
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 June 2016 commencing at 6.00pm.

Councillors attendance

Cr Jan Bonde (Mayor)
Cr John Bloomfield
Cr Gerry Howard
Cr Tony van Rooyen

Cr Kathleen Downie (Deputy Mayor)
Cr Shane Broad
Cr Rowen Tongs
Cr Philip Viney

Councillors apologies

Cr Garry Carpenter

Employees attendance

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

Media attendance

The Advocate newspaper.

Public attendance

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

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

154/2016 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 16 May 2016 and the special meeting of the Council held on 30 May 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

■ Cr Viney moved and Cr Tongs seconded, “That the minutes of the previous ordinary meeting of the Council held on 16 May 2016 and the special meeting of the Council held on 30 May 2016 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

155/2016 Council workshops

The Executive Services Officer reported as follows:

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

- . 23.05.2016 – Risk management / review Cradle Coast Authority Representatives agenda
- . 30.05.2016 – Overview of Capital Estimates program
- . 06.06.2016 – Overview of the floods in Central Coast / Targeted review of the Local Government Act / Rates
- . 14.06.2016 – Code of Conduct / Estimates.

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

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

Carried unanimously

MAYOR'S COMMUNICATIONS

156/2016 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

157/2016 Mayor's diary

The Mayor reported as follows:

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

- . Central Coast Chamber of Commerce and Industry – quarterly meeting with President and Vice-President
- . Royal Flying Doctor Service – launch of new RFDS Patient Transfer Facility (Wynyard)
- . Primary Health Tasmania – Bridges Out of Poverty workshops (Launceston)
- . Coast FM/Radio 7AD – community reports
- . Local Government Association of Tasmania – General Management Committee meeting (Hobart)
- . Premier's Local Government Council – meeting (Hobart)
- . Ulverstone District Girl Guides – annual general meeting
- . Ulverstone Surf Life Saving Club – annual dinner
- . Braddon MHR Brett Whiteley – media announcement re Federal Government funding commitment for the Dial Regional Sports Complex redevelopment
- . Ulverstone High School – meeting with Principal re implementation of Grades 11 and 12
- . Cradle Coast Authority – Representatives meeting (Burnie)
- . Tasplan/TCCL/Devonport Chamber of Commerce and Industry – State Budget dinner (Devonport)
- . Society of Women Writers Tasmania Inc. – Extravaganza by the Leven: Book Fair launch
- . Council Budget – Capital Works tour and Estimates workshop
- . Business visitation program – Avoland Avocados, North Motton
- . RAAF Association, North-West – Bomber Command lunch
- . Cradle Coast Innovation – Idea2016 forum
- . Tasmanian Water and Sewerage Corporations – Statewide Owners' Representatives meeting (Launceston)
- . University of Tasmania – Next Gen. Business Team Challenge awards presentation (Burnie)
- . Rotary Club of Ulverstone – 'Sparkle in the Dark' gala dinner fundraiser to support dementia care

-
- . Coastal Pathway Coalition – community forum re Coastal Shared Pathway between Latrobe and Wynyard
 - . Council–community morning tea – Turners Beach.”

Cr Bloomfield reported as follows:

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

- . Probus Club of Central Coast – mid–year luncheon.”

Cr Howard reported as follows:

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

- . Penguin Surf Life Saving Club – 85th birthday celebration.”

■ Cr Viney moved and Cr Downie seconded, “That the Mayor’s, Cr Bloomfield’s and Cr Howard’s reports be received.”

Carried unanimously

158/2016 Pecuniary interest declarations

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

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

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

No interests were declared at this time.

159/2016 Public question time

The Mayor reported as follows:

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

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

COUNCILLOR REPORTS

160/2016 Councillor reports

The Executive Services Officer reported as follows:

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

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

Cr Howard reported on recent meetings of the Riana Community Centre Committee and the Bush Watch Western District Committee.

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

APPLICATIONS FOR LEAVE OF ABSENCE

161/2016 Leave of absence

The Executive Services Officer reported as follows:

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

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

There are no applications for consideration at this meeting.”

DEPUTATIONS

162/2016 Deputations

The Executive Services Officer reported as follows:

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

PETITIONS

163/2016 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

164/2016 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

- (a) of the chairperson; or
- (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.

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- (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.

165/2016 Councillors’ questions on notice

The Executive Services Officer reported as follows:

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

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

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

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

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

No questions on notice have been received.”

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

166/2016 Minutes and notes of committees of the Council and other organisations

The General Manager reported as follows:

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

- Forth Community Representatives Committee – meeting held on 5 May 2016
- Central Coast Community Safety Partnