374	1,133,159	55%
	\$ 15,637,885	\$ 9,074,950	\$ 8,513,636	\$ 7,517,002	\$ 561,314	\$ 7,124,249	



Variance

Engineering	Expenditure under YTD budget – Timing – Mainly staff costs.
Works Operations	Expenditure under YTD budget – Timing of costs in general.
Roads, Bridges and Drainage	Expenditure under YTD budget – Timing of costs in general.
Waste Management	Expenditure under YTD budget – Garbage and recycling collection costs for November not received.
Parks and amenities	Expenditure under YTD budget – Timing of expenses mainly in Parks.

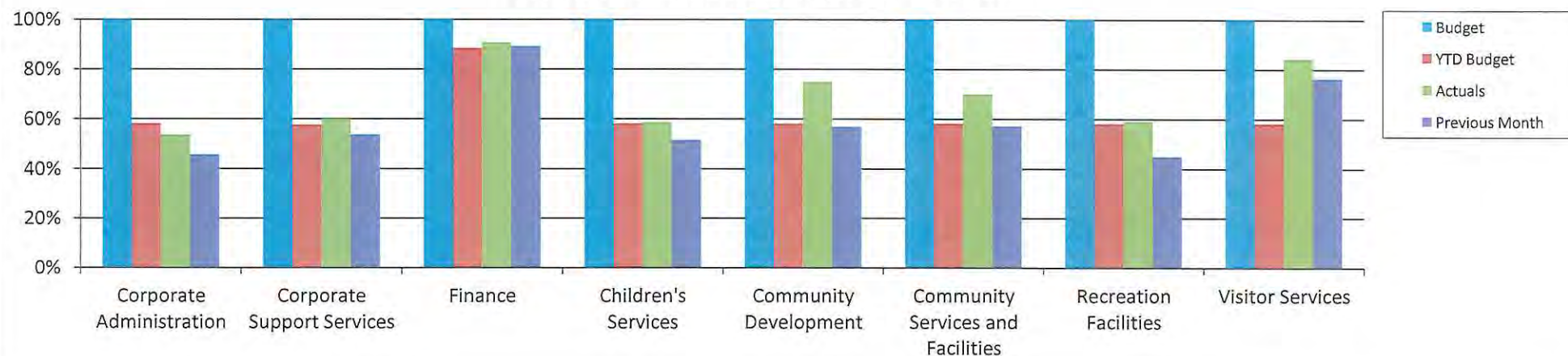
Finance Report – January 2016

CORPORATE & COMMUNITY SERVICES

Revenue

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Corporate Administration	(36,200)	(21,100)	(19,383)	(16,508)	(1,717)	(16,817)	54%
Corporate Support Services	(3,281,300)	(1,893,255)	(1,971,812)	(1,762,279)	78,557	(1,309,488)	60%
Finance	(18,378,000)	(16,287,750)	(16,681,434)	(16,391,571)	393,684	(1,696,566)	91%
Children's Services	(1,323,300)	(771,850)	(777,698)	(682,743)	5,848	(545,602)	59%
Community Development	(43,420)	(25,300)	(32,550)	(24,701)	7,250	(10,870)	75%
Community Services and Facilities	(1,090,950)	(636,160)	(763,903)	(624,762)	127,743	(327,047)	70%
Recreation Facilities	(500,500)	(291,775)	(296,184)	(225,081)	4,409	(204,316)	59%
Visitor Services	(134,200)	(78,300)	(112,998)	(102,350)	34,698	(21,202)	84%
	\$ (24,787,870)	\$ (20,005,490)	\$ (20,655,962)	\$ (19,829,994)	\$ 650,472	\$ (4,131,908)	

