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, 16 February 2015 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

General Manager (Ms Sandra Ayton)
Acting Director Corporate & Community Services (Mr Vernon Lawrence)
Director Development & Regulatory Services (Mr Paul Bidgood)
Director Engineering Services (Mr John Kersnovski)
Executive Services Officer (Miss Lisa Mackrill)

Media attendance

The Advocate newspaper.

Public attendance

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

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

29/2015 Confirmation of minutes

The Executive Services Officer reported as follows:

> "The minutes of the previous ordinary meeting of the Council held on 27 January 2015 have already been circulated. The minutes are required to be confirmed for their accuracy.
>
> The *Local Government (Meeting Procedures) Regulations 2005* 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 Tongs seconded, "That the minutes of the previous ordinary meeting of the Council held on 27 January 2015 be confirmed."

Carried unanimously

COUNCIL WORKSHOPS

30/2015 Council workshops

The Executive Services Officer reported as follows:

> "The following council workshops have been held since the last ordinary meeting of the Council.
>
> . 02.02.2015 – Gateway signage / Pet cemetery
> . 09.02.2015 – Online Community Engagement Platform / Australian Masters Games.
>
> This information is provided for the purpose of record only."

■ Cr Howard moved and Cr Tongs seconded, "That the Officer's report be received."

Carried unanimously

MAYOR'S COMMUNICATIONS

31/2015 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

32/2015 Mayor's diary

The Mayor reported as follows:

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

- Ulverstone Presbyterian Church – induction service and welcome for Rev. Peter Williamson
- Hellyer College – Evening of Excellence (Burnie)
- Cradle Coast Authority – Strategic Planning meeting (Burnie)
- Ulverstone Football Club – meeting
- Ulverstone Visitor Information Centre – 10th birthday morning tea
- Radio 7AD – community report
- Minister for Planning and Local Government, the Hon. Peter Gutwein MP – Voluntary Council Amalgamations Regional Meeting
- Local Government Association of Tasmania – General meeting (Brighton)
- Local Government Association of Tasmania – General Management Committee meeting (Brighton)."

The Deputy Mayor reported as follows:

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

- Minister for Planning and Local Government, the Hon. Peter Gutwein MP – Voluntary Council Amalgamations Regional Meeting
- Forth Valley Meals on Wheels – 30th birthday luncheon."

Cr van Rooyen reported as follows:

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

- TasWater – Owners Representatives Quarterly Briefing (Forth)."

■ Cr Carpenter moved and Cr Tongs seconded, "That the Mayor's report be received."

Carried unanimously

33/2015 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.
>
> All interests declared will be recorded in the minutes at the commencement of the matter to which they relate."

No interests were declared at this time.

34/2015 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 2005* and the supporting procedures adopted by the Council on 20 June 2005 (Minute No. 166/2005)."

COUNCILLOR REPORTS

35/2015 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 Howard reported on a recent meeting of the Bush Watch Western District Committee.

APPLICATIONS FOR LEAVE OF ABSENCE

36/2015 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

37/2015 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

38/2015 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

39/2015 Councillors' questions without notice

The Executive Services Officer reported as follows:

"The *Local Government (Meeting Procedures) Regulations* 2005 provide as follows:

'29 (1) A councillor at a meeting may ask a question without notice of the chairperson or, through the chairperson, of –

(a) another councillor; or

(b) the general manager.

(2) In putting a question without notice, 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 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 may decline to answer the question.

(5) The chairperson may refuse to accept a question 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.

(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… may decide at an ordinary meeting to deal with a matter that is not on the agenda if the general manager has reported –
>
> (a) the reason it was not possible to include the matter on the agenda; and
>
> (b) that the matter is urgent; and
>
> (c) that (qualified) advice has been provided under section 65 of the Act.'

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.

40/2015 Councillors' questions on notice

The Executive Services Officer reported as follows:

"The *Local Government (Meeting Procedures) Regulations* 2005 provide as follows:

> '30 (1) A councillor, at least 7 days before an ordinary meeting of a council or council committee, 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

DEVELOPMENT & REGULATORY SERVICES

41/2015 Development & Regulatory Services determinations

The Director Development & Regulatory Services reported as follows:

> "A Schedule of Development & Regulatory Services Determinations made during the month of January 2015 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 Broad moved and Cr Downie seconded, "That the Schedule of Development & Regulatory Services Determinations (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

42/2015 Council acting as a planning authority

The Mayor reported as follows:

> "The *Local Government (Meeting Procedures) Regulations 2005* 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 Development & Regulatory Services has submitted the following report:
>
> > 'If any such actions arise out of Minute No. 43/2015, 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 2005* 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 Carpenter seconded, "That the Mayor's report be received."

Carried unanimously

43/2015 Ancillary dwelling - variation to on-site parking requirement, rail line setback and zone boundary setback at 18 Queen Street, West Ulverstone - Application No. DA214104

The Director Development & Regulatory Services reported as follows:

"The Town Planner has prepared the following report:

'*DEVELOPMENT APPLICATION NO.:*	DA214104
PROPOSAL:	Ancillary dwelling - variation to on-site parking requirement, rail line setback and zone boundary setback
APPLICANT:	Paul France
LOCATION:	18 Queen Street, West Ulverstone
ZONE:	General Residential
PLANNING INSTRUMENT:	*Central Coast Interim Planning Scheme 2013* (the Scheme)
ADVERTISED:	10 January 2015
REPRESENTATIONS EXPIRY DATE:	24 January 2015
REPRESENTATIONS RECEIVED:	One
42-DAY EXPIRY DATE:	19 February 2015
DECISION DUE:	16 February 2015

PURPOSE

The purpose of this report is to consider a planning application for an ancillary dwelling at 18 Queen Street, West Ulverstone.

Accompanying the report are the following documents:

- Annexure 1 – location plan;
- Annexure 2 – application documentation;
- Annexure 3 – representation;
- Annexure 4 – photographs;
- Annexure 5 – TasWater Submission to Planning Authority - TWDA 2014/01382-CC.

BACKGROUND

Development description –

The application is for a two bedroom ancillary dwelling measuring 10.5m x 5.7m with a height of approximately 4.15m to the apex of the roof located to the rear of the existing dwelling. The ancillary dwelling also contains a bathroom, lounge/dining and kitchen. Cladding material is colorbond.

The existing driveway will be extended to the rear of the site to a new car parking space located on the eastern boundary of the site. An additional car parking space is also to be located in front of the existing house.

A new clothesline is located on the southern side boundary of the site behind the existing dwelling. A colorbond fence approximately 1.8m high is located on the side and rear boundaries of the site.

Site description and surrounding area –

The site is located in a residential area with local businesses adjoining the site in Hobbs Parade. It has an area of 683m^2 and contains a single storey dwelling with a garage located at the rear of the site which is proposed to be demolished. The house was constructed around 1955 and is brick veneer with an iron roof.

Development in the surrounding area is predominantly single storey dwellings and local businesses in Hobbs Parade. To the rear of the site is a dwelling built close to the boundary and a single dwelling adjoins the site to the south. The proposal is located approximately 23m from the railway.

According to the Title documents there are no easements registered on the site. A sewer line is located at the rear of the site.

History –

No relevant history.

DISCUSSION

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

General Residential

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

10.4.1 Residential density for multiple dwellings	
10.4.1-(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 325m^2; or (b) if within a density area specified in Table 10.4.1 and shown on the planning scheme maps that specified for the density area.	Not applicable. Not a multiple dwelling development. According to Clause 4.1 of the Scheme, an ancillary dwelling is classed as a single dwelling. An ancillary dwelling has a floor area not greater than 60m^2; is appurtenant to a single dwelling and shares access, parking and other services with that single dwelling.
10.4.2 Setbacks and building envelope for all dwellings	
10.4.2-(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback from the primary frontage of any existing dwelling on the site; or (b) if the frontage is not a primary frontage at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage of any existing dwelling on the site; or	Compliant. (a) The frontage setback to the ancillary dwelling is approximately 21m. (b) Not applicable [refer to (a)]. (c) Not applicable [refer to (a)]. (d) The site is over 1km from the Bass Highway.

(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) not less than 50.0m if the development is on land that abuts the Bass Highway.	
10.4.2 (A2) A garage or carport must have a set back from a primary frontage of at least: (a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or (b) the same as the dwelling façade if a portion of the dwelling gross floor area is located above the garage, or carport; or (c) 1.0m if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.	Not applicable. The plans do not include a garage or carport.
10.4.2-(A3) A dwelling excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope must: (a) be contained within a building envelope (refer to diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and	Compliant. (a)(i) The frontage setback is approximately 21m. (a)(ii) The proposal fits within the building envelope. (b) The setback of the ancillary dwelling is not within 1.5m of the side boundary, however it is noted a shed is proposed on the southern side boundary within 1.5m of the side boundary. The shed length is less than 9.0m.

(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) only have a setback within 1.5m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).	
10.4.3 Site coverage and private open space for all dwellings	
10.4.3-(A1) Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 60.0m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport, or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.	Compliant. (a) Site coverage is approximately 28%. (b) Not applicable. Not a multiple dwelling. (c) Site area is approximately 51% free from impervious surfaces.

10.4.3-(A2) A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24.0m^2; or (ii) 12.0m^2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport, or entry foyer); and (b) has a minimum horizontal dimension of: (i) 4.0m; or (ii) 2.0m if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport, or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and (e) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north; and	Compliant. (a)(i) Private open space (POS) for the whole site is approximately 121m^2. (a)(ii) Not applicable. Not a multiple dwelling. (b)(i) The minimum horizontal dimension is 7m. (b)(ii) Not applicable. Not a multiple dwelling. (c) Non-compliant. The POS is not directly accessible from the ancillary dwelling as the front door is located on the northern elevation and adjoins the driveway. The POS is located at the rear of the ancillary dwelling adjacent to the dining area (a window is located on this elevation overlooking the POS). (d) Non-compliant. POS is located to the south and south-east and shading diagrams have not been provided to determine compliance with this provision. (e) Non-compliant. Part of the POS is located in the frontage. (f) Compliant. Does not have a gradient steeper than 1 in 10. (g) Compliant. Area is not used for vehicle access or parking.

(f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.	An explanation of compliance with Performance Criteria is contained below in the "Issues" section.
10.4.4 Sunlight and overshadowing for all dwellings	
10.4.4-(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Compliant. Both the ancillary dwelling and the existing dwelling have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north.
10.4.4-(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A) must be in accordance with (a) or (b) unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.	Not applicable. Not a multiple dwelling.

(c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.	
10.4.4-(A3) A multiple dwelling that is to the north of the private open space of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3 must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): (i) at a distance of 3.0m from the northern edge of the private open space; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June. (c) That part of a multiple dwelling consisting of: (i) an outbuilding with a building height no more than 2.4m; or	Not applicable. Not a multiple dwelling.

(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.	
10.4.5 Width of openings for garages and carports for all dwellings	
10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).	Not applicable. No garage or carport proposed.
10.4.6 Privacy for all dwellings	
10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25% along the sides facing a: (a) side boundary unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and (b) rear boundary unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and (c) dwelling on the same site unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m:	Not applicable. No finished floor levels above 1.0m above natural ground level.

(i) from a window or glazed door to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace, or the private open space of the other dwelling on the same site.	
10.4.6–(A2) A window or glazed door to a habitable room of a dwelling that has a floor level more than 1.0m above the natural ground level must be in accordance with (a), unless it is in accordance with (b): (a) The window or glazed door: (i) is to have a setback of at least 3.0m from a side boundary, and (ii) is to have a setback of at least 4.0m from a rear boundary, and (iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door to a habitable room of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site. (b) The window or glazed door:	Not applicable. No finished floor levels above 1.0m above natural ground level.

(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level with a uniform transparency of not more than 25%.	
10.4.6-(A3) A shared driveway, or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least: (a) 2.5m; or (b) 1.0m if: (i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway, or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.	Not applicable. Not a multiple dwelling.

10.4.7 Frontage fences for all dwellings	
10.4.7-(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than: (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	Not applicable. Front fencing is not proposed.
10.4.8 Waste storage for multiple dwellings	
10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins that is an area of at least 1.5m^2 per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.	Not applicable. Not a multiple dwelling.

10.4.9 Suitability of a site or lot for use or development	
10.4.9-(A1) A site or each lot on a plan of subdivision must: (a) have an area of not less than 330m^2 excluding any access strip; and (b) if intended for a building, contain a building area of not less than 10.0m x 15.0m: (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right-of-way benefiting other land; (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage, or access strip; and (viii) if a new residential lot with a long axis within the range 30 degrees east of north and 20 degrees west of north.	(a) Compliant. Site has an area of 683m^2. (b)(i) Compliant. Clear of frontage, side and rear setback. (b)(ii) Compliant. (b)(iii) Compliant. (b)(iv) Compliant. (b)(v) Compliant. (b)(vi) Compliant. (b)(vii) Compliant. (b)(viii) Compliant.

10.4.9-(A2) A site or each lot on a plan of subdivision must have: (a) a frontage upon a road of not less than: (i) 3.6m for single dwelling; or (ii) 6.0m for multiple dwelling and non-residential use; or (b) access provided by a right-of-way to a road over land not required as the sole or principal means of access to any other land of a width not less than: (i) 3.6m for single dwelling; or (ii) 6.0m for multiple dwelling and non-residential use; or (c) an access strip to a road not required as the sole or principal means of access to any other land of a width not less than: (i) 3.6m for single dwelling; or (ii) 6.0m for multiple dwelling and non-residential use; and (d) vehicular access between the carriageway of a road and the frontage or access strip provided in accordance with the *Local Government (Highways) Act 1982* or the *Roads and Jetties Act 1935* [R1].	Compliant. (a)(i) Frontage width is approximately 17m. (b) Not applicable refer to (a). (c) Not applicable refer to (a). (d) Compliant.

10.4.9-(A3) A site or each lot on a plan of subdivision must have a water supply provided in accordance with the *Water and Sewerage Industry Act 2009.*	Compliant. Site is connected to the reticulated water system.
10.4.9-(A4) A site or each lot on a plan of subdivision must drain sewage and waste water to a sewerage system provided in accordance with the *Water and Sewerage Industry Act 2009.*	Compliant. Site is connected to the reticulated sewerage system.
10.4.9-(A5) A site or each lot on a plan of subdivision must drain stormwater to a stormwater system provided in accordance with the *Drains Act 1954.*	Compliant. Site is connected to the reticulated stormwater system.
10.4.10 Dwelling density for single dwelling development	
10.4.10-(A1) The site area per dwelling for a single dwelling must: (a) be not less than 330m^2; (b) be not more than 830m^2; (c) be not less than one dwelling per lot if the site is a single lot approved for residential use on a plan of subdivision sealed before this planning scheme came into effect.	Compliant. (a) Site area per dwelling is 341.5m^2. (b) Is not more than 830m^2. (c) Single lot approved before this Planning Scheme came into effect.
10.4.11 Other development	
10.4.11.1 Location and configuration of development	
10.4.11-(A1) The wall of a building (other than for a dwelling) must be set back from a frontage:	Not applicable.

(a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or (c) not less than and not more than the setbacks for any existing building on adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan of subdivision; or (f) not less than 50.0m if the site abuts the Bass Highway.	Not "other" development.
10.4.11.1-(A2) All buildings (other than for a dwelling) must be contained within a building envelope determined by: (a) the applicable frontage setback; (b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site; (c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback:	Not applicable. Not "other" development.

