
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, 18 April 2016 commencing at 6.00pm.

Councillors attendance

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

Cr Kathleen Downie (Deputy Mayor)
Cr Shane Broad
Cr Gerry Howard
Cr Philip Viney

Councillors apologies

Cr Tony van Rooyen

Employees attendance

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

Media attendance

The Advocate newspaper.

Public attendance

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

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

87/2016 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 21 March 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

■ Cr Viney moved and Cr Tongs seconded, “That the minutes of the previous ordinary meeting of the Council held on 21 March 2016 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

88/2016 Council workshops

The Executive Services Officer reported as follows:

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

- . 30.03.2016 – Update from TasWater
- . 04.04.2016 – Central Coast Chamber of Commerce and Industry Inc. discussion / Fireworks in Tasmania discussion and Options Paper
- . 11.04.2016 – Quarterly update with the General Manager.

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

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

Carried unanimously

MAYOR'S COMMUNICATIONS

89/2016 Mayor's communications

The Mayor reported as follows:

"I will now briefly adjourn this meeting to present a Certificate of Appreciation to Mr Tim Peirce for his outstanding commitment to community safety within the Central Coast area."

The meeting adjourned at 6.01pm.

In welcoming Mr Peirce to the meeting, the Mayor noted that Mr Peirce has been involved in supporting and coordinating the volunteer breathalyser program in the Central Coast area for over four years. A member of the Lions Club of Forth Valley, Mr Peirce has provided service to this program through hosting voluntary breathalyser stations at local community events like the Forth Valley Blues Festival, Festival in the Park and the Ulverstone Rodeo. He trained members from other service clubs across the Central Coast area, so they too could provide this service at the conclusion of events.

The voluntary breathalyser program is a worthwhile community safety initiative that provides access to breathalyser units before leaving an event, assisting participants to make an informed decision about whether it is safe to drive.

The meeting resumed at 6.07pm following a brief speech by Mr Peirce and presentation of the Certificate of Appreciation.

The Mayor further reported that a Certificate of Appreciation had been received from Samaritan's Purse for the Council being an Official Drop Off Point, 2015.

90/2016 Mayor's diary

The Mayor reported as follows:

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

- . Central Coast Cycle Tourism – meeting
- . West Pine residents – meeting
- . Josh Richards' Global Nomad Comedy Tour – Mars–One astronaut candidate
- . Gemboree 2016 – 52nd National Gem and Mineral Exhibition – performed official opening
- . Cradle Coast Innovation – Thinks 'n' Drinks event with business operators (Latrobe)

-
- . Business visitation program – Tasmanian Pickled Onion factory
 - . Coast FM/Radio 7AD – community reports
 - . Commemorative plaque to the ‘Three Czech Doctors of Penguin’ – performed official unveiling
 - . Local Government Association of Tasmania – Governance Essentials for Local Government course (Launceston)
 - . Ulverstone Repertory Theatre Society – junior production of ‘Fame’
 - . Penguin Bowls Club – annual awards dinner
 - . The Salvation Army – Bridge Centre North West official opening
 - . Preston community representation – visit to Preston Falls re proposal to improve access
 - . Rotary Club of Ulverstone West – 30th anniversary celebration.”

The Deputy Mayor reported as follows:

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

- . Ulverstone Cricket Club – annual dinner.”

Cr Broad reported as follows:

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

- . Ulverstone Bowling Club – annual dinner.”

Cr Howard reported as follows:

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

- . Penguin RSL Sub Branch – annual luncheon.”

Cr Viney reported as follows:

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

- . Ulverstone RSL Sub Branch – presentation to the Council and Museum of ANZAC Centenary DVDs.”

■ Cr Viney moved and Cr Tongs seconded, “That the Mayor’s, Deputy Mayor’s, Cr Broad’s, Cr Howard’s and Cr Viney’s reports be received.”

Carried unanimously

91/2016 Pecuniary interest declarations

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

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

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

No interests were declared at this time.

92/2016 Public question time

The Mayor reported as follows:

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

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

COUNCILLOR REPORTS

93/2016 Councillor reports

The Executive Services Officer reported as follows:

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

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

Cr Broad reported on a recent meeting of the Central Coast Chamber of Commerce and Industry Inc.

Cr Howard reported that there has been no activity at the Penguin Miniature Railway for over 12 months due to structural issues with the track.

APPLICATIONS FOR LEAVE OF ABSENCE

94/2016 Leave of absence

The Executive Services Officer reported as follows:

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

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

There are no applications for consideration at this meeting.”

DEPUTATIONS

95/2016 Deputations

The Executive Services Officer reported as follows:

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

PETITIONS

96/2016 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

97/2016 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

-
- (7) The chairperson may require a councillor to put a question without notice in writing.'

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

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

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

The allocation of topics ensued.

98/2016 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

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

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

No questions on notice have been received.”

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

99/2016 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:

- . Local Government Association of Tasmania – General meeting held on 12 February 2016
- . Turners Beach Community Representatives Committee – meeting held on 3 March 2016
- . Central Coast Council Audit Panel – meeting held on 7 March 2016
- . Devonport City Council and Central Coast Council Shared Audit Panel – meeting held on 7 March 2016
- . Central Coast Community Safety Partnership Committee – meeting held on 16 March 2016.

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

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

Carried unanimously

100/2016 Annual Report – Central Coast Council and Devonport City Council Shared Audit Panel

The General Manager reported as follows:

“PURPOSE

The purpose of this report is to receive the Annual Report of the Central Coast Council and Devonport City Council Shared Audit Panel.

BACKGROUND

The Shared Audit Panel has been in place for 12 months now. One of the requirements of the Panel is to prepare an Annual Report outlining the activities undertaken in 2015.

DISCUSSION

The Annual Report for 2015 and the Work Plan for 2016 have been prepared by the Chair of the Audit Panel, Sue Smith OAM, and are attached for your information.

CONSULTATION

There has been no consultation in relation to this matter.

RESOURCE, FINANCIAL AND RISK IMPACTS

There is no impact on resources in relation to this agenda item.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the Annual Report for 2015 and the Work Plan for 2016 of the Central Coast Council and Devonport City Council Shared Audit Panel be received.”

The Executive Services Officer reported as follows:

“Copies of the Annual Report 2015 and Work Plan 2016 of the Central Coast Council and Devonport City Council Shared Audit Panel have been circulated to all Councillors.”

■ Cr Viney moved and Cr Howard seconded, “That the Annual Report for 2015 and the Work Plan for 2016 of the Central Coast Council and Devonport City Council Shared Audit Panel be received.”

Carried unanimously

COMMUNITY SERVICES

101/2016 Statutory determinations

The Director Community Services reported as follows:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

102/2016 Council acting as a planning authority

The Mayor reported as follows:

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

The Director Community Services has submitted the following report:

‘If any such actions arise out of Minute No’s 103/2016 and 104/2016, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

103/2016 Residential (multiple dwellings) – demolition of house and outbuilding, and variations to residential density and private open space standards at 105 Main Street, Ulverstone – Application No. DA215112

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA215112
<i>PROPOSAL:</i>	Residential (multiple dwellings) – demolition of house and outbuilding, and variations to residential density and private open space standards
<i>APPLICANT:</i>	HLB and BM Williams
<i>LOCATION</i>	105 Main Street, Ulverstone
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	11 February 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	27 February 2016
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	22 April 2016
<i>DECISION DUE:</i>	18 April 2016
 <i>PURPOSE</i>	

The purpose of this report is to consider an application for the development of four multiple dwellings at 105 Main Street, Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photograph of the site;
- . Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2016/00176-CC;
- . Annexure 6 – Statement of Compliance.

BACKGROUND

Development description –

Application is made for the demolition of an existing 144.7m² house and 88.3m² outbuilding and the development of four, three-bedroom,

single-storey multiple dwellings, each comprising 162.28m². This equates to a total of 666.48m² of residential development over the site.

The dwellings would be of identical design, with walls clad in rendered cement sheeting and a “Colorbond” roof.

Site description and surrounding area –

The development site is identified as 105 Main Street, Ulverstone. The site is located within the urban residential area of Ulverstone and is surrounded by residential dwellings. The land supports an existing weatherboard house and outbuilding and is serviced by underground water, sewer, power and stormwater networks.

A TasWater sewer main transects the northern section of the land.

History –

There is no particular history of relevance to the current application.

DISCUSSION

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

General Residential

CLAUSE	COMMENT
10.3.1 Discretionary Permit Use	
10.3.1–(P1) Discretionary permit use must: (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) minimise likelihood for adverse impact on amenity for use on adjacent land in the zone.	Compliant. Residential use class is Permitted.
10.3.2 Impact of Use	
10.3.2–(A1) Use that is not a residential use must not occur on more than two adjoining sites.	Not applicable. Use is residential.
10.3.2–(A2) The site for a use that is not in a residential use must not require pedestrian or vehicular access from a no-through road.	Not applicable. Use is residential.

<p>10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.</p>	<p>Not applicable. Use is residential.</p>
<p>10.4.1 Residential density for multiple dwellings</p>	
<p>10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:</p> <p>(a) 325m²; or</p> <p>(b) if within a density area specified in Table 10.4.1 and shown on the planning scheme maps, that specified for the density area.</p>	<p>Non-compliant.</p> <p>(a) Site area per dwelling is calculated as follows:– The site has an area of 1,499m².</p> <p>A total of 504m² of the site is sealed with an impervious surface for roadway and is excluded from the site area definition.</p> <p>This means the site area per dwelling is approximately 248m².</p> <p>This equates to approximately 77m² of land, per dwelling, that the site is not able to support at Scheme standards. See “Issues” section below.</p> <p>(b) Not applicable.</p>

10.4.2 Setbacks and building envelope for all dwellings

10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or
- (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or
- (d) not less than 50.0m if the development is on land that abuts the Bass Highway.

- (a) Compliant. The proposed setback for Units 1 and 2 is 4.6m from the frontage to Main Street.
- (b) Not applicable. Satisfied by 10.4.2–(A1)(a).
- (c) Not applicable. Satisfied by 10.4.2–(A1)(a).
- (d) Not applicable. Satisfied by 10.4.2–(A1)(a).

<p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage. 	<ul style="list-style-type: none"> (a) Compliant. Garage is setback 5.5m from the primary frontage. (b) Not applicable. Complies with 10.4.2–(A2)(a). (c) Not applicable. Complies with 10.4.2–(A2)(a).
<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and 	<ul style="list-style-type: none"> (a) Compliant. The proposed single-storey dwellings would be contained within building envelope 10.4.2A. (a)(i) Compliant. Rear setback would be 4m. (a)(ii) Compliant. Development is a maximum 3m high before projecting at a line of 45°. (b) Compliant. Eastern side boundary setback would be 2m and the western side boundary setback would be 2m.

<p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>(b)(i) Not applicable. Development is not within 1.5m of side boundaries.</p> <p>(b)(ii) Not applicable. Development is not within 1.5m of side boundaries.</p>
<p>10.4.3 Site coverage and private open space for all dwellings</p>	
<p>10.4.3-(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless</p>	<p>(a) Compliant. Development does not exceed 50% site coverage. The land area is 1,499m². The development proposal is for four dwellings, each comprising a floor area of 166.62m² (floor area includes dwelling, porch, alfresco area and garage). This equates to a total</p>

<p>the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>development floor area of 666.48m², or a site coverage of 44%.</p> <p>(b) Compliant in relation to Units 3 and 4. Non-compliant in relation to Units 1 and 2. Unit 1 has 46m² of private open space and Unit 2 has 54m² of private open space.</p> <p>(c) Non-compliant. Approximately 21.8% of the site is free from impervious surfaces.</p>
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24.0m²; or</p> <p>(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p>	<p>(a)(i) Compliant. Area of private open space per dwelling in one location is at least 24m².</p> <p>(a)(ii) Not applicable. Multiple dwellings are single-storey and not more than 1.8m above finished ground level.</p> <p>(b)(i) Compliant. Dwellings demonstrate private open space areas that have a minimum horizontal dimension of 4m. Although Units 1 and 2 have a minimum horizontal open space area that is reliant on the 3m x 3m roofed alfresco area.</p> <p>(b)(ii) Not applicable. Multiple dwellings are single-storey and not more than 1.8m above finished ground level.</p>

<p>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>(c) Compliant. All dwellings demonstrate private open space areas that are accessible from kitchen/living and alfresco areas.</p> <p>(d) Compliant. Private open space areas are located to the north, east and west of the proposed dwellings.</p> <p>(e) Compliant. Private open space areas are generally not located between the dwelling and the site frontage as the site frontage is on the southern side of the allotment. Units 1 and 2 do have areas located between the dwelling and the frontage. These areas have a 1.2m high front fence and would not offer privacy or sunlight for the users. It is considered that private open space for Units 1 and 2 will primarily comprise the 2m wide strips of land that are oriented to the east and west and undercover alfresco areas.</p> <p>(f) Compliant. The land is flat.</p> <p>(g) Compliant. Private open space would not be used for vehicular parking or access. The site plan details separate areas for access. The floor plan details an internal single car garage and the site plan shows dedicated open space car parking areas.</p>
--	--

10.4.4 Sunlight and overshadowing for all dwellings	
10.4.4-(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Compliant. All dwellings have alfresco areas, living, dining and kitchen areas facing either north-east, north or north-west.
<p>10.4.4-(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>(a)(i) Compliant. Dwellings to the north separated by 5m.</p> <p>(a)(ii) Compliant. Dwelling wall heights are 3m then angle at 45°.</p> <p>(b) Compliant. Habitable rooms of all dwellings face either north-east, north or north-west. The siting of dwellings on the flat site will not result in a loss of sunlight to habitable rooms.</p> <p>(c)(i) Not applicable. No outbuildings are proposed.</p> <p>(c)(ii) Not applicable. No outbuildings are proposed.</p>

<p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling. 	
<p>10.4.4–(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the northern edge of the private open space; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. 	<ul style="list-style-type: none"> (a)(i) Compliant. Units 3 and 4 are to the north of private open space areas of Units 1 and 2. Units 3 and 4 are separated from private open space areas by a distance of 4m. (a)(ii) Compliant. Dwellings have a vertical height of 3m then angle at 45°. (b) Not applicable. Proposed development meets standard 10.4.4–A3(a). (c)(i) Not applicable. No outbuildings are proposed. (c)(ii) Not applicable. No outbuildings are proposed.

<p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</p>	
<p>10.4.5 Width of openings for garages and carports for all dwellings</p>	
<p>10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Compliant.</p> <p>The site has a 30m wide frontage to Main Street. The total length of garage openings to the street frontage is 7.2m.</p>
<p>10.4.6 Privacy for all dwellings</p>	
<p>10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level</p>	<p>Not applicable. Proposed decks, alfresco areas and parking spaces are not greater than 1m above natural ground level.</p>

<p>must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site. 	
<p>10.4.6-(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> (a) The window or glazed door: 	<p>Not applicable. No windows or doors to a habitable room would have a floor level more than 1m above the natural ground level.</p>

<ul style="list-style-type: none"> (i) is to have a setback of at least 3.0m from a side boundary; and (ii) is to have a setback of at least 4.0m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a 	
---	--

<p>height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	
<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <p>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p>	<p>Non-compliant.</p> <p>(a) Habitable rooms for Units 1 and 2 overlook the complex’s shared driveway. Kitchens are separated from the driveway by 600mm (principally the eaves of the dwellings) although in reality, the road area is asphalted up to the dwelling wall and there is no real separation as all of the roadway is required for vehicular manoeuvrability.</p> <p>Bedrooms are separated from the roadway by a 1 m wide garden bed.</p> <p>(b)(i) No screens are proposed as all of the driveway is required for vehicular manoeuvrability.</p> <p>(b)(ii) Windows of the habitable rooms that overlook the shared driveway have a sill height of 1.2m above floor level.</p> <p>See “Issues” section below.</p>

10.4.7 Frontage fences for all dwellings	
<p>10.4.7–(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>(a) Compliant. A solid front fence 1.2m high is proposed.</p> <p>(b) Not applicable. Satisfied by 10.4.7–(A1)(a).</p>
10.4.8 Waste storage for multiple dwellings	
<p>10.4.8–(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5m from a frontage; and</p>	<p>(a) Compliant. Waste storage areas are provided for exclusive use of each dwelling (excluding the area in front of each dwelling).</p> <p>(b) Not applicable. Satisfied by 10.4.8–A1(a).</p>

<ul style="list-style-type: none"> (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area. 	
10.4.9 Suitability of a site or lot for use or development	
<p>10.4.9–(A1) A site or each lot on a plan of subdivision must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 330m² excluding any access strip; and (b) if intended for a building, contain a building area of not less than 10.0m x 15.0m: <ul style="list-style-type: none"> (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right of way benefiting other land; 	<ul style="list-style-type: none"> (a) Compliant. Site has an area of 1,499m². (b)(i) Compliant. Development is clear of front, rear and side boundary setbacks. (b)(ii) Not applicable. Land does not adjoin a zone boundary. (b)(iii) Not applicable. No easement applies to the land. (b)(iv) Not applicable. No right of way applies to the land. (b)(v) Compliant. A TasWater sewer main transects the north of the site. The proposed development of the land is to include the relocation of the sewer main in accordance with the requirements of TasWater's Submission to Planning Authority Notice TWDA 2016/00176–CC (refer Annexure 5).

<ul style="list-style-type: none"> (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<ul style="list-style-type: none"> (b)(vi) Not applicable. An access strip is not provided on the land. (b)(vii) Compliant. Development would be accessible from a frontage to Main Street, Ulverstone. (b)(viii) Non-compliant. Building areas have a narrow axis within the range of 30 degrees of north and 20 degrees west of north.
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road: <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the 	<ul style="list-style-type: none"> (a) Compliant. The development site has a separate, dedicated access to Main Street, Ulverstone. (b) Not applicable. Site is not an internal lot. (c) Not applicable. Satisfied by 10.4.9–(A2)(a). (d)(i) Not applicable. Satisfied by 10.4.9–(A2)(d)(ii). (d)(ii) Compliant. The development would have a 6m access. (e) Compliant. The development site has access to Main Street that is in accordance with the <i>Local Government (Highways) Act 1982</i> and satisfies the requirements of the Road Authority.

<p>minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than:</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>Note: An existing power pole and stormwater pit would need to be relocated to achieve the required 6m access.</p>
<p>10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The site would connect to the reticulated water system. The Council’s Planning Permit would require compliance with TasWater’s Submission to Planning Authority Notice TWDA 2016/00176–CC, included as an attachment to the Planning Permit.</p>

<p>10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The development would require the relocation of a sewer main that transects the northern area of the site. The development would connect to the reticulated sewerage system. The Council's Planning Permit would require compliance with TasWater's Submission to Planning Authority Notice TWDA 2016/00176–CC, included as an attachment to the Planning Permit.</p>
<p>10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>.</p>	<p>Compliant.</p> <p>The site would connect to the reticulated stormwater system.</p>
<p>10.4.10 Dwelling density for single dwelling development</p>	
<p>10.4.10–(A1)</p> <p>(a) The site area per dwelling for a single dwelling must:</p> <ul style="list-style-type: none"> (i) be not less than 325m²; and (ii) be not more than 830m²; or <p>(b) The site is approved for residential use on a plan sealed before this planning scheme came into effect.</p>	<p>Not applicable. Not a single dwelling development.</p>

10.4.11 Other development	
10.4.11.1 Location and configuration of development	
<p>10.4.11–(A1) The wall of a building (other than for a dwelling) must be setback from a frontage:</p> <ul style="list-style-type: none"> (a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or (c) not less than and not more than the setbacks for any existing building on adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan; or (f) not less than 50.0m if the site abuts the Bass Highway. 	Not applicable. Not “Other” development.
<p>10.4.11.1–(A2) All buildings (other than for a dwelling) must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; 	Not applicable. Not “Other” development.

- | | |
|--|--|
| <p>(b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback:</p> <p style="padding-left: 20px;">(i) not less than 1.5m from each side boundary, or</p> <p style="padding-left: 20px;">(ii) less than 1.5m from a side boundary if:</p> <p style="padding-left: 40px;">a. built against an existing wall of an adjoining building; or</p> <p style="padding-left: 40px;">b. the wall or walls:</p> <p style="padding-left: 60px;">i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</p> <p style="padding-left: 60px;">ii. there is no door or window in the wall of the building; and</p> | |
|--|--|

<p>iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1–(A3) Site coverage (other than for a dwelling) must:</p> <p>(a) not be more than 50%; or</p> <p>(b) not be more than any building area shown on a sealed plan of subdivision.</p>	Not applicable. Not “Other” development.
<p>10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste (other than for a dwelling), must be located behind the primary frontage of a building.</p>	Not applicable. Not “Other” development.
<p>10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:</p>	Not applicable. Not “Other” development.

<p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	
<p>10.4.11.2 Visual and acoustic privacy for residential development</p>	
<p>10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building (other than for a dwelling) must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <ul style="list-style-type: none"> (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; and (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or <p>(b) if less than the setbacks in clause A1(a):</p>	<p>Not applicable. Not “Other” development.</p>

<ul style="list-style-type: none"> (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level; (iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or (iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport. 	
<p>10.4.11.2–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area (other than for a dwelling), must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable. Not “Other” development.</p>
<p>10.4.11.3 Frontage fences</p>	
<p>10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback (other than for a</p>	<p>Not applicable. Not “Other” development.</p>

<p>dwelling) must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	
<p>10.4.12 Setback of development for sensitive use</p>	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	<p>Not applicable. Development does not adjoin a zone boundary.</p>
<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) a major road identified in the Table to this clause;</p> <p>(b) a railway;</p>	<p>(a) Compliant. The development would be approximately 1.1km from the Bass Highway.</p> <p>(b) Compliant. The development would be within 368m of a railway line.</p>

<p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(c) Not applicable. No land is designated for future road or rail line.</p> <p>(d) Not applicable. The closest Proclaimed Wharf Area is Devonport which is more than 15km away.</p>
<p>10.4.13 Subdivision</p>	
<p>10.4.13–(P1) Each new lot on a plan of subdivision must be:</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State Government, a Council, a statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority; or</p> <p>(c) for a purpose permissible in the zone.</p>	<p>Not applicable. Not a subdivision.</p>
<p>10.4.13–(P2)</p> <p>(a) A lot must have a frontage to a road; or</p> <p>(b) An internal lot on a plan of subdivision must be:</p>	<p>Not applicable. Not a subdivision.</p>

- | | |
|---|--|
| <ul style="list-style-type: none">(i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by:<ul style="list-style-type: none">a. slope, shape, orientation and topography of land;b. an established pattern of lots and development;c. connection to the road network;d. connection to available or planned utilities;e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a watercourse; orf. exposure to an unacceptable level of risk from a natural hazard; and(ii) without likely impact on the amenity of adjacent land. | |
|---|--|

10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14-(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Code does not apply in the General Residential zone.
E2 Airport Impact Management Code	Not applicable.
E3 Clearing and Conversion of Vegetation Code	Not applicable.
E4 Change in Ground Level Code	Not applicable.
E5 Local Heritage Code	Not applicable.
E6 Hazard Management Code	Not applicable.
E7 Sign Code	Not applicable.
E8 Telecommunication Code	Not applicable.

E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use or development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies.
E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <ul style="list-style-type: none"> (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code; (b) motor bike parking at a rate of one space for every 20 vehicle parking spaces; (c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and (d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof. 	<ul style="list-style-type: none"> (a) Non-compliant. The Scheme requires two car parking spaces for each dwelling on site and one visitor space for every four dwellings. The development proposes one internal garage space and one external car park for each dwelling. However, one space is directly behind another and is not considered to be a “legal” parking space. The application makes provision for seven parking spaces. See “Issues” section below. (b) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed. (c) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed. (d) Compliant. Requirement not triggered until 20 vehicle parking spaces are required or proposed.

E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Not applicable. On-site loading not required in the General Residential zone.</p> <p>(b) Not applicable. Passenger pick-up and set-down facilities not required for residential use.</p>
E9.6 Development Standards	
E9.6.1 Road access	
<p>E9.6.1-(A1) There must be an access to the site from a carriageway of a road ^{R36}:</p> <p>(a) permitted in accordance with the <i>Local Government (Highways) Act 1982</i>;</p> <p>(b) permitted in accordance with the <i>Roads and Jetties Act 1935</i>; or</p> <p>(c) permitted by a license granted for access to a limited access road under the <i>Roads and Jetties Act 1935</i>.</p>	<p>(a) Compliant. Access to Main Street would be permitted in accordance with the <i>Local Government (Highways) Act 1982</i>.</p> <p>(b) Not applicable. Satisfied by E9.6.1-(A1)(a).</p> <p>(c) Not applicable. Satisfied by E9.6.1-(A1)(a).</p>

E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater.	Compliant. Development would be required to connect to a reticulated stormwater system.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village Zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles</p>	<p>(a) Non-compliant. The Scheme requires two car parking spaces for each dwelling on site and one visitor space for every four dwellings. The development proposes one internal garage space and one external car park for each dwelling. However, one external space is directly behind another and is not considered to be a “legal” parking space. The application makes provision for seven parking spaces on site. See “Issues” section below.</p> <p>(b) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(c) Not applicable.</p> <p>(d) Not applicable.</p> <p>(e) Non-compliant. Two parking spaces are shown to be one behind the other. See “Issues” section below.</p>

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

Issues –

1 Residential Density –

The Scheme's Acceptable Solution standard 10.4.1–(A1) "Residential Dwelling Density for Multiple Dwellings" requires that the site area per dwelling for multiple dwellings is not less than 325m². The site has an area of 1,499m. Site area per dwelling is defined as, "the area of the site (excluding any access strip) divided by the number of dwellings".

The site area per dwelling (excluding dwelling open space area) is calculated as follows:–

The site has an area of 1,499m².

A total of 504m² of the site is sealed with an impervious surface for roadway and is excluded from the site area definition.

This means the site area per dwelling is approximately 248m².

This is substantially less than the Scheme requirements and equates to approximately 77m² of land that has not been allocated to each dwelling area across the site.

Whilst Units 3 and 4 have adequate land provision, Units 1 and 2, in particular, demonstrate a far lesser site area than the Acceptable Solution.

Discretion is required to determine if the lesser area results in fair and reasonable development of the land for residential purposes.

Performance Criteria 10.4.1–(P1) requires the following:

Multiple dwellings must only have a site area per dwelling less than 325m² if the development will not exceed the capacity of infrastructure services and;

- (a) is compatible with the density of the surrounding area; or
- (b) provides for a significant social or community benefit.

2 Capacity of infrastructure services –

The development proposed will not exceed the capacity of infrastructure services that are available to the site.

3 *Density of the surrounding area –*

Comparison of densities of the surrounding area examined a multiple dwelling site, approved in 2005, that is located at 101 Main Street, two lots to the west of 105 Main Street. The site density areas for five multiple dwellings at 101 Main Street, excluding the common vehicular access and parking areas, is 330.4m² per dwelling. This would meet the current Scheme standard and is an allocation of approximately 81.65m² more site area than that proposed at 105 Main Street. The remainder of the surrounding Main Street area is developed to single dwelling standard.

The development is approximately 550m from a commercial shopping area and public transport stop.

4 *Significant social or community housing benefit –*

It is considered the development would not provide a significant social or community housing benefit.

The proposal is a demonstration of overdevelopment of the site. Units 3 and 4 provide for an appropriate dwelling density, however, Units 1 and 2 of the proposal are considered to be overdevelopment of the site to the detriment of future occupiers of the land, resulting in a lack of privacy, lack of car parking on site and general lack of amenity.

5 *Privacy for all dwellings –*

Standard 10.4.6–(A3) of the Scheme requires that a shared driveway must be separated from a window or glazed door to a habitable room of a multiple dwelling by a horizontal distance of a least 2.5m, or 1m if separated by a screen that is 1.7m in height.

A “habitable room” is defined under the Scheme as, “any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in-wardrobe, corridor, stair, hallway, lobby, clothes drying room ... occupied neither frequently nor for extended periods.”

Privacy standards in relation to Units 3 and 4 are compliant with Scheme standards. However, Units 1 and 2 of the proposed development have several habitable rooms, including kitchens and bedrooms, that front directly onto the shared driveway with asphalt surfaces constructed up to the walls of the kitchen areas. The Site Plan shows a 1m wide garden bed between the roadway and the proposed

bedrooms. The kitchens of both dwellings with the kitchen sink and a window overlooking the driveway, are not able to be screened for privacy due to the limited area available on site.

Performance Criteria 10.4.6–(P3) requires that the shared driveway must be screened, or the driveway otherwise designed to minimise detrimental impacts of vehicle noise and light to habitable rooms.

The site layout and design of Units 1 and 2, result in a lack of amenity and privacy to residents who would live on site. The kitchen areas of Units 1 and 2 are not able to be screened due to the proximity of the dwellings to the internal access road. The road is not able to be modified, due to the lack of area and restricted area required for car parking, vehicular access and manoeuvrability.

The Performance Criteria is a mandatory requirement. The development as proposed does not comply with the Performance Criteria. As a consequence, the application must be refused.

6 Car parking and vehicular manoeuvrability –

The E9 Traffic Generating Use and Parking Code of the Scheme requires that two car parking spaces be provided for each dwelling on site and one visitor space for every four dwellings. This means the site needs to make provision for nine car parking spaces. A car parking space is defined in the Code as, “an area allocated and marked out for the parking of one vehicle and includes any manoeuvring space and access to it.”

The development proposes a total of one internal garage space and one external car park for each dwelling. However, one space is directly behind another and is not considered to be a “legal” parking space. The application makes provision for eight car parking spaces and does not meet Code standards for car parking.

Performance Criteria E9.5.1–(P1) states that:

- “(a) It must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking; or
- (b) Adequate and appropriate provision must be made for vehicle parking to meet –

- (i) anticipated requirement for the type, scale, and intensity of the use;
- (ii) likely needs and requirements of site users; and
- (iii) likely type, number, frequency, and duration of vehicle parking demand.”

The proposed development is for four, three-bedroom dwellings on site. It is considered fair and reasonable, given the scale of residential use anticipated over the site, and the likely number and frequency of vehicular movements over the site, that the development proposed should allocate the Standard car parking spaces to the site, as required under Code E9. It is fair and reasonable to conclude that the lack of such provision on site is due, primarily, to the overdevelopment of the site.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No conditions required.
Infrastructure Services	Conditions required. Refer to Statement of Compliance from the Road Authority and the Stormwater Authority. Refer Annexure 6.
TasWater	Conditions required. Refer to Submission to Planning Authority Notice TWDA 2016/00716-CC.
Department of State Growth	Referral was not required.
Environment Protection Authority	Referral was not required.
TasRail	Referral was not required.
Heritage Tasmania	Referral was not required.

Crown Land Services	Referral was not required.
Other	Referral was not required.

CONSULTATION

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

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

Consultation with the applicant –

The Land Use Planning Group requested a meeting with the applicant and verbally advised that the proposal, as submitted, did not meet several of the Scheme's standards for development of multiple dwellings and that due to mandatory provisions under the Scheme's Performance Criteria, the application would be recommended for refusal. The applicant did not have time to meet. The applicant was given opportunity to submit a revised plan that met with the Standards however, the applicant has asked that the matter be placed before the Council for consideration.

Representations –

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

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 The representor resides in a dwelling on the western property boundary of 109 Main Street. The neighbouring dwelling is double-storey and would overlook the proposed development. Trees on the land at 105 Main Street currently shade the dwelling at 109 Main Street. The second	There would be 2m separating the existing dwelling at 109 Main Street and the proposed Unit 2. The existing dwelling at 109 Main Street is built to the property boundary and will overlook the proposed development. The matter raised is not for the developer of 105 Main Street to address as issues

storey of the dwelling has a clear pane bathroom window that would overlook the development.	are not related to the development site.
2 The existing garage on site is to be demolished. The roof of the garage contains asbestos material.	If asbestos material is identified on site, then the matter must be reported immediately to WorkSafe Tasmania and the material disposed of in accordance with national Workplace Codes of Practice for the management, control and removal of asbestos.
3 The power pole in the road reserve needs to be upgraded.	The power pole in front of the property would be relocated to allow for construction of the required 6m wide vehicular access crossover. Aurora Energy would determine if the electrical supply in this area needs upgrading at the time of pole relocation.
4 Concerned about costs that may be associated with a new boundary fence.	The <i>Boundary Fences Act 1908</i> sets out legal responsibilities relating to the erection and repair of boundary fences. In summary, if a person wants to erect or repair a boundary fence and wants the neighbour to help out with the cost, the person must serve a notice on the neighbour before works start. The neighbour may object and the matter may have to be resolved through mediation.
5 Will the development result in overshadowing of 109 Main Street?	The development would not result in an overshadowing of 109 Main Street. The proposal is for single-storey dwellings that meet the building envelope standard for dwellings and would be constructed with a greater side boundary setback than the standard 1.5m side boundary setback.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

The representation received is deemed not to have sufficient merit on planning grounds to justify any specific site related measures by the Council. Other legislation regulates matters related to boundary fences and Worksafe Tasmania is the authority that regulates the removal of asbestos from buildings.

The land is zoned General Residential. In summary, the key Local Area Objectives for the zone are:

- 1 Suburban residential areas make efficient use of land and optimise available and planned infrastructure provision through a balance of infill and redevelopment of established residential areas and the incremental release of new land.
- 2 Suburban residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public and social investment.
- 3 Suburban residential areas enable opportunity for convenient access to basic level services and facilities for education, health care, retail, social and recreational purposes.

The proposed development is not able to meet key Acceptable Solutions and Performance Criteria and as a result is considered to be overdevelopment of land for residential purpose. The size and siting of dwellings on the site has resulted in an average site area per dwelling of approximately 248m². This equates to an average of 77m² of land that has not been allocated to each

dwelling across the site. Units 1 and 2 would have a sustained, limited level of amenity and privacy to habitable rooms due to the proximity of the dwellings to the internal shared roadway.

The proposal is not able to meet the mandatory requirements of the Scheme in relation to the provision of privacy to habitable rooms of Units 1 and 2 and as such, must be refused.

(The applicant may be able to meet several of the Scheme's requirements for multiple dwellings if Units 1 and 2 were redesigned.)

The matters raised in the representation are not considered to be significant or material matters for consideration under the Scheme. Rather, matters raised in relation to fencing and asbestos materials are regulated under the *Boundary Fences Act 1908* and in accordance with Workplace Codes of Practice that are overseen by WorkSafe Tasmania.

Recommendation –

It is recommended that the application for Residential (multiple dwellings) – demolition of house and outbuilding, and variations to residential density and private open space standards at 105 Main Street, Ulverstone be refused on the following grounds:

- 1 The proposal is not able to meet the mandatory requirements of the *Central Coast Interim Planning Scheme 2013* in relation to the provision of privacy to habitable rooms of Units 1 and 2 as stipulated under Clauses 10.4.6–(A3) and 10.4.6–(P3).
- 2 The proposal results in a sub-minimum dwelling density over the site, most particular in relation to Units 1 and 2 as stipulated under Clauses 10.4.1–(A1) and 10.4.1–(P1).
- 3 The proposal is not able to provide the required number of car parking spaces on site in accordance with E9 Traffic Generating Use and Parking Code.'

The report is supported."

The Executive Services Officer reported as follows:

"Copies of the Annexures referred to in the Town Planner's report have been circulated to all Councillors."

■ Cr Carpenter moved and Cr Howard seconded, “That the application for Residential (multiple dwellings) – demolition of house and outbuilding, and variations to residential density and private open space standards at 105 Main Street, Ulverstone be refused on the following grounds:

- 1 The proposal is not able to meet the mandatory requirements of the *Central Coast Interim Planning Scheme 2013* in relation to the provision of privacy to habitable rooms of Units 1 and 2 as stipulated under Clauses 10.4.6–(A3) and 10.4.6–(P3).
- 2 The proposal results in a sub–minimum dwelling density over the site, most particular in relation to Units 1 and 2 as stipulated under Clauses 10.4.1–(A1) and 10.4.1–(P1).
- 3 The proposal is not able to provide the required number of car parking spaces on site in accordance with E9 Traffic Generating Use and Parking Code.”

Carried unanimously

104/2016 Planning Scheme Amendment – Rezoning of land from Rural Resource to Rural Living, addition of Specific Area Plan and associated maps – Revell Lane precinct, Penguin – Application No. AMD2014.2 (155/2015 – 22.06.2015)

The Director Community Services reported as follows:

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

<i>‘DEVELOPMENT APPLICATION NO.:</i>	AMD2014.2
<i>AMENDMENT NO.:</i>	2/2015
<i>APPLICANT:</i>	Central Coast Council
<i>LOCATION:</i>	Revell Lane precinct – comprising 9, 9A, 10, 11 and 13 Revell Lane, 28 Epsom Road, CT149934/2 Ashwater Crescent and CT85356/13 Preservation Drive, Penguin
<i>PROPOSAL:</i>	Rezoning of land from Rural Resource to Rural Living, addition of Specific Area Plan and associated maps – Revell Lane precinct, Penguin
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>LEGISLATION:</i>	<i>Land Use Planning and Approvals Act 1993</i> (the Act)

PURPOSE

The purpose of this report is to advise that the Tasmanian Planning Commission (the Commission) has approved the above-mentioned Planning Scheme Amendment.

BACKGROUND

The history of events relating to the Planning Scheme Amendment is summarised as follows:

- . A Scheme Amendment to rezone the land was first certified by the Council on 20 July 2013, under the Central Coast Planning Scheme 2005. The Commission conducted a hearing on 5 September 2013, but the process was truncated due to the introduction of the Central Coast Interim Planning Scheme 2013.
- . It was not possible to achieve the rezoning through the Interim Planning Scheme process due to the Solicitor-General's advice that the process was essentially a translation of policy and could not be used to change land use policy.
- . The Commission advised that a Scheme Amendment should be initiated. At its meeting on 20 April 2015, the Council decided to initiate such an Amendment (Minute No. 97/2015).
- . On 22 June 2015 (Minute No. 155/2015), the Council approved the current Amendment and undertook the required advertising of the proposed Amendment in accordance with s.34 of the Act.
- . The Commission held hearings on 21 October 2015 and 9 December 2015.
- . On 29 February 2016, the Commission advised that the Scheme Amendment, comprising a rezoning of land to Rural Living, and insertion of a Specific Area Plan, had been approved and would take effect on 7 March 2016.

DISCUSSION

The Scheme Amendment comprises two elements – the rezoning and the Specific Area Plan. Properties at 9, 9A, 10, 11 and 13 Revell Lane, 28 Epsom Road, CT149934/2 Ashwater Crescent and CT85356/13 Preservation Drive, Penguin were previously zoned Rural Resource and have

now been rezoned to Rural Living. The principal effect of the zoning change is to better facilitate residential development and to protect existing and future residents from potentially unpleasant and unsafe activities that were permissible under the Rural Resource zone.

The Specific Area Plan incorporates numerous use and development standards which respond to development issues associated with the land as follows:

- 1 Provision for uses that are consistent with conserving an acceptable level of residential amenity and accommodating existing uses.
- 2 Requirements for development to take account of the landslide risk which affects the area.
- 3 A larger lot size requirement (2ha) than other Rural Living locations (1ha) to limit potential traffic using Revell Lane which is not suitable for significant traffic volumes.
- 4 Siting provisions to limit the visual impact of buildings on the skyline.

The Scheme Amendment has been included in the Central Coast Interim Planning Scheme 2013, and is accessible through the Commission's website. The Commission now updates all planning schemes, not individual planning authorities.

A copy of the approved Amendment is attached at Annexure A.

CONSULTATION

Formal consultation has been undertaken in accordance with the requirements of the Act. Members of the public involved in hearings have been advised of the Scheme Amendment by the Commission.

RESOURCE, FINANCIAL AND RISK IMPACTS

The impact of the decision is administrative in nature.

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The Commission's approval of the Scheme Amendment will result in a more appropriate zoning of the land and a set of provisions that will encourage residential development, in a manner that responds directly to issues affecting the area.

Recommendation –

It is recommended that the Council receive the Commission's advice that the Planning Scheme Amendment for properties constituting the Revell Lane Precinct, Penguin has been approved.'

The report is supported."

The Executive Services Officer reported as follows:

"A copy of the Amendment has been circulated to all Councillors."

■ Cr Howard moved and Cr Viney seconded, "That the Tasmanian Planning Commission's advice that Planning Scheme Amendment for the Revell Lane Precinct, Penguin (Amendment 2/2015) (a copy being appended to and forming part of the minutes) has been approved, be received."

Carried unanimously

105/2016 Dog control – Fixing of registration fees for the 2016–2017 financial year and other fees under the *Dog Control Act 2000*

The Director Community Services reported as follows:

"PURPOSE

This report considers the fixing of dog registration fees for the 2016–2017 financial year and other fees as required under the *Dog Control Act 2000* (the Act).

BACKGROUND

The *Dog Control Amendment Act 2009* provides for the Council to set dog registration fees and other associated animal fees such as kennel licences, dangerous dog licences and so on. This report enables the registration fees to be set and the registration forms and tags to be issued to dog owners before the commencement of the registration period, and other associated animal fees to be set for the 2016–2017 financial year.

DISCUSSION

The dog control legislation requires that all dogs over the age of six months be registered with a local council and it provides for councils to set fees for the purpose of registration and management of the Act. All dogs over six months of age must be registered with a local council; the period of registration being 1 July to 30 June each year.

The dog registration system enables the Animal Control Officer to identify a dog's owner and records information to enforce the regulations and provisions of the dog control legislation.

The Council will continue to offer a discounted fee in the following instances:

- . should the dog registration be paid prior to 31 July 2016 for the 2016–2017 financial year – as an incentive to maximise dog registrations as at 1 July 2016;
- . should the dog be sterilised – to encourage the reduction in the instances of unwanted or abandoned dogs;
- . should the dog be obedience trained – to promote the value of obedience training;
- . should the dog be a registered working, pure bred, greyhound or hunting dog;
- . should the dog be owned and registered by a pensioner; and
- . newly registered dogs that have either recently been purchased or are up to six months of age.

The Council will continue to provide the registration services free of charge in the following instances:

- . should the dog be a registered and appropriately trained guide, hearing or companion dog (limited to one per person); and
- . should the dog registration be transferred from another Tasmanian council.

The Council has endeavoured to keep any increase in registration fees to a minimum.

The proposed fees continue to reflect the cost of providing the service through increases in the cost of transporting dogs safely (and with a minimum of stress on the animal), together with the demand for out of hours services, notably the number

of dangerous dog incidents, and the usual cost of living increases that affect this service.

The Council will also be undertaking an in-house program to pursue infringements for dogs that are not reregistered within the required timeframe. This will be undertaken immediately after the end of the discount period, beginning on 1 August 2016.

In setting the community service obligation component the Council has considered five rationales which include the following questions:

- . is it considered a public good?;
- . is it a private good that has public benefits?;
- . the relative need for the service;
- . the ability to pay for the service; and
- . the essential nature of the service.

The Council considers that while the ownership of dogs is a private good it does have some public benefits, such as companionship, social, therapy, security and recreational benefits. The Council believes that there is a need for the service and that the community sees a high need for the policing of dogs in public areas such as beaches, streets and through legislative requirements. The Council recognises the essential nature of the service in that the community expects that dog control should be provided to ensure quality of life for residents within the municipal area.

The Council also provides a discount period as an incentive to responsible dog owners who endeavour to meet the relevant legislative requirement to register their dog at the start of the financial year. Under the Act dogs are required to be registered as at 1 July each year and while the Council sends out registration renewals at the start of June each year to facilitate timely registration, the Council also extends the discount period for the payment of registration through to the end of July each year to assist responsible dog owners in meeting the cost of that registration. The Council offers discounted fees to persons who acquire a dog part way through the year and refunds part of the registration cost of deceased dogs where it is appropriate to do so.

The Council has discussed the introduction of a life-long registration fee and proposes to introduce this for the 2017–2018 year. The logistics of how this will work in practice needs to be worked through so it can be implemented in an orderly fashion. Discussions over changes to software, type of dog tag to recognise life-long registration, and an education campaign on the introduction of this change will be undertaken in the coming year.

CONSULTATION

The Central Coast Council falls within the upper range of the mid-sized councils and the proposed dog registration and associated fees fall within the upper range of fees charged by those councils.

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposed fee structure is based on retention of the current dog control procedures and is calculated to meet the projected cost of dog control in 2016–2017 with the exception of the community service obligation to be met from rates.

A copy of the fee structure for the 2015–2016 financial year is appended to this report.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

A Connected Central Coast

- Improve community well-being

Council Sustainability and Governance

- Improve corporate governance
- Improve service provision.

CONCLUSION

It is recommended that dog registration fees be fixed for the financial year 1 July 2016 to 30 June 2017 in respect of all dogs over the age of six months, at the following rates:

DESCRIPTION	INCENTIVE RATE (IF PAID ON OR BEFORE 31 JULY 2016)	FULL RATE (IF PAID AFTER 31 JULY 2016)
Unsterilised dog	\$53.00	\$96.00
Sterilised dog*	\$31.00	\$42.00

Greyhound registered with the Tasmanian Greyhound Racing Board*	\$31.00	\$55.00
Pure Bred dog* (kept for breeding whose owner is the holder of a current stud prefix recognised by the Tasmanian Canine Association)	\$31.00	\$55.00
Working dog kept for the purpose of working farm stock*	\$31.00	\$55.00
Hunting dog*	\$31.00	\$55.00
Guide, Hearing or Companion dog	Nil	Nil
Newly registered dog (purchased through the year) – first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate
Newly registered dog (up to six months of age)* for the first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate
Registration fee for each Declared Dangerous Dog	\$250.00	\$300.00
Pensioners rate***	\$26.00	\$31.00
Transfer of dog registration from another Tasmanian Council for the same registration period (evidence must be provided)	Nil	Nil
Discount for Obedience Certificate****	\$1.00	\$1.00

- . *Proof of evidence must be provided at the time of registration (such as a veterinarian certificate, Tasmanian Canine Association certificate, Greyhound

Racing Board certificate, current membership of a recognised hunting dog organisation).

- . **Pro rata registration rate – The rate is calculated as the Full Rate divisible by 12 and multiplied by the number of months or part thereof remaining in the financial year 1 July 2016 to 30 June 2017, or taken to be the Incentive Rate, whichever is the lesser. Note: the pro-rata registration rate does not apply where the owner has neglected to register a dog prior to being impounded.
- . ***Pensioners rate – The pensioner's rate applies to ONE dog only (owned by a pensioner at the one property). Evidence such as the Pension Concession Card must be sighted at the time of payment.
- . ****Discount for Obedience Certificate – Proof of evidence must be provided at the time of registration – a current certificate of obedience proficiency has been provided from an approved dog training organisation which has been accepted as a provider of an appropriate obedience certificate.

And that the following fees for the management of the *Dog Control Act 2000* also be fixed:

DETAILS	AMOUNT (\$)
Impounding fee (1 st impoundment)*	\$25.00
Impounding fee (subsequent)*	\$75.00
Daily pound fee (per week day or any part thereof)**	\$45.00
Out of hours release fee (additional charge). Note: available in special circumstances only and if an appropriate authorised person is available.	\$90.00
Investigation of nuisance complaint (non-refundable)	\$25.00
Kennel Licence Application (initial) (not including dog registration)	\$120.00
Kennel Licence renewal (per year)	\$50.00

Replacement tag (each) \$5.00

Dangerous dog collar (each) Purchase price
(plus 5% admin. fee and GST)

Dangerous dog sign (each) Purchase price
(Plus 5% admin. fee and GST)

- . *Charged for the collection and short-term (less than 12 hours) impoundment.
- . **Charged for long-term (12 hours or more) impoundment and in addition to the Impounding fee."

The Executive Services Officer reported as follows:

"A copy of the schedule of fees fixed for the 2015-2016 financial year has been circulated to all Councillors."

■ Cr Broad moved and Cr Tongs seconded, "That dog registration fees be and are hereby fixed for the financial year 1 July 2016 to 30 June 2017 in respect of all dogs over the age of six months, at the following rates:

DESCRIPTION	INCENTIVE RATE (IF PAID ON OR BEFORE 31 JULY 2016)	FULL RATE (IF PAID AFTER 31 JULY 2016)
Unsterilised dog	\$53.00	\$96.00
Sterilised dog*	\$31.00	\$42.00
Greyhound registered with the Tasmanian Greyhound Racing Board*	\$31.00	\$55.00
Pure Bred dog* (kept for breeding whose owner is the holder of a current stud prefix recognised by the Tasmanian Canine Association)	\$31.00	\$55.00
Working dog kept for the purpose of working farm stock*	\$31.00	\$55.00
Hunting dog*	\$31.00	\$55.00

COMMUNITY SERVICES

Guide, Hearing or Companion dog	Nil	Nil
Newly registered dog (purchased through the year) – first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate
Newly registered dog (up to six months of age)* for the first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate
Registration fee for each Declared Dangerous Dog	\$250.00	\$300.00
Pensioners rate***	\$26.00	\$31.00
Transfer of dog registration from another Tasmanian Council for the same registration period (evidence must be provided)	Nil	Nil
Discount for Obedience Certificate****	\$1.00	\$1.00

- . *Proof of evidence must be provided at the time of registration (such as a veterinarian certificate, Tasmanian Canine Association certificate, Greyhound Racing Board certificate, current membership of a recognised hunting dog organisation).
- . **Pro rata registration rate – The rate is calculated as the Full Rate divisible by 12 and multiplied by the number of months or part thereof remaining in the financial year 1 July 2016 to 30 June 2017, or taken to be the Incentive Rate, whichever is the lesser. Note: the pro-rata registration rate does not apply where the owner has neglected to register a dog prior to being impounded.
- . ***Pensioners rate – The pensioner's rate applies to ONE dog only (owned by a pensioner at the one property). Evidence such as the Pension Concession Card must be sighted at the time of payment.
- . ****Discount for Obedience Certificate – Proof of evidence must be provided at the time of registration – a current certificate of obedience proficiency has been provided from an approved dog training organisation which has been accepted as a provider of an appropriate obedience certificate.

And that the following fees for the management of the *Dog Control Act 2000* also be fixed:

DETAILS	AMOUNT (\$)
Impounding fee (1 st impoundment)*	\$25.00
Impounding fee (subsequent)*	\$75.00
Daily pound fee (per week day or any part thereof)**	\$45.00
Out of hours release fee (additional charge). Note: available in special circumstances only and if an appropriate authorised person is available.	\$90.00
Investigation of nuisance complaint (non-refundable)	\$25.00
Kennel Licence Application (initial) (not including dog registration)	\$120.00
Kennel Licence renewal (per year)	\$50.00
Replacement tag (each)	\$5.00
Dangerous dog collar (each)	Purchase price (plus 5% admin. fee and GST)
Dangerous dog sign (each)	Purchase price (Plus 5% admin. fee and GST)

- . *Charged for the collection and short-term (less than 12 hours) impoundment.
- . **Charged for long-term (12 hours or more) impoundment and in addition to the Impounding fee.”

Carried unanimously

INFRASTRUCTURE SERVICES

106/2016 Penguin Creek corridor

■ Cr Howard (having given notice) moved and Cr Carpenter seconded, “That the Council investigate where responsibility rests for the following matters at Penguin Creek:

- 1 the untidy appearance of the area north of the weir at Hiscutt Park extending to Main Road bridge;
- 2 whether riparian rights apply;

and further, following investigation, due consideration be given to remedial actions being undertaken in the 2016–2017 financial year with a further report to be provided to the Council’s Ordinary meeting to be held on 16 May 2016.”

Cr Howard, in support of his motion, submitted as follows:

“Upon completion of the Penguin Hiscutt Park weir desilting project, public concern has been forthcoming in regard to the area north of the weir extending to Main Road bridge which includes eastern and western creek banks.

Those enjoying a health related walk are disenchanted when unable to view the potential stimulating creek beauty due to overgrown distasteful foliage (see attached).

Being a haven for a large array of wildlife it represents a nuisance concern for nearby residents.

It is significant that the area is situated adjacent to the Heritage-listed Anglican Church plus the western approach to town.

Public questions arising include:

- 1 Where does responsibility rest for the untidy appearance of the area?
- 2 Do riparian rights apply?

It is requested that the matter be researched and should a favourable response eventuate, due consideration be given to remedial action being undertaken in the 2016–2017 financial year.”

The Director Infrastructure Services reported as follows:

"PURPOSE"

The purpose of this report is to consider a motion on notice from Cr Howard.

BACKGROUND

A preliminary investigation of the area directly to the north of the Hiscutt Park pond has revealed that the land tenure containing the creek area is very complicated. Effectively the area consists of odd shaped land parcels under private ownership, Housing Tasmania, the Council and 'Onshore Water Body (Null Owner)'. The creek meanders from the base of the weir to the bridge under Main Road and is not contained within any one single lot.

DISCUSSION

The sketch of the preliminary investigation outcomes is shown below:



Initial indications are that the Council only owns a small section of land on the western side of the creek and directly north of the weir. Development of the area thus may not be possible and certainly not until land ownership is confirmed and agreement to what might be proposed for the area is reached with the various landowners.

Further investigations to confirm the ownership of all of the land parcels have commenced. A further report should be available on the matter for the Council meeting to be held on 16 May 2016.

Initial indications are that responsibility for maintenance of the area rests with Housing Tasmania, the Department of State Growth, adjoining landowners and to a minor degree, the Council.

CONSULTATION

Council staff have been in consultation with the owner of land on the north-eastern side of the creek regarding possibilities for use/development of the land. The land owned by Housing Tasmania creates difficulties for use of the land, unfortunately.

When land ownership investigations are complete, consultation with all landowners will be necessary before any development plans for the area can be prepared.

RESOURCE, FINANCIAL AND RISK IMPACTS

If the Council determines to upgrade the area in conjunction with adjoining landowners, then the capital cost of works as well as annual maintenance costs would need to be accounted for.

CORPORATE COMPLIANCE

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

The Shape of the Place

- . Improve the value and use of open space
- . Conserve the physical environment in a way that ensures we have a healthy and attractive community
- . Encourage a creative approach to new development

A Connected Central Coast

- . Provide for a diverse range of movement patterns

The Environment and Sustainable Infrastructure

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

CONCLUSION

The motion on notice from Cr Howard is submitted for consideration.”

Motion

Carried unanimously

107/2016 Public question time

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

There were no questions from the public.

**108/2016 Installation of solar power at the Ulverstone Sports and Leisure Centre
(305/2014 – 20.10.2014)**

The Director Infrastructure Services reported as follows:

“The Assets & Facilities Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to advise of investigations undertaken and to make recommendations on the installation of solar power at the Ulverstone Sports and Leisure Centre (USLC).

BACKGROUND

The amount of power consumed by Council buildings and facilities has been a concern for some period of time.

Councillors have been eager to pursue the use of solar power for a Council facility to establish the viability or otherwise of its use.

Officers have been investigating the use of solar power for Council facilities and this report outlines the results for the USLC.

Solar installations have become more accessible and affordable in recent times in Australia.

Solar power can be a good investment for larger scale facilities as it can mean:

- . lower electricity consumption and therefore lower costs;
- . increased property value;
- . clean renewable energy is being used; and
- . the initial cost of installation/conversion can be recouped over a relatively short time even with today's energy prices and certainly well within the system's useful life.

The amount of electricity generated depends on several factors, including the angle and size of the panels, which side of the roof they are installed, the efficiency of the solar panels and the climate, and these would need to be considered when undertaking the assessment of the system.

DISCUSSION

To establish the costs of a possible solar power system for the USLC, two companies were approached to provide an estimate of cost to install a solar power generation system on the roof of the stadium.

The cost of systems depends on how much electricity needs to be generated and if this is to supply the full requirements or to supplement the power being delivered to the facility by normal means. In this instance it is not cost effective to install a system to meet all of the electricity requirements of the facility.

Depending on the supplementing system used the reduction in power consumption will range from \$16,000 per year up to \$18,500 per year.

This provides an estimated payback period for such a system in the order of 6.5 to 7.5 years. This return on investment will increase as power prices continue to increase.

The existing cost of electricity consumption at the USLC is on average \$30,000 per year.

The inverters have a useful life of 12 years, optimisers 25 years, the solar panels 10 years and a 25-year power output warranty.

CONSULTATION

Consultation was undertaken in conjunction with two solar energy system providers and within the Infrastructure Services Department.

If this item is included in the 2016–2017 or 2017–2018 Estimates, it would need to follow the Council's Purchasing and Procurement Policy with a public tender process.

RESOURCE, FINANCIAL AND RISK IMPACTS

The estimated cost for the provision of a supplementing solar power system at the USLC is \$120,000.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Improve the value and use of open space

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

It is recommended that financing for the provision of a solar power system to be installed on the stadium roof at the Ulverstone Sports and Leisure Centre be investigated, including the availability of grant funding, with a view to including the project in the 2017–2018 Estimates.'

The Assets & Facilities Group Leader's report is supported."

- Cr Broad moved and Cr Howard seconded, "That financing for the provision of a solar power system to be installed on the stadium roof at the Ulverstone Sports and Leisure Centre be investigated, including the availability of grant funding, with a view to including the project in the 2017–2018 Estimates."

Carried unanimously

ORGANISATIONAL SERVICES

109/2016 Contracts and agreements

The Director Organisational Services reported as follows:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

110/2016 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reported as follows:

“PURPOSE

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

CORRESPONDENCE RECEIVED

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

- Letters concerning the tenancy of vacant units at Caroo Court, Penguin.

Where a matter requires a Council decision based on a professionally developed report the matter will be referred to the Council. Matters other than those requiring a report will be administered on the same basis as other correspondence received by the Council and managed as part of the day-to-day operations.”

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

Carried unanimously

111/2016 Common seal

The Director Organisational Services reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 22 March 2016 to 18 April 2016 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reported as follows:

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

■ Cr Howard moved and Cr Viney 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

112/2016 Financial statements

The Director Organisational Services reported as follows:

“The following principal financial statements of the Council for the period ended 31 March 2016 are submitted for consideration:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

CLOSURE OF MEETING TO THE PUBLIC

113/2016 Meeting closed to the public

The Executive Services Officer reported as follows:

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

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

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

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

These are matters relating to:

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

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

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

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

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

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description

of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.

- 2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.
- 3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

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

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

The meeting moved into Closed session at 6.52pm

114/2016 Confirmation of Closed session minutes

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

“The Closed session minutes of the previous ordinary meeting of the Council held on 21 March 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

...

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

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

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

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

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

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

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

GENERAL MANAGEMENT

115/2016 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 2015* provide in respect of a matter discussed at a closed meeting –

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

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

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

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

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

Closure

There being no further business, the Mayor declared the meeting closed at 7.02pm.

CONFIRMED THIS 16TH DAY OF MAY 2016

Chairperson

(Imm:lb)

Appendices

Minute No. 101/2016	Schedule of Statutory Determinations
Minute No. 104/2016	Planning Scheme Amendment – Revell Lane Precinct, Penguin – Application No. DA2014.2 Copy of approved amendment
Minute No. 109/2016	Schedule of Contracts & Agreements
Minute No. 111/2016	Schedule of Documents for Affixing of the Common Seal
Minute No. 112/2016	Financial statements

QUALIFIED PERSON'S ADVICE

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

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

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

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

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

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



Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents

Central Coast Council

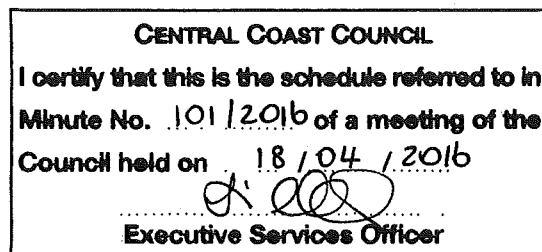
List of Development Applications Determined

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

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA215075	7 Helen Street Ulverstone 7315	Discretionary Development Application	Residential and visitor accommodation	09-Oct-2015	04-Mar-2016	28
DA215098	109 Penguin Road Ulverstone 7315	Discretionary Development Application	Subdivision (36 lots)	03-Dec-2015	22-Mar-2016	26
DA215095	130 Alexandra Road Ulverstone 7315	Discretionary Development Application	Residential (dwelling)	11-Jan-2016	23-Mar-2016	-40
DA215104	322 Preservation Drive Sulphur Creek 7316	Discretionary Development Application	Residential (dwelling) - variation to site area standard and setback of sensitive use from the Bass Highway	21-Jan-2016	04-Mar-2016	26
DA215140	1A Main Road Penguin 7316	Discretionary Development Application	Subdivision (two lots)	05-Feb-2016	31-Mar-2016	31
DA215121	1 Whitegum Way Turners Beach 7315	Discretionary Development Application	Residential (outbuilding/studio)	08-Feb-2016	10-Mar-2016	22
DA215143	Seaside Crescent Penguin 7316	Discretionary Development Application	Residential (dwelling)	09-Feb-2016	31-Mar-2016	49
DA215144	16A James St Ulverstone 7315	Discretionary Development Application	Residential (dwelling)	10-Feb-2016	11-Mar-2016	20
DA215124	11 Maxwell Street West Ulverstone 7315	Discretionary Development Application	Residential (dwelling and outbuildings - shed and carport)	16-Feb-2016	22-Mar-2016	24
DA215151	57 Water Street Ulverstone 7315	Discretionary Development Application	Visitor Accommodation - annexe and deck	22-Feb-2016	18-Mar-2016	22
DA215153	33 Risby Street Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - garage)	22-Feb-2016	22-Mar-2016	22
DA215150	15 Adaihi Street Ulverstone 7315	Permitted Development Application	Residential (Drug and Alcohol Rehabilitation Centre)	29-Feb-2016	10-Mar-2016	3

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 March 2016 to 31 March 2016



Building Approvals - 17

<i>Type</i>	<i>No.</i>	<i>Total Value (\$)</i>
Dwellings	5	1,820,840
Flats/Units	1	160,000
Additions/Alterations	4	415,000
Outbuildings	2	26,287
Other	5	1,119,500
The estimated cost of building works totalled		\$3,541,627

Amended Building and Plumbing Permits - 5

Minor Works Applications - 2

Plumbing Permits - 16

Special Plumbing Permits - 1

Special Plumbing Permits (on-site wastewater management systems) - 1

Food Business registrations (renewals) - 22

Public Health Risk Activity Premises Registration - 1

Public Health Risk Activity Operator Licences - 1

Temporary Food Business registrations - 4

Temporary 12 month Food Business Registrations - 3

Temporary Place of Assembly licences - 1

Abatement notices issued - 1

<i>Address</i>	<i>Property ID</i>
Industrial Drive, Ulverstone	100770.0250

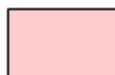
Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

TASMANIAN PLANNING COMMISSION

Central Coast Interim Planning Scheme 2013

Amendment 2/2015

1. Revise the planning scheme map to rezone 9, 9A, 10, 11, and 13 Revell Lane, 28 Epsom Road, Lot 2 Ashwater Crescent (CT 149934/2) and CT 85356/13 Preservation Drive, Penguin from Rural Resource to Rural Living as shown below;



Rural Living zone

2. Revise the overlay map and legend to show the hashed area on the map below as Revell Lane Precinct Specific Area Plan; and



Revell Lane Precinct Specific Area Plan

3. Revise the planning scheme ordinance by inserting F6.0 Revell Lane Precinct Specific Area Plan as shown below.

F6.0 Revell Lane Precinct Specific Area Plan

F6.1 Purpose of Specific Area Plan

The purpose of the Revell Lane Precinct Specific Area Plan is to provide a framework for the appropriate future development of the Revell Lane Precinct.

F6.2 Application of Specific Area Plan

The Specific Area Plan applies to the area of land shown as the Revell Lane Precinct Specific Area Plan on the planning scheme map.

F6.3 Local Area Objectives

The objectives of the Revell Lane Precinct Specific Area Plan are to –

Local Area Objectives
<p>a) Use</p> <ul style="list-style-type: none">(i) Ensure that the area functions primarily as a rural living area limited by geotechnical and access constraints but with capacity for other uses that are consistent with the provision of a high level of residential amenity; <p>b) Visual Impact</p> <ul style="list-style-type: none">(i) Ensure that the skylines in the area are protected from intrusive development;(ii) Provide for the adequate separation of buildings to reflect a rural character;(iii) Retain, as far as is reasonable, significant view corridors from properties in and around the Revell Lane Precinct; <p>c) Access</p> <ul style="list-style-type: none">(i) Require that the type and density of future development (including subdivision) is consistent with the capacity of available services, particularly vehicle access;(ii) Provide for properties served by Revell Lane to be limited to activities that only generate low traffic volumes;(iii) Properties other than those served by Revell Lane should make use of available access points to the surrounding road network except to the Preservation Drive Secondary Road, unless or until its Limited Access status is removed; <p>d) Environment</p> <ul style="list-style-type: none">(i) Ensure that the functions and qualities of Penguin Creek and its tributaries, are protected from the adverse effects of development, including erosion, sedimentation, water contamination and adverse changes to run-off patterns;(ii) Provide for the judicious planting of cleared and elevated areas in order to soften the visual impact of development on the skyline and stabilise areas of land instability; and(iii) Ensure future development is undertaken in locations and a manner that provides a tolerable level of risk from landslide hazard and does not cause any added risk to the environment or other properties in the area.

F6.4 Desired Future Character Statements

The Revell Lane Precinct will –

Statements of Desired Future Character
<ul style="list-style-type: none">(a) Function primarily as a rural living area but with a lower residential density than is provided for under the Rural Living zone to assist geotechnical and access constraints to be taken into consideration ;(b) Contain buildings that have a low impact in the landscape generally and from principal viewing points in particular; and(c) Be progressively planted with native vegetation on exposed, elevated and cleared hilltop areas around the town of Penguin in order to soften the impact of buildings on the skyline and to stabilise areas of doubtful land stability.

F6.5 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	If for conservation, rehabilitation or protection against degradation, but must not include a building or external activity area for information, interpretation or display of items or for any other use.
Passive recreation	If a public park or reserve for the local community.
Permitted	
Use Class	Qualification
Residential	If – a) a dwelling; b) an ancillary dwelling; or c) home based business
Resource development	If – a) a community garden for production or ornamental purposes to service the local community; or b) agricultural use dependent on the soil as a growth medium undertaken in association with a residential use.
Utilities	If minor utilities.
Discretionary	
Use Class	Qualification
Natural and cultural values management	
Residential	
Resource processing	If a) for processing of produce grown or raised on the site; and b) off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.
Passive recreation	
Utilities	
Visitor accommodation	

F6.6 Use Standards

F6.6.1 Discretionary use

Objective Discretionary uses should be limited to those which are consistent with the provision of a high level of residential amenity and do not place any undue load on available services, including vehicle access.	
Acceptable Solutions	Performance Criteria
A1 There are no Acceptable Solutions.	P1 Discretionary use must – <ul style="list-style-type: none">(a) be consistent with Local Area Objectives for the Rural Living zone and this Specific Area Plan;(b) be consistent with any applicable Statement of Desired Future Character for the Rural Living zone and this Specific Area Plan;(c) minimise likelihood for adverse impact on the amenity for residential use on adjacent land; and(d) be consistent with the capacity of available services, including road access.

F6.7 Development Standards

F6.7.1 Landslide

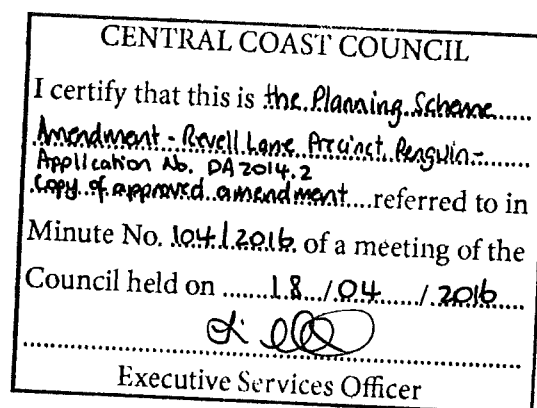
Objective	
To ensure that development only occurs where there is a tolerable level of risk from landslide, and where it does not create any increased risk to the environment or other properties.	
Acceptable Solution	Performance Criteria
A1 Development not involving: (a) More than 100mm depth of soil disturbance; (b) Any generation of waste water; or (c) Generation of any concentrated stormwater run-off or treatment.	P1 Development is in an area where a Hazard Risk Assessment as defined in E6.3 has determined that: (a) there is an insufficient increase in the level of risk to warrant any specific hazard reduction or protection measures; or (b) a tolerable level of risk can be achieved for the environment, the proposed development and surrounding properties; and (c) If a Hazard Risk Assessment as defined in E6.3 established need to involve land on another title for hazard management, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the affected land to be managed in accordance with recommendations for hazard management.

F6.7.2 Lot size

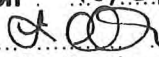
Objective The minimum properties of a site or lot on a plan of subdivision are to – <ul style="list-style-type: none">(a) provide a suitable development area for the intended use;(b) provide adequate access from a road;(c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater; and(d) limit the density of development to a level that is consistent with the capacity of services, particularly vehicle access and the desired character of the precinct.	
Acceptable Solutions	Performance Criteria
A1 Each site or lot on a plan of subdivision must – <ul style="list-style-type: none">(a) have an area of not less than 2.0 ha;(b) if intended for a building, contain a building area -<ul style="list-style-type: none">(i) of not more than 1,000m²(ii) clear of any applicable setback from a frontage, side or rear boundary;(iii) clear of any applicable setback from a zone boundary;(iv) clear of any registered easement;(v) clear of any registered right of way benefitting other and;(vi) clear of any restriction imposed by a utility;(vii) not including any access strip;(viii) clear of any area required for the on-site disposal of sewage or stormwater; and(ix) accessible from a frontage or access strip.	P1 A site or lot on a plan of subdivision must be of sufficient area for the intended use or development without constraint, interference or offence to - <ul style="list-style-type: none">(a) an average lot density of 1 dwelling per hectare for subdivision in the precinct;(b) erection of a building if required by the intended use;(c) access to the site;(d) use or development of adjacent land;(e) a utility; and(f) any easement or lawful entitlement for access to other land or for a utility.

