
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, 17 March 2014 commencing at 6.00pm.

Councillors attendance

Cr Jan Bonde (Mayor)
Cr John Bloomfield
Cr Shane Broad
Cr Kathleen Downie
Cr Rowen Tongs
Cr Philip Viney

Cr Garry Carpenter (Deputy Mayor)
Cr Lionel Bonde
Cr Amanda Diprose
Cr Gerry Howard
Cr Tony van Rooyen

Employees attendance

General Manager (Ms Sandra Ayton)
Director Corporate & Community Services (Mr Cor Vander Vlist)
Director Development & Regulatory Services (Mr Paul Bidgood)
Acting Director Engineering Services (Mr Greg Osborne)
Executive Services Officer (Miss Lisa Mackrill)
Land Use Planning Group Leader (Mr Ian Sansom)

Media attendance

The Advocate newspaper.

Public attendance

One member of the public attended during the course of the meeting.

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

52/2014 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 17 February 2014 have already been circulated. The minutes are required to be confirmed for their accuracy.

The *Local Government (Meeting Procedures) Regulations 2005* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.”

- Cr Viney moved and Cr Bloomfield seconded, “That the minutes of the previous ordinary meeting of the Council held on 17 February 2014 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

53/2014 Council workshops

The Executive Services Officer reported as follows:

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

- . 24.02.2014 – Strategic Plan / Strategic actions for 2014–2015
- . 03.03.2014 – Cradle Coast Visitor Services (Cradle Coast Authority)
- . 11.03.2014 – Dog registration fees.

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

- Cr Tongs moved and Cr (L) Bonde seconded, “That the Officer’s report be received.”

Carried unanimously

MAYOR'S COMMUNICATIONS

54/2014 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

55/2014 Mayor's diary

The Mayor reported as follows:

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

- . TasWater – Selection Committee meeting (Campbell Town)
- . Splash Devonport Aquatic and Leisure Centre – official opening (Devonport)
- . Penguin RSL Sub-Branch – annual dinner
- . Beyondblue – Mental Health Community Partnership launch
- . Central Coast Community Safety Partnership Committee – meeting
- . Radio 7AD – community reports
- . Skills Tasmania – North West Regional Industry Leaders Forum (Burnie)
- . Cradle Coast Authority – Representatives Group meeting (Burnie)
- . Penguin Uniting Church – Pancake Day
- . Central Coast Chamber of Commerce and Industry – International Women's Day Breakfast
- . Youth and Family Community Connections Inc. – official launch of Linking Rural Communities with E-tools project
- . Tall Timbers Thunder 2014 season launch
- . Parkside Funeral Central Coast Chapel opening
- . Mersey-Leven Emergency Management meeting (Devonport)
- . Ulverstone Repertory Theatre Society – annual general meeting
- . Amy Cure World Championship celebration
- . Friends of Island Care launch."

- Cr Howard moved and Cr Downie seconded, "That the Mayor's report be received."

Carried unanimously

56/2014 Pecuniary interest declarations

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

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

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

Cr Carpenter reported as follows:

“I will be declaring an interest in respect of Utilities – Dial–Blythe Irrigation Scheme from South Riana to Heybridge and Penguin – Application No. DA213128 (Minute No. 66/2014).”

Cr Downie reported as follows:

“I will be declaring an interest in respect of Utilities – Dial–Blythe Irrigation Scheme from South Riana to Heybridge and Penguin – Application No. DA213128 (Minute No. 66/2014).”

Cr Tongs reported as follows:

“I will be declaring an interest in respect of Utilities – Dial–Blythe Irrigation Scheme from South Riana to Heybridge and Penguin – Application No. DA213128 (Minute No. 66/2014) and Tenders for Ulverstone Visitor Information Centre roof repairs/refurbishment (Minute No. 83A/2014).”

57/2014 Public question time

The Mayor reported as follows:

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

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

COUNCILLOR REPORTS

58/2014 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 Carpenter reported on a recent meeting of the Caves to Canyon Tourism Association.

APPLICATIONS FOR LEAVE OF ABSENCE

59/2014 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

60/2014 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

61/2014 **Petitions**

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

62/2014 **Councillors' questions without notice**

The Executive Services Officer reported as follows:

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

- '29 (1) A councillor at a meeting may ask a question without notice of the chairperson or, through the chairperson, of –
 - (a) another councillor; or
 - (b) the general manager.
- (2) In putting a question without notice, a councillor must not –
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations –except so far as may be necessary to explain the question.
- (3) The chairperson must not permit any debate of a question without notice or its answer.
- (4) The chairperson, councillor or general manager who is asked a question without notice may decline to answer the question.

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

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

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

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

The allocation of topics ensued.

63/2014 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

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

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

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

No questions on notice have been received."

DEPARTMENTAL BUSINESS

DEVELOPMENT & REGULATORY SERVICES

64/2014 Development & Regulatory Services determinations

The Director Development & Regulatory Services reported as follows:

“A Schedule of Development & Regulatory Services Determinations made during the month of February 2014 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 (L) Bonde moved and Cr Tongs seconded, “That the Schedule of Development & Regulatory Services Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

65/2014 Council acting as a planning authority

The Mayor reported as follows:

“The *Local Government (Meeting Procedures) Regulations 2005* provide that if a council intends to act at a meeting as a planning authority under the *Land Use Planning and Approvals Act 1993*, the chairperson is to advise the meeting accordingly.

The Director Development & Regulatory Services has submitted the following report:

‘If any such actions arise out of Minute No’s 66/2014 and 67/2014, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’

The Executive Services Officer reported as follows:

“Councillors are reminded that the *Local Government (Meeting Procedures) Regulations 2005* provide that the general manager is to ensure that the reasons for a decision by a council acting as a planning authority are recorded in the minutes.”

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

Carried unanimously

66/2014 Utilities – Dial–Blythe Irrigation Scheme from South Riana to Heybridge and Penguin – Application No. DA213128

Crs Carpenter, Downie and Tongs, having declared an interest, retired from the meeting and left the Chamber for that part of the meeting relating to the consideration, discussion and voting on the matter of Utilities – Dial–Blythe Irrigation Scheme from South Riana to Heybridge and Penguin – Application No. DA213128 at 6.06pm.

The Director Development & Regulatory Services reported as follows:

“The Land Use Planning Group Leader has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA213128
<i>PROPOSAL:</i>	Dial–Blythe Irrigation Scheme
<i>APPLICANT:</i>	Tasmanian Irrigation Pty Ltd
<i>LOCATION:</i>	South Riana to Heybridge and Penguin
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	15 February 2014
<i>REPRESENTATIONS EXPIRY DATE:</i>	2 March 2014
<i>REPRESENTATIONS RECEIVED:</i>	Three
<i>42–DAY EXPIRY DATE:</i>	25 March 2014
<i>DECISION DUE:</i>	17 March 2014

PURPOSE

The purpose of this report is to consider an application for an irrigation system in the Dial–Blythe River area (the Irrigation Scheme).

Accompanying the report are the following documents:

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

- . Annexure 4 – photographs;
- . Annexure 5 – TasWater Submission to Planning Authority Notice;
- . Annexure 6 – Standard Drawings TSD–R03–v1, TSD–R04–v1 and TSD–R05–v1.

BACKGROUND

The Scheme has been interpreted in the following way for the purposes of this assessment:

- 1 Pump stations are interpreted as utility structures for which standards like setback and height requirements apply. They are not sensitive uses.
- 2 The pipeline network is also a utility structure, even though it would be buried underground. Consequently the pipeline network is subject to the same development standards as above ground structures.
- 3 The proposed South Riana Dam is not being assessed in this report because it has already been approved under the *Water Management Act 1999*. Section 60(A) of the *Land Use Planning and Approvals Act 1993* (LUPAA) exempts dams where a permit has been issued under the *Water Management Act 1999*. However there are references to the dam where that is helpful in understanding the total irrigation system and its impact.

Development description –

The Irrigation Scheme is intended to provide water for agricultural activities in the Dial Range–Blythe River area, an area of approximately 13,000ha. It is designed to deliver 2,855ML of water from the Blythe River over the summer irrigation season (a continuous 120 day period).

The system would extend from the South Riana Dam through the agricultural areas of the Dial Range–Blythe River area, serving the Riana, Camena, West Pine, Sulphur Creek, Cuprona, Howth and Penguin districts. The majority of the pipeline route is over cleared farmland.

The proposed development incorporates the following key components:

- . a 4,000ML water storage dam at South Riana;
- . a pump station at the Blythe River;
- . a pump station at the South Riana Dam; and
- . a 42km pipeline network.

The Irrigation Scheme layout is shown in Figure 1 (further in the report).

The South Riana Dam would be situated just north of South Riana Road midway between the South Riana township and Upper Natone. The dam would lie in a catchment area which already contains numerous smaller dams. The new dam would incorporate a new 18m high earth and rock dam wall and would hold approximately 4,000ML inundating an area of approximately 64ha.

The dam is required to be approved by the State Government under its *Water Management Act 1999*; an application has been submitted and has been approved. Section 60A(1) of LUPAA provides that where a permit under the *Water Management Act 1999* is in force then a permit under LUPAA is not required. A copy of the Permit for the dam by the Assessment Committee for Dam Construction (ACDC) has been provided. Consequently the Council has no power to determine the dam component of the proposal. However, it should not ignore the dam's existence in its assessment of the project as a whole.

Water would be pumped from the Blythe River through a new stream-side pump station just upstream of the South Riana bridge over the Blythe River, to the new dam. The intake structure would be mostly buried in the riverbed and bank. A free-standing 2m high x 3m long x 0.5m deep electrical control cabinet would be located 30m above the intake, above the 1 in 100 year flood level. It would also be secured with a surrounding security fence. The pump station site would require a new access from South Riana Road which, the applicant indicates, would be provided with adequate sight distances: a final design would be submitted to the Council prior to construction. A 100m² car park is also proposed in the area of the pump station.

The second pump station would be constructed below the new dam wall to transfer water from the dam to the scheme. Four pumps would be contained within a 15m x 7m x 4m high "colorbond" building. It would also be secured with a surrounding security fence.

This pump station is required to pump water over a local high spot in the landscape beyond which gravity would carry the flow to planned locations through the proposed pipeline network. The application indicates that pumping would occur over a 24 hour period continuous over a 120 day period.

The pipeline is proposed within a 30m construction corridor. Construction would involve excavation, deposition of soil beside the trench laying the pipe in a continuous line, and backfilled to match pre-trench profile depths.

Sections of the network would be situated in areas of landslide susceptibility. The application includes a geotechnical report that addresses this matter. Acid sulphate soils are also a characteristic of the North West region. The applicant advises that this matter was closely investigated: it was concluded that acid sulphate conditions were not likely to exist in the irrigation district.

Pipelines would be of high density polyethylene with a diameter range of 160mm to 560mm for main lines. The line would be buried in a 1m wide trench, at a minimum depth of 700mm and be placed within the farm side of fence lines or road reserves as far as possible.

Site description and surrounding area -

According to the results of a land capability assessment undertaken for the Irrigation Scheme in 2011, the area has 11,650ha of Classes 1-5 land of which 8,632ha has been assessed as being potentially irrigable and 4,929ha is classified as prime agricultural land.

The land capability assessment determined that 21,580ML of irrigation water could be applied sustainably across the irrigable 8,632ha on an annual basis.

The Dial-Blythe area is farmed for a variety of purposes including intensive cropping of vegetables and berry fruits, as well as grazing and dairying. The applicant believes there is significant opportunity to expand intensive agriculture and increase production through the Irrigation Scheme. A principal function of the Irrigation Scheme would be to ensure water security in periods of drought.

History -

The Irrigation Scheme has been initiated and funded through joint State and Commonwealth Government programs and private land-holder investment. Fifteen irrigation schemes are proposed throughout the State, some of which have been completed (including the recently opened Kindred to North Motton Irrigation Scheme).

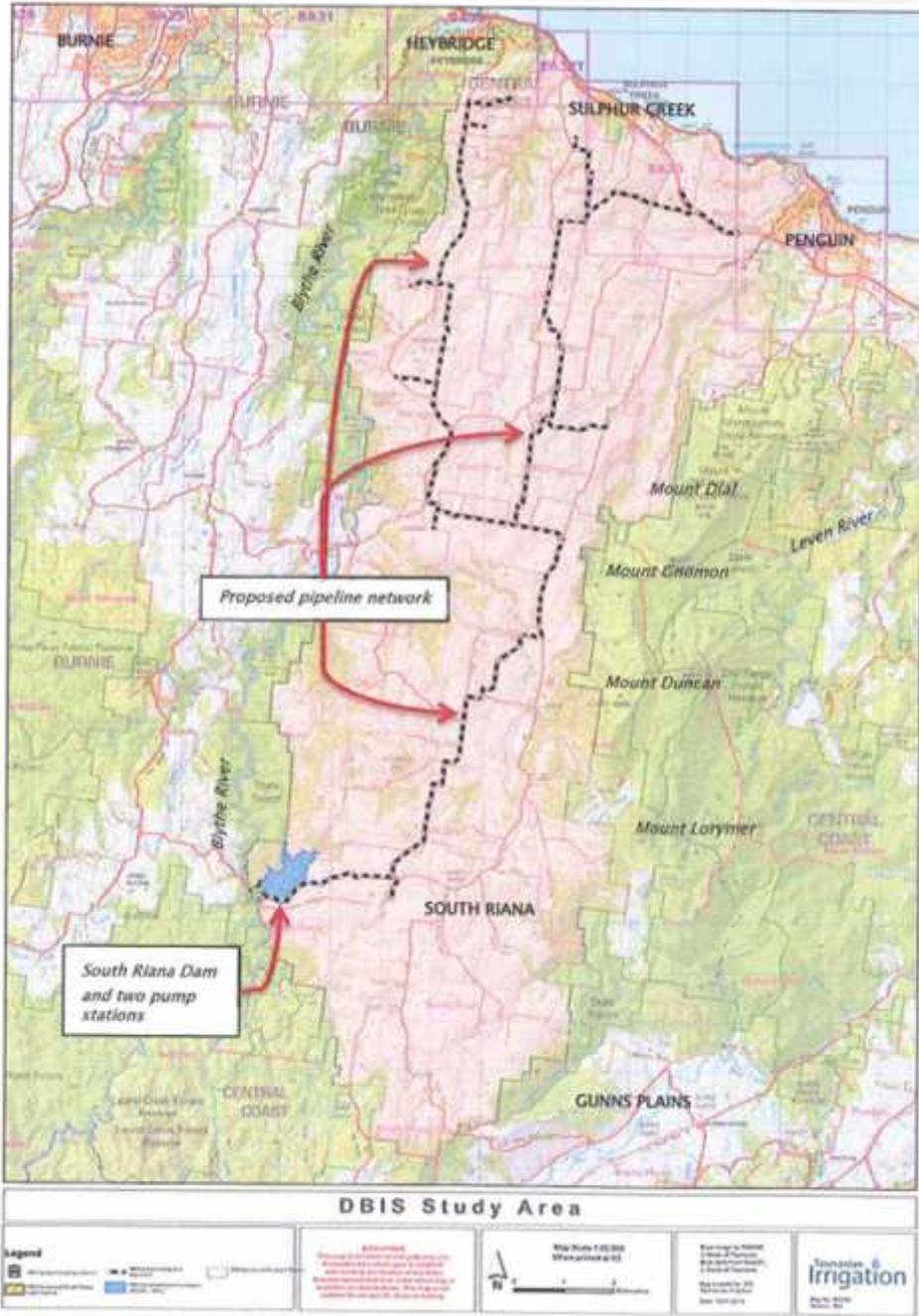


Figure 1 – Dial Blythe Irrigation Scheme layout

DISCUSSION

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

Rural Resource Zone

CLAUSE	COMMENT
26.2 Use Table	Discretionary.
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
<p>26.3.1-(P1) Non-residential discretionary permit use must be:</p> <p>(a) consistent with local area objectives;</p> <p>(b) consistent with desired future character statement;</p> <p>(c) required for operational efficiency; and</p> <p>(d) minimise:</p> <p>(i) permanent loss of land for primary industry use;</p> <p>(ii) constrain primary industry use; and</p> <p>(iii) loss of land within proclaimed irrigation district.</p>	<p>Compliant.</p> <p>The proposed development reinforces and is consistent with the Zone Purpose and Local Area Objectives. It is also consistent with the Desired Future Character Statements, is arguably required for the operational efficiency of agriculture, and would not result in a loss of land for primary industry use, would not constrain primary industry use nor cause any loss of land beyond that required for the infrastructure (dam, pump stations and pipeline).</p> <p>See "Issues" discussion.</p>
26.3.2 Required residential use	
<p>26.3.2-(A1)</p> <p>(a) alteration or addition;</p>	<p>Not applicable.</p> <p>The use is not Residential.</p>

<ul style="list-style-type: none"> (b) ancillary dwelling; (c) no intensification; (d) not a replacement; (e) no conversion of an existing building; (f) outbuilding less than 100m²; or (g) home based business associated with existing residential use; and (h) no change in title description. 	
<p>26.3.3 Residential use</p>	
<p>26.3.3-(A1)</p> <ul style="list-style-type: none"> (a) alteration or addition; (b) ancillary dwelling; (c) no intensification; (d) not replace existing residential use; (e) no new residential use through conversion; (f) outbuilding less than 100m²; (g) home based business associated with an existing residential use; and (h) no change in title description. 	<p>Not applicable.</p> <p>The use is not Residential.</p>
<p>26.4.1 Suitability of a site or lot on a plan of subdivision for use or development</p>	

<p>26.4.1-(A1)</p> <p>(a) unless for agricultural use dependent on soil as a growth medium, have an area of less than 1 ha; and</p> <p>(b) intended for building, contain a building area;</p> <p>(i) less than 2,000m² or 20% of site area, whichever greater;</p> <p>(ii) clear of all setbacks;</p> <p>(iii) clear of setback from zone boundary;</p> <p>(iv) clear of easements;</p> <p>(v) clear of burdening right of way;</p> <p>(vi) clear of utility restrictions;</p> <p>(vii) not including access strip;</p> <p>(viii) accessible.</p>	<p>Non-compliant.</p> <p>(a) The total construction site area for the Irrigation Scheme would be 211 ha.</p> <p>(b) The two pump stations are the only buildings proposed: in the absence of detailed plans it is not possible to demonstrate compliance, except through the Performance Criteria (PC).</p> <p>See "Issues" discussion.</p>
<p>26.4.1-(A2)</p> <p>(a) road frontage not less than 6m;</p> <p>(b) right of way access to a road not the principal means of access to other land, not less than 6m;</p> <p>(c) access strip to a road not the principal means of access to other land, not less than 6m; and</p>	<p>Compliant.</p> <p>No subdivision is proposed although some land acquisition has occurred and the creation of new lots is possible.</p> <p>As the application stands the "site" has road frontage for most if not all of the lots on which it is sited or traverses: this would probably be 40km or so, well exceeding 6m.</p>

<p>(d) access between the road and the frontage or access strip, in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i>.</p>	
<p>26.4.1–(A3) Unless agricultural use dependent on soil as growth medium, must have water supply:</p> <p>(a) in accordance with the <i>Water and Sewerage Act 2009</i>; or</p> <p>(b) rechargeable drinking water system with not less than 10,000l capacity.</p>	<p>Non-compliant.</p> <p>While the development is a water supply for delivery to others, it does not have a drinkable water supply for its own purposes.</p>
<p>26.4.1–(P3)</p> <p>(a) a satisfactory water supply to be available; or</p> <p>(b) no water supply is necessary.</p>	<p>Compliant.</p> <p>It is not necessary for a water supply in this instance.</p>
<p>26.4.1–(A4) Unless for agricultural use dependent on soil as a growth medium, site must drain sewage and trade waste:</p> <p>(a) in accordance with <i>Water and Sewerage Industry Act 2009</i>; or</p> <p>(b) on-site disposal.</p>	<p>Non-compliant.</p> <p>No sewage servicing is proposed.</p>
<p>26.4.1–(P4)</p> <p>(a) site to drain and dispose of sewage; or</p> <p>(b) no sewage system is necessary.</p>	<p>Compliant.</p> <p>It is not necessary for a sewage system in this instance.</p>

<p>26.4.1–(A5) Unless for agricultural use dependent on soil as a growth medium, site must drain stormwater:</p> <p>(a) in accordance with <i>Drains Act 1954</i>; or</p> <p>(b) if not possible, to:</p> <p style="padding-left: 40px;">(i) natural drainage line or water body or watercourse; or</p> <p style="padding-left: 40px;">(ii) on-site.</p>	<p>Compliant.</p> <p>Stormwater would be disposed of on-site.</p>
<p>26.4.2 Location and configuration of development</p>	
<p>26.4.2–(A1) Setback from frontage:</p> <p>(a) 20m;</p> <p>(b) sensitive use adjoining the Bass Highway, not less than 50m from the Bass Highway;</p> <p>(c) 10m from side boundary;</p> <p>(d) 10m from rear boundary; or</p> <p>(e) in accordance with a building area shown on a sealed plan.</p>	<p>Non-compliant.</p> <p>The proposed pump stations would be positioned 80m and 300m from the relevant property frontages.</p> <p>It is difficult to identify side boundaries, but the rear boundary setback of the Blythe River pump station would be nil.</p> <p>The pipeline would be setback varying distances from lot frontages, and side and rear boundaries, sometimes in compliance with the Acceptable Solutions (AS), at other times in conflict.</p>
<p>26.4.2–(P1)</p> <p>Setback of building or utility structure to be:</p> <p>(a) consistent with streetscape; and</p>	<p>Compliant.</p> <p>See “Issues” discussion below.</p>

(b) required by a constraint.	
26.4.2-(A2) Building height 8.5m.	<p>Compliant.</p> <p>The proposed pump stations would be no higher than 4m which is well within the AS.</p> <p>The dam wall would be 18m which is double the height standard. The Council has had its jurisdiction to determine matters associated with the dam's construction subsumed by the State Government's approval under the <i>Water Management Act 1999</i> and the provisions of s60(A) of LUPAA.</p>
<p>26.4.2 (P2) Building height must:</p> <p>(a) minimise shadowing of a habitable room or private open space;</p> <p>(b) minimise apparent scale and bulk to an adjacent building;</p> <p>(c) be consistent with streetscape and rural landscape;</p> <p>(d) respond to slope; and</p> <p>(e) consider durability of screening.</p>	<p>Compliant.</p> <p>The dam wall would not be a significant visual element in the landscape, as viewed from South Riana Road and the few surrounding houses, and would not adversely impact on any surrounding development by such means as over-viewing, over-shadowing or blocking of views. In any event the dam could not reasonably be regarded as an inconsistent element in the Rural Resource Zone.</p>
<p>26.4.2 (A3)</p> <p>(a) not less than 15m below adjoining ridgeline;</p> <p>(b) 30m from any shoreline;</p>	<p>Compliant.</p> <p>(a) Pump stations and dam would be located below adjoining ridgeline. The pipeline would be buried and therefore not visible.</p>

<p>(c) below canopy level of adjacent forest or woodland vegetation; and</p> <p>(d) non-reflective material.</p>	<p>(b) Pump stations and dam would be about 17km from the Bass Strait coastline. The pipeline would be approximately 1.0km to 1.5km from the coast.</p> <p>(c) Dam, pump stations and pipeline would all be sited below the height of surrounding forest vegetation.</p> <p>(d) The application states that the Blythe River pump station not be clad while the South Riana Dam pump station would be finished in a non-reflective material of neutral colour tone. Both buildings would be surrounded with security wire. Those fences should be painted or coated in a dark material to limit their visual impact. The dam wall would be constructed of rammed earth which would be non-reflective.</p>
<p>26.4.3 Location of new sensitive use development</p>	
<p>26.4.3-(A1) New use:</p> <p>(a) located not less than:</p> <p>(i) 200m from agricultural land;</p> <p>(ii) 200m from aquacultural or controlled environmental agriculture;</p>	<p>Not applicable.</p> <p>The proposed development is not a sensitive use and so the siting requirements of the AS do not apply to it. However, in placing the irrigation system in the location proposed does raise the question of its impact on existing residential uses. Post-construction, the most likely sources of disturbance for residents would be from the</p>

<ul style="list-style-type: none"> (iii) 500m from extractive industry or intensive animal husbandry; (iv) 100m from land under reserve management plan; (v) 100m from forestry land; (vi) 50m from boundary of the land to a road in Clause 26.4.3 or railway; and (vii) clear of utility restriction; and <p>(b) not within proclaimed irrigation district.</p>	<p>operation of the pump stations. The applicant advises that the noise level of the two pump stations would be 79dB(A) for the Blythe River pump station and 75dB(A) for the South Riana Dam pump station. The noise level beyond the structures within which they would be housed would be considerably less.</p> <p>The closest house to the South Riana Dam pump station would be approximately 300m and the closest house to the Blythe River pump station would be 310m. At such distances operation of the pump stations is unlikely to cause a noise disturbance to the nearest residents.</p>
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Utilities Zone – alongside the Bass Highway

CLAUSE	COMPLIANCE
28.2 Use Table	Permitted
28.3.1 Discretionary permit use	
28.3.1–(P1) Must be consistent with:	Not applicable.
(a) local area objectives;	Use is Permitted.
(b) desired future character statements; and	
(c) appropriate in the utility site.	
28.4.1 Suitability of site or lot	
28.4.1–(A1) Site to contain a satisfactory development area.	Non-compliant. The site for the development,

	particularly the pipeline, would cross lot boundaries, access strips and zone boundaries.
28.4.1–(P1) Site to be of sufficient area for the use free of constraint or interference.	Compliant. The “site” has been designed to accommodate the development both in terms of the area and dealing with constraints. Constraints and potential interferences are largely avoided due to the burying of the proposed pipeline.
28.4.1–(A2) Site must have a 6.0m road frontage, right of way or access strip, and such access to be provided in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads & Jetties Act 1935</i>	Compliant. As the application stands the “site” has road frontage for most if not all of the lots on which it is sited or traverses: this would be about 40km or so, well exceeding 6m.
28.4.1–(A3) Site must have a water supply: (a) in accordance with the <i>Water and Sewerage Act 2009</i> ; or (b) rechargeable drinking water system with not less than 10,000l capacity.	Non-compliant. While the development is a water supply for delivery to others, it does not have a drinkable water supply for its own purposes.
28.4.1–(P3) (a) a satisfactory water supply to be available; or (b) no water supply is necessary.	Compliant. It is not necessary for a drinking water supply in this instance.
28.4.1–(A4) Site must drain sewage and trade waste: (a) in accordance with <i>Water and Sewerage Industry Act 2009</i> ; or	Non-compliant. No sewage servicing is proposed.

<p>(b) on-site disposal.</p>	
<p>28.4.1-(P4)</p> <p>(a) site to drain and dispose of sewage; or</p> <p>(b) no sewage system is necessary.</p>	<p>Compliant.</p> <p>It is not necessary for a sewage system in the proposed development.</p>
<p>28.4.1 (A5) Site must drain storm-water:</p> <p>(a) in accordance with <i>Drains Act 1954</i>; or</p> <p>(b) If not possible, to:</p> <p style="padding-left: 20px;">(i) natural drainage line or water body or watercourse; or</p> <p style="padding-left: 20px;">(ii) on-site.</p>	<p>Compliant.</p> <p>Stormwater would be disposed of on-site.</p>
<p>28.4.2 Location and configuration</p>	
<p>28.4.2 (A1) Buildings and utility structures to be setback:</p> <p>(a) 20m from frontage;</p> <p>(b) 50m from the Bass Highway;</p> <p>(c) 10m from side boundaries;</p> <p>(d) 10m from rear boundary.</p>	<p>Non-compliant.</p> <p>The pipeline would be setback varying distances from lot frontages, and side and rear boundaries, usually in conflict with the AS.</p>
<p>28.4.2-(P1) Buildings or utility structures must be:</p> <p>(a) consistent with streetscape; and</p> <p>(b) required by a constraint.</p>	<p>Compliant.</p> <p>The only element of the irrigation infrastructure in the Utilities Zone is the pipeline at the northern end of the line.</p> <p>Because the line would be buried, the development would be consistent with the streetscape (or</p>

	<p>more appropriately in the rural area the landscape qualities): (a) is satisfied.</p> <p>The proposed lesser setbacks are necessitated by the constraint of being a utility which is one of the listed criteria. In this case the pipeline only requires a narrow corridor, making setback standards difficult and not necessary to comply with.</p> <p>The pipeline would be situated within the highway corridor or on private land within the 50m requirement. Being buried it is unlikely that it would cause any adverse visual impacts. Also, any impact on the function or workability of the highway would be resolved between the applicant and the Department of Infrastructure Energy & Resources (DIER).</p>
<p>28.4.2–(A2) Height of a utility structure not to exceed 10m.</p>	<p>Compliant.</p> <p>Pipeline would be buried 0.7m underground.</p>
<p>28.4.2–(A3) Location of a structure to be:</p> <p>(a) not less than 15m below adjoining ridgeline;</p> <p>(b) 30m from any shoreline;</p> <p>(c) below canopy level of adjacent forest or woodland vegetation; and</p> <p>(d) non-reflective material.</p>	<p>Compliant.</p> <p>(a) Pipeline would be buried underground and would therefore satisfy ridgeline requirement.</p> <p>(b) Pipeline would be between 1.0km and 1.5km from the coast at its closest points. The 30m setback requirement is satisfied.</p>

	<p>(c) Pipeline would be buried underground and therefore sited below the height of surrounding forest vegetation.</p> <p>(d) Pipeline would be buried underground which would satisfy the requirement for non-reflectivity, i.e. it would not be seen.</p>
28.4.3-(P1) Subdivision	<p>Not applicable.</p> <p>No subdivision proposed.</p>

CODES	
E1 Bushfire Prone Areas	<p>Not applicable.</p> <p>Does not involve the construction of any habitable buildings, and does not involve a vulnerable or hazardous use.</p>
E2 Airport Impact Management	<p>Not applicable.</p> <p>No code in Scheme.</p>
E3 Clearing and Conversion of Vegetation	
E3.2 Application of code	
<p>E3.2.2 Permit required for:</p> <p>(a) mineral exploration;</p> <p>(b) extractive industry: or</p> <p>(c) development associated with:</p> <p>(i) subdivision;</p>	<p>Code applies because the development comprises construction of two new buildings.</p>

<p>(ii) construction of buildings.</p>	
<p>E3.6.1 Protection of threatened native vegetation</p>	
<p>E3.6.1 (A1) Vegetation must not be:</p> <p>(a) threatened native vegetation;</p> <p>(b) threatened species habitat; or</p> <p>(c) within 30m of a watercourse.</p>	<p>Compliant.</p> <p>Majority of the Irrigation Scheme will be sited on cleared farmland. Construction of pump stations and some parts of the pipeline will involve forest vegetation removal. No threatened vegetation would be removed and trees that constitute threatened animal habitat would be retained. Clauses (a) and (b) are satisfied.</p> <p>Non-compliant.</p> <p>Vegetation within 30m of the Blythe River would be removed for construction of the water off-take well, pump station and access road. Such works could adversely affect the habitat of the threatened giant freshwater crayfish (<i>Astacopsis gouldi</i>).</p>
<p>E3.6.1-(P1) Native vegetation clearance must:</p> <p>(a) be justified by exceptional circumstance;</p> <p>(b) necessary to deliver an overriding environmental benefit;</p> <p>(c) be unlikely to have an adverse effect on:</p> <p>(i) habitat value of a threatened species;</p> <p>(ii) contribution to CAR system; or</p>	<p>Compliant.</p> <p>The Irrigation Scheme is considered to provide an overriding economic and environmental benefit for the region. Clause (b) is satisfied.</p> <p>The Irrigation Scheme and the Blythe River off-take, pump station and access include numerous design and management measures designed to limit impact on water quality of the Blythe River. Clause (c)(i) is satisfied.</p>

<p>(iii) value of shoreline vegetation and</p> <p>(d) have regard to advice of a relevant entity.</p>	
<p>E3.6.2 Vegetation clearing on scenic land</p>	
<p>E3.6.2 (P1)</p> <p>(a) vegetation clearing must:</p> <p>(i) be necessary to deliver overriding social, economic or environmental benefit;</p> <p>(ii) be justified by exceptional circumstances; and</p> <p>(iii) there is no suitable alternative site; or</p> <p>(b) be consistent with a landscape management plan; and</p> <p>(c) extent of clearing must:</p> <p>(i) retain sufficient vegetation intensity and distribution;</p> <p>(ii) not impact visual qualities;</p> <p>(iii) not be exposed to public view;</p> <p>(iv) minimise adverse impact on landscape value.</p>	<p>Compliant.</p> <p>(a) Construction of the Irrigation Scheme is a major economic benefit. Satisfied.</p> <p>(b) There is no landscape management plan. Not applicable.</p> <p>(c) The extent of vegetation clearing would be relatively small, to a level that would retain sufficient vegetation intensity and distribution, be unlikely to adversely affect landscape values, be unreasonably exposed to public view, and would reasonably be regarded as minimising the impact on landscape values. Satisfied.</p>

E3.6.3 Vegetation clearance on landslide susceptible land	
<p>(A1) Site must be within an area:</p> <p>(a) exposed to a low level of risk; or</p> <p>(b) hazard risk assessment shows:</p> <p>(i) risk is tolerable;</p> <p>(ii) insufficient increase in risk; or</p> <p>(iii) required measures to reduce risk.</p>	<p>Non-compliant.</p> <p>There has been no landslide hazard risk assessment undertaken.</p> <p>The requirement for a hazard risk assessment is also required under the Performance Criteria (PC), i.e. it is a mandatory requirement.</p>
E4 Change in Ground Level	<p>Not applicable.</p> <p>The Code applies where a change in ground level would occur as a consequence of the development. While there would be excavation work associated with construction of the dam, pump stations and the pipeline, they would be rehabilitated and natural ground level restored.</p>
E5 Local Heritage	<p>Not applicable.</p> <p>There are no places listed in the Code as having local heritage value.</p>
E6 Hazard Management	
<p>E6.2.2 Application of Code</p> <p>The Code applies for, inter-alia, landslide if shown on the map marked Landslide Hazard Map.</p>	<p>The Code applies.</p> <p>Many areas of the proposed Irrigation Scheme pass through landslide areas marked on the Landslide Hazard Map.</p>

	<p>A permit is required for use or development if this clause applies.</p>
<p>E6.4.3 A use is exempt where:</p> <ul style="list-style-type: none"> (a) the site is shown on the landslide hazard map as having an acceptable level of risk; (b) residential use is shown on a landslide hazard map as having an acceptable level of risk; (c) on a site shown on a natural hazard map as having an unacceptable level of risk but a hazard risk assessment shows there is an insufficient increase in level of risk to warrant any specific hazard reduction measure. 	<p>The use associated with the Irrigation Scheme is Utility. The use does not:</p> <ul style="list-style-type: none"> (a) show up on the landslide hazard maps as having an acceptable level of risk; (b) is not a residential use; and (c) there is no hazard risk assessment that indicates whether the risk warrants any specific hazard reduction measures. <p>Consequently the use is not exempt from the provisions of the Code.</p>
<p>E6.4.4 Development is exempt where:</p> <ul style="list-style-type: none"> (a) whole site is shown on the landslide hazard map as having an acceptable level of risk; (b) on a site shown on a natural hazard map as having an unacceptable level of risk but a hazard risk assessment shows there is an insufficient increase in level of risk to warrant any specific hazard reduction measure; (c) a building that is not a habitable building; 	<p>Development that triggers any of the listed exemptions exempts the development from the Code provisions. In this case the development does not constitute a habitable building (exemption c) and is not a hazardous use and is probably not a critical use.</p> <p>Consequently the development is exempt from the provisions of the Code.</p>

<p>(d) is a habitable building shown on the natural hazard map as having a low level of risk;</p> <p>(e) demolition of a building;</p> <p>(f) a habitable building associated with resource development use not regularly occupied;</p> <p>(g) a habitable building on land to which a reserve management plan applies; or</p> <p>(h) a boundary adjustment.</p>	
<p>E6.5.2 Uses on land within an area of unacceptable level of hazard risk must:</p> <p>(a) not be critical or hazardous uses;</p> <p>(b) not be residential if the risk is medium or higher; and</p> <p>(c) a hazard risk assessment must show a tolerable level of risk or can be achieved and maintained.</p>	<p>Non-compliant.</p> <p>There is no hazard risk assessment provided with the application and so AS (c) is not satisfied.</p> <p>AS (c) is repeated as an associated (PC) and as a result is a mandatory requirement. It must be satisfied.</p>
<p>E7 Sign</p>	<p>Not applicable.</p> <p>No signs are proposed as part of the application.</p>
<p>E8 Telecommunication Infrastructure</p>	<p>Not applicable.</p> <p>No telecommunications infrastructure is proposed as part of the application.</p>

E9 Traffic Generating Use and Parking	
<p>E9.5.1 Number of car parking spaces required under Table E9A which requires sufficient parking to service the likely workforce and attendance.</p>	<p>Compliant.</p> <p>A 100m² car park to be provided at the Blythe River pump station. The application states that space will be available at the South Riana pump station for maintenance and monitoring staff.</p> <p>Post construction, the staffing need would be minor and limited to occasional visits.</p> <p>The Blythe River car park should be capable of accommodating parking for such numbers. The application does not indicate the number of spaces at the South Riana pump station.</p> <p>It should be a requirement that at least one car parking space be provided at the Blythe River pump station and the South Riana pump station to accommodate the parking need for maintenance and monitoring staff.</p>
<p>E9.5.2 Provision for loading and unloading of vehicles A1, requires provision for loading in accordance with Table E9A;</p> <p>Table E9A has no requirement other than space required to service likely workforce and attendance.</p>	<p>Compliant.</p> <p>The applicant claims there would be no loading or unloading of goods involved post-construction and therefore facilities for this purpose are not required.</p> <p>This is accepted and on this basis, there is no need to require any loading or unloading facilities.</p>

<p>E9.6.1 Road access requires access approved by the Council under <i>Local Government (Highways) Act 1985</i>.</p>	<p>Compliant.</p> <p>There is an existing access to South Riana Road from the site of the South Riana pump station.</p> <p>A new access from South Riana Road to the Blythe River pump station is proposed, the final design for which has to be determined. The Council's approval of the access plan should be granted prior to the issue of building approval for the pump station.</p>
<p>E9.6.2 Design of vehicle parking and loading areas, A1 requires:</p> <ul style="list-style-type: none"> (a) vehicle parking and manoeuvring areas to be designed and constructed in accordance with AS 2890.1; (b) each parking space to be accessed from an internal circulation aisle; (c) provide for the forward movement of vehicles on the site (except if entering or leaving a parking space); and (d) provision of all-weather surface. 	<p>Compliant.</p> <p>Details of access and car parking areas are not yet known. The AS should be required as conditions of approval.</p>
<p>E9.6.2 Design of vehicle parking and loading areas, A2 requires design and construction in accordance with ARRB Good Practice Guideline</p>	<p>Non-compliant.</p> <p>The applicant proposes to construct the Blythe River pump station access in accordance with Tasmanian Subdivision Standard Drawing for Rural Roads - Typical</p>

	<p>Standard Access. The latest version of this standard is the Standard Drawing – Rural Roads – Typical Property Access, and the Standard Drawing – Rural Roads – Typical Driveway Profile, and are the appropriate standards to employ.</p>
<p>E9.6.2–(P2) Requires that access roads and the like must be designed to be adequate and appropriate for their purpose.</p>	<p>Compliant.</p> <p>The Standard Drawing – Rural Roads – Typical Property Access, and the Standard Drawing – Rural Roads – Typical Driveway Profile, are acceptable standards for the design of vehicle accesses.</p>
<p>E10 Water and Waterways</p>	
<p>E10.2 The Code applies for use or development:</p> <p>(a) within 30m of a riverbank;</p> <p>(b) within 30m of high water mark of a shoreline; or</p> <p>(c) wholly or partially in or over a water body.</p>	<p>Code applies.</p> <p>The Blythe River pump station would be within 30m of the Blythe River and would be partially situated in the riverbed.</p>
<p>E10.6.1 Development must:</p> <p>(a) be required to access the water body;</p> <p>(b) minimise risk to function and values of watercourse; and</p> <p>(c) be consistent with advice or decision of a relevant entity.</p>	<p>Compliant.</p> <p>Access to the Blythe River is required for the pumping of water to the South Riana Dam: (a) is satisfied.</p> <p>Risk to function and values of the river are likely to be satisfactorily minimised by pump station design, prior investigations and future monitoring and water management regime: (b) is satisfied.</p>

	<p>No advice from any relevant entity has been provided. However the dam has been approved by the ACDC. The ACDC assessment considers sustainability of water uptake and natural values and makes its decision on such considerations: (c) is satisfied.</p>
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Issues –

Issues associated with the Irrigation Scheme are:

- 1 Use;
- 2 Visual impact;
- 3 Sustainability of water uptake – environmental flow;
- 4 Environmental quality;
- 5 Landslide risk;
- 6 Aboriginal heritage;

These issues are discussed under the following headings:

1 Use –

The proposed Utilities use is discretionary in the Rural Resource Zone. Discretionary uses must be assessed against the Zone Purpose Statement and Local Area Objectives.

The Zone Purpose Statements state:

- “26.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- 26.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.”

The Irrigation Scheme is intended to support resource development in the Dial–Blythe River area and in providing water to farms it would support sustainable agricultural development. The physical impact of the irrigation system itself is likely to be reasonably benign and on this basis any likelihood of conflict with or constraint of agricultural activities would be limited.

Local Area Objectives state:

- “(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;
- (b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;
- (c) Air, land and water resources are protected against –
 - (i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and
 - (ii) use or development that may 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;
- (d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;
- (e) All agricultural land is a significant resource to be protected for sustainable agricultural production;
- (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;
- (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;
- (h) Residential use and development on rural land is appropriate only if –
 - (i) required by a primary industry or a resource based activity; or
 - (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.”

The Irrigation Scheme is not inconsistent with any of the objectives and in relation to (a), (b), (c), (e) and (f) actively supports their attainment.

Desired Future Character Statements allow for development of the Rural Resource Zone as a dynamic, cultivated and highly modified working area

accommodating agriculture, forestry mining and quarrying, utilities, and service and support buildings. It also accepts that a significant level of change and disturbance can be expected and that visual characteristics and qualities will evolve in response to a variety of factors.

Again there is no inconsistency between the Irrigation Scheme and the character statements and in many respects the Irrigation Scheme is likely to support them, for example in the expansion of agriculture, and reducing loss and constraint on the use of land for commercial production.

The use is consistent with the Zone Purpose Statements, Local Area Objectives and Statements of Desired Future Character.

2 Visual Impact –

The most visually apparent element of the Irrigation Scheme would be the considerably increased expanse of water in the new dam. This view would be most obvious to traffic travelling south on South Riana Road and three houses close by. The houses would be located between approximately 120m and 200m from the edge of the dam. The dam wall would not be particularly visible from this view, a consequence of its position below viewing points and behind the water body itself.

The dam and majority of the dam wall would be hidden from view from farming properties on the hill to the south of the dam, and north-bound traffic on the South Riana Road. Views would be obscured by the undulating topography in this area, and vegetation.