(i) not less than 1.5m from each side boundary, or (ii) less than 1.5m from a side boundary if: a. built against an existing wall of an adjoining building; or b. the wall or walls: i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in: a. less than two hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling between 9.00am and 3.00pm on 21 June; or b. a further reduction in continuous sunlight to a required minimum private open space area in an adjacent dwelling if already less than two hours between 9.00am and 3.00pm on 21 June; or	

(d) in accordance with any building envelope shown on a sealed plan of subdivision.	
10.4.11.1-(A3) Site coverage (other than for a dwelling) must: (a) not be more than 50%; or (b) not be more than any building area shown on a sealed plan of subdivision.	Not applicable. Not "other" development.
10.4.11.1-(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials, or waste (other than for a dwelling), must be located behind the primary frontage of a building.	Not applicable. Not "other" development.
10.4.11.1-(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of: (a) 6.0m; or (b) half the width of the frontage.	Not applicable. Not "other" development.
10.4.11.2 Visual and acoustic privacy for residential development	
10.4.11.2-(A1) A door or window to a habitable room, or any part of a balcony, deck, roof garden, parking space, or carport of a building (other than for a dwelling) must: (a) if the finished floor level is more than 1.0m above natural ground	Not applicable. Not "other" development.

level: (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or (b) if less than the setbacks in clause A1(a): (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level; (iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or (iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.	

10.4.11.2-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area (other than for a dwelling), must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.	Not applicable. Not "other" development.
10.4.11.3 Frontage fences	
10.4.11.3-(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback (other than for a dwelling) must be: (a) not more than 1.2m if the fence is solid; or (b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.	Not applicable. Not "other" development.
10.4.12 Setback of sensitive use development	
10.4.12-(A1) A building containing a sensitive use must be contained within a building envelope determined by: (a) the setback distance from the zone boundary as shown on the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.	Non-compliant. (a) The required setback distance from the proposal to the adjacent Commercial zone adjoining the site to the north is 4.0m. Proposed is 3.0m. (b) Compliant. An explanation of compliance with Performance Criteria is contained below in the "Issues" section.

10.4.12-(A2) Development for a sensitive use must be not less than 50.0m from: (a) a major road identified in the Table to this clause; (b) a railway; (c) land designated in the planning scheme for future road, or rail purposes, or (d) a proclaimed wharf area.	(a) Compliant. Setback over 1km from the Bass Highway. (b) Non-compliant. Located approximately 23m from the railway. (c) Not applicable. (d) Compliant. There is no proclaimed wharf area in the municipality. An explantion of compliance with Performance Criteria is contained below in the "Issues" section.
10.4.13 Subdivision	
10.4.13-(P1) Each new lot on a plan of subdivision must be: (a) intended for residential use; (b) a lot required for public use by the State Government, a Council, a statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority; or (c) for a purpose permissible in the zone.	Not applicable. No subdivision proposed.
10.4.13-(P2) (a) A lot must have a frontage to a road; or	Not applicable. No subdivision proposed.

(b) an internal lot on a plan of subdivision must be: (i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by: a. slope, shape, orientation and topography of land; b. an established pattern of lots and development; c. connection to the road network; d. connection to available or planned utilities; e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values including vegetation or a watercourse; or f. exposure to an unacceptable level of risk from a natural hazard; and (ii) without likely impact on the amenity of adjacent land.	
10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14-(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.

CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Proposal is exempt where the risk arises from vegetation on land zoned General Residential.
E2 Airport Impact Management Code	Not applicable. No airport in the municipality.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No significant vegetation to be removed.
E4 Change in Ground Level Code	Not applicable. No significant change in ground level proposed.
E5 Local Heritage Code	Not applicable. No places listed.
E6 Hazard Management Code	Not applicable. No natural hazards affecting the site.
E7 Sign Code	Not applicable. No signs proposed.
E8 Telecommunication Code	Not applicable. No telecommunications development proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of Code	Code applies to all use and development except where a Local Area Parking Scheme applies.
E9.4 Exemption	Not exempt.

E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be: (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table E9A; (b) motor bike parking at a rate of one space for every 20 vehicle parking spaces; (c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and (d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.	(a) Non-compliant. According to Table E9A the required number of car parking spaces is four. Two car parking spaces are proposed. (b) Not applicable. (c) Not applicable. (d) Not applicable. An explanation of compliance with Performance Criteria is contained below in the "Issues" section.
E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2-(A1) There must be provision within a site for: (a) on-site loading area in accordance with the requirement in Table E9A; and (b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.	Not applicable. There is no requirement for an on-site loading area in Table E9A for the use.

E9.6 Development Standards	
E9.6.1 Road access	
E9.6.1-(A1) There must be an access to the site from a carriageway of a road [R36]: (a) permitted in accordance with the *Local Government (Highways) Act;* (b) permitted in accordance with the *Roads and Jetties Act 1935;* or (c) permitted by a license granted for access to a limited access road under the *Roads and Jetties Act 1935.*	(a) Compliant. Access to the site exists. (b) Not applicable. (c) Not applicable.
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2-(A1) The layout of a vehicle parking area, loading area, circulation aisle, and manoeuvring area must: (a) be in accordance with AS/NZS 2890.1-2004 - Parking Facilities - Off-Street Car Parking; (b) be in accordance with AS/NZS 2890.2-2002 - Parking Facilities - Off-Street Commercial Vehicles; (c) be in accordance with AS/NZS 2890.3-1993 - Parking Facilities - Bicycle Parking Facilities; (d) be in accordance with AS/NZS 2890.6-2009 - Parking Facilities -	(a) Non-compliant. The car parking space located at the front of the dwelling does not comply with AS/NZS 2890.1-2004 - Parking Facilities - Off-Street Car Parking. (b) Not applicable. (c) Not applicable. (d) Not applicable. (e) Compliant.

Off-Street Parking for People with Disabilities; (e) each parking space must be separately accessed from the internal circulation aisle within the site; (f) provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; (g) be formed and constructed with compacted sub-base and surfaced with an all-weather dustless surface, such as bitumen, concrete, or brick or permeable paving blocks; and (h) provide for the collection, drainage, and disposal of stormwater.	(f) Non-compliant. A vehicle accessing the rear car park will need to reverse to exit the site. It is also noted steps are located on the northern elevation of the ancillary dwelling which must be removed from the driveway. A condition is recommended to address this. (g) The existing driveway is concrete. (h) No details have been provided for the collection, drainage and disposal of stormwater. An explanation of compliance with Performance Criteria is contained below in the "Issues" section.
E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.	Not applicable. The site is zoned General Residential.
E10 Water and Waterways Code	Not applicable. Not within 30m of a water body, watercourse or wetland.
Specific Area Plans	Not applicable. No Specific Area Plans apply to this location.

Issues –

1 Convenient private open space and access to sunlight –

Clause 10.4.3-(P2) - Site coverage and private open space for all dwellings.

The private open space (POS) is located to the south and south-east of the dwelling. It is evident that part of the POS would be in shade during the day however it is estimated that the POS would receive more than three hours of sunlight between 9.00am and 3.00pm on 21 June. Due to the quantity of POS (approximately 17% of the site area) being provided on site, it is considered that adequate sunlight would be provided.

The POS is located adjacent to a living area of the ancillary dwelling however there are no direct openings to the POS from the ancillary dwelling. The door to the ancillary dwelling is located on the northern elevation however it is only a short distance to travel to the POS area.

Compliance with the Performance Criteria has been adequately demonstrated in relation to the convenient location of POS in respect of a living area of the dwelling. Accordingly, an exercise of discretion is deemed appropriate.

2 Separation of zones –

Clause 10.4.12-(P1).

The required setback to the adjoining Commercial zone to the north is 4.0m. The walls of the ancillary dwelling are setback 3m from this boundary.

The Performance Criteria states the location of a building containing a sensitive use must minimise conflict from existing and potential use of land in the adjoining zone. The proposal meets the Performance Criteria as the 3m setback, combined with the colorbond side fencing, is considered to be sufficient to separate the uses and minimise any conflict from existing and potential use of land in the adjoining zone.

3 Rail line setback –

Clause 10.4.12–(P2).

The proposal is located approximately 23m from the Western Railway Line. The setback is considered adequate as there would be minimal impact on the safety and operation of the railway. Some noise impacts would occur for residents and a note is recommended on the Permit to advise the applicant to consider using materials and construction techniques to appropriately mitigate against the noise impact of passing trains.

4 Car parking –

According to Table E9A of Code E9 Traffic Generating Use and Parking Code, the required number of car parking spaces is as follows:

> "If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)
>
> (a) 2 spaces per dwelling."

The required number of car parking spaces is four (i.e. two per dwelling). Two car parking spaces are proposed.

The Performance Criteria states it must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking or, adequate and appropriate provision must be made for vehicle parking to meet the anticipated requirement for the use, likely needs and requirements of site users and likely type, number, frequency, and duration of vehicle parking demand.

Compliance with the Performance Criteria is deemed to be achieved for the following reasons:

. one space per dwelling is likely to suit the needs of the occupants; and

. adequate on-street visitor parking is available on the southern section of Queen Street, which has minimal through traffic.

5 Vehicle manoeuvring –

The car parking space located at the front of the dwelling does not comply with AS/NZS 2890.1-2004 – Parking Facilities – Off-Street Car Parking. Car parking on site must comply with AS/NZS 2890.1-2004 – Parking facilities – Off-Street Car Parking. A condition is recommended to ensure compliance.

In addition, a vehicle accessing the rear car park would need to reverse onto Queen Street to exit the site. It is permissible under Section 196 of the *Road Rules Act 2009* for drivers to reverse on to the street where and when safe to do so. It is considered that such a manoeuvre, in this case, would not be unsafe.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No requirements.
Engineering Services	No requirements.
TasWater	Referral response received with conditions. No objection to proposal.
Department of State Growth	No referral required.
Environment Protection Authority	No referral required.
TasRail	Referral response received with comments provided and no objection to proposal.
Heritage Tasmania	No referral required.
Crown Land Services	No referral required.
Other	Not applicable.

CONSULTATION

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

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

Representations –

One representation was received within the prescribed time, copies of which are provided at Annexure 3.

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 Style and building material being out of character with the main dwelling.	The ancillary dwelling would be clad in colorbond which is different to the brick and steel roof of the existing dwelling. As the ancillary dwelling would be located at the rear of the site the proposal would not be prominent in the streetscape.
2 The number of vehicles currently housed on the site is too many, the street and the nature strip and any additional vehicles with the "ancillary dwelling". Lack of visitor car parking spaces.	The number of vehicles parked on the site currently is not considered in the calculation of car parking requirements under the Scheme. The number of required car parking spaces for the proposal is four. The proposal includes two car parking spaces. The "Issues" section contains further details in relation to car parking.
3 Property being devalued especially if lack of maintenance and upkeep continues.	No evidence has been provided in relation to whether property values would decrease and is not a matter that can be considered under the Scheme.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure
. Develop and manage sustainable built infrastructure.

CONCLUSION

The proposed development for an ancillary dwelling at 18 Queen Street, West Ulverstone involves a variation to on-site car parking requirements, setback to the railway and Commercial zone boundary setback.

To ensure compliance with the Scheme, conditions have been recommended to ensure the provision of private open space is conveniently located in relation to a living area of the ancillary dwelling and on-site vehicle manoeuvring complies with AS2890.1-2004 - Parking Facilities - Off-Street Parking.

One representation raised matters relating to the design of the ancillary dwelling being inconsistent with the existing dwelling, concern over lack of visitor car parking spaces and possible devaluation of property. The ancillary dwelling will not be prominent in the streetscape and property devaluation is not a matter to be considered under the Scheme. A variation to the car parking requirement has been considered and one car parking space per dwelling is considered adequate for the occupants and visitor on-street parking could occur on the part of Queen Street which has minimal through traffic.

Recommendation -

It is recommended that the application for an ancillary dwelling at 18 Queen Street, West 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 A door to the private open space is to be provided on the southern elevation of the ancillary dwelling prior to Building approval to the standards and satisfaction of the Director Development & Regulatory Services.

3 Confirmation by a qualified traffic engineer that vehicle manoeuvring provision complies with AS 2890.1-2004 - Parking Facilities Off-Street Parking. The confirmation must be submitted prior to the issue of Building approval to the standards and satisfaction of the Director Development & Regulatory Services.

4 The development must be in accordance with the conditions of the Submission to Planning Authority from TasWater, Reference No. TWDA 2014/01382-CC (copy attached).

5 The steps located on the northern elevation of the ancillary dwelling must be removed from the driveway prior to issuing Building approval to the standards and satisfaction of the Director Development & Regulatory Services.

Please note:

1 You are advised to consider the utilisation of appropriate building materials and construction techniques to mitigate the noise and vibration impact of passing trains.

2 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.

3 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

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 Engineering Services, or his representative.'

The report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Downie moved and Cr Carpenter seconded, "That the application for an ancillary dwelling - variation to on-site parking requirement, rail line setback and zone boundary setback at 18 Queen Street, West 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 A door to the private open space is to be provided on the southern elevation of the ancillary dwelling prior to Building approval to the standards and satisfaction of the Director Development & Regulatory Services.

3 Confirmation by a qualified traffic engineer that vehicle manoeuvring provision complies with AS 2890.1-2004 - Parking Facilities Off-Street Parking. The confirmation must be submitted prior to the issue of Building approval to the standards and satisfaction of the Director Development & Regulatory Services.

4 The development must be in accordance with the conditions of the Submission to Planning Authority from TasWater, Reference No. TWDA 2014/01382-CC (copy attached) (a copy being appended to and forming part of the minutes).

5 The steps located on the northern elevation of the ancillary dwelling must be removed from the driveway prior to issuing Building approval to the standards and satisfaction of the Director Development & Regulatory Services.

Please note:

1 You are advised to consider the utilisation of appropriate building materials and construction techniques to mitigate the noise and vibration impact of passing trains.

2 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.

3 'Substantial commencement' is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

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 Engineering Services, or his representative."

Carried unanimously

GENERAL MANAGEMENT

44/2015 Minutes and notes of committees of the Council and other organisations

The 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:
>
> . Central Coast Community Shed Management Committee – meeting held on 2 February 2015.
>
> Copies of the minutes and notes have been circulated to all Councillors."

■ Cr Viney moved and Cr Tongs seconded, "That the (non-confidential) minutes and notes of committees of the Council be received."

Carried unanimously

CORPORATE & COMMUNITY SERVICES

45/2015 Corporate & Community Services determinations made under delegation

The Director Corporate & Community Services reported as follows:

> "A Schedule of Corporate & Community Services Determinations made during the month of January 2015 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 van Rooyen moved and Cr Downie seconded, "That the Schedule of Corporate & Community Services Determinations (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

46/2015 Contracts and agreements

The Director Corporate & Community 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 2015 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 van Rooyen moved and Cr Viney seconded, "That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

47/2015 Correspondence addressed to the Mayor and Councillors

The Director Corporate & Community Services reported as follows:

"*PURPOSE*

This report is to inform the meeting of any correspondence received during the month of January 2015 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 raising concerns over planning requirements for a shed at Leighlands Avenue.
- Email expressing concern over the erection of a television tower at Olivers Road, West Ulverstone.
- Letter questioning the reason for the decision to close Zvorni Gornik Lions Park to overnight stays.
- Email and Tourism Business Accreditation Certificate for Riverlinks Tasmania Discover the Leven.
- Letter requesting an update on matters relating to the installation of an illegal stone wall and hot tub and raising concern over the use of a dwelling extension.
- Letter thanking the Council for the work undertaken at the Penguin General Cemetery.
- Letter suggesting the temporary closure of Penguin Road for cyclists.
- Letter requesting information on the Council's policy relating to account payments.
- Letter concerning the establishment of a Turners Beach Community Garden.

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 Broad moved and Cr Downie seconded, "That the Director's report be received."

Carried unanimously

48/2015 Common seal

The Director Corporate & Community Services reported as follows:

"A Schedule of Documents for Affixing of the Common Seal for the period 28 January 2015 to 16 February 2015 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

49/2015 Financial statements

The Director Corporate & Community Services reported as follows:

"The following principal financial statements of the Council for the period ended 31 January 2015 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 Broad seconded, "That the financial statements (copies being appended to and forming part of the minutes) be received."

