
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 October 2017 commencing at 6.00pm.

Councillors attendance

Cr Jan Bonde (Mayor)
Cr John Bloomfield
Cr Amanda Diprose
Cr Rowen Tongs
Cr Philip Viney

Cr Kathleen Downie (Deputy Mayor)
Cr Garry Carpenter
Cr Gerry Howard
Cr Tony van Rooyen

Employees attendance

General Manager (Ms Sandra Ayton)
Director Community Services (Mr Cor Vander Vlist)
Director Infrastructure Services (Mr John Kersnovski)
Director Organisational Services (Mr Bill Hutcheson)
Executive Services Officer (Mrs Lou Brooke)
Town Planner (Ms Mary–Ann Edwards)

Media attendance

The media was not represented.

Public attendance

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

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

280/2017 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 18 September 2017 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

■ Cr Viney moved and Cr Downie seconded, “That the minutes of the previous ordinary meeting of the Council held on 18 September 2017 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

281/2017 Council workshops

The Executive Services Officer reported as follows:

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

- . 25.09.2017 – Progress on local provisions of Statewide Planning Scheme and Leven/Trevor Streets intersection improvements
- . 02.10.2017 – Quarterly Update
- . 09.10.2017 – Cat management, Slipstream Circus and Australian Masters Games 2017.

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

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

Carried unanimously

MAYOR'S COMMUNICATIONS

282/2017 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

283/2017 Mayor's diary

The Mayor reported as follows:

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

- . Cradle Coast Authority – Rules Review Working Group meeting (Burnie)
- . Switch Tasmania (Cradle Coast Innovation) – meeting
- . Central Coast Youth Engaged Steering Committee and Central Coast Chamber of Commerce and Industry – Business breakfast
- . Central Coast Garden Club – Daffodil and Flower Fair
- . Down Syndrome Tasmania – BrightStars Gala Ball 2017 (Devonport)
- . Ulverstone Bowling Club – Season Opening Day
- . Turners Beach Bowls Club – Season Opening Day
- . Arts Health Agency – meeting re Carnival of the Here & Now event
- . Australian Government – Suicide Prevention Trial joint media event, with Burnie, Devonport and Central Coast Mayors
- . Business visitation program – Mt St Vincent Nursing Home and Therapy Centre
- . TasWater – Board Selection Committee meeting (Campbell Town)
- . Ulverstone Soccer Club – Junior and Youth Academy official opening
- . Radio community reports
- . Ulverstone Football Club – Annual Dinner
- . Naval Association of Australia, Devonport/Ulverstone Sub-Section – Navy Day 2017 Service
- . Central Coast Chamber of Commerce and Industry – meeting
- . Ulverstone Softball Association – Tassie Fastpitch Classic tournament sponsors' lunch
- . Central Coast Council–Cradle Coast Mountain Bike Club–My Pathway (Work for the Dole)–North West Environment Centre – performed official opening for new Penguin Mountain Bike Park trail
- . Ulverstone RSL Sub-Branch – 100 Year Anniversary Dinner
- . Lions Club of Penguin – Seventy and Over Annual Luncheon."

The Deputy Mayor reported as follows:

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

- . Rotary Club of Ulverstone West and beyondblue – Gala Dinner.”

Cr van Rooyen reported as follows:

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

- . Ulverstone Soccer Club – Presentation Evening.”

■ Cr Diprose moved and Cr Tongs seconded, “That the Mayor’s, Deputy Mayor’s and Cr van Rooyen’s reports be received.”

Carried unanimously

284/2017 Declarations of interest

The Mayor reported as follows:

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

The Executive Services Officer 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.

285/2017 Public question time

The Mayor reported as follows:

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

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

COUNCILLOR REPORTS

286/2017 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

287/2017 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

288/2017 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

289/2017 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

290/2017 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

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

(a) offer an argument or opinion; or

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

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

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

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

The allocation of topics ensued.

291/2017 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

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

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

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

No questions on notice have been received."

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

292/2017 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 4 September 2017.

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

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

Carried unanimously

293/2017 Annual Report for the year ended 30 June 2017

The General Manager reported as follows:

“PURPOSE

The purpose of this report is to approve the Annual Report for the year ended 30 June 2017.

BACKGROUND

The *Local Government Act 1993* (the Act) provides that a council must prepare an Annual Report.

An Annual Report for the period 2016–2017 has been prepared as required and a copy is appended to this report.

The Annual Report is the major reporting mechanism to the community.

The Act provides the requirements for the preparation of the Annual Report and directs that a council must invite the community to make submissions on its report for discussion at its Annual General Meeting.

DISCUSSION

Discussion has been provided for within the Annual Report.

CONSULTATION

A draft Annual Report was forwarded to the Tasmanian Audit Office for review in accordance with Auditing Standard ASA 720 *Other Information in Documents Containing Audited Financial Reports*.

Community reporting will take place as part of the Annual General Meeting which is scheduled to be held at the Gnomon Pavillion, Ulverstone Wharf Precinct at 7.00pm on Tuesday, 7 November 2017.

RESOURCE, FINANCIAL AND RISK IMPACTS

The cost of preparation of the Annual Report has been provided for within the Estimates.

CORPORATE COMPLIANCE

Preparation of the Annual Report is a statutory requirement.

CONCLUSION

The Annual Report is recommended for approval."

The Executive Services Officer reported as follows:

"A copy of the Annual Report for the year ended 30 June 2017 has been circulated to all Councillors."

■ Cr Bloomfield moved and Cr Downie seconded, "That the Annual Report for the year ended 30 June 2017 be received."

Carried unanimously

294/2017 Quarterly Performance Report – 2017–2018 Annual Plan progress

The General Manager reported as follows:

"PURPOSE

The purpose of this report is to present a Quarterly Performance Report on progress with the Council's 2017–2018 Annual Plan.

BACKGROUND

The Council's 2017–2018 Annual Plan and Budget Estimates were adopted by the Council at its Ordinary meeting on Monday, 19 June 2017 in accordance with the requirements of the *Local Government Act 1993*.

DISCUSSION

The Quarterly Performance Report to Council provides an update on the progress of strategic actions included in the Council's 2017–2018 Annual Plan. Strategies and Actions are listed in Departmental order and provide information on the Department responsible for the action, each action's status, including progress comments, and the estimated percentage completed against the action's targets for the financial year.

CONSULTATION

Consultation is not required on this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

Other than staff time there is no impact on Council resources.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision
- . Effective communication and engagement
- . Strengthen local–regional connections.

CONCLUSION

It is recommended that the Council receive the Quarterly Performance Report on the progress with the 2017–2018 Annual Plan as at 30 September 2017."

The Executive Services Officer reported as follows:

“A copy of the Quarterly Performance Report to Council – 30 September 2017 has been circulated to all Councillors.”

■ Cr Carpenter moved and Cr Howard seconded, “That Council receive the Quarterly Performance Report on progress with the 2017–2018 Annual Plan as at 30 September 2017.”

Carried unanimously

COMMUNITY SERVICES

295/2017 Statutory determinations

The Director Community Services reported as follows:

“A Schedule of Statutory Determinations made during the month of September 2017 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 Downie moved and Cr Tongs seconded, “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

296/2017 Council acting as a planning authority

The Mayor reported as follows:

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

The Director Community Services has submitted the following report:

‘If any such actions arise out of Minute No’s 297/2017 and 298/2017, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

297/2017 Visitor Accommodation – discretionary use in Rural Resource zone and proximity to agricultural land at 60 Touchstone Lane, Gawler – Application No. DA217007

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:’</i>	DA217007
<i>PROPOSAL:</i>	Visitor Accommodation – discretionary use in Rural Resource zone and proximity to agricultural land
<i>APPLICANT:</i>	Design to Live
<i>LOCATION:</i>	60 Touchstone Lane, Gawler
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	2 September 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	16 September 2017
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>42-DAY EXPIRY DATE:</i>	11 October 2017 (extension granted until 16 October 2017)
<i>DECISION DUE:</i>	16 October 2017
<i>PURPOSE</i>	

The purpose of this report is to consider an application to construct a new building in the Rural Resource zone for Visitor Accommodation use. The development is proposed for land at 60 Touchstone Lane, Gawler.

The land currently accommodates a dwelling that was constructed in 1995. Accompanying the report are the following documents:

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

BACKGROUND

Development description –

Application is made to construct a 94.02m² Visitor Accommodation cottage on a 20.3ha parcel of Rural Resource land at Touchstone Lane, Gawler.

The development would have the capacity to accommodate two people. The visitor's accommodation cottage would comprise one bedroom, an open plan living area and self-contained kitchen and bathroom facilities. The building would also accommodate an attached, single car garage with deck/verandah areas along the northern and western sides of the building. The building would be approximately 4m above natural ground level and would be clad with lightweight materials and a custom orb roof.

Stormwater collection, storage of drinking water and wastewater treatment and disposal would be required on-site.

Site description and surrounding area -

The 20.3ha property is located approximately 6.3km south of the village of Gawler. The land is located at the end of Touchstone Lane that is a narrow, sealed road.

The land supports an existing dwelling, two small dams, an area of native bush and a small area of cleared land.

The land is identified as Class 4, 5 and 6 land and is located on the edge of, but within the Kindred North Motton Proclaimed Irrigation District. A portion of the site comprises a medium landslide hazard.

The property is bound to the north by a 102ha rural property that is used for agricultural production and to the east and south by a 73.73ha property that is also used for agricultural production.

History -

The existing dwelling was constructed in October 1995. The property changed ownership in March 2017.

DISCUSSION

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

26.0 Rural Resource Zone

CLAUSE	COMMENT
26.1.2 Local Area Objectives	
(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;	“Visitor Accommodation” is a “Discretionary” use of the land in the Rural Resource zone.
(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;	(a) Proposal does not satisfy the Objective. The proposed use is not a primary industry use of the site, would not be dependent upon access to a naturally occurring resource and would not augment ongoing farm operations.
(c) Air, land and water resources are protected against –	(b) Proposal does not satisfy the Objective. The proposed development is not a “Permitted” use and is not reliant on air, land or water resources for primary industry production.
(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and	(c)(i) Proposal does not satisfy the Objective. The proposal is for use and development that has no need to locate on the land.
(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;	(c)(ii) Proposal does not satisfy the Objective. The proposal is for the use and development of land that has the potential to unduly conflict, constrain or interfere with the practice of primary industry.

<p>(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;</p> <p>(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;</p> <p>(f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;</p> <p>(g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry;</p> <p>(h) Residential use and development on rural land is appropriate only if –</p> <p style="padding-left: 40px;">(i) required by a primary industry or a resource based activity; or</p> <p style="padding-left: 40px;">(ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes.</p>	<p>(d) Proposal does not satisfy the Objective. Proposed Use Class is not associated with primary industry.</p> <p>(e) Proposal does not satisfy the Objective. Proposed Use Class is not associated with agricultural land.</p> <p>(f) Proposal does not satisfy the Objective. Proposed use could be located in other zones, such as Residential, Low Density Residential or Rural Living.</p> <p>(g) Proposal satisfies the Objective. Land would be used for tourism.</p> <p>(h)(i) Proposal does not satisfy the Objective. Proposed Visitor Accommodation use and development is not required by a primary industry or resourced based activity.</p> <p>(h)(ii) Proposal does not satisfy the Objective. Proposed Visitor Accommodation use and development may result in permanent loss of land for primary industry and/or constraint and/or interference with primary industry.</p>
---	--

26.1.3 Desired Future Character Statements	
<p>Use or development on rural land –</p> <p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –</p> <ul style="list-style-type: none"> (i) expansive areas for agriculture and forestry; (ii) mining and extraction sites; (iii) utility and transport sites and extended corridors; and (iv) service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency <p>(b) may be interspersed with –</p> <ul style="list-style-type: none"> (i) small-scale residential settlement nodes; (ii) places of ecological, scientific, cultural, or aesthetic value; and 	<p>(a)(i) Proposal is not consistent with Desired Future Character Statement. The proposed use and development is not associated with agriculture or forestry.</p> <p>(a)(ii) Proposal is not consistent with Desired Future Character Statement. The proposed use is not associated with mining and extraction.</p> <p>(a)(iii) Proposal is not consistent with Desired Future Character Statement. The proposed use is not associated with utility and transportation sites or corridors.</p> <p>(a)(iv) Proposal is not consistent with Desired Future Character Statement. The proposal would not result in service and/or support buildings for agriculture, forestry, mining, extraction, utility or transport corridors.</p> <p>(b)(i) Proposal is not consistent with Desired Future Character Statement. Use and development is not within or interspersed by small scale residential settlement nodes.</p> <p>(b)(ii) Proposal is not consistent with Desired Future Character Statement. The subject and surrounding land is not</p>

<p>(iii) pockets of remnant native vegetation</p> <p>(c) will seek to minimise disturbance to –</p> <p>(i) physical terrain;</p> <p>(ii) natural biodiversity and ecological systems;</p> <p>(iii) scenic attributes; and</p> <p>(iv) rural residential and visitor amenity;</p> <p>(d) may involve sites of varying size –</p> <p>(i) in accordance with the type, scale and intensity of primary industry; and</p> <p>(ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;</p> <p>(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems.</p>	<p>identified as places of ecological, scientific, cultural or aesthetic value.</p> <p>(b)(iii) Proposal is consistent with Desired Future Character Statement. The proposed use would support an area of native vegetation.</p> <p>(c)(i) Proposal is consistent with Desired Future Character Statements. The proposal would not unduly disturb the underlying physical terrain of the site.</p> <p>(c)(ii) Proposal is consistent with Desired Future Character Statements. The proposal would not unduly disturb biodiversity or ecological systems on the site.</p> <p>(c)(iii) Proposal is consistent with Desired Future Character Statements. The proposed use would not disturb existing scenic attributes of the site.</p> <p>(c)(iv) Proposal is consistent with Desired Future Character Statement. The proposed use would not disturb residential or visitor amenity in this area.</p> <p>(d)(i) Proposal is not consistent with Desired Future Character Statement. The proposed use would not be associated with primary industry.</p>
--	---

	<p>(d)(ii) Proposal is not consistent with Desired Future Character Statement. Proposal is not sustainable commercial production based on a naturally occurring resource.</p> <p>(e) Proposal is not consistent with Desired Future Character Statement. The proposed use is not significantly influenced by changes in technology, production techniques or economic management and marketing systems.</p>
26.3 Use Standards	
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
<p>26.3.1-(P1) Other than for residential use, discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement;</p> <p>(c) be required to locate on rural resource land for operational efficiency:</p> <p style="padding-left: 40px;">(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</p>	<p>(a) Non-compliant. Proposal does not meet nine out of 10 of the Local Area Objectives of the Rural Resource zone.</p> <p>(b) Non-compliant. Proposal does not meet nine of 14 of the Desired Future Character Statements.</p> <p>(c)(i) Non-compliant. A naturally occurring resource in the Rural Resource zone refers to air, water and land resources. Development is for Visitor Accommodation. It is not a requirement of the proposed use and development to locate on rural resource land to access a naturally occurring resource on the site.</p>

<p>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</p> <p>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</p> <p>(iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone;</p> <p>(v) if required –</p> <p>a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</p> <p>b. for security;</p> <p>c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;</p> <p>(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land;</p>	<p>(c)(ii) Non-compliant. It is not a requirement of the proposed use and development to access infrastructure that is only available on the site or adjacent land.</p> <p>(c)(iii) Non-compliant. It is not a requirement of the proposed use and development to access a primary product from a use on the site or adjacent land.</p> <p>(c)(iv) Non-compliant. It is not a requirement of the proposed use and development to service primary industry.</p> <p>(c)(v)a. Non-compliant. Land is otherwise available throughout the municipal area for the proposed use and development.</p> <p>(c)(v)b. Non-compliant. Proposal is not required to locate on rural resource land for security reasons.</p> <p>(c)(v)c. Non-compliant. Proposal is not required for public health or safety.</p> <p>(c)(vi) Non-compliant. Proposal would not diversify or value-add to existing or potential primary industry use of the site or on adjacent land.</p> <p>(c)(vii) Non-compliant. Proposal would not provide essential utility or community service.</p>
--	--

<p>(vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</p> <p>(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p> <p>(d) minimise likelihood for:</p> <p>(i) permanent loss of land for existing and potential primary industry use;</p> <p>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</p> <p>(iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development.</p>	<p>(c)(viii) Non-compliant. No economic, social or environmental cost-benefit analysis has been submitted to demonstrate significant regional benefit.</p> <p>(d)(i) Non-compliant. Proposal may result in the permanent loss of adjoining agricultural land that is located within the Kindred North Motton Proclaimed Irrigation District, for primary industry use.</p> <p>(d)(ii) Non-compliant. There is a high degree of likelihood that the proposal would constrain, fetter or otherwise interfere with existing and potential primary industry use on adjacent land. Surrounding land to the north, east and south is used for agricultural production. The activities of resource production may result in conflict with an adjoining tourist operation.</p> <p>(d)(iii) Non-compliant. The site is located within the Kindred North Motton Proclaimed Irrigation District. It is considered the proposed use and development would fetter adjoining land within a district that was proclaimed under Part 9 of the <i>Water Management Act 1999</i> in February 2014.</p> <p>Refer to “Issues” section of this report.</p>
--	---

26.3.2 Required Residential Use	
26.3.2-(A1) Residential use required as part of a use must:	Not applicable.
(a) be an alteration or addition to an existing lawful and structurally sound residential building;	Not a required residential use.
(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;	
(c) not intensify an existing lawful residential use;	
(d) replace a lawful existing residential use;	
(e) not create a new residential use through conversion of an existing building; or	
(f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and	
(g) there is no change in the title description of the site on which the residential use is located.	

