
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, 20 February 2017 commencing at 6.00pm.

Councillors attendance

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

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

Employees attendance

General Manager (Ms Sandra Ayton)
Director Infrastructure Services (Mr John Kersnovski)
Executive Services Officer (Miss Lisa Mackrill)
Land-Use Planning Group Leader (Mr Ian Sansom)

Media attendance

The Advocate newspaper.

Public attendance

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

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

31/2017 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 23 January 2017 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

■ Cr Viney moved and Cr Tongs seconded, “That the minutes of the previous ordinary meeting of the Council held on 23 January 2017 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

32/2017 Council workshops

The Executive Services Officer reported as follows:

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

- . 30.01.2017 – Development of Strategic and Key Actions for 2017–2018
- . 06.02.2017 – Penguin Recreation Ground redevelopment
- . 13.02.2017 – Ulverstone Lions Club / Place Marketing brand.

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

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

Carried unanimously

MAYOR'S COMMUNICATIONS

33/2017 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

34/2017 Mayor's diary

The Mayor reported as follows:

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

- . XVI Australian Masters Games – community meeting re North-West Tasmania 2017 Games
- . Cradle Coast Authority – Representatives' subcommittee working group meeting (Burnie)
- . Cradle Coast Authority – Representatives agenda preparation (Burnie)
- . Radio 7AD – community reports
- . Australia Day 2017 – 'Breakfast by the Leven' celebration, including citizenship ceremony and Australia Day Awards presentation
- . Business visitation program – Kindred Organics
- . Cradle Coast Mayors – meeting (Burnie)
- . Don College – Evening of Excellence (Devonport)
- . Naval Association of Australia, Devonport/Ulverstone Sub-Section – HMAS Voyager II Memorial Service, with a formal wreathlaying
- . Penguin Uniting Friends group – media event to support One Million Stars to End Violence Project
- . Local Government Association of Tasmania – Regional Breakfast (Burnie)
- . Local Government Association of Tasmania – Disclosure of Related Parties Transactions Workshop (Burnie)
- . Cradle Coast Authority – Board meeting (Burnie)
- . Local Government Association of Tasmania – General Meeting (Launceston)
- . Local Government Association of Tasmania – General Management Committee meeting (Launceston)
- . Cradle Coast Authority – Rules Review meeting (Launceston)."

Cr Tony van Rooyen reported as follows:

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

- . TasWater – Owners Representatives Quarterly Briefing, North West (Devonport)."

■ Cr Downie moved and Cr Broad seconded, “That the Mayor’s and Cr van Rooyen’s reports be received.”

Carried unanimously

35/2017 Declarations of interest

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

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

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

Cr Carpenter reported as follows:

“I will be declaring an interest in respect of Infrastructure Services determinations (Minute No. 47/2017).”

36/2017 Public question time

The Mayor reported as follows:

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

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

COUNCILLOR REPORTS

37/2017 Councillor reports

The Executive Services Officer reported as follows:

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

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

Cr Howard reported on matters pertaining to the Penguin Miniature Railway Management Committee.

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

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

APPLICATIONS FOR LEAVE OF ABSENCE

38/2017 Leave of absence

The Executive Services Officer reported as follows:

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

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

There are no applications for consideration at this meeting.”

DEPUTATIONS

39/2017 Deputations

The Executive Services Officer reported as follows:

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

PETITIONS

40/2017 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

41/2017 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

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

(a) offer an argument or opinion; or

(b) draw any inferences or make any imputations –

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

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

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

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

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

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

The allocation of topics ensued.

42/2017 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

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

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

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

No questions on notice have been received.”

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

43/2017 Minutes and notes of committees of the Council and other organisations

The General Manager reported as follows:

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

- . Local Government Association of Tasmania – General meeting held on 4 November 2016
- . Turners Beach Community Representatives Committee – meeting held on 24 November 2016
- . Central Coast Community Safety Partnership Committee – meeting held on 7 December 2016
- . Ulverstone Local History Museum – meeting held on 24 January 2017
- . Forth Community Representatives Committee – meeting held on 2 February 2017
- . Central Coast Community Shed Management Committee – meeting held on 6 February 2017.

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

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

Carried unanimously

COMMUNITY SERVICES

44/2017 Statutory determinations

The Director Infrastructure Services reported as follows:

“A Schedule of Statutory Determinations made during the month of January 2017 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

45/2017 Council acting as a planning authority

The Mayor reported as follows:

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

The Director Infrastructure Services has submitted the following report:

‘If any such actions arise out of Minute No. 46/2017, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

46/2017 Manufacturing and processing (joinery workshop) at 212 Westella Drive, Turners Beach (CT27535/2 identified as 4 Stubbs Road, Turners Beach) – Application No. DA216129

The Director Infrastructure Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA216129
<i>PROPOSAL:</i>	Manufacturing and processing (joinery workshop)
<i>APPLICANT:</i>	Weeda Drafting & Building Consultants Pty Ltd
<i>LOCATION:</i>	212 Westella Drive, Turners Beach (CT27535/2 identified as 4 Stubbs Road, Turners Beach)
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	Central Coast Interim Planning Scheme 2013 (the Scheme)
<i>ADVERTISED:</i>	25 January 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	9 February 2017
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	2 March 2017
<i>DECISION DUE:</i>	20 February 2017

PURPOSE

The purpose of this report is to consider an application to establish a joinery workshop in an existing shed at 212 Westella Drive, Turners Beach (CT27535/2 identified as 4 Stubbs Road, Turners Beach).

Accompanying the report are the following documents:

- Annexure 1 – location plan;
- Annexure 2 – application documentation;
- Annexure 3 – representation;
- Annexure 4 – photographs; and
- Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2017/00090-CC.

BACKGROUND

Development description –

Application is made to establish a joinery workshop on land identified as 4 Stubbs Road, Turners Beach (CT27535/2). A small operation is proposed, principally with a single operator but with the ability to employ an apprentice, if required. The workshop would design and construct kitchen cabinets and the occasional piece of furniture. There would be approximately one truck movement to the site each week.

The building (shed) that would support the joinery workshop is existing. No additional building works are proposed on site.

Site description and surrounding area –

The land is identified as 212 Westella Drive and is located on the corner of Westella Drive and Stubbs Road, Turners Beach. The land comprises three Titles – CT27535/2, CT27535/3 and CT27535/4. The Titles, in combination, accommodate a single dwelling with several domestic outbuildings (CT27535/3 and CT27535/4) and a large industrial style shed (CT27535/2). All land parcels are zoned Rural Resource. Refer to the Title Layout Plan below for clarification.



Title Layout Plan

This application relates to CT27535/2, identified as 4 Stubbs Road, Turners Beach. The land holding has a land area of 1,070m² and accommodates a large galvanised iron shed. The shed has been vacant for some time and, in the past, was used as a bus repair workshop. The building accommodates a vehicle repair and service pit.

Land to the east, on the opposite side of Stubbs Road, is zoned General Residential and is developed to residential standard.

Land to the north, south and west is zoned Rural Resource. Two small allotments, also zoned Rural Resource, are located directly south of the shed allotment and accommodate single dwellings.

History -

The land was previously zoned Residential under the *Central Coast S.46 Planning Scheme No. 1 of 1993*.

There is no history record of the year of construction of the large shed that is the subject of this application.

DISCUSSION

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

26.0 Rural Resource Zone

CLAUSE	COMMENT
26.1.2 Local Area Objectives	
<p>(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;</p> <p>(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;</p> <p>(c) Air, land and water resources are protected against –</p> <p style="padding-left: 40px;">(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and</p> <p style="padding-left: 40px;">(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;</p> <p>(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;</p>	<p>“Manufacturing and processing” is a Discretionary use of the land in the Rural Resource zone. The proposed use would be over a 1,070m² area of land that accommodates an existing 202.10m² shed. The building was previously a bus repair workshop (Service Industry) which is now a Prohibited use class in the Rural Resource zone.</p> <p>(a) Proposal does not satisfy the Objective. The proposed use is not a primary industry use of the site, would not be dependent upon access to a naturally occurring resource and would not augment ongoing farm operations.</p> <p>(b) Proposal does not satisfy the Objective. The proposed development is not a Permitted use and is not reliant on air, land or water resources for primary industry production.</p> <p>(c)(i) Proposal satisfies the Objective. The proposal is for use only (not development) and would not result in</p>

<p>(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;</p> <p>(f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;</p> <p>(g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry;</p> <p>(h) Residential use and development on rural land is appropriate only if –</p> <p style="padding-left: 40px;">(i) required by a primary industry or a resource based activity; or</p> <p style="padding-left: 40px;">(ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes.</p>	<p>the permanent loss of air, land or water over and above the existing impact of the shed development.</p> <p>(c)(ii) Proposal satisfies the Objective. The proposal is for use only (not development). The proposed use would not unduly conflict, constrain or interfere with the natural resources of air, land or water.</p> <p>(d) Not applicable. Use class is not associated with primary industry.</p> <p>(e) Not applicable. Use class is not associated with agricultural land.</p> <p>(f) Proposal does not satisfy the Objective. Proposed use could be located in other zones, such as General Industrial and Light Industrial.</p> <p>(g) Not applicable. Use is not for tourism or recreation.</p> <p>(h)(i) Not applicable. Not Residential use.</p> <p>(h)(ii) Not applicable. Not Residential use.</p>
--	---

26.1.3 Desired Future Character Statements

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

<p>(c) will seek to minimise disturbance to –</p> <ul style="list-style-type: none"> (i) physical terrain; (ii) natural biodiversity and ecological systems; (iii) scenic attributes; and (iv) rural residential and visitor amenity; <p>(d) may involve sites of varying size –</p> <ul style="list-style-type: none"> (i) in accordance with the type, scale and intensity of primary industry; and (ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources; <p>(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems.</p>	<p>negative effect on places of ecological, scientific, cultural or aesthetic value.</p> <p>(b)(iii) Not applicable. The site is highly modified and is cleared of native vegetation.</p> <p>(c)(i) Proposal is consistent with Desired Future Character Statements. The proposal would not disturb the underlying physical terrain of the site.</p> <p>(c)(ii) Proposal is consistent with Desired Future Character Statements. The proposal would not disturb biodiversity or ecological systems on the site.</p> <p>(c)(iii) Proposal is consistent with Desired Future Character Statements. The proposed use would not disturb existing scenic attributes of the site.</p> <p>(c)(iv) Proposal is consistent with Desired Future Character Statements. Development does not adjoin a General Residential or Rural Living zone. The proposed use would not result in an impact on rural residential amenity.</p> <p>(d)(i) Not applicable. The proposed use would not be associated with primary industry.</p>
--	--

	<p>(d)(ii) Not applicable. Proposal is not sustainable commercial production based on a naturally occurring resource.</p> <p>(e) Proposal is not consistent with Desired Future Character Statements. The proposed use is not significantly influenced by changes in technology, production techniques or economic management and marketing systems.</p>
26.3 Use Standards	
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
<p>26.3.1–(P1) Other than for residential use, discretionary permit use must:</p> <p>(a) be consistent with the local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement;</p> <p>(c) be required to locate on rural resource land for operational efficiency:</p> <p>(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</p>	<p>(a) Non-compliant. Proposal does not meet three out of 10 of the Local Area Objectives of the Rural Resource zone. Two are satisfied and five of the 10 Objectives are not applicable to this application.</p> <p>(b) Compliant. Proposal meets six of the Desired Future Character Statements of the Rural Resource zone. Four of the Statements are not satisfied and four are not applicable to this application.</p> <p>(c)(i) Not applicable. Satisfied by (c)(ii).</p>

<p>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</p> <p>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</p> <p>(iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone;</p> <p>(v) if required –</p> <p>a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</p> <p>b. for security;</p> <p>c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;</p> <p>(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary</p>	<p>(c)(ii) Compliant. It is a requirement of the proposed use to access infrastructure (disused vehicle repair shed) that is only available on the subject site.</p> <p>(c)(iii) Not applicable. Satisfied by (c)(ii).</p> <p>(c)(iv) Not applicable. Satisfied by (c)(ii).</p> <p>(c)(v)a. Not applicable. Satisfied by (c)(ii).</p> <p>(c)(v)b. Not applicable. Satisfied by (c)(ii).</p> <p>(c)(v)c. Not applicable. Satisfied by (c)(ii).</p> <p>(c)(vi) Not applicable. Satisfied by (c)(ii).</p> <p>(c)(vii) Not applicable. Satisfied by (c)(ii).</p> <p>(c)(viii) Not applicable. Satisfied by (c)(ii).</p> <p>(d)(i) Compliant. Proposed use would not result in loss of land for any potential use of the land for primary industry.</p> <p>(d)(ii) Compliant. Proposed use would not constrain or interfere with potential primary industry use of the</p>
--	---

<p>industry use of the site or of adjacent land;</p> <p>(vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</p> <p>(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p> <p>(d) minimise likelihood for:</p> <p>(i) permanent loss of land for existing and potential primary industry use;</p> <p>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</p> <p>(iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development.</p>	<p>land although no additional primary industry storage facilities would be available on site.</p> <p>(d)(iii) Not applicable. Land is not within a Proclaimed Irrigation District.</p> <p>See "Issues" section of this report.</p>
---	---

26.3.2 Required Residential Use	
<p>26.3.2-(A1) Residential use required as part of a use must:</p> <ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) replace a lawful existing residential use; (e) not create a new residential use through conversion of an existing building; or (f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and (g) there is no change in the title description of the site on which the residential use is located. 	<p>Not applicable.</p> <p>Not a required residential use.</p>
26.3.3 Residential use	
<p>26.3.3-(A1) Residential use that is not required as part of an other use must:</p>	<p>Not applicable.</p>

<ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) not replace an existing residential use; (e) not create a new residential use through conversion of an existing building; (f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or (g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and (h) there is no change in the title description of the site on which the residential use is located. 	<p>Not a residential use.</p>
---	-------------------------------

26.4 Development Standards	
26.4.1 Suitability of a site or lot on a plan of subdivision for use or development	
<p>26.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and</p> <p>(b) if intended for a building, contain a building area –</p> <p>(i) of not more than 2,000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</p> <p>(ii) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(iii) clear of any applicable setback from a zone boundary;</p> <p>(iv) clear of any registered easement;</p> <p>(v) clear of any registered right of way benefiting other land;</p> <p>(vi) clear of any restriction imposed by a utility;</p>	<p>(a) Non-compliant. Land area is 1,070m². See “Issues” section of this report.</p> <p>(b)(i) Compliant. Building is existing with a floor area of 202.10m².</p> <p>(b)(ii) Non-compliant. Existing shed does not meet side or front boundary setbacks. Side setback is 1.8m and front setback to Stubbs Road is 7.81m. See “Issues” section of this report.</p> <p>(b)(iii) Not applicable. No zone boundary setbacks apply.</p> <p>(b)(iv) Not applicable. No registered easements.</p> <p>(b)(v) Not applicable. No right-of-way benefiting other land.</p> <p>(b)(vi) Not applicable. No restriction imposed by a utility.</p> <p>(b)(vii) Not applicable. No access strip.</p>

<p>(vii) not including an access strip;</p> <p>(viii) accessible from a frontage or access strip.</p>	<p>(b)(viii) Compliant. Land is accessible from a frontage to Stubbs Road.</p>
<p>26.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(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</p> <p>(c) by a right of way connecting to a road –</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p>	<p>(a) Compliant. Use would utilise frontage to Stubbs Road.</p> <p>(b) Not applicable. Compliant with (a).</p> <p>(c) Not applicable. Compliant with (a).</p> <p>(d) Not applicable. Compliant with (a).</p> <p>(e) Compliant. Existing approved access to Stubbs Road in accordance with the <i>Local Government (Highways) Act 1982</i>.</p>

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

<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip.</p>	<p>(a) Compliant. The site is connected to the reticulated sewerage system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.</p> <p>(b)(i) Not applicable. Satisfied by (a).</p> <p>(b)(ii) Not applicable. Satisfied by (a).</p>
---	---

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

e. not more than 50% of the site is impervious surface.	
26.4.2 Location and configuration of development	
<p>26.4.2-(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:</p> <p>(a) not less than 20.0m from the frontage; or</p> <p>(b) not less than 50.0m if the development is for sensitive use on land that adjoins the Bass Highway;</p> <p>(c) not less than 10.0m from each side boundary; and</p> <p>(d) not less than 10.0m from the rear boundary; or</p> <p>(e) in accordance with any applicable building area shown on a sealed plan.</p>	<p>Not applicable.</p> <p>No new building work proposed.</p>
26.4.2-(A2) Building height must be not more than 8.5m.	<p>Compliant.</p> <p>Building height not greater than 8.5m.</p>

<p>26.4.2–(A3.1) A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <ul style="list-style-type: none"> (a) not project above an elevation 15m below the closest ridgeline; (b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland; (c) be below the canopy level of any adjacent forest or woodland vegetation; and (d) clad and roofed with materials with a light reflectance value of less than 40%. 	<p>Not applicable.</p> <p>No new building work proposed.</p>
<p>26.4.2–(A3.2) Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>Not applicable.</p> <p>Not a wind power turbine or wind pump.</p>
<p>26.4.3 Location of development for sensitive uses</p>	
<p>26.4.3–(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –</p> <ul style="list-style-type: none"> (a) be located not less than: 	<p>Not applicable.</p> <p>No new building work proposed.</p>

<ul style="list-style-type: none"> (i) 200m from any agricultural land; (ii) 200m from aquaculture, or controlled environment agriculture; (iii) 500m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does not occur; or (iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does occur; or (v) 500m from intensive animal husbandry; (vi) 100m from land under a reserve management plan; (vii) 100m from land designated for production forestry; (viii) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and (ix) clear of any restriction imposed by a utility; and 	
---	--

(b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> , or land that may benefit from the application of broad-scale irrigation development.	
26.4.4 Subdivision	
26.4.4-(A1) Each new lot on a plan of subdivision must be – (a) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.	Not applicable. No subdivision proposed.
26.4.5 Buildings for Controlled Environment Agriculture	
26.4.5-(A1) A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following: (a) rely on the soil as a growth medium into which plants are directly sown; (b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.	Not applicable. No controlled environment agriculture proposed.

CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision or vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No Code in this Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of native threatened vegetation.
E4 Change in Ground Level Code	Not applicable. No cut or fill proposed greater than 1m.
E5 Local Heritage Code	Not applicable. No places of local significance listed in this Scheme.
E6 Hazard Management Code	Not applicable. Site not included in a mapped hazard area.
E7 Sign Code	Not applicable. No signs proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use and development
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme.

E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1-(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>Compliant.</p> <p>E9 Traffic and Parking Code of the Scheme requires one car space per 75m² of floor area. The existing shed has a floor area of 202.10m². This means the site must be able to accommodate three car parking spaces on the site. The site plan makes provision for the required number of car parking spaces on site, north of the shed.</p>
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Compliant. E9 Traffic and Parking Code of the Scheme requires space for one small rigid truck. The site plan makes provision for a small truck space, north of the shed.</p> <p>(b) Not applicable. Passenger pick-up and set-down facilities only required for business, commercial, educational or retail uses and not for manufacturing.</p>

E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2-(A1.1) All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. The site is able to drain, collect and dispose of stormwater on-site, clear of building sites, wastewater site and access road.
<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</p>	<p>(a) Compliant. Circulation and parking areas and vehicle manoeuvring areas are accepted as being in accordance with AS/NZS 2890.1 (2004).</p> <p>(b) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(c) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(d) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(e) Compliant. The site has sufficient area to accommodate this requirement.</p> <p>(f) Compliant. The site has sufficient area to accommodate this requirement.</p>

COMMUNITY SERVICES

<p>internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	<p>(g) Compliant. Internal roadway and car parking areas are constructed with a compacted sub-base and an all-weather surface.</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>Compliant. Design and construction of access vehicle circulation, movement and standing areas is accepted as being in accordance with the principles and requirements of the <i>Unsealed Roads Manual – Guideline for Good Practice</i> ARRB.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable. Not within 30m of a waterway.</p>
<p>Specific Area Plans</p>	<p>Not applicable. No Specific Area Plans apply to this area.</p>

Issues –

1 Local Area Objectives and Desired Future Character Statements –

The Rural Resource zone's Local Area Objectives and Desired Future Character Statements together, seek to promote use and development that is for primary industry purpose and would be dependent upon access to a naturally occurring resource, either on-site or on adjacent land.

The proposed use of the land is not able to satisfy most of the Local Area Objectives, primarily as the use does not rely on a resource that would be available on site or on adjacent land. However, the proposal would rely on access to quality timber for cabinet and furniture making, albeit sourced from land further afield.

The proposal does satisfy the majority of the relevant Desired Future Character Statements, primarily because the use would not result in a negative impact on the physical terrain of the site or the ecology or scenic values of the land; and would be a use interspersed between existing residential nodes.

2 Clause 26.3.1-(P1) – Performance Criteria for discretionary use of land in the Rural Resource zone –

The application for "Manufacturing and processing" (joinery workshop) is a discretionary form of land use in the Rural Resource zone.

There are no Acceptable Solution Standards for a discretionary, non-residential use of land in the Rural Resource zone. Any proposal must satisfy the Scheme's Performance Criteria, as articulated under Clause 26.3.1-(P1). Refer to Clause 26.3.1-(P1) of this report for comment against each of the relevant Performance Criteria.

The subject proposal fails to demonstrate absolute compliance with the Scheme's Performance Criteria. However, the subject allotment is constrained in its ability to meet Scheme requirements, due primarily to the past Residential zoning of the land and the configuration and size of the current Title. The past use of the existing shed for vehicle repairs and maintenance has lapsed and is now a Prohibited use in the zone.

The proposed use as a joinery workshop would employ existing infrastructure on site and, whilst not dependent on a primary industry

product on site, would result in value-adding to forestry products. The proposed use would not constrain or interfere with existing or potential primary industry on adjoining land and does not result in the loss of land within a Proclaimed Irrigation District.

3 *Site areas and setback from Stubbs Road and side boundary –*

Acceptable Solution 26.4.1–(A1)(a) of the Scheme requires that land in the Rural Resource zone have a minimum land area of 1ha. The subject site has a land area of 1,070m². This is due to the past Residential zoning of the land and, as such, the site cannot meet the Scheme’s standard for minimum land area in the Rural Resource zone.

Similarly, the year of construction of the existing shed is not known and under the current Scheme standards, the front and side setbacks required in the Rural Resource zone cannot realistically be met on 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	Hours of operation would be applied to any Planning Permit issued, in accordance with the <i>Environmental Management and Pollution Control (Noise) Regulations 2016</i> .
Infrastructure Services	No comment.
TasWater	Refer to Annexure 5.
Department of State Growth	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.

Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

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

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

Representations –

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 workshop will result in noise.	<p>It can be expected that there may be some noise associated with the cutting and sanding of timber. Hours of operation would be applied to any Permit issued. The applicant has stated that noise attenuation batts would be applied to the internal southern walls of the existing shed and an external dust extraction bin would have a noise attenuation structure around it.</p> <p>Further, the activity on-site would not employ any more than two people, and would be expected to be a 'small operation'.</p>

<p>2 The activity would result in traffic and parking congestion.</p>	<p>The activity is expected to generate one truck movement per week and four to five car movements per day. This is less than any residential use of land where seven movements per day is expected, using the rule of 10% of “annual average daily traffic” (a measure used primarily in transportation planning and transportation engineering).</p> <p>The site is capable of supporting the required number of car parking spaces.</p>
<p>3 The activity would result in pollution.</p>	<p>The applicant has advised that waste product would primarily be sawdust and timber and laminate off-cuts. Dust would be collected with a mechanical dust extractor connected to all static machines, and possibly a flexihose from the hand held router, as required by Workplace Standards, and sucked to an external extraction bin.</p> <p>All waste would be disposed of to an approved landfill site.</p>

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The proposed use of Rural Resource land for Manufacturing and processing (joinery workshop) is a Discretionary use of the land.

The concerns of the representor have been considered, however, the small-scale operation proposed, the ability of the land to accommodate the joinery workshop in an existing building, and the restricted use and opportunity to utilise the land for primary industry, means that approval of the proposed use is considered to be justified.

The proposed use of the existing shed would not constrain or interfere with existing or potential primary industry on adjoining land and would not result in the loss of land within a Proclaimed Irrigation District. Further, the use of the shed would not result in the permanent loss of land for any potential controlled environmental agriculture, although generally, a much larger land area would be required for such a use.

The use of land for Manufacturing and processing, in what is expected to be a small scale operation, is considered to be a reasonable and justifiable use of the land, given the constraints and history of the site.

Recommendation –

It is recommended that the application for Manufacturing and processing (joinery workshop) at 212 Westella Drive, Turners Beach (CT27535/2 identified as 4 Stubbs Road, Turners Beach) be approved subject to the following conditions and notes

- 1 The use of land must be substantially in accordance with the plans drawn by Weeda Drafting and Building Consultants Pty Ltd, Drawing Nos. 0117-1 and 0117-2 dated 10 January 2017 and Drawing Nos. 0117-3A and 0117-4A dated 13 January 2017, unless modified by a condition of this Permit.
- 2 Equipment and machinery must not be operated:

Monday to Friday	before 7.00am and after 6.00pm
Saturday	before 8.00am and after 6.00pm
Sunday	before 10.00am and after 6.00pm.
- 3 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

- 4 All waste materials must be disposed of to an approved landfill site.
- 5 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2017/00090-CC dated 25 January 2017 (copy attached).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of the use on the site.
- 3 Building and Plumbing Permits may be required for the proposed use of the land. A copy of this Planning Permit must be given to your building surveyor.'

The report is supported."

The Executive Services Officer reported as follows:

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

■ Cr van Rooyen moved and Cr Viney seconded, "That the application for Manufacturing and processing (joinery workshop) at 212 Westella Drive, Turners Beach (CT27535/2) identified as 4 Stubbs Road, Turners Beach be approved subject to the following conditions and notes:

- 1 The use of land must be substantially in accordance with the plans drawn by Weeda Drafting and Building Consultants Pty Ltd, Drawing Nos. 0117-1 and 0117-2 dated 10 January 2017 and Drawing Nos. 0117-3A and 0117-4A dated 13 January 2017, unless modified by a condition of this Permit.
- 2 Equipment and machinery must not be operated:

Monday to Friday	before 7.00am and after 6.00pm
Saturday	before 8.00am and after 6.00pm
Sunday	before 10.00am and after 6.00pm.

- 3 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.
- 4 All waste materials must be disposed of to an approved landfill site.
- 5 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2017/00090-CC dated 25 January 2017 (copy attached) (a copy being appended to and forming part of the minutes).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of the use on the site.
- 3 Building and Plumbing Permits may be required for the proposed use of the land. A copy of this Planning Permit must be given to your building surveyor."

Voting for the motion

(8)

Cr Bonde

Cr Broad

Cr Carpenter

Cr Downie

Cr Howard

Cr Tongs

Cr van Rooyen

Cr Viney

Voting against the motion

(1)

Cr Bloomfield

Motion

Carried

INFRASTRUCTURE SERVICES

47/2017 Infrastructure Services determinations

Cr Carpenter, having declared an interest, retired from the meeting and left the Chamber for that part of the meeting relating to the consideration, discussion and voting on the matter of Infrastructure Services determinations at 6.32pm.

The Director Infrastructure Services reported as follows:

“A Schedule of Infrastructure Services Determinations made during the month of January 2017 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

Cr Carpenter returned to the meeting at this stage (6.34pm).

48/2017 Tenders – Wongi Lane bus stops

The Director Infrastructure Services reported as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for the construction of bus stops in Wongi Lane, Ulverstone.

BACKGROUND

This project involves the reconstruction of Wongi Lane to provide an area for four bus stops on the southern side of the road. The concept provides a single area for all bus and coach services close to the town centre, improving safety for bus users.

DISCUSSION

Tenders were called on Saturday, 14 January 2017 and closed at 2.00pm on Wednesday, 1 February 2017.

Tender documents included designs prepared by the Council's Infrastructure Services Department. The tender was advertised in The Advocate newspaper and also on the Council's internet portal, Tenderlink.

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

TENDERER	PRICE \$
Hardings Hotmix Pty Ltd	303,953.10
Civilscape Contracting Tasmania Pty Ltd	445,017.59
<i>ESTIMATE</i>	<i>320,000.00</i>

Both tenderers would be competent to perform the works.

The Council uses a weighted tender assessment method based on:

- . compliance with tender documents;
- . previous experience;
- . supervisory personnel;
- . construction period;
- . WHS policy and record;
- . methodology;
- . tender price.

Based on the detailed assessment undertaken by the Tender Evaluation Panel using the above criteria and weighting process (confidential copy attached), Hardings Hotmix Pty Ltd achieved the highest rating based on this method.

Works are proposed to commence in mid-March 2017. The provided construction program provides for a completion date of nine weeks from possession of site.

CONSULTATION

This item has followed a public tendering process.

Consultation was undertaken with key stakeholders in 2016 along with community consultation in late 2016.

Notification through correspondence and public notice will be provided at the time of construction.

Feedback has been received from the Department of State Growth with a recommendation that the kerb be straightened out from the proposed “sawtooth” arrangement to a linear-type arrangement. The Department has made this recommendation for access and safety reasons. This has no impact on the tendering process.