Carried unanimously

50/2015 Adoption of the Central Coast Public Art Policy 2015

The Director Corporate & Community Services reported as follows:

"The Community Services Group Leader has prepared the following report:

'*PURPOSE*

The purpose of this report is to seek the Council's support for the adoption of the Central Coast Public Art Policy 2015.

BACKGROUND

"Public art" is art in any media that has been planned and executed with the intention of being staged in the physical public domain, usually outside and accessible to all. Public art is significant within the art world, amongst curators, commissioning bodies and practitioners of public art, to whom it signifies a working practice of site specificity, community involvement and collaboration.

The Central Coast Council has a considerable art collection including monuments, memorials and sculptures located in public places throughout the Central Coast. As well, the Council has a collection of "ArtEx" artworks having annually purchased the winning exhibit since 1988. This collection is predominantly housed in the Civic Centre and the Council's Administration Centre.

The collection reflects the history and heart of the Central Coast and contributes to a sense of identity and place while adding to the attractiveness and beauty of our public spaces.

DISCUSSION

Councils play a key role in the development of public spaces and as such, have a very important role in determining the scope of public art works that are exhibited in these urban and rural public spaces.

Whether through direct commissions, in partnership with businesses and other tiers of government, or through community-driven initiatives, the Council will regularly be challenged in giving the artist workable guidelines that includes a vison with clear and achievable goals. This Policy will guide the Council's approach to such challenges as well as outlining the approach to be used to manage the present collect and public art acquired by the Council in the future.

In the Central Coast Strategic Plan 2014-2024 the Vision outlined for Central Coast going forward is:

> "Central Coast – Living our potential. *We are a vibrant, thriving community that continues to draw inspiration and opportunities from its natural beauty, land and people and connected by a powerful sense of belonging.*"

Public art provides a platform for the Central Coast community to express this vision.

Under Strategic Direction 3 – Community Capacity and Creativity of the Central Coast Strategic Plan 2014–2024, the Council committed to:

> "In conjunction with community, volunteer and business groups, develop capacity and cultivate a culture that values and showcases creativity, encourages community-based solutions, stimulates innovation and supports innovators in order to achieve quality opportunities and outcomes across all sections of the community."

A Public Art Policy (see Annexure 1) provides the framework for contributing to this commitment, and aligns with the Council's identified outcomes for the area including:

1 a sense of community;
2 a strong identity; and
3 creative energy.

CONSULTATION

Because of the diverse nature of public art and that each future project will present its own unique set of circumstances, it is envisaged that a Stakeholder Consultation Plan will be devised as required.

This Policy was reviewed by the Council's Senior Leadership Team in October 2014.

Consideration was also given to the proposed Public Art Policy during Council workshops on the Penguin Seawall Project (February 2014) and the development of the Council's Events Brand and Strategy (September 2014).

RESOURCE, FINANCIAL AND RISK IMPACTS

This Policy will not require any additional funding this financial year over and above that which is currently set aside. An allocation for the maintenance of the Council's existing public art collection will need to be a consideration in future budget deliberations.

CORPORATE COMPLIANCE

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

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

A Connected Central Coast
- Provide for a diverse range of movement patterns
- Improve community well-being

Community Capacity and Creativity
- Community capacity-building
- Cultivate a culture of creativity in the community

The Environment and Sustainable Infrastructure
- Invest in and leverage opportunities from our natural environment.

CONCLUSION

It is recommended that the Council adopts the Public Art Policy 2015.'

The report is supported."

The Executive Services Officer reported as follows:

"A copy of the Public Art Policy 2015 has been circulated to all Councillors."

■ Cr Howard moved and Cr Bloomfield seconded, "That the Council adopt the Public Art Policy 2015 (a copy being appended to and forming part of the minutes)."

Carried unanimously

ENGINEERING SERVICES

51/2015 Tenders for river wall renewal and pathway construction – Leven River, Ulverstone

The Director Engineering Services reported as follows:

"The Engineering Group Leader has prepared the following report:

'*PURPOSE*

The purpose of this report is to make a recommendation on tenders received for the repair and reconstruction of the existing concrete wall and construction of a shared pathway on the western side of the Leven River north of the Hobbs Parade bridge, Ulverstone.

BACKGROUND

The pathway to the north of the Hobbs Parade bridge is a section of the Central Coast Shared Pathway network. Construction of this section will see the recently completed pathways at the Wharf Precinct and across the bridge extend to West Ulverstone.

In order to construct the pathway the existing concrete wall which is failing and damaged requires rectification. It protects both private and public property along the Leven River in the centre of Ulverstone. Reconstruction of the wall will also improve the aesthetics of the western river bank when viewed from current facilities on the eastern side of the river and link these facilities to other destinations on the western side.

This shared pathway is a part of the North West Coastal Pathway Plan developed in 2010. In early 2013 the Cradle Coast Authority, on behalf of member councils, was provided with $100,000 by the Tasmanian Government to progress the North West Coastal Pathway Project. Each of the member councils was provided with $20,000. The Central Coast Council opted to use the funds to provide a design for the wall rectification and pathway construction on the western side of the Leven River, north of the Hobbs Parade bridge. In this way the Council were at a "shovel ready" stage when funding became available. CSE Tasmania Pty Ltd was the engineering consultant selected for this project following an invited consultant process of several local engineering companies. Four options were considered including pre-cast panel overlay, poured in-situ wall, rock facing and gravity retaining wall.

The second option for a cast in-situ wall face was selected as the preferred option.

DISCUSSION

Tenders were called for the renewal of the wall and construction of the shared pathway on 20 November 2014 and closed at 2.00pm on 28 January 2015.

Tender documents included a combination of designs prepared by the Council's Engineering Services Department and CSE Tasmania. The tender was advertised in The Advocate newspaper and using Council's internet portal, Tenderlink, to ensure as wide a coverage as possible.

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

TENDERER	PRICE $
Civilscape Contracting Tasmania P/L	473,062.23
Shaw Contracting (Aust) P/L	551,486.00
VEC Civil Engineering P/L	587,579.00
Mead Con	672,418.00
Hardings Hotmix P/L	692,087.55
ESTIMATE	*750,000.00*

VEC Civil Engineering, Shaw Contracting and Hardings Hotmix have all previously carried out civil construction work successfully for the Council. Mead Con has performed building works in the Showground Precinct, and whilst not having specifically performed civil works for the Council, appear to have the relevant experience to complete this project. Civilscape Contracting Tasmania has not carried out any major contract works for the Council but have provided details of car park, road and subdivision works either completed or near completion. It is likely all tenderers would be competent to perform the works.

The Council uses a weighted tender assessment method based on:

. compliance with tender documents;
. experience;
. personnel;
. construction period;
. WHS system and record;
. tender price/value for money.

Shaw Contracting (Aust) P/L achieved the highest rating based on this method.

They are a leading Tasmanian civil contracting company specialising in difficult and challenging projects and have won numerous industry awards for their projects.

They have an integrated management system certified to Australian Standards for Quality, Environmental and Occupational Health and Safety Assurance (ISO 9001, ISO 14001 and AS/NZS 4801). They have also achieved the Federal Safety Commission Certification for the Australian Government Building and Construction OHS Accreditation Scheme.

The provided construction program provides for a completion date toward the end of May 2015 which meets funding and deed acquittal requirements.

CONSULTATION

This item has followed a public tendering process.

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

RESOURCE, FINANCIAL AND RISK IMPACTS

The Tasmanian Government elected in March 2014, made a commitment during the election campaign to assist with funding of the pathway and wall repairs on the western side of the Leven River. This commitment has been confirmed with a Grant for the sum of $675,000. A further amount of $150,000 has been allocated from the Council's Strategic Projects cost centre, providing a total of $825,000 for this project. A Deed has been signed for the Tasmanian Government portion of the project, and all relevant documentation has been provided to satisfy their requirements. The contribution is able to be invoiced when appropriate.

As the contracted section of the works can be accommodated within the budget, additional pathway works between Air Force Park and the Ulverstone Tennis Club courts will either be negotiated with the successful contractor, undertaken by the Council's Works Group or considered as a combination of both options.

The preferred option is that the Council's Works Group undertakes these works. This will be determined by the Works Group's current budget and

workloads. However, this will be investigated and determined in March so as to allow the works to be completed in late May.

The tender from Shaw Contracting P/L can be accommodated within the budget.

CORPORATE COMPLIANCE

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

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

A Connected Central Coast
- Provide for a diverse range of movement patterns
- Connect the people with services
- Improve community well-being

The Environment and Sustainable Infrastructure
- Contribute to a safe and healthy environment
- Develop and manage sustainable built infrastructure
- Contribute to the preservation of the natural environment

Council Sustainability and Governance
- Improve service provision.

CONCLUSION

It is recommended that the tender from Shaw Contracting P/L for the sum of $501,350.90 (excluding GST) [$551,486.00 including GST] for the repair and reconstruction of the existing concrete wall and construction of a shared pathway on the western side of the Leven River north of the Hobbs Parade bridge, Ulverstone be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

■ Cr van Rooyen moved and Cr Viney seconded, "That the tender from Shaw Contracting P/L for the sum of $551,486.00 (including GST) for the repair and reconstruction of the existing concrete wall and construction of a shared pathway on the western side of the Leven River north of the Hobbs Parade bridge, Ulverstone be accepted."

Carried unanimously

52/2015 Public question time

The Mayor introduced public question time at 6.31pm as the business in the open part of the meeting had been dealt with and the Council was about to proceed into the closed section of the meeting.

Questions and replies concluded at 6.47pm.

CLOSURE OF MEETING TO THE PUBLIC

53/2015 Meeting closed to the public

The Executive Services Officer reported as follows:

> "The *Local Government (Meeting Procedures) Regulations 2005* provide that a meeting of a council is to be open to the public unless the council, by absolute majority, decides to close the meeting or part of the meeting because it wishes to discuss a matter (or matters) in a closed meeting and the Regulations provide accordingly.
>
> 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:
>
> . Minutes and notes of other organisations and committees of the Council; and
> . Sale of land at 2 Moore Street, West Ulverstone.
>
> These are matters relating to:
>
> . information provided to the Council on the condition it is kept confidential; and
> . a proposal for the disposal of land."

■ Cr Viney moved and Cr Tongs seconded, "That the Council close the meeting to the public to consider the following matters, they being matters relating to:

. information provided to the Council on the condition it is kept confidential; and
. a proposal for the disposal of land;

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

. Minutes and notes of other organisations and committees of the Council; and
. Sale of land at 2 Moore Street, West Ulverstone."

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

> "1 The *Local Government (Meeting Procedures) Regulations 2005* 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, only the fact that the matter was discussed and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.

2 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.

3 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."

GENERAL MANAGEMENT

54/2015 Minutes and notes of other organisations and committees of the Council

The 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 2005* provide in respect of any matter discussed at a closed meeting that 'the general manager –
>
> (a) is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed; and
>
> (b) is not to record in the minutes of the open meeting the details of the outcome 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."

55/2015 TasWater Quarterly Report to the Owners' Representatives

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

> "This report is to present the TasWater Quarterly Report to Owners' Representatives for the period ended 31 December 2014. This report is provided to all owner councils on an 'In Confidence' basis.
>
> ...
>
> The *Local Government (Meeting Procedures) Regulations 2005* provide in respect of any matter discussed at a closed meeting that 'the general manager –
>
> (a) is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed; and
>
> (b) is not to record the details of the outcome 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."

CORPORATE & COMMUNITY SERVICES

56/2015 Sale of land at 2 Moore Street, West Ulverstone

The Director Corporate & Community Services reported (reproduced in part) as follows:

> "The purpose of this report is to consider the sale of a parcel of land located at 2 Moore Street, West Ulverstone …
>
> ...
>
> The *Local Government (Meeting Procedures) Regulations 2005* provide in respect of any matter discussed at a closed meeting that 'the general manager –
>
> (c) is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed; and
>
> (b) is not to record the details of the outcome 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 7.23pm.

CONFIRMED THIS 16TH DAY OF MARCH, 2015.

Chairperson

(lmm:dil)

Appendices

Minute No. 41/2015	-	Schedule of Development & Regulatory Services Determinations
Minute No. 43/2015	-	Submission to Planning Authority from TasWater – Reference No. TWDA 2014/01382-CC in respect of ancillary dwelling at 18 Queen Street, West Ulverstone – Application No. DA214104
Minute No. 45/2015	-	Schedule of Corporate & Community Services Determinations
Minute No. 46/2015	-	Schedule of Contracts & Agreements
Minute No. 48/2015	-	Schedule of Documents for Affixing of the Common Seal
Minute No. 49/2015	-	Financial statements
Minute No. 50/2015	-	Public Art Policy 2015

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.

Sandra Ayton
GENERAL MANAGER

Appendices

Central Coast Council

List of Development Applications Determined

Period From: 01-Jan-2015 **To** 31-Jan-2015

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA214047	32 West Pine Road West Pine 7316	Discretionary Development Application	Residential (dwelling extension)	11-Sep-2014	21-Jan-2015	36
DA213081	50 Ironcliffe Road Penguin 7316	Discretionary Development Application	Residential (extensions to Coroneagh Park aged care facility)	07-Oct-2014	30-Jan-2015	47
DA214088	2a Maud Street West Ulverstone 7315	Discretionary Development Application	Residential (dwelling extension - BBQ area and carport)	05-Nov-2014	23-Jan-2015	35
DA214089	109 Penguin Road West Ulverstone 7315	Discretionary Development Application	Subdivision (four lots)	06-Nov-2014	19-Jan-2015	36
DA214092	20 Lester Road Penguin 7316	Discretionary Development Application	Visitor accommodation (five units)	13-Nov-2014	29-Jan-2015	39
DA214098	195 Allport Street East Leith 7315	Discretionary Development Application	Subdivision (three lots)	19-Nov-2014	30-Jan-2015	51
DA214102	16 Chamberlain Street Ulverstone 7315	Discretionary Development Application	Residential (dwelling)	24-Nov-2014	05-Jan-2015	42
DA214103	14 Chamberlain Street Ulverstone 7315	Discretionary Development Application	Residential (dwelling)	24-Nov-2014	05-Jan-2015	31
DA214105	6 Helen Street West Ulverstone 7315	Discretionary Development Application	Residential outbuilding (garage extension)	26-Nov-2014	14-Jan-2015	35
DA214107	15 Main Street Ulverstone 7315	Discretionary Development Application	Residential (dwelling extension)	02-Dec-2014	15-Jan-2015	30
DA214110	39 Alexandra Road Ulverstone 7315	Discretionary Development Application	Residential (dwelling and outbuilding)	05-Dec-2014	15-Jan-2015	40
DA214112	5 Levenview Court West Ulverstone 7315	Discretionary Development Application	Residential (dwelling and outbuilding - shed)	08-Dec-2014	16-Jan-2015	39
DA214052	1 Serenity Close Preservation Bay 7316	Discretionary Development Application	Residential dwelling	10-Dec-2014	16-Jan-2015	37

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA214115	8 Horsham Street Ulverstone 7315	Discretionary Development Application	Residential (dwelling extension and outbuildings - carport and shed)	15-Dec-2014	21-Jan-2015	37
DA214117	694 Forth Road Forth 7310	Discretionary Development Application	(CT148450/3) - Residential (dwelling) - variation to maximum height	16-Dec-2014	22-Jan-2015	36
DA214109	103-103A Reibey Street Ulverstone 7315	Discretionary Development Application	Demolition, Replacement General Retail and Hire (shop) and General Residential (two dwellings)	17-Dec-2014	27-Jan-2015	41
DA214114	78 Deviation Road Penguin 7316	Discretionary Development Application	Residential (dwelling extension)	22-Dec-2014	28-Jan-2015	37
DA214108	103 Main Road Penguin 7316	Permitted Development Application	Visitor accommodation (three holiday units)	22-Dec-2014	24-Jan-2015	24
DA214119	10 Tucker Street Ulverstone 7315	Permitted Development Application	Educational and occasional care (additions and alterations)	23-Dec-2014	29-Jan-2015	36
DA214128	605 Castra Road Abbotsham 7315	P1 Use DA	Residential (dwelling extension)	16-Jan-2015	22-Jan-2015	5

SCHEDULE OF DEVELOPMENT & REGULATORY SERVICES DETERMINATIONS
Period: 1 January 2015 to 31 January 2015

Building Approvals - 8

Type	*No.*	*Total Value ($)*
Dwellings	3	995,570
Flats/Units	0	0
Additions	4	232,500
Alterations	0	0
Outbuildings	1	5,000
Other	0	0
The estimated cost of building works totalled		$1,233,070

Minor Works Applications - 1

Plumbing Permits - 8

Special Plumbing Permits (on-site wastewater management systems) - 2

Food Business registrations (renewals) - 21

Food Business registrations - 4

Place of Assembly licences (renewals) - 1

Temporary Food Business registrations - 11

Temporary Place of Assembly licences - 3

Paul Bidgood
DIRECTOR DEVELOPMENT & REGULATORY SERVICES

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in Minute No. 41/2015 of a meeting of the Council held on 16/02/2015
Executive Services Officer

Annexure 5

DOC ID 198370

Phone: 13 6992
Fax: 1300 862 066
Web: www.taswater.com.au

TasWater

Submission to Planning Authority Notice

Council Planning Permit No.	DA214104	Council notice date	5/12/2014

TasWater details

TasWater Reference No.	TWDA 2014/01382-CC	Date of response	15/12/2014
TasWater Contact	Micheal Wells	Phone No.	6422 5401

Response issued to

Council name	CENTRAL COAST COUNCIL
Contact details	planning.cmw@centralcoast.tas.gov.au

Development details

Address	18 QUEEN ST, WEST ULVERSTONE	Property ID (PID)	7746366
Description of development	Ancillary dwelling		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Weeda Drafting & Building Consultants	14514 – 1 to 4		25/11/2014

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

56W CONSENT

1. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.