26.3.3 Residential use	
<p>26.3.3–(A1) Residential use that is not required as part of an other use must:</p> <ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) not replace an existing residential use; (e) not create a new residential use through conversion of an existing building; (f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or (g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and 	<p>Not applicable.</p> <p>Not a non–required residential use.</p>

(h) there is no change in the title description of the site on which the residential use is located.	
26.4 Development Standards	
26.4.1 Suitability of a site or lot on a plan of subdivision for use or development	
<p>26.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and</p> <p>(b) if intended for a building, contain a building area</p> <p style="padding-left: 40px;">(i) of not more than 2,000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</p> <p style="padding-left: 40px;">(ii) clear of any applicable setback from a frontage, side or rear boundary;</p> <p style="padding-left: 40px;">(iii) clear of any applicable setback from a zone boundary;</p> <p style="padding-left: 40px;">(iv) clear of any registered easement;</p>	<p>(a) Compliant. Land area is 20.3ha.</p> <p>(b)(i) Compliant. Proposed building area would be 64m².</p> <p>(b)(ii) Compliant. Development would be clear of applicable front, rear and side boundaries.</p> <p>(b)(iii) Not applicable. No zone boundary setbacks apply.</p> <p>(b)(iv) Not applicable. No registered easements.</p> <p>(b)(v) Compliant. Development clear of 3m wide right of way benefiting TasWater.</p> <p>(b)(vi) Not applicable. No restriction imposed by a utility.</p> <p>(b)(vii) Not applicable. No access strip.</p>

<ul style="list-style-type: none"> (v) clear of any registered right of way benefiting other land; (vi) clear of any restriction imposed by a utility; (vii) not including an access strip; (viii) accessible from a frontage or access strip. 	<p>(b)(viii) Compliant. Land is accessible from a frontage to Touchstone Lane.</p>
<p>26.4.1 –(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road – <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and 	<ul style="list-style-type: none"> (a) Compliant. The property has frontage to Touchstone Lane. (b) Not applicable. Not an internal lot. (c) Not applicable. No legal access to a right of way connecting to a road. (d) Compliant. The land has approximately 10m of frontage to Touchstone Lane. (e) Compliant. The land has existing legal access to Touchstone Lane in accordance with the <i>Local Government (Highways) Act 1982</i>.

<p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	
<p>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R31} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p>	<p>(a) Not applicable. Not able to connect to reticulated system. Satisfied by (b).</p> <p>(b)(i) Compliant by condition. The Council's Planning Permit would require on-site collection and storage of potable water drinking system.</p> <p>(b)(ii)a. Not applicable. Satisfied by (b)(ii)b.</p> <p>(b)(ii)b. Compliant. Proposed development would be able to accommodate two persons.</p>

COMMUNITY SERVICES

<ul style="list-style-type: none"> a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day. 	
<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <ul style="list-style-type: none"> (a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or (b) by on-site disposal if: <ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or 	<ul style="list-style-type: none"> (a) Non-compliant. The site is not able to connect to the reticulated sewerage system. Satisfied by (b). (b)(i) Compliant by condition. A Planning Permit should require compliance with “On-site Wastewater System Design” by Strata Geoscience and Environmental Pty Ltd, dated June 2017. (b)(ii)a. Not applicable. Satisfied by (b)(iii). (b)(ii)b. Not applicable. Satisfied by (b)(iii). (b)(iii) Compliant. Any Permit issued would require compliance with “On-site Wastewater System Design” by Strata Geoscience and Environmental Pty Ltd, dated June 2017.

<p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip.</p>	
<p>26.4.1–(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the Urban Drainage Act 2013; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m²;</p> <p>b. the disposal area is not within any defined building area;</p>	<p>(a) Not applicable. Satisfied by (b)(i).</p> <p>(b)(i) Compliant. Stormwater drainage to a dam on the site.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(i).</p>

<ul style="list-style-type: none"> c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface. 	
26.4.2 Location and configuration of development	
<p>26.4.2–(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:</p> <ul style="list-style-type: none"> (a) not less than 20.0m from the frontage; or (b) if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road; (c) not less than 10.0m from each side boundary; and (d) not less than 10.0m from the rear boundary; or (e) in accordance with any applicable building area shown on a sealed plan. 	<ul style="list-style-type: none"> (a) Compliant. Development would be setback approximately 130m from the frontage to Touchstone Lane. (b) Not applicable. Satisfied by (a). (c) Compliant. Development would be setback 21m to eastern side boundary, approximately 120 to southern side boundary and approximately 126m to northern side boundary. (d) Compliant. Development would be setback 600m from western rear boundary. (e) Not applicable. No building area on a Sealed Plan.

<p>26.4.2–(A2) Building height must be not more than 8.5m.</p>	<p>Compliant.</p> <p>Building height would be 4m.</p>
<p>26.4.2 A3.1</p> <p>A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <p>(a) not project above an elevation 15m below the closest ridgeline;</p> <p>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) clad and roofed with materials with a light reflectance value of less than 40%.</p> <p>A3.2</p> <p>Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>A3.1</p> <p>(a) Compliant. Proposed visitor accommodation building would not project above an elevation of 15m below closest ridgeline.</p> <p>(b) Compliant. Proposed visitor accommodation building would be setback 31m from a dam located on adjoining land.</p> <p>(c) Compliant. Proposed visitor accommodation building would be approximately 400m from woodland located to the west of the site and would be below the canopy level of the vegetation.</p> <p>(d) Compliant. Proposed visitor accommodation building would be clad with lightweight cladding materials with a Colorbond roof.</p> <p>A3.2.</p> <p>Not applicable. No wind turbine or wind power pumps.</p>

26.4.3 Location of development for sensitive uses	
<p>26.4.3-(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –</p> <p>(a) be located not less than:</p> <ul style="list-style-type: none"> (i) 200m from any agricultural land; (ii) 200m from aquaculture, or controlled environment agriculture; (iii) 500m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does not occur; or (iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does occur; or (v) 500m from intensive animal husbandry; (vi) 100m from land under a reserve management plan; 	<ul style="list-style-type: none"> (a)(i) Non-compliant. Proposed visitor accommodation building would be setback approximately 22m from adjoining agricultural land to the east and 90m from adjoining agricultural land to the north. (a)(ii) Compliant. No aquaculture, or controlled environment agriculture. (a)(iii) Compliant. No non-blasting extractive industry in surrounding area. (a)(iv) Compliant. No blasting extractive industry in surrounding area. (a)(v) Compliant. No intensive animal husbandry within 500m. (a)(vi) Compliant. Development is not within 100m of land under a reserve management plan. (a)(vii) Compliant. No private timber reserve in this locality. (a)(viii) Compliant. Land is approx. 8.3kms to the Bass Highway and 9kms to the Western Rail Line.

<p>(vii) 100m from land designated for production forestry;</p> <p>(viii) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and</p> <p>(ix) clear of any restriction imposed by a utility; and</p> <p>(b) not be on land within a proclaimed irrigation district under Part 9 Water Management Act 1999, or land that may benefit from the application of broad-scale irrigation development.</p>	<p>(a)(ix) Non-compliant. Land is located within the Kindred North Motton Irrigation District proclaimed under Part 9 of the <i>Water Management Act 1999</i> in August 2012.</p> <p>See “Issues” section of this report.</p>
<p>26.4.4 Subdivision</p>	
<p>26.4.4-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) a lot required for public use either State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

26.4.5 Buildings for Controlled Environment Agriculture	
<p>26.4.5-(A1)</p> <p>A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:</p> <p>(a) rely on the soil as a growth medium into which plants are directly sown;</p> <p>(b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.</p>	<p>Not applicable.</p> <p>No controlled environment agriculture proposed.</p>
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision or vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No Code in this Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of native threatened vegetation.
E4 Change in Ground Level Code	Not applicable. No cut or fill proposed greater than 1m.

E5 Local Heritage Code	Not applicable. No places of local significance listed in this Scheme.
E6 Hazard Management Code	
E6.2 Application of the Code	Applicable. Land is located in a medium landslide risk area.
E6.4 Use or Development Exempt from this Code	Not exempt.
E6.5 Use Standards	
E6.5.1 Use on potentially contaminated land	
<p>E6.5.1–(A1) Use must not occur on land potentially contaminated by a previous use for an activity listed in Table E6.1 unless:</p> <p>(a) soil disturbance and development is carried out in accordance with requirements in a hazard risk assessment for contamination;</p> <p>(b) a hazard risk assessment for potential contamination establishes the site can be remediated to provide a tolerable level of risk for the use; or</p>	<p>Not applicable.</p> <p>Not contaminated land.</p>

(c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk.	
E6.5.2 Use likely to be exposed to a natural hazard	
<p>E6.5.2–(A1) If a use is on land within an area of risk from exposure to a natural hazard as shown on a map forming part of this planning scheme:</p> <p>(a) use must not be for a critical use, a hazardous use, or a vulnerable use;</p> <p>(b) use must not be residential use if the level of risk is medium or higher; and</p> <p>(c) a hazard risk assessment must demonstrate a tolerable level of risk can be achieved and maintained for the nature and duration of the use.</p>	<p>(a) Compliant. Not a critical, hazardous or a vulnerable use.</p> <p>(b) Compliant. Not a residential use.</p> <p>(c) Compliant. The application is accompanied by a “Landslide Risk Management Assessment” by Strata Geoscience and Environmental Pty Ltd dated 19 August 2017. The “Landslide Risk Management Assessment” concluded the following:</p> <ul style="list-style-type: none"> . that there is significant risk of soil creep, slides, slumps or deep-seated movement to life and property with increasing site development and such risk must be addressed through specific engineering/civil design and construction methods; . bulk earthworks and deep site cutting is not recommended; and . the overall risk is generally classified as low and the development is not expected to have any

	significant effect upon land stability provided specific treatment options detailed are implemented.
E6.6 Development Standards	
E6.6.1 Development on potentially contaminated land	
<p>E6.6.1–(A1) Development must not occur on land potentially contaminated by a previous use for an activity listed in the Table E6.1 to this clause unless:</p> <p>(a) soil disturbance and development is carried out in accordance with the requirements of a hazard risk assessment for contamination;</p> <p>(b) a hazard risk assessment establishes the site can be remediated to provide a tolerable level of risk from the development; or</p> <p>(c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk from the development; and</p> <p>(d) if a hazard risk assessment establishes need to involve land on another title to manage risk consistent with the objective, the consent in writing of the owner of that</p>	<p>Not applicable.</p> <p>Not contaminated land.</p>

<p>land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the affected land to be managed in accordance with recommendations for contamination management.</p>	
<p>E6.6.2 Development on land exposed to a natural hazard</p>	
<p>E6.6.2–(A1) If the site is within an area of risk shown on a natural hazard map forming part of this planning scheme:</p> <p>(a) a hazard risk assessment must determine:</p> <p>(i) there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure; or</p> <p>(ii) a tolerable level of risk can be achieved for the type, form, scale and duration of the development; and</p> <p>(b) if a hazard risk assessment established need to involve land on another title for hazard management consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the tile of the land and providing for the affected land to be managed in</p>	<p>(a)(i) Not applicable. Satisfied by (a)(ii).</p> <p>(a)(ii) Compliant. The application is accompanied by a “Landslide Risk Management Assessment” by Strata Geoscience and Environmental Pty Ltd dated 19 August 2017. The “Landslide Risk Management Assessment” concluded the following:</p> <ul style="list-style-type: none"> . that there is significant risk of soil creep, slides, slumps or deep-seated movement to life and property with increasing site development and such risk must be addressed through specific engineering/civil design and construction methods; . bulk earthworks and deep site cutting is not recommended; and

accordance with recommendations for hazard management.	<p>. the overall risk is generally classified as low and the development is not expected to have any significant effect upon land stability provided specific treatment options detailed are implemented.</p> <p>(b) Not applicable. No works required on adjoining land.</p>
E7 Sign Code	Not applicable. No signs proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use and development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme.
E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>Compliant by Condition.</p> <p>The E9 Traffic and Parking Code of the Scheme requires a single car for every Visitor Accommodation “holiday cabin”. The land has ample areas to allocate this provision.</p>

E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Compliant by Condition. The E9 Traffic and Parking Code of the Scheme requires that space be provided for a small, rigid delivery truck. The site has a land area of 20ha and is able to make provision for truck turning and parking on the site.</p> <p>(b) Compliant by Condition. The Code E9 Traffic and Parking of the Scheme requires that space be provided for bus passenger set-down and pick-up. The site has a land area of 20ha and is able to make provision for bus turning and parking on the site.</p>
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by Condition. The site would be able to drain, collect and dispose of stormwater on-site, clear of building sites, wastewater site and access road. A Permit should require compliance with the Standard.
E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading	(a) Compliant by Condition. The site has ample area to make provision for circulation and parking areas and vehicle manoeuvring areas in accordance with AS/NZS 2890.1

<p>area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and (g) Be formed and constructed with compacted sub-base and an all-weather surface. 	<ul style="list-style-type: none"> (2004). A Permit should require compliance with the Standard. (b) Not applicable. Applies where 20 spaces are proposed or required. (c) Not applicable. Applies where 20 spaces are proposed or required. (d) Not applicable. Applies where 20 spaces are proposed or required. (e) Compliant by Condition. The site has sufficient area to accommodate this requirement. A Permit should require compliance with the Standard. (f) Compliant by Condition. The site has sufficient area to accommodate this requirement. A Permit should require compliance with the Standard. (g) Compliant by condition. Internal roadway and car parking areas would be constructed with a compacted sub-base and an all-weather surface.
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental</p>	<p>Compliant by condition. Design and construction of access, vehicle circulation, movement and standing areas would be in accordance with the principles and requirements of the <i>Unsealed</i></p>

COMMUNITY SERVICES

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.	<i>Roads Manual – Guideline for Good Practice</i> ARRB. A Permit should require compliance with the Standard.
E10 Water and Waterways Code	Not applicable. Development is 31m from adjoining dam.
Specific Area Plans	Not applicable. No Specific Area Plans apply to this area.

Issues –

1 Local Area Objectives and Desired Future Character Statements –

The purpose of the Rural Resource zone is to provide for the sustainable use and development of air, land and water resources for agriculture, aquaculture, forestry, mining and other primary industries, including quarrying.

The Rural Resource zone's Local Area Objectives and Desired Future Character Statements together seek to promote use and development that is for primary industry purpose. The Local Area Objectives for the Rural Resource zone reference the requirement of use and development to be reliant upon, be associated with, or have an intention to use a naturally occurring resource (air, land and/or water) that is located on the subject site or on adjoining land. The zone may provide for other use and development where there is little opportunity to conflict with resource development uses.

The Objectives seek to protect all agricultural land for sustainable agricultural production and collectively demonstrate that the primary intent of use and development in the Rural Resource zone is to minimise the loss of land for primary industry. Most particularly, minimise the loss of prime agricultural land, protect land that is located within a proclaimed irrigation district and to provide for uses that do not constrain, fetter or conflict with current or future primary industry activity.

The subject proposal is not a use that is associated with primary industry. The proposal is for Visitor Accommodation. The use is discretionary in the Rural Resource zone and has the potential to result in the constraint, fettering or interference with resource development activity in the area. Adjoining land to the north, east and south is used for agriculture, principally the cropping of potatoes and other seasonal crops and vegetables. Both adjoining properties employ irrigation in farm management and spray for weed eradication. The land owner to the north has also stated they hold shooting and spotlighting licenses, for the purpose of pest management and crop protection.

The proposed use of the land is not able to adequately satisfy the Local Area Objectives, other than it is a tourism use of the land, relying primarily on rural vistas across adjoining rural land.

The proposal does not satisfy the majority of the relevant Desired Future Character Statements, primarily because the use would not result in agriculture, forestry, mining or extraction, utility or transportation activity.

2 Development within the Kindred North Motton Proclaimed Irrigation District –

The Central Coast municipal area accommodates two irrigation districts, proclaimed under Part 9 of the *Water Management Act 1999*. The two districts are the Kindred North Motton Irrigation District, proclaimed in August 2012, and the Dial Blythe Irrigation District, proclaimed in February 2014.

The proposed development would be on land that is located within the Kindred North Motton Irrigation District.

The Kindred North Motton Irrigation District comprises 8,483ha and is expected to have the capacity to supply 2,500ML of water over the summer irrigation period, giving water security to affected lands. The Scheme is intended to service pasture and cropping land around the settlements of Kindred, Sprent, Abbotsham, Forth, Gawler, Ulverstone and North Motton. Currently, the production of potatoes, other vegetables, poppies, cereals, pyrethrum, berries and dairy produce are the primary activities in these areas.

Land surrounding the subject site employs irrigation for resource production. It is considered the proposed development may interfere with the existing irrigation activities that occur on adjoining land where the irrigation of potatoes and other vegetables occurs. This is primarily due to the noise and hours of operation of pivot irrigators (into the night) and associated pumps.

3 Discretionary use on Rural Resource land –

When assessing the discretionary use of Rural Resource land, the Planning Authority is to minimise the unnecessary loss of air, land and water resources and prevent unreasonable conflict or interference to existing primary industry use.

The proposed development does not meet the Scheme's mandatory Performance Criteria that would allow a discretionary use to be located on rural resource land. Refer to Clause 26.3.1 –(P1) of this report for a

full assessment of the proposal against the relevant Performance Criteria.

It is considered the proposal fails on the need to be reliant upon a primary industry resource and would most likely constrain adjoining land from resource production activity.

4 *The development of a sensitive use on rural resource land –*

Visitor Accommodation development is defined as a “sensitive use” under the Scheme. The Scheme’s Acceptable Solution 26.4.1 requires that a sensitive use be setback a minimum of 200m from agricultural land. This is to minimise the proximity of a sensitive use to agricultural operational activities. Closer proximity, less than 200m, may result in the conflict, interference or fettering of primary industry activity on adjoining agricultural land.

Primary industry, in this case agriculture, includes activity such as the spraying of agricultural chemicals, pump and pivot irrigation noise and spray, dust, 24 hour operations, weed maintenance and the general activities of planting and the harvesting of crops. Conflict may arise where a tourism use locates in close proximity to primary industry, due to differing expectations. Close proximity of different uses may give rise to a nuisance complaint by occupants of an adjoining sensitive use, which must then be addressed under the *Environmental Management and Pollution Control Act 1994 (EMPCA)*.

It is worthwhile noting that the regulations and requirements of EMPCA in relation to noise, dust, odour and nuisance etc. would override any right to farm arguments.

The Scheme’s Performance Criteria 26.4.3–(P1) requires that the new sensitive use must minimise all of the following:

- "(a) permanent loss of land for existing and potential primary industry use;
- (b) likely constraint or interference to existing and potential primary industry use on the site and on adjacent land;
- (c) permanent loss of land within a proclaimed irrigation district under Part 9 of the *Water Management Act 1999* or land that may benefit from the application of broad-scale irrigation development; and

- (d) adverse effect on the operations and safety of a major road, a railway or a utility.”

It is considered the proposed Visitor Accommodation development is not able to satisfy the Scheme’s Performance Criteria and would result in the fettering of adjoining agricultural land. Even if the building was relocated on site, the development would similarly result in a setback less than 200m from adjoining land. This is because the subject property has a varying, total width of 300m to 255m, so the maximum setback would be approximately 130m, even if the building was located in the centre of the Title.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	No comment.
TasWater	Not applicable.
Department of State Growth	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
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 –

Two representations were received within the prescribed time, copies of which are provided at Annexure 3.