RESOURCE, FINANCIAL AND RISK IMPACTS

The budget for this project is \$320,000; \$50,000 of which is funded through the 2016–2017 Rural Bus Stop Upgrade Grant Program.

The tender from Hardings Hotmix Pty Ltd can be accommodated within the budget.

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- Improve service provision.

CONCLUSION

It is recommended that the tender from Hardings Hotmix Pty Ltd for the sum of \$276,321.00 (excluding GST) [\$303,953.10 (including GST)] for the construction of the Wongi Lane bus stops be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reported as follows:

"A copy of the confidential tender assessment has been circulated to all Councillors."

- Cr van Rooyen moved and Cr Broad seconded, "That the tender from Hardings Hotmix Pty Ltd for the sum of \$303,953.10 (including GST) for the construction of the Wongi Lane bus stops be accepted."

Carried unanimously

ORGANISATIONAL SERVICES

49/2017 Contracts and agreements

The General Manager reported as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of January 2017 is submitted 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 van Rooyen seconded, “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

50/2017 Correspondence addressed to the Mayor and Councillors

The General Manager reported as follows:

“PURPOSE

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

CORRESPONDENCE RECEIVED

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

- . Letter requesting the Council consider a cooperative desexing program for companion animals.
- . Email congratulating the Council for the Australia Day celebrations.

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

- Cr Carpenter moved and Cr Howard seconded “That the General Manager’s report be received.”

Carried unanimously

51/2017 Common seal

The General Manager reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 24 January 2017 to 20 February 2017 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reported as follows:

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

- Cr Viney moved and Cr Tongs seconded, “That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document, and that the advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities be received.”

Carried unanimously

52/2017 Financial statements

The General Manager reported as follows:

“The following principal financial statements of the Council for the period ended 31 January 2017 are submitted for consideration:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

53/2017 Public question time

The Mayor introduced public question time at 6.38pm as the business in the open part of the meeting had been dealt with and the Council was about to proceed into the closed section of the meeting.

Mr Neil Maggs, Penguin –

Question 1:

“My first question is in two parts regarding safety and beautification. The steps over the railway crossing at the Max Perry Reserve leading down to the dog beach are dangerous. The crossing is extremely unsafe and there is no level crossing between the railway lines – all of the other crossings between Penguin and Ulverstone have been brought up to standard with fences etc. and the steps are dangerous, when is this one going to be fixed?

The second part of the question relates the pine tree at the rear of the playground at Main Road, Penguin. The roots are exposed by erosion – is there anything in the budget to remedy this?”

Response:

The Mayor took the question on notice and referred the matter to the Director Infrastructure Services. The Director Infrastructure Services advised the matters would be investigated and a formal response will be forwarded to Mr Maggs.

Question 2:

“Regarding the Main Road, Penguin makeover, are you changing any of the streetscape as you indicated and what is the timeframe? And what is the total cost of the project?”

Response:

The Mayor took the question on notice and referred the matter to the Director Infrastructure Services. The Director Infrastructure Services advised that the matter had to be referred to a specialist from the Department of State Growth who had now investigated and a report is expected to be received in the next couple of weeks. A formal response will be forwarded to Mr Maggs.

Mr Brian Robertson, West Ulverstone –

Question 1:

“The open air basketball court that has a lighting system has drop in money slots; for the last five weeks, there have been four late night events – 11.00pm, 1.00am, 2.30am and 4.00am. A complaint was made to Mr Robert Bourke and his response was that signs would be made and installed. Is it possible that the system could be installed that turns the lights off at midnight?”

Response:

The Mayor took the question on notice and clarified the location with Mr Robertson (outdoor netball courts at Flora Street, West Ulverstone). The Director Infrastructure Services will investigate the matter further and a formal response will be forwarded to Mr Robertson.

Mr Lionel Bonde, Turners Beach –

Question 1:

“I believe residents in Penguin, along with myself, are deeply disappointed in the dismal neglected outlook of the Perry-Ling Gardens. It has virtually become a grass and weed-infested green hedge with very little colour at this time of the year.

The geraniums and pelargoniums that are at their colour peak at this time of the year have mostly died out and have not been replaced, or have been replaced by other native plants.

My question is, has the Council any plans to improve the colour pattern in the garden, because this garden that was once a tourist icon, is now a tourist eyesore. It is a disgrace.”

Response:

The Mayor referred the matter to the Director Infrastructure Services who responded that in the current year's Council Action Plan, there is a Master Plan being developed for the Perry-Ling Gardens. The Council is limited to what it can do because of the heritage listing of the gardens.

Question 2:

"The motion I submitted to Council in October 2014 that we have a Product of Tasmania week in conjunction with the major supermarkets in Central Coast – this is the third time I have asked about this idea that was passed unanimously at the October 2014 meeting.

I have talked with one of the managers of the supermarkets and I have also talked with the Chairman of the Chamber of Commerce with neither of them ever being approached about the idea. In my previous talks with Council, you Mayor Bonde, said that there was a sub-committee working on it. I really question that.

My question to the Mayor and General Manager is, can you tell me who the person responsible for the sub-committee is so that I can have some discussion with them about the idea and find out what progress, if any, has been made."

Response:

The Mayor took the question on notice and referred the matter to the General Manager who responded that the matter had been taken into consideration as part of the Local Food Security Strategy discussions. The General Manager will follow up further and provide a written response to Mr Bonde advising of the outcome.

Questions and replies concluded at 6.48pm.

CLOSURE OF MEETING TO THE PUBLIC

54/2017 Meeting closed to the public

The Executive Services Officer reported as follows:

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

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

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

- . Confirmation of Closed session minutes;
- . Minutes and notes of other organisations and committees of the Council; and
- . TasWater Quarterly Report to the Owners’ Representatives.

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

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

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

- . Confirmation of Closed session minutes;
- . Minutes and notes of other organisations and committees of the Council; and
- . TasWater Quarterly Report to the Owners’ Representatives.”

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 6.49pm.

55/2017 Confirmation of Closed session minutes

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

“The Closed session minutes of the previous ordinary meeting of the Council held on 23 January 2017 have already been circulated. The minutes are required to be confirmed for their accuracy.

...

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

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

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

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

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

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

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

GENERAL MANAGEMENT

56/2017 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.”

57/2017 TasWater Quarterly Report to the Owners’ Representatives

The General Manager reported as follows:

“*PURPOSE*

This report is to present the TasWater Quarterly Report to Owners’ Representatives for the period ended 31 December 2016...

...

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 6.55pm.

CONFIRMED THIS 20TH DAY OF MARCH, 2017.

Chairperson

(Imm:lb)

Appendices

- Minute No. 44/2017 – Schedule of Statutory Determinations
- Minute No. 46/2017 – Submission to Planning Authority Notice from TasWater, Reference No. TWDA2017/00090-CC at 212 Westella Drive, Turners Beach – Application No. DA216129
- Minute No. 47/2017 – Schedule of Infrastructure Services Determinations
- Minute No. 49/2017 – Schedule of Contracts & Agreements
- Minute No. 51/2017 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 52/2017 – Financial statements

QUALIFIED PERSON'S ADVICE

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

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

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

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

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

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



Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents

Central Coast Council

List of Development Applications Determined

Period From: 01-January-2017 To 31-January 2017

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216047	36-42 Main Road Penguin 7316	Discretionary Development Application	Food Services (cafe), Business and Professional Services (office)	03-Oct-2016	18-Jan-2017	41
DA216044	54 Clara Street West Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - shed)	02-Nov-2016	11-Jan-2017	34
DA216092	12A Seaside Crescent Penguin 7316	Discretionary Development Application	Residential (dwelling)	15-Nov-2016	11-Jan-2017	37
DA216099	84 Alexandra Road Ulverstone 7315	Discretionary Development Application	Residential (Multiple Dwellings x3)	21-Nov-2016	04-Jan-2017	37
DA215181	2 King Edward Street Ulverstone 7315	Discretionary Development Application	Residential (dwelling extensions, carport and outbuilding - shed) - variations to rear boundary setback standards, side boundary development standards, setback of a carport from frontage boundary, building envelope standards for dwelling, carport and shed, and total site coverage.	28-Nov-2016	11-Jan-2017	36
DA215102	10 Esplanade Turners Beach 7315	Discretionary Development Application	Residential (dwelling extension)	28-Nov-2016	25-Jan-2017	21
DA216111	21 Stephen Street Forth 7310	Discretionary Development Application	Residential (dwelling)	05-Dec-2016	13-Jan-2017	38
DA216109	33 Jermyn Street Ulverstone 7315	Discretionary Development Application	Residential (dwelling extension and shed)	05-Dec-2016	09-Jan-2017	35
DA216110	7 Seaside Crescent Penguin 7316	Discretionary Development Application	Residential (dwelling addition)	07-Dec-2016	11-Jan-2017	34
DA216098	76 Reynolds Road Heybridge and 83 Allegra Drive Heybridge 7316	Discretionary Development Application	Subdivision (two Lots and boundary adjustment)	14-Dec-2016	25-Jan-2017	40
DA216116	113 Queen Street West Ulverstone 7315	Discretionary Development Application	Residential (dwelling extension and deck)	15-Dec-2016	16-Jan-2017	32

Central Coast Council

List of Development Applications Determined

Period From: 01-January-2017 To 31-January 2017

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216108	50 Reibey Street Ulverstone 7315	Discretionary Development Application	Storage (4 storage containers)	19-Dec-2016	25-Jan-2017	37
DA216120	86 Leven Street Ulverstone 7315	Discretionary Development Application	Residential (verandah and shed extension)	19-Dec-2016	24-Jan-2017	35
DA216115	22 Ozanne Drive Gawler 7315	Discretionary Development Application	Residential (dwelling/shed)	20-Dec-2016	25-Jan-2017	35
DA216123	Lowana Road Gunns Plains 7316	Permitted Development Application	Resource Development (stock underpass)	03-Jan-2017	20-Jan-2017	14

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period 1 January 2017 to 31 January 2017

Building Permits – 0

Permit of Substantial Compliance – 0

Notifiable Work – Building – 2

- Outbuildings 2 \$ 60,000
- New dwelling 1 \$400,000

Plumbing Permits – 1

Certificate of Likely Compliance – Plumbing – 2

Notifiable Work – Plumbing – 2

Special Plumbing Permits (on-site wastewater management systems) – 0

Food Business registrations (renewals) – 20

Food Business registrations – 2

Temporary Food business registrations – 6

Temporary 12 month Food Business Registrations – 2

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 2

Temporary Place of Assembly licences – 1

Building and plumbing determinations for this month have been influenced by the *Building Act 2016*, which came into effect on 1 January 2017. Permit approvals intensified during the last week of December 2016 so as to avoid the transitional arrangements. Building practitioners such as building surveyors and designers have taken some time to adapt processes and no applications were received in the first half of January. Those that have been received are being processed and will be reflected in the February figures. Much staff time has been devoted to interpreting the legislation and providing advice to the community.