   Advice: The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;

   a. Existing pipe depth and proposed finished surface levels over the pipe;
   b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
   c. A note on the plan indicating how the pipe location and depth were ascertained.

DEVELOPMENT ASSESSMENT FEES

2. The applicant or landowner as the case may be, must pay a development assessment and Consent to register a Legal Document fee to TasWater for this proposal of:

   1. $197.00

Phone: 13 6992
Fax: 1300 862 066
Web: www.taswater.com.au

TasWater

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.

TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit http://www.taswater.com.au/News/Outages---Alerts for a current list of these areas.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

If you need any clarification in relation to this document, please contact TasWater. Please quote the TasWater reference number. Phone: 13 6992, Email: development@taswater.com.au

Authorised by

Jason Taylor

Development Assessment Manager

CENTRAL COAST COUNCIL
I certify that this is the TasWater submission re 18 Queen Street West Ulverstone - Application No. DA214104 referred to in Minute No. 43/2015 of a meeting of the Council held on 16/02/2015
.....
Executive Services Officer

CENTRAL COAST COUNCIL

SCHEDULE OF CORPORATE & COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Period: January 2015

Abatement notices issued

ADDRESS	PROPERTY ID
Bass Highway, East Ulverstone (Industrial Drive off ramp)	100770.0000
154A Trevor Street, Ulverstone	101670.1340
126A Trevor Street, Ulverstone	101670.1040
59 Upper Maud Street, West Ulverstone	101710.0040
57 Upper Maud Street, West Ulverstone	101710.0020
28 Epsom Road, Penguin	403180.0460

Cor Vander Vlist
DIRECTOR CORPORATE & COMMUNITY SERVICES

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in Minute No. 45/2015 of a meeting of the Council held on 16/02/2015
Executive Services Officer

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900
Fax 03 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

SCHEDULE OF CONTRACTS AND AGREEMENTS
(Other than those approved under the Common Seal)
Period: 1 to 31 January 2015

Contracts

. Contract No. 5/2014-15
BridgePro Engineering
Design and construction of Penguin Creek bridge.
Net Price $227,890.00 (incl. GST)

. Contract No. 7/2014-15
Gradco Pty Ltd
Penguin Landfill Rehabillitation Wetland Construction and Associated Works.
Net Price $211,728.68 (incl. GST)

Agreements

. Tasmanian Mens Shed Association Grant
Department of Premier and Cabinet
Tasmania

. Agreement of Assignment of Lease
Ulverstone Holiday Park
Ulverstone Holdings Pty Ltd

. Sale of Land
18 Eastland Drive, East Ulverstone

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in Minute No. 46/2015 of a meeting of the Council held on 16/02/2015
Executive Services Officer

Sandra Ayton
GENERAL MANAGER

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900
Fax 03 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in Minute No. 48/2015 of a meeting of the Council held on 16/02/2015
Executive Services Officer

SCHEDULE OF DOCUMENTS FOR AFFIXING OF THE COMMON SEAL
Period: 28 January to 16 February 2015

Documents for affixing of the common seal

. Nil

Final plans of subdivision sealed under delegation

· Final Plan
Stubbs Road, Turners Beach
Application No. DA214086

Sandra Ayton
GENERAL MANAGER

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900
Fax 03 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

I certify that this is the Financial Statements referred to in Minute No. 49/2015 of a meeting of the Council held on 16/02/2015

Executive Services Officer

A SUMMARY OF RATES & FIRE SERVICE LEVIES FOR THE PERIOD ENDED 31 JANUARY 2015

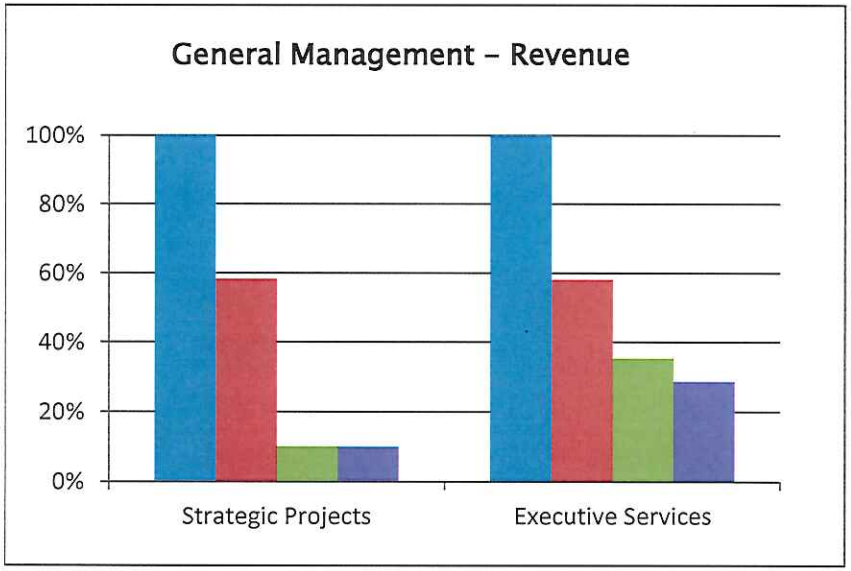
	2013/2014		2014/2015	
	$	%	$	%
Rates paid in Advance	- 692,818.57	-5.16	- 743,602.69	-5.34
Rates Receivable	448,273.95	3.34	500,471.99	3.59
Rates Demanded	13,623,607.14	101.65	14,074,395.59	101.09
Supplementary Rates	47,785.99	0.18	91,897.60	0.66
	13,426,848.51	100.00	13,923,162.49	100.00
Collected	11,012,872.23	82.02	11,705,997.24	84.08
Add Pensioners - Government	826,756.02	6.16	859,199.68	6.17
Pensioners - Council	31,815.00	0.24	30,555.00	0.22
	11,871,443.25	88.42	12,595,751.92	90.47
Remitted	2,284.64	0.02	1,492.78	0.01
Discount Allowed	533,251.96	3.97	554,822.96	3.98
Paid in advance	- 440,261.20	-3.28	- 487,566.26	-3.50
Outstanding	1,460,129.86	10.87	1,258,661.09	9.04
	13,426,848.51	100.00	13,923,162.49	100.00

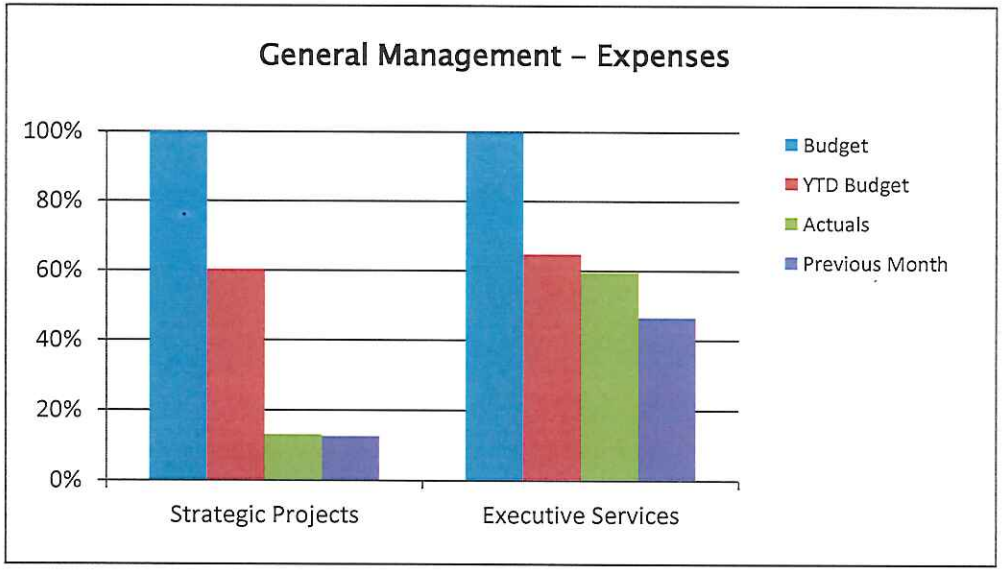
Rachel Morris
ASSISTANT ACCOUNTANT

9-Jan-2015

Finance Report – January 2015

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(1,982,900)	(1,156,670)	(198,491)	(198,491)	(958,179)	(1,784,409)	10%
Executive Services	(16,000)	(9,310)	(5,673)	(4,611)	(3,637)	(10,327)	35%
	$ (1,998,900)	**$ (1,165,980)**	**$ (204,164)**	**$ (203,103)**	**$ (961,816)**	**$ (1,794,736)**	
Expenses							
Strategic Projects	199,900	120,520	26,026	25,126	94,494	173,874	13%
Executive Services	1,580,150	1,021,216	939,278	735,571	81,938	640,872	59%
	$ 1,780,050	**$ 1,141,736**	**$ 965,304**	**$ 760,697**	**$ 176,432**	**$ 814,746**	



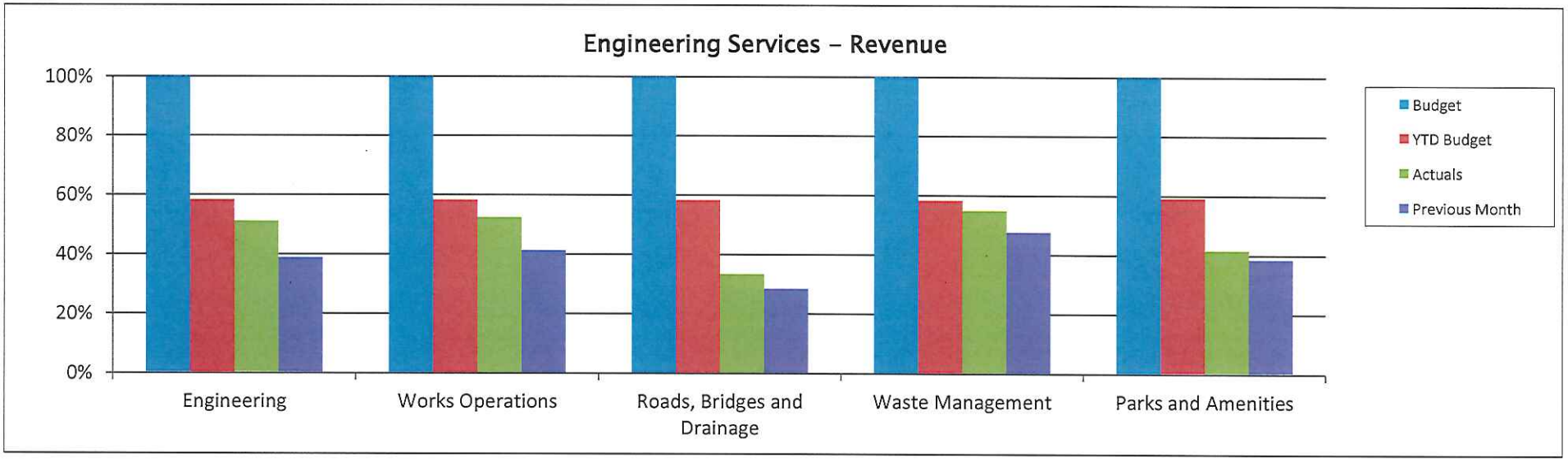


Variance

Strategic Projects	Revenue less than YTD budget – Budget timing – sale of property and capital contributions for Strategic Projects.
Strategic Projects	Expenditure less than YTD budget – Budget timing related mainly to the Mersey Leven Food Hub Project.
Executive Services	Revenue less than YTD budget – Budget timing – plant allocated.
Executive Services	Expenditure less than YTD budget – Budget timing in General Managers Office.

Finance Report – January 2015

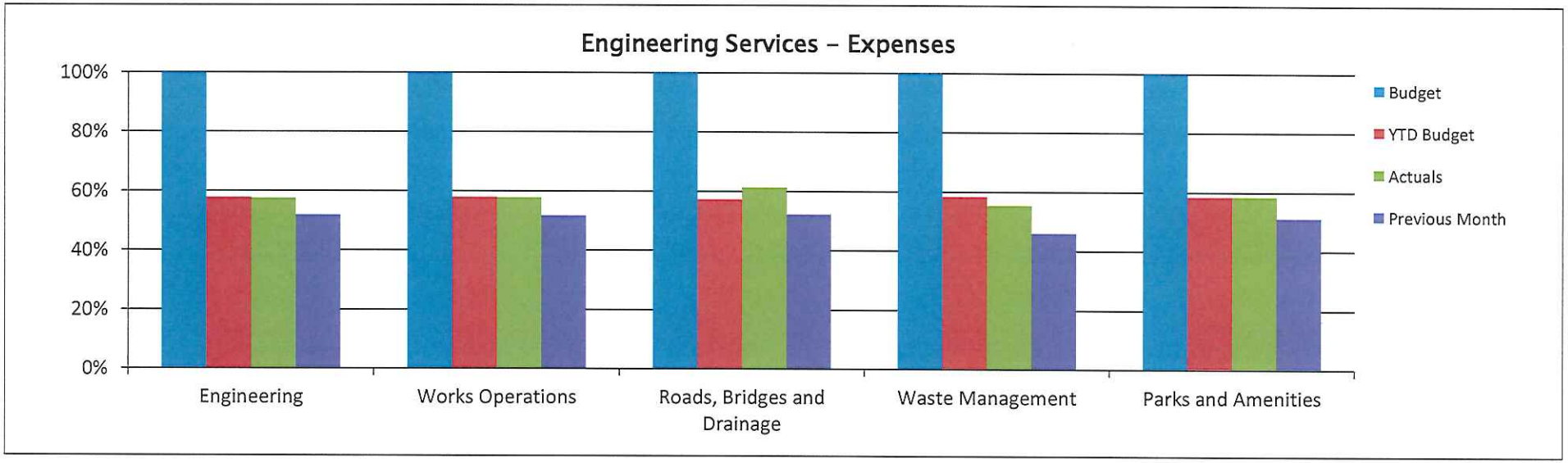
ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,347,000)	(785,820)	(686,621)	(522,184)	(99,199)	(660,379)	51%
Works Operations	(1,124,000)	(655,690)	(588,986)	(463,802)	(66,704)	(535,014)	52%
Roads, Bridges and Drainage	(1,379,000)	(804,370)	(460,537)	(393,326)	(343,833)	(918,463)	33%
Waste Management	(632,000)	(368,550)	(347,084)	(300,865)	(21,466)	(284,916)	55%
Parks and Amenities	(448,390)	(264,955)	(186,037)	(172,542)	(78,918)	(262,353)	41%
	$ (4,930,390)	$ (2,879,385)	$ (2,269,265)	$ (1,852,718)	$ (610,120)	$ (2,661,125)	



Variance

Engineering	Revenue under YTD budget – Timing related to Engineering allocations.
Works Operations	Revenue under YTD budget – Timing related to Works allocations and Plant allocations.
Roads, Bridges and Drainage	Revenue under YTD budget – Capital contributions mainly Roads to Recovery not received.
Waste Management	Revenue under YTD budget – Budget timing mainly plant allocated.
Parks and Amenities	Revenue under YTD budget – Timing related to disposal of property, plant allocated and cemetery fees.