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 The proposed Visitor Accommodation is located 22m from adjoining land and a rural property's internal road access and may fetter adjoining rural operations.	This matter is discussed in the "Issues" section of this report. Further, any relocation of the proposed Visitor Accommodation building would not result in a building 200m or more from adjoining agricultural land, no matter where on the site it may be relocated. This is due to the overall narrowness of the subject allotment (varying from 255m to 300m wide).
2 The development may compromise current and future irrigation potential due to the location of two dams.	The matter of a Visitor Accommodation use in a proclaimed irrigation district is discussed in the "Issues" section of this report.
3 The development may compromise farm management including weed eradication, soil maintenance, vermin control, pasture improvement and cropping.	It is acknowledged that adjoining land may comprise farming operations. The extent of compromise is dependent upon the expectations of adjoining land owners and the respective uses of adjoining land. The matter of the fettering of productive primary industry land to Visitor Accommodation use is discussed in the "Issues" section of this report.

<p>4 Farming operations result in noise generated by agricultural machinery, trucks, tractors, motorbikes and UTV's.</p>	<p>Any nuisance complaint, such as noise, dust, odour etc. would need to be addressed with reference to the <i>Environmental Management and Pollution Control Act 1994</i> (EMPCA).</p> <p>The regulations and requirements of EMPCA in relation to noise, dust odour and nuisance etc. would override any "right to farm" issues.</p>
<p>5 The Council may need to upgrade Touchstone Lane to allow passing bays for trucks due to the narrowness and gradient of Touchstone Lane.</p>	<p>This is unlikely. The increase in traffic by the development of a one bedroom accommodation dwelling would not result in a significant increase in vehicle movements over Touchstone Lane.</p>
<p>REPRESENTATION 2</p>	
<p>1 The lands surrounding the proposed Visitor Accommodation site are working agricultural properties. The proposed Visitor Accommodation development will have a detrimental effect on agricultural practices. As a third-generation farmer, there is concern sustainability of the agricultural industry will be at risk if restrictions are imposed on long-standing farming practices.</p>	<p>The matter of the loss of productive primary industry land to Visitor Accommodation use is discussed in the "Issues" section of this report.</p>
<p>2 There may have to be restrictions of agricultural machinery movement down Touchstone Lane as it is a narrow, unmarked land and on conducive to high traffic volumes. Heavy vehicles use Touchstone Lane as part of normal agricultural activity.</p>	<p>This is unlikely. The increase in traffic movements by the development of a one bedroom accommodation dwelling, over and above existing traffic, would not result in a significant increase in vehicle movements over Touchstone Lane.</p>

<p>3 The development will result in restrictions on agricultural spraying.</p>	<p>It is acknowledged that adjoining land comprises viable agricultural land and is used for primary industry. The matter of the fettering of productive primary industry land to Visitor Accommodation use is discussed in the “Issues” section of this report.</p>
<p>4 The development will result in restrictions on irrigation.</p>	<p>The matter of a Visitor Accommodation use in a proclaimed irrigation district is discussed in the “Issues” section of this report.</p>
<p>5 The development will result in restrictions on noise from normal agricultural activity.</p>	<p>Any nuisance complaint, such as noise, dust, odour etc. would need to be addressed with reference to the <i>Environmental Management and Pollution Control Act 1994</i> (EMPCA).</p> <p>The regulations and requirements of EMPCA in relation to noise, dust, odour and nuisance etc. would override any “right to farm” issues.</p>
<p>6 The development will result in restrictions relating to vermin control. The representor advises they have Permits for shooting and spotlighting.</p>	<p>This may be the case. A person who is licensed to spotlight and shoot must not do so within 250m of a dwelling, without the consent of the affected property owner. The same would apply to a visitor accommodation building. Night shooting and spotlighting of crop pests may result in complaints by visitors to the area, and in this case, also by the occupier of the existing dwelling at 60 Touchstone Lane, as the existing dwelling is also in close proximity to rural land.</p>

<p>7 The development will result in restrictions due to dust and dirt from agricultural activity.</p>	<p>Any nuisance complaint such as noise dust, odour etc. would need to be addressed with reference to the <i>Environmental Management and Pollution Control Act 1994</i> (EMPCA).</p> <p>The regulations and requirements of EMPCA in relation to noise, dust, odour and nuisance etc. would override any “right to farm” issues.</p>
<p>8 Concern that conflict and animosity will arise between neighbors due to such conflicts and concern the potential conflicts may result in litigation.</p>	<p>Conflicting, adjoining land uses can give rise to concern, animosity and conflict between land owners.</p>
<p>9 The use of the land for Visitor Accommodation, where a pristine environment is expected, but is at odds with agricultural activity of neighboring properties.</p>	<p>The use of land for Visitor Accommodation would most likely rely, and be predicated upon, a surrounding pristine environment and “tranquil” atmosphere. The proposed use may result in conflict with adjoining farming activity.</p>
<p>10 The loss of primary industry land will have a detrimental effect into the future.</p>	<p>It is acknowledged that adjoining land comprises viable agricultural land and is used for primary industry. The matter of the fettering of productive primary industry land to Visitor Accommodation use is discussed in the “Issues” section of this report.</p>

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 representations received are deemed to have merit. The proposed use and development of the land for Visitor Accommodation would place a “sensitive use” within close proximity of land that relies on agriculture as a principal means of income. It is considered the potential for land use conflict between primary industry and the sensitive use is likely and the fettering of agricultural activity also likely.

The proposed development is not able to meet key Objectives and Performance Criteria that seek to protect land for primary industry purpose. The proposed use is not a primary industry use of the site and would not be dependent upon access to a rural activity.

It is considered the proposal would result in a risk of fettering and impose a likely constraint on resource production over viable agricultural land within the proclaimed Kindred North Motton Irrigation District.

Recommendation –

It is recommended that the application for Visitor Accommodation – discretionary use in the Rural Resource zone and proximity to agricultural land at 60 Touchstone Lane, Gawler be refused on the following grounds:

- 1 The proposal is not able to satisfy the Local Area Objectives for development and use in the Rural Resource zone in that the proposed use and development would not protect neighbouring agricultural land for sustainable, agricultural production.
- 2 The proposal is not able to satisfy Performance Criteria for the “Discretionary” use of land in the Rural Resource zone in that the proposed use and development would not be utilised for resource development and would constrain or fetter surrounding primary industry activity.

- 3 The development is not able to satisfy the Performance Criteria relative to the “Location of Development for Sensitive Uses” as stipulated under Clause 26.4.3–(P1), in that development less than 200m from adjoining agricultural land may result in the constraint, fettering or conflict with current or future resource development on adjoining land.’

The report is supported.”

The Executive Services Officer reported as follows:

“A copy of the Annexures referred to in the report have been circulated to all Councillors.”

■ Cr Bloomfield moved and Cr van Rooyen seconded, “That the application DA217007 for Visitor Accommodation – discretionary use in Rural Resource zone and proximity to agricultural land at 60 Touchstone Lane, Gawler 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 The development must provide for the on-site collection, storage and disposal of stormwater clear of any defined building area, wastewater disposal area and access driveway.
- 3 The development must be in accordance with the ‘On-site Wastewater System Design’ report by Strata Geoscience and Environmental Pty Ltd, dated June 2017.
- 4 The development must provide for an on-site collection and storage of potable water drinking system with a storage capacity of not less than 10,000 litres.
- 5 Vehicle access, parking and manoeuvring areas must be designed and constructed in accordance with the ‘Unsealed Roads Manual Guideline for Good Practice ARRB’.

Please note:

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

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

Carried unanimously

298/2017 Extractive industry (Crushing and Screening Plant) at 220 Kimberleys Road, Ulverstone CT32114/6 and CT164788/2 – Application No. DA216140

The Director Community Services reported as follows:

"The Town Planner has prepared the following report:

<i>'DEVELOPMENT APPLICATION NO.:</i>	DA216140
<i>PROPOSAL:</i>	Extractive industry (Crushing and Screening Plant)
<i>APPLICANT:</i>	Tasmanian Consulting Service (on behalf of Ulverstone Quarries)
<i>LOCATION:</i>	220 Kimberleys Road, Ulverstone
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	12 August 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	26 August 2017
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>REPRESENTATIONS TO EPA</i>	29 August 2017
<i>EPA ASSESSMENT DECISION</i>	3 October 2017
<i>42-DAY EXPIRY DATE:</i>	24 October 2017
<i>DECISION DUE:</i>	16 October 2017
<i>PURPOSE</i>	

The purpose of this report is to consider an application for a second crushing and screening plant ancillary to the existing quarry operations at 220 Kimberleys Road, Ulverstone.

Accompanying the report are the following documents:

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

- . Annexure 4 – photographs;
- . Annexure 5 – Environmental Protection Agency Board – Letter of Environmental Assessment Decision; and
- . Annexure 6– Environmental Protection Agency Board – Environmental Assessment Report (includes Appendix 1 – Summary of Public Representations and Appendix 2 – Permit Part B – Permit Conditions – Environmental No. 9666).

BACKGROUND

Development description –

Application is made for a second crushing and screening plant at the quarry site managed by Ulverstone Quarries at 220 Kimberleys Road, Ulverstone.

The proposal consists of four key elements including:

- . crushing equipment – fixed jaw crusher;
- . screening equipment – mobile inclined screen;
- . equipment enclosure, acoustic and weather protection around the crushing equipment; and
- . earthworks around equipment and enclosure. Excavations would be undertaken to reshape and lower existing working areas and ramps and to enable the construction of a 3m high screening embankment along the western side of the processing area.

The new equipment would be located west of the existing processing plant and would permanently replace temporary approved crushing and screening plant equipment.

Site description and surrounding area –

The 52ha quarry is located at 220 Kimberleys Road, Ulverstone, approximately 1.63km south of the Ulverstone township.

The current owners operate two quarries that include the site of the proposed development at Kimberleys Road and another gravel quarry at Riggs Road, Kindred. Both sites are approved extractive quarries. The Kimberleys Road site is deemed to be a Level 2 industrial site, due to its production capacity, and includes a materials processing facility that comprises a crushing and

screening plant. The crushing and screening plant located at Kimberleys Road also processes materials that are extracted from the Riggs Road quarry.

The land is zoned Rural Resource with immediate land adjoining the quarry site also zoned Rural Resource. The closest dwelling to the quarry site is located at 316 Stubbs Road and is setback approximately 346m from the location of the proposed crushing and screening plant.

The quarry site boundary is located 120m east of land at Castra Road that is zoned Rural Living.

The quarry operates under an existing Environmental Protection Notice (EPN), which has a maximum processing limit of 196,000 tonnes per year. The existing production estimates for the site equal 93,100 tonnes per year.

The maximum production capacity of the quarry, after the proposed installation would be equal to the production limits that are imposed by the existing EPN.



Site photo – 220 Kimberleys Road, Ulverstone

History –

Ulverstone Quarries has operated on-site for more than 30 years and has been under the current ownership for the past four years.

Prior to 1993, the quarry relied on an Environmental Licence issued before the ratification of the *Environmental Management and Pollution Control Act 1993* (EMPCA). The Environmental Licence was then converted to an EPN in 1993. To date, the quarry has continued to operate under the conditions of the existing EPN. The conversion to an EPN was a matter processed by the Environmental Management and Pollution Control Board, with no assessment or approval undertaken, or required, by the Central Coast Council at the time. This in effect means that the Council, acting in its capacity as the Planning Authority, has not, until this time, had opportunity to consider or grant approval for the existing operations on site.

In 2004 an Audit document showed that a fixed sand crusher was decommissioned in 2002 and not replaced.

In 2005, upon examination of an application lodged with the Council, the Environmental Management and Pollution Control Board directed the Planning Authority to refuse an application for an additional mobile quartzite crushing plant on the site. One fixed rock crusher existed on the site at the time. The refusal was due to some 150 environmental complaints over a 10 year period from residents living up to 1 km away from the basalt rock crushing operations.

The crushing operations ceased for a period of several years, sufficient to say the existing EPN does not confer existing use right for crushing and screening activities on-site.

Following the breakdown of processing equipment in 2016, Ulverstone Quarries obtained permission to install a temporary crushing and screening plant. The temporary crushing plant allowed operations to continue at the quarry whilst the main crushing plant undertook repairs and an application for a permanent plant was compiled.

The proposed development would be sited in the same location approved for the temporary plant.

Approval is now sought for the permanent siting of the second crushing and screening facility on-site.

The application was referred to the EPA on the basis of the provisions of EMPCA, specifically:

- Section 25(1) which requires a “not ancillary” activity to be referred;
- Section 25(1A) which provides that a “not ancillary” activity is one which constitutes works under the Level 2 activities of Schedule 2; and
- Schedule 2 – Level 2 Activities 6. Materials Handling which lists crushing of rock in excess of 1,000 cubic metres per year as a Level 2 activity.

DISCUSSION

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

26.0 Rural Resource Zone

CLAUSE	COMMENT
26.1.2 Local Area Objectives	
<p>(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;</p> <p>(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;</p> <p>(c) Air, land and water resources are protected against –</p> <p style="padding-left: 40px;">(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and</p> <p style="padding-left: 40px;">(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;</p>	<p>“Extractive industry” is a “Permitted” use of the land in the Rural Resource zone.</p> <p>(a) Proposal satisfies the Objective. The proposed use is a primary industry use of the site and is dependent upon access to a naturally occurring resource.</p> <p>(b) Proposal satisfies the Objective. The proposed development is a “Permitted” use and is reliant on land resources for extractive industry production.</p> <p>(c)(i) Proposal satisfies the Objective. The proposal is for use and development that needs to locate on the land.</p> <p>(c)(ii) Proposal satisfies the Objective. The proposal is for use and development (quarrying and quarry processing) that is defined as “primary industry” and would not unduly conflict, constrain or interfere with the practice of other primary industry.</p>

<p>(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;</p> <p>(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;</p> <p>(f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;</p> <p>(g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry;</p> <p>(h) Residential use and development on rural land is appropriate only if –</p> <p>(i) required by a primary industry or a resource based activity; or</p> <p>(ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes.</p>	<p>(d) Proposal satisfies the Objective. Proposed use class is defined as “primary industry”.</p> <p>(e) Proposal does not satisfy the Objective. Proposed use class is not associated with agricultural production.</p> <p>(f) Proposal satisfies the Objective. Proposed use has economic benefit and cannot be located on other land, such as Residential, Low Density Residential or Rural Living land or in settlement areas or a nature conservation area.</p> <p>(g) Proposal does not satisfy the Objective. Land would not be used for tourism or recreation.</p> <p>(h)(i) Proposal satisfies the Objective. Proposed Extractive industry use and development is a primary industry, resourced based activity.</p> <p>(h)(ii) Proposal satisfies the Objective. Proposed Extractive industry use and development is the use of land for primary industry.</p>
---	---

26.1.3 Desired Future Character Statements	
<p>Use or development on rural land –</p> <p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –</p> <ul style="list-style-type: none"> (i) expansive areas for agriculture and forestry; (ii) mining and extraction sites; (iii) utility and transport sites and extended corridors; and (iv) service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency <p>(b) may be interspersed with –</p> <ul style="list-style-type: none"> (i) small-scale residential settlement nodes; (ii) places of ecological, scientific, cultural, or aesthetic value; and 	<p>(a)(i) Proposal is not consistent with Desired Future Character Statement. The proposed use and development is not associated with agriculture or forestry.</p> <p>(a)(ii) Proposal is consistent with Desired Future Character Statement. The proposed use is mining and extraction.</p> <p>(a)(iii) Proposal is consistent with Desired Future Character Statement. The proposed use is associated with the proximity to the Bass Highway transportation corridor.</p> <p>(a)(iv) Proposal is consistent with Desired Future Character Statement. The proposal would result in service and/or support buildings for extraction.</p> <p>(b)(i) Proposal is consistent with Desired Future Character Statement. Use and development is within small scale residential settlement (Ulverstone and Castra).</p> <p>(b)(ii) Proposal is not consistent with Desired Future Character Statement. The subject and surrounding land is not identified as places of ecological, scientific, cultural or aesthetic value.</p>

<p>(iii) pockets of remnant native vegetation</p> <p>(c) will seek to minimise disturbance to –</p> <p>(i) physical terrain;</p> <p>(ii) natural biodiversity and ecological systems;</p> <p>(iii) scenic attributes; and</p> <p>(iv) rural residential and visitor amenity;</p> <p>(d) may involve sites of varying size –</p> <p>(i) in accordance with the type, scale and intensity of primary industry; and</p> <p>(ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;</p> <p>(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems.</p>	<p>(b)(iii) Proposal is consistent with Desired Future Character Statement. The proposed use accommodates an area of native vegetation as visual buffer area.</p> <p>(c)(i) Proposal is not consistent with Desired Future Character Statements. The proposal would disturb the underlying physical terrain of the site.</p> <p>(c)(ii) Proposal is not consistent with Desired Future Character Statements. The proposal would disturb biodiversity or ecological systems on the site.</p> <p>(c)(iii) Proposal is consistent with Desired Future Character Statements. The proposed use would not disturb existing scenic attributes of the site.</p> <p>(c)(iv) Proposal is not consistent with Desired Future Character Statement. The proposed use may disturb residential or visitor amenity in this area.</p> <p>(d)(i) Proposal is consistent with Desired Future Character Statement. The proposed use is primary industry (extractive quarry with crushing and screening facility).</p>
--	---

	<p>(d)(ii) Proposal is consistent with Desired Future Character Statement. Proposal is commercial extractive industry production based on a naturally occurring resource.</p> <p>(e) Proposal is consistent with Desired Future Character Statement. The proposed use may be influenced by changes in technology, production techniques or economic management and marketing systems.</p>
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
<p>26.3.1–(P1) Other than for residential use, discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) be required to locate on rural resource land for operational efficiency:</p> <p style="padding-left: 40px;">(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</p> <p style="padding-left: 40px;">(ii) to access infrastructure only available on the site or on adjacent land in the zone;</p>	<p>Not applicable.</p> <p>The development is not a discretionary use of the land.</p>

<ul style="list-style-type: none"> (iii) to access a product of primary industry from a use on the site or on adjacent land in the zone; (iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone; (v) if required <ul style="list-style-type: none"> a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose; b. for security; c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose; (vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land; (vii) to provide an essential utility or community 	
--	--

COMMUNITY SERVICES

<p>service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</p> <p>(viii) if a cost–benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p> <p>(d) minimise likelihood for:</p> <p>(i) permanent loss of land for existing and potential primary industry use;</p> <p>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</p> <p>(iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad–scale irrigation development.</p>	
---	--

26.3.2 Required Residential Use	
<p>26.3.2-(A1) Residential use required as part of a use must:</p> <ul style="list-style-type: none">(a) be an alteration or addition to an existing lawful and structurally sound residential building;(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;(c) not intensify an existing lawful residential use;(d) replace a lawful existing residential use;(e) not create a new residential use through conversion of an existing building; or(f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and(g) there is no change in the title description of the site on which the residential use is located.	<p>Not applicable.</p> <p>The development is not a required residential use.</p>

26.3.3 Residential use	
<p>26.3.3–(A1) Residential use that is not required as part of an other use must:</p> <ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) not replace an existing residential use; (e) not create a new residential use through conversion of an existing building; (f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or (g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and 	<p>Not applicable.</p> <p>The development is not a non-required residential use.</p>

(h) there is no change in the title description of the site on which the residential use is located.	
26.4 Development Standards	
26.4.1 Suitability of a site or lot on a plan of subdivision for use or development	
<p>26.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and</p> <p>(b) if intended for a building, contain a building area</p> <p>(i) of not more than 2,000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</p> <p>(ii) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(iii) clear of any applicable setback from a zone boundary;</p> <p>(iv) clear of any registered easement;</p>	<p>(a) Compliant. The site area is 52ha.</p> <p>(b)(i) Compliant. The site has an existing building area which comprises the existing crushing plant and enclosure.</p> <p>(b)(ii) Compliant. The development would be setback more than 150m from both side boundaries, over 400m from the rear boundary and approximately 400m from the front boundary.</p> <p>(b)(iii) Compliant. The development site would be setback over 300m from a Rural Living zone.</p> <p>(b)(iv) Not applicable. There is no registered easement.</p> <p>(b)(v) Not applicable. There is a registered right of way shown on the Certificate of Title, however the applicants own the land the right of way benefits.</p>

<ul style="list-style-type: none"> (v) clear of any registered right of way benefiting other land; (vi) clear of any restriction imposed by a utility; (vii) not including an access strip; (viii) accessible from a frontage or access strip. 	<ul style="list-style-type: none"> (b)(vi) Compliant. There is no restriction imposed by a utility. (b)(vii) Compliant. There is no access strip. (b)(viii) Compliant. The site has frontage to Kimberleys Road.
<p>26.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and 	<ul style="list-style-type: none"> (a) Compliant. Frontage and access to Kimberleys Road. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a). (d) Compliant. Frontage to Kimberleys Road is approximately 20m wide. (e) Compliant. The Council in its capacity as the Road Authority has provided confirmation that the existing access is suitable for the proposed development.

<p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	
<p>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R31} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p>	<p>(a) Not applicable. The development has satisfied (b).</p> <p>(b)(i) Compliant. The site does not have access to a reticulated water supply.</p> <p>(b)(ii) Compliant. The site has an existing rechargeable drinking water system that caters for less than 10 people per day.</p>

COMMUNITY SERVICES

<ul style="list-style-type: none"> a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day. 	
<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <ul style="list-style-type: none"> (a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or (b) by on-site disposal if: <ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or 	<ul style="list-style-type: none"> (a) Not applicable. Satisfied by (b)(ii)b. (b)(i) Compliant. The site does not have access to a reticulated sewer system. (b)(ii)a. Compliant. Satisfied by (b)(ii)b. (b)(ii)b. Compliant. The site has an existing on-site waste disposal system that caters for less than 10 people per day. (b)(iii) Satisfied by (b)(ii)b.

<p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip.</p>	
<p>26.4.1–(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m²;</p>	<p>(a) Not applicable. Satisfied by (b)(i).</p> <p>(b)(i) Compliant. The existing stormwater currently drains to a natural drainage line via settlement ponds. The proposed development would not alter the existing stormwater system.</p> <p>(b)(ii)a. Not applicable. Satisfied by (b)(i).</p> <p>(b)(ii)b. Not applicable. Satisfied by (b)(i).</p> <p>(b)(ii)c. Not applicable. Satisfied by (b)(i).</p> <p>(b)(ii)d. Not applicable. Satisfied by (b)(i).</p> <p>(b)(ii)e. Not applicable. Satisfied by (b)(i).</p>

<ul style="list-style-type: none"> b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface. 	
26.4.2 Location and configuration of development	
<p>26.4.2–(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:</p> <ul style="list-style-type: none"> (a) not less than 20.0m from the frontage; or (b) if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road; (c) not less than 10.0m from each side boundary; and (d) not less than 10.0m from the rear boundary; or; 	<ul style="list-style-type: none"> (a) Compliant. Development is setback over 400m from Kimberleys Road frontage. (b) Not applicable. The development is not for a sensitive use on land that adjoins the Bass Highway. (c) Compliant. The development would be setback no less than 130m from both side boundaries. (d) Compliant. The development will be setback approximately 400m from the rear boundary.

<p>(e) in accordance with any applicable building area shown on a sealed plan.</p>	<p>(e) Not applicable. There is no building area shown on a sealed plan.</p>
<p>26.4.2–(A2) Building height must be not more than 8.5m.</p>	<p>Compliant.</p> <p>The development would have an approximate height of 6.5m above natural ground level due to the excavation.</p>
<p>26.4.2–(A3.1) A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <p>(a) not project above an elevation 15m below the closest ridgeline;</p> <p>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) clad and roofed with materials with a light reflectance value of less than 40%.</p>	<p>(a) Compliant. The proposed development would be lower than the adjacent crushing and screening plant.</p> <p>(b) Not applicable. The proposed development is not within 30m of any shoreline, waterbody or wetlands.</p> <p>(c) Compliant. The proposed development would sit below the canopy of the nearest forest.</p> <p>(d) Compliant by a Condition to any Permit issued. The plant enclosure would be a muted Colorbond tone consistent with other buildings on-site.</p>

26.4.2–(A3.2) Wind power turbines and wind power pumps must not exceed 20m in height.	A3.2 Not applicable. The proposed development is not wind power turbines.
26.4.3 Location of development for sensitive uses	
<p>26.4.3–(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –</p> <p>(a) be located not less than:</p> <ul style="list-style-type: none"> (i) 200m from any agricultural land; (ii) 200m from aquaculture, or controlled environment agriculture; (iii) 500m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does not occur; or (iv) 1,000m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does occur; or 	<p>Not applicable.</p> <p>Not a sensitive use.</p>

<ul style="list-style-type: none"> (v) 500m from intensive animal husbandry; (vi) 100m from land under a reserve management plan; (vii) 100m from land designated for production forestry; (viii) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and (ix) clear of any restriction imposed by a utility; and (b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development. 	
26.4.4 Subdivision	
<p>26.4.4–(A1) Each new lot on a plan of subdivision must be –</p> <ul style="list-style-type: none"> (a) to create a lot required for public use either State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on 	<p>Not applicable.</p> <p>Not a subdivision.</p>

behalf of the State, a Council or by a statutory authority.	
26.4.5 Buildings for Controlled Environment Agriculture	
<p>26.4.5–(A1) A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:</p> <p>(a) rely on the soil as a growth medium into which plants are directly sown;</p> <p>(b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.</p>	Not applicable.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Development is not a subdivision, vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. Not in this Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. The development would be on previously cleared land.

E4 Change in Ground Level Code	Not applicable. Extractive industry use is exempt.
E5 Local Heritage Code	Not applicable. No places of local heritage listed in this Scheme.
E6 Hazard Management Code	Not applicable. The development is not in an area exposed to risk from landslide, contamination, flooding, coastal erosion or coastal inundation.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. Development is not a telecommunications tower.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1–(A1) Provision for parking must be: (a) the minimum number of on-site vehicle parking spaces	(a) Compliant. The site must provide for the number of workers on-site. A maximum of seven staff would be

must be in accordance with the applicable standard for the use class as shown in the Table to this Code.	employed on-site. The site has nine parking spaces available on-site located near the office and workshop. The site also has additional spaces throughout the site.
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Compliant. Site provides substantial areas for the loading and unloading of equipment and materials.</p> <p>(b) Not applicable. Not business, commercial, educational or retail use.</p>
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by a condition to be placed on the Permit.
E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –	Compliant. The site incorporates considerable space for the on-site manoeuvring of vehicles, including trucks, cars and machinery.

<ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and (g) Be formed and constructed with compacted sub-base and an all-weather surface. 	
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental</p>	<p>Compliant by a condition to a Permit.</p>

COMMUNITY SERVICES

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.	
E10 Water and Waterways Code	Not applicable. Site is not within 30m of a waterway.
Specific Area Plans	No Specific Area Plan applies to this location.

Issues –

1 *Level 2 Activity Environmental Protection Authority Assessment under EMPCA –*

The Council assessed the application and determined that the proposed use and development, whilst a Permitted use in the zone, was not ancillary to the existing Level 2 activity on the site and that the proposed development constituted a conduct of works within the definition of the existing Level 2 activity, namely materials handling.

In accordance with Section 25(1)(b) of EMPCA, Council referred the application to the EPA for assessment.

This means that whilst the development was compliant with the Scheme's standards for Permitted use and development in the Rural Resource zone, the activity required assessment by the EPA in accordance with EMPCA. The Council is then required to deal with the application in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*, overseen by the directions of the EPA.

Conditions or restrictions of the EPA must be included in a Permit issued by the Planning Authority and must not include in a Permit any condition which is inconsistent with, or which extends the operation of, the Board's conditions. The EPA Board may also direct the Planning Authority to refuse to grant a Permit.

The EPA's letter of "Environmental Assessment Decision" and "Environmental Assessment Report", including Appendix 1 – "Summary of Public Representations" and Appendix 2 – "Permit Part B – Permit Conditions – Environmental No. 9666" are included at Annexures 5 and 6.

2 *Road signs –*

The proposal will result in an additional road sign alerting all Waverley Road traffic approaching the Westella Drive/Kimberleys Road intersection of the impending intersection and give way requirement. Additional signage would be at the developer's cost with works undertaken by the Council.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No conditions.
Infrastructure Services	Signage condition required.
TasWater	Referral was not required.
Department of State Growth	Referral was not required.
Environment Protection Authority	Conditions as per the EPA assessment. Refer to Annexure 6.
TasRail	Referral was not required.
Heritage Tasmania	Referral was not required.
Crown Land Services	Referral was not required.
Other	Referral was not required.

CONSULTATION

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

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

Representations –

Two representations were received within the prescribed time, copies of which are provided at Annexure 3.

The representations are summarised and responded to as follows:

REPRESENTATION 1	
MATTER RAISED	RESPONSE
1 The representation proposed the crushing and screening plant may be additional equipment, not replacement equipment.	The Scheme defines use and development. The proposed crusher and screening plant, equipment enclosure and earthworks would be new works associated with the existing quarry operations and are defined as Extractive industry use and development. A Planning Permit is required.
2 Inadequate control of environmental issues, such as noise and dust emissions.	Environmental issues, including noise and dust emissions, are matters to be assessed by the EPA. Refer to the EPA assessment report and conditions imposed at Annexure 6.
REPRESENTATION 2	
MATTER RAISED	RESPONSE
1 The representation raises issues around minimising impacts such as dust and noise to the environment and surrounding neighbours.	Environmental issues, including noise and dust emissions, are matters to be assessed by the EPA. Refer to the EPA Assessment Report and conditions imposed at Annexure 6.
2 Queries the impacts of the use and development on water run-off quality and the effects on the water quality of Claytons Rivulet and Buttons Creek and the creek flora and fauna, specifically the Tasmanian Giant Freshwater Lobster.	The impacts surrounding waterways and associated flora and fauna were addressed in the Environmental Effects Report, dated August 2017, that formed part of the application. The application and its environmental effects has been assessed by the EPA. Refer to the EPA Assessment Report and conditions imposed at Annexure 6.

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 development satisfies the Scheme's requirements for use and development in the Rural Resource zone.

Further, the EPA is satisfied that the operations of the proposed crushing and screening plant can be managed in an environmentally sustainable manner, without compromise of the objectives of EMPCA providing the development is approved subject to "Permit Part B – Permit Conditions – Environmental No. 9666", dated 3 October 2017.

Recommendation –

It is recommended that the application for Extractive industry (Crushing and Screening Plant) at 220 Kimberleys Road, Ulverstone CT32114/6 and CT164788/2 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans and documentation prepared by Tasmanian Consulting Services Pty Ltd dated February 2017 and the Environmental Effects Report, Final rev.3 dated August 2017.
- 2 The development must be in accordance with the Permit by the Environmental Protection Authority "Permit Part B – Permit Conditions – Environmental No. 9666", dated 3 October 2017 (copy attached).
- 3 The development must be clad and roofed with materials with a light reflectance value of less than 40%.

- 4 The development must provide for the collection, drainage and disposal of stormwater.
- 5 Design and construction of an access strip and vehicle circulation, movement and standing areas must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.
- 6 All works associated with the provision of additional signage alerting approaching traffic on Waverley Road of the impending intersection and give way requirement at Westella Drive must be undertaken by the Council at the developer's cost.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work.’

The report is supported.”

The Executive Services Officer reported as follows:

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

■ Cr Viney moved and Cr van Rooyen seconded, “That the application for Extractive Industry (crushing and Screening Plant) at 220 Kimberleys Road, Ulverstone CT32114/6 and CT164788/2 be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans and documentation prepared by Tasmanian Consulting Services Pty Ltd dated February 2017 and the Environmental Effects Report, Final rev.3 dated August 2017.
- 2 The development must be in accordance with the Permit by the Environmental Protection Authority 'Permit Part B – Permit Conditions – Environmental No. 9666', dated 3 October 2017 (copy attached) (a copy being appended to and forming part of the minutes).
- 3 The development must be clad and roofed with materials with a light reflectance value of less than 40%.
- 4 The development must provide for the collection, drainage and disposal of stormwater.
- 5 Design and construction of an access strip and vehicle circulation, movement and standing areas must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.
- 6 All works associated with the provision of additional signage alerting approaching traffic on Waverley Road of the impending intersection and give way requirement at Westella Drive must be undertaken by the Council at the developer's cost.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 'Substantial commencement' is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work."

Carried unanimously

INFRASTRUCTURE SERVICES

299/2017 Infrastructure Services determinations

The Director Infrastructure Services reported as follows:

“A Schedule of Infrastructure Services Determinations made during 1 August to 30 September 2017 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 Downie moved and Cr Tongs seconded, “That the Schedule of Infrastructure Services Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

300/2017 Tenders for resealing of urban and rural roads 2017–2018

The Director Infrastructure Services reported as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

To make recommendation on tenders received for the 2017–2018 urban and rural roads resealing program.

BACKGROUND

For sealing of Council roads there is an established practice of calling for expressions of interest from suppliers to be listed on a Multiple Use Register for a three-year term.

Expressions of interest for sprayed bituminous surfacing were invited on 11 July 2015 as part of the Council’s Standing Tenders for 2015–2018. Submissions were received from Hardings Hotmix, Roadways Pty Ltd and Downer EDI Works.

Hardings Hotmix and Roadways Pty Ltd were placed on the Multiple Use Register after being assessed for compliance.

Both companies were invited to provide tenders for the resealing of urban and rural roads during 2017–2018, via the Council's on-line e-tendering portal, Tenderlink, on 24 August 2017. Tenders closed at 2.00pm on Tuesday, 19 September 2017.

DISCUSSION

Roadways Pty Ltd did not submit a tender.

Hardings Hotmix Pty Ltd submitted a tender as follows (including GST):

Tender Details:

TENDERER	PRICE \$
Hardings Hotmix Pty Ltd	578,914.20
<i>ESTIMATE (EXCLUDING PREPARATION WORK)</i>	<i>595,000.00</i>

Initial verification of mathematical price extensions revealed no errors in the tender submission.

The Council normally uses a weighted tender assessment method based on:

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

However, as the only tender received is from Hardings Hotmix Pty Ltd this scoring system has simply been utilised to check conformity with the Council's tender requirements. The tender from Hardings Hotmix Pty Ltd complies with these requirements.

CONSULTATION

This item has utilised the Council's Multiple Use Register for sprayed bituminous sealing in an invited tendering process.

RESOURCE, FINANCIAL AND RISK IMPACTS

The urban and rural reseal budget for 2017–2018 is \$870,000. The tender from Hardings Hotmix Pty Ltd can be accommodated within the budget.

The balance is utilised for reseal preparation works carried out by the Council's Construction and Maintenance Group.

Under this urban and rural road reseal 2017–2018 tender, 2.96km of urban roads and 18.14km of rural roads will be resealed, 2.7km of road sections affected by resealing will be re-linemarked.

Average tender rate comparisons with last year's successful tender are as follows:

RESEAL AREA	THIS YEAR'S TENDER
Rural	-2.0 %
Urban	(not tendered in 2016–2017)
Linemarking	+46%

The table below shows that the price decrease has resulted in increasing the resealable length by approximately 300m for rural reseals.

	LENGTH AS PER 2017-2018 RATE (KM)	LENGTH AS PER 2016-2017 RATE (KM)	DIFFERENCE (KM)
Rural reseal	15.18	14.86	0.32

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure

Council Sustainability and Governance
• Improve service provision.

CONCLUSION

It is recommended that the tender from Hardings Hotmix Pty Ltd in the amount of \$578,914.20 (including GST) [\$528,285.63 excluding GST] be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

■ Cr Diprose moved and Cr Tongs seconded, "That the tender from Hardings Hotmix Pty Ltd in the amount of \$578,914.20 (including GST) for urban and rural road resealing 2017–2018, be accepted."

Carried unanimously

ORGANISATIONAL SERVICES

301/2017 Contracts and agreements

The Director Organisational Services reported as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of September 2017 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 Carpenter moved and Cr Tongs seconded, “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

302/2017 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reported as follows:

“PURPOSE

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

CORRESPONDENCE RECEIVED

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

- . Letter regarding the keeping of animals on suburban lots within Ulverstone.
- . Letter regarding safety concerns at Mike Downie View and availability of drinking water at motor home dumping points.

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

Carried unanimously

303/2017 Common seal

The Director Organisational Services reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 19 September 2017 to 16 October 2017 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reported as follows:

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

- Cr Tongs moved and Cr van Rooyen 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

304/2017 Financial statements

The Director Organisational Services reported as follows:

“At the commencement of the 2017–2018 financial year, the Council undertook a review of its Financial Reporting format, the modifications to the statements are in line with the Australian Accounting Standards. The Financial Statements will be presented to Council on a quarterly basis. A series of notes accompany the Statements, the notes are particularly important as these provide explanation for the current financial situation. This quarterly report provides an overview of the Council’s financial position at 30 September 2017.

The Income Statement provides a summary of the total income and total expenditure relating to the Council’s annual recurrent operations. It also specifically includes capital income, however, does not include capital works expenditure.