Abatement notices issued – 13

Address

Property ID


Pineleigh Street, Penguin	403480.0774
Pineleigh Street, Penguin	403480.0840
Dial Road, Penguin	403150.0900
138 Main Street, Ulverstone	101080.3050
Lot 1 Flinders Avenue, West Ulverstone	100470.0220
1 Midway Lane, Sulphur Creek	403427.0020
8 Sandhaven Crescent, Sulphur Creek	403541.0320
21 Main Street, Ulverstone	101080.0320
Breheny Place, West Ulverstone	100190.0040
9 Revell Lane, Penguin	403515.0020
17 Main Street, Ulverstone	101080.0280
13 Wrights Road, Ulverstone	101900.0040
575 Preston Road, North Motton	505350.0480

Kennel Licence issued

Address


Owner

Nil

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a horizontal line that ends in a small 'X' mark.

Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

Submission to Planning Authority Notice

Council Planning Permit No.	DA216129	Council notice date	20/01/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00090-CC	Date of response	25/01/2017
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	212 WESTELLA DR, TURNERS BEACH	Property ID (PID)	6982412
Description of development	Joinery workshop (AKA 4 Stubbs Road)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Weeda Drafting	0117-3A of 4	--	13/01/2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.</p> <p>TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit http://www.taswater.com.au/News/Outages---Alerts for a current list of these areas.</p>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.		<p style="text-align: center;">CENTRAL COAST COUNCIL</p> <p style="text-align: center;">I certify that this is the TasWater Submission to Planning Authority Notice TWDA2017/00090-CC at 212 Westella Drive (CT 216129) identified as 4 Stubbs Road, Turners Beach - Application No. DA216129 referred to in Minute No. 46/2017 of a meeting of the Council held on 20/02/2017</p> <p style="text-align: center;"> Executive Services Officer</p>	
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au


SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS

Period: 1 January 2017 to 31 January 2017

Approval of Roadworks and Services

Developer: Highland Conservation Pty Ltd
Location: 339 Lowana Road, Gunns Plains
Development: Stock underpass
Engineer: Mark Walters/Michael Hays
IPD Consulting

Developer: A & B Stubbs Pty Ltd
Location: Stubbs Road (Explorer Drive), Turners Beach
No. of lots: 18 - Stage 3
Engineer: Dean Panton/Neil Wainman
PDA Surveyors



John Kersnovski
DIRECTOR INFRASTRUCTURE SERVICES

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 January 2017

Contracts

- Contract No. 10/2016-2017
Fairbrother Pty Ltd
Undertake construction of the Dial Regional Sports Complex (Guaranteed Maximum Price)
Net Price \$11,390,713.10 (incl. GST)

Agreements

- Lease Agreement
Grazing licence
Property at corner of Ironcliff Road and Montgomery Road, Penguin



Sandra Ayton
GENERAL MANAGER

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

Period: 24 January 2017 to 20 February 2017

Documents for affixing of the common seal

Nil

Final plans of subdivision sealed under delegation

- Petition to amend a Sealed Plan and Notification of Ending a Registered Agreement (Part 5 Agreement)
32 Jerling Street, West Ulverstone (CT148977/32)
Application No. SUB2003.69
- Petition to amend a Sealed Plan
426 Preston Road, North Motton
Application No. SPA216001
- Request to amend a Sealed Plan
426 Preston Road, North Motton
Application No. SPA216001



Sandra Ayton
GENERAL MANAGER

A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 31 JANUARY 2017

	2015/2016		2016/2017	
	\$	%	\$	%
Rates paid in Advance	- 837,326.01	-5.97	- 892,195.10	-6.20
Rates Receivable	295,911.64	2.11	228,216.09	1.58
Rates Demanded	14,561,987.40	103.74	15,038,148.67	104.42
Supplementary Rates	16,009.79	0.11	27,290.64	0.20
	14,036,582.82	100.00	14,401,460.30	100.00
Collected	11,930,609.89	85.00	12,359,967.71	85.82
Add Pensioners – Government	872,112.54	6.21	826,102.49	5.74
Pensioners – Council	34,020.00	0.24	32,025.00	0.22
	12,836,742.43	91.45	13,218,095.20	91.78
Remitted	1,492.86	0.01	-	0.00
Discount Allowed	546,822.91	3.90	583,171.81	4.05
Paid in advance	- 518,480.72	-3.69	- 559,022.69	-3.88
Outstanding	1,170,005.34	8.33	1,159,215.98	8.05
	14,036,582.82	100.00	14,401,460.30	100.00



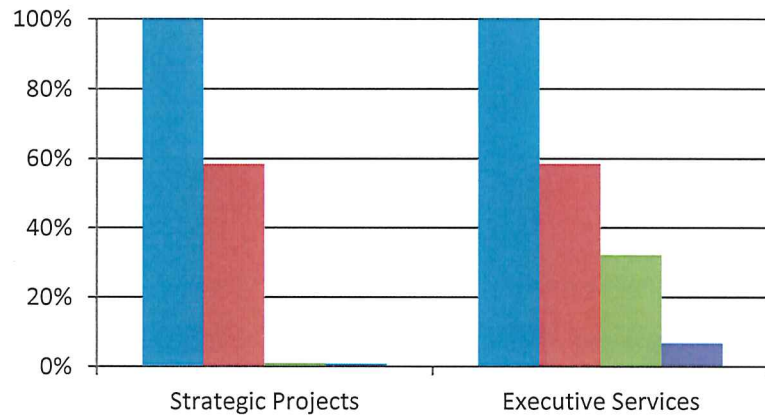
Andrea O'Rourke
ASSISTANT ACCOUNTANT

7-Feb-2017

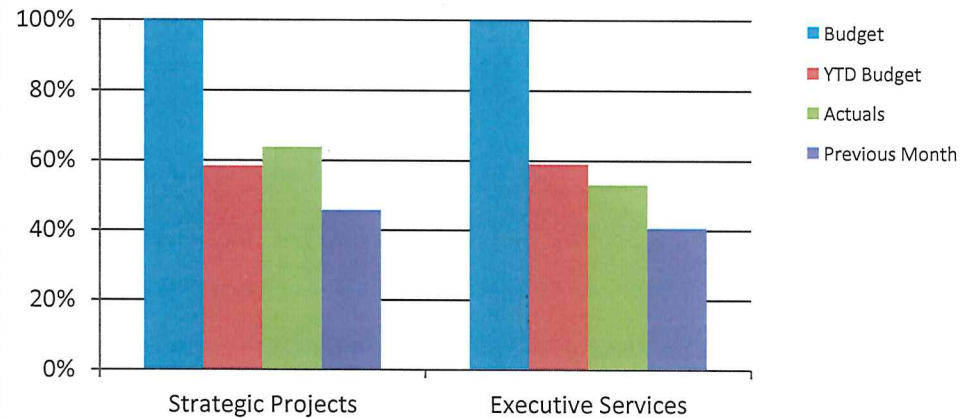
Finance Report – January 2017

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(4,373,000)	(2,550,950)	(33,965)	(31,605)	(2,516,985)	(4,339,035)	1%
Executive Services	(16,000)	(9,350)	(5,148)	(1,089)	(4,202)	(10,852)	32%
	\$ (4,389,000)	\$ (2,560,300)	\$ (39,113)	\$ (32,694)	\$ (2,521,187)	\$ (4,349,887)	
Expenses							
Strategic Projects	134,000	78,200	85,225	61,185	(7,025)	48,775	64%
Executive Services	1,490,000	877,030	787,245	603,449	89,785	702,755	53%
	\$ 1,624,000	\$ 955,230	\$ 872,470	\$ 664,634	\$ 82,760	\$ 751,530	

General Management – Revenue



General Management – Expenses



Variance

Strategic Projects

Revenue less than YTD budget – Budget timing – sale of property and capital contributions.

Strategic Projects

Expenditure greater than YTD budget – Timing in general.

Executive Services

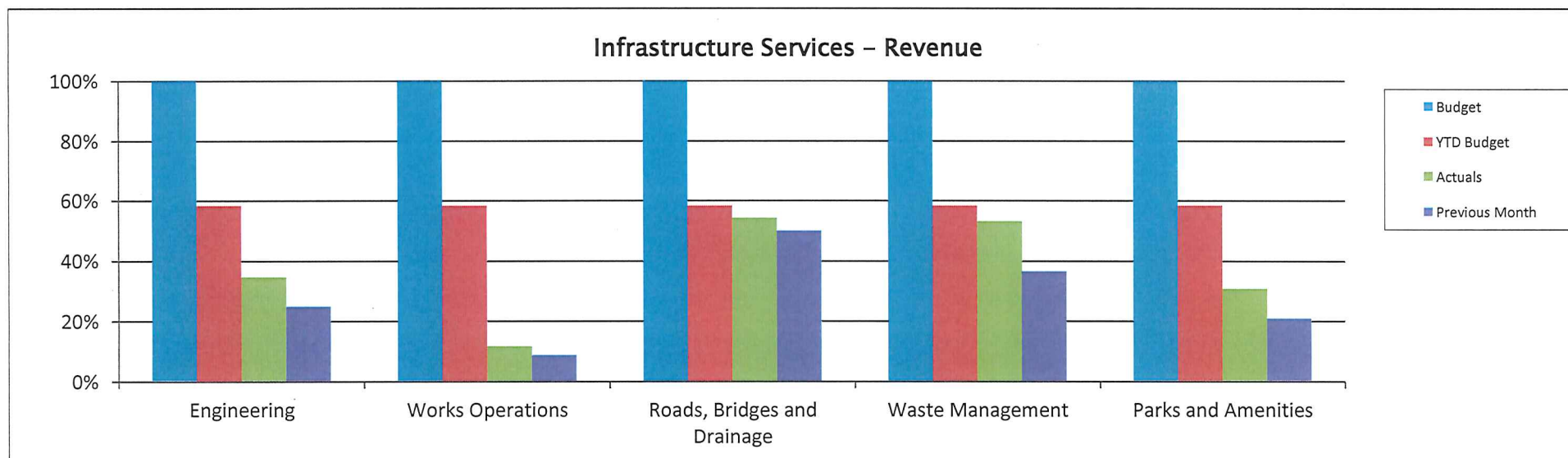
Revenue less than YTD budget – Plant allocated behind budget.

Executive Services

Expenditure less than YTD budget – Timing in general.

Finance Report – January 2017

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,486,000)	(866,800)	(512,577)	(368,555)	(354,223)	(973,423)	34%
Works Operations	(3,953,000)	(2,305,915)	(461,834)	(344,895)	(1,844,081)	(3,491,166)	12%
Roads, Bridges and Drainage	(2,562,200)	(1,494,600)	(1,390,898)	(1,282,137)	(103,702)	(1,171,302)	54%
Waste Management	(593,500)	(346,200)	(315,237)	(216,419)	(30,963)	(278,263)	53%
Parks and Amenities	(496,250)	(289,470)	(152,006)	(103,163)	(137,464)	(344,244)	31%
	\$ (9,090,950)	\$ (5,302,985)	\$ (2,832,551)	\$ (2,315,169)	\$ (2,470,434)	\$ (6,258,399)	



Variance

Engineering

Revenue under YTD budget – Timing – capital works program affected by flood works.

Works Operations

Revenue under YTD budget – Timing – operational programs behind in cost allocations.

Roads, Bridges and Drainage

Revenue under YTD budget – Timing – More capital grants to be received.

Waste Management

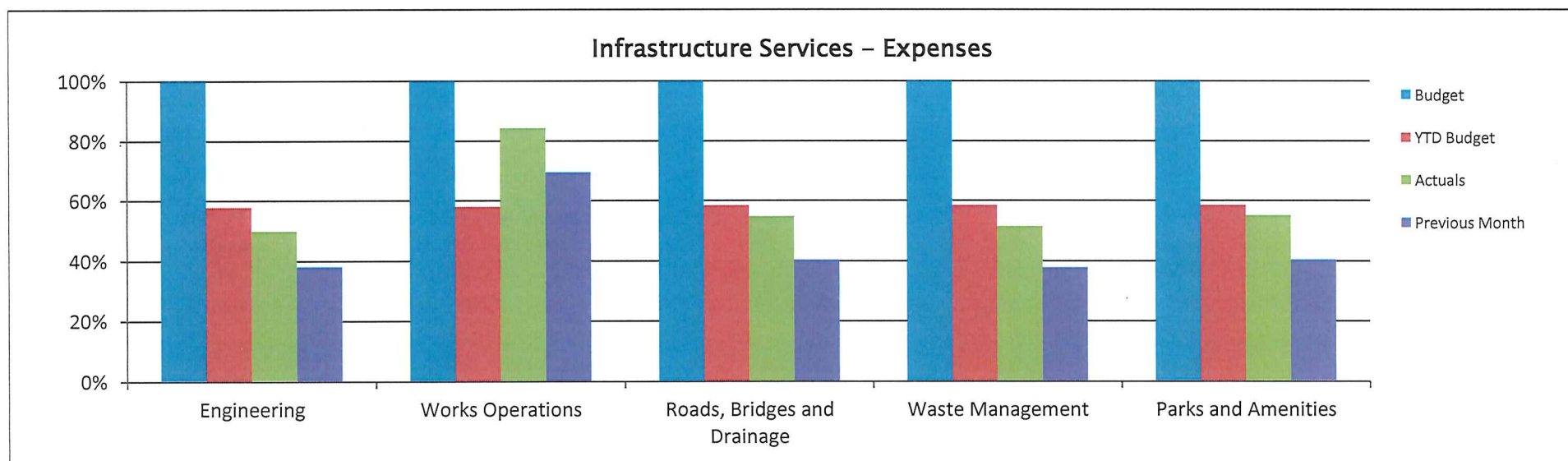
Revenue under YTD budget – Resource Recovery Centre – entry fees and scrap metal sales behind budget.

Parks and Amenities

Revenue under YTD budget – Timing of revenue in general.

Finance Report – January 2017

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,486,000	858,075	740,459	564,773	117,616	745,541	50%
Works Operations	1,209,000	700,370	1,017,508	839,694	(317,138)	191,492	84%
Roads, Bridges and Drainage	6,997,000	4,081,565	3,824,451	2,825,409	257,114	3,172,549	55%
Waste Management	3,587,500	2,092,740	1,843,991	1,355,028	248,749	1,743,509	51%
Parks and Amenities	2,590,250	1,510,750	1,422,369	1,046,587	88,381	1,167,881	55%
	\$ 15,869,750	\$ 9,243,500	\$ 8,848,778	\$ 6,631,491	\$ 394,722	\$ 7,020,972	

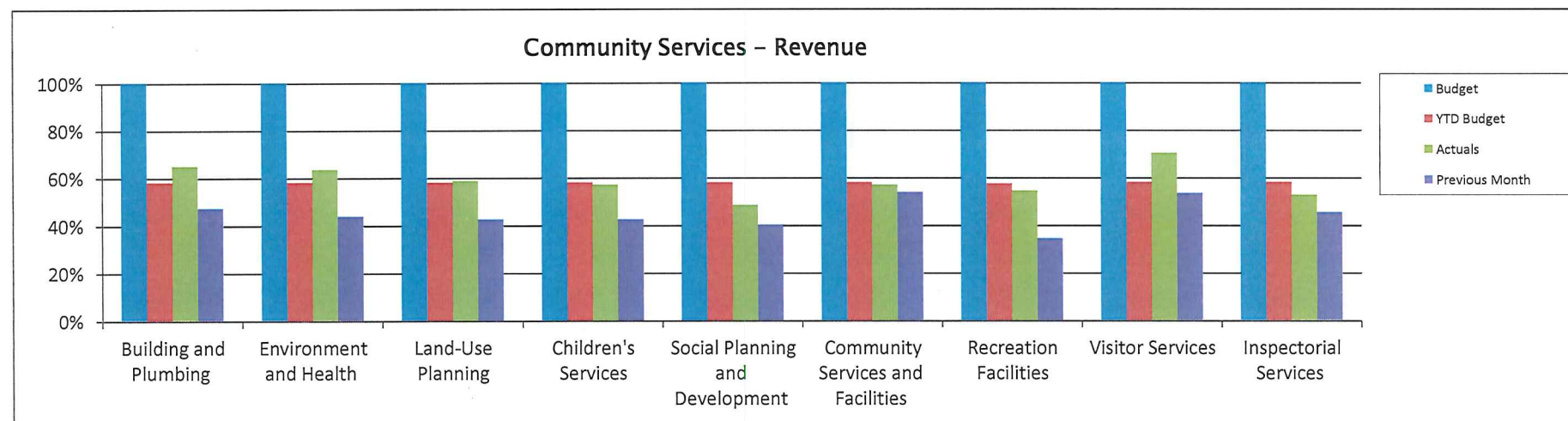


Variance

Engineering	Expenditure under YTD budget – Timing of costs mainly staff costs.
Works Operations	Expenditure over YTD budget – Flood recovery expenses not budgeted for. Will reflect in revenue when grants are received.
Roads, Bridges and Drainage	Expenditure under YTD budget – Timing of costs in general.
Waste Management	Expenditure under YTD budget – Garbage and recycling collection costs for November not yet received.
Parks and amenities	Expenditure under YTD budget – Timing of costs in general.

Finance Report – January 2017

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(220,000)	(128,350)	(143,347)	(104,532)	14,997	(76,653)	65%
Environment and Health	(70,200)	(40,985)	(44,788)	(30,939)	3,803	(25,412)	64%
Land-Use Planning	(156,000)	(91,050)	(92,029)	(66,850)	979	(63,971)	59%
Children's Services	(1,399,000)	(816,000)	(803,306)	(599,588)	(12,694)	(595,694)	57%
Social Planning and Development	(90,200)	(52,545)	(43,921)	(36,491)	(8,624)	(46,279)	49%
Community Services and Facilities	(786,800)	(458,960)	(450,325)	(425,525)	(8,635)	(336,475)	57%
Recreation Facilities	(547,000)	(316,085)	(299,516)	(190,238)	(16,569)	(247,484)	55%
Visitor Services	(118,000)	(68,815)	(83,255)	(63,352)	14,440	(34,745)	71%
Inspectorial Services	(189,000)	(110,150)	(99,982)	(86,325)	(10,168)	(89,018)	53%
	\$ (3,576,200)	\$ (2,082,940)	\$ (2,060,471)	\$ (1,603,841)	\$ (22,469)	\$ (1,515,729)	

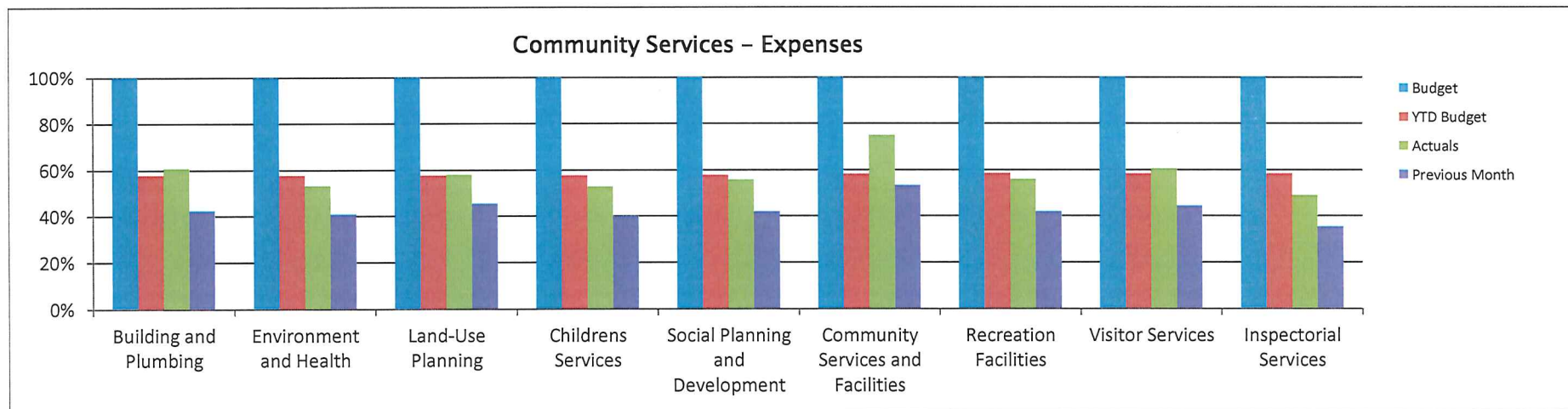


Variance

Building and Plumbing	Revenue greater than YTD budget – Revenue ahead of budget in general.
Children's Services	Revenue greater than YTD budget – Timing of contribution income.
Community Services and Facilities	Revenue greater than YTD budget – Timing in general.
Recreation Facilities	Revenue less than YTD budget – Timing in general.
Visitor Services	Revenue greater than YTD budget – Revenue ahead of budget due to ticket sales.
Inspectorial Services	Revenue greater than YTD budget – Timing in general.

Finance Report – January 2017

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Building and Plumbing	474,000	274,170	287,488	200,809	(13,318)	186,512	61%
Environment and Health	338,200	195,485	179,154	138,279	16,331	159,046	53%
Land-Use Planning	577,500	333,840	334,896	262,862	(1,056)	242,604	58%
Children's Services	1,388,000	802,470	733,064	556,351	69,406	654,936	53%
Social Planning and Development	824,900	477,415	459,708	346,761	17,707	365,192	56%
Community Services and Facilities	1,243,700	725,050	932,994	661,620	(207,944)	310,706	75%
Recreation Facilities	1,957,300	1,145,640	1,093,963	820,729	51,677	863,337	56%
Visitor Services	318,000	185,465	192,275	141,136	(6,810)	125,725	60%
Inspectorial Services	316,000	184,350	154,385	111,905	29,965	161,615	49%
	\$ 7,437,600	\$ 4,323,885	\$ 4,367,925	\$ 3,240,451	\$ (44,040)	\$ 3,069,675	



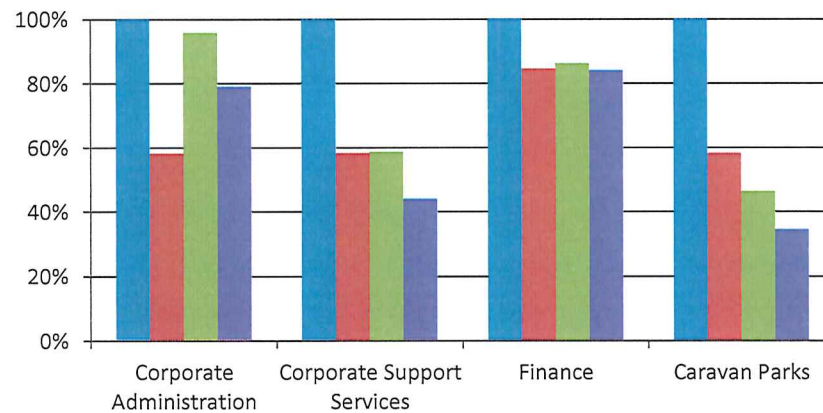
Variance

Community Services and Facilities	Actuals greater than YTD budget – Aged Persons Home Units changes.
Recreation Facilities	Actuals less than YTD budget – Timing of expenses mainly in Active Recreation.
Visitor Services	Actuals more than YTD budget – Due to increased show sale, there is an increase in payments to suppliers, off set by revenue increase.
Inspectorial Services	Actuals less than YTD budget – Timing of costs in general.

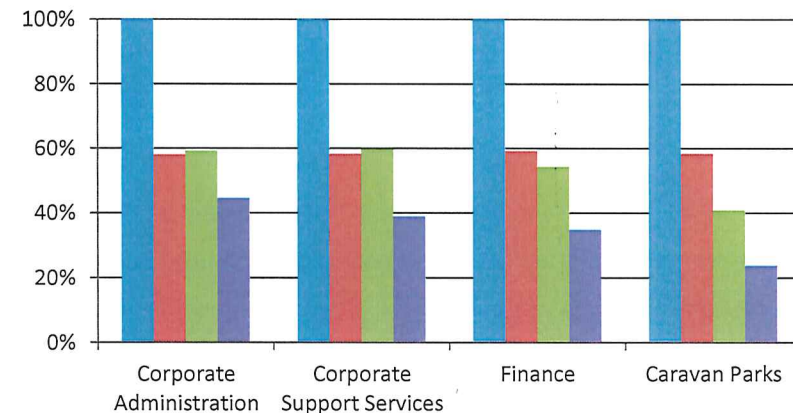
Finance Report – January 2017

ORGANISATIONAL SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(15,200)	(8,850)	(14,554)	(12,028)	5,704	(646)	96%
Corporate Support Services	(3,333,000)	(1,944,250)	(1,955,660)	(1,471,901)	11,410	(1,377,340)	59%
Finance	(21,083,000)	(17,866,350)	(18,203,533)	(17,756,848)	337,183	(2,879,467)	86%
Caravan Parks	(139,000)	(81,100)	(64,464)	(48,135)	(16,636)	(74,536)	46%
	\$ (24,570,200)	\$ (19,900,550)	\$ (20,238,211)	\$ (19,288,911)	\$ 337,661	\$ (4,331,989)	
Expenses							
Corporate Administration	571,600	331,750	338,389	138,279	(6,639)	233,211	59%
Corporate Support Services	4,230,000	2,461,660	2,528,745	262,862	(67,085)	1,701,255	60%
Finance	1,817,500	1,073,750	987,345	111,905	86,405	830,155	54%
Caravan Parks	84,000	49,000	34,294	–	14,706	49,706	41%
	\$ 6,703,100	\$ 3,916,160	\$ 3,888,773	\$ 513,045	\$ 27,387	\$ 2,814,327	

Organisational Services – Revenue



Organisational Services – Expenses



Variance

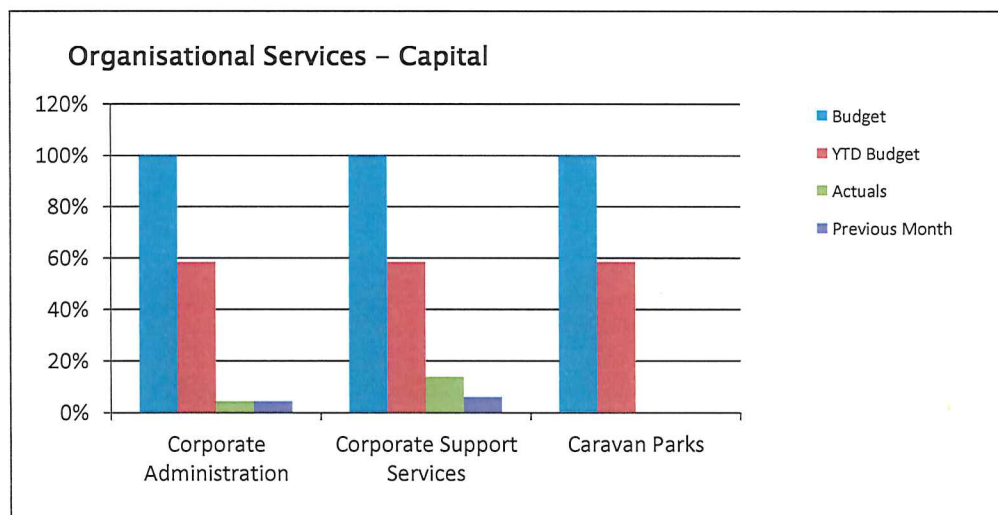
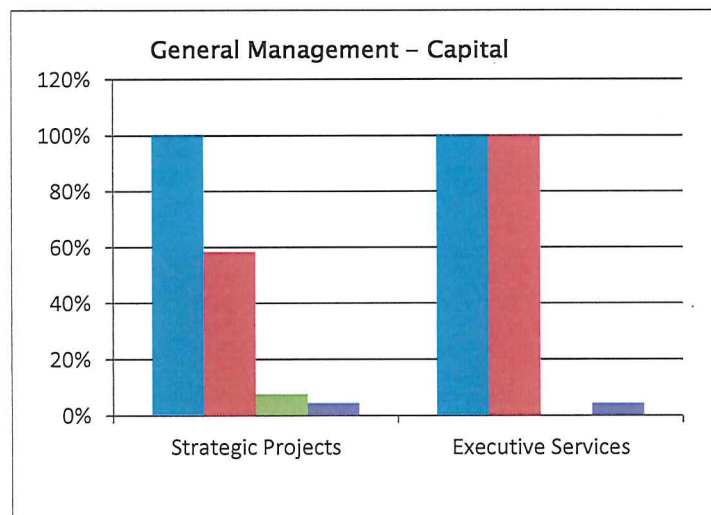
Corporate Administration	Revenue more than YTD Budget – Small revenue area and timing in general.
Corporate Support Services	Revenue more than YTD Budget – Timing relating to reimbursements for parental leave.
Finance	Revenue more than YTD Budget – Rates reflected at gross amount before rebates and discounts and Dulverton Dividend.
Finance	Expenses less than YTD Budget – Prepayment of insurances offset by timing of Fire Service contribution.
Caravan Parks	Revenue less than YTD Budget – Timing relating to reallocations.
Caravan Parks	Expenses less than YTD Budget – Timing in general.