The view of the dam and dam wall would be a new and significant change to the current view of the landscape, and to some it might be a discordant element. However, in the context of the Zone Purpose Statements and Local Area Objectives, such development would not be unreasonable.

The visual impact of the dam and dam wall is also a consequence of the characteristics and constraints of the site, principally its location and shape of the land.

The two pump stations may be visible from some points but are unlikely to be intrusive. Being largely in the riverbed the Blythe River pump station would be screened by vegetation and the topography from most locations on the South Riana Road. The South Riana dam pump station may also be seen from parts of the South Riana Road but is unlikely to cause offence to the landscape. It would be a reasonably small structure (15m x 7m and 4m high) and set back about 300m from the road.

Both pump stations would have a security fence erected around them. No details of the proposed fences have been provided. It should be a condition that details of the design of the fences should be submitted for approval prior to construction. As a means of limiting their impact on the landscape it would be appropriate for the fences to incorporate use of a suitably coated dark coloured low reflectivity wire mesh.

The water pipeline would be buried underground and post construction would not be visible. It would have no visual impact.

Construction of the dam is likely to result in significant removal of vegetation and ground disturbance – in the water impoundment, the dam wall site, construction of the two pump stations and construction of the access road into the Blythe River pump station. There are currently a significant number of native trees in the new dam area. If those trees are not removed before inundation the trees will die and the resultant view would be stark. The visual impact could and should be made more aesthetically pleasing and natural looking by removing the trees prior to inundation.

The pump station sites and access road should be rehabilitated and the native vegetation allowed to re-establish, which would reduce the initial starkness of their excavation and construction. Weed management should be practiced to ensure that native varieties are the dominant vegetation cover.

Subject to the above measures being undertaken, it is considered that E3.6.2 (P1) of the Vegetation Clearance Code that requires that the extent of clearing must not impact visual qualities, would be satisfied.

3 Sustainability of water uptake – environmental flow –

The volume of water uptake is controlled by the State Government which has established the required environmental flow for the river and calculated an uptake regime based on maintaining that level. The environmental flow is calculated as the minimum flow required to maintain the function and values of the Blythe River and the small tributary that runs through the dam site.

4 Environmental quality –

The applicant has undertaken considerable research on various relevant matters, including water quality, threatened flora and fauna, native and pest fish, macro-invertebrates, and terrestrial and aquatic weeds.

Principal conclusions of the work are:

- . No threatened flora was identified but two threatened vegetation communities were identified and should be avoided.
- . Seven weed species were identified.
- . No significant fauna was recorded in the construction footprint for any identified priority species but retention of habitat for the Tasmanian masked owl, the giant freshwater crayfish, the Azure kingfisher and the Australian grayling is recommended.

The research seems to be competent and the maps of the development clearly indicate that the recommendations of that work have been included in the design.

Construction of the Irrigation Scheme is intended to be by tender. One of the requirements of the tender is for the successful contractor to prepare a Construction Environmental Management Plan (CEMP). Key elements of the CEMP are:

- . waste disposal;
- . weed-free status of imported material;
- . sediment control at watercourse crossings;
- . daily water monitoring;
- . preparation of a rehabilitation and reinstatement plan;
- . preparation of a weed management plan; and
- . completion of a vehicle wash-down register.

The CEMP and work carried out in accordance with it are required to meet the Australian Pipeline Industry Association (APIA) Code of Environmental Practice, and Commonwealth and State Government approvals secured for relevant plans, including the Department of Primary Industry, Parks, Water & Environment (DPIPWE) for watercourse crossings and weed management plan.

The requirements of Tasmanian Irrigation's environmental protection document all seem appropriate to ensure a reasonable level of environmental quality protection for the construction stage of the project, particularly for water quality and weed management, and to this extent they are supported.

Following construction of the Irrigation Scheme and in its operational stage, there are various statutory requirements of the operator to conduct on-going monitoring.

Water uptake –

Details on the flow rate in the Blythe River and associated tributary on the dam site, and the uptake of water are required under Tasmanian Irrigation's licence from DPIPWE to take water, ongoingly. The Irrigation Scheme is allocated 2,855 ML of water over a 120 day period.

Water quality monitoring –

The applicant is required, under its licence to take water, to conduct monthly water quality monitoring for conductivity, pH, temperature dissolved oxygen, turbidity and three monthly water quality monitoring for nutrient levels.

Consumers of irrigation water will also be required by DPIPWE to conduct environmental monitoring for a range of identified risk factors, through farm *Water Access Plans* (WAPs). Farm WAPs cover monitoring of the impact of irrigation, including salinity, waste management, soil sodicity, acid sulphate conditions, nutrients, impact on threatened species and weeds.

There is a broad program of other environmental monitoring being proposed or required by licences or permits of Government departments, including the Commonwealth Department of Environment and State Department of Primary Industry, Parks, Water & Environment.

Potential issues associated with the irrigation scheme have or are required to be responded to as follows:

Terrestrial weeds –

The flora and fauna assessment document submitted with the application identified five listed weed species in the Irrigation Scheme area, blackberry being the most prevalent. Spreading of weeds can be caused by construction equipment and vehicles. It recommends development of a weed and disease management plan incorporating the following protocols and actions:

- . weed and hygiene management for vehicles and construction machinery equipment and materials;
- . location and type of wash-down stations to be used with associated effluent management;
- . use and movement of soils, gravel and plant material that might contain weed material;

- . hygiene training and awareness for contractors; and
- . measures to control existing infestations of weeds, plus follow-up weed control.

The report also recommends that machinery be cleaned in accordance with the DPIWE 2004 *Wash-down Guidelines for Weed and Disease Control Edition 1*.

The applicant has incorporated the recommendations in its Environmental Protection Requirements for Construction document which states the requirements for contractors and service providers that must be complied with. A principal requirement of the document is the preparation of a weed management plan.

Weed monitoring of the infrastructure would be undertaken as part of weekly inspections by Tasmanian Irrigation staff. Where problems arise they would be responded to. Monitoring of irrigator's properties would be undertaken in accordance with Farm WAPs.

The proposed measures for terrestrial weed control are considered to be adequate and appropriate.

Threatened flora and fauna –

While no significant fauna was recorded in the construction footprint for any identified priority species, efforts have been taken to avoid areas of likely habitat of such fauna, which includes the Azure kingfisher, Swift parrot, Tasmanian devil and the Tasmanian masked owl.

The Australian grayling is a vulnerable listed native fish that is also listed as threatened and is found in streams of the irrigation area, including the Blythe River. The grayling would be protected from harm associated with ingestion into water pumps by the use of a fine screen on the water intake in the Blythe River.

The giant freshwater crayfish is also listed as vulnerable and exists in the Blythe River, including near the water intake and in the future dam. Tasmanian Irrigation is required by DPIPWE to develop and implement a monitoring program for this animal.

Aquatic weeds and diseases –

An Aquatic Impact Assessment report was also prepared by the applicant and submitted with the application. The report:

- . covered existing aquatic and riparian values of waterways in the Irrigation Scheme area;
- . assessed the potential impacts on the aquatic and riparian values;
- . assessed the risk of infrastructure facilitated transfer of “pest fish” or pathogens from one waterway to another; and
- . identified management measures to avoid, minimise or mitigate assessed impacts.

Key findings of the report include:

- . Sites assessed range from relatively unchanged geomorphic conditions at Carpenter Creek, Adams Creek and Fiddler Creek, to sites in lower catchment areas which are in the moderately modified to substantially modified categories.
- . The aquatic condition of all waterways in the irrigation area is generally classed as poor.
- . Six fish species were identified from all waterways, of which only four were native species, as opposed to the 11 species that should theoretically occur.
- . It is unlikely that the Irrigation Scheme would facilitate the spread of pest species from the Blythe River into other catchments because there were no pest species found in the Blythe River.
- . There have been no aquatic weeds found in the irrigation area, so any spread through the irrigation area is classed as LOW.

A disease of identified potential concern is the chytrid fungus, which affects the threatened green and golden frog (*Litoria raniformis*). However, there are no known populations of green and golden frog or the chytrid fungus in the Blythe or Leven Rivers, so there is little likelihood of spread by the fungus or any resultant adverse effect on green and golden frog populations.

It is considered that the proposal has included adequate and appropriate design measures and ongoing monitoring to ensure a reasonable level of protection of the natural values of the area, particularly the Blythe and Leven Rivers.

The project is considered to satisfy section E3.6 for the protection of habitat for threatened species (especially the giant freshwater crayfish) being that the development would be unlikely to have an adverse effect on the value of habitat for a species managed under the *Threatened Species Act 1995* or the *Nature Conservation Act 2002*.

5 *Landslide risk -*

Some of the pipeline network and probably the sites of the two pump stations are in areas indicated on the landslide map as being of moderate risk. While the scale of maps makes a definitive conclusion about the risk on particular properties difficult, the maps are sufficiently accurate to indicate areas of instability where a more detailed assessment should be undertaken. Such is the case in this instance.

The applicant apparently obtained professional geotechnical advice in relation to construction of the dam. That report was not submitted with the application, presumably because a decision on the dam had been made by DPIPWE and voided the need for consideration under LUPAA.

No other geotechnical advice has been provided by the applicant for the pump stations or the pipeline network.

It is a mandatory requirement under sections E3.6.3 and E6.5.2 of the Hazard Management Code that a hazard risk assessment is carried out. It is now too late in the process to require the preparation and submission of such a report, so it is recommended that it be a condition of the Council's approval that prior to any excavation or construction work associated with the pipeline network or the pump stations, that a landslide risk assessment be prepared and submitted to the Director Development & Regulatory Services for his approval. The required assessment should indicate that the level of risk is acceptable or that the risk can be made tolerable through employment of appropriate design and construction measures.

With incorporation of this condition it is considered that sections E3.6.3 and E6.5.2 of the Hazard Management Code, have been satisfied.

6 *Aboriginal heritage* –

An Aboriginal Heritage Assessment was conducted for the project. The report identified the nature and location of artefacts, examined the likely impact and recommended required management provisions.

Principal findings of the assessment were:

- . 23 aboriginal sites were identified within 5km of the Irrigation Scheme;
- . 12 sites, including eight isolated artefacts and four artefact scatters were found to be intersected by or within close proximity to the pipeline corridor. In-corridor avoidance measures should be adopted to protect such sites;
- . two sites were located within the proposed South Riana Dam area. Permits to conceal and/or disturb these sites under the *Aboriginal Relics Act 1975* have been obtained;
- . four areas identified as being of potential sensitivity. Particular vigilance in these areas is required; and
- . sites of Aboriginal significance discovered in the course of construction should be avoided or managed in accordance with an Unanticipated Discovery Plan and/or any Aboriginal heritage management plan.

The assessment appears to be competent and the conclusions/recommendations appropriate.

There are no sites of Aboriginal significance listed in the Local Heritage Code. Consequently there are no requirements for the management or protection of sites under the Scheme. Powers, responsibilities and processes for the management of Aboriginal heritage are contained in the *Aboriginal Heritage Act 1975*.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Suggested conditions in draft Permit.
Engineering Services	Suggested conditions in draft Permit.
TasWater	Permit issued – no conditions.
Department of Infrastructure, Energy and Resources	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

CONSULTATION

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

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

Representations –

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

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
<p>1 Tasmanian Irrigation has already acquired his land, why does it need planning approval?</p>	<p>It is apparently true that land acquisition has occurred under the <i>Land Acquisition Act 1993</i>.</p> <p>Planning approval is required for development under LUPAA.</p>
<p>2 Inundation for the dam would destroy habitat of numerous native flora and fauna species.</p>	<p>Inundation of the land for the South Riana Dam is likely to destroy some habitat. However most species are likely to be capable of adapting to the changed conditions. The flora and fauna assessment concluded that the Irrigation Scheme would not detrimentally affect any listed threatened flora or fauna species.</p>
REPRESENTATION 2	
<p>1 Owner has a water easement over neighbouring land that is crossed by proposed pipeline. Concerned that water supply will be removed or damaged.</p>	<p>The applicant advised that arrangements between itself and land-owners would and have been negotiated. Apparently, the irrigation pipeline would be placed under the existing water line and would not affect the owner's rights or ability to obtain water. Tasmanian Irrigation advises that it would not create any easement restrictions.</p>
REPRESENTATION 3	
<p>1 Owner is opposed to the pipeline route across their property because it could cause a risk to livestock.</p>	<p>It is difficult to see how the irrigation pipe could cause a risk to stock, other than possibly at the construction stage or in the event of maintenance. The pipe would be buried 700mm underground and any open trenches would be fenced when construction is not in progress.</p>

	<p>At the construction stage or at times of any future management, it should be possible to manage such temporary situations where there is goodwill between the parties.</p>
<p>2 Irrigation scheme is not warranted or wanted by most and would cause additional costs to farmers.</p>	<p>Demand for the Irrigation Scheme or subsequent water costs to land-owners are not matters that the Council can determine under LUPAA.</p> <p>The extent of the Council's consideration is in relation to the appropriateness of the use and its environmental impact.</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 an appeal be instituted.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

The Shape of the Place

- Adopt an integrated approach to land use planning
- Conserve the physical environment in a way that ensures we have a healthy and attractive community
- Encourage a creative approach to new development

A Connected Central Coast

- Connect the people with services
- Improve community wellbeing

Community Capacity and Creativity

- Facilitate entrepreneurship in the business community

The Environment and Sustainable Infrastructure

- Invest in and leverage opportunities from our natural environment
- Contribute to a safe and healthy environment
- Develop and manage sustainable built infrastructure
- Contribute to the preservation of the natural environment.

CONCLUSION

The proposed Irrigation Scheme would be a significant piece of infrastructure for the Dial-Blythe River area, which would provide primary producers with access to water for their irrigation needs. Such access to water would remove seasonal unreliability in rainfall and increase production: for this reason is likely to be a valuable and essential service to agriculture.

The utility is consistent with the Zone Purpose Statements, the Local Area Objectives and the Statements of Desired Future Character. An exercise of discretion on the use is considered to be justified on this basis.

The visual impact of the development is not likely to be unreasonable and while significant the dam would not be inappropriate in light of the Statements Of Desired Future Character which generally, allow for change in accordance with primary industry needs and developments, and specifically provide for a high level of likelihood for disturbance to “scenic attributes” and “bucolic residential and visitor amenity”. The impact of the two proposed pump stations is likely to be limited, and made more acceptable through a condition requiring black coated security fencing.

Noise from the operation of pumps is a potential source of nuisance. However, the noise generated would be reduced by their containment in the pump station structure and the 300m distance between them and the nearest dwellings. If a future noise nuisance is caused it would be capable of being dealt with through the provisions of the *Environmental Management and Pollution Control Act 1993*.

Probably the greatest potential to cause environmental harm is through the construction stage of the project, involving construction of the dam, pump stations and the pipeline. Reasonable and appropriate measures have been incorporated into the project management process and principally the contractor’s Construction Environmental Management Plan.

Conditions of State and Commonwealth Government departments will require the operator to also undertake other monitoring and follow-up management where required. Farm Water Access Plans are a principal element of this requirement.

A landslide assessment is a mandatory requirement of the Scheme under both E3 Clearing and Conversion of Vegetation Code, and E6 Hazard Management Code. Inclusion of a condition requiring such an assessment should be included as a condition.

Recommendation –

It is recommended that the application for Utilities – Dial-Blythe River Irrigation Scheme from South Riana to Heybridge and Penguin – Application No. DA213128 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 be in accordance with the conditions of the Submission to Planning Authority from TasWater, Reference No. DA20140025 (copy attached).
- 3 Security fencing around the two pump stations is to be finished in a dark coating to the satisfaction of the Director Development & Regulatory Services.
- 4 Prior to any excavation or construction work associated with the pipeline network or the pump stations, that a landslide risk assessment be prepared and submitted to the Director Development & Regulatory Services for his approval.
- 5 A minimum of one car parking space to be provided at each of the pump station sites, to the satisfaction of the Director Engineering Services.
- 6 The design of vehicle parking and manoeuvring areas must:
 - (a) be designed and constructed in accordance with AS 2890.1;
 - (b) each parking space to be accessed from an internal circulation aisle;
 - (c) provide for the forward movement of vehicles on the site (except if entering or leaving a parking space); and
 - (d) be provided with an all-weather surface.
- 7 Any infrastructure associated with the Irrigation Scheme is to be located wholly with private property, except where crossing Council roads, unless approved otherwise by the Council's Director Engineering Services or his representative.

- 8 All pipeline crossings of Council roads must be bored, unless approved otherwise by the Council's Director Engineering Services or his representative.
- 9 Engineering design drawings and construction methodologies for pipeline crossings of all Council roads must be submitted to the Council for approval.
- 10 Construction is not to commence until the relevant design drawings and construction methodologies for the pipeline crossings of all Council roads have been approved by the Council's Director Engineering Services or his representative.
- 11 Any proposed variation from the approved plans, specifications or methodologies for the pipeline crossings of Council roads must be approved by the Council's Director Engineering Services, or his representative, prior to undertaking any such works.
- 12 A Road Reserve Permit must be issued by the Council prior to any works or activity being undertaken within the road reservation. Application forms are available from the Engineering Services Department and a fee applies.
- 13 Any proposed traffic control and management to be implemented as part of the works is to be forwarded to the Council's Environmental Engineer, or his representative, for approval prior to the commencement of any work. Work must not commence until this approval has been obtained.
- 14 The location of the access off South Riana Road to the proposed Blythe River pump station must be in accordance with the recommendations of the Pitt & Sherry "Dial Blythe Irrigation Scheme Traffic Assessment Report" of February 2014.
- 15 The access and driveway to the proposed Blythe River pump station must be constructed in accordance with Standard Drawings TSD-R03-v1, TSD-R04-v1 and TSD-R05-v1 (copy enclosed), to the satisfaction of the Council's Director Engineering Services or his representative.
- 16 An application is to be made to the Department of Infrastructure, Energy and Resources for the installation of "Concealed entrance" warning signs, or similar, in respect of the existing access proposed to be used for access to the South Riana Dam pump station.

- 17 Any damage or disturbance to footpaths, kerb and channel, roads, naturestrips, stormwater infrastructure or existing services must be rectified, noting that this work will be undertaken by the Council at the property owner's/developer's cost, unless alternative arrangements are approved by the Council's Director Engineering Services, or his representative.

Please note:

- 1 There are currently a significant number of native trees in the proposed South Riana Dam inundation area. If those trees are not removed before inundation the trees will die and the resultant view would be stark. The visual impact could and should be made more aesthetically pleasing and natural looking by removal of the trees. The applicant is requested to undertake the removal of trees prior to inundation.
- 2 It is suggested that some consideration be given to benching the cutting either side of the access to the South Riana Dam pump station as this could possibly improve sight lines.
- 3 Building and Plumbing Permits are required for the proposed pump station buildings. A copy of this Planning Permit should be given to your building surveyor.'

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 Broad moved and Cr Howard seconded, “That the application for Utilities – Dial–Blythe River Irrigation Scheme – Application No. DA213128 from South Riana to Heybridge and Penguin 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 be in accordance with the conditions of the Submission to Planning Authority from TasWater, Reference No. DA20140025 (copy attached).
- 3 Security fencing around the two pump stations is to be finished in a dark coating to the satisfaction of the Director Development & Regulatory Services.

- 4 Prior to any excavation or construction work associated with the pipeline network or the pump stations, that a landslide risk assessment be prepared and submitted to the Director Development & Regulatory Services for his approval.
- 5 A minimum of one car parking space to be provided at each of the pump station sites, to the satisfaction of the Director Engineering Services.
- 6 The design of vehicle parking and manoeuvring areas must:
 - (a) be designed and constructed in accordance with AS 2890.1;
 - (b) each parking space to be accessed from an internal circulation aisle;
 - (c) provide for the forward movement of vehicles on the site (except if entering or leaving a parking space); and
 - (d) be provided with an all-weather surface.
- 7 Any infrastructure associated with the Irrigation Scheme is to be located wholly with private property, except where crossing Council roads, unless approved otherwise by the Council's Director Engineering Services or his representative.
- 8 All pipeline crossings of Council roads must be bored, unless approved otherwise by the Council's Director Engineering Services or his representative.
- 9 Engineering design drawings and construction methodologies for pipeline crossings of all Council roads must be submitted to the Council for approval.
- 10 Construction is not to commence until the relevant design drawings and construction methodologies for the pipeline crossings of all Council roads have been approved by the Council's Director Engineering Services or his representative.
- 11 Any proposed variation from the approved plans, specifications or methodologies for the pipeline crossings of Council roads must be approved by the Council's Director Engineering Services, or his representative, prior to undertaking any such works.
- 12 A Road Reserve Permit must be issued by the Council prior to any works or activity being undertaken within the road reservation. Application forms are available from the Engineering Services Department and a fee applies.
- 13 Any proposed traffic control and management to be implemented as part of the works is to be forwarded to the Council's Environmental Engineer, or his

representative, for approval prior to the commencement of any work. Work must not commence until this approval has been obtained.

- 14 The location of the access off South Riana Road to the proposed Blythe River pump station must be in accordance with the recommendations of the Pitt & Sherry 'Dial Blythe Irrigation Scheme Traffic Assessment Report' of February 2014.
- 15 The access and driveway to the proposed Blythe River pump station must be constructed in accordance with Standard Drawings TSD-R03-v1, TSD-R04-v1 and TSD-R05-v1 (copy enclosed), to the satisfaction of the Council's Director Engineering Services or his representative.
- 16 An application is to be made to the Department of Infrastructure, Energy and Resources for the installation of 'Concealed entrance' warning signs, or similar, in respect of the existing access proposed to be used for access to the South Riana Dam pump station.
- 17 Any damage or disturbance to footpaths, kerb and channel, roads, naturestrips, stormwater infrastructure or existing services must be rectified, noting that this work will be undertaken by the Council at the property owner's/developer's cost, unless alternative arrangements are approved by the Council's Director Engineering Services, or his representative.