For the period ending 30 September 2017, the year to date (YTD) underlying surplus is \$1.3m., compared to a budgeted figure of \$1.7m. The variance is primarily due to the timing of receiving some income sources.

The Balance Sheet effectively shows a summary of the value of Assets (what we own) and our Liabilities (what we owe), both of which balance off against each other to show Equity (our net worth). At 30 September 2017, the Balance Sheet shows the Council's bank balance at \$13.5m. The Council manages its investment funds to maximise its interest return

The Capital Works Resource Schedule shows the financial progress against each of the Council's capital projects programmed for the 2017–18 year. Relevant comments are included where appropriate.

The following principal financial statements of the Council for the period ended 30 September 2017 are submitted for consideration:

- . Income Statement
- . Balance Sheet
- . Capital Works Resource Schedule."

The Executive Services Officer reported as follows:

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

■ Cr Viney moved and Cr Tongs seconded, "That the financial statements (copies being appended to and forming part of the minutes) be received."

Carried unanimously

305/2017 Public question time

The Mayor introduced public question time at 6.26pm 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.

Mr Darryl Barker – Penguin:

Question 1 –

"Did the Council carry out their new policy of spraying capeweed this year – that is spraying in the autumn and spring. Are the Council happy with the result especially the Penguin Railway station area and Johnson Beach?"

Response:

The Mayor referred the matter to the Director Infrastructure Services who advised that the Council has commenced the spraying program, however, had to cease due to the recent rain. The program recommenced in the week of 9 October 2017, but with the capeweed flowering, the Penguin areas will not be sprayed again until autumn 2018; Ulverstone was completed during this year's program. It is unfortunate that the rain hindered this year's progress.

Question 2 –

“Johnsons Beach – bitumen car park, after witnessing a confrontation regarding orderly parking in this area recently, do the Council tomorrow or this week, have time to paint the three white lines to make the parking orderly, so our tourists can park safely and perhaps have a barbeque if the Council has provided the wood?”

Response:

The Mayor referred the matter to the Director Infrastructure Services who advised that the Johnsons Beach Master Plan included linemarking for the car park during the resurfacing process, but due to community disagreement, the Council hesitated in progressing to the linemarking stage. The Council is willing to linemark and will engage a contractor to undertake the works and due to this, the linemarking will not be completed within the coming week. The Council will continue to supply an allocated amount of firewood that will be less than previously issued, as it has been noted that not all of the firewood is being used for its intended purpose.

Questions and replies concluded at 6.30pm.

Continued after Minute No. 310/2017...

CLOSURE OF MEETING TO THE PUBLIC

306/2017 Meeting closed to the public

The Executive Services Officer reported as follows:

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

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

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

- . Confirmation of Closed session minutes;
- . Minutes and notes of other organisations and committees of the Council:
 - . Mersey–Leven Emergency Management Committee; and
- . Local Government Association of Tasmania – General Management Committee – Proxy Member Election.

These are matters relating to:

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

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

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

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

- . Confirmation of Closed session minutes;
- . Minutes and notes of other organisations and committees of the Council:
 - . Mersey–Leven Emergency Management Committee; and
- . Local Government Association of Tasmania – General Management Committee – Proxy Member Election.”

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

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

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

The meeting moved into Closed session at 6.30pm.

307/2017 Confirmation of Closed session minutes

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

“The Closed session minutes of the previous ordinary meeting of the Council held on 18 September 2017 have already been circulated. The minutes are required to be confirmed for their accuracy.

...

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

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

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

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

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

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

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

GENERAL MANAGEMENT

308/2017 Minutes and notes of other organisations and committees of the Council

The General Manager reported as follows:

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

...

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

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

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

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

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

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

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

309/2017 Local Government Association of Tasmania – General Management Committee – Proxy Member Election

The General Manager reported as follows:

“PURPOSE

This purpose of this report is to invite the Council to take part in the election of a Proxy Member to the General Management Committee from the North West and West Coast Electoral District having a population of less than 20,000.

...

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

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

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

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

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

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

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

RESUMPTION OF MEETING OPEN TO THE PUBLIC

310/2017 Resumption of meeting open to the public

The Executive Services Officer reported as follows:

“The *Local Government (Meeting Procedures) Regulations 2015* provide that a council, by simple majority, may re-open a closed meeting to the public.”

■ Cr Carpenter moved and Cr Tongs seconded, “That the Council re-open the meeting to the public.”

Carried unanimously

The meeting re-opened to the public at 6.36pm.

Minute No. 305/2017 continued...

The Mayor reintroduced public question time at 6.36pm.

There were no further questions from the public.

Closure

There being no further business, the Mayor declared the meeting closed at 6.42pm.

CONFIRMED THIS 20TH DAY OF NOVEMBER 2017.

Chairperson

(Imm:lb)

Appendices

- Minute No. 295/2017 – Schedule of Statutory Determinations
- Minute No. 298/2017 – Extractive industry (Crushing and Screening Plant) at 220 Kimberleys Road, Ulverstone CT32114/6 and CT164788/2 – Application No. DA216140 – Appendix 2 – Permit Part B – Permit Conditions – Environmental No. 9666
- Minute No. 299/2017 – Infrastructure Services Determinations
- Minute No. 301/2017 – Schedule of Contracts & Agreements
- Minute No. 303/2017 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 304/2017 – Financial Statements

QUALIFIED PERSON'S ADVICE

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

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

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

I therefore certify that with respect to all advice, information or recommendation provided to the Council within these minutes:

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

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



Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents

Central Coast Council

List of Development Applications Determined

Period From: 01-Sep-2017 To 30-Sep-2017

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216254	2 Patrick Street Ulverstone 7315	Permitted Development Application	Hotel Services - Craft Beer Bar	10-Jul-2017	08-Sep-2017	22
DA217010	149 Gawler Road Gawler 7315	Discretionary Development Application	Residential (outbuilding - shed)	28-Jul-2017	12-Sep-2017	45
DA217018	39 West Gawler Road Gawler 7315	Discretionary Development Application	Residential (dwelling extension)	03-Aug-2017	01-Sep-2017	28
DA217025	4 Mollie Place Turners Beach 7315	Discretionary Development Application	Residential (dwelling and retaining walls) and outbuilding (shed)	04-Aug-2017	12-Sep-2017	38
DA217030	Queen Street Ulverstone 7315	Discretionary Development Application	Visitor accommodation - caravan park (amenities building)	10-Aug-2017	08-Sep-2017	28
DA217022	39 Creamery Road Sulphur Creek 7316	Discretionary Development Application	Utilities (Telecommunications tower with ancillary shed and equipment)	14-Aug-2017	20-Sep-2017	35
DA217035	6 Preston Road Gawler 7315	Discretionary Development Application	Residential - (outbuilding - shed extension)	15-Aug-2017	13-Sep-2017	27
DA217034	2 Cann Street Penguin 7316	Discretionary Development Application	Residential (outbuilding - shed)	16-Aug-2017	08-Sep-2017	23
DA217013	Creamery Road Sulphur Creek 7316	Discretionary Development Application	Resource development (outbuildings - two water tanks and pump shed)	16-Aug-2017	08-Sep-2017	23
DA216082-1	West Gawler Road Gawler 7315	Permitted Development Application	Residential (dwelling extension, shed and 1.8m garden wall)	17-Aug-2017	06-Sep-2017	18
DA216176-1	23 Sandhaven Crescent Sulphur Creek 7316	Discretionary Development Application	Residential (outbuilding - shed)	21-Aug-2017	06-Sep-2017	14
DA217032	65 Wilmot Road Forth 7310	Discretionary Development Application	Resource development (shed)	22-Aug-2017	22-Sep-2017	27
DA217041	160 Hardys Road Penguin 7316	P1 Use DA	Residential (dwelling - deck)	24-Aug-2017	06-Sep-2017	12
DA217039	918 South Riana Road South Riana 7316	Discretionary Development Application	Resource development (farm shed)	24-Aug-2017	15-Sep-2017	19

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216132-1	8 Tasma Parade Ulverstone 7315	Discretionary Development Application	Visitor Accommodation (four serviced apartments)	28-Aug-2017	07-Sep-2017	8
DA217045	38 Leven Street Ulverstone 7315	Discretionary Development Application	Educational and occasional care - two general learning classrooms and eight car parking spaces	29-Aug-2017	08-Sep-2017	1
DA217043	21 Stephen Street Forth 7310	Discretionary Development Application	Residential (dwelling)	29-Aug-2017	22-Sep-2017	21
DA217048	46 Esplanade Turners Beach 7315	P1 Use DA	Residential - (dwelling - awning)	31-Aug-2017	08-Sep-2017	7
DA217028	744 South Riana Road South Riana 7316	Discretionary Development Application	Resource development - Residential (replacement dwelling)	04-Sep-2017	22-Sep-2017	17
DA216240-1	12 Tasma Parade West Ulverstone 7315	Discretionary Development Application	Residential (dwelling)	08-Sep-2017	18-Sep-2017	7
DA217057	7 Shorehaven Drive Turners Beach 7315	Permitted Development Application	Residential (dwelling)	12-Sep-2017	26-Sep-2017	13

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 September 2017 to 30 September 2017

Building Permits – 9

• New dwellings	4	\$1,576,900
• Outbuildings	1	\$15,540
• Additions/Alterations	3	\$440,000
• Other	0	\$0.00
• Units	1	\$473,731

Demolition Permit 0 \$0.00

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 13

• New dwellings	2	\$415,000
• Outbuildings	8	\$289,979
• Additions/Alterations	1	\$ 50,000
• Other	2	\$500,000

Building Low Risk Work – 0

Plumbing Permits – 2

Certificate of Likely Compliance – Plumbing – 6

Notifiable Work – Plumbing – 0

Plumbing Low Risk Work – 7

Food Business registrations (renewals) – 0

Food Business registrations – 0

Temporary Food Business registrations – 1

Temporary 12 month Statewide Food Business Registrations – 1

Public Health Risk Activity Premises Registration – 0

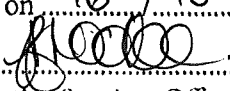
Public Health Risk Activity Operator Licences – 0

Temporary Place of Assembly licences – 0



Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

Appendix 2 Permit conditions - Environmental

<p>CENTRAL COAST COUNCIL</p> <p>I certify that this is <u>Extractive industry-</u> <u>220 Kimberleys Road, Ulverstone -</u> <u>DA216140.</u>.....referred to in Minute No. <u>298/2017</u> of a meeting of the Council held on <u>16</u> / <u>10</u> / <u>2017</u>.</p> <p> Executive Services Officer</p>

PERMIT PART B
PERMIT CONDITIONS - ENVIRONMENTAL No. 9666

Issued under the *Environmental Management and Pollution Control Act 1994*

Activity: The operation of a crushing and screening plant (ACTIVITY TYPE:
Crushing, grinding, milling or separating into different sizes (rocks, ores or
minerals))
KIMBERLEYS ROAD QUARRY, 220 KIMBERLEYS ROAD
ULVERSTONE TAS 7315

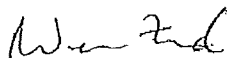
The above activity has been assessed as a level 2 activity under the *Environmental Management and Pollution Control Act 1994*.

Acting under Section 25(5)(a)(i) of the EMPCA, the Board of the Environment Protection Authority has required that this Permit Part B be included in any Permit granted under the *Land Use Planning and Approvals Act 1993* with respect to the above activity.

Municipality: CENTRAL COAST
Permit Application Reference: DA 216140
EPA file reference: 250839

Date conditions approved: 3 October 2017

Signed:



DELEGATE FOR THE BOARD OF THE ENVIRONMENT
PROTECTION AUTHORITY

DEFINITIONS

Unless the contrary appears, words and expressions used in this Permit Part B have the meaning given to them in **Schedule 1** of this Permit and in the EMPCA. If there is any inconsistency between a definition in the EMPCA and a definition in this Permit Part B, the EMPCA prevails to the extent of the inconsistency.

ENVIRONMENTAL CONDITIONS

The person responsible for the activity must comply with the conditions contained in **Schedule 2** of this Permit Part B.

INFORMATION

Attention is drawn to **Schedule 3**, which contains important additional information.

Table Of Contents

Schedule 1: Definitions.....	4
Schedule 2: Conditions.....	5
Maximum Quantities.....	5
Q1 Regulatory limits	5
General.....	5
G1 Access to and awareness of conditions and associated documents.....	5
G2 Incident response.....	5
G3 No changes without approval.....	5
G4 Change of responsibility.....	5
G5 Change of ownership.....	5
G6 Complaints register.....	5
G7 Notification prior to commissioning.....	6
Atmospheric.....	6
A1 Control of dust emissions.....	6
A2 Control of dust emissions from plant.....	6
A3 Covering of vehicles.....	6
Decommissioning And Rehabilitation.....	6
DC1 Notification of cessation.....	6
DC2 DRP requirements.....	6
DC3 Rehabilitation following cessation.....	7
DC4 Temporary suspension of activity.....	7
Effluent Disposal.....	7
E1 Design and maintenance of settling ponds.....	7
Noise Control.....	8
N1 Noise emission limits.....	8
N2 Operating hours.....	8
N3 Noise survey requirements.....	8
N4 Noise survey method and reporting requirements.....	8
Schedule 3: Information.....	10
Legal Obligations.....	10
LO1 Storage and handling of dangerous goods, explosives and dangerous substances.....	10
Other Information.....	10
OI1 Commitments.....	10
OI2 Waste management hierarchy.....	10
OI3 Notification of incidents under section 32 of EMPCA	10

Attachments

Attachment 1: The Land (modified: 14/09/2017 12:02).....	1 page
Attachment 2: Table of Commitments (modified: 11/09/2017 16:20).....	1 page

Schedule 1: Definitions

In this Permit Part B:-

Activity means any environmentally relevant activity (as defined in Section 3 of EMPCA) to which this document relates.

Authorized Officer means an authorized officer under section 20 of EMPCA.

Commissioning means the testing of crushing and screening equipment and is taken to be completed one (1) month after notification of the commencement of commissioning, as required by these conditions, or on a date otherwise specified in writing by the Director.

Control Location (Noise) means a location chosen to represent the general ambient sound without contribution from noise sources at the activity.

Director means the Director, Environment Protection Authority holding office under Section 18 of EMPCA and includes a person authorised in writing by the Director to exercise a power or function on the Director's behalf.

DRP means Decommissioning and Rehabilitation Plan.

Environmental Harm and Material Environmental Harm and Serious Environmental Harm each have the meanings ascribed to them in Section 5 of EMPCA.

Environmental Nuisance and Pollutant each have the meanings ascribed to them in Section 3 of EMPCA.

Noise Sensitive Premises means residences and residential zones (whether occupied or not), schools, hospitals, caravan parks and similar land uses involving the presence of individual people for extended periods, except in the course of their employment or for recreation.

Person Responsible is any person who is or was responsible for the environmentally relevant activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

Regulatory limits Q1 represents fifty percent of the total annual limit permitted by Permit No. 3317 (Licence to Operate Scheduled Premises), as amended by Environment Protection Notice 8967/1.

Tasmanian Noise Measurement Procedures Manual means the document titled *Noise Measurement Procedures Manual*, by the Department of Environment, Parks, Heritage and the Arts, dated July 2008, and any amendment to or substitution of this document.

The Land means the land on which the activity to which this document relates may be carried out, and includes: buildings and other structures permanently fixed to the land, any part of the land covered with water, and any water covering the land. The Land falls within the area defined by:

- 1 Title Ref: 164788/2, 32114/6, Land Parcel ID: 6300784, Mining Leases: 1172 P/M and 1949P/M, Property ID: 3217221; and
- 2 as further delineated at Attachment 1.

- 3 OCT 2017

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

- 1 The activity must not exceed the following limits :
 - 1.1 35,000 cubic metres per year of rocks, ores or minerals processed.

General

G1 Access to and awareness of conditions and associated documents

A copy of these conditions and any associated documents referred to in these conditions must be held in a location that is known to and accessible to the person responsible for the activity. The person responsible for the activity must ensure that all persons who are responsible for undertaking work on The Land, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G2 Incident response

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

G3 No changes without approval

- 1 The following changes, if they may cause or increase the emission of a pollutant which may cause material or serious environmental harm or environmental nuisance, must only take place in relation to the activity if such changes have been approved in writing by the EPA Board following its assessment of an application for a permit under the *Land Use Planning and Approvals Act 1993*, or approved in writing by the Director:
 - 1.1 a change to a process used in the course of carrying out the activity; or
 - 1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity; or
 - 1.3 a change in the quantity or characteristics of materials used in the course of carrying out the activity.

G4 Change of responsibility

If the person responsible for the activity intends to cease to be responsible for the activity, that person must notify the Director in writing of the full particulars of any person succeeding him or her as the person responsible for the activity, before such cessation.

G5 Change of ownership

If the owner of The Land upon which the activity is carried out changes or is to change, then, as soon as reasonably practicable but no later than 30 days after becoming aware of the change or intended change in the ownership of The Land, the person responsible must notify the Director in writing of the change or intended change of ownership.

G6 Complaints register

- 1 A public complaints register must be maintained and made available for inspection by an Authorized Officer upon request. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that environmental harm (including an environmental nuisance) has been caused by the activity:

- 1.1 the date and time at which the complaint was received;
 - 1.2 contact details for the complainant (where provided);
 - 1.3 the subject-matter of the complaint;
 - 1.4 any investigations undertaken with regard to the complaint; and
 - 1.5 the manner in which the complaint was resolved, including any mitigation measures implemented.
- 2 Complaint records must be maintained for a period of at least 3 years.

G7 Notification prior to commissioning

At least 14 days prior to the commencement of commissioning of the crushing and screening equipment, the person responsible for the activity must notify the Director of the date on which commissioning is expected to commence.

Atmospheric

A1 Control of dust emissions

Dust emissions from The Land must be controlled to the extent necessary to prevent environmental nuisance beyond the boundary of The Land.

A2 Control of dust emissions from plant

- 1 Dust produced by the operation of all crushing and screening plant must be controlled by the use of one or more of the following methods to the extent necessary to prevent environmental nuisance:
 - 1.1 the installation of fixed water sprays at all fixed crushers and at all points where crushed material changes direction due to belt transfer;
 - 1.2 the installation of dust extraction equipment at all fixed crushers and at all points where crushed material changes direction due to belt transfer, and the incorporation of such equipment with all vibrating screens;
 - 1.3 the enclosure of the crushing and screening plant and the treatment of atmospheric emissions by dust extraction equipment; and
 - 1.4 any other method that has been approved in writing by the Director.

A3 Covering of vehicles

Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measures to prevent the escape of the materials from the vehicles when they leave The Land or travel on public roads. Effective control measures may include tarpaulins or load dampening.

Decommissioning And Rehabilitation

DC1 Notification of cessation

Within 30 days of becoming aware of any event or decision which is likely to give rise to the permanent cessation of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to cease or has ceased.

DC2 DRP requirements

Unless otherwise approved in writing by the Director, a Decommissioning and Rehabilitation Plan (DRP) for the activity must be submitted for approval to the Director within 30 days of the Director being notified of the planned cessation of the activity or by a date specified in writing by the Director. The DRP must be prepared in accordance with any guidelines provided by the Director.

- 3 OCT 2017

DC3 Rehabilitation following cessation

- 1 Following permanent cessation of the activity, and unless otherwise approved in writing by the Director, The Land must be rehabilitated including:
 - 1.1 stabilisation of any land surfaces that may be subject to erosion;
 - 1.2 removal or mitigation of all environmental hazards or land contamination, that might pose an on-going risk of causing environmental harm; and
 - 1.3 decommissioning of any equipment that has not been removed.
- 2 Where a Decommissioning and Rehabilitation Plan (DRP) has been approved by the Director, decommissioning and rehabilitation must be carried out in accordance with that plan, as may be amended from time to time with written approval of the Director.

DC4 Temporary suspension of activity

- 1 Within 30 days of becoming aware of any event or decision which is likely to give rise to the temporary suspension of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to suspend or has suspended.
- 2 During temporary suspension of the activity:
 - 2.1 The Land must be managed and monitored by the person responsible for the activity to ensure that emissions from The Land do not cause serious environmental harm, material environmental harm or environmental nuisance; and
 - 2.2 If required by the Director a Care and Maintenance Plan for the activity must be submitted, by a date specified in writing by the Director, for approval. The person responsible must implement the approved Care and Maintenance Plan, as may be amended from time to time with written approval of the Director.
- 3 Unless otherwise approved in writing by the Director, if the activity on The Land has substantially ceased for 2 years or more, rehabilitation of The Land must be carried out in accordance with the requirements of these conditions as if the activity has permanently ceased.

Effluent Disposal**E1 Design and maintenance of settling ponds**

- 1 Sediment settling ponds must be designed and maintained in accordance with the following requirements:
 - 1.1 ponds must be designed to successfully mitigate reasonably foreseeable sediment loss which would result from a 1 in 20 year storm event;
 - 1.2 discharge from ponds must occur via a stable spillway that is not subject to erosion;
 - 1.3 all pond walls must be stable and treated with topsoil and vegetated or otherwise treated in such a manner as to prevent erosion; and
 - 1.4 sediment settling ponds must be periodically cleaned out to ensure that the pond design capacity is maintained. Sediment removed during this cleaning must be securely deposited such that sediment will not be transported off The Land by surface run-off.

Noise Control

N1 Noise emission limits

- 1 Noise emissions from the activity when measured at any noise sensitive premises in other ownership and expressed as the equivalent continuous A-weighted sound pressure level must not exceed:
 - 1.1 45 dB(A) between 0700 hours and 1900 hours (Day time); and
 - 1.2 40 dB(A) between 1900 hours and 2200 hours (Evening time); and
 - 1.3 35 dB(A) between 2200 hours and 0700 hours (Night time).
- 2 Where the combined level of noise from the activity and the normal ambient noise exceeds the noise levels stated above, this condition will not be considered to be breached unless the noise emissions from the activity are audible and exceed the ambient noise levels by at least 5 dB(A).
- 3 The time interval over which noise levels are averaged must be 10 minutes or an alternative time interval specified in writing by the Director.
- 4 Measured noise levels must be adjusted for tonality, impulsiveness, modulation and low frequency in accordance with the Tasmanian Noise Measurement Procedures Manual.
- 5 All methods of measurement must be in accordance with the Tasmanian Noise Measurement Procedures Manual.

N2 Operating hours

- 1 Unless otherwise approved by the Director, activities associated with the extraction of rock, gravel, sand, clay or minerals, screening/crushing and loading of product, or maintenance operations must not be undertaken outside the hours of 0700 hours to 1800 hours on weekdays and 0800 hours to 1200 hours on Saturdays.
- 2 Notwithstanding the above paragraph, activities must not be carried out on public holidays that are observed Statewide (Easter Tuesday excepted).

N3 Noise survey requirements

- 1 Unless otherwise approved by the Director, a noise survey must be carried out:
 - 1.1 within three (3) months of commissioning; and
 - 1.2 within six (6) months of any change to the activity which is likely to substantially alter the character or increase the volume of noise emitted from The Land; and
 - 1.3 at such other times as may reasonably be required by the Director by notice in writing.

N4 Noise survey method and reporting requirements

- 1 Noise surveys must be undertaken in accordance with a survey method approved in writing by the Director, as may be amended from time to time with written approval of the Director.
- 2 Without limitation, the survey method must address the following:
 - 2.1 measurements must be carried out at day, evening and night times (where applicable) at each location; and
 - 2.2 measurement locations, and the number thereof, must be specified, with one location established as a control location (noise).
- 3 Measurements and data recorded during the survey must include:
 - 3.1 operational status of noise producing equipment and throughput of the activity;
 - 3.2 subjective descriptions of the sound at each location;

- 3.3 details of meteorological conditions relevant to the propagation of noise;
 - 3.4 the equivalent continuous (L_{eq}) and L_1 , L_{10} , L_{50} , L_{90} and L_{99} A-weighted sound pressure levels measured over a period of 10 minutes or an alternative time interval approved by the Director;
 - 3.5 one-third octave spectra over suitably representative periods of not less than 1 minute; and
 - 3.6 narrow-band spectra over suitably representative periods of not less than 1 minute.
- 4 A noise survey report must be forwarded to the Director within 30 days from the date on which the noise survey is completed.
- 5 The noise survey report must include the following:
- 5.1 the results and interpretation of the measurements required by these conditions;
 - 5.2 a map of the area surrounding the activity with the boundary of The Land, measurement locations, and noise sensitive premises clearly marked on the map;
 - 5.3 any other information that will assist with interpreting the results and whether the activity is in compliance with these conditions and EMPCA; and
 - 5.4 recommendations of appropriate mitigation measures to manage any noise problems identified by the noise survey.

Schedule 3: Information

Legal Obligations

LO1 Storage and handling of dangerous goods, explosives and dangerous substances

- 1 The storage, handling and transport of dangerous goods, explosives and dangerous substances must comply with the requirements of relevant State Acts and any regulations thereunder, including:
 - 1.1 *Work Health and Safety Act 2012* and subordinate regulations;
 - 1.2 *Explosives Act 2012* and subordinate regulations; and
 - 1.3 *Dangerous Goods (Road and Rail Transport) Act 2010* and subordinate regulations.

Other Information

OI1 Commitments

The person responsible for the activity has a general environmental duty to conduct the activity in accordance with the commitments contained in Attachment 2.

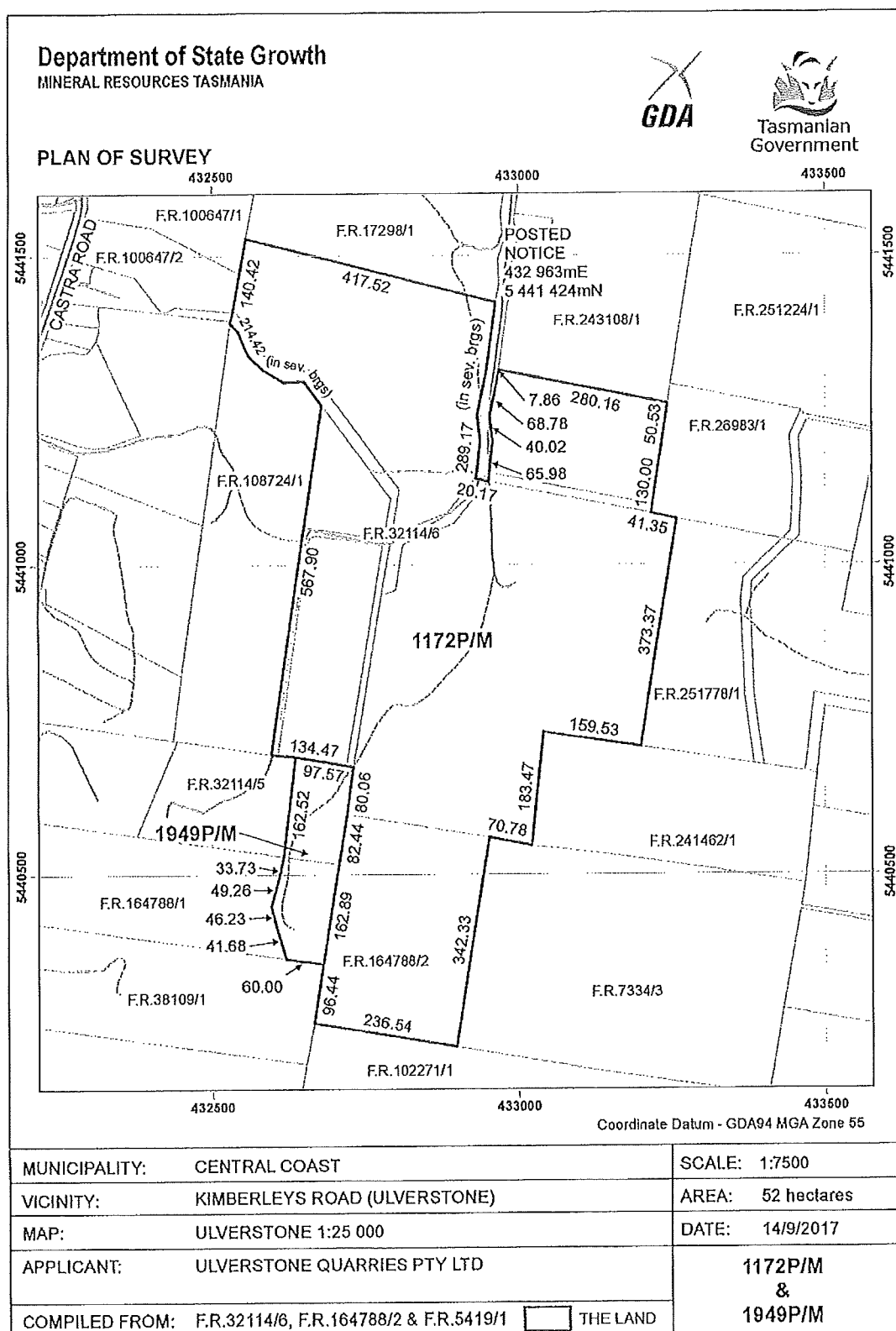
OI2 Waste management hierarchy

- 1 Wastes should be managed in accordance with the following hierarchy of waste management:
 - 1.1 waste should be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;
 - 1.2 waste should be re-used or recycled to the maximum extent that is practicable; and
 - 1.3 waste that cannot be re-used or recycled must be disposed of at a waste depot site or treatment facility that has been approved in writing by the relevant planning authority or the Director to receive such waste, or otherwise in a manner approved in writing by the Director.

OI3 Notification of incidents under section 32 of EMPCA

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning 1800 005 171 (a 24-hour emergency telephone number).

Attachment 1: The Land



Attachment 2: Table of Commitments

TABLE OF COMMITMENTS BY APPLICANT – TASMANIAN
CONSULTING SERVICES PTY LTD – CRUSH AND SCREEN PLANT,
220 KIMBERLEYS RD, ULVERSTONE

Commitment type & no.	Detail	When
General		
1	To operate the new crushing and screening plant in accordance with the conditions attached to planning permit DA 216140.	At all times.
2	To update existing standard operating procedures, as required, to reflect and incorporate conditions attached to planning permit DA 216140.	Three months post commissioning.
Noise		
3a	To undertake a noise survey of the new crush and screen plant operating at full production, and report findings including assessment against operating conditions.	Three months post commissioning.
3b	To implement any additional control measures, as may be required, to meet noise limits imposed by conditions attached to planning permit DA 216140.	Three months post noise survey.
Operations		
3	To not operate the (previously approved) temporary crushing plant on the site when the new fixed second crushing plant (DA 216140) is operating.	Post commissioning of new plant

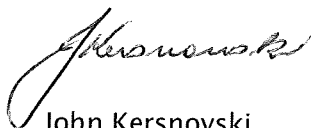
SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS

Period: 1 August 2017 to 30 September 2017

Approval of Roadworks and Services

Developer: L N S & R L Rodman
Location: 230 Ironcliffe Road, Penguin
No. of Lots: 3
Engineer: Neil Wainman (PDA Surveyors)

Developer: Noteworthy Nominees Pty Ltd
Location: 24 King Edward Street, Ulverstone
Development: Commercial Building – Pharmacy
Engineer: K Moore & Associates



John Kersnovski
DIRECTOR INFRASTRUCTURE SERVICES



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 30 September 2017

Contracts

. Nil

Agreements

- . Alternate Notification Agreement
Maintenance Activities
NBN Co and Central Coast Council
- . Collection Service Agreement
Tasmanian Building and Construction Industry Training Board and
Central Coast Council
- . Deed of Licence
Braddons Hill Digital TV Re-Transmitter Site
Property ID:6380753 Title Ref: 8189/2
RBA Holdings Pty Ltd and Central Coast Council
- . Lease Agreement
Golden Hearts Tasmania Inc.
Sprent Community Hall

Sandra Ayton
GENERAL MANAGER

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

Period: 19 Septmeber 2017 to 16 October 2017

Documents for affixing of the common seal

Nil

Final plans of subdivision sealed under delegation

Final Plan of Survey
8 Dunning Street, Ulverstone
Application No. DA214213



Sandra Ayton
GENERAL MANAGER

Central Coast Council

Statement of Comprehensive Income for the period ended 30 September 2017

	<u>YTD Budget</u> 2017-18	<u>YTD Actual</u> 2017-18	<u>Variance</u> 2017-18	<u>Note</u>
EXPENSES				
Employee Costs	2,348,898	2,284,639	64,259	1
Materials and Contracts	2,274,046	1,985,195	288,851	2
Interest	32,876	11,598	21,278	3
Depreciation and Amortisation	1,481,750	1,469,994	11,756	4
Other	86,750	70,944	15,806	5
TOTAL EXPENSES	6,224,320	5,822,370	401,950	
REVENUES				
Rates and Charges	3,720,250	3,863,670	143,420	6
Fees and Charges	928,500	819,049	(109,451)	7
Interest	61,725	55,539	(6,186)	8
Government Grants and contributions	1,186,423	1,121,554	(64,869)	9
Share of Profit of Associate	350,000	-	(350,000)	10
Stat Dividend's NTER/LGE	50,000	60,641	10,641	11
Other	160,897	147,198	(13,699)	12
TOTAL OPERATING REVENUE	6,457,795	6,067,651	(390,143)	
Net gain/(loss) on Disposal of Land	96,275	-	(96,275)	13
Net gain/(loss) on Disposal of Plant	287,500	-	(287,500)	14
Net gain/(loss) on Disposal of Other assets	-	-	-	
Net gain/(loss) on transfer of assets	-	-	-	
Capital Grants	1,104,138	1,050,000	(54,138)	15
TOTAL CAPITAL REVENUE	1,487,913	1,050,000	(437,913)	
TOTAL REVENUE	7,945,708	7,117,651	(828,056)	
NET SURPLUS / (DEFICIT)	\$1,721,388	\$1,295,281	(426,106)	
<u>UNDERLYING SURPLUS / (DEFICIT)</u>				
Net surplus/deficit	1,721,388	1,295,281		
Capital Gains and losses	(1,487,913)	(1,050,000)		
Capital grants				
FAG's adjustment	-	-		
Underlying surplus / (deficit)	233,475	245,281		

Explanatory Notes

- 1 Is within budget expectations
- 2 Variance is due to budget being 25% of year total budget, generally expenditure is skewed towards the end of the year so it is expected that it will be in line with the budget at the end of the financial year.
- 3 Interest includes ALGCP loans which are paid in October and April and reimbursed in January and July
- 4 Is within budget expectations
- 5 Is within budget expectations
- 6 Is within budget expectations
- 7 Annual summer user accounts are raised in October
- 8 Is within budget expectations
- 9 Is within budget expectations
- 10 This revenue is only recognised at the end of the financial year
- 11 Is within budget expectations
- 12 Is within budget expectations
- 13 This revenue is only recognised at the end of the financial year
- 14 This revenue is only recognised at the end of the financial year
- 15 Dial Regional Sport Centre Commonwealth grant received

Central Coast Council

Balance Sheet as at 30 September 2017

	30-Jun-17 \$	30-Sep-17 \$		Note
ASSETS				
CURRENT ASSETS				
Cash and cash equivalents	14,879,468	13,480,297	(1,399,171)	1
Trade and other receivables	1,384,609	1,195,798	(188,811)	2
Assets held for sale	200,000	-	(200,000)	3
Inventories	-	-	-	4
Other assets	1,485,647	1,300,127	(185,520)	5
Total current assets	<u>17,949,724</u>	<u>15,976,222</u>	-	1,973,502
NON-CURRENT ASSETS				
Trade and other receivables	8,321	8,321	-	6
Investment in Regional Waste Management Authority	4,673,702	4,673,702	-	7
Investment in water corporation	74,972,525	74,972,525	-	8
Property, infrastructure, plant and equipment	428,042,931	428,042,931	-	9
Capital work in Progress	7,739,021	10,693,828	2,954,807	10
Other assets	32,000	-	(32,000)	5
TOTAL NON-CURRENT ASSETS	<u>515,468,500</u>	<u>518,391,307</u>	<u>2,922,807</u>	
TOTAL ASSETS	<u>533,418,224</u>	<u>534,367,529</u>	<u>949,305</u>	
LIABILITIES				
CURRENT LIABILITIES				
Trade and other payables	3,186,502	2,840,526	(345,976)	11
Trust funds and deposits	227,247	227,247	-	12
Provisions	2,677,159	2,677,159	-	13
Interest bearing liabilities	200,405	200,405	-	14
TOTAL CURRENT LIABILITIES	<u>6,291,313</u>	<u>5,945,337</u>	<u>(345,976)</u>	
NON-CURRENT LIABILITIES				
Provisions	3,151,793	3,151,793	-	15
Interest bearing liabilities	10,399,975	10,399,975	-	16
TOTAL NON-CURRENT LIABILITIES	<u>13,551,768</u>	<u>13,551,768</u>	<u>13,551,769</u>	
TOTAL LIABILITIES	<u>19,843,081</u>	<u>19,497,105</u>	<u>13,205,793</u>	
NET ASSETS	<u>513,575,143</u>	<u>514,870,424</u>	<u>(12,256,488)</u>	
EQUITY				
Accumulated surplus	237,372,111	238,667,392	1,295,281	17
Reserves	276,203,032	276,203,032	-	18
TOTAL EQUITY	<u>513,575,143</u>	<u>514,870,424</u>	<u>1,295,281</u>	