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

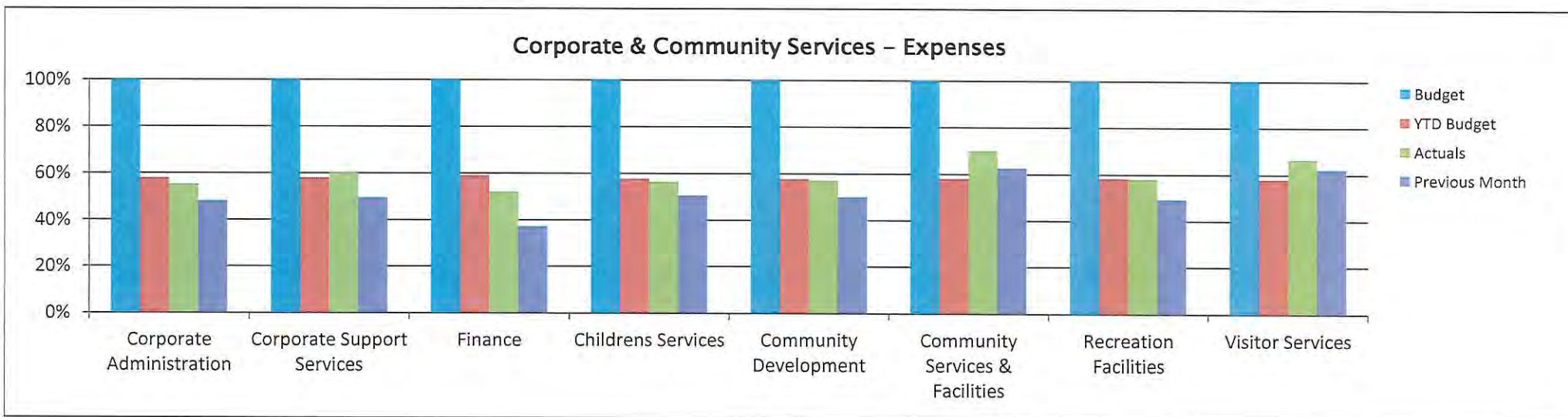
Revenue greater than YTD budget – Income from ticket sales greater than budget (offset by expenses).

Finance Report – January 2016

CORPORATE & COMMUNITY SERVICES

Expenses

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Corporate Administration	693,200	402,090	382,251	333,922	19,839	310,949	55%
Corporate Support Services	4,095,300	2,382,025	2,476,948	2,028,637	(94,923)	1,618,352	60%
Finance	1,713,000	1,013,185	890,329	640,650	122,856	822,671	52%
Children's Services	1,319,300	764,210	746,371	668,231	17,839	572,929	57%
Community Development	714,420	413,455	408,868	357,919	4,587	305,552	57%
Community Services and Facilities	1,541,950	897,940	1,082,545	965,965	(184,605)	459,405	70%
Recreation Facilities	1,907,500	1,115,105	1,108,911	942,069	6,194	798,589	58%
Visitor Services	334,200	193,830	222,536	208,194	(28,706)	111,664	67%
	\$ 12,318,870	\$ 7,181,840	\$ 7,318,758	\$ 6,145,588	\$ (136,918)	\$ 5,000,112	



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

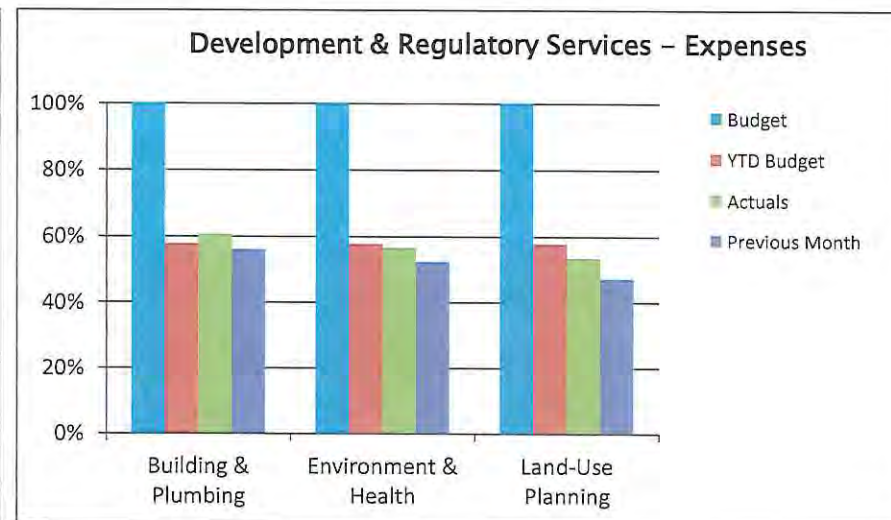
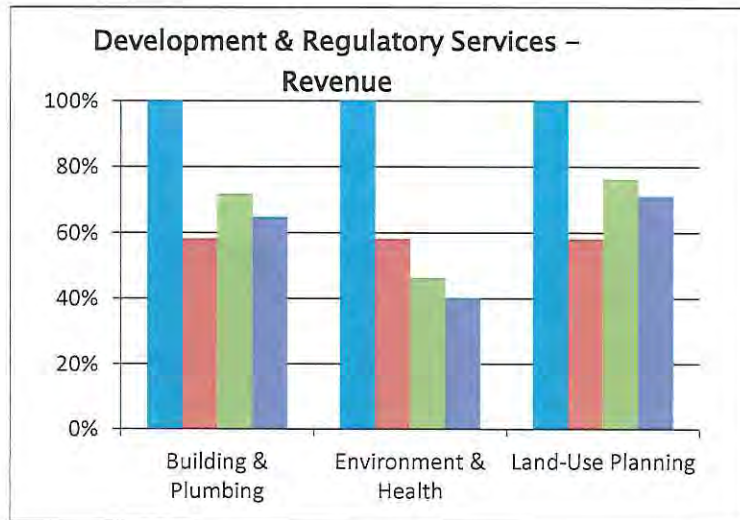
Actuals greater than YTD budget – Aged Persons Home Units change.