F6.7.3 Siting and design

Objective Buildings should be suitably sited and designed to - (a) avoid projection above the skyline from important viewing locations including the Penguin town centre and Bass Highway; and (b) retain significant view corridors from properties in and around the Revell Lane Precinct, in particular views of the coast, the town centre and Bass Strait.	
Acceptable Solutions	Performance Criteria
A1 Buildings must not exceed a height of 5.5m, unless the entire building is at least 15m below the skyline or is below the existing tree canopy, in which case the maximum height is 8.5m.	P1 Building height and siting must – (a) avoid any inappropriate intrusion of the building into the skyline, particularly when viewed from the Penguin town centre and Bass Highway; and (b) retain significant view corridors from properties in and around the Revell lane precinct to a reasonable extent, in particular views along the coast, to the town centre or to Bass Strait.





I certify that this is the schedule referred to in
Minute No. 109 / 2016 of a meeting of the
Council held on 18 / 04 / 2016

Executive Services Officer

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 March 2016

Contracts

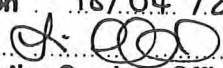
. Nil

Agreements

- . Grant Deed
Department of State Growth
Curatorial assistance under the Small Museums and Collections Program.
- . Lease Agreement
Leven Regional Arts
Lease of the Gawler Room, Ulverstone Civic Centre.
- . Agistment Agreement
Grazing licence for 1.2ha at Haywoods Reserve
Parsons Street, Ulverstone.
- . Website Development Agreement
Off With the Pixels
Development of the Coast to Canyon website.
- . Lease Agreement
Vantage Hotel Group Pty Ltd
Lease of Furner's car park.
- . Deed of Sale
Land at Copper King Road, Cuprona
Disposal of Council land.
- . Residential Tenancy Agreement
Unit 6 Carroo Court, Penguin.



Sandra Ayton
GENERAL MANAGER

CENTRAL COAST COUNCIL
I certify that this is the schedule referred to in
Minute No. 111/2016 of a meeting of the
Council held on 18/04/2016

Executive Services Officer

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

Period: 22 March to 18 April 2016

Documents for affixing of the common seal

. Nil

Final plans of subdivision sealed under delegation

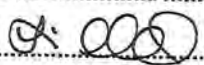
- . Adhesion Order
611 Forth Road, Forth
Application No. DA213145-1
- . Adhesion Order
152 Main Street, Ulverstone
- . Adhesion Order
Part of the night cart lane and 12 Hope Street, Ulverstone
- . Sealed Plan Amendment
36 Whitegum Way, Turners Beach
Application No. DA215060
- . Sealed Plan Amendment
730A Ironcliffe Road, Penguin
Application No. DA215186
- . Sealed Plan Amendment
1A and 5A Henslowes Road, Ulverstone
Application No. SUB2009.15
- . Final Survey Plan
Lot 6 Explorer Drive, Turners Beach
Application No. SUB2007.29



Sandra Ayton
GENERAL MANAGER

I certify that this is the Financial
Statements

referred to in
Minute No 112/2016 of a meeting of the
Council held on 18/04/2016


Executive Services Officer

A SUMMARY OF RATES & FIRE SERVICE LEVIES FOR THE PERIOD ENDED 31 MARCH 2016

	2014/2015		2015/2016	
	\$	%	\$	%
Rates paid in Advance	- 743,602.69	-5.34	- 837,326.01	-5.95
Rates Receivable	500,471.99	3.59	295,911.64	2.10
Rates Demanded	14,074,395.59	101.09	14,561,987.40	103.53
Supplementary Rates	91,897.60	0.66	44,881.00	0.32
	13,923,162.49	100.00	14,065,454.03	100.00
Collected	12,302,080.70	88.34	12,519,810.88	89.01
Add Pensioners - Government	859,356.23	6.17	872,112.54	6.20
Pensioners - Council	32,795.00	0.24	36,463.67	0.26
	13,194,231.93	94.75	13,428,387.09	95.47
Remitted	1,492.78	0.01	1,492.86	0.01
Discount Allowed	555,950.95	3.99	547,739.33	3.89
Paid in advance	- 609,623.30	-4.38	- 642,104.50	-4.56
Outstanding	784,039.96	5.63	729,939.25	5.19
	13,926,092.32	100.00	14,065,454.03	100.00

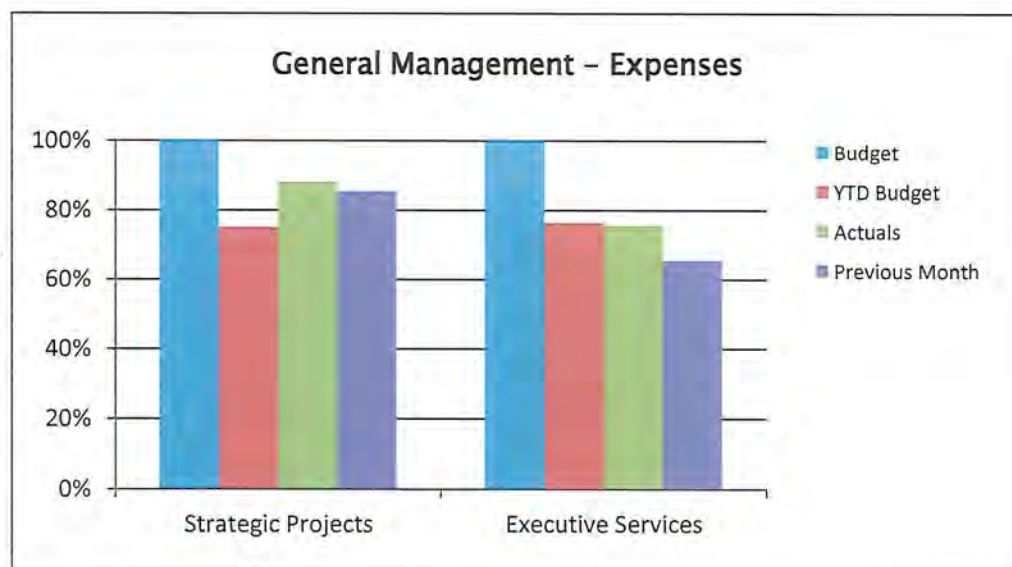
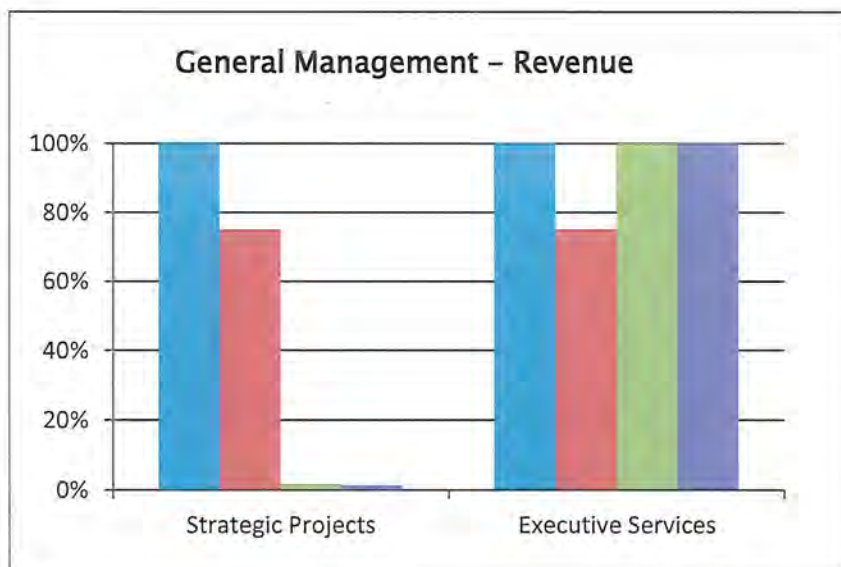


Andrea O'Rourke
ASSISTANT ACCOUNTANT

4-Apr-2016

Finance Report – March 2016

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(2,061,000)	(1,545,780)	(33,598)	(27,199)	(1,512,182)	(2,027,402)	2%
Executive Services	(36,000)	(27,009)	(50,909)	(48,643)	23,900	14,909	141%
	\$ (2,097,000)	\$ (1,572,789)	\$ (84,507)	\$ (75,842)	\$ (1,488,282)	\$ (2,012,493)	
Expenses							
Strategic Projects	189,000	141,738	166,031	161,072	(24,293)	22,969	88%
Executive Services	1,512,000	1,151,039	1,138,745	987,326	12,294	373,255	75%
	\$ 1,701,000	\$ 1,292,777	\$ 1,304,777	\$ 1,148,399	\$ (12,000)	\$ 396,223	



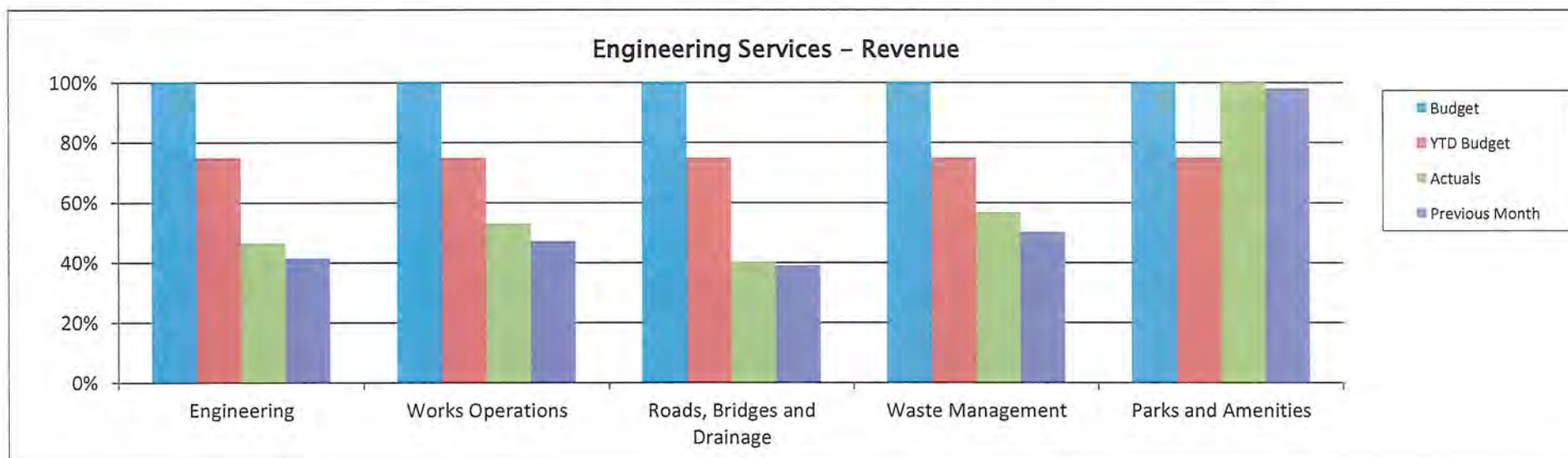
Variance

Strategic Projects
 Strategic Projects
 Executive Services
 Executive Services

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

Finance Report – March 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,406,000)	(1,054,490)	(652,812)	(582,769)	(401,678)	(753,188)	46%
Works Operations	(1,200,000)	(900,021)	(636,821)	(565,466)	(263,200)	(563,179)	53%
Roads, Bridges and Drainage	(3,260,000)	(2,445,020)	(1,314,638)	(1,274,348)	(1,130,382)	(1,945,362)	40%
Waste Management	(652,000)	(489,010)	(369,652)	(327,310)	(119,358)	(282,348)	57%
Parks and Amenities	(412,885)	(309,664)	(432,440)	(404,449)	122,776	19,555	105%
	\$ (6,930,885)	\$ (5,198,205)	\$ (3,406,363)	\$ (3,154,342)	\$ (1,791,842)	\$ (3,524,522)	

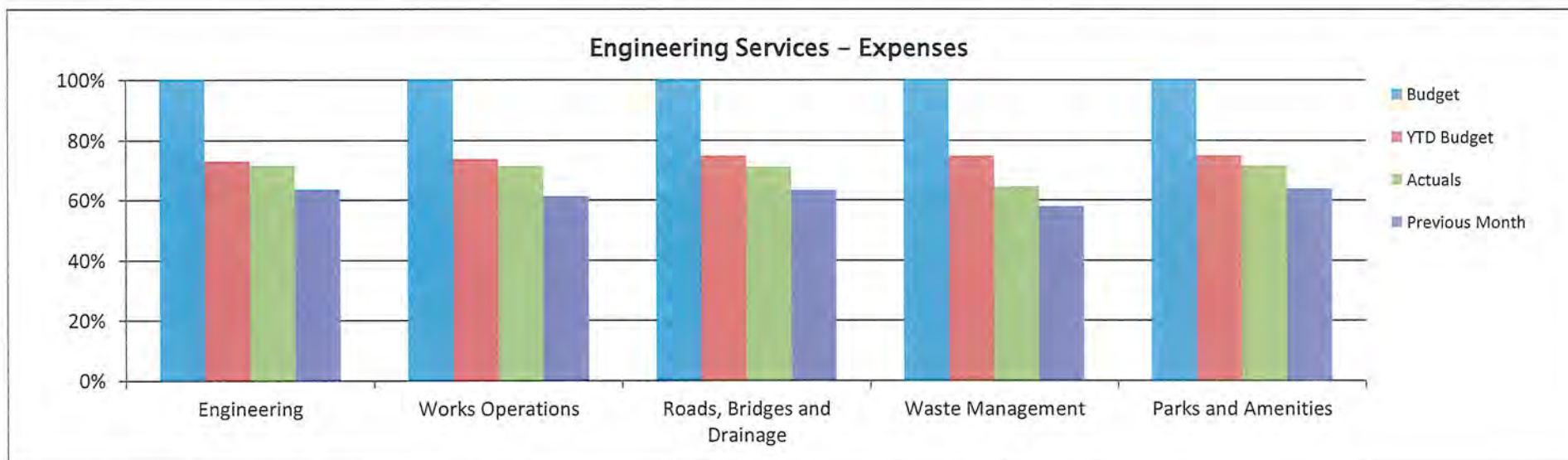


Variance

Engineering	Revenue under YTD budget – Timing – capital and works allocations and plant allocations behind budget.
Works Operations	Revenue under YTD budget – Timing – capital and works allocations and Private Works revenue behind budget.
Roads, Bridges and Drainage	Revenue under YTD budget – Timing – capital grants and contributions not yet received.
Waste Management	Revenue under YTD budget – Mainly Resource Recovery Centre – Entry fees and scrap metal sales behind budget.
Parks and Amenities	Revenue over YTD budget – Proceeds on sale of property ahead of budget.