Finance Report – January 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	6,258,000	3,650,430	468,572	276,596	3,181,858	5,789,428	7%
Executive Services	30,000	30,000	–	–	30,000	30,000	0%
	\$ 6,288,000	\$ 3,680,430	\$ 468,572	\$ 276,596	\$ 3,211,858	\$ 5,819,428	

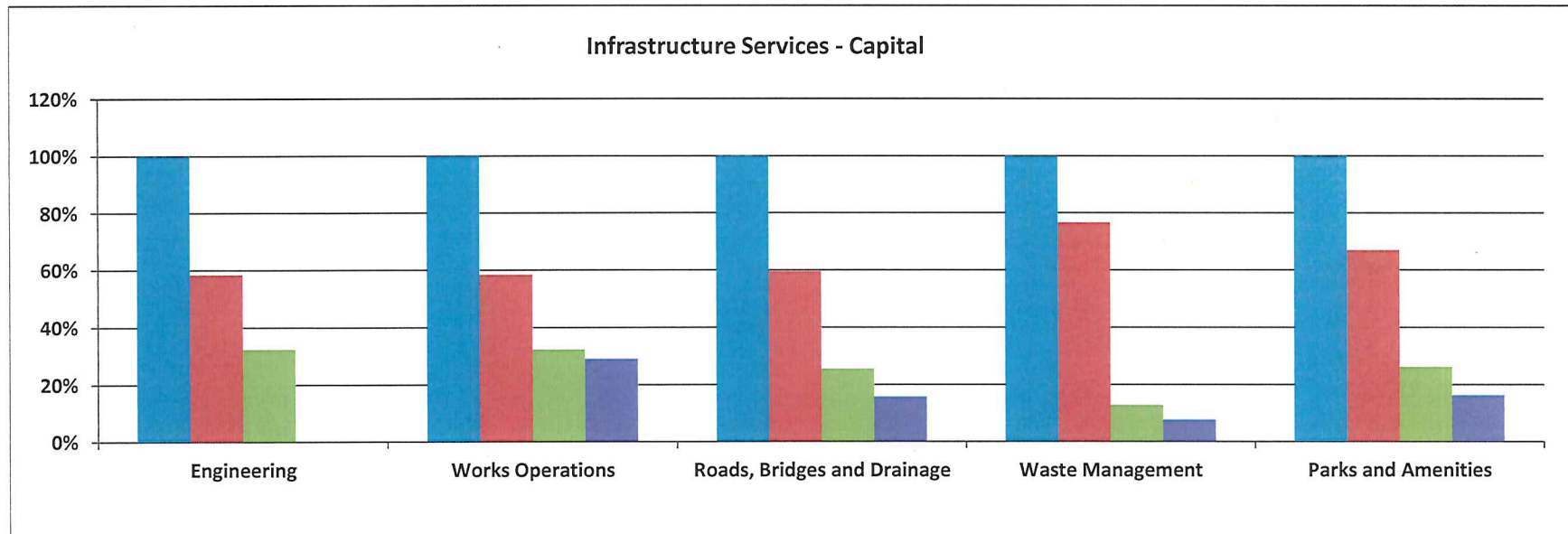
ORGANISATIONAL SERVICES

Corporate Administration	81,000	47,285	3,594	3,594	43,691	77,406	4%
Corporate Support Services	160,000	93,335	22,221	9,681	71,114	137,779	14%
Finance	–	–	–	–	–	–	0%
Caravan Parks	42,000	24,500	–	–	24,500	42,000	0%
	\$ 283,000	\$ 165,120	\$ 25,815	\$ 13,275	\$ 139,305	\$ 257,185	



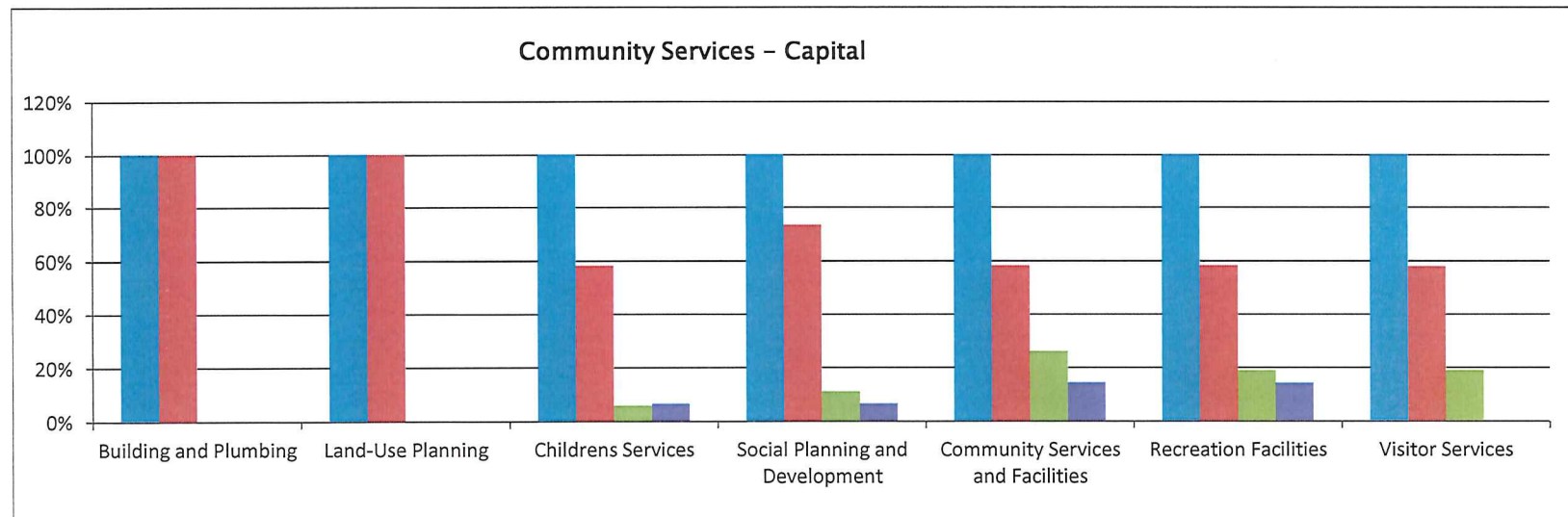
Finance Report – January 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
INFRASTRUCTURE SERVICES							
Engineering	152,000	88,665	–	–	88,665	152,000	0%
Works Operations	3,899,000	2,274,415	1,258,548	1,128,629	1,015,867	2,640,452	32%
Roads, Bridges and Drainage	5,819,000	3,461,025	1,472,679	912,111	1,988,346	4,346,321	25%
Waste Management	510,000	391,165	65,412	38,288	325,753	444,588	13%
Parks and Amenities	859,000	573,965	222,403	138,312	351,562	636,597	26%
	\$ 11,239,000	\$ 6,789,235	\$ 3,019,042	\$ 2,217,341	\$ 3,770,193	\$ 8,219,958	



Finance Report – January 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
COMMUNITY SERVICES							
Building and Plumbing	30,000	30,000	-	-	-	30,000	0%
Land-Use Planning	58,000	17,500	-	-	-	58,000	0%
Children's Services	33,000	19,250	1,986	1,986	-	31,014	0%
Community Development	153,000	112,535	17,082	10,282	95,453	135,918	11%
Community Services & Facilities	359,300	209,475	94,090	51,721	115,385	265,210	26%
Recreation Facilities	453,000	264,140	85,714	64,319	178,426	367,286	19%
Environmental Health	30,000	17,500	-	-	17,500	30,000	0%
Visitor Services	5,000	2,900	1,744	-	1,156	3,256	35%
	\$ 1,121,300	\$ 673,300	\$ 200,615	\$ 128,307	\$ 407,921	\$ 920,685	



Strategic Projects	Expenses less than budget – Timing of projects relating to the receipt of grant income.
Works Operations	Expenses less than budget – Timing of projects on works program.
Roads, Bridges and Drainage	Expenses less than budget – Timing of projects and impact of floods on works program.
Waste Management	Expenses less than budget – Timing of projects in general.
Parks and Amenities	Expenses less than budget – Timing of projects in general.
Community Services & Facilities	Expenses less than budget – Timing of projects in general.
Recreation Facilities	Expenses less than budget – Timing of projects in general.
Visitor Services	Expenses less than budget – Timing of projects in general.

BANK RECONCILIATION

FOR THE PERIOD 1 JANUARY TO 31 JANUARY 2017

Balance Brought Forward (31/12/2016)	11,417,911.31
Add, Revenue for month	1,295,670.72
	12,713,582.03

Less, Payments for month	2,311,163.18

Balance as at 31 January 2017	10,402,418.85

Balance as at Bank Account as at 31 January 2017	172,324.33
Less, Unpresented Payments	- 5,369.46

	166,954.87
Cash on Hand	- 262,795.65

Operating Account	- 95,840.78
Interest Bearing Term Deposits	10,498,259.63

	10,402,418.85



Andrea O'Rourke
ASSISTANT ACCOUNTANT

06-February-2017

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]