Please note:

- 1 There are currently a significant number of native trees in the proposed South Riana Dam inundation area. If those trees are not removed before inundation the trees will die and the resultant view would be stark. The visual impact could and should be made more aesthetically pleasing and natural looking by removal of the trees. The applicant is requested to undertake the removal of trees prior to inundation.
- 2 It is suggested that some consideration be given to benching the cutting either side of the access to the South Riana Dam pump station as this could possibly improve sight lines.
- 3 Building and Plumbing Permits are required for the proposed pump station buildings. A copy of this Planning Permit should be given to your building surveyor."

Carried unanimously

Crs Carpenter, Downie and Tongs returned to the meeting at this stage (6.20pm).

67/2014 Application for dispensation from the Central Coast Interim Planning Scheme 2013 at 39 George Street, Forth

The Director Development & Regulatory Services reported as follows:

“The Land Use Planning Group Leader reports as follows:

<i>REFERENCE NO.:</i>	CCO D1/2013
<i>PROPOSAL:</i>	Dispensation from Rural Resource provisions to Low Density Residential provisions
<i>APPLICANT:</i>	Colin Woodhouse
<i>LOCATION:</i>	39 George Street, Forth
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Land Use Planning and Approvals Act 1993 (LUPAA) and the Central Coast Interim Planning Scheme 2013 (the Scheme)</i>

PURPOSE

The purpose of this report is to consider additional information in support of an application for dispensation under s.30P(3) of LUPAA – Reference No. CCO D1/2013 at 39 George Street, Forth.

Accompanying the report are the following documents:

- . Annexure 1 – Tasmanian Planning Commission (the Commission) letter dated 11 February 2014;
- . Annexure 2 – letter from Ireneinc Planning (Ireneinc) dated 5 February 2014;
- . Annexure 3 – Tasmanian Planning Commission letter dated 17 December 2013;
- . Annexure 4 – the Council’s opinion on proposed dispensation – 26 November 2013.

BACKGROUND

An application for a dispensation from the Rural Resource Zone provisions of the Scheme was made to the Commission by consulting planners Ireneinc on behalf of the land owner, Colin Woodhouse, on 25 October 2013.

In essence the dispensation seeks to set aside the Rural Resource Zone provisions in favour of certain provisions of the Rural Living Zone and the Forth Specific Area Plan.

Seeking a dispensation was regarded by Ireneinc as the best way to proceed following abandonment of the rezoning process under the previous Planning Scheme (the Central Coast Planning Scheme 2005). Introduction of the Interim Planning Scheme on 19 October 2013 had the effect of making the previous Scheme ineffectual. Consequently processes associated with that Scheme ceased.

The Commission wrote to the Council on 29 October 2013 requesting its opinion on the original dispensation proposal. An opinion was duly prepared and sent on 26 November 2013.

In a letter dated 17 December 2013, the Commission requested additional information from Ireneinc about its application. Such information was provided on 5 February 2014 and referred to the Council on 11 February 2014 with a request for the Council's confirmation of its opinion in light of the additional information.

A detailed chronology of the process to date is provided in the Council's opinion of 26 November 2013 (Annexure 4).

DISCUSSION

The applicant was requested by the Commission to provide the following additional information:

- 1 A detailed description of the dispensation sought, noting specific clauses from which relief is sought and provisions intended to be applied instead.
- 2 Explanation of why the Scheme prevents the intended use or development.
- 3 A statement addressing matters relevant to a dispensation outlined in s.30P(3) of LUPAA.
- 4 A complete list of documents intended to support the application.

That request was responded to by Ireneinc in a letter dated 5 February 2014. The information and the suggested response is outlined and discussed as follows:

ADDITIONAL INFORMATION	SUGGESTED RESPONSE
<p><i>1 Description of dispensation</i></p> <p>A dispensation is sought from the whole of Section 26.0 Rural Resource Zone provisions, with particular dispensation from clauses 26.3.3 P2 (c) (i) and (ii).</p> <p>It seems that in place of Section 26.0, it is proposed to only apply Section 12.3 which is just the use standards for the Rural Living Zone, and provisions of F1.0 Forth Specific Area Plan.</p>	<p>The information makes it sufficiently clear about the nature and extent of the dispensation sought. However, it is curious that only one section of the Rural Living Zone provisions is proposed to apply in place of the Rural Resource Zone provisions. There is no justification provided for this. It would seem appropriate for all the provisions for the Zone to apply to the subject land, as they would in the other areas of Forth and elsewhere.</p> <p>If the other provisions of the Rural Living Zone have been omitted to avoid conflict with the provisions of the Forth Specific Area Plan, then this is unnecessary because where there is conflict the local specific area plan provisions prevail because they are the more specific.</p>
<p><i>2 Why planning scheme prevents development</i></p> <p>The submission puts the argument that clauses 26.3.3 P2 (c) (i) and (ii), which require that land have no potential for primary industry use, and is not capable of inclusion with any other rural resource land, are “a hard test to demonstrate” compliance.</p>	<p>The Rural Resource Zone provisions do provide a pathway for consideration for dwellings. Dwellings in the Rural Resource Zone are not prohibited and in theory at least approval is possible.</p> <p>However, it is true that the tests for development of rural resource land are difficult to satisfy, particularly for a residential use not associated with a primary industry use, and on strict application of those tests an</p>

	<p>application is more likely than not to result in refusal.</p> <p>The Council has previously argued that the most appropriate use of the land is for Rural Living purposes, the land being more consistent with the zone purpose statements for that Zone than the Rural Resource Zone.</p> <p>In this context removing the restrictive tests to residential use of the land is appropriate.</p>
<p>3 <i>Matters relevant to dispensation</i></p> <p>The additional information document addresses the matters contained in s.30R of LUPAA, including reference to information previously provided. This includes:</p> <ul style="list-style-type: none"> (a) Schedule 1 Objectives – previously supplied; (b) compliance with State Policies – previously supplied; (c) in accordance with regional land use strategy – previously supplied, plus some additional argument for residential use of the land and unlikely conflict with nearby rural activities. 	<p>The information is consistent with that previously considered by the Council when making its determination on the original rezoning proposal and previous dispensation application.</p>
<p>4 <i>List of documents</i></p> <p>The submission includes a list of the documents that the applicant intends to rely on in consideration of the application.</p>	<p>The Council has copies of each of the listed documents but does seem to have two additional documents that may need to be included:</p> <ul style="list-style-type: none"> (a) a second and later version of the SEAM Site and Soil

	<p>Evaluation Summary, dated 30 December 2012; and</p> <p>(b) a second letter from Scoles Teague & Associates Pty Ltd dated 30 November 2012, which comments on landslide risk and driveway gradient.</p> <p>Clarification of whether these two documents are to be included in the application or should substitute the listed documents, should be provided by the applicant.</p>
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Referral advice -

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Comments provided on original rezoning application.
Engineering Services	Comments provided on original rezoning application.
TasWater	Comments provided on original rezoning application.
Department of Infrastructure, Energy and Resources	Comments provided on original rezoning application.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.

Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

Consultation will be conducted in accordance with s.30H of LUPAA, and if approved for public exhibition by the Commission, would be advertised for a period between three weeks and two months.

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 attendance at a Commission hearing on the matter.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

The Shape of the Place

- . Adopt an integrated approach to land use planning

The Environment and Sustainable Infrastructure

- . Contribute to a safe and healthy environment.

CONCLUSION

The additional information supplied by the applicant does add some clarity and further justification for their position.

As far as the Council is concerned it does not cause any need to depart from its previous position in relation to the application, which is that the dispensation process should continue and in a manner that facilitates development of the land for Rural Living purposes.

There are three issues that need resolution prior to proceeding further with the dispensation process:

- (a) Whether the Rural Resource Zone provisions should be replaced with all Rural Living Zone provisions, plus the Forth Specific Area Plan provisions.

- (b) Whether the SEAM Site and Soil Evaluation Summary, dated 30 December 2012, should replace the report dated 22 September 2012.
- (c) Whether a second letter from Scoles Teague & Associates Pty Ltd, dated 30 November 2012, should be included in the list of documents.

Recommendation –

It is recommended that the Tasmanian Planning Commission be advised that the Council, after considering the additional information provided by the applicant (letter dated 5 February 2014) confirms its support for and opinion of the dispensation application Reference No. CCO D1/2013, 39 George Street, Forth, but does seek clarification of the following matters:

- (a) Whether the Rural Resource Zone provisions should be replaced with all Rural Living Zone provisions, plus the Forth Specific Area Plan provisions.
- (b) Whether the SEAM Site and Soil Evaluation Summary, dated 30 December 2012, should replace the report dated 22 September 2012.
- (c) Whether a second letter from Scoles Teague & Associates Pty Ltd, dated 30 November 2012, should be included in the list of documents.'

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 van Rooyen moved and Cr Downie seconded, “That the Tasmanian Planning Commission be advised that the Council, after considering the additional information provided by the applicant (letter dated 5 February 2014) confirms its support for and opinion of the dispensation application Reference No. CCO D1/2013, 39 George Street, Forth, but does seek clarification of the following matters:

- (a) Whether the Rural Resource Zone provisions should be replaced with all Rural Living Zone provisions, plus the Forth Specific Area Plan provisions.

- (b) Whether the SEAM Site and Soil Evaluation Summary, dated 30 December 2012, should replace the report dated 22 September 2012.
- (c) Whether a second letter from Scoles Teague & Associates Pty Ltd, dated 30 November 2012, should be included in the list of documents.”

Carried unanimously

GENERAL MANAGEMENT

68/2014 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 2 December 2013
- . Local Government Association of Tasmania - General meeting held 4 December 2013
- . Central Coast Community Shed Management Committee - meeting held 3 February 2014
- . Forth Community Representatives Committee - meeting held 6 February 2014
- . Central Coast Youth Engaged Steering Committee - meeting held 20 February 2014.

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

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

Carried unanimously

C O R P O R A T E & C O M M U N I T Y S E R V I C E S

69/2014 Corporate & Community Services determinations made under delegation

The Director Corporate & Community Services reported as follows:

“A Schedule of Corporate & Community Services Determinations made during the month of February 2014 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reported as follows:

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

■ Cr van Rooyen moved and Cr Viney seconded, “That the Schedule of Corporate & Community Services Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

70/2014 Contracts and agreements

The Director Corporate & Community Services reported as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of February 2014 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 Downie moved and Cr Carpenter seconded, “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

71/2014 Correspondence addressed to the Mayor and Councillors

The Director Corporate & Community Services reported as follows:

“PURPOSE

This report is to inform the meeting of any correspondence received during the month of February 2014 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 requesting tourism details for publication.
- . Letter from Ulverstone Coast Care requesting assistance with Ulverstone coastline revegetation.
- . Letter concerning the provision of washing facilities and the updating of playground facilities in Penguin.
- . Letter from the Penguin RSL Sub-Branch concerning the car park at the Penguin Sports & Services Club.
- . Letter from the Australian Local Government Association calling for motions for the 2014 National General Assembly of Local Government.
- . Letter expressing disappointment over the removal of a blackwood tree situated on the Riana Recreation Ground.
- . Letter from the Anglican Parish of Ulverstone requesting the closure of the Anzac Park car park and the removal of security cameras.

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

Carried unanimously

72/2014 Common seal

The Director Corporate & Community Services reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 18 February 2014 to 17 March 2014 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reported as follows:

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

■ Cr Viney moved and Cr Tonge 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

73/2014 Financial statements

The Director Corporate & Community Services reported as follows:

“The following principal financial statements of the Council for the period ended 28 February 2014 are submitted for consideration:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

74/2014 Rate remissions

The Director Corporate & Community Services reported as follows:

“The following rate remission is proposed for the Council’s consideration:

<i>PROPERTY NO.</i>	505190.0220
<i>PROPERTY ADDRESS</i>	97 Medici Drive, Gawler
<i>REMISSION</i>	\$176.00
<i>REASON</i>	Property in voluntary area for household rubbish collection and does not wish to receive service.”

The Executive Services Officer reported as follows:

“The *Local Government Act 1993* provides that a council, by absolute majority, may grant a remission of all or part of any rates.”

■ Cr Viney moved and Cr van Rooyen seconded, “That the following remission be approved:

. Property No. 505190.0220 – \$176.00.”

Carried unanimously and by absolute majority

75/2014 Ulverstone Wharf Precinct Advisory Committee – Operating Guidelines and Charter

The Director Corporate & Community Services reported as follows:

“PURPOSE

The purpose of this report is to consider the endorsement of the draft Operating Guidelines and Charter for the Ulverstone Wharf Precinct Advisory Committee. A copy of the Guidelines and Charter is appended to this report.

BACKGROUND

Since the opening of the Ulverstone Wharf Precinct in October 2011, the Council has been committed to developing the Precinct’s social, cultural and economic appeal.

To this end, a Wharf Advisory Group was formed in October 2011 to work with the Council to produce a calendar of events for the Wharf Precinct’s community spaces, predominantly the Gnomon Pavilion. The work on this calendar of events helped ensure that the Wharf Precinct delivered on its intended purpose by regularly hosting events that showcase the quality and diversity of arts and culture in our region.

The Wharf Advisory Group has, since October 2011, met monthly to facilitate the establishment of now well-recognised events such as Friday Night Live@theWharf,

Jazz@theWharf, Artizano (Art and Craft Market), and the Cradle Coast Farmers Market.

The business of the Wharf Advisory Group in recent months has been ensuring that Friday Night Live@theWharf and Jazz@theWharf are sufficiently supported to ensure their viability in the longer term. To this end the Group has been very successful in attracting local business sponsorship for Live@theWharf. This has been targeted for improvements to the equipment needed to support live music events in the Gnomon Pavilion. The Group has also been very active in promoting upcoming events.

In December 2013 the Chair of the Wharf Advisory Group, Teresa Beck-Swindale formally finished up the business of the Group in readiness for the new governance structure proposed for the Ulverstone Wharf Precinct.

The proposed new Advisory Committee will take on a broader role to ensure the Ulverstone Wharf Precinct continues to serve the purposes for which it was intended.

DISCUSSION

The draft Operating Guidelines and Charter for the Ulverstone Wharf Precinct Advisory Committee (as appended) have been developed to provide a framework for:

- . the role of the Committee;
- . the membership of the Committee;
- . meeting structure;
- . meeting processes;
- . the Committee's responsibilities; and
- . the Council's responsibilities.

It is envisaged that the Committee will assist the Council in the implementation of strategies intended for the Wharf Precinct by providing a valuable advisory body in which the local knowledge, skills and energy of community members can be directed towards common goals and outcomes.

The Forth Community Representatives Committee has operated successfully for many years by advising the Council and conveying community needs and expectations and offers a successful model on which to base the Guidelines and Charter for the Ulverstone Wharf Advisory Committee.

CONSULTATION

The Senior Management Team has reviewed the draft Guidelines and Charter.

RESOURCE, FINANCIAL AND RISK IMPACTS

A decision to endorse the draft Guidelines and Charter will have some impact upon Council resources. It will be necessary for the Council to provide a member of staff to prepare meeting agendas, attend meetings, and prepare meeting minutes. Additionally, the General Manager (or his/her representative) will chair the meeting.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

Council Sustainability and Governance

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

Community Capacity and Creativity

- . Community capacity building
- . Cultivate a culture of creativity in the community

CONCLUSION

It is recommended that the Council endorse the Ulverstone Wharf Precinct Advisory Committee Operating Guidelines and Charter and ask the General Manager to undertake an expression of interest process in accordance with the Operating Guidelines and Charter to appoint Committee members.”

The Executive Services Officer reported as follows:

“A copy of the Ulverstone Wharf Precinct Advisory Committee Operating Guidelines and Charter has been circulated to all Councillors.”

■ Cr Downie moved and Cr (L) Bonde seconded, “That the Council:

- 1 endorse the Ulverstone Wharf Precinct Advisory Committee Operating Guidelines and Charter (a copy being appended to and forming part of the minutes); and
- 2 that the General Manager undertake an expression of interest process in accordance with the Operating Guidelines and Charter to appoint Committee members.”

Carried unanimously

76/2014 Off-lead dog exercise area in Penguin (10/2014 – 28.01.2014)

The Director Corporate & Community Services reported as follows:

“PURPOSE

The purpose of this report is to consider a petition for the provision of an off-lead dog exercise area in Penguin.

BACKGROUND

The Council received the following petition from 66 petitioners at its meeting on 28 January 2014 (Minute No. 10/2014):

‘Despite the large amount of public grassed areas in Penguin there is no approved off-lead exercise area other than Watcombe’s Beach.

There are several options in the township that would be appropriate including the state owned “Dykes Reserve” in South Road.

This petition asks that the Central Coast Council undertake to provide a space for the safe and healthy exercise of Penguin residents and their pets.’

DISCUSSION

During the development of the Central Coast Council’s Dog Management Policy the Council, in consultation with the local community at that time, considered the provision of dog exercise areas including the provision of off-lead areas. In 2001 the Council (Minute No. 451/2001 – 26.11.2001) confirmed the provision of an off-lead dog exercise area adjacent to the old Speedway, off Ironcliffe Road, Penguin in addition to Penguin Beach and Watcombe Beach. The Council’s Dog Management Policy was reviewed in 2005 (Minute No. 434/2005 – 12.12.2005) and at that time the off-lead area adjacent to the old Speedway, off Ironcliffe Road, Penguin, was removed from the listing of off-lead areas because of its lack of use. This was again reaffirmed when the Policy was reviewed in 2010 (Minute No. 306/2010 – 20.09.2010) at which time both Penguin Beach and Watcombe Beach were identified as off-lead exercise areas.

The petition identifies that property located on South Road, known locally as Dyke’s Reserve, as a suitable property for conversion to an off-lead dog exercise area. This area of land is in fact privately owned and zoned Residential, and it is the Council’s understanding that it is the owner’s long term intention to subdivide and develop the land.

The Council's Dog Management Policy, which is due for review again in 2015 states:

'(20) EXERCISE AREAS

The Council recognises the value of exercise areas, both on-lead and off-lead areas, for owners and their dogs.

The Council also recognises that while beaches and bush reserves often provide the most popular walking areas, there are concerns over the interaction of dogs with native fauna and with other family interests.

By providing a greater range of off-lead, on-lead and fenced exercise areas the Council can assist by reducing the pressure on some of those areas where conflict might arise.

The Council can do this by:

- . Considering the conversion of the former Ulverstone Transfer Station and the Penguin Tip Site to off-lead areas
- . The creation of appropriately designed exercise areas restricted to dogs and their owners
- . The creation of further on-lead areas for the exercising of dogs
- . The review of all restricted and prohibited areas on a five yearly basis.'

The Council is currently remediating the former Penguin Tip site and it is anticipated that this work would be completed within two years allowing the site to be then considered for conversion to an off-lead dog exercise area.

In June 2013 the Council approved the adoption of the Dial Sports Complex Master Plan (Minute No. 168/2013 - 17.06.2013). This Plan includes, as an item within Section 8 Master Plan - Outline Summary, the following dot point:

- . Former hockey grounds - develop a dedicated off-leash dog exercise area and retain overflow parking (Year 2).

While the options for the creation of dog exercise areas exist in both the Dog Management Policy 2010 and the Dial Sports Complex Master Plan 2013, it is the development of the former Penguin hockey grounds that appears to provide a more central, accessible location. The cost of fencing either area to contain dogs and protect the local fauna or members of the public, while not insignificant, can be considered in the 2014-2015 Estimates process.

CONSULTATION

The report details the level of consultation undertaken.

RESOURCE, FINANCIAL AND RISK IMPACTS

The cost of providing a suitably fenced off-lead area is dependent on the amount of space to be fenced, however, it is estimated that the cost would be between \$10,000 and \$25,000.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

The Shape of the Place

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

A Connected Central Coast

- Improve community wellbeing

The Environment and Sustainable Infrastructure

- Invest in and leverage opportunities from our natural environment
- Contribute to a safe and healthy environment
- Develop and manage sustainable built infrastructure
- Contribute to the preservation of the natural environment

Council Sustainability and Governance

- Improve service provision.

CONCLUSION

It is recommended that the Council undertake a review of the two options identified as suitable for the provision of a fenced off-lead dog exercise area and pursue the provision of a suitably fenced off-lead dog exercise area in the Penguin area in the 2014–2015 Estimates process.”

- Cr Howard moved and Cr (L) Bonde seconded, “That the Council undertake a review of the two options, the former Penguin Tip site and Penguin Hockey Grounds, identified as

suitable for the provision of a fenced off-lead dog exercise area, and pursue the provision of a suitably fenced off-lead dog exercise area in the Penguin area in the 2014-2015 Estimates process.”

Carried unanimously

77/2014 Public question time

The time being 6.38pm, the Mayor introduced public question time.

There were no questions from the public.

78/2014 Use of the Council’s roads for Targa Tasmania – 9 and 10 May 2014

The Director Corporate and Community Services reported as follows:

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

‘PURPOSE

The purpose of this report is to consider closure and use of the Council’s roads on 9 and 10 May 2014 for Targa Tasmania 2014.

BACKGROUND

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

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

- 1 written notification having been sent to harvesting contractors and companies (including transporters of timber products), milk transport contractors and companies, and tourism authorities and operators;
- 2 written notification having been sent to all residents on that part of the road for which road closures are being requested; and

- 3 public notification of any new event having been twice advertised in a daily newspaper circulating in the municipal area;

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

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

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

The Council has received the following correspondence from the Event Director, Targa Tasmania, which reads as follows:

“I wish to make application to Central Coast council seeking road closure approval for the Events Tasmania supported and Confederation of Australian Motor Sport sanctioned international tarmac rally Targa Tasmania 2014.