Finance Report – March 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,406,000	1,029,540	1,007,557	893,400	21,983	398,443	72%
Works Operations	1,238,000	914,852	885,333	759,870	29,519	352,667	72%
Roads, Bridges and Drainage	6,900,000	5,174,991	4,920,120	4,376,658	254,871	1,979,880	71%
Waste Management	3,565,000	2,668,420	2,303,830	2,061,406	364,590	1,261,170	65%
Parks and Amenities	2,528,885	1,896,602	1,808,901	1,614,454	87,701	719,984	72%
	\$ 15,637,885	\$ 11,684,405	\$ 10,925,741	\$ 9,705,788	\$ 758,664	\$ 4,712,144	



Variance

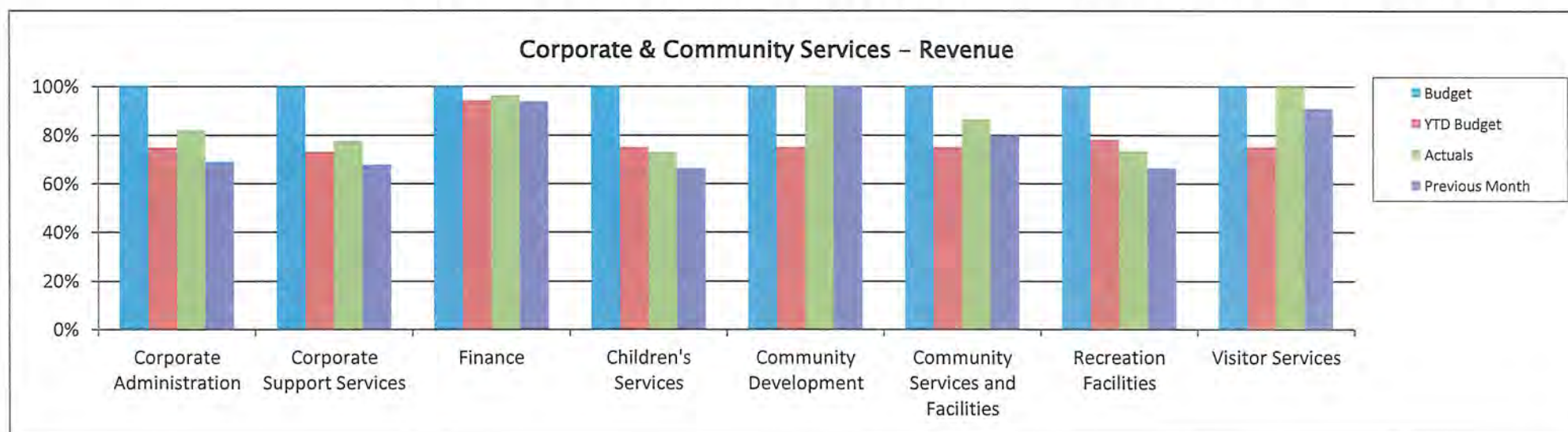
Engineering	Expenditure under YTD budget – Timing – mainly staff costs.
Works Operations	Expenditure under YTD budget – Timing of costs in general.
Roads, Bridges and Drainage	Expenditure under YTD budget – Timing – mainly urban and rural roads.
Waste Management	Expenditure under YTD budget – Garbage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

Finance Report – March 2016

CORPORATE & COMMUNITY SERVICES

Revenue

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Corporate Administration	(35,200)	(26,380)	(28,831)	(24,214)	2,451	(6,369)	82%
Corporate Support Services	(3,281,300)	(2,398,457)	(2,541,542)	(2,220,252)	143,085	(739,758)	77%
Finance	(18,378,000)	(17,299,450)	(17,682,837)	(17,228,137)	383,387	(695,163)	96%
Children's Services	(1,323,300)	(992,430)	(964,396)	(876,009)	(28,034)	(358,904)	73%
Community Development	(43,420)	(32,568)	(63,126)	(57,244)	30,558	19,706	145%
Community Services and Facilities	(1,091,950)	(818,890)	(943,711)	(871,102)	124,821	(148,239)	86%
Recreation Facilities	(500,500)	(390,333)	(367,151)	(331,596)	(23,182)	(133,349)	73%
Visitor Services	(134,200)	(100,660)	(140,265)	(121,798)	39,605	6,065	105%
	\$ (24,787,870)	\$ (22,059,168)	\$ (22,731,859)	\$ (21,730,352)	\$ 672,691	\$ (2,056,011)	

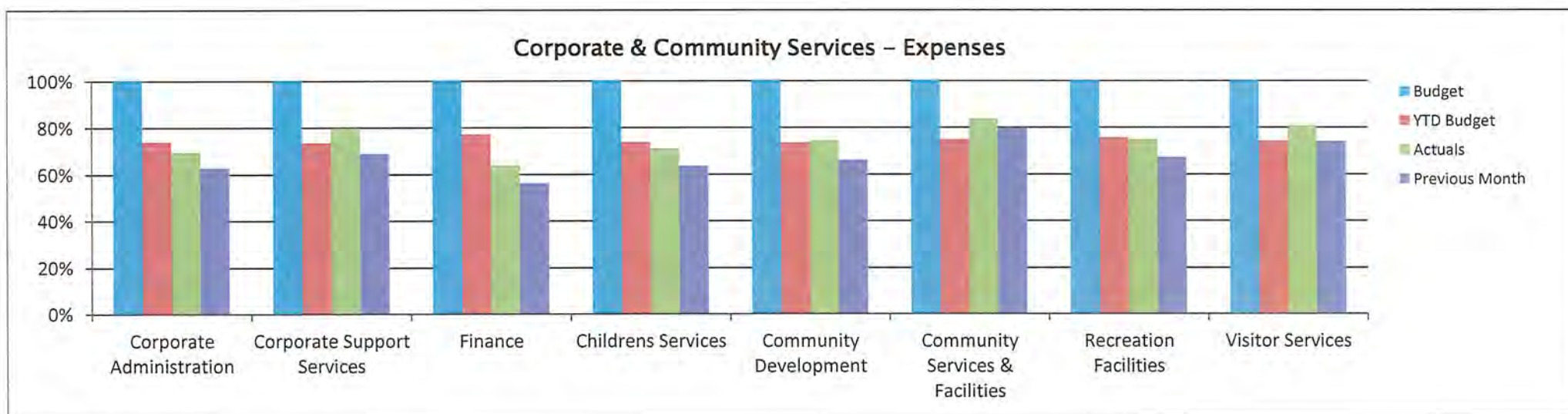


Variance

Corporate Support Services	Revenue greater than YTD budget – Timing differences – labour on-costs ahead of budget.
Finance	Revenue greater than YTD budget – Rates received reflected as gross receipt.
Community Services and Facilities	Revenue greater than YTD budget – APHU change over receipts (offset by change over expenses).

Finance Report – March 2016

CORPORATE & COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Corporate Administration	693,200	513,254	481,730	435,360	31,524	211,470	69%
Corporate Support Services	4,095,300	3,013,535	3,273,350	2,819,905	(259,815)	821,950	80%
Finance	1,713,000	1,322,913	1,094,713	965,592	228,200	618,287	64%
Children's Services	1,319,300	973,419	938,709	839,652	34,710	380,591	71%
Community Development	714,420	526,204	531,791	472,235	(5,587)	182,629	74%
Community Services and Facilities	1,541,950	1,153,112	1,291,942	1,231,681	(138,830)	250,008	84%
Recreation Facilities	1,907,500	1,443,003	1,425,874	1,282,396	17,129	481,626	75%
Visitor Services	334,200	247,470	269,577	247,028	(22,107)	64,624	81%
	\$ 12,318,870	\$ 9,192,910	\$ 9,307,685	\$ 8,293,849	\$ (114,775)	\$ 3,011,185	

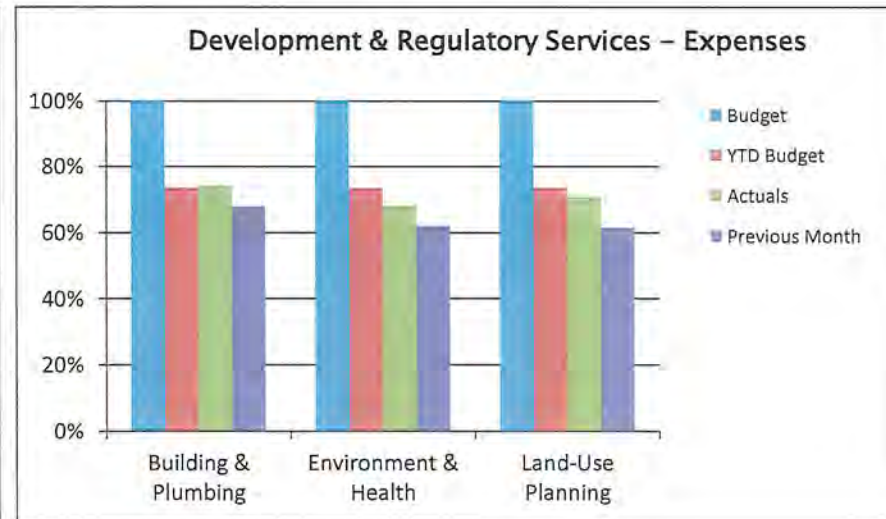
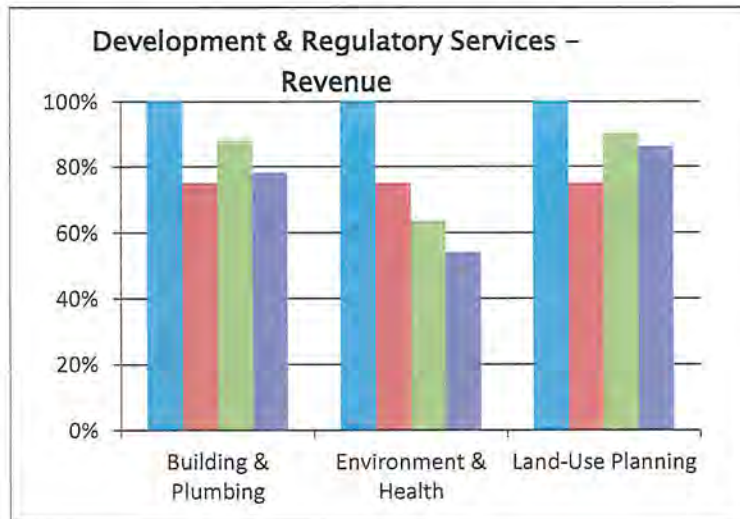


Variance

Corporate Support Services	Actuals greater than YTD budget – Expenses ahead of budget – annual licence fees paid and long service leave taken.
Finance	Actuals less than YTD budget – Timing of expenses – Mainly Fire Service Contribution and Land Tax.
Community Services and Facilities	Actuals greater than YTD budget – Aged Persons Home Units change.

Finance Report – March 2016

DEVELOPMENT & REGULATORY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(294,000)	(220,530)	(258,872)	(229,638)	38,342	(35,128)	88%
Environment and Health	(70,000)	(52,510)	(44,477)	(37,789)	(8,033)	(25,523)	64%
Land-Use Planning	(157,250)	(117,947)	(142,063)	(135,600)	24,116	(15,187)	90%
	\$ (521,250)	\$ (390,987)	\$ (445,412)	\$ (403,027)	\$ 54,425	\$ (75,838)	
Expenses							
Building and Plumbing	578,000	425,610	428,994	392,322	(3,384)	149,006	74%
Environment and Health	355,000	260,370	242,177	220,216	18,193	112,823	68%
Land-Use Planning	561,250	412,438	396,664	345,182	15,774	164,586	71%
	\$ 1,494,250	\$ 1,098,418	\$ 1,067,835	\$ 957,721	\$ 30,583	\$ 426,415	



Variance

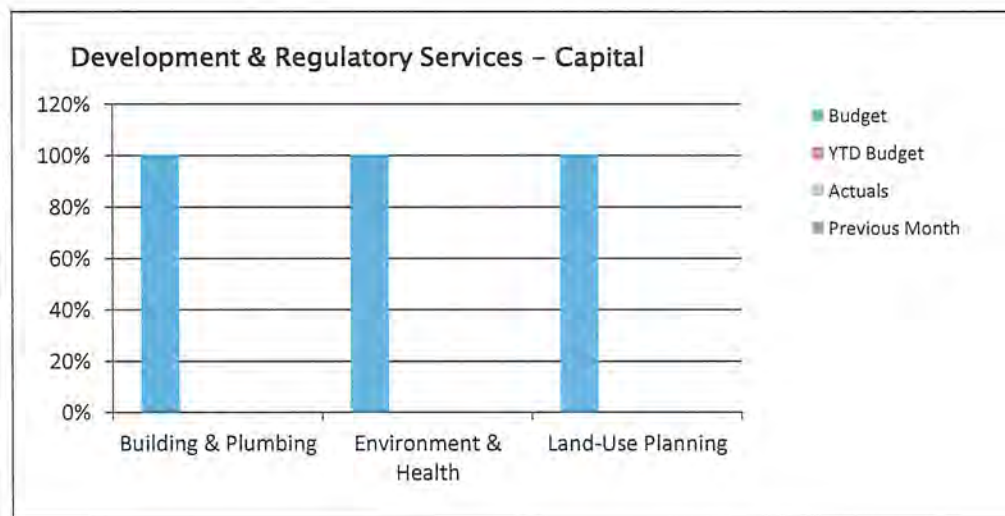
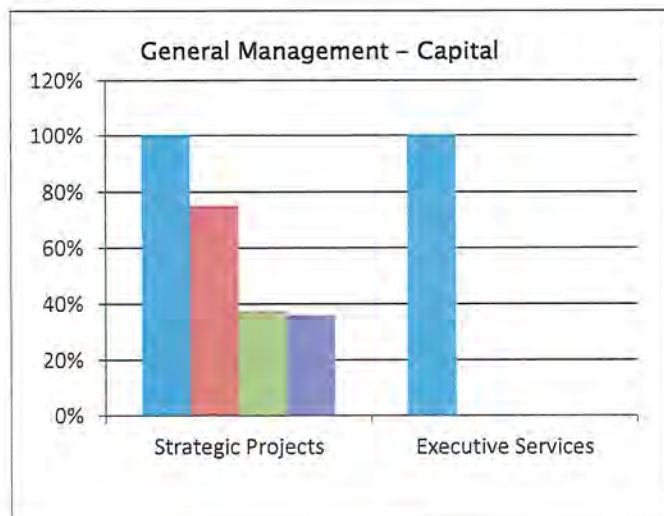
Building and Plumbing	Revenue greater than YTD Budget – Mainly inspection and connection fees and building related fees.
Building and Plumbing	Expenses greater than YTD Budget – Timing of costs in general.
Environment and Health	Revenue less than YTD Budget – Mainly plant allocated and contributions not received as yet.
Environment and Health	Expenses less than YTD Budget – Budget timing in general.
Land-Use Planning	Revenue greater than YTD Budget – Mainly valuation and subdivision fees.
Land-Use Planning	Expenses less than YTD Budget – Timing mainly related to staff costs, planning appeals and Rural Strategy.