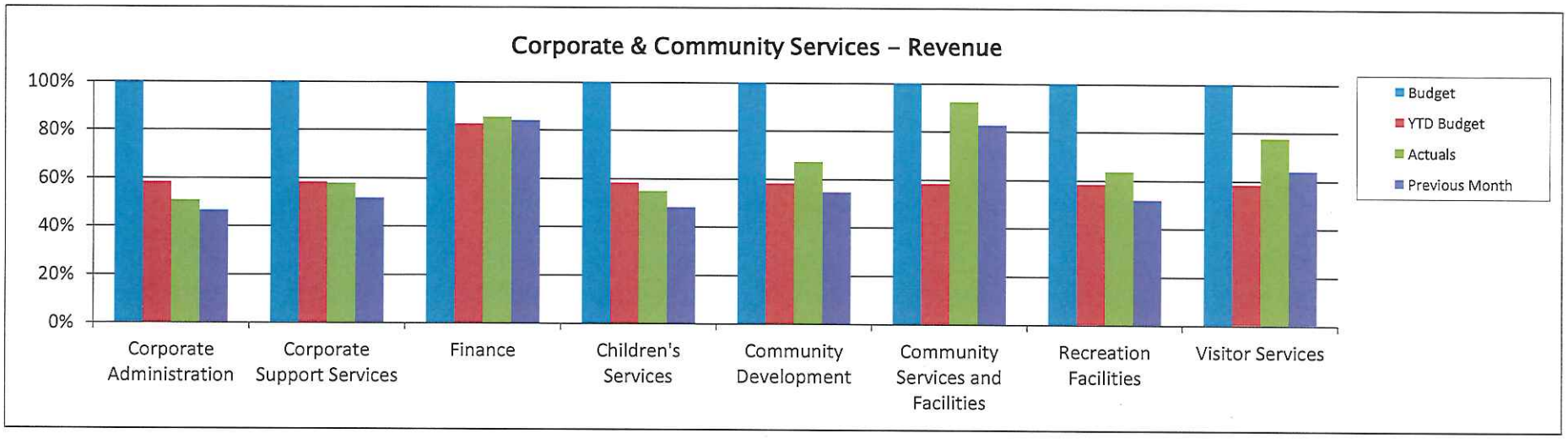
ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,347,000	777,714	774,098	697,987	3,616	572,902	57%
Works Operations	1,150,000	666,358	664,738	595,464	1,620	485,262	58%
Roads, Bridges and Drainage	6,706,900	3,844,780	4,117,925	3,509,986	(273,145)	2,588,975	61%
Waste Management	3,455,000	2,015,605	1,916,066	1,592,159	99,539	1,538,934	55%
Parks and Amenities	2,467,390	1,439,490	1,441,836	1,261,446	(2,346)	1,025,554	58%
	$ 15,126,290	$ 8,743,947	$ 8,914,662	$ 7,657,042	$ (170,715)	$ 6,211,628	



Variance

Engineering	Expenditure under YTD budget – Timing in general.
Works Operations	Expenditure under YTD budget – Timing in general.
Roads, Bridges and Drainage	Expenditure over YTD budget – Storm damage costs exceed estimates and timing in general.
Waste Management	Expenditure under YTD budget – Timing related to garbage and recycling collection costs not received.
Parks and amenities	Expenditure over YTD budget – Timing in general.

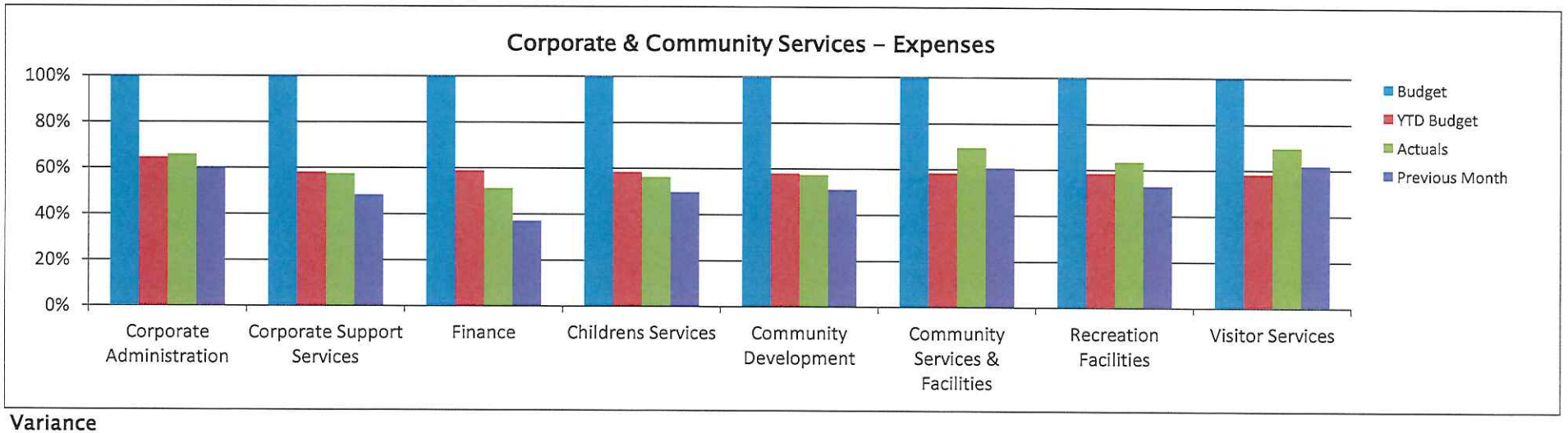
CORPORATE & COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(36,000)	(21,000)	(18,263)	(16,771)	(2,737)	(17,737)	51%
Corporate Support Services	(3,219,000)	(1,877,750)	(1,861,133)	(1,662,863)	(16,617)	(1,357,867)	58%
Finance	(19,980,000)	(16,517,190)	(17,060,988)	(16,803,301)	543,798	(2,919,012)	85%
Children's Services	(1,359,284)	(793,069)	(746,432)	(657,315)	(46,637)	(612,852)	55%
Community Development	(51,449)	(29,949)	(34,674)	(28,134)	4,725	(16,776)	67%
Community Services and Facilities	(1,086,000)	(633,455)	(1,003,095)	(899,094)	369,640	(82,905)	92%
Recreation Facilities	(498,000)	(290,460)	(317,274)	(258,754)	26,814	(180,726)	64%
Visitor Services	(91,000)	(53,085)	(70,664)	(58,321)	17,579	(20,336)	78%
	$ (26,320,733)	$ (20,215,958)	$ (21,112,522)	$ (20,384,554)	$ 896,564	$ (5,208,211)	



Variance

Corporate Support Services	Revenue less than YTD budget - Reallocated labour on-costs behind budget.
Finance	Revenue greater than YTD budget - Rates levied in full before discounts and remissions.
Children's Services	Revenue less than YTD budget - Utilisation of Ulverstone Child Care Centre behind estimates.
Community Services and Facilities	Revenue greater than YTD budget - Aged Persons Home Units change.
Recreation facilities	Revenue greater than YTD budget - Timing - revenue and plant allocated ahead of estimates.
Visitor Services	Revenue greater than YTD budget - Gross ticket sales receipts and Penguin Visitor Information Centre revenue.

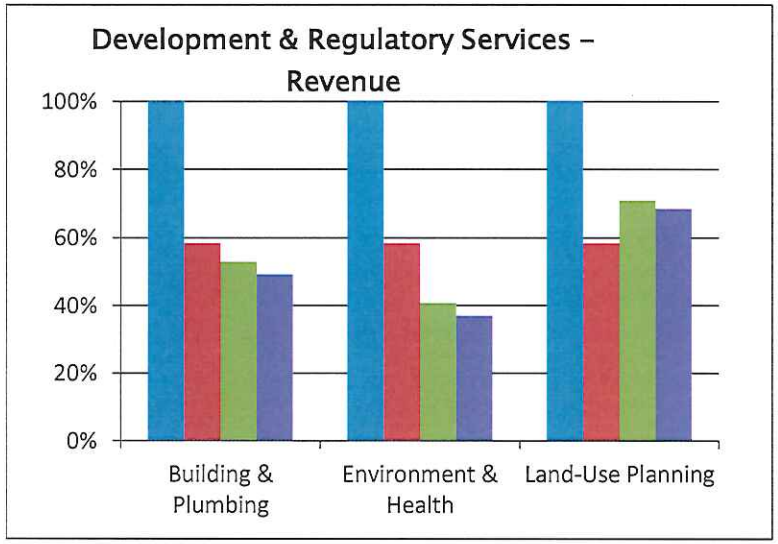
CORPORATE & COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Corporate Administration	746,350	481,150	490,524	447,184	(9,374)	255,826	66%
Corporate Support Services	3,914,000	2,271,770	2,243,135	1,896,022	28,635	1,670,865	57%
Finance	1,661,000	977,256	850,252	615,514	127,004	810,748	51%
Children's Services	1,332,284	777,079	748,984	664,440	28,095	583,300	56%
Community Development	730,449	422,748	418,816	373,373	3,932	311,633	57%
Community Services and Facilities	1,495,000	871,060	1,037,686	906,318	(166,626)	457,314	69%
Recreation Facilities	1,866,000	1,089,635	1,182,693	988,487	(93,058)	683,307	63%
Visitor Services	294,000	170,542	204,539	181,570	(33,997)	89,461	70%
	$ 12,039,083	$ 7,061,240	$ 7,176,629	$ 6,072,909	$ (115,389)	$ 4,862,454	

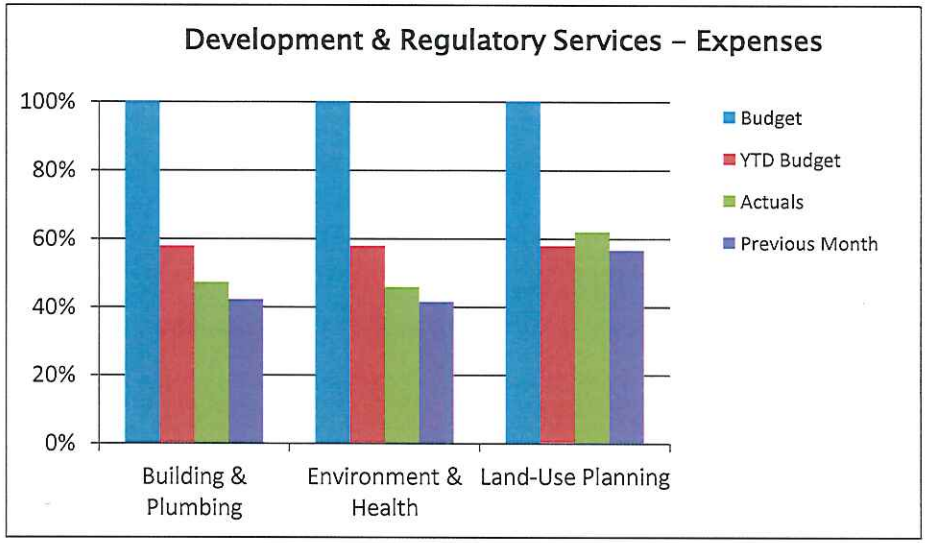


Variance

Corporate Support Services	Actuals less than YTD budget –Timing of expenses mainly labour on-costs and computer maintenance.
Finance	Actuals less than YTD budget –Timing of expenses mainly Fire Service contribution and Land Tax.
Children's Services	Actuals less than YTD budget – Reduction in staff costs to offset reduction in numbers.
Community Services and Facilities	Actuals greater than YTD budget – Aged Persons Home Units change.
Recreation Facilities	Actuals greater than YTD budget – Actual costs tracking ahead of estimates particularly in maintenance.
Visitor Services	Actuals greater than YTD budget –Ticket sale reimbursements more than budget and Visitor Centre operational costs.

DEVELOPMENT & REGULATORY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(289,000)	(168,560)	(152,337)	(141,805)	(16,223)	(136,663)	53%
Environment and Health	(107,000)	(62,440)	(43,565)	(39,604)	(18,875)	(63,435)	41%
Land-Use Planning	(143,000)	(83,440)	(101,409)	(97,875)	17,969	(41,591)	71%
	$ (539,000)	**$ (314,440)**	**$ (297,311)**	**$ (279,285)**	**$ (17,129)**	**$ (241,689)**	
Expenses							
Building and Plumbing	583,000	337,388	275,249	246,417	62,139	307,751	47%
Environment and Health	411,000	237,586	188,315	170,757	49,271	222,685	46%
Land-Use Planning	550,000	318,063	340,739	310,851	(22,676)	209,261	62%
	$ 1,544,000	**$ 893,037**	**$ 804,303**	**$ 728,026**	**$ 88,734**	**$ 739,697**	



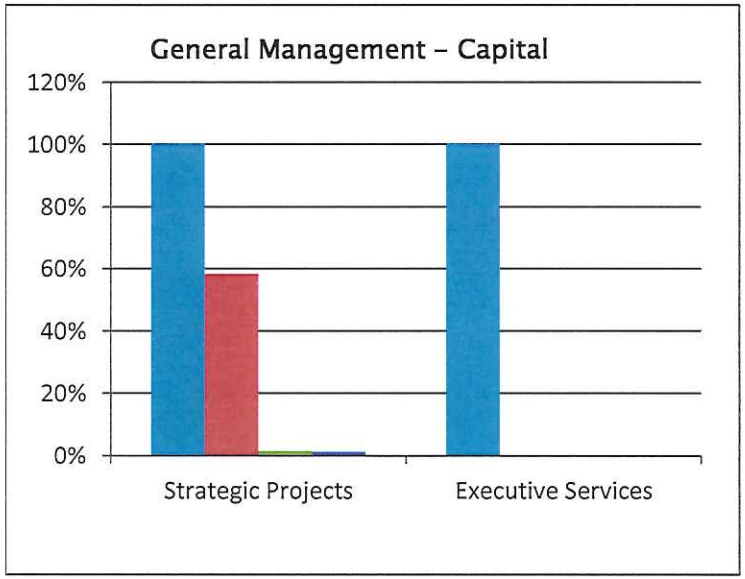


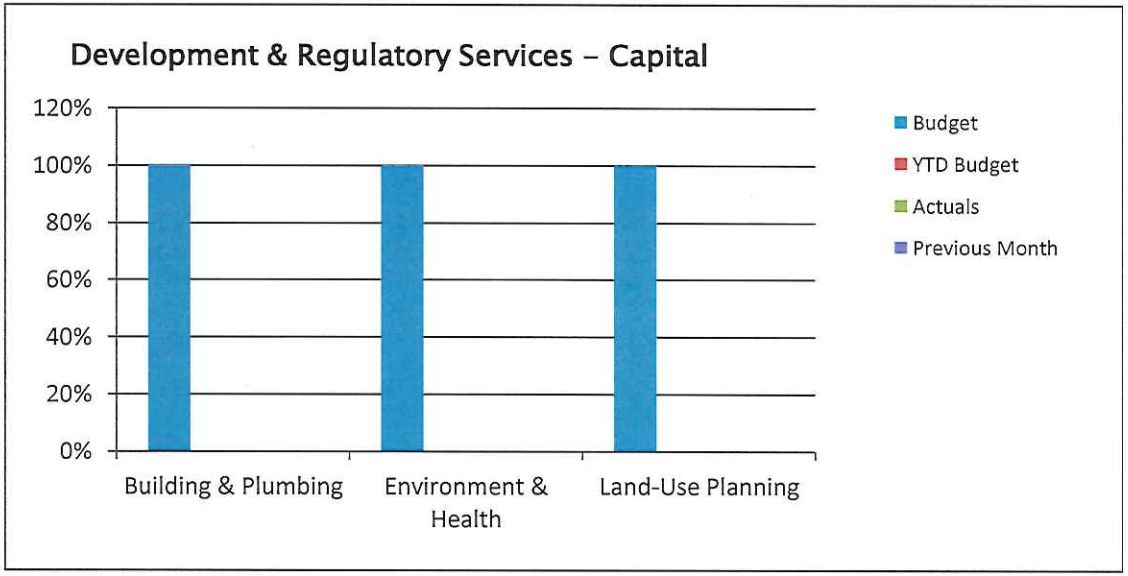
Variance

Building and Plumbing	Revenue less than YTD Budget - Building charges behind estimates.
Building and Plumbing	Expenses less than YTD Budget - Lower staff costs, Building Act Levies & Building Industry Training fees.
Environment and Health	Revenue less than YTD Budget - Plant allocated and licence fees behind estimates.
Environment and Health	Expenses less than YTD Budget - Staff and vehicle costs better than budget.
Land-Use Planning	Revenue greater than YTD Budget - Valuation fees for Water Street.
Land-Use Planning	Expenses greater than YTD Budget - Legal costs greater than budget.