The event is scheduled to cover a statewide route from Tuesday 6 May to Sunday 11 May 2014, with all activities relating to the Central Coast Municipality concentrated on 9 and 10 May.

I look forward to working with council and further evolving the Ulverstone Lunch Break which would now fall on a weekday in Friday 9 May.

In accordance with the conditions of the Tasmania Police motor sport permit policy; I request council’s approval for the use and closure of the following roads for a maximum period of four and a half hours:

FRIDAY 9 MAY 2014

CASTRA	9:00 – 13:30
ROAD CLOSED:	BETWEEN FOLLOWING ROADS:
Back Road	Wilmot Road and Spellmans Road

Spellmans Road	Back Road and Castra Road
ISANDULA ROAD CLOSED Isandula Road Wilsonia Road	10:29 – 14:59 BETWEEN FOLLOWING ROADS: Preston Road and Wilsonia Road Isandula Road and Preston Road
SATURDAY 10 MAY 2014	
NATONE ROAD CLOSED Cemena Road Stotts Road	9:54 – 14:24 BETWEEN FOLLOWING ROADS Upper Natone Road and Stotts Road Camena Road and Willies Road
GUNNS PLAINS ROAD CLOSED Central Castra Road Preston Castra Road	10:46 - 15:16 BETWEEN FOLLOWING ROADS Castra Road and Preston Castra Road Central Castra Road and Jacks Road
RIANA ROAD CLOSED: Lowanna Road South Riana Road Natone Road	11:30 – 16:00 BETWEEN FOLLOWING ROADS: Marshalls Bridge Road and South Riana Road Lowanna Road and Upper Natone Road South Riana Road and Ridgley Highway

In accordance with council's policy regarding road closure for rally stages I confirm Targa Tasmania has provided written notification of the proposed road closures and the route of Targa Tasmania 2014 to companies and contractors including road transport, harvesting and tourism operators. As previous, this notification will be followed up by further documentation including maps closer to the event.

Targa Tasmania has also provided written notification to residents on the sections of roads affected by the proposed road closure, specific to the targa stage on which those roads fall. Please find copies of these attached. Further to this and as previous practice, Targa Tasmania will be issuing two further letters to residents as issued by the Department of Premier and Cabinet that will also include detailed maps and instruction and information regarding emergency services procedures.

Specifically the following addresses were issued with written advice regarding road closures, further to these, a number of fringe properties were also were issued with relevant letters:

Castra Targa Stage		Isandula TargaStage	
Spellmans Rd	634	Isandula Rd	1
	445		22
	385		19
	410		32
	310		62
	259		109
	175		118
	155		143
	99		153
	60		154
			179
Eastleys Rd	66		203
	160		262
			273
Gunns Plains			350
			397
Central Castra Rd	80		399
	109		420
	199		480
	345		527
			585
Preston Castra Rd	140		595
	163		650
	299		656
	300		649
	379		699
			707
			717
Preston Rd	1164		
	1164	Wilsonia Rd	180
	1634		175
	1638		170
	1641		
	1647	Natone	
	1648	Targa Stage	
	1667		
	1668	Camena Rd	494
	1709		576
	1747		754
	1777		

CORPORATE & COMMUNITY SERVICES

		Bennetts Rd	90
			95
Jacks Rd	3		
	5	Stotts Rd	277
			329
Raymon Rd	130		398
	150		450
	170		494
	220		295
	299		576
	319		699
	321		
	468		
	510		
Riana			
Targa Stage			
Lowana Rd	160		
	84		
Sth Riana Rd	387		
	414		
	425		
	521		
	542		
	608		
	617		
	687		
	729		
	743		
	744		
	744		
	759		
	787		
	862		
	908		
	996		
	997		
	1002		
	1032		
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1730

I thank you in anticipation and should you require further information please to not hesitate to contact me.”

Copies of the maps are provided at Annexure 1.

DISCUSSION

The Central Coast Council has received one representation from a resident of Raymond Road, Gunns Plains, concerning the use and closure of Raymond Road for the purpose of Targa Tasmania 2014. A copy of the representation is provided at Annexure 2. This representation raised concerns regarding Targa’s perceived poor behaviour towards the residents of Raymond Road, namely lack of action in repairing a guard rail, and other communication issues.

The repairs to the Raymond Road guard rail are to be undertaken this month. The section of guard rail that was damaged was due to be replaced and there has been a delay in the replacement of the damaged section while the Engineering Services Department looked at alternatives for replacement. Given that the whole section of rail would be due for replacement shortly, it was an opportunity to get options and pricing for this rather than repair a section that would then be replaced again within a reasonably short time.

Targa’s original application was to include Raymond Road, however, due to the road surface not deemed satisfactory for racing conditions by the Council’s Engineering Services Department, Targa has decided not to use Raymond Road this year.

The requested road closures in Central Coast are as follows:

Friday, 9 May –

from 9.00am to 1.30pm

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

From 10.29am to 2.59pm

- . Isandula Road – from Preston Road to Wilsonia Road;
- . Wilsonia Road – from Isandula Road to Preston Road.

Saturday 10 May –

from 9.54am to 2.24pm

- . Camena Road – from Upper Natone Road to Stotts Road;
- . Stotts Road – from Camena Road to Wyllies Road; and

from 10.46am to 3.16pm

- . Central Castra Road – from Castra Road to Preston–Castra Road;
- . Preston Castra Road – from Central Castra Road to Jacks Road; and

from 11.30am to 4.00pm

- . Lowana Road – from Lowana Road to South Riana Road;
- . South Riana Road – from Lowana Road to Blythe River.

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

CONSULTATION

The Event Director has advised that the notifications requested by the Council have been implemented.

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

RESOURCE, FINANCIAL AND RISK IMPACTS

The Engineering Group Leader advises as follows:

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

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

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

The Shape of the Place

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

A Connected Central Coast

- Improve community wellbeing

Community Capacity and Creativity

- Cultivate a culture of creativity in the community

The Environment and Sustainable Infrastructure

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

CONCLUSION

It is recommended that no objection be offered to the requested road closures for Targa Tasmania 2014 and also subject to Targa Tasmania:

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

The report is supported.”

The Executive Services Officer reported as follows:

“Copies of the promoter's supporting information, together with a copy of the representation received have been circulated to all Councillors.”

- Cr van Rooyen moved and Cr (L) Bonde seconded, “That no objection be offered to the requested road closures for Targa Tasmania 2014, and also subject to Targa Tasmania:

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

Carried unanimously

ENGINEERING SERVICES

79/2014 Opening of various streets/roads

The Acting Director Engineering Services reported as follows:

“It is necessary to formally resolve that the Council intends to ‘open’, after the expiration of 28 days, the following streets/roads which have been constructed in new subdivisions:

- . Southern Cross Drive (extension), Ulverstone;
- . Allport Street East (extension), Leith.”

The Executive Services Officer reported as follows:

“Plans of Southern Cross Drive (extension), Ulverstone and Allport Street East (extension), Leith have been circulated to all Councillors.”

■ Cr van Rooyen moved and Cr Downie seconded, “That, having given notice in accordance with the *Local Government (Highways) Act 1982*, the Council open as a highway, Southern Cross Drive (extension), Ulverstone and Allport Street East (extension), Leith (plans of the streets/roads being appended to and forming part of the minutes).”

Carried unanimously

80/2014 Various streets/roads – Certificate of completion

The Acting Director Engineering Services reported as follows:

“It is necessary for the Council to certify that the following streets/roads have been constructed substantially in accordance with the plans and specifications approved by the Council:

- . Southern Cross Drive (extension), Ulverstone;
- . Allport Street East (extension), Leith.”

The Executive Services Officer reported as follows:

“Plans of Southern Cross Drive (extension), Ulverstone and Allport Street East (extension), Leith have been circulated to all Councillors.”

■ Cr van Rooyen moved and Cr Bloomfield seconded, “That the Council certify under the hand of the Corporation’s engineer that Southern Cross Drive (extension), Ulverstone and

ENGINEERING SERVICES

Allport Street East (extension), Leith (plans of the streets/roads being appended to and forming part of the minutes) have been constructed substantially in accordance with the plans and specifications approved by the Council.”

Carried unanimously

CLOSURE OF MEETING TO THE PUBLIC

81/2014 Meeting closed to the public

The Executive Services Officer reported as follows:

“The *Local Government (Meeting Procedures) Regulations 2005* provide that a meeting of a council is to be open to the public unless the council, by absolute majority, decides to close the meeting or part of the meeting because it wishes to discuss a matter (or matters) in a closed meeting and the Regulations provide accordingly.

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

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

- . Minutes and notes of other organisations and committees of the Council; and
- . Tenders for Ulverstone Visitor Information Centre roof repair/refurbishment.

These are matters relating to:

- . information provided to the Council on the condition it is kept confidential; and
- . contracts for the supply and purchase of goods or services.”

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

- . information provided to the Council on the condition it is kept confidential; and
- . contracts for the supply and purchase of goods or services;

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

- . Minutes and notes of other organisations and committees of the Council; and
- . Tenders for Ulverstone Visitor Information Centre roof repair/refurbishment.”

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

“1 The *Local Government (Meeting Procedures) Regulations 2005* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.

2 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

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

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

GENERAL MANAGEMENT

82/2014 Minutes and notes of other organisations and committees of the Council

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

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

...

The *Local Government (Meeting Procedures) Regulations 2005* provide in respect of any matter discussed at a closed meeting that ‘the general manager –

- (a) is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed; and
- (b) is not to record in the minutes of the open meeting the details of the outcome unless the council or council committee determines otherwise.’

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

ENGINEERING SERVICES

83/2014 Tenders for Ulverstone Visitor Information Centre roof repair/refurbishment

Cr Tongs, having declared an interest, retired from the meeting and left the Chamber for that part of the meeting relating to the consideration, discussion and voting on the matter of Tenders for Ulverstone Visitor Information Centre roof repair/refurbishment at 7.00pm.

The Acting Director Engineering Services reported (reproduced in part) as follows:

“The purpose of this report is to consider the tenders received for the repair/refurbishment of the centre roof ‘dome’ section of the Visitor Information Centre, Alexandra Road, Ulverstone.

...

The *Local Government (Meeting Procedures) Regulations 2005* provide in respect of any matter discussed at a closed meeting that ‘the general manager –

- (a) is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed; and
- (b) is not to record in the minutes of the open meeting the details of the outcome unless the council or council committee determines otherwise.’

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

There being no further business, the Mayor declared the meeting closed at 7.19pm.

CONFIRMED THIS 23RD DAY OF APRIL, 2014.

Chairperson

(Imm:dil)

Appendices

- Minute No. 64/2014 – Schedule of Development & Regulatory Services Determinations
- Minute No. 66/2014 – Submission to Planning Authority from TasWater, Reference No. DA20140025
 - Standard Drawings TSD-R03-v1, TSD-R04-v1 and TSD-R05-v1
- Minute No. 69/2014 – Schedule of Corporate & Community Services Determinations
- Minute No. 70/2014 – Schedule of Contracts & Agreements
- Minute No. 72/2014 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 73/2014 – Financial statements
- Minute No. 75/2014 – Ulverstone Wharf Precinct Advisory Committee – Operating Guidelines and Charter
- Minute No. 79 & 80/2014 – Plans of Southern Cross Drive (extension), Ulverstone and Allport Street East (extension), Leith

QUALIFIED PERSON'S ADVICE

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

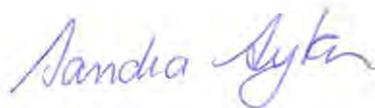
- . A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

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

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

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

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



Sandra Ayton
GENERAL MANAGER

Appendices

Central Coast Council

List of Development Applications Determined

Period From: 01-Feb-2014 To 28-Feb-2014

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA213064	274 Ironcliffe Road Penguin 7316	Discretionary Development Application	Residential outbuilding - shed	02-Oct-2013	13-Feb-2014	38
DA213099	19 Bannons Bridge Road Gunns Plains 7316	Permitted Development Application	Residential extensions	21-Nov-2013	21-Feb-2014	32
DA212189	315 Zig Zag Road Sulphur Creek 7316	Discretionary Development Application	Resource development (berry farm) - staff amenities - variation to front setback	27-Nov-2013	03-Feb-2014	40
DA213109	119 Bienefelts Road Turners Beach 7315	Permitted Development Application	New dwelling	16-Dec-2013	12-Feb-2014	32
DA213111	15 Flora Street West Ulverstone 7315	Discretionary Development Application	New dwelling and outbuilding	16-Dec-2013	07-Feb-2014	40
DA213053	160 Hardys Road Penguin 7316	Permitted Development Application	Home-based business - sewing studio	07-Jan-2014	26-Feb-2014	17
DA213118	21 Leven Street Ulverstone 7315	Discretionary Development Application	Two lot subdivision requiring variation to side and rear setbacks	09-Jan-2014	20-Feb-2014	42
DA213120	322 Preservation Drive Sulphur Creek 7316		Boundary adjustment	13-Jan-2014	21-Feb-2014	29
DA213059	U 2/55 Eastland Drive Ulverstone 7315	Discretionary Development Application	Conversion of Garage to Studio	16-Jan-2014	12-Feb-2014	25
DA213122	655 Penguin Road Penguin 7316	Discretionary Development Application	Residential shed	16-Jan-2014	21-Feb-2014	34
DA212172-1	4 Patrick Street Ulverstone 7315	Permitted Development Application	Extension to Medical Centre	17-Jan-2014	17-Feb-2014	26
DA213125	8 Kywong Crescent Ulverstone 7315	Discretionary Development Application	Carport (as constructed)	20-Jan-2014	20-Feb-2014	30
DA213130	68 Upper Maud Street Ulverstone 7315	Discretionary Development Application	Garage	28-Jan-2014	26-Feb-2014	28
DA213129	1 Crescent Street Ulverstone 7315	Permitted Development Application	Additions and alterations to existing hotel	29-Jan-2014	27-Feb-2014	28

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA213131	West Gawler Road Gawler 7315	P1 Use DA	Garage - 24 Ozanne Drive, Gawler	30-Jan-2014	05-Feb-2014	6
DA213132	30 Linton Avenue Heybridge 7316	P1 Use DA	Storage shed	30-Jan-2014	04-Feb-2014	5
DA213149	969 Castra Road Sprent 7315	Permitted Development Application	Shed	24-Feb-2014	26-Feb-2014	1

SCHEDULE OF DEVELOPMENT & REGULATORY SERVICES DETERMINATIONS

Period: 1 February 2014 to 28 February 2014

Building Approvals - 19

<i>Type</i>	<i>No.</i>	<i>Total Value (\$)</i>
Dwellings	5	1,390,053
Flats/Units	0	0
Additions	3	210,200
Alterations	0	0
Outbuildings	9	432,000
Other	2	190,000
The estimated cost of building works totalled		<u>\$2,222,253</u>

Amended Building Permits - 1

Minor Works Applications - 3

Plumbing Permits - 15

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

Food Business registrations (renewals) - 15

Food Business registrations - 2

Place of Assembly licences (renewals) - 2

Place of Assembly licences - 1

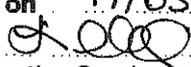
Temporary Food Business registrations - 16

Temporary Place of Assembly licences - 3



Paul Bidgood

DIRECTOR DEVELOPMENT & REGULATORY SERVICES

<p>CENTRAL COAST COUNCIL</p> <p>I certify that this is the schedule referred to in Minute No. <u>64/2014</u> of a meeting of the Council held on <u>17/03/2014</u></p> <p> Executive Services Officer</p>

TasWater (North-West)

PO Box 3147DC, Ulverstone, TAS 7315 Australia
Enquiries: Greg Marshall
Ph: 136 992
Email: development@taswater.com.au
Web: www.taswater.com.au
Our Ref: DA2014.00025

TasWater

CENTRAL COAST COUNCIL

20 February 2014

General Manager
Central Coast Council
PO Box 220, Ulverstone
Tasmania 7315

Division

Rec'd **24 FEB 2014**

File No

Doc. Id

Dear Planning Authority

**DETERMINATION ON PERMIT APPLICATION (COUNCIL REFERENCE: DA213128)
TASMANIAN IRRIGATION P/L – 521 SOUTH RIANA ROAD, SOUTH RIANA, TAS 7316**

I refer to an application for a permit under the *Land Use Planning and Approvals Act 1993* (LUPA Act) for the above project. The application was referred to the Tasmanian Water and Sewerage Corporation, trading as TasWater, (the Regulated Entity) for assessment under the *Water and Sewerage Industry Act 2008* (the Act) and was received by the Regulated Entity on **17 February 2014**.

The Regulated Entity has delegated to me its functions and powers in relation to Subdivision 3 – Planning Referrals of *the Act*.

An assessment of the application has now been completed. The assessment has taken into account the proposal as detailed in the application and supporting documentation, including the information held by the Regulated Entity.

In accordance with Section 56 Q (2)(a) of *the Act*, I hereby notify the Planning Authority that the attached conditions and/or restrictions (as specified in Schedule 2 of the enclosed *Submission to Planning Authority Notice Part B*) must be contained in any permit granted by the Planning Authority under the LUPA Act in respect of the activity, if a permit is granted.

Please note that section 56Q of *the Act* requires that the Planning Authority must:

- include the attached conditions and/or restrictions in a permit granted by it in respect of the activity (if a permit is granted); and
- not include any other condition to a permit which conflicts with any condition set by the Regulated Entity; and
- notify the Regulated Entity of its decision to grant or refuse to grant a permit; and
- at the same time as it serves notice of its decision in accordance with section 57(7) of the LUPA Act, notify in writing the applicant, and any persons who made representations, under section 57(5) of the

CENTRAL COAST COUNCIL	
the Submission to Planning Authority from TasWater	
Reference No.	DA20140025 referred to in
Minute No.	66/2014 of a meeting of the
Council held on	17/03/2014
	
Executive Services Officer	

- (e) LUPA Act (if applicable), of the conditions or restrictions that the Regulated Entity requires to be contained in the permit.

It is suggested that a means of satisfying the requirements of section 56Q is to:

- (a) include a condition in a permit granted (if a permit is granted) along the lines of: 'The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Regulated Entity (trading as TasWater) has required the planning authority to include in the permit, pursuant to section 56Q of the *Water as Sewerage Industry Act 2008*', and
- (b) attach the enclosed *Permit Part B (Submission to Planning Authority Notice)* to the permit and any attachments (if a permit is granted).

A copy of TasWater's decision including any development conditions required by the Regulated Entity is attached.

I understand that the Planning Authority will advise the proponent (and representors if applicable) of their appeal rights under the LUPA Act in relation to the Planning Authorities decision.

If a permit is granted, please provide the Regulated Entity with a full electronic copy of the final permit as granted.

If you have any queries regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely



Cameron Parker
COORDINATOR DEVELOPMENT (North West)

TasWater

Encl.

- *Permit (Part B) Submission to Planning Authority Notice*

Submission to Planning Authority Notice

Council Planning Permit No.	DA213128	Council notice date	17/02/14
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TasWater details

TasWater Reference No.	DA20140025	Date of response	20/02/14
TasWater Contact	Greg Marshall	Phone No.	136 992

Response issued to

Council name	Central Coast Council
Contact details	Jacqui Rees

Development details

Address	521 South Riana Road, Sth Riana	Property ID (PID)	3058072
Description of development	The application proposes to develop the land in accordance with Central Coast Council application no. DA213128. The proposal includes an irrigation scheme. TasWater's water and sewer assets are not located within the vicinity of the proposal area.		