Visitor Services

Actuals greater than YTD budget – Payment for Aladdin & Vicar of Dibley productions ticket sales.

Finance Report – January 2016

DEVELOPMENT & REGULATORY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(294,000)	(171,550)	(211,129)	(190,201)	39,579	(82,871)	72%
Environment and Health	(70,000)	(40,850)	(32,429)	(27,952)	(8,421)	(37,571)	46%
Land-Use Planning	(157,250)	(91,745)	(119,887)	(111,904)	28,142	(37,363)	76%
	\$ (521,250)	\$ (304,145)	\$ (363,446)	\$ (330,058)	\$ 59,301	\$ (157,804)	
Expenses							
Building and Plumbing	578,000	334,530	350,714	324,256	(16,184)	227,286	61%
Environment and Health	355,000	205,150	200,939	185,662	4,211	154,061	57%
Land-Use Planning	561,250	324,510	299,869	264,870	24,641	261,381	53%
	\$ 1,494,250	\$ 864,190	\$ 851,521	\$ 774,788	\$ 12,669	\$ 642,729	



Variance

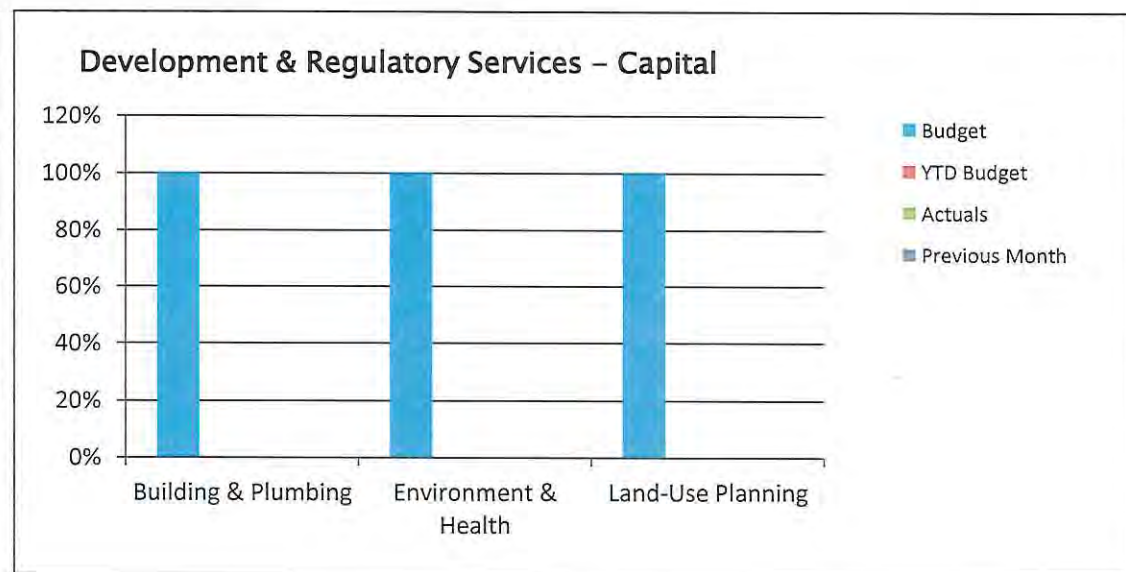
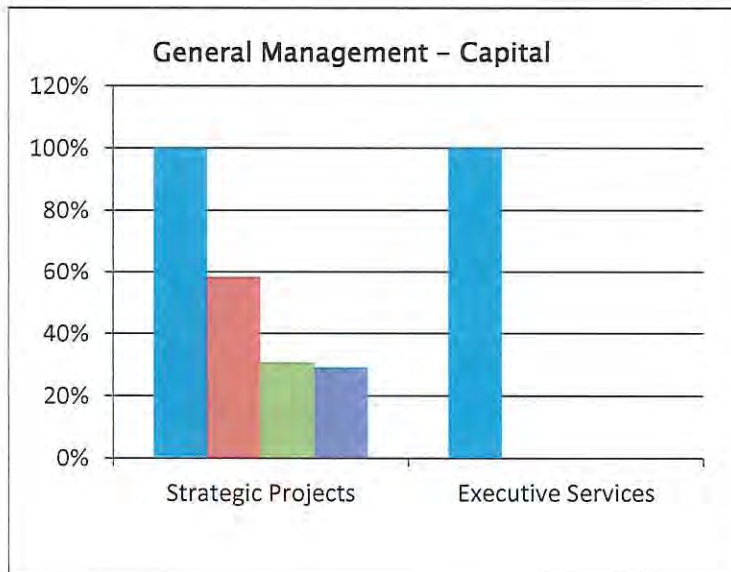
Building and Plumbing	Revenue greater than YTD Budget – Mainly inspection and connection fees; and building related fees.
Building and Plumbing	Expenses greater than YTD Budget – Building Levies and timing of staff costs.
Environment and Health	Revenue less than YTD Budget – Mainly licence fees and contributions not received as yet.
Environment and Health	Expenses greater 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 – January 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	3,138,600	1,830,830	967,989	915,611	862,841	2,170,611	31%
Executive Services	-	-	-	-	-	-	0%
	\$ 3,138,600	\$ 1,830,830	\$ 967,989	\$ 915,611	\$ 862,841	\$ 2,170,611	

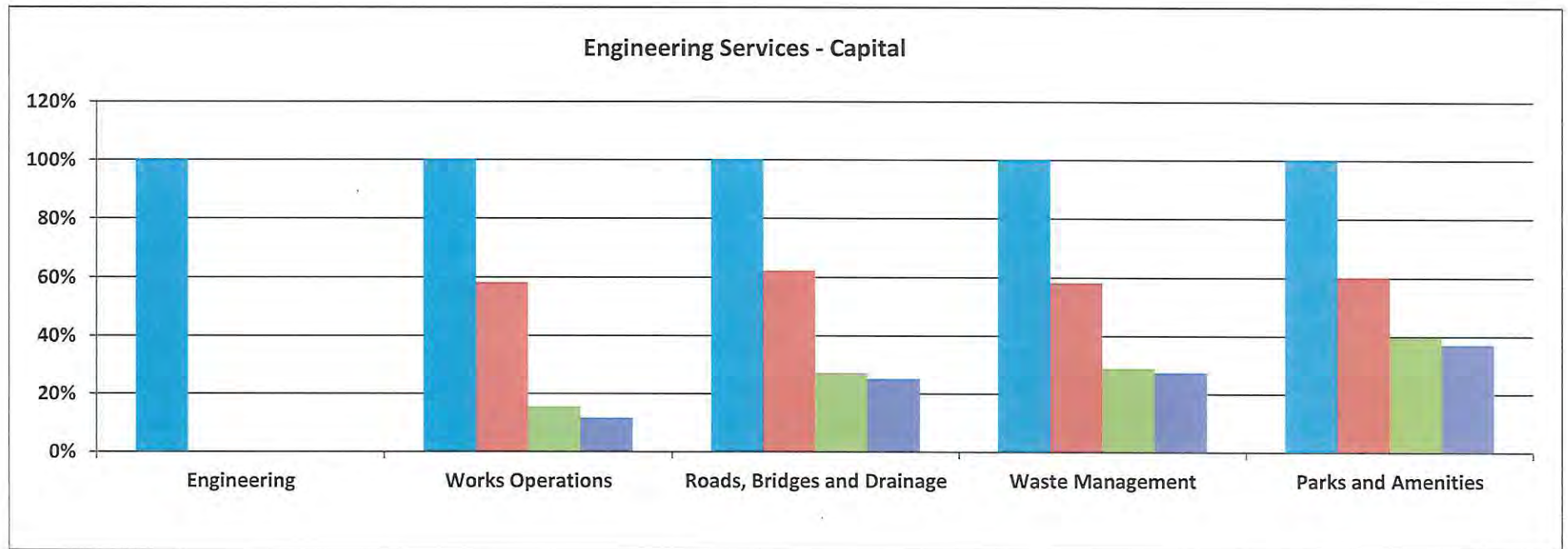
DEVELOPMENT & REGULATORY SERVICES

Building & Plumbing	-	-	-	-	-	-	0%
Environment & Health	30,000	-	-	-	-	30,000	0%
Land-Use Planning	-	-	-	-	-	-	0%
	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	



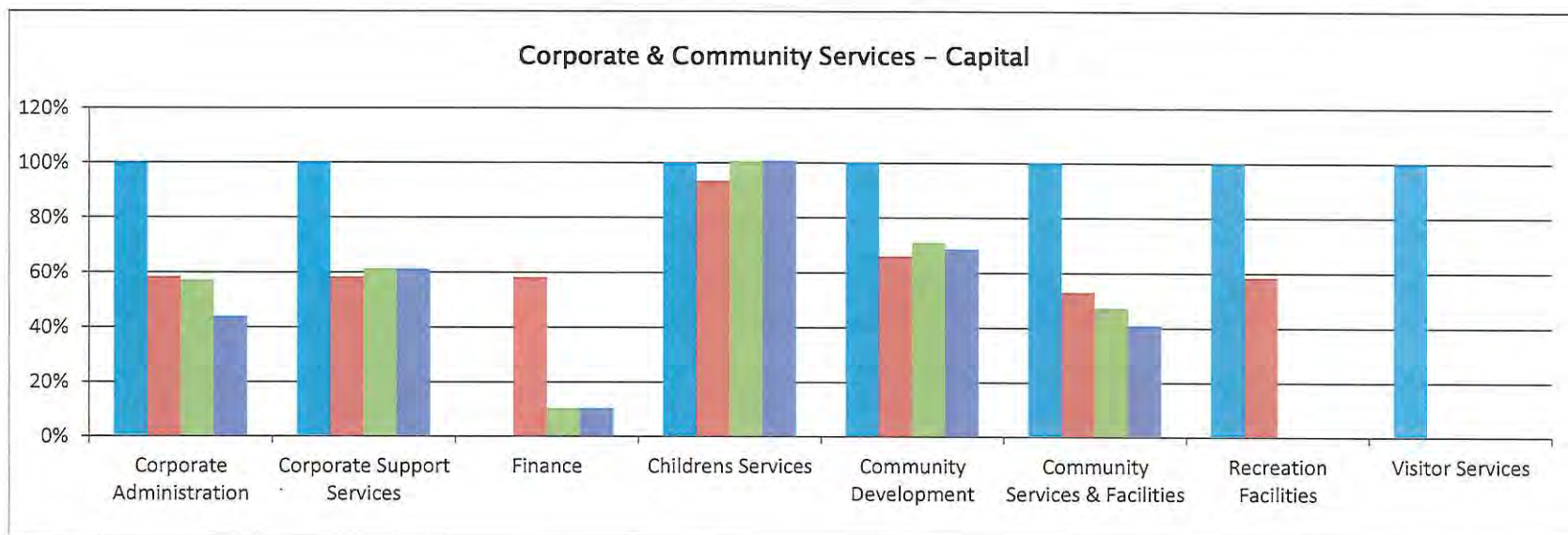
Finance Report – January 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
ENGINEERING SERVICES							
Engineering	90,000	–	–	–	–	90,000	0%
Works Operations	201,650	117,595	31,116	23,638	86,479	170,534	15%
Roads, Bridges and Drainage	7,161,000	4,456,290	1,948,465	1,804,578	2,507,825	5,212,535	27%
Waste Management	393,000	229,150	113,244	107,802	115,906	279,756	29%
Parks and Amenities	670,000	403,350	264,756	248,396	138,594	405,244	40%
	\$ 8,515,650	\$ 5,206,385	\$ 2,357,581	\$ 2,184,414	\$ 2,848,804	\$ 6,158,069	



Finance Report – January 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
CORPORATE & COMMUNITY SERVICES							
Corporate Administration	102,000	59,530	58,117	44,724	1,413	43,883	57%
Corporate Support Services	123,500	72,040	75,791	75,791	(3,751)	47,709	61%
Finance	–	–	–	–	–	–	0%
Childrens Services	35,000	20,400	3,592	–	16,808	31,408	0%
Community Development	258,000	240,930	259,658	260,243	(18,728)	(1,658)	101%
Community Services & Facilities	453,400	299,795	322,416	311,808	(22,621)	130,984	71%
Recreation Facilities	273,350	144,895	129,081	111,702	15,814	144,269	47%
Visitor Services	10,000	5,850	–	–	5,850	10,000	0%
	\$ 1,255,250	\$ 843,440	\$ 848,654	\$ 804,268	\$ (5,214)	\$ 406,596	



Strategic Projects
Works Operations
Roads, Bridges and Drainage
Waste Management
Parks and Amenities

Expenses less than budget – Timing of projects relating to the receipt of Grant income.
Expenses less than budget – Timing of projects relating to plant replacement 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.
Expenses less than budget – Timing of projects – Mainly Cemeteries and Public Amenities.

BANK RECONCILIATION

FOR THE PERIOD 1 JANUARY TO 31 JANUARY 2016

Balance Brought Forward (31/12/2015)	11,821,928.99
Add, Revenue for month	1,067,667.97
	12,889,596.96

Less, Payments for month	2,038,602.91

Balance as at 31 January 2016	10,850,994.05

Balance as at Bank Account as at 31 January 2016	218,445.48
Less, Unpresented Payments	- 34,230.88

	184,214.60
Cash on Hand	- 41,350.08

Operating Account	142,864.52
Interest Bearing Term Deposits	10,708,129.53

	10,850,994.05



Andrea O'Rourke
ASSISTANT ACCOUNTANT

04-February-2016

Works Program 2015-2016

(Schedule indicates site construction only)

Task Name	Budget	Notes	Scheduling Comments	22/29	6/13	20/27	3/10	17/24	31/7	14/21	28/5	12/19	26/2	9/16	23/30	7/14	21/28	4/11	18/25	1/8	15/22	29/7	14/21	28/4	11/18	25/2	9/16	23/30	6/13	20/27	
Works Schedule 2015-2016	\$10,871,100																														
CAPITAL WORKS PROGRAM 2015-16	\$10,871,100																														
Strategic Projects	\$1,694,600																														
Reibey Street Beautification	\$113,000	Eastern Block	TasWater																												
Dial Regional Sports Complex	\$649,000	Design/Consultation...																													
Wongi Lane Bus Interchange	\$320,000																														
Leven River Seawall & Pathway	\$319,000																														
Wharf Mooring Bollards	\$40,000	Power & water																													
Hiscutt Park Pond	\$200,000	Siltation & weir improvements																													
Leven River Wharf - Pontoon	\$53,600	C/O																													
Property Management	\$527,000																														
Dial Road Development	\$422,000																														
East Ulverstone Industrial Estate	\$105,000																														
Works Depot	\$116,000																														
Painting Program	\$5,000																														
Office Building	\$25,000	External Refurbishment																													
Training/Meeting Room	\$20,000																														
Washdown Bay	\$66,000	Stage 1																													
Emergency Services	\$12,000																														
Buttons Creek - Flood Resilience Program	\$5,000																														
SES Building and Equipment	\$7,000																														
Roads - Urban Sealed	\$2,617,000																														
Street Resealing	\$50,000	Preparation Works																													
Street Resealing	\$190,000	Sealing Works																													
Traffic Management/Safety Improvements	\$18,000																														
Victoria Street Laneway	\$2,000																														
Hobbs Parade	\$362,000	Tasma Parade to Queen Street Rehab	Survey & Consultation																												
McDonald Street	\$310,000	Dunning Street to Leven Street	Transferred to Contract																												
Trevor Street	\$195,000	Laurel Place to Reservoir																													
Leighlands Avenue	\$175,000	Cluan Crescent to Tongs Court																													
Thomas Street	\$185,000	Leighlands Avenue to Cluan Crescent																													
Ironcliffe Road Retaining Wall	\$80,000	No.58 replacement																													
Safe Cycling Routes	\$5,000																														
Railway Crossings	\$39,000	Crossing improvements - Sulphur Creek	DSG & TasRail approval																												
Kerb Ramp Improvements	\$42,000																														
Crescent Street/Reibey Street/Kings Parade	\$104,000																														
Kings Parade/Queen's Gardens	\$250,000																														
Queen Street	\$190,000	Blackspot Project																													
Jermyn Street/Leven Street Intersection	\$230,000	Blackspot Project																													
Main Road Pedestrian Crossing	\$190,000	Vulnerable Road User																													
Roads - Rural Sealed	\$2,146,000																														
Road Resealing	\$100,000	Preparation Works																													
Road Resealing	\$526,000	Sealing Works																													
Pine Road Geofabric Reseal	\$105,000	Sealing Works																													
Raymond Road Landslip	\$10,000																														
Penguin Road Landslip	\$50,000	Lonah																													
South Road Guardrail	\$35,000	No.530 Extension																													
Gunns Plains Road	\$200,000	Bank Stabilisation																													
Raymond Road Landslip	\$90,000	West																													

Works Program 2015-2016

(Schedule indicates site construction only)