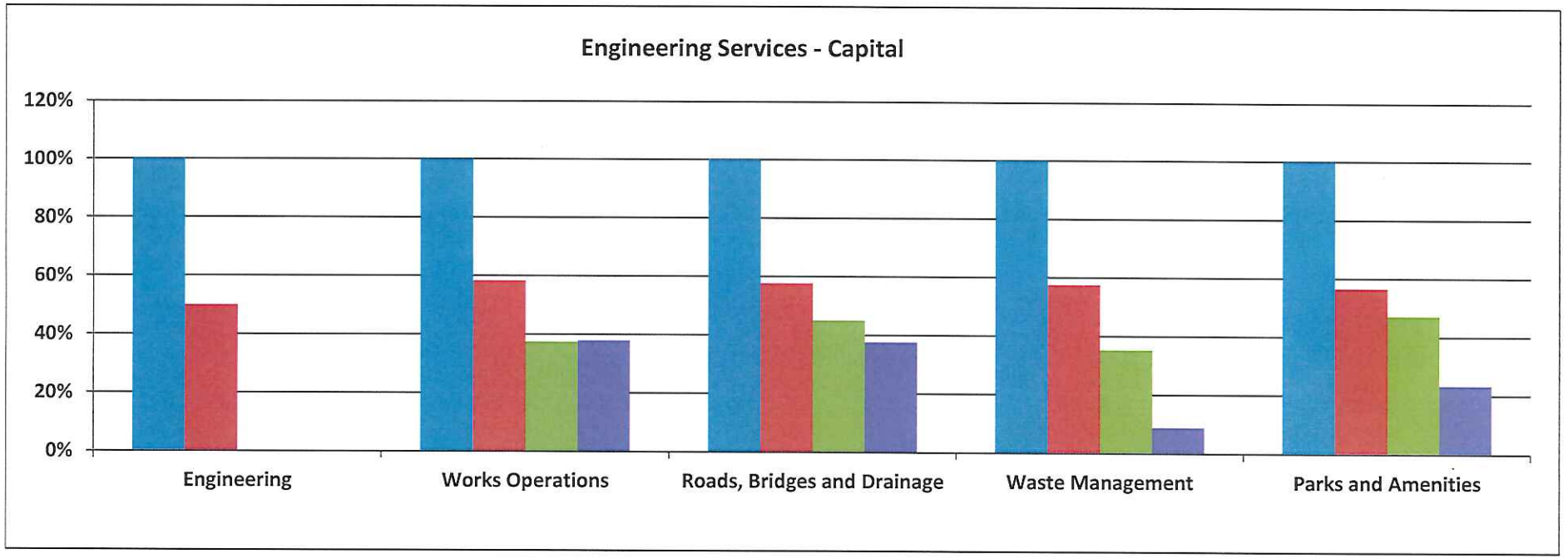
Finance Report - January 2015

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	2,192,000	1,278,690	31,963	28,695	1,246,727	2,160,037	1%
Executive Services	-	-	-	-	-	-	0%
	$ 2,192,000	$ 1,278,690	$ 31,963	$ 28,695	$ 1,246,727	$ 2,160,037	
DEVELOPMENT & REGULATORY SERVICES							
Building & Plumbing	-	-	-	-	-	-	0%
Environment & Health	-	-	-	-	-	-	0%
Land-Use Planning	-	-	-	-	-	-	0%
	$ -	$ -	$ -	$ -	$ -	$ -	

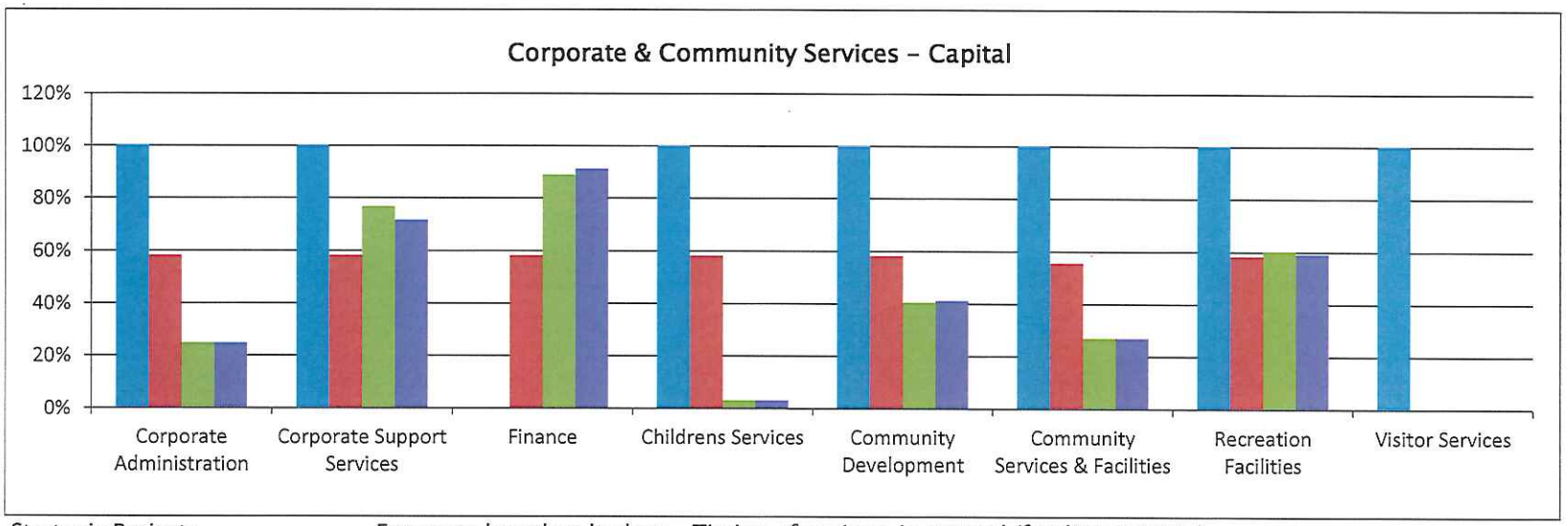




	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
ENGINEERING SERVICES							
Engineering	60,000	30,000	–	–	30,000	60,000	0%
Works Operations	414,000	241,450	155,625	157,368	85,825	258,375	38%
Roads, Bridges and Drainage	3,974,000	2,292,590	1,789,996	1,498,396	502,594	2,184,004	45%
Waste Management	711,000	408,540	251,436	61,986	157,104	459,564	35%
Parks and Amenities	685,000	387,050	322,401	158,959	64,649	362,599	47%
	$ 5,844,000	**$ 3,359,630**	**$ 2,519,458**	**$ 1,876,709**	**$ 840,172**	**$ 3,324,542**	



	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
CORPORATE & COMMUNITY SERVICES							
Corporate Administration	123,000	71,725	30,465	30,465	41,260	92,535	25%
Corporate Support Services	134,000	78,190	102,927	96,139	(24,737)	31,073	77%
Finance	–	–	–	–	–	–	0%
Childrens Services	17,000	9,915	15,130	–	(5,215)	1,870	0%
Community Development	191,000	111,325	5,983	5,983	105,342	185,017	3%
Community Services & Facilities	440,000	256,600	178,374	181,839	78,226	261,626	41%
Recreation Facilities	177,000	98,540	47,729	47,729	50,811	129,271	27%
Visitor Services	160,000	93,335	96,472	94,670	(3,137)	63,528	60%
	$ 1,242,000	**$ 719,630**	**$ 477,079**	**$ 456,824**	**$ 242,551**	**$ 764,921**	



Strategic Projects	Expenses less than budget – Timing of projects in general (funding receipts).
Works Operations	Expenses less than budget – Timing of projects mainly Depot and Emergency Services.
Roads, Bridges and Drainage	Expenses less than budget – Timing of projects mainly roads, bridges and carparks.
Waste Management	Expenses less than budget – Timing of projects mainly Penguin Refuse Disposal Site rehabilitation.
Parks and Amenities	Expenses less than budget – Timing of projects mainly Cemeteries and Public Amenities.
Corporate Administration	Expenses less than budget – Timing of projects mainly customer service counter.
Corporate Support Services	Expenses greater than budget – Timing of computer equipment purchases.
Community Development	Expenses less than budget – Timing of projects mainly Ulverstone History Museum.
Community Services & Facilities	Expenses less than budget – Timing of projects mainly Cultural Amenities.
Recreation Facilities	Expenses less than budget – Timing of projects mainly Active Recreation.

BANK RECONCILIATION

FOR THE PERIOD 1 JANUARY TO 31 JANUARY 2015

Balance Brought Forward (31/12/2014)	8,232,518.49
Add, Revenue for month	1,285,370.95
	9,517,889.44
Less, Payments for month	2,447,905.86
Balance as at 31 January 2015	7,069,983.58

Balance as at Bank Account as at 31 January 2015	432,359.91
Less, Unpresented Payments	- 152,430.82
	279,929.09
Cash on Hand	- 265,321.09
Operating Account	14,608.00
Interest Bearing Term Deposits	7,055,375.58
	7,069,983.58