Schedule of drawings/documents

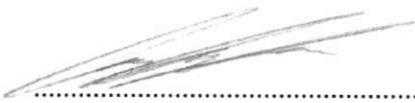
Prepared by	Drawing/document No.	Revision No.	Date of Issue

Conditions

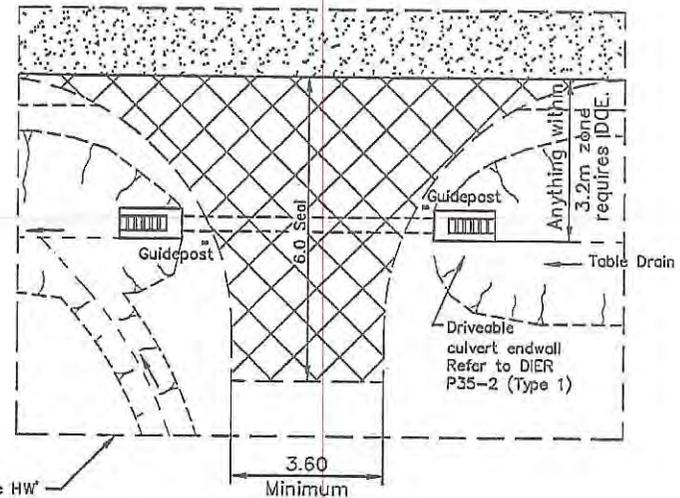
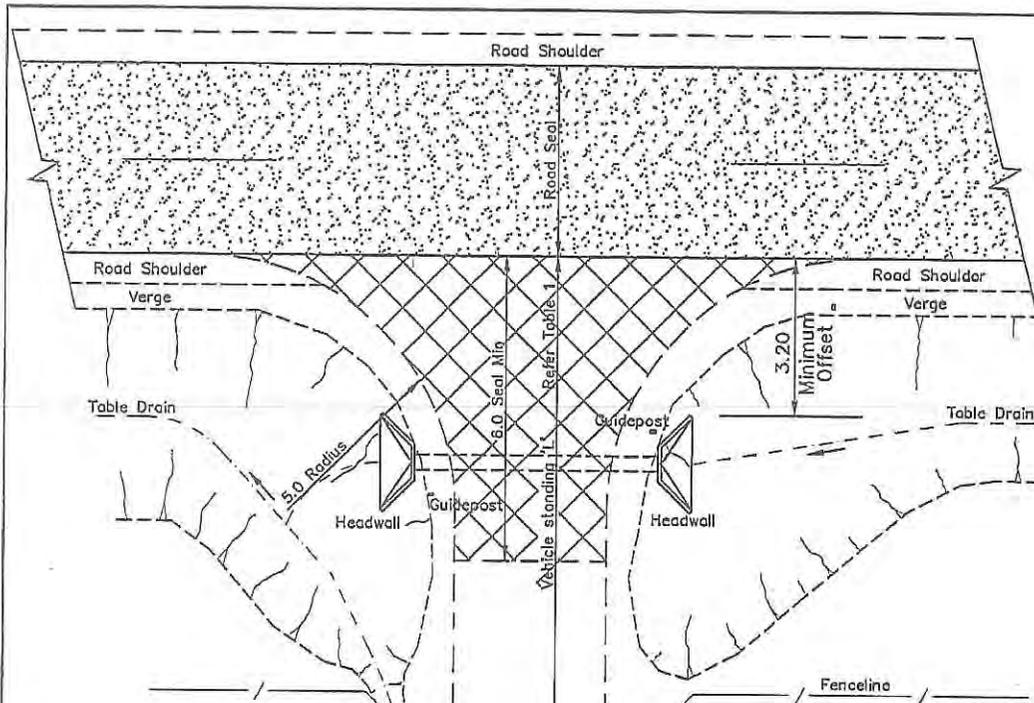
Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(2)(a) TasWater imposes the following conditions on the permit for this application:

1. NO CONDITIONS

Authorised by:


.....
Cameron Parker
Development Co-ordinator (North West)

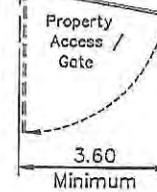
20 February 2014
Date:



Refer to 'Type HW' for additional detail

TYPE DCE
SCALE 1: 10

CENTRAL COAST COUNCIL
 Form Table Drains as required, direct flows to Road table drain
 the Standard Drawings referred to in
 Minute No. 66/2014 of a meeting of the
 Council held on 17 / 03 / 2014
 Executive Services Officer



TYPE HW
SCALE 1: 10

TABLE 1

Vehicle Standing (V.S)	* 'L' m
Car	6.0
Truck / Car + Trailer	V.S Length + 1.0

* Increase 'L' as required to suit outward swinging gates.

KEY
 HW - Head Wall
 DCE - Driveable Culvert Endwall



NOTES

- Property Access Seal Types:
 - Adopt the seal type on the adjacent road (Asphalt / hot Sprayed bituminous surfacing).
 - Seal is not required for property access off unsealed roads.
- Offset property entrance gate to provide adequate vehicle standing area clear of road edge, as required.
- Install guideposts at :
 - culvert end walls.
 - the start of the access ('nearside' lane approach only).
- Pipe Culvert.
 - Pipe size, type, class, cover and grade shall be determined by consideration of the drainage catchment, rainfall I.F.D. data and road grade for an A.R.L. of 5 years (min).
 - Minimum pipe size - 300 dia.
 - Minimum grade - 1 in 100 (1%).
- Shallow dish crossing may be used as an alternative.
- Applicable for design speed zones in excess of 60km/hr.

SCALES: AS SHOWN
(All scales are correct at A3)

XRof File: TSD-R03-v1.dwg

REFERENCES

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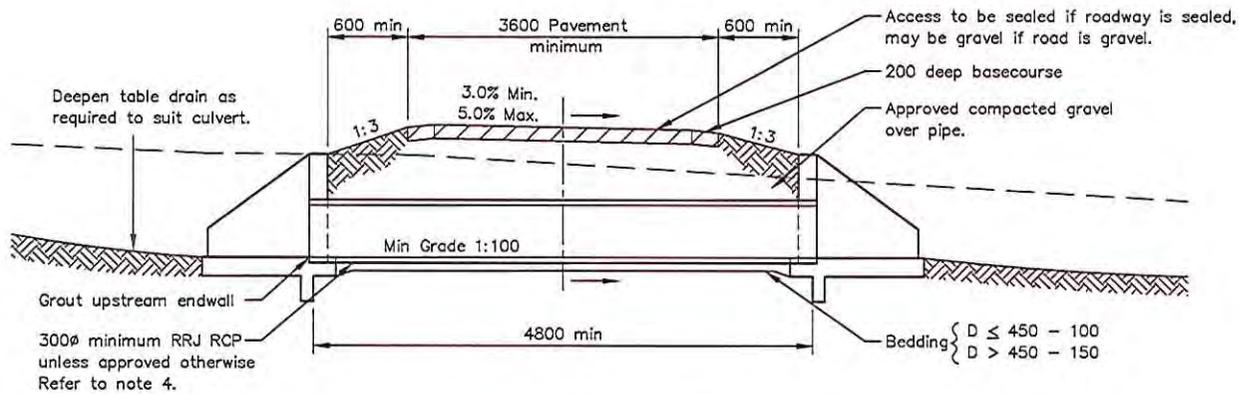


STANDARD DRAWING
 RURAL ROADS
 TYPICAL PROPERTY ACCESS

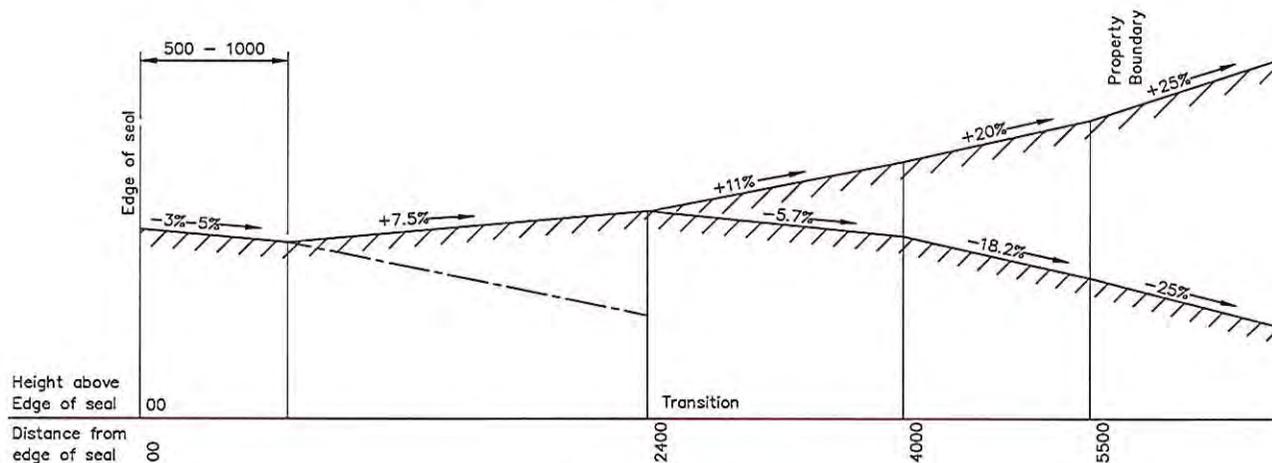
GPW Doc 1221, Hobart, Tasmania 7001 | 12th Macquarie Street, Hobart, Tasmania 7000
 Tel: 61 6233 3246 Fax: 61 6233 3248 Email: admin@lgat.tas.gov.au

DATE: 30-11-2013

TSD-R03-v1



CROSS SECTION



DRIVEWAY PROFILE

Culvert removed for clarity

NOTES

1. All dimensions in millimetres (mm) unless noted
2. Precast endwall to be winged type or other approved type.
3. Shallow dish crossing may be used as an alternative
4. Min clear cover over driveway culverts shall be:

Pipe Class:	Min Cover:
-Class 2 (Concrete)	600
-Class 3 (Concrete)	400
-Class 4 (Concrete)	300

 (All other pipes refer to manufacturers recommendations.)
5. Install guideposts at culvert ends.
6. Minimum driveway dimension for Class 4b to have a minimum pavement width of 4 metres.

SCALES: AS SHOWN
(All scales are correct at A3)

XRef File: TSD-R04-v1.dwg

REFERENCES

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TAS Division
IPWEA
INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA



Local Government Association Tasmania

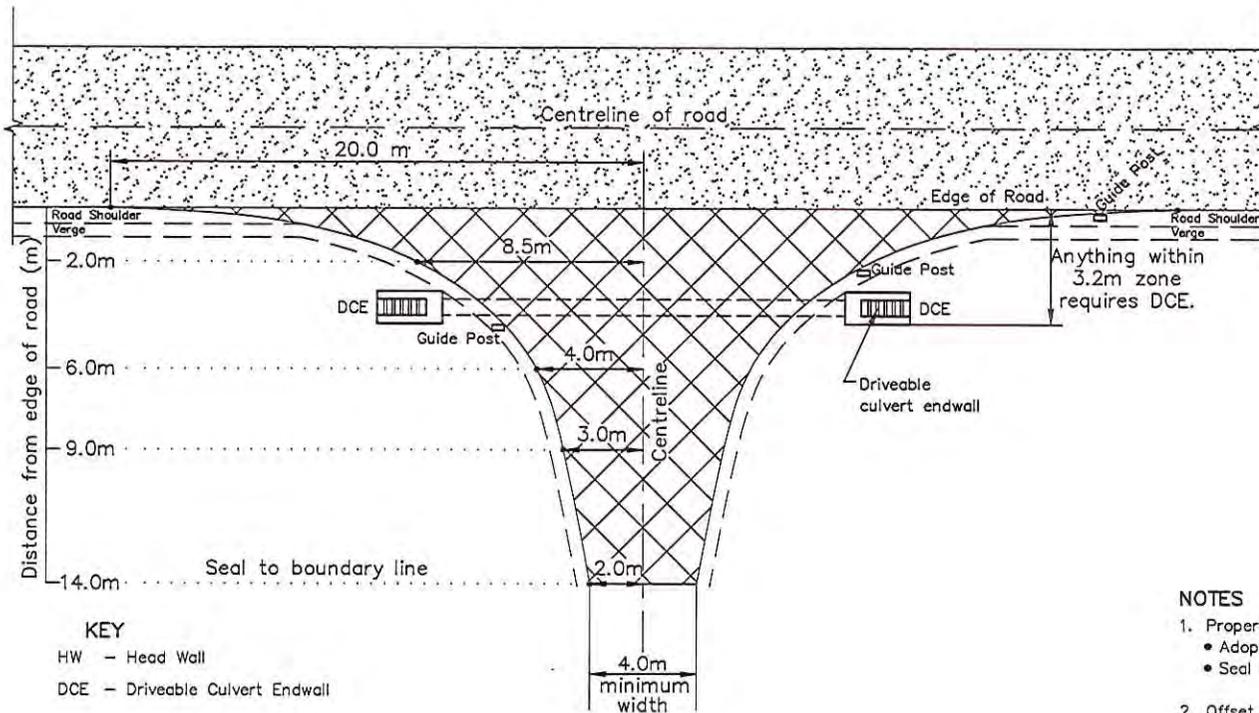
STANDARD DRAWING
RURAL ROADS
TYPICAL DRIVEWAY PROFILE

GPO Box 1521, Hobart Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000
T: 03 6233 5966 F: 03 6233 5996 Email: admin@lgat.tas.gov.au

ISSUE DATE: 30-11-2013

DWG No:

TSD-R04-v1



KEY
 HW - Head Wall
 DCE - Driveable Culvert Endwall

DRIVEWAY TYPE 'A' Caters for:	LENGTH
Long Rigid Trucks	12.5m
Long Mini B-Doubles	19.0m
Truck + Trailer Combinations	19.0m



STANDARD OBJECTIVES

1. Maximise road safety.
2. Reduce the extent of debris being tracked onto the roadway.
3. Provide vehicle standing area clear of the road edge.
4. Contain stormwater runoff within the road table drains.

NOTES

1. Property Access Seal Types:
 - Adopt the seal type on the adjacent road (Asphalt / Hot Sprayed bituminous surfacing).
 - Seal is not required for property access off unsealed roads.
2. Offset property entrance gate to provide adequate vehicle standing area clear of road edge, as required.
3. Install guideposts at :
 - culvert end walls.
 - the start of the access ('nearside' lane approach only).
4. Pipe Culvert.
 - Pipe size, type, class, cover and grade shall be determined by consideration of the drainage catchment, rainfall I.F.D. data and road grade for an A.R.I. of 5 years (min).
 - Minimum pipe size - 300 dia.
 - Minimum grade - 1 in 100 (1%).
5. References.
 - DIER drawing No.3402-2/P35-2.
6. Applicable for design speed zones in excess of 60km/hr.

SCALES: AS SHOWN
 (All scales are correct at A3)

 XRef File: TSD-R05-v1.dwg

REFERENCES

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TAS Division
 **IPWEA**
 INSTITUTE OF PUBLIC WORKS
 ENGINEERING AUSTRALIA


 Local Government Association Tasmania

STANDARD DRAWING
 TRUCK ACCESS TO RURAL
 PROPERTIES 'TYPE A'
 GPO Box 1521, Hobart Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000
 T: 03 6233 3946 F: 03 6233 3986 Email: admin@lgat.tas.gov.au
 DATE: 30-11-2013 DWG No: TSD-R05-v1



**SCHEDULE OF CORPORATE & COMMUNITY SERVICES DETERMINATIONS
MADE UNDER DELEGATION**

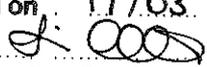
Period: 1 to 28 February 2014

Abatement notices issued

<i>ADDRESS</i>	<i>PROPERTY ID</i>
18 Lester Road, Penguin	403350.0140
344 Preservation Drive, Sulphur Creek	403485.1660
29 Hales Street, Penguin	403230.0280
Seaside Crescent, Penguin	403550.0300

A large, stylized handwritten signature in black ink, consisting of a large loop followed by a horizontal line ending in an arrowhead.

Cor Vander Vlist
DIRECTOR CORPORATE & COMMUNITY SERVICES

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in
Minute No. 69/2014 of a meeting of the
Council held on 17/03/2014

Executive Services Officer

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

SCHEDULE OF CONTRACTS AND AGREEMENTS
(Other than those approved under the Common Seal)
Period: 1 to 28 February 2014

Contracts

.

Agreements

- Lease Agreement
Penguin Medical Clinic
19 Ironcliffe Road, Penguin
Change of name of Lessee only.



Sandra Ayton
GENERAL MANAGER

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in
Minute No. 70/2014 of a meeting of the
Council held on 17.03.2014

Executive Services Officer



CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in
Minute No. 72/2014 of a meeting of the
Council held on 17/03/2014

Executive Services Officer

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

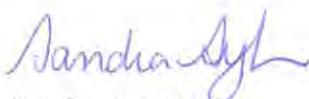
Period: 18 February to 17 March 2014

Documents for affixing of the common seal

- . Adhesion Order
306 Mannings Jetty Road, North Motton
Application No. DA213047
- . Adhesion Order
5-7 Blair Court, West Ulverstone
Application No. DA211216
- . Development Agreement
1 Maxwell Street, West Ulverstone
SUB2009.13

Final plans of subdivision sealed under delegation

- . Final Plan
63 Stubbs Road, Turners Beach
Application No. DA211054
- . Final Plan
7 Native Cherry Place, Turners Beach
Application No. DA213031



Sandra Ayton
GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 28 FEBRUARY 2014**

	2012/2013		2013/2014	
	\$	%	\$	%
Rates paid in Advance	- 610,195.10	-4.64	- 692,818.57	-5.16
Rates Receivable	368,259.57	2.80	448,273.95	3.34
Rates Demanded	13,199,810.81	100.46	13,623,607.14	101.41
Supplementary Rates	182,036.17	1.38	55,355.28	0.41
	13,139,911.45	100.00	13,434,417.80	100.00
Collected	11,005,306.52	83.75	11,317,963.71	84.25
Add Pensioners - Government	792,737.52	6.03	826,756.02	6.15
Pensioners - Council	31,850.00	0.24	31,815.00	0.24
	11,829,894.04	90.02	12,176,534.73	90.64
Remitted	1,631.27	0.01	2,284.64	0.02
Discount Allowed	516,038.69	3.94	533,392.02	3.97
Paid in advance	- 428,262.89	-3.26	- 480,634.05	-3.58
Outstanding	1,220,610.34	9.29	1,202,840.46	8.95
	13,139,911.45	100.00	13,434,417.80	100.00



Andrea O'Rourke
ASSISTANT ACCOUNTANT

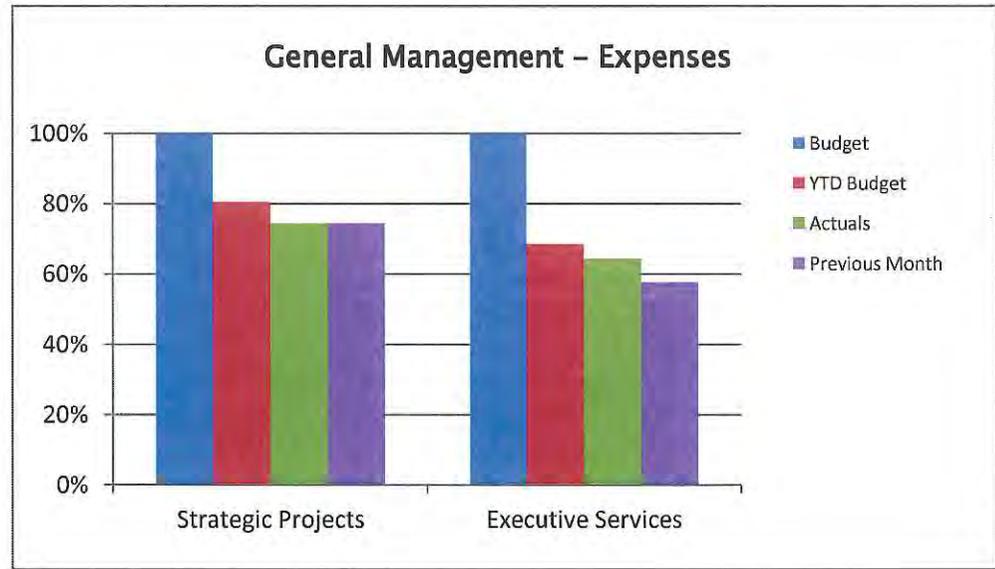
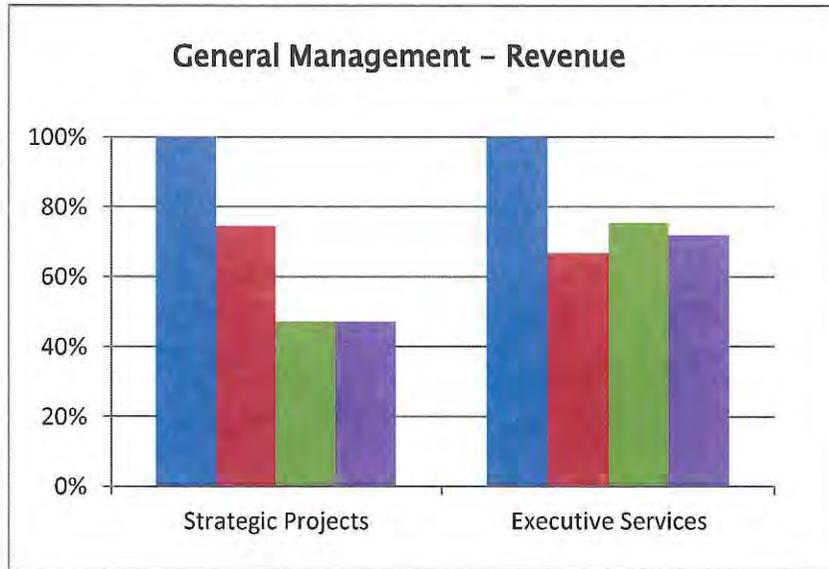
3-Mar-2014

CENTRAL COAST COUNCIL
I certify that this is <u>THE FINANCIAL</u>
<u>STATEMENTS</u> referred to in
Minute No. <u>73/2014</u> of a meeting of the
Council held on <u>17.10.3.2014</u>

Executive Services Officer

Finance Report – February 2014

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(1,680,000)	(1,250,265)	(791,100)	(791,066)	(459,165)	(888,900)	47%
Executive Services	(18,000)	(12,000)	(13,576)	(12,931)	1,576	(4,424)	75%
	\$ (1,698,000)	\$ (1,262,265)	\$ (804,676)	\$ (803,998)	\$ (457,589)	\$ (893,324)	
Expenses							
Strategic Projects	56,000	45,000	41,635	41,635	3,365	14,365	74%
Executive Services	1,477,000	1,011,560	949,921	851,170	61,639	527,079	64%
	\$ 1,533,000	\$ 1,056,560	\$ 991,556	\$ 892,805	\$ 65,004	\$ 541,444	



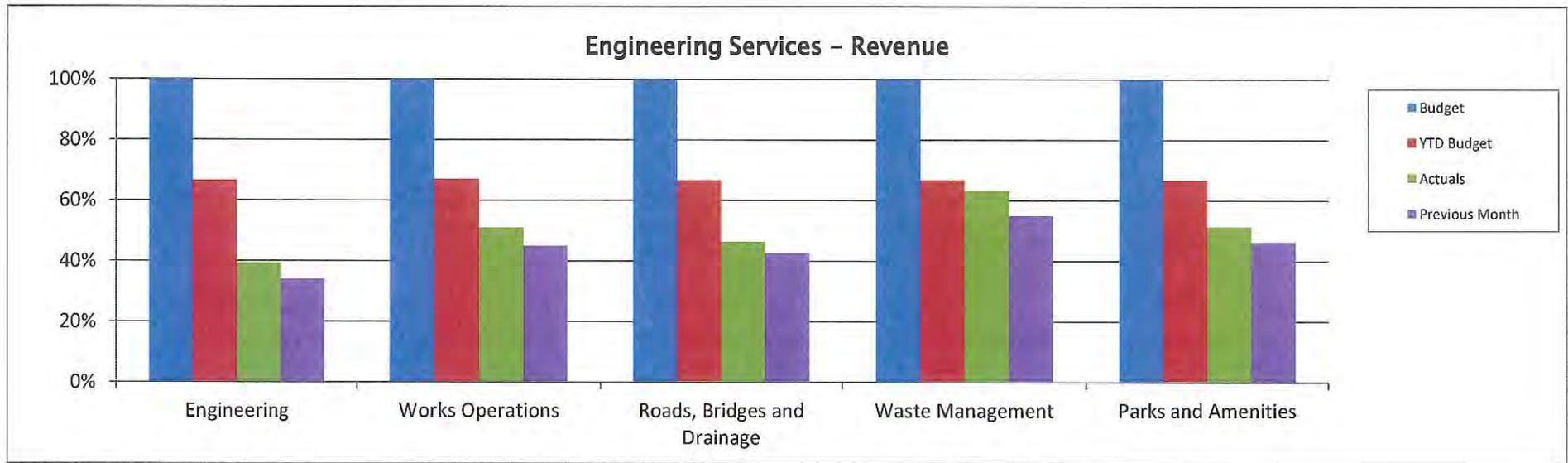
Variance

Strategic Projects
Executive Services

Revenue under YTD Budget – Disposal of land for sale behind budget.
Expenditure under YTD Budget – budget timing in general.