Finance Report – March 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	3,138,600	2,353,938	1,175,516	1,124,306	1,178,422	1,963,084	37%
Executive Services	–	–	–	–	–	–	0%
	\$ 3,138,600	\$ 2,353,938	\$ 1,175,516	\$ 1,124,306	\$ 1,178,422	\$ 1,963,084	

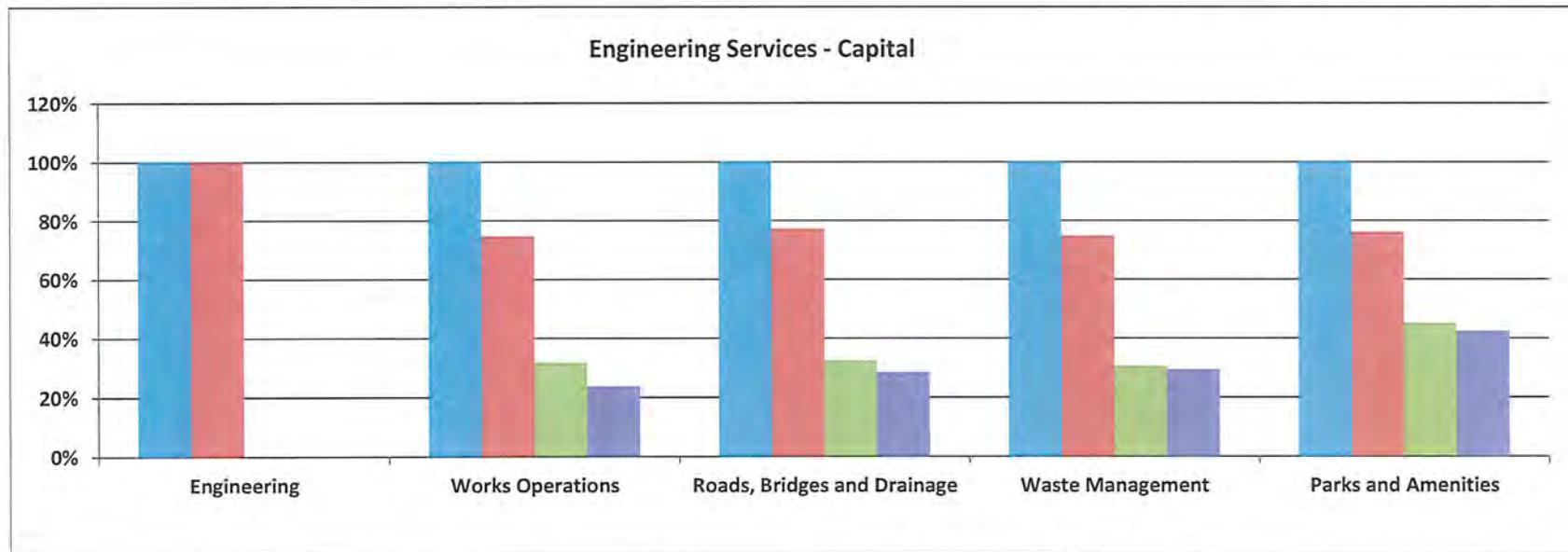
DEVELOPMENT & REGULATORY SERVICES

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



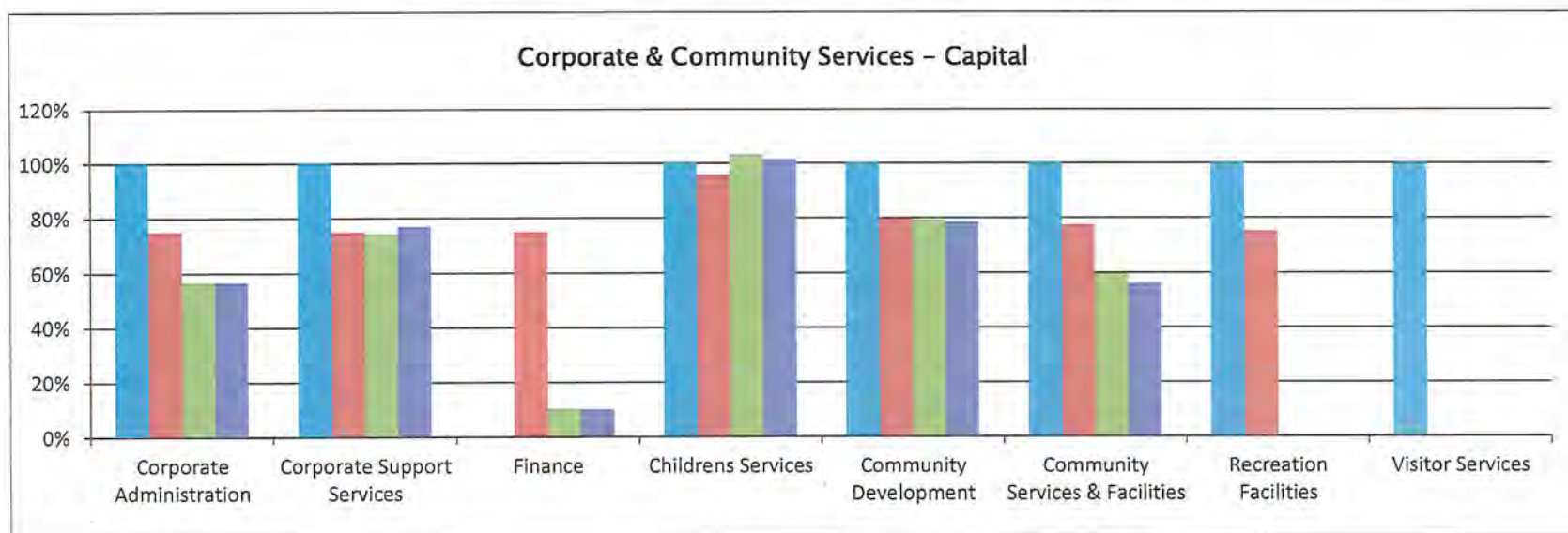
Finance Report – March 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
ENGINEERING SERVICES							
Engineering	90,000	90,000	–	–	90,000	90,000	0%
Works Operations	201,650	151,217	64,354	48,110	86,863	137,296	32%
Roads, Bridges and Drainage	7,161,000	5,538,174	2,334,545	2,048,522	3,203,629	4,826,455	33%
Waste Management	393,000	294,690	120,149	116,115	174,541	272,851	31%
Parks and Amenities	670,000	510,010	301,211	283,691	208,799	368,789	45%
	\$ 8,515,650	\$ 6,584,091	\$ 2,820,259	\$ 2,496,438	\$ 3,763,832	\$ 5,695,391	



Finance Report – March 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
CORPORATE & COMMUNITY SERVICES							
Corporate Administration	102,000	76,518	57,585	57,585	18,933	44,415	56%
Corporate Support Services	123,500	92,624	91,760	94,996	864	31,740	74%
Finance	–	–	–	–	–	–	0%
Childrens Services	35,000	26,240	3,636	–	22,604	31,364	0%
Community Development	258,000	247,758	266,481	261,633	(18,723)	(8,481)	103%
Community Services & Facilities	453,400	361,237	359,812	356,110	1,425	93,588	79%
Recreation Facilities	273,350	211,277	163,291	153,130	47,986	110,059	60%
Visitor Services	10,000	7,510	–	–	7,510	10,000	0%
	\$ 1,255,250	\$ 1,023,164	\$ 942,566	\$ 923,454	\$ 80,598	\$ 312,684	



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

Expenses less than budget – Timing of projects relating to the receipt of grant income.
Expenses less than budget – Timing relating to replacement of vehicles.
Expenses less than budget – Timing of projects relating to depot works and washdown bay.
Expenses less than budget – Timing of projects – Bigger road projects just commenced no costs paid as yet.
Expenses less than budget – Timing of projects at Resource Recovery Centre & Penguin Refuse Disposal Site.
Expenses less than budget – Timing of projects – Mainly Cemeteries & Public Amenities (Coles Toilet renewal)

BANK RECONCILIATION
FOR THE PERIOD 1 MARCH TO 31 MARCH 2016

Balance Brought Forward (29/2/2016)	10,871,963.94
Add, Revenue for month	995,614.87
	<u>11,867,578.81</u>
Less, Payments for month	2,108,488.38
	<u>9,759,090.43</u>

Balance as at Bank Account as at 31 March 2016	219,647.84
Less, Unpresented Payments	- 17,858.00
	<u>201,789.84</u>
Cash on Hand	- 103,336.73
	<u>98,453.11</u>
Operating Account	9,660,637.32
Interest Bearing Term Deposits	<u>9,759,090.43</u>



Andrea O'Rourke
ASSISTANT ACCOUNTANT

06-April-2016

(Schedule indicates site construction only)

Date: Mon 11/04/16 + Task  Progress 

Works Program 2015-2016

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes	Scheduling Comments	22/29	6/13	20/27	3/10	17/24	31/7	14/21	28/5	12/19	26/2	9/16	23/30	7/14	21/28	4/11	18/25	1/8	15/22	29/7	14/21	28/4	11/18	25/2	9/16	23/30	6/13	20/27
	West Ulverstone Recreation Ground	\$80,000	Reseal																												
	Disabled Parking Spaces	\$50,000																													
	Car Park Signage	\$50,000																													
	Strategy Items	\$91,000	Safety, On-street linemarking																												
	Ulverstone CBD	\$450,000	Furners/Coles																												
	Drainage	\$176,000																													
	Side Entry Pits	\$20,000																													
	Leven Street	\$20,000	Alexandra Road to James Street																												
	Risby Street	\$9,000	Side Entry Pits																												
	Deviation Road	\$10,000	No.63 Improvements																												
	South Road/Lyndara Drive	\$40,000	1A Lyndara Drive Augmentation																												
	Fairway Park	\$20,000	Outfall Extension																												
	Main Road	\$20,000	No.160 Improvements																												
	Bertha Street	\$10,000	Outfall Improvements																												
	Forth Road	\$15,000	No.1-3 Pipe Open Drain																												
	Seaside Crescent	\$12,000																													
	Miscellaneous Drainage	\$0																													
	Household Garbage	\$393,000																													
	Penguin Refuse Disposal Site	\$210,000	Site Rehabilitation																												
	Resource Recovery Centre - Site Development	\$50,000	Layout Improvements																												
	Resource Recovery Centre - Rehabilitation	\$30,000	Environmental Improvements																												
	Resource Recovery Centre - Leachate Improvements	\$50,000	Subsoil Drainage																												
	Castra Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																												
	Preston Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																												
	South Riana Transfer Station - Site & Rehabilitation	\$2,000	Environmental Improvements																												
	Preston Transfer Station - Safety Improvements	\$20,000	Fall Arrest Gate																												
	Preston Transfer Station - Retaining Wall	\$20,000	Replacement																												
	Ulverstone Transfer Station - Site & Rehabilitation	\$5,000	Environmental Improvements																												
	Parks	\$308,000																													
	Playground Renewals	\$100,000	West Beach, Fairway Park, Beach Road BB Ho	Awaiting equipment arrival																											
	Parks Asset Renewals	\$7,000	Taylors Flats - BBQ, Car Barriers - Johnsons B																												
	Fairway Park - Beach Road	\$10,000																													
	Beach Access Upgrades	\$10,000	Deck replacement with FRP - west Beach Road																												
	Flagpole Replacements	\$5,000																													
	Park Signage Upgrade	\$10,000																													
	Heybridge Playground	\$60,000																													
	Nicholsons Point Redevelopment - Stage 2	\$20,000	Second stage is planting and weather dependant																												
	Industrial Estate	\$15,000	Greenbelt - weather dependant																												
	Forth Recreation Ground	\$10,000	Tree Planting - weather dependant																												
	Sulphur Creek Hall Reserve	\$7,000	Tennis Court Removal																												
	Johnsons Beach Master Plan	\$12,000	Stage 1																												
	Ulverstone Rowing Club	\$5,000	Car Barriers																												
	Josephine Street Beach Access	\$30,000	Design completed - arranging quotes																												
	Public Amenities	\$234,000																													
	Toilet Refurbishments	\$30,000																													
	Bus Shelter Renewals	\$10,000	To be determined																												
	Coles Toilet Renewal	\$120,000	Dependant on the Furners Car Park redevelopment	Linked to Car Park works																											
	Nicholsons Point Boat Ramp	\$25,000																													
	Toilet Furniture Upgrade	\$5,000																													
	Public Toilets	\$5,000	Minor Works External																												
	Drinking Water Stations	\$6,000	on order - waiting for the item to arrive																												
	Public Toilet	\$3,000	Lighting Upgrade/Sulphur Creek Toilets																												
	Cemeteries	\$60,000																													
	Memorial Park - Watering System	\$10,000																													
	Memorial Park - New Plinths	\$15,000																													
	Memorial Park - Seating	\$5,000																													
	Ulverstone General Cemetery - Signage	\$2,000																													
	Memorial Park - Path System	\$15,000																													
	Master Plan	\$3,000																													
	Administration Centre	\$82,000																													
	Painting Program	\$5,000																													
	Carpet Replacement Program	\$10,000	Walkway/planning																												
	Office Furniture	\$2,000																													
	Council Chamber Chair Replacement	\$5,000																													
	Lighting Upgrade	\$10,000																													

(Schedule indicates site construction only)

Date: Mon 11/04/16 + Task  Progress 