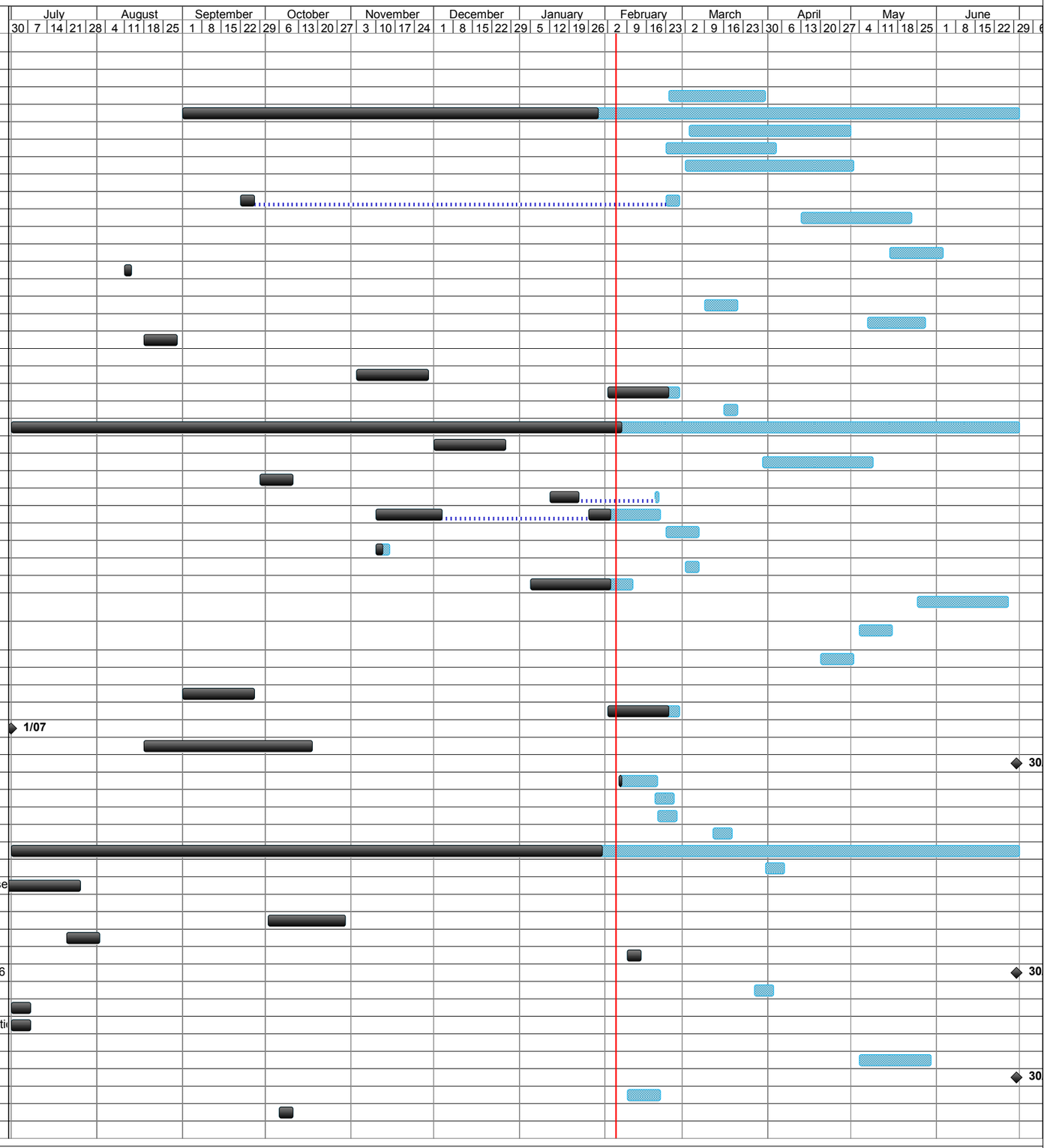
Andrea O'Rourke
ASSISTANT ACCOUNTANT

09-February-2015

Works Programme 2014-2015

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes
	Works Schedule 2014-2015	**$7,872,500**	
	CAPITAL WORKS PROGRAMME 2014-15	**$7,872,500**	
	Strategic Projects	**$1,621,000**	
	Reibey Street beautification	$100,000	Eastern block
	Dial Regional Sports Complex	$200,000	Design...
	Wharf Redevelopment	$176,000	Pontoon
	Wongi Lane bus interchange	$320,000	Re-arrangement to allow bus facilities
	Leven River seawall & pathway	$825,000	Bridge to Airforce Park
	Property Management	**$442,000**	
	Russell Avenue	$42,000	Footpath, driveways etc.
	Dial Road Development	$400,000	Surplus to DRSC south of Recreation Drive
	Works Depot	**$75,000**	
	Ulverstone Depot - Washdown Bay	$70,000	Adjacent to Pound
	Painting Program - Stage 2	$5,000	Shed alterations - BSI audit
	Emergency Services	**$99,000**	
	Forth River - Flood Resilience Program	$74,000	Extension of existing foreshore protection
	Buttons Creek - Flood Resilience Program	$15,000	
	SES - Building & Equipment	$10,000	
	Roads - Urban Sealed	**$1,162,000**	
	Street Resealing - Preparation	$50,000	
	Street Resealing	$170,000	
	Victoria Street Laneway	$2,000	
	Traffic Management Safety Improvements	$20,000	
	Victoria Street	$180,000	Wongi Lane to Reibey Street
	Hobbs Parade	$130,000	South Side, Helen Street to Queen Street
	Jermyn Street	$115,000	South end near Trevor Street
	Henslowes Road	$45,000	West of Southern Cross Drive
	Trevor Street	$230,000	South Side - 44 to Wrights Road
	Cornelia Street	$35,000	Goddard Street to Hendriks Street
	Safe Cycling Routes	$5,000	Reibey Street bicycle racks
	Railway Crossings	$20,000	
	Kerb Ramps	$40,000	
	Crescent Street/Reibey Street/Kings Parade Intersection	$20,000	
	Knights Road/Bladen Lee Crescent Intersection Improvements	$50,000	Improve sight distance
	Main Road Penguin	$50,000	Pedestrian Crossing
	Roads - Rural Sealed	**$1,269,000**	
	Road Resealing - Preparation	$100,000	
	Road Resealing	$607,000	
	Raymond Road Landslip	$10,000	
	South Riana Road	$327,000	Final stage - lookout to 1512 access
	Gunns Plains Road	$0	Deferred - Corner stabilisation works
	Leith Road	$30,000	Embankment stabilisation
	Intersection Improvements	$20,000	Nietta sight bench
	Nietta Drainage	$20,000	Culvert upgrade
	Zig Zag Road Area Safety Audit	$15,000	
	Traffic Management Safety Improvements	$5,000	
	South Road Guardrail	$35,000	Extension from existing to 530 access
	Forth Road Safety Improvements	$100,000	Carryover - Seal, Linemarking & Property Purchase
	Footpaths	**$263,000**	
	Victoria Street	$50,000	Wongi Lane to Reibey Street
	Margaret Place/South Road	$38,000	Upgrade walkway link
	Quadrant - Lions Park	$40,000	Reseal
	Midway Point - Preservation Drive	$0	Deferred - Section of shared pathway opposite 196
	Dial Street	$5,000	Carryover - Interpretation Signage
	Riverside to Nicholsons Point	$5,000	Carryover
	Crescent Street/Main Street Railway Crossing	$125,000	Carryover - install railway crossing behind informati
	Bridges	**$312,000**	
	Penguin Creek - Browns Lane Replacement	$292,000	Replace
	Buttons Creek - Edinborough Road Replacement	$0	Deferred - Replace
	Forth Overflow Painting	$20,000	Re-paint steel rail
	East Gawler River - Central Castra Road Replacement	$0	Carryover - seal roadway
	Carparks	**$265,000**	

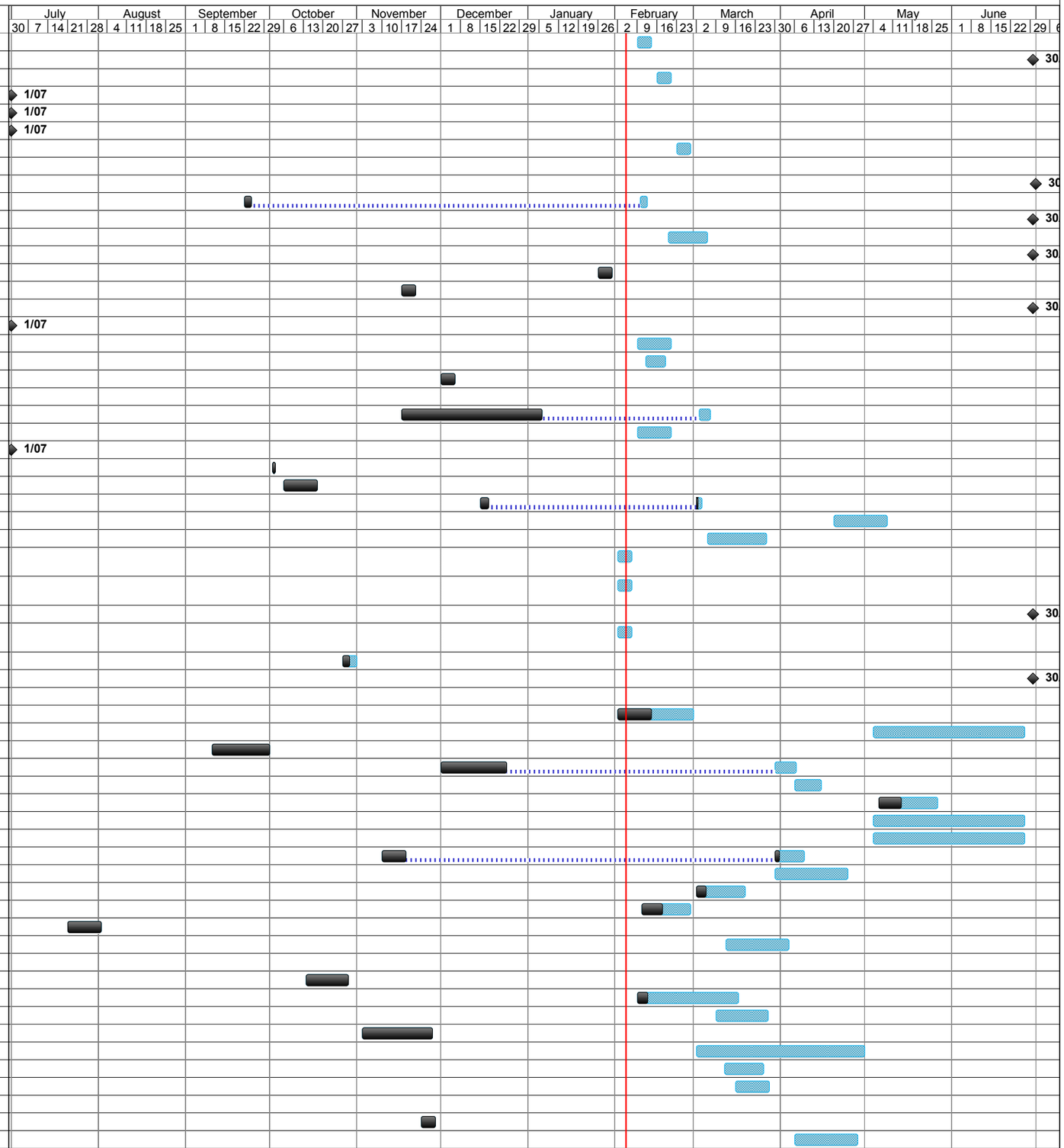


Date: Thu 5/02/15 19 Task Progress

Works Programme 2014-2015

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes
	River Road Recreation Ground	$60,000	Reseal
	West Ulverstone Recreation Ground	$0	Deferred - Reseal
	Turners Beach Recreation Ground	$40,000	Reseal
	Disabled Parking Spaces	$25,000	Linked to Strategy outcomes
	Carpark Signage	$50,000	Linked to Strategy outcomes
	Strategy Items	$50,000	Furners, Safety, On Street Linemarking
	Riana Recreation Ground	$40,000	Gravel & Seal
	Drainage	**$153,000**	
	Side Entry Pits	$0	Deferred
	Amy Street Outfall	$20,000	Remove old pipe support & scour pad
	South Road/Lyndara Drive	$0	Deferred - Upgrade link - Capacity issue
	121A South Road	$30,000	Upgrade link - Capacity issue
	Trevor Street	$0	Deferred
	116 Main Road	$20,000	Replace blocked pipeline
	Lloyd Street Drainage	$5,000	Connection to No. 22 Lloyd Street
	SW Management Plan Outcomes	$0	Deferred
	Miscellaneous Drainage	$17,000	
	Westland Drive	$30,000	Install subsoil drainage
	710 Forth Road	$10,000	Rearrangement of pipe outlet
	Westella Drive	$6,000	Carryover - open drain & topsoil
	Household Garbage	**$636,000**	
	Penguin RDS - Site Rehabilitation	$475,000	
	Ulverstone Transfer Station - Site Rehabilitation	$10,000	Site investigation works.
	Resource Recovery Centre - Site Development	$5,000	General
	Resource Recovery Centre - Under cover storage	$2,000	
	Resource Recovery Centre - Security System	$8,000	
	Resource Recovery Centre - Switchboard Upgrade	$5,000	
	Resource Recovery Centre - Rehabilitation	$40,000	Rehabilitate finished levels.
	Resource Recovery Centre - Leachate Improvements	$50,000	Leachate drainage
	Castra Transfer Station - Site Development & Rehabilitation	$10,000	Site investigation.
	Preston Transfer Station - Site Development & Rehabilitation	$6,000	
	Preston Transfer Station - Safety Improvements	$0	Deferred...
	South Riana Transfer Station - Site Development & Rehabilitation	$5,000	Site investigation.
	South Riana Transfer Station - Safety Improvements	$20,000	Fall Arrest Gate...
	Resource Recovery Centre - Fire Fighting Facility	$0	Deferred
	Parks	**$271,500**	
	Beach Access Upgrades	$5,000	
	Beach Road - Coastal Expansion/Tree Line	$10,000	
	Bicentennial Park - West Trail Upgrade	$10,000	
	Fairway Park - Beach Road	$10,000	
	Flagpole Replacements	$5,000	
	Hiscutt Park Siltation Investigation	$5,000	
	Industrial Estate Greenbelt	$15,000	
	Nicholsons Point Redevelopment	$35,000	
	Park Asset Renewals	$20,000	
	Park Signage Upgrades	$10,000	
	Playground Renewals	$42,000	
	Playground Upgrades (Open Space Plan)	$14,500	
	Robins Roost Footpath	$15,000	
	Sulphur Creek Hall Playground	$50,000	
	Public Amenities	**$287,000**	
	Public Toilet Location/Directional Signage	$20,000	
	Merv Wright Fountain Upgrade	$70,000	
	Public Toilet Signage Upgrade	$5,000	
	Shrine Of Remembrance - Security	$3,000	
	Sulphur Creek Hall Toilets	$100,000	
	Toilet Furniture Upgrade Program	$5,000	
	Toilet Refurbishment Program	$20,000	
	Cemeteries	**$55,000**	
	Memorial Park - Area E pre-development	$5,000	
	Memorial Park - Entry Upgrade	$10,000	



Date: Thu 5/02/15 19 | Task | Progress

Works Programme 2014-2015

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes
	Memorial Park - Memorial Garden Extension	$15,000	
	Memorial Park - New Plinths	$15,000	
	Memorial Park - Watering System	$10,000	
	Administration Centre	**$125,000**	
	Carpet Replacement Program	$10,000	
	Lighting Replacement Program	$10,000	
	Painting Program	$5,000	
	Security Upgrade	$30,000	
	Customer Service Counter - 1st Floor	$70,000	
	Cultural Activities	**$174,000**	
	Ulverstone History Museum - Electrical Upgrade	$10,000	
	Ulverstone History Museum - Façade Replacement Program	$10,000	
	Ulverstone History Museum - Insulation and Amenities	$144,000	
	Ulverstone History Museum - Weatherproofing	$10,000	
	Control of Animals	**$25,000**	
	Dog Exercise Area - Penguin	$25,000	
	Housing	**$140,000**	
	Aged Person Home Units - External Rehabilitation Program	$50,000	
	Aged Person Home Units - Electrial Replacement Program	$15,000	
	Aged Person Home Units - Fencing/Surrounds	$10,000	Annlyn Units - Footpath/Pavers
	Aged Person Home Units - HWC Replacement Program	$15,000	
	Aged Person Home Units -Internal Rehabilitation Program	$50,000	
	Cultural Amenities	**$126,000**	
	Civic Centre - Painting Program	$10,000	
	Ulverstone Wharf Redevelopment - Bollards	$20,000	
	Ulverstone Wharf Redevelopment - Storage Building	$96,000	
	Public Halls and Buildings	**$35,000**	
	Ulverstone Surf Club - Balcony Structure Repair	$5,000	
	Ulverstone Surf Club - Roof Replacement Program	$30,000	
	Caravan Parks	**$50,000**	
	Ulverstone Caravan Park - Electrical Upgrade	$40,000	
	Ulverstone Caravan Park - Painting Program	$10,000	
	Swimming Pool and Waterslide	**$10,000**	
	Waterslide Pump Renewal	$10,000	
	Active Recreation	**$89,000**	
	Goal Post Renewals	$15,000	
	Recreation Ground Lighting Assessments	$6,000	
	River Park - Ground Resurface	$10,000	
	Ulverstone, Showgrounds, Sports and Leisure Centre - Community Precinct Carpark	$13,000	
	Ulverstone, Showgrounds, Sports and Leisure Centre - Pavillion Refurbishment	$40,000	
	Poultry Pavillion Review	$5,000	
	Recreation Centres	**$18,000**	
	Ulverstone, Showgrounds, Sports and Leisure Centre - Domitory Washing Machine	$2,000	
	Ulverstone, Showgrounds, Sports and Leisure Centre - Office Refurbishment	$6,000	
	Ulverstone, Showgrounds, Sports and Leisure Centre - Squash Court Lighting Upgrade Program	$10,000	
	Visitor Information Services	**$150,000**	
	Ulverstone Visitor Information Centre - Partial Roof Replacement	$150,000	
	Child Care	**$20,000**	
	Ulverstone Child Care Centre - Internal/external painting program	$5,000	
	Ulverstone Child Care Centre - Shade Sail	$15,000	
	LEGEND	**$0**	
	Not Started	$0	
	Commenced (Construction or Preliminaries)	$0	
	Complete	$0	
	Deferred	$0	Deferred

Date: Thu 5/02/15 19 | Task | Progress

CENTRAL COAST COUNCIL

I certify that this is the Public Art Policy 2015 referred to in Minute No. 50/2015 of a meeting of the Council held on 16/02/2015

Executive Services Officer

PUBLIC ART POLICY

February 2015

CENTRAL COAST COUNCIL

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POLICY

The Central Coast Council's art collection includes monuments, memorials, sculptures and fountains located in public spaces, as well as the collection of artworks from the ArtEx exhibition which commenced in 1988. The Central Coast Council recognises the role public art can play in enriching the lives of residents and visitors, and the opportunity it creates to promote cultural and economic development. The collection reflects the history and heart of Central Coast and contributes to a sense of identity and place whilst adding to the beauty of the public domain.

PURPOSE

Councils play a key role in the development of public spaces and as such hold the key to including public art in its many forms in urban and rural environments, whether through direct commissions or in partnership with business and other tiers of government, or through community driven initiatives.

This Policy provides the framework for the process by which the Council will support and manage initiatives in the development of public art and manage, co-ordinate and preserve the Central Coast's existing public art resources.

BACKGROUND AND COMMITMENT

In the Central Coast Strategic Plan 2014-2024 the Vision outlined for Central Coast going forward is:

> *Central Coast - Living our potential*
>
> We are a vibrant, thriving community that continues to draw inspiration and opportunities from its natural beauty, land and people and connected by a powerful sense of belonging.

Public art provides a platform for the Central Coast community to express this vision.

Under Strategic Direction 3 – Community Capacity and Creativity of the Central Coast Strategic Plan 2014-2024, the Council committed to:

> "In conjunction with community, volunteer and business groups, develop capacity and cultivate a culture that values and showcases creativity, encourages community-based solutions, stimulates innovation and supports innovators in order to achieve quality opportunities and outcomes across all sections of the community."

A Public Art Policy provides the framework for contributing to this commitment, and aligns with the Council's identified outcomes for the area including:

1 a sense of community;
2 a strong identity; and
3 creative energy.

SCOPE

This Public Art Policy is restricted to areas of public art.

DEFINITIONS OF PUBLIC ART

Definition of public art

There is no simple definition of public art, however for the purpose of this document public art is regarded as the artistic expression of an art practitioner presented within the public arena, outside the traditional gallery system, where it is accessible to a broad audience.