Explanatory Notes

- 1 Payment of normal accounts has reduced the cash balance in line with expectations.
- 2 Increased payment of accounts since 30 June, more accounts due to be sent in October.
- 3 Land previously held for sale sold this financial year.
- 4 Council no longer has an inventory store.
- 5 Prepaid expenses are recognised at end of financial year.
- 6 Non current assets are recognised at end of financial year.
- 7 Investment revalued at end of financial year
- 8 Investment revalued at end of financial year
- 9 Assets revalued and recognised at end of financial year
- 10 This is the Council's Capital Works Program and carryover project amounts.
- 11 This is the amount of accounts payable as at 30 September.
- 12 This account is recognised at end of financial year
- 13 This account is recognised at end of financial year
- 14 This account is recognised at end of financial year
- 15 This account is recognised at end of financial year
- 16 This account is recognised at end of financial year
- 17 Difference is the profit as at 30 September in Income statement.
- 18 This account is recognised at end of financial year

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
GENERAL MANAGEMENT									
<i>Account No.</i>	<i>Account Description</i>								
Service Activity: Strategic Projects									
Cost Centre: Property Management									
Capital									
63108	East Ulverstone Industrial Estate – Stage 2	105,000	26,250	–	–	–	26,250	105,000	First quarter 2018
63128	Dial Road subdivision	482,000	120,501	140	–	140	120,361	481,860	Finalisation of adjoining land sale has delayed project. Development to be complete first quarter 2018
63129	Purchase – 12 King Edward Street, Penguin	–	–	167,500	–	167,500	(167,500)	(167,500)	Complete
	Total Capital	587,000	146,751	167,640	–	167,640	(20,889)	419,360	
	Property Management (Surplus)/Deficit	587,000	146,751	167,640	–	167,640	(20,889)	419,360	
Cost Centre: Strategic Projects									
Capital									
52583.03	Forth/Leith shared pathway	900,000	225,000	–	–	–	225,000	900,000	Awaiting advice on Government funding contribution
52909	LED Street Lighting	1,000,000	249,999	3,850	–	3,850	246,149	996,150	Designwork commenced. Project team meeting weekly. Installation to commence prior to June 2018
62115.04	Batten Park investigations	18,000	4,500	–	–	–	4,500	18,000	Commenced
62291	Anzac Park, Ulverstone – shared pathway	200,000	50,001	7,277	223	7,499	42,502	192,501	Complete
62325.18	Ulverstone Sports and Leisure Centre – solar	–	–	–	16,000	16,000	(16,000)	(16,000)	On order
62327	Dial Regional Sports Complex – design	6,246,000	1,561,500	2,489,585	240	2,489,825	(928,325)	3,756,175	Project on track for completion March 2018
62329	Wongi Lane bus interchange	–	–	208,037	16,424	224,461	(224,461)	(224,461)	In progress – require clear weather for surface treatments
	Total Capital	8,364,000	2,091,000	2,708,748	32,887	2,741,635	(650,635)	5,622,365	
	Strategic Projects (Surplus)/Deficit	8,364,000	2,091,000	2,708,748	32,887	2,741,635	(650,635)	5,622,365	
	Strategic Projects (Surplus)/Deficit	8,951,000	2,237,751	2,876,388	32,887	2,909,275	(671,524)	6,041,725	

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Cost Centre: Elected Members									
Cost Centre: Elected Members									
Capital									
51104	Plant purchases – Elected Members	–	–	26,958	–	26,958	(26,958)	(26,958)	Complete
	Total Capital	–	–	26,958	–	26,958	(26,958)	(26,958)	
	Elected Members (Surplus)/Deficit	–	–	26,958	–	26,958	(26,958)	(26,958)	

Cost Centre: General Managers Office

Capital

51004	Plant purchases – General Managers Office	35,000	–	39,245	–	39,245	(39,245)	(4,245)	Complete
	Total Capital	35,000	–	39,245	–	39,245	(39,245)	(4,245)	
	General Managers Office (Surplus)/Deficit	35,000	–	39,245	–	39,245	(39,245)	(4,245)	
	Executive Services (Surplus)/Deficit	35,000	–	66,203	–	66,203	(66,203)	(31,203)	
	OFFICE OF GENERAL MANAGER (SURPLUS)/DEFICIT	8,986,000	2,237,751	2,942,592	32,887	2,975,478	(737,727)	6,010,522	

Service Activity: Engineering

Cost Centre: Engineering

Capital

[illegible]

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Service Activity: Works Operations									
Cost Centre: Works Depot and Store									
Capital									
51804	Plant purchases – Works	62,000	–	25,329	–	25,329	(25,329)	36,671	Commenced
51821	Minor plant and equipment – replace	45,000	11,250	2,620	1,743	4,363	6,887	40,637	Replacement program commenced
51822	Minor plant and equipment – new	10,000	2,499	2,389	40	2,429	70	7,571	Program commenced
51839	Ulverstone Depot – office upgrade	30,000	7,500	966	–	966	6,534	29,034	Plans being prepared. Works – early 2018
51845	Ulverstone Works Depot – building upgrade	20,000	5,001	–	–	–	5,001	20,000	Plans being prepared. Works – early 2018
51857.01	Ulverstone Depot painting	5,000	1,251	595	–	595	656	4,405	
Total Capital		172,000	27,501	31,899	1,783	33,682	(6,181)	138,318	
Works Depot and Store (Surplus)/Deficit		172,000	27,501	31,899	1,783	33,682	(6,181)	138,318	
Cost Centre: Emergency Services									
Capital									
61009	SES – building	5,000	1,251	–	–	–	1,251	5,000	
61010	SES – equipment upgrade	10,000	2,499	–	–	–	2,499	10,000	Early 2018
61012	Emergency Power supply – Council offices(inc	25,000	6,249	–	–	–	6,249	25,000	Early 2018
61055	South Riana Road, Gunns Plains – landslip	500,000	125,001	12,317	–	12,317	112,684	487,683	Report received – consultants being engaged to design and manage contract
61055.01	South Riana Road – culvert embankment	–	–	24,446	–	24,446	(24,446)	(24,446)	Complete
61057.3	Lowana Road landslip	100,000	24,999	–	–	–	24,999	100,000	Report received – consultants being engaged to design and manage contract
61059	Miscellaneous repairs – Emergency Services	25,000	6,249	–	–	–	6,249	25,000	As required
61059.01	Gunns Plains Road – flood erosion rehabilitation	300,000	75,000	1,505,972	–	1,505,972	(1,430,972)	(1,205,972)	Complete
61059.02	Gunns Plains Road – flood erosion rehab	400,000	99,999	–	–	–	99,999	400,000	Complete
61059.03	Gunns Plains Road – flood erosion rehab	200,000	50,001	–	–	–	50,001	200,000	Complete
61059.04	Marshalls Bridge Road	100,000	24,999	1,451	–	1,451	23,548	98,549	Tenders for Flood damage to be advertised mid December
61059.05	Gunns Plains Road – culverts	70,000	17,499	–	–	–	17,499	70,000	Complete
61061	Leven River Bridge, Taylors Flats Road –	1,200,000	300,000	–	–	–	300,000	1,200,000	In progress – precasting components – completion late December
Total Capital		2,935,000	733,746	1,544,186	–	1,544,186	(810,440)	1,390,814	
Emergency Services (Surplus)/Deficit		2,935,000	733,746	1,544,186	–	1,544,186	(810,440)	1,390,814	
Works Operations (Surplus)/Deficit		3,107,000	761,247	1,576,085	1,783	1,577,868	(816,621)	1,529,132	

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Cost Centre: Roads – Urban Sealed									
Capital									
52104	Plant purchases – Urban Roads	110,000	–	–	–	–	–	110,000	Early 2018
52105	Safe cycling routes	5,000	1,251	1,758	3,484	5,242	(3,991)	(242)	Signage on order
52107	Main Street, Ulverstone (urban roads)	365,000	91,251	–	–	–	91,251	365,000	March – June 2018
52112.05	Main Road, Penguin – pedestrian crossing	–	–	27,882	410	28,292	(28,292)	(28,292)	In progress – lines to be removed
52112.06	Main Road Penguin – kerb and channel	–	–	48,364	–	48,364	(48,364)	(48,364)	Complete
52113	Street resealing	200,000	50,001	–	–	–	50,001	200,000	Tenders to be considered at October Meeting.
52120.02	Hampson Street, Penguin kerb and pavement	260,000	65,001	50,527	20,414	70,941	(5,940)	189,059	In progress – completion mid October
52124.03	Leven Street – Risby to Clarke kerb and	–	–	2,422	–	2,422	(2,422)	(2,422)	Complete
52129.07	William Street, Ulverstone	160,000	39,999	–	4,623	4,623	35,376	155,377	In progress – completion mid December
52131.08	Victoria Street Laneway	–	–	–	1,500	1,500	(1,500)	(1,500)	Legal Expenses
52143.01	Railway crossings – upgrade	20,000	5,001	2,548	–	2,548	2,453	17,452	
52156.03	Victoria Street – rehabilitation	280,000	69,999	3,550	–	3,550	66,449	276,450	Early 2018
52162	Kerb ramp improvements	20,000	5,001	1,493	–	1,493	3,508	18,507	Ongoing
52162.01	Traffic management/safety improvements	10,000	2,499	1,288	–	1,288	1,211	8,712	Penguin project awaiting contractor
52172.07	Reibey Street/Kings Parade – intersection	100,000	24,999	1,758	4,076	5,834	19,165	94,166	Consultation in progress
52185.01	James/Grove/Gollan intersection	250,000	62,499	–	2,500	2,500	59,999	247,500	May/June 2018
52185.02	River Road/Maxwell Street intersection	50,000	12,501	–	–	–	12,501	50,000	May/June 2018
52185.03	Jowett/Markm/Amy intersection	20,000	5,001	–	–	–	5,001	20,000	May/June 2018
52197.06	Kings Parade – Queen's Garden	435,000	108,750	3,518	7,877	11,394	97,356	423,606	Consultation in progress
52197.1	Kings Parade (bridge roundabout to Jermyn St)	150,000	37,500	–	–	–	37,500	150,000	Consultation in progress
Cost Centre: Roads – Urban Sealed									
Total Capital		2,435,000	581,253	145,107	44,883	189,990	391,263	2,245,010	
Roads – Urban Sealed (Surplus)/Deficit		2,435,000	581,253	145,107	44,883	189,990	391,263	2,245,010	
Cost Centre: Roads – Rural Sealed									
Capital									
52204	Plant purchases – Rural Roads	305,000	–	–	–	–	–	305,000	Tenders called. Council consideration November
52207	Creamery Road, Sulphur Creek	280,000	69,999	–	–	–	69,999	280,000	February/March 2018
52208	Loyetea Road	50,000	12,501	98,454	2,276	100,730	(88,229)	(50,730)	Complete
52209	Midgley's Road, Riana	50,000	12,501	–	–	–	12,501	50,000	Delayed due to Loyetea Road repair costs
52210	Zig Zag Road, Sulphur Creek	190,000	47,499	–	–	–	47,499	190,000	February/March 2018
52211	George Street, Forth (rural roads)	160,000	39,999	–	–	–	39,999	160,000	April/May/June 2018
52216	Road resealing	530,000	132,501	170	–	170	132,331	529,830	Tenders to be considered at October Meeting.
52216.01	Rural Sealed Roads – reseal preparation	140,000	35,001	10,927	4,670	15,596	19,405	124,404	Commenced
52218	Allport Street Drainage (Rural Roads)	–	–	32,588	3,035	35,623	(35,623)	(35,623)	Complete
52219	Raymond Road – landslip	10,000	2,499	–	–	–	2,499	10,000	Initial repairs undertaken
52222	Intersection improvements (rural sealed roads)	20,000	5,001	–	–	–	5,001	20,000	Penguin – Main Street
52255.03	Gunns Plains road – embankment stabilisation	–	–	114	2,030	2,144	(2,144)	(2,144)	In progress – minor pavement digouts remaining
52262	Top Gawler Road, Gawler – drainage (rural)	50,000	12,501	–	–	–	12,501	50,000	March/April 2018
52272	Penguin Road – Lonah slip	50,000	12,501	–	–	–	12,501	50,000	As required
52293	Traffic management	5,000	1,251	–	–	–	1,251	5,000	As required
Total Capital		1,840,000	383,754	142,253	12,011	154,264	229,490	1,685,736	
Roads – Rural Sealed (Surplus)/Deficit		1,840,000	383,754	142,253	12,011	154,264	229,490	1,685,736	

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Cost Centre: Footpaths									
Capital									
52546	Kings Parade, Ulverstone	30,000	7,500	-	-	-	7,500	30,000	Part of overall Kings Parade/Queens Gardens project
52558.01	Penguin Road, Ulverstone	120,000	30,000	-	-	-	30,000	120,000	April/May 2018
Cost Centre: Footpaths									
Capital									
52580.03	Victoria Street – reconstruction kerb, paths,	-	-	107,677	4,186	111,863	(111,863)	(111,863)	Complete
52585	Albert Street, Howth-Turners Beach	100,000	24,999	206	8,239	8,445	16,554	91,555	In progress – completion mid October
Total Capital		250,000	62,499	107,883	12,425	120,308	(57,809)	129,692	
Footpaths (Surplus)/Deficit		250,000	62,499	107,883	12,425	120,308	(57,809)	129,692	
Cost Centre: Bridges									
Capital									
52749	Redwater Creek – Loyetea Road	260,000	65,001	-	-	-	65,001	260,000	Delayed. Funds to be reallocated to Isundula Road bridge
52766	Forth River – flood opening (Bridge)	60,000	15,000	-	-	-	15,000	60,000	June 2018
52767	Nine Mile Road (Bridge)	250,000	62,499	3,166	-	3,166	59,333	246,834	April/May 2018
Total Capital		570,000	142,500	3,166	-	3,166	139,334	566,834	
Bridges (Surplus)/Deficit		570,000	142,500	3,166	-	3,166	139,334	566,834	
Cost Centre: Carparks									
Capital									
52809.07	Quadrant Carpark	250,000	62,499	-	-	-	62,499	250,000	February/March 2018
52820	Gunns Plains Hall carpark	15,000	3,750	-	-	-	3,750	15,000	February 2018
52821	Yacht Club carpark – reseal	10,000	2,499	-	-	-	2,499	10,000	February 2018
52853.01	Bannons Car Park, Ulverstone – upgrade	160,000	39,999	-	-	-	39,999	160,000	May 2018
52860.01	Disabled parking spaces	20,000	5,001	-	-	-	5,001	20,000	Underway
52860.02	Carpark signage	-	-	2,142	-	2,142	(2,142)	(2,142)	
52860.03	Car Park strategy implementation	-	-	639	-	639	(639)	(639)	
52860.05	Coles/Furners car park	-	-	15,748	-	15,748	(15,748)	(15,748)	Complete
52861	Penguin Surf Club – carpark	85,000	21,249	-	-	-	21,249	85,000	February 2018
Total Capital		540,000	134,997	18,529	-	18,529	116,468	521,471	
Carparks (Surplus)/Deficit		540,000	134,997	18,529	-	18,529	116,468	521,471	

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Cost Centre: Drainage									
Capital									
55024.01	Preservation Drive (No 322) – upgrade	60,000	15,000	–	1,500	1,500	13,500	58,500	March 2018
55038.01	Sice Avenue Outfall – upgrade	20,000	5,001	–	–	–	5,001	20,000	December/January
55048.01	Boyes Street Outfall – overflow control	30,000	7,500	–	–	–	7,500	30,000	Delayed until March 2018
55052.03	Deviation Road	10,000	2,499	–	–	–	2,499	10,000	Delayed until May 2018
55053.03	Bertha Street Outfall	30,000	7,500	–	–	–	7,500	30,000	February 2018
55053.04	Main Road, Penguin (west of Clarke St) –	29,000	7,251	–	–	–	7,251	29,000	January 2018
55054.06	Miscellaneous drainage	18,500	4,622	–	–	–	4,622	18,500	various projects
55054.07	1–3 Forth Road, Turners Beach drainage	30,000	7,500	–	–	–	7,500	30,000	April 2018
55054.13	Drainage – 2 Charlene Court connection	1,500	375	–	–	–	375	1,500	Tba
55093	Side entry pits	30,000	7,500	3,386	6,551	9,937	(2,437)	20,063	Ongoing
55095.02	Helen Street – backflow prevention	8,000	2,001	–	–	–	2,001	8,000	December
55095.06	Elizabeth Street, Ulverstone – upgrade line	30,000	7,500	–	–	–	7,500	30,000	December
55095.07	Water Street, Ulverstone – upgrade line	20,000	5,001	–	–	–	5,001	20,000	December
	Total Capital	317,000	79,250	3,386	8,051	11,437	67,813	305,563	
	Drainage (Surplus)/Deficit	317,000	79,250	3,386	8,051	11,437	67,813	305,563	
	Roads, Bridges and Drainage (Surplus)/Deficit	5,952,000	1,384,253	420,323	77,370	497,693	886,560	5,454,307	

Cost Centre: Household Garbage

Capital									
56004	Plant purchases – Waste Management	290,000	–	–	–	–	–	290,000	Tenders called. Council consideration November meeting
56009.02	Castra Transfer Station – site rehabilitation	5,000	1,251	–	–	–	1,251	5,000	Underway
56010.02	Penguin Refuse Disposal Site – site	50,000	12,501	4,994	–	4,994	7,507	45,006	April/May 2018
56010.05	Preston transfer station – site and rehabilitation	5,000	1,251	–	–	–	1,251	5,000	Commence final quarter 2017
Cost Centre: Household Garbage									
Capital									
56011.02	Ulverstone Transfer Station – site rehabilitation	5,000	1,251	–	–	–	1,251	5,000	May 2018
56012.05	South Riana transfer station – site and	5,000	1,251	1,589	–	1,589	(338)	3,411	Commenced
56018	Resource Recovery Centre – site development	20,000	5,001	–	–	–	5,001	20,000	Commenced
56029	Resource Recovery Centre – leachate	90,000	22,500	–	–	–	22,500	90,000	February/March 2018
56045	Resource Recovery Centre – wetlands	20,000	5,001	–	–	–	5,001	20,000	Design only – May 2018
56046	Resource Recovery Centre – signage	10,000	2,499	–	–	–	2,499	10,000	Commenced
	Total Capital	500,000	52,506	6,584	–	6,584	45,922	493,416	
	Household Garbage (Surplus)/Deficit	500,000	52,506	6,584	–	6,584	45,922	493,416	
	Waste Management (Surplus)/Deficit	500,000	52,506	6,584	–	6,584	45,922	493,416	