Finance Report – February 2014

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,276,000)	(850,720)	(502,375)	(433,631)	(348,345)	(773,625)	39%
Works Operations	(1,148,000)	(769,440)	(585,899)	(516,098)	(183,541)	(562,101)	51%
Roads, Bridges and Drainage	(1,587,000)	(1,057,996)	(735,796)	(676,885)	(322,200)	(851,204)	46%
Waste Management	(596,000)	(397,336)	(376,971)	(327,692)	(20,365)	(219,029)	63%
Parks and Amenities	(407,900)	(271,936)	(209,277)	(188,743)	(62,659)	(198,623)	51%
	\$ (5,014,900)	\$ (3,347,428)	\$ (2,410,319)	\$ (2,143,049)	\$ (937,109)	\$ (2,604,581)	

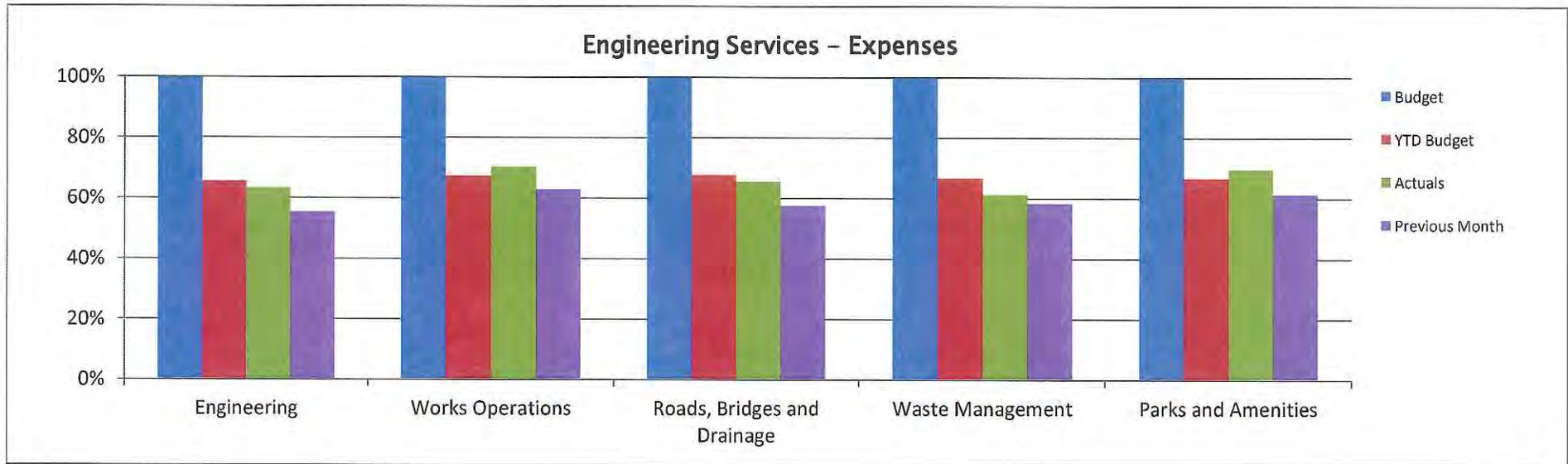


Variance

Engineering	Revenue under YTD Budget – engineering allocations behind budget due to timing of capital projects.
Works Operations	Revenue under YTD Budget – works allocations behind budget due to timing of capital projects.
Roads, Bridges and Drainage	Revenue under YTD Budget – timing difference – capital contributions not received.
Waste Management	Revenue under YTD Budget – Resource Recovery Centre entry fees, scrap metal recovery revenue & plant allocated.
Parks and Amenities	Revenue under YTD Budget – budget timing relating to disposal of property.

Finance Report – February 2014

ENGINEERING SERVICES Expenses	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Engineering	1,276,000	835,540	807,478	706,764	28,062	468,522	63%
Works Operations	1,163,700	783,344	817,649	731,085	(34,305)	346,051	70%
Roads, Bridges and Drainage	6,286,261	4,252,749	4,116,514	3,612,773	136,235	2,169,747	65%
Waste Management	3,308,000	2,205,196	2,025,533	1,928,486	179,663	1,282,467	61%
Parks and Amenities	2,343,500	1,562,132	1,628,163	1,436,298	(66,031)	715,337	69%
	\$ 14,377,461	\$ 9,638,961	\$ 9,395,337	\$ 8,415,406	\$ 243,624	\$ 4,982,124	

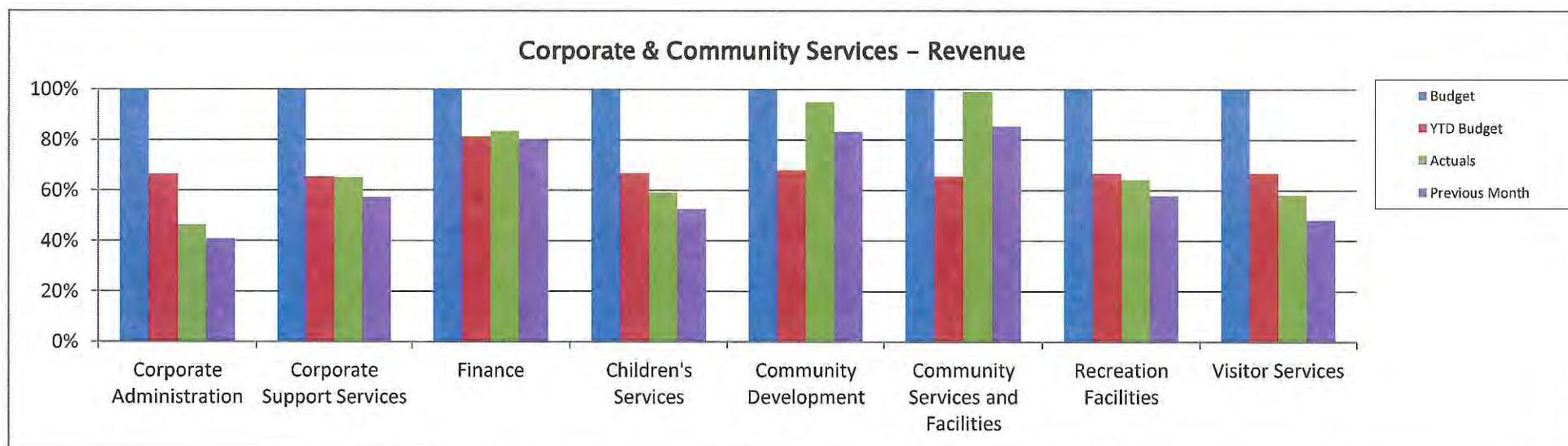


Variance

Engineering	Expenditure under YTD Budget – timing difference on staff costs.
Works Operations	Expenditure over YTD Budget – works depot staff and training costs exceed budget.
Roads, Bridges and Drainage	Expenditure under YTD Budget – timing differences in sealed roads and street lighting.
Waste Management	Expenditure under YTD Budget – timing difference on collection costs.
Parks and amenities	Expenditure over YTD Budget – timing differences mainly in Parks.

Finance Report – February 2014

CORPORATE & COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(39,000)	(25,920)	(18,082)	(15,954)	(7,838)	(20,918)	46%
Corporate Support Services	(3,189,000)	(2,085,410)	(2,071,320)	(1,824,126)	(14,090)	(1,117,680)	65%
Finance	(19,334,000)	(15,695,500)	(16,123,760)	(15,452,048)	428,260	(3,210,240)	83%
Children's Services	(1,369,745)	(913,177)	(808,776)	(720,393)	(104,401)	(560,969)	59%
Community Development	(80,500)	(54,628)	(76,370)	(66,964)	21,742	(4,130)	95%
Community Services and Facilities	(1,007,800)	(659,864)	(997,139)	(860,096)	337,275	(10,661)	99%
Recreation Facilities	(489,000)	(326,000)	(312,970)	(282,763)	(13,030)	(176,030)	64%
Visitor Services	(87,000)	(58,000)	(50,394)	(41,915)	(7,606)	(36,606)	58%
	\$ (25,596,045)	\$ (19,818,499)	\$ (20,458,811)	\$ (19,264,259)	\$ 640,312	\$ (5,137,234)	

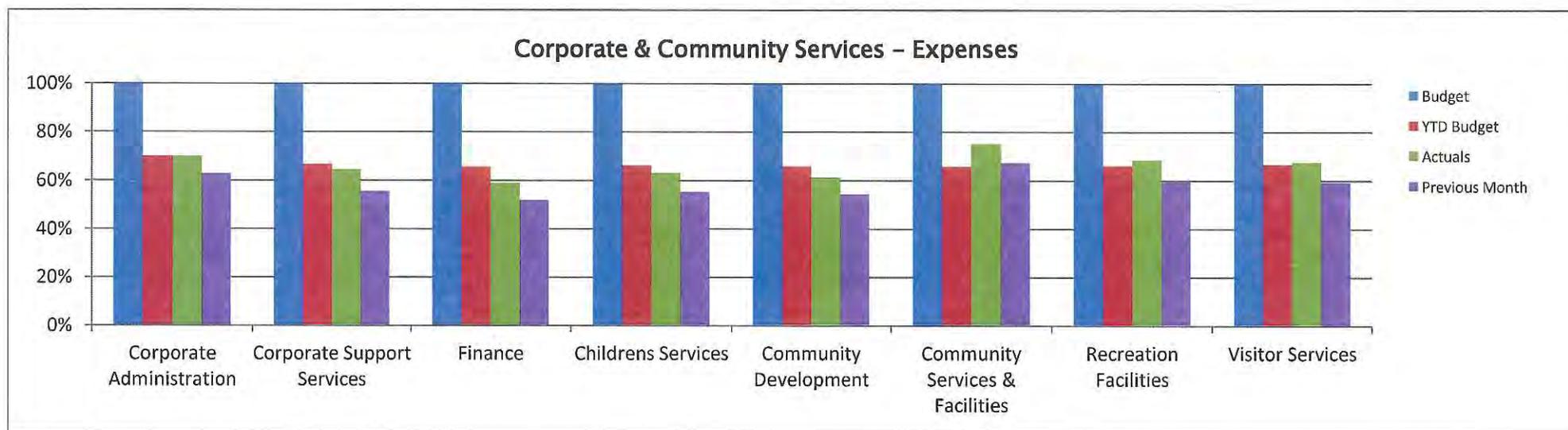


Variance

Finance	Revenue over YTD Budget – timing differences in general and rates invoiced.
Children's Services	Revenue under YTD Budget – Ulverstone Child Care fee income lower than budget.
Community Development	Revenue over YTD Budget – revenue from Cultural Activities ahead of budget.
Community Services and Facilities	Revenue over YTD Budget – APHU premiums received

Finance Report – February 2014

CORPORATE & COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Corporate Administration	737,000	516,436	515,097	463,613	1,339	221,903	70%
Corporate Support Services	3,839,000	2,559,164	2,475,566	2,132,037	83,598	1,363,434	64%
Finance	1,592,000	1,043,908	939,599	826,882	104,309	652,401	59%
Children's Services	1,361,745	900,897	858,711	752,523	42,186	503,034	63%
Community Development	740,000	486,860	453,406	402,042	33,454	286,594	61%
Community Services and Facilities	1,357,400	891,624	1,019,651	913,681	(128,027)	337,749	75%
Recreation Facilities	1,841,900	1,215,516	1,258,347	1,096,816	(42,831)	583,553	68%
Visitor Services	285,000	190,076	192,337	168,859	(2,261)	92,663	67%
	\$ 11,754,045	\$ 7,804,481	\$ 7,712,714	\$ 6,756,453	\$ 91,767	\$ 4,041,331	

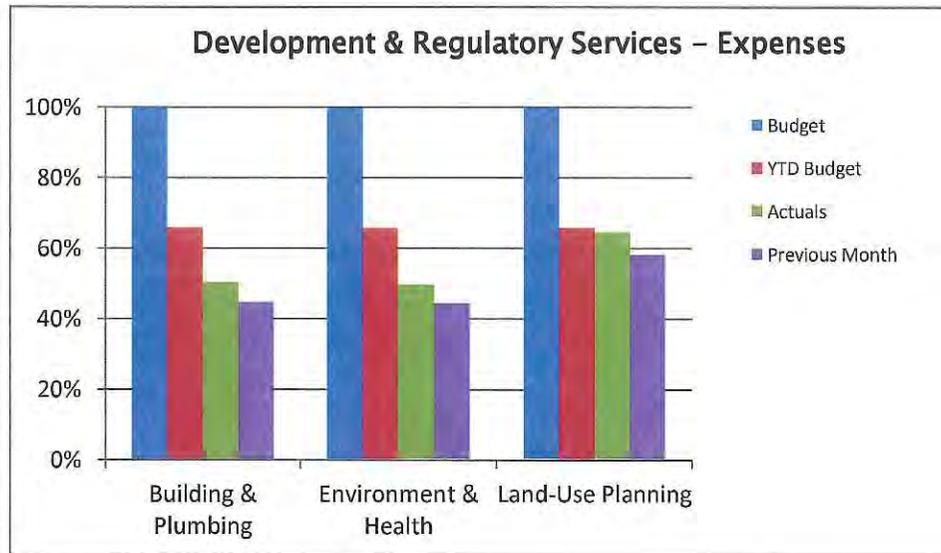
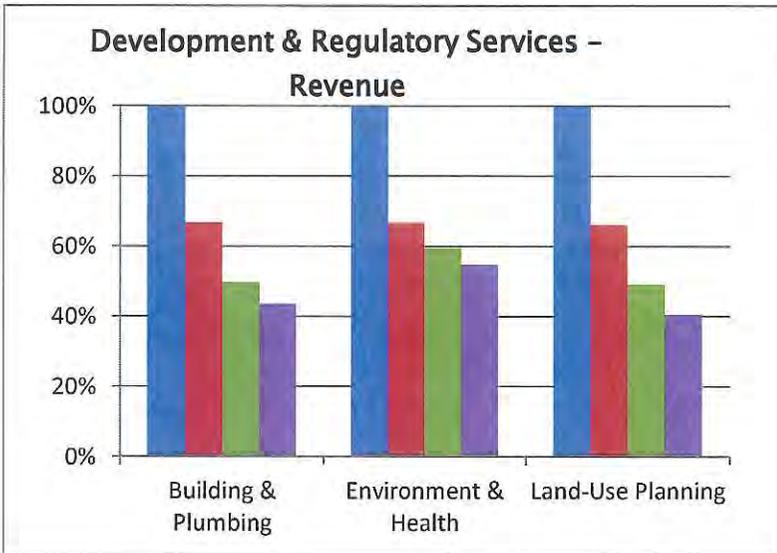


Variance

Corporate Support Services	Expenditure under YTD Budget – timing of expenses – mainly labour on-costs (leave and public holidays).
Finance	Expenditure under YTD Budget – timing of fire service contribution and land tax costs.
Children's Services	Expenditure under YTD Budget – timing of expenses – mainly staff costs.
Community Development	Expenditure under YTD Budget – timing of expenses – mainly staff costs.
Community Services and Facilities	Expenditure over YTD Budget – timing of expenses – mainly APHU premiums refunded, operational and maintenance costs.
Recreation Facilities	Expenditure over YTD Budget – timing of expenses – mainly recreation centres and swimming pool & waterslide.

Finance Report – February 2014

DEVELOPMENT & REGULATORY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(294,000)	(196,000)	(145,930)	(127,983)	(50,070)	(148,070)	50%
Environment and Health	(105,000)	(70,000)	(62,341)	(57,423)	(7,660)	(42,660)	59%
Land-Use Planning	(143,000)	(94,580)	(70,034)	(57,941)	(24,546)	(72,966)	49%
	\$ (542,000)	\$ (360,580)	\$ (278,304)	\$ (243,346)	\$ (82,276)	\$ (263,696)	
Expenses							
Building and Plumbing	575,000	378,070	289,090	256,917	88,980	285,910	50%
Environment and Health	407,000	267,100	202,350	180,553	64,750	204,650	50%
Land-Use Planning	543,000	356,580	350,084	315,510	6,496	192,916	64%
	\$ 1,525,000	\$ 1,001,750	\$ 841,525	\$ 752,980	\$ 160,225	\$ 683,475	



Variance

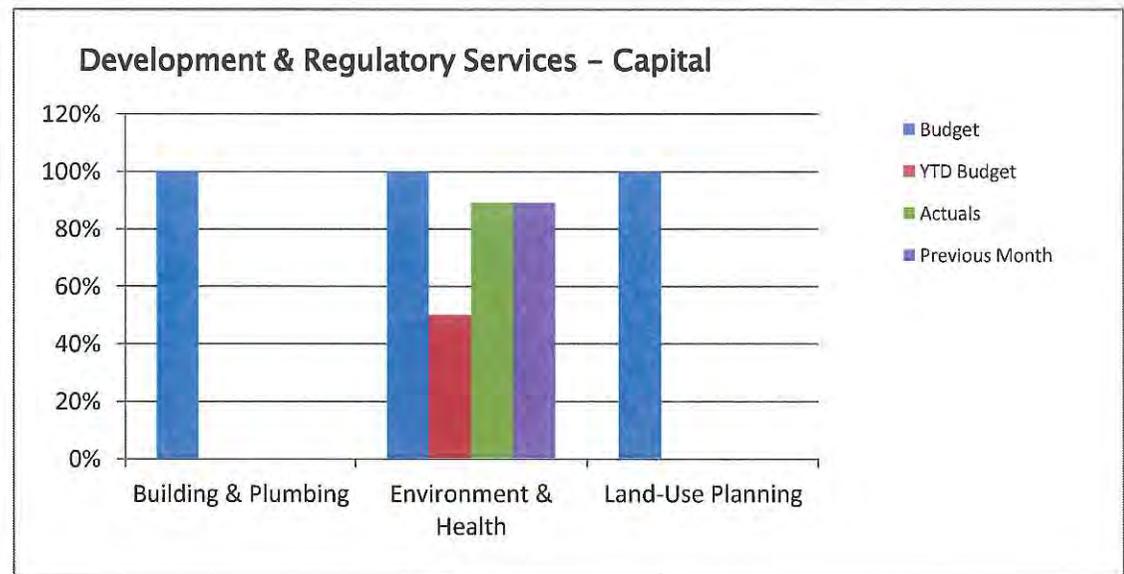
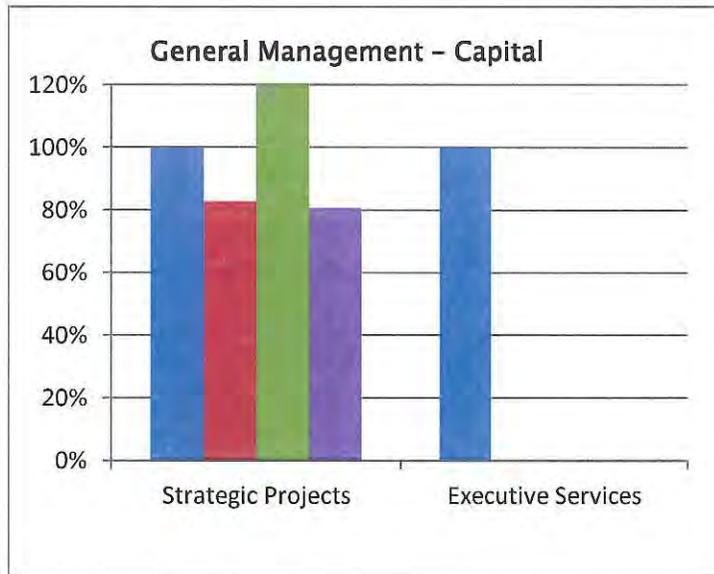
Building and Plumbing	Revenue under YTD Budget – timing related to Building Industry Training Levy & inspection and connection fees.
Building and Plumbing	Expenditure under YTD Budget – timing related to staff costs and Building Act & Building Industry Training levies
Environment and Health	Expenditure under YTD Budget – staff costs lower than budget.
Land-Use Planning	Revenue under YTD Budget – Planning Fees, Valuation Fees and plant allocated less than year to date budget.

Finance Report – February 2014

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	1,060,000	876,668	1,454,205	855,386	(577,537)	(394,205)	137%
Executive Services	38,000	19,000	31,404	31,400	(12,404)	6,596	0%
	\$ 1,098,000	\$ 895,668	\$ 1,485,609	\$ 886,786	\$ (589,941)	\$ (387,609)	

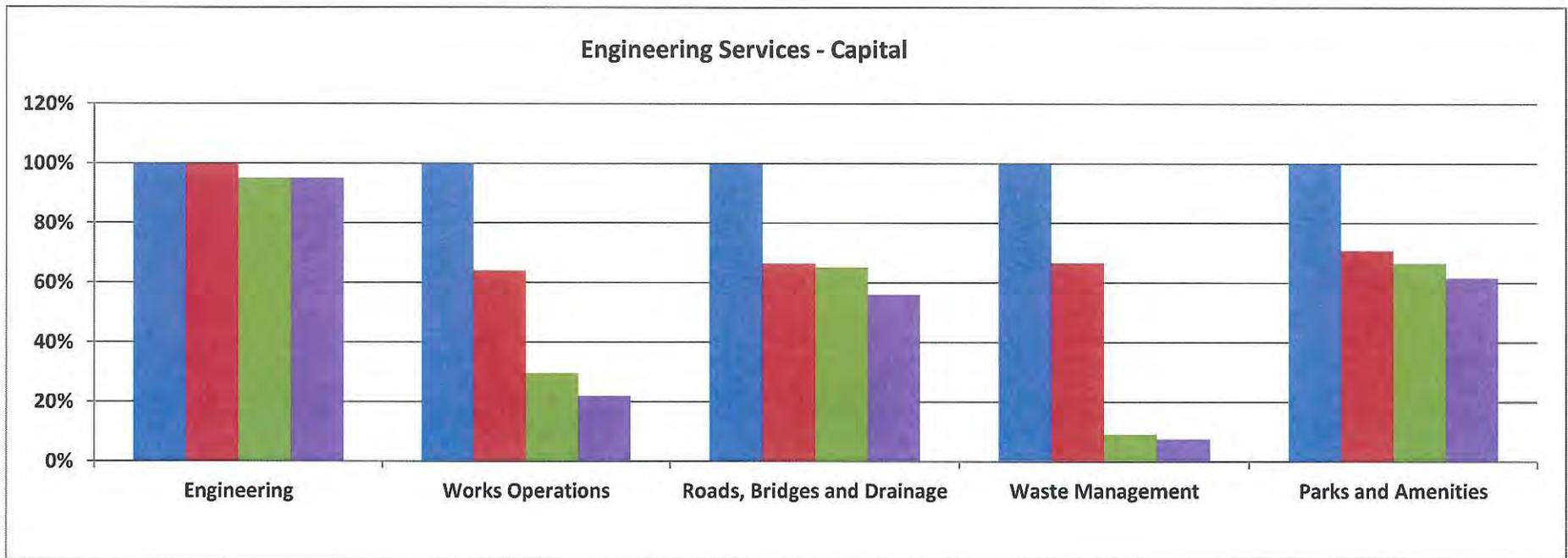
DEVELOPMENT & REGULATORY SERVICES

Building & Plumbing	-	-	-	-	-	-	0%
Environment & Health	57,000	28,500	50,721	-	(22,221)	6,279	0%
Land-Use Planning	-	-	-	-	-	-	0%
	\$ 57,000	\$ 28,500	\$ 50,721	\$ -	\$ (22,221)	\$ 6,279	



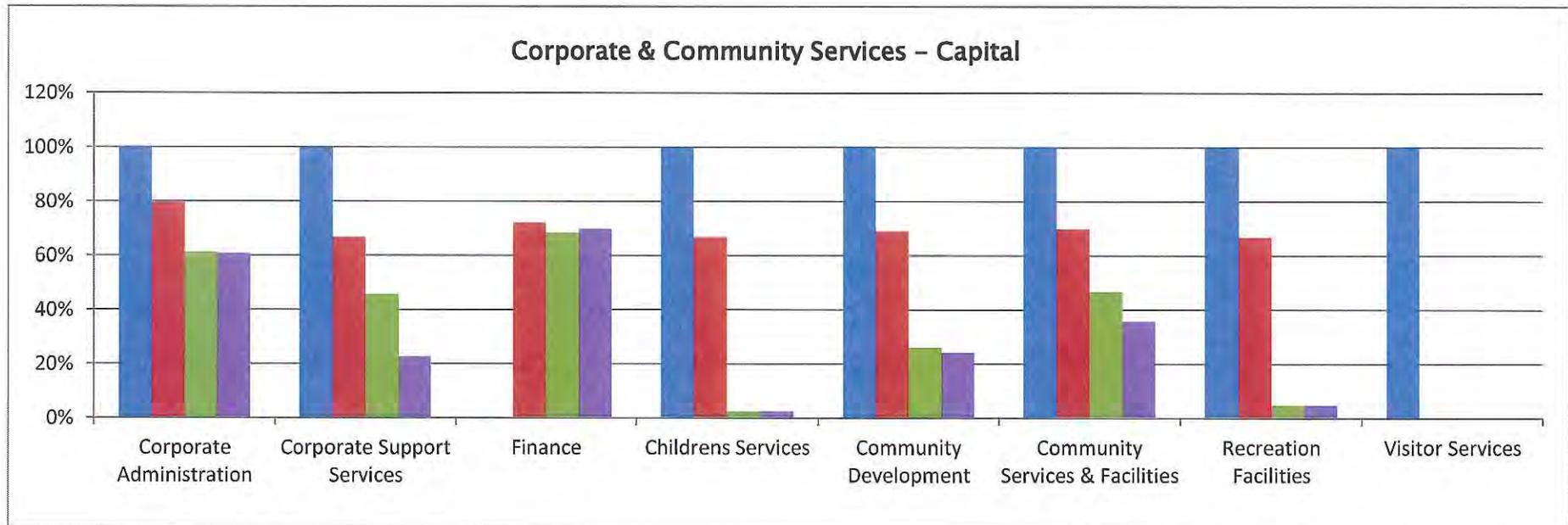
Finance Report – February 2014

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
ENGINEERING SERVICES							
Engineering	62,000	62,000	58,916	58,916	3,084	3,084	95%
Works Operations	301,000	192,484	88,768	65,902	103,716	212,232	29%
Roads, Bridges and Drainage	4,087,000	2,711,796	2,660,200	2,286,162	51,596	1,426,800	65%
Waste Management	508,000	338,584	45,876	37,870	292,708	462,124	9%
Parks and Amenities	389,000	275,196	258,890	239,548	16,306	130,110	67%
	\$ 5,347,000	\$ 3,580,060	\$ 3,112,650	\$ 2,688,398	\$ 467,410	\$ 2,234,350	



Finance Report – February 2014

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
CORPORATE & COMMUNITY SERVICES							
Corporate Administration	8,000	6,360	4,887	4,859	1,473	3,113	61%
Corporate Support Services	142,000	94,668	64,813	32,063	29,855	77,187	46%
Finance	-	-	-	-	-	-	0%
Childrens Services	89,000	64,120	60,970	-	3,150	28,030	0%
Community Development	103,000	68,720	2,500	2,500	66,220	100,500	2%
Community Services & Facilities	376,000	259,168	97,169	90,829	161,999	278,831	26%
Recreation Facilities	163,000	113,692	75,908	57,975	37,784	87,092	47%
Visitor Services	85,000	56,640	4,068	4,068	52,572	80,932	5%
	\$ 966,000	\$ 663,368	\$ 310,315	\$ 192,294	\$ 353,053	\$ 655,685	



Variance

Strategic Projects

Expenditure over budget – acquisition of 2 Knights Road.

Works Operations

Expenditure under budget – timing related to plant replacement and flood resilliance projects.

Waste Management

Expenditure under budget – timing related mainly to Penguin refuse disposal site rehabilitation.

Community Services & Facilities

Expenditure under budget – timing of costs in general.

BANK RECONCILIATION

FOR THE PERIOD 1 FEBRUARY TO 28 FEBRUARY 2014

Balance Brought Forward (31/01/2014)	7,005,162.38
Add, Revenue for month	1,354,598.09
	<u>8,359,760.47</u>
Less, Payments for month	2,703,027.90
	<u>5,656,732.57</u>
Balance as at 28 February 2014	
	<u>5,656,732.57</u>
Balance as at Bank Account as at 28 February 2014	198,266.52
Less, Unpresented Payments	- 20,127.02
	<u>178,139.50</u>
Cash on Hand	- 55,956.98
	<u>122,182.52</u>
Operating Account	122,182.52
Interest Bearing Term Deposits	5,534,550.05
	<u>5,656,732.57</u>
	<u>5,656,732.57</u>



Andrea O'Rourke
ASSISTANT ACCOUNTANT

05-March-2014

Works Programme 2013-2014

(Schedule indicates site construction only)

Status	Task Name	Budget	June		July		August		September		October		November		December		January		February		March		April		May		June																														
			27	3	10	17	24	1	8	15	22	29	5	12	19	26	2	9	16	23	30	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	3	10	17	24	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9
	Works Schedule 2013-2014	\$6,451,999																																																							
	CAPITAL WORKS PROGRAMME 2013-14	\$6,451,999																																																							
	Strategic Projects	\$791,000																																																							
	Ulverstone Wharf Redevelopment - Stage 1.1B	\$38,000																																																							
	Wharf Improvements	\$35,000																																																							
	Penguin Athletics Centre - Buildings	\$220,000																																																							
	Penguin Athletics Centre - Track Replacement	\$148,000																																																							
	Penguin Athletics Centre - Lighting	\$350,000																																																							
	Property Management	\$269,000																																																							
	East Ulverstone Industrial Estate - Stage 2	\$229,000																																																							
	Russell Avenue Subdivision	\$40,000																																																							
	Works Depot	\$68,000																																																							
	Shed Façade - Renewal	\$12,500																																																							
	Painting Program - Stage 2	\$2,500																																																							
	Washdown Bay	\$48,000																																																							
	Truck Shed Floor	\$5,000																																																							
	Emergency Services	\$108,000																																																							
	Forth River - Flood Resilience Program	\$43,000																																																							
	Buttons Creek - Flood Resilience Program	\$30,000																																																							
	SES - Building and Equipment	\$15,000																																																							
	Purtons Flats - Emergency Access	\$20,000																																																							
	Roads - Urban Sealed	\$834,000																																																							
	Street Resealing	\$103,000																																																							
	Leighlands Avenue Rehabilitation	\$118,000																																																							
	Victoria Street Rehabilitation	\$200,000																																																							
	Railway Crossings	\$20,000																																																							
	Safe Cycling Routes	\$5,000																																																							
	Kerb Ramp Improvements	\$33,000																																																							
	Traffic Management Improvements	\$20,000																																																							
	Crescent Street Widening	\$110,000																																																							
	Reibey Street Bollards	\$40,000																																																							
	Main Road Planters	\$30,000																																																							
	Wongi Lane Bus Interchange	\$70,000																																																							
	Brandsema Street Construction	\$35,000																																																							
	Roads - Rural Sealed	\$1,649,000																																																							
	Road Resealing	\$493,000																																																							
	Penguin Road - Lonah Landslip	\$50,000																																																							
	Raymond Road Landslip	\$10,000																																																							
	South Riana Road Rehabilitation	\$371,000																																																							
	Traffic Management Improvements	\$5,000																																																							
	Guardrail Replacement	\$50,000																																																							
	Rockliffe Road	\$100,000																																																							
	Allison Road	\$30,000																																																							
	Forth Road	\$400,000																																																							
	Footpaths	\$366,000																																																							
	Crescent Street Railway Crossing(Peng)	\$50,000																																																							
	Victoria Street	\$0																																																							
	Dial Street	\$120,000																																																							
	Wharf Pathway Lighting	\$20,000																																																							
	Rowing Club/Nicholsons Point	\$30,000																																																							
	Riverside Avenue Connector	\$30,000																																																							
	Amy Street	\$30,000																																																							
	Stanley Street	\$42,000																																																							

Works Programme 2013-2014

(Schedule indicates site construction only)

Status	Task Name	Budget	June		July		August		September		October		November		December		January		February		March		April		May		June																														
			27	3	10	17	24	1	8	15	22	29	5	12	19	26	2	9	16	23	30	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	3	10	17	24	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9
●	General Managers Office - Double Glazing/Doors	\$3,000						■																																																	
	Cultural Activities	\$86,000																																																							
○	Ulverstone History Museum - Facade	\$5,000																																																							
○	Ulverstone History Museum Redevelopment	\$50,000																																																							
○	Ulverstone Band - Purchase Instruments	\$28,000																																																							
●	Art Gallery - Acquisition	\$3,000																																																							
	Housing	\$170,000																																																							
●	Aged Person Home Units - Internal Rehabilitation	\$50,000																																																							
●	Aged Person Home Units - External Rehabilitation	\$50,000																																																							
●	Aged Person Home Units - HWC Renewal	\$15,000																																																							
●	Aged Person Home Units - Electrical Replacements	\$15,000																																																							
○	Aged Person Home Units - Fencing/Surrounds	\$10,000																																																							
●	Howe Lane Carpark	\$30,000																																																							
	Cultural Amenities	\$57,000																																																							
●	Civic Centre - Gawler Room Refurbishment	\$22,000																																																							
●	Civic Centre/Wharf Audio Visual	\$35,000																																																							
	Public Halls and Buildings	\$10,000																																																							
●	Ulverstone Surf Club - Balcony Structure	\$10,000																																																							
	Caravan Parks	\$120,000																																																							
○	Buttons Creek Caravan Park - East End Toilet Renewal	\$80,000																																																							
●	Ulverstone Caravan Park - Electrical Upgrade - Stage2/3	\$30,000																																																							
○	Buttons Creek Caravan Park - West End Toilet Demolition	\$10,000																																																							
	Swimming Pool and Waterslide	\$20,000																																																							
●	Chlorinator Upgrade	\$15,000																																																							
	Active Recreation	\$98,000																																																							
●	Batten Park - Picnic Hut Removal	\$5,000																																																							
○	River Park Assessment/Resurface	\$20,000																																																							
○	Ulvertone, Showgrounds, Sports and Leisure Centre - Works Storage	\$12,000																																																							
●	Ulvertone, Showgrounds, Sports and Leisure Centre - Netball Seating and Fence	\$25,000																																																							
●	Ulvertone, Showgrounds, Sports and Leisure Centre - Mens Shed - Water/Sewer Connection	\$3,000																																																							
○	Dial Sports Complex Master Plan - Investigations	\$10,000																																																							
	Recreation Centres	\$33,000																																																							
○	Floor Scrubber Replacement	\$18,000																																																							
●	Penguin Stadium - Scoreboard Upgrade	\$15,000																																																							
	Visitor Information Services	\$85,000																																																							
○	Ulverstone Visitor Information Centre - Roof Renewal	\$85,000																																																							
	Child Care	\$89,000																																																							
●	Ulverstone Child Care - Big Room Shelf Replacement	\$5,000																																																							
○	Ulverstone Child Care - Internal/External Painting	\$5,000																																																							
●	Ulverstone Child Care - Water Main Replacement	\$5,000																																																							
●	Ulverstone Child Care - Roof Replacement and Asbestos Removal	\$15,000																																																							
●	Ulverstone Child Care - Heating Upgrade	\$15,000																																																							
●	Ulverstone Child Care - Toddler Area Food Preparation	\$15,000																																																							
●	Ulverstone Child Care - Pantry Shelf	\$2,000																																																							
●	Ulverstone Child Care - Internal Sliding Door	\$7,000																																																							
	LEGEND	\$0																																																							
○	Not Started	\$0																																																							
●	Commenced (Construction or Preliminaries)	\$0																																																							
●	Complete	\$0																																																							
■	Deferred	\$0																																																							

Ulverstone Wharf Precinct Advisory Committee OPERATING GUIDELINES AND CHARTER

1 Introduction

The Ulverstone Wharf Precinct was built by the Council to host community events that build on our 'sense of place' and exhibit the richness and diversity of our community.

The Council is committed to working with the community to ensure the Wharf Precinct provides for the community as planned and to guide future developments in this space.

To achieve this, in 2014 the Ulverstone Wharf Precinct Advisory Committee was established to assist the Council in ensuring the Wharf Precinct is host to a calendar of events complementary to the space. This document provides the Operating Guidelines and Charter to the Committee.

2 Role

The role of the Ulverstone Wharf Precinct Advisory Committee is to assist the Council in ensuring that the Wharf Precinct spaces value-add to community by:

- . acting as an advisory body to the Council;
- . providing a formal link between the community, the Wharf Precinct spaces sub-committees and the Council;
- . supporting the sub-committees in their endeavours;
- . encouraging and promoting greater community use of the spaces;
- . ensuring opportunity for all to make use of the spaces;
- . utilising the skills, knowledge and creative energy of community members, and
- . maintaining a year-round calendar of events.

3 Relationship to Council

- . The Committee has been established as a representative group to advise the Council.

- . The Council will coordinate Committee meetings and manage agendas and minutes for each meeting.
- . Relevant Council staff will attend Committee meetings as required.

4 Committee membership

- . Members will be based within Central Coast and will comprise:
 - one Councillor;
 - one representative from the Live@theWharf sub-committee;
 - one representative from the Cradle Coast Farmers Market Inc. Committee;
 - one representative from Leven Regional Arts;
 - one representative from Pier01;
 - one representative from Pedro's Restaurant;
 - three community representatives with no affiliation to the community groups listed above, including a representative of 'youth' in community;
 - a minute taker (to be resourced by the Council).
- . The General Manager (or her/his representative) will be the Chairperson at any meeting of the Committee.
- . Committee members will be appointed through an expression of interest process from the community groups listed above and community members. If there is a shortfall of suitable applicants, the Council may appoint community members to fill the positions.
- . Council staff and/or other guest speakers may attend Committee meetings at the request of the Committee or the General Manager.

5 Committee meetings

- . Meetings are to be held in a regular venue, on a fixed day, e.g. first Tuesday, second Wednesday, on a bi-monthly basis.
- . Meeting day/times may be varied by agreement at a Committee meeting.

6 Discussion

- . The Chairperson is to control the meeting by working through the agenda and facilitating discussion.

7 Decisions

- . A resolution is passed by a majority of votes taken by a show of hands.
- . Only members of the Committee can vote.
- . No quorum is required at a meeting as the function of the Committee is to provide input into Council decision making.
- . The Chairperson must ensure clarity regarding resolutions by either voting on specific resolutions or recording consensus decisions made.
- . Items requiring further information or deliberations may be held over until the next meeting. These items can be noted in the minutes as “deferred”.

8 Recording actions arising in the minutes

- . The minute taker must ensure that all actions arising are recorded (NOTE: not all discussion needs to be recorded in the minutes).
- . Only issues discussed at a Committee meeting can be included as a formal action.
- . Any allegations against individual Council staff members, Councillors or community members must not be recorded in the minutes, but must be made in writing to the General Manager. If a complaint cannot be submitted in writing for any reason contact the General Manager by phone or in person.

9 Business allowed at Committee meetings

- . The Committee will not consider matters of personal, private or party political nature.
- . The Committee will make it clear in any correspondence to outside agencies that they are not expressing an official Council view.

- . The Committee will operate with an awareness of their obligations to abide by defamation and libel laws both in discussions at meetings and in the recording of minutes. Derogatory references towards any person must not be made either verbally or in writing.

10 Distribution of minutes and agenda

- . The typed minutes and agenda are to be posted/emailed to all members listed on the Committee mailing list. Copies will also be sent to the Council.

11 Media protocol

- . The Mayor and General Manager are the principal spokespersons for the Council. Members of the Committee shall not make statements to the media.

Ulverstone Wharf Precinct Advisory Committee CHARTER

Responsibilities of the Council

The Committee can expect the Council to:

- . Listen to the issues raised in Committee meetings and respond promptly to address them where practicable.
- . Consult directly with the Committee where a proposed major event is related to the community spaces at the Wharf Precinct.
- . Advise the Committee of any consultation the Council is undertaking in relation to the Wharf Precinct.
- . Respond promptly to individual complaints raised through Committee meetings.
- . Treat all Committee members in accordance with the Council's Customer Service Charter.
- . Provide the Committee with a clear indication of decisions made in relation to matters referred for consultation to the Committee and the considerations that informed the decision.
- . Clearly indicate when the Council is providing information only to the Committee (e.g. a decision has been made) and when the information is being presented in the form of consultation with the Committee prior to a decision being made.
- . Clearly indicate to the Committee who has decision making power in relation to issues, e.g. the Council, State Government.
- . Make Council staff available to attend Committee meetings as required or requested.
- . Adhere to the Committee's Charter.

Responsibilities of the Committee

The Council can expect the Committee to:

- . Provide timely feedback about proposals for Wharf Precinct projects.
- . Clearly indicate whether feedback provided to the Council reflects the view of a meeting or a personal opinion.
- . Recognise that information provided by the Committee will be considered by the Council along with other forms of input (e.g. from other groups, local residents who do not attend Committee meetings, government departments etc.).
- . Recognise that the Council is the decision making body and that decisions may or may not accord with the expressed wishes of the Committee.
- . Seek the input of Council Departments and other relevant agencies before undertaking Wharf Precinct projects to ensure legislative compliance.
- . Treat Council staff with respect when they attend Committee meetings.
- . Work collaboratively with other community groups and agencies to ensure a broad base of support from other groups in the community.
- . Adhere to the Committee's Charter.