Public art works can include not only what is considered 'high' or 'fine' art or monumental works but also design elements such as street furniture, balustrading, architectural details, streetscape elements and interpretive materials.

This includes work and activities from a broad range of disciplines including visual arts, craft, design, electronic and computer art, performance, sound and ephemeral art.

Definition of types of public art

Functional - seating, lighting, bollards etc.

Decorative - for example incorporated imagery or sculpture in a structure such as paving.

Iconic - stand-alone sculptural works.

Integrated - fully incorporated within the design such as floor or window design.

Site specific - specifically for and responsive to a particular site, thematically or through use of scale and materials.

Interpretive - to describe or educate, inform on issues, events, situations. For example signage, plaques, murals or text based work.

Temporary/ephemeral - the work is not intended to be permanent – could be part of a performance, event, garden or natural area.

Memorial, commemorative/celebratory - acknowledging or recalling an event, activity or person important to the local community – temporary or permanent.

Definition of public arena

The public arena may be an indor or outdoor space provided it is accessible to the general public, these may include but are not limited to parks, precincts, public buildings (interior and exterior) and natural areas, beaches, foreshores and reserves.

Definition of community art

Community art may also take place in the public domain, but is not generally defined as public art.

Community art integrates social change with creative practice principles, using art as a tool for social change. The community works together to express and/or articulate a collective vision in a creative way through the development of art work that may take place or be viewed in a public location. Community development principles and practices are given comparable focus to artistic or creative outcomes. Ideally a trained artist and/or community arts worker facilitates community arts projects.

Many community arts projects are ephemeral (last for a short time). However, at times community arts projects may result in permanent art works in public places and should be guided by the principles of the Public Art Policy.

OBJECTIVES

The Central Coast Public Art Policy has been developed so that its aims and objectives can be implemented in a coherent and consistent manner in conjunction with the Council's wider long-term objectives for Central Coast.

This Policy provides a clear and comprehensive framework for public art development, administration, implementation and management and ensures the efficiency, transparency and equitability of the public art selection process.

The Policy encourages ongoing inter-departmental, community and private sector partnerships to support and promote public art in Central Coast, as well as an increase in the community's access to public art held by the Central Coast Council.

The Public Art Policy affirms the Council's commitment to arts and culture as outlined in the Central Coast Strategic Plan 2014-2024.

COUNCIL SUPPORT OF PUBLIC ART

The Council's role in a public art program

The support and development of artistic activity (including public art) is a vital part of determining, expressing and expanding a sense of identity for Central Coast. It also provides an avenue for the distinct communities within Central Coast to celebrate and recognise their uniqueness and diversity.

The Council will support in principal the use of public art to:

- promote creativity;
- enhance urban design;
- highlight a diversity of perspectives; and
- demonstrate a commitment to arts and culture.

BENEFITS

Within the community, public art can:

- develop community pride and a sense of belonging – a distinctive sense of place;
- create an environment that is stimulating and enjoyable;
- reflect diversity within the community, as well as diverse expressions of art;
- provide educational opportunities to students and those outside a formal study structure;
- create an emotional response from viewers;
- prompt community interaction and conversation;
- expand interaction between the broader community and the arts and cultural sector;
- contribute to the development of cultural tourism;
- develop a modern cultural heritage;
- create marketing and promotional opportunities;
- stimulate economic activity by providing opportunity for new business and residents;
- restore and revitalise urban areas;
- shape and reflect Central Coast's identity and distinctiveness;
- create meeting places and focal points;
- create opportunities for artists; and
- encourage partnerships between all levels of government agencies and business.

PARTNERSHIPS AND OPPORTUNITIES

Partnerships

The Council will explore and build strategic partnerships to maximise public art opportunities across Central Coast.

- *Government*: Develop relationships with key stakeholders to create opportunities for public art projects. Partners may include education providers, local and national arts organisations, Australia Council, academic institutions and other municipalities and government agencies.

- *Business*: Build and develop partnerships with businesses with a local presence to encourage the inclusion of public art into new developments.

- *Community*: Facilitate artists, artist groups and community organisations to develop public art opportunities.

Opportunities

Some possible opportunities for the development of public art in Central Coast are:

- integrated public art as part of street-scape developments;
- development of public art along Central Coast's shared pathway;
- ephemeral art works in conjunction with natural and recreation environments such as the Penguin Mountain Bike Park and the Penguin sea wall;
- partnering with local art groups;
- inclusion of public art in urban and town developments for example murals such as:
  - Light Horse Park;
  - the Ulverstone Wharf Precinct;
  - the Ulverstone Civic Centre surrounds;
  - Apex Park; and
  - the Ulverstone History Museum Precinct.

COMMUNITY ENGAGEMENT

To enable the community to engage with the Central Coast public art collection the Council will:

- develop a curated list of the ArtEx collection, including where available, artist biographies;
- hold an exhibition for the community once every five years of the ArtEx collection;
- provide opportunities for local schools to borrow (two dimensional) pieces from the ArtEx collection; and
- showcase pieces from the collection on the Council's website.

COLLECTION MANAGEMENT

- Public art will be placed on the Council's Asset Register.
- Establish a curatorial approach to the management and maintenance of the public art collection, including the Council's ArtEx collection.
- Records will be kept of maintenance and condition of the Council's public art assets.
- Develop cross workgroup procedures within the Council to facilitate the inclusion of public art within the Council's infrastructure projects.
- Annual budget allocation for the maintenance of public art.
- Identify possible future sites for the development of public art.
- Consider, where appropriate, the allocation of funds for public art within the Council's infrastructure developments.
- Encourage developers to consider making provision for public art in new developments.
- Investigate opportunities for better promotion of public art in Central Coast, including memorials.

GUIDELINES FOR PUBLIC ART

Community proposed public art projects

Public art put forward by either individual members of the community, or community groups, will be an important driver in the field of public art work in Central Coast.

However, as public art has the potential to impact on communal spaces and on the broader community, any public art proposal will be required to submit a "Community Initiated Public Art Application Form" (Appendix A) which is available from the Council or can be downloaded from the Council's website. Public art projects may only proceed following completion and assessment of the appropriate form.

Applicants are invited to contact the Community Development Officer on tel. (03) 6429 8900 to discuss any community initiated public art proposal before submission.

Proponents will need to complete the above-mentioned form and submit all relevant details and attachments, site specifications, scale visuals and relevant letters of support.

Risk assessment

Community initiated public art by its very nature exists in the public arena. Therefore it must be evaluated for potential public risk.

At the concept stage applicants should consider:

- engineering specifications;
- choice and suitability of materials;
- risk minimisation strategies;
- entrapment standards;
- pedestrian access;
- relationship to kerbs and traffic access;
- how the community will interact with it;
- environmental impact on the work and of the work on the environment;
- relevant Building Codes; and
- Disability Discrimination Act compliance.

Decommissioning or relocation of public art

Public art work may have a limited lifespan. When relocation, refurbishment or removal of an art work is considered, the Council will advise the original artist or group (where possible), prior to work commencing.

In the event of significant damage to the work, the artist (where possible) shall be given option to repair the work.

If not contactable, or if the cost of repair (as determined by the Council) is considered too expensive, then the work will be decommissioned.

PUBLIC ART BY COMMISSION

Public art commissioning models

In the event that the Council is to commission a public art work, then there are multiple commissioning models for the selection of an artist and the method used will depend on each project, its scale, funding and stakeholders.

The selection process chosen will be the one which will result in the identification and selection of an artist who best fits the selection criteria and who most appropriately addresses the needs of each individual public art project.

Advertising and calling for expressions of interest reaches a large number of suitably qualified potential artists. Other processes include direct commissioning, targeted expressions of interest or competitions.

In the majority of instances an expression of interest model is most likely to be preferred.

Suggestions for information required in the expression of interest in selecting appropriate artists:

- a written response to the project brief;
- a short CV;
- up to 10 images of previous, relevant work;
- slide list detailing the works, materials, dates, clients; and
- availability.

The purchasing of public art is subject to the Council's Code for Tenders and Contracts and the appropriate method of purchase will be determined by Section 5 of that Code.

Progressing public art projects

The Council will develop a Project Brief for any commissioned public art work opportunity to reflect the specific requirements of a particular project.

The Project Brief is designed to:

- detail motivation for the public art project and desired outcomes;
- outline the scope and objectives of the project;
- outline stakeholders' outcomes, including the Council, the artist and the community;
- define project themes and parameters including the site, management issues, risk management issues, timeframes and planning and approval processes; and
- detail the influence of policy and legislation on the artist's brief.

Consultation with key stakeholders will be undertaken in the development of the Project Brief and processes for ongoing community consultation and engagement will be clearly defined.

Evaluating public art submissions

Outlined below are the standard guidelines and criteria against which potential public art will be reviewed:

- compliance with briefing requirements;
- addresses aspects of Central Coast's uniqueness;
- quality and integrity of the art work, aesthetically, conceptually and technically;
- relevance of the work to the proposed site;
- demonstrated capacity of the art work to be achieved within time, budget and logistical constraints;
- reflect the Council's values of community spirit, openness, respect, innovation and being responsive to the community;
- fosters community engagement, consultation and involvement;
- considers public safety, public access and use of the public domain, and complies with all statutory requirements and Australian Standards;
- have an approved and adequate budget which includes a percentage for ongoing maintenance;
- not duplicate monuments or art works commemorating the same or similar within Central Coast;
- durability of design and materials;
- minimum maintenance requirements; and
- resistance to vandalism.

DEFINING ROLES AND RESPONSIBILITIES

Responsibilities of the artist/s

Each public art Project Brief and Artist's Brief will contain detailed responsibilities of the artist for that particular project. However all projects will have the following responsibilities and expectations of the artist/s:

- respond to the issues as defined in the briefing documents;

- be available to assist with community consultation;
- work collaboratively with engineers and fabricators;
- consider risk management and assessment for their project;
- manage fabrication and installation with subcontractors;
- work with other parties such as architects, engineers etc.; and
- develop a maintenance plan for the art work and undertake project evaluation.

Artist's brief

For each public art project the Council will prepare an Artist's Brief. The brief will be the basis upon which an artist will decide whether or not to take on a commission.

The brief will incorporate but not be limited to the following:

- background to the Council and rationale for the project;
- relevant history;
- any commission partners;
- Central Coast area profile including population, history, geography, industries, the future;
- audience for the work;
- scale and type of work required;
- purpose of the work;
- proposed site – topography, location, environment, community, history etc.;
- materials and longevity;
- indicative budget and source of funds;
- the extent to which ancillary features such as lighting, supports, structural design etc., are to be included in design and budget;
- timetable;
- who the artist is required to consult with;
- project constraints – legal, planning issues, safety;
- maintenance and ongoing requirements of the work; and
- delivery, installation and risk management.

Contracting the successful artist

Once a successful artist has been selected for the commission a project contract will be drawn up.

The contract will outline the following:

- the parties involved and their role;
- a detailed description of the commission;
- fee schedule;
- budget;
- project timetable and anticipated completion;
- approval stages and key milestones;
- project managers, contacts, support and consultation;
- insurance;
- copyright, moral rights;
- documentation required, for example a maintenance schedule; and
- dispute resolution procedures.

Maintenance

As part of the commissioning process the artist would be required to provide a maintenance schedule for the work.

The Council will be responsible for ensuring maintenance is carried out in the manner set out in the schedule. If maintenance is to be outsourced the artist will be given first option to undertake the maintenance, providing the artist is easily contactable.

The maintenance schedule should consider the following:

- specify all materials used in construction including the main body of the work, fixtures, fittings, footings and surface treatments;

- manufacturer's technical specifications for any materials used in the work and recommended cleaning methods;
- provide details of any operating equipment, components, e.g. lights, software, recommended suppliers for replacements, maintenance recommendations;
- provide a documented history including photographs of the work during fabrication and installation; and
- provide any relevant Material Safety Data Sheet (MSDS) information.

Decommissioning, relocation or sale of commissioned public art

It is recognised that some public art work may have a limited lifespan. When relocation, refurbishment or removal of an art work is considered, the Council will advise the original artist (where possible) prior to the work commencing.

In the event of the art work being disposed of other than through sale or donation of the work, the artist will, where possible be given the option to acquire the work.

In the event of significant damage to the work, the artist shall be given option to repair the work.

If the Council is unable to make contact with the artist, or if repair is considered by the Council to be too expensive, then the work will be decommissioned.

Funding commissioned public art

The Council will determine ways to allocate funds for commissioning public art in Central Coast. Some allocation may be made from the Council's annual operating budget but other funding opportunities may arise or be identified through the following:

- as part of major Central Coast developments and streetscape plans;
- as part of other programs or initiatives such as youth events or community development events;
- special events/commemorations;
- external funding through a developer contribution scheme for appropriate new developments;
- external funding through funding bodies e.g. Arts Tasmania, Australia Council;
- private sector sponsorship;
- donations and bequests; and
- other Commonwealth and State Government funding opportunities.

Publicity, signage and interpretation of commissioned public art

When commissioning a work of public art, consideration will be given to publicity for the project.

Some areas to consider are:

- community consultation on the commissioning of the work;
- if the work is likely to be controversial and how to address perceived concerns;
- ensuring Councillors and relevant Council staff are briefed on the project;
- ensuring customer service staff are briefed and can answer enquiries on the work;
- signage – what type of signage, information to be included: artist's name, title, date, the commissioner of the work (Central Coast Council), any funding partners;
- press releases, photos on the Council's website;
- inclusion in Council newsletters and publications;
- budget allocations for signage; and
- whether there will be a formal launch.

DONATIONS/GIFTS OF PUBLIC ART

The Council will only agree to accept public art gifts and memorials that meet the criteria for public art outlined in this document.

POLICY RESEARCH AND DEVELOPMENT

. Public Art: Making it happen
(South Australia Local Government Association Commissioning Guidelines for Local Councils)

. Clarence City Council Public Art Policy 2013

. City of Sydney Public Art Policy 2011

REVIEW

The Policy will be reviewed on a bi-annual basis to ensure its continuing suitability, adequacy, effectiveness and relevance.

APPENDIX

A Community Initiated Public Art Application Form

Sandra Ayton
GENERAL MANAGER

COMMUNITY INITIATED PUBLIC ART APPLICATION FORM

Project name: _____

Project location / address: _____

Applicant name: _____

Phone No.: _____

Email address: _____

Applicant address: _____

City/State Postcode: _____

Title of art work: _____

Medium/s: _____

Approximate weight: _____ Dimensions: _____

Approximate cost: _____

Location of identification plaque: _____

Description of foundation: _____

Proposed installation date: _____

Distance between public street and art work: _____

Landscape plans: _____

Special problems: _____

Dedication plans: _____

(Attach additional sheets to provide details if required)

Please enclose:

1 Artist background information.
2 Budget details (use form provided).
3 An artist rendering depicting several views of the art work as located on the site plan. Include surrounding building(s), grade elevations and building façades. Rendering should be in one of the following formats:

- 8" x 10" photographs or high resolution JPEG, supplied on a CD or USB stick depicting several views of the proposed art work.
- A model of the art work.
- A graphic or artist illustration depicting several views of the art work.

PUBLIC ART APPLICATION – BUDGET DETAILS

EXPENSE CATEGORY	PUBLIC ART FUNDS	OTHER FUNDS	LIST SOURCE OF OTHER FUNDS
Design fee	$	$	
Art work costs	$	$	
Construction costs*	$	$	
1.	$	$	
2.	$	$	
3.	$	$	
4.	$	$	
5.	$	$	
Insurance	$	$	
Travel / site visit	$	$	
Other:	$	$	
	$	$	
	$	$	
	$	$	
	$	$	
	$	$	
TOTAL	$	$	

Add additional pages to provide further details of budget if required.

*Concrete, flatwork, lighting/electrical, landscaping, demolition, equipment rental, plumbing installation etc.

I certify that the information provided in this application is true and accurate to the best of my knowledge.

SIGNATURE: _____ TITLE: _____

PRINT NAME: _____ DATE: _____