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Cost Centre: Parks									
Capital									
61052	Buttons Creek – flood resilience program	7,000	1,749	-	-	-	1,749	7,000	Delayed until dry weather
62204	Plant purchases – Parks	160,000	-	-	-	-	-	160,000	Early 2018
62205	Park Signage upgrade	8,000	2,001	126	6,996	7,122	(5,121)	878	October
62213.02	Physical Activity Equipment	20,000	5,001	-	18,732	18,732	(13,731)	1,268	Commenced
62213.03	Pump and Jump Park Design	10,000	2,499	-	-	-	2,499	10,000	Commenced in conjunction with Lions
62213.04	Tobruk Park pond rectification	50,000	12,501	-	-	-	12,501	50,000	May/June 2018
62242.02	Preston Falls – access feasibility study	-	-	43,097	-	43,097	(43,097)	(43,097)	Completed
62262.01	Picnic Hut – Beach Road, Ulverstone	10,000	2,499	635	-	635	1,864	9,365	Commenced
62264.04	Penguin Creek – Flood Resilience Program	40,000	9,999	-	-	-	9,999	40,000	March 2018
62273	Dial Street – replanting	15,000	3,750	550	-	550	3,200	14,450	Commenced
62282	Beach access upgrades	10,000	2,499	2,869	230	3,099	(600)	6,901	Commenced
62282.01	Apex Caravan Park – access upgrade	10,000	2,499	-	-	-	2,499	10,000	October
62287	Parks Asset renewals	35,000	8,751	6,137	-	6,137	2,614	28,863	Commenced
Cost Centre: Parks									
Capital									
62287.01	Parks renewal – playground renewals identified	20,000	5,001	-	-	-	5,001	20,000	Commenced
62289.23	Industrial Estate – greenbelt	10,000	2,499	3,204	600	3,804	(1,305)	6,196	Underway
62289.26	Forth Recreation Ground Tree Planting	7,000	1,753	-	-	-	1,753	7,000	October/November
62289.32	Johnson Beach Master Plan – Stage 2	20,000	5,001	13	-	13	4,988	19,987	December/January
62289.34	Hiscutt Park – wall repair	25,000	6,249	-	-	-	6,249	25,000	As possible with stream flows
62289.35	Penguin Surf Club playground – drainage works	3,000	750	1,790	329	2,119	(1,369)	881	October
62290.01	Reid Street Lookout – Stairs	10,000	2,499	-	-	-	2,499	10,000	tba
62291.01	Anzac Park Master Plan	5,000	1,251	-	-	-	1,251	5,000	December/January
62291.02	Anzac Park – bank replanting	20,000	5,001	-	-	-	5,001	20,000	April 2018
62292	Dial Regional Sports Complex – revegetation	10,000	2,499	-	105	105	2,394	9,895	Commenced
62292.01	Dial Complex Playground	60,000	15,000	-	-	-	15,000	60,000	In conjunction with Dial Sports Complex project
Total Capital		565,000	101,251	58,422	26,992	85,414	15,837	479,586	
Parks (Surplus)/Deficit		565,000	101,251	58,422	26,992	85,414	15,837	479,586	

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Cost Centre: Public Amenities									
Capital									
60341	Bus shelter (new)	15,000	3,750	-	-	-	3,750	15,000	Hyebridge – December
60348.02	Public convenience signage upgrade	5,000	1,251	-	10	10	1,241	4,990	Commenced
60356.02	Public amenities renewal – toilet refurbishments	5,000	1,251	2,682	105	2,787	(1,536)	2,213	Commenced
60356.05	Bus Shelter Renewals	10,000	2,499	364	-	364	2,135	9,636	Commenced
60356.06	Coles Toilet Renewal	-	-	416	-	416	(416)	(416)	
60358.05	Drinking Water Stations	9,000	2,250	2,900	-	2,900	(650)	6,100	November
60358.06	Public Toilet – Lighting Upgrade	3,000	750	-	-	-	750	3,000	
60359.01	West Ulverstone Pontoon upgrade	190,000	47,499	-	-	-	47,499	190,000	Early 2018
60362	Leven River walls – assessment	40,000	9,999	20,295	-	20,295	(10,296)	19,705	First report received
60363	Anzac Park Toilets/Surrounds	200,000	50,001	-	-	-	50,001	200,000	March/April 2018

Cost Centre: Public Amenities

Total Capital	477,000	119,250	26,657	115	26,772	92,478	450,228
Public Amenities (Surplus)/Deficit	477,000	119,250	26,657	115	26,772	92,478	450,228

Cost Centre: Cemeteries

Capital									
60404	Plant purchases – Cemeteries	34,000	-	-	-	-	-	34,000	January
60407	Memorial Park – watering system	10,000	2,499	-	-	-	2,499	10,000	
60418	Memorial Park – new plinths	25,000	6,249	-	-	-	6,249	25,000	Commenced
60422	Memorial Park Garden	-	-	5,201	-	5,201	(5,201)	(5,201)	Completed
60424	Memorial Park – seating	5,000	1,251	-	-	-	1,251	5,000	
60425.01	Penguin General Cemetery – settlement	10,000	2,499	-	-	-	2,499	10,000	As required
60429.08	Memorial Park – path system	10,000	2,499	-	-	-	2,499	10,000	
60429.1	Memorial Park – tree planting	10,000	2,499	-	-	-	2,499	10,000	
Total Capital		104,000	17,496	5,201	-	5,201	12,295	98,799	
Cemeteries (Surplus)/Deficit		104,000	17,496	5,201	-	5,201	12,295	98,799	
Parks and Amenities (Surplus)/Deficit		1,146,000	237,997	90,280	27,107	117,387	120,610	1,028,613	
WORKS (SURPLUS)/DEFICIT		10,705,000	2,436,003	2,093,272	106,260	2,199,532	236,471	8,505,468	

Service Activity: Corporate Administration

Cost Centre: Administration

Capital									
51204	Plant purchases – Administration	33,000	–	–	33,788	33,788	(33,788)	(788)	October/November
	Total Capital	33,000	–	–	33,788	33,788	(33,788)	(788)	
	Administration (Surplus)/Deficit	33,000	–	–	33,788	33,788	(33,788)	(788)	

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Cost Centre: Administration Centre									
Capital									
51347.02	Administration Centre – painting program	10,000	2,499	–	–	–	2,499	10,000	Commenced
51347.03	Administration Centre – carpet replacement	10,000	2,499	–	–	–	2,499	10,000	March 2018
51348.01	Administration Centre – lighting	5,000	1,251	3,477	–	3,477	(2,226)	1,523	Commenced
51348.02	Administration Centre – heat pump renewals	5,000	1,251	–	–	–	1,251	5,000	As required
51349.02	Administration Centre – new – General	25,000	6,249	1,846	–	1,846	4,403	23,154	Almost complete
51349.04	Administration Centre – electrical upgrade –	20,000	5,001	1,879	–	1,879	3,122	18,121	Commenced
	Total Capital	75,000	18,750	7,202	–	7,202	11,548	67,798	
	Administration Centre (Surplus)/Deficit	75,000	18,750	7,202	–	7,202	11,548	67,798	
	Corporate Administration (Surplus)/Deficit	108,000	18,750	7,202	33,788	40,990	(22,240)	67,010	

Cost Centre: Corporate Support Services

Capital									
51505	Computer equipment	120,000	12,000	386	40,349	40,735	(28,735)	79,265	
	Total Capital	120,000	12,000	386	40,349	40,735	(28,735)	79,265	
	Corporate Support Services (Surplus)/Deficit	120,000	12,000	386	40,349	40,735	(28,735)	79,265	
	Corporate Support Services (Surplus)/Deficit	120,000	12,000	386	40,349	40,735	(28,735)	79,265	

Cost Centre: Caravan Parks

Capital									
63258.03	Ulverstone Caravan Park – painting program	10,000	2,499	–	–	–	2,499	10,000	
	Total Capital	10,000	2,499	–	–	–	2,499	10,000	
	Caravan Parks (Surplus)/Deficit	10,000	2,499	–	–	–	2,499	10,000	
	Caravan Parks (Surplus)/Deficit	10,000	2,499	–	–	–	2,499	10,000	
	CORPORATE SERVICES (SURPLUS)/DEFICIT	238,000	33,249	7,588	74,137	81,725	(48,476)	156,275	

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Service Activity: Childrens Services									
Cost Centre: Child Care									
Capital									
61249.04	Ulverstone Child Care – internal/external	5,000	1,251	–	–	–	1,251	5,000	
61252	Ulverstone Child Care Centre – play structure	20,000	5,001	–	–	–	5,001	20,000	
	Total Capital	25,000	6,252	–	–	–	6,252	25,000	
	Child Care (Surplus)/Deficit	25,000	6,252	–	–	–	6,252	25,000	
Cost Centre: Penguin Play Centre									
Capital									
61249.07	Penguin Playcentre – Internal Painting	5,000	1,251	–	–	–	1,251	5,000	
	Total Capital	5,000	1,251	–	–	–	1,251	5,000	
	Penguin Play Centre (Surplus)/Deficit	5,000	1,251	–	–	–	1,251	5,000	
	Childrens Services (Surplus)/Deficit	30,000	7,503	–	–	–	7,503	30,000	
Cost Centre: Community Development									
Capital									
51604	Plant purchases – Community Development	56,000	–	–	–	–	–	56,000	Early 2018
61650	Ulverstone Gateway Signage	–	–	570	4,760	5,330	(5,330)	(5,330)	October
	Total Capital	56,000	–	570	4,760	5,330	(5,330)	50,670	
	Community Development (Surplus)/Deficit	56,000	–	570	4,760	5,330	(5,330)	50,670	

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Cost Centre: Cultural Activities									
Capital									
61405	Ulverstone Band – purchase instruments	38,000	9,501	1,500	–	1,500	8,001	36,500	
61406	Art Gallery – acquisition	3,000	750	–	–	–	750	3,000	
61415	Mobile stage	7,000	1,749	–	–	–	1,749	7,000	
61416	Off-site storage of revolving stage – Ulverstone	1,000	249	–	–	–	249	1,000	
61440	Ulverstone History Museum – heat pump	3,000	750	–	3,000	3,000	(2,250)	–	
61450	Ulverstone History Museum – Portable display	3,000	750	–	2,720	2,720	(1,970)	280	
61450.03	Ulverstone History Museum – surrounds	5,000	1,251	–	–	–	1,251	5,000	
61450.04	Ulverstone History Museum – electrical upgrade	3,000	750	–	–	–	750	3,000	
61451	Ulverstone History Museum/Visitor Centre	35,000	8,751	11,072	909	11,981	(3,230)	23,019	
	Total Capital	98,000	24,501	12,572	6,629	19,201	5,300	78,799	
	Cultural Activities (Surplus)/Deficit	98,000	24,501	12,572	6,629	19,201	5,300	78,799	
	Social Planning and Development (Surplus)/Deficit	154,000	24,501	13,142	11,389	24,531	(30)	129,469	

Cost Centre: Housing

Capital									
60020	Aged persons home units – internal	50,000	12,501	22,470	–	22,470	(9,969)	27,530	Commenced
60021	Aged persons home units – HWC renewal	15,000	3,750	1,740	–	1,740	2,010	13,260	Commenced
60023	Aged persons home units – external	50,000	12,501	7,373	–	7,373	5,128	42,627	Commenced
60024	Aged persons home units – electrical	15,000	3,750	7,994	–	7,994	(4,244)	7,006	Commenced
60025	Aged persons home units – fencing/surrounds	10,000	2,499	–	–	–	2,499	10,000	As required
	Total Capital	140,000	35,001	39,576	–	39,576	(4,575)	100,424	
	Housing (Surplus)/Deficit	140,000	35,001	39,576	–	39,576	(4,575)	100,424	

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Cost Centre: Cultural Amenities									
Capital									
60124.07	Wharf Building – Gnomon/River Room renewal	5,000	1,251	-	-	-	1,251	5,000	
60126.01	Ulverstone Wharf building– audio-visual	60,000	15,000	-	-	-	15,000	60,000	
60126.08	Sustainability Assessment	2,000	501	-	12,000	12,000	(11,499)	(10,000)	
60140	Civic Centre – entrance re-design	15,000	3,750	-	-	-	3,750	15,000	
60149	Civic Centre – carpet	10,000	2,499	-	-	-	2,499	10,000	
60150	Civic Centre – seating – Stage 1	55,000	13,749	-	-	-	13,749	55,000	
60151	Civic Centre – curtain replacement	15,000	3,750	3,059	-	3,059	691	11,941	
60156	Ulverstone Wharf building – deck balustrading	20,000	5,001	-	-	-	5,001	20,000	
60156.02	Ulverstone Wharf Precinct – Farmers Market	-	-	3,619	-	3,619	(3,619)	(3,619)	
60156.05	Wharf Precinct Master Plan	20,000	5,001	-	-	-	5,001	20,000	
60156.06	Wharf Precinct seating	6,000	1,500	-	-	-	1,500	6,000	
60158	Civic Centre – Isandula Room refurbishment	8,000	2,001	-	4,000	4,000	(1,999)	4,000	
60159	Civic Centre – Leven Theatre – airlock	10,000	2,499	-	-	-	2,499	10,000	
	Total Capital	226,000	56,502	6,678	16,000	22,678	33,824	203,322	
	Cultural Amenities (Surplus)/Deficit	226,000	56,502	6,678	16,000	22,678	33,824	203,322	
Cost Centre: Public Halls and Buildings									
Capital									
60216.02	Ulverstone Senior Citizens – atrium replacement	30,000	7,500	-	-	-	7,500	30,000	January/February 2018
60222	Public Hall – fencing and surrounds	10,000	2,499	-	-	-	2,499	10,000	January/February 2018
60248	Penguin Meals on Wheels – refurbishment	5,000	1,251	-	-	-	1,251	5,000	January/February 2018
	Total Capital	45,000	11,250	-	-	-	11,250	45,000	
	Public Halls and Buildings (Surplus)/Deficit	45,000	11,250	-	-	-	11,250	45,000	
	Community Services and Facilities (Surplus)/Deficit	411,000	102,753	46,255	16,000	62,255	40,498	348,745	
Cost Centre: Swimming Pool and Waterslide									
Capital									
62028	Ulverstone Waterslide – slide repairs	20,000	5,001	-	-	-	5,001	20,000	October/November
	Total Capital	20,000	5,001	-	-	-	5,001	20,000	
	Swimming Pool and Waterslide (Surplus)/Deficit	20,000	5,001	-	-	-	5,001	20,000	

2017/18 Central Coast Council – Capital Report

		Current Budget	YTD Budget	YTD Actual	On Order	Total Committed	YTD Variance	Budget Remaining	Comments
Cost Centre: Active Recreation									
Capital									
62104	Plant purchases – Active Recreation	140,000	–	–	–	–	–	140,000	January/March 2018
62107.43	Ulverstone Showground – baseball diamond	19,000	4,749	–	–	–	4,749	19,000	
62125.02	River Park Recreation Ground – resurface	10,000	2,499	–	–	–	2,499	10,000	
62167.03	Cricket Wicket renewals	10,000	2,499	–	–	–	2,499	10,000	
62169.03	Showgrounds – Ground Lighting – Stage 2	181,000	45,249	3,624	–	3,624	41,625	177,376	Delayed due to design issues
62170	Haywoods Reserve – surface refurbishment	10,000	2,499	–	–	–	2,499	10,000	
62170.02	Haywood's Recreation Ground Lighting	40,000	9,999	–	–	–	9,999	40,000	
62171	Turner's Beach Tennis Court – fence	25,000	6,249	–	–	–	6,249	25,000	
62172	Recreation Ground Changeroom upgrades	30,000	7,500	–	–	–	7,500	30,000	
	Total Capital	465,000	81,243	3,624	–	3,624	77,619	461,376	
	Active Recreation (Surplus)/Deficit	465,000	81,243	3,624	–	3,624	77,619	461,376	

Cost Centre: Recreation Centres

Capital									
62305	Penguin Sports Centre – backboard upgrade	50,000	12,501	–	–	–	12,501	50,000	
62325.17	Ulverstone Sports & Leisure Centre –	5,000	1,251	2,805	945	3,750	(2,499)	1,250	
62325.2	Ulverstone Stadium 1 – lighting upgrade	20,000	5,001	–	–	–	5,001	20,000	
62356	Penguin Stadium refurbishment	35,000	8,751	–	–	–	8,751	35,000	
62356.03	Penguin Stadium – squash court lighting	10,000	2,499	3,600	–	3,600	(1,101)	6,400	Commenced
Cost Centre: Recreation Centres									
	Total Capital	120,000	30,003	6,405	945	7,350	22,653	112,650	
	Recreation Centres (Surplus)/Deficit	120,000	30,003	6,405	945	7,350	22,653	112,650	
	Recreation Facilities (Surplus)/Deficit	605,000	116,247	10,029	945	10,974	105,273	594,026	
	COMMUNITY SERVICES (SURPLUS)/DEFICIT	1,200,000	251,004	69,426	28,334	97,760	153,244	1,102,240	

Service Activity: Building and Plumbing

Cost Centre: Building and Plumbing

[illegible]

2017/18 Central Coast Council – Capital Report

		<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Cost Centre: Land-Use Planning									
Capital									
58004	Plant purchases – Planning	–	–	26,958	–	26,958	(26,958)	(26,958)	
	Total Capital	–	–	26,958	–	26,958	(26,958)	(26,958)	
	Land-Use Planning (Surplus)/Deficit	–	–	26,958	–	26,958	(26,958)	(26,958)	
Cost Centre: Control of Animals									
Capital									
61104	Plant purchases – Control of Animals	56,000	–	–	33,288	33,288	(33,288)	22,712	Completed
	Total Capital	56,000	–	–	33,288	33,288	(33,288)	22,712	
	Control of Animals (Surplus)/Deficit	56,000	–	–	33,288	33,288	(33,288)	22,712	
	Inspectorial Services (Surplus)/Deficit	56,000	–	–	33,288	33,288	(33,288)	22,712	
	REGULATORY SERVICES (SURPLUS)/DEFICIT	116,000	–	26,958	33,288	60,246	(60,246)	55,754	
	Operating (Surplus)/Deficit	21,305,000	4,958,007	5,139,835	274,905	5,414,741	(456,734)		