Task Name	Budget	Notes	Scheduling Comments	22/29	6/13	20/27	3/10	17/24	31/7	14/21	28/5	12/19	26/2	9/16	23/30	7/14	21/28	4/11	18/25	1/8	15/22	29/7	14/21	28/4	11/18	25/2	9/16	23/30	6/13	20/27	
<div><div></div></div> West Ulverstone Recreation Ground	\$80,000	Reseal																													
<div><div></div></div> Disabled Parking Spaces	\$50,000																														
<div><div></div></div> Car Park Signage	\$50,000																														
<div><div></div></div> Strategy Items	\$91,000	Safety, On-street linemarking																													
<div><div></div></div> Ulverstone CBD	\$450,000	Furners/Coles	Ongoing Negotiations with Stakeholders																												
<div><div></div></div> Drainage	\$176,000																														
<div><div></div></div> Side Entry Pits	\$20,000																														
<div><div></div></div> Leven Street	\$20,000	Alexandra Road to James Street																													
<div><div></div></div> Risby Street	\$9,000	Side Entry Pits																													
<div><div></div></div> Deviation Road	\$10,000	No.63 Improvements																													
<div><div></div></div> South Road/Lyndara Drive	\$40,000	1A Lyndara Drive Augmentation																													
<div><div></div></div> Fairway Park	\$20,000	Outfall Extension																													
<div><div></div></div> Main Road	\$20,000	No.160 Improvements																													
<div><div></div></div> Bertha Street	\$10,000	Outfall Improvements																													
<div><div></div></div> Forth Road	\$15,000	No.1-3 Pipe Open Drain																													
<div><div></div></div> Seaside Crescent	\$12,000																														
<div><div></div></div> Miscellaneous Drainage	\$0																														
<div><div></div></div> Household Garbage	\$393,000																														
<div><div></div></div> Penguin Refuse Disposal Site	\$210,000	Site Rehabilitation																													
<div><div></div></div> Resource Recovery Centre - Site Development	\$50,000	Layout Improvements																													
<div><div></div></div> Resource Recovery Centre - Rehabilitation	\$30,000	Environmental Improvements																													
<div><div></div></div> Resource Recovery Centre - Leachate Improvements	\$50,000	Subsoil Drainage																													
<div><div></div></div> Castra Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																													
<div><div></div></div> Preston Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																													
<div><div></div></div> South Riana Transfer Station - Site & Rehabilitation	\$2,000	Environmental Improvements																													
<div><div></div></div> Preston Transfer Station - Safety Improvements	\$20,000	Fall Arrest Gate																													
<div><div></div></div> Preston Transfer Station - Retaining Wall	\$20,000	Replacement																													
<div><div></div></div> Ulverstone Transfer Station - Site & Rehabilitation	\$5,000	Environmental Improvements																													
<div><div></div></div> Parks	\$308,000																														
<div><div></div></div> Playground Renewals	\$100,000	West Beach, Fairway Park, Beach Road BB Ho																													
<div><div></div></div> Parks Asset Renewals	\$7,000	Taylors Flats - BBQ, Car Barriers - Johnsons B																													
<div><div></div></div> Fairway Park - Beach Road	\$10,000																														
<div><div></div></div> Beach Access Upgrades	\$10,000																														
<div><div></div></div> Flagpole Replacements	\$5,000																														
<div><div></div></div> Park Signage Upgrade	\$10,000																														
<div><div></div></div> Heybridge Playground	\$60,000																														
<div><div></div></div> Nicholsons Point Redevelopment - Stage 2	\$20,000																														
<div><div></div></div> Industrial Estate	\$15,000	Greenbelt																													
<div><div></div></div> Forth Recreation Ground	\$10,000	Tree Planting																													
<div><div></div></div> Sulphur Creek Hall Reserve	\$7,000	Tennis Court Removal																													
<div><div></div></div> Johnsons Beach Master Plan	\$12,000	Stage 1																													
<div><div></div></div> Ulverstone Rowing Club	\$5,000	Car Barriers																													
<div><div></div></div> Josephine Street Beach Access	\$30,000																														
<div><div></div></div> Public Amenities	\$234,000																														
<div><div></div></div> Toilet Refurbishments	\$30,000																														
<div><div></div></div> Bus Shelter Renewals	\$10,000																														
<div><div></div></div> Coles Toilet Renewal	\$120,000																														
<div><div></div></div> Nicholsons Point Boat Ramp	\$25,000																														
<div><div></div></div> Toilet Furniture Upgrade	\$5,000																														
<div><div></div></div> Public Toilets	\$5,000	Minor Works External																													
<div><div></div></div> Drinking Water Stations	\$6,000																														
<div><div></div></div> Public Toilet	\$3,000	Lighting Upgrade/Sulphur Creek Toilets																													
<div><div></div></div> Cemeteries	\$60,000																														
<div><div></div></div> Memorial Park - Watering System	\$10,000																														
<div><div></div></div> Memorial Park - New Plinths	\$15,000																														
<div><div></div></div> Memorial Park - Seating	\$5,000																														
<div><div></div></div> Ulverstone General Cemetery - Signage	\$2,000																														

Works Program 2015-2016

(Schedule indicates site construction only)

Task Name	Budget	Notes	Scheduling Comments	22/29	6/13	20/27	3/10	17/24	31/7	14/21	28/5	12/19	26/2	9/16	23/30	7/14	21/28	4/11	18/25	1/8	15/22	29/7	14/21	28/4	11/18	25/2	9/16	23/30	6/13	20/27	
Heat Pump Renewals	\$10,000																														
Electrical Upgrade	\$40,000	Stage 1 (RCD Protection)																													
Community Development	\$15,000																														
Ulverstone Entry Signage	\$15,000																														
Cultural Activities	\$246,000																														
Ulverstone History Museum - Clock Display	\$10,000	Deferred...																													
Ulverstone History Museum - Insulation & Electrical	\$220,000																														
Ulverstone Band	\$13,000	Instruments																													
Art Gallery	\$3,000	Acquisitions																													
Housing	\$140,000																														
Aged Persons Home Units - Internal Rehabilitation	\$50,000																														
Aged Persons Home Units - HWC Renewal	\$15,000																														
Aged Persons Home Units - External Rehabilitation	\$50,000																														
Aged Persons Home Units - Electrical Replacements	\$15,000																														
Aged Persons Home Units - Fencing/Surrounds	\$10,000	Fencing at Cooida,Howe Lane/Carroo Court g																													
Cultural Amenities	\$179,000																														
Wharf Building - Gnomon/River Room Renewal	\$10,000																														
Wharf Building - Storage Roller Door	\$5,000																														
Wharf Building - Decking	\$20,000																														
Wharf Building - Operable Door	\$5,000																														
Wharf Building - Tables and Chairs	\$10,000																														
Wharf Building - Western Wall Blinds	\$5,000																														
Wharf Building - Waste Fence	\$25,000																														
Sustainability Assessment	\$2,000																														
Public Halls and Buildings	\$86,000																														
Ulverstone Surf Club	\$25,000	Balcony Structure Repair																													
Turners Beach Hall	\$20,000	Roof Renewal																													
Sustainability Assessment	\$5,000																														
Caravan Parks	\$15,000																														
Amenities	\$5,000	Painting Program																													
Ulverstone Caravan Park	\$10,000	Electrical Upgrade																													
Swimming Pool and Waterslide	\$5,000																														
Waterslide	\$5,000	Fencing & Surrounds																													
Active Recreation	\$182,500																														
Turners Beach Recreation Ground	\$15,000	Goal Post Renewals																													
Poultry Pavilion Renewal	\$40,000																														
Asset Renewal	\$2,500																														
Cricket Wicket Renewals	\$10,000																														
Ulverstone Showground	\$20,000	Surface Renewals																													
River Park Resurfacing	\$10,000																														
Showgrounds - Community Precinct Car Park	\$25,000																														
Ulverstone Tennis Club	\$25,000	Court Removal																													
Showgrounds - Ground Lighting (design)	\$10,000	Stage 2																													
Showgrounds - Fencing	\$20,000																														
Ulverstone Recreation Ground - bird management	\$5,000																														
Recreation Centres	\$68,000																														
Ulverstone Stadium 2	\$40,000	Guttering and External Refurbishment																													
Ulverstone Sports & Leisure Centre - Squash Court	\$10,000	Lighting Upgrade																													
Ulverstone Sports & Leisure Centre - Security/Wifi Review	\$10,000																														
Sustainability Assessment	\$3,000																														
Risk Assesment - Outcomes	\$5,000																														
Visitor Information Services	\$10,000																														
Ulverstone Visitor Information Centre Panels	\$10,000																														
Child Care	\$35,000																														
Ulverstone Childcare Internal/External Painting	\$5,000																														
Penguin Playcentre - Internal Painting	\$5,000																														
Ulverstone Childcare - Box Gutter	\$10,000																														
Young Endeavours Fence	\$10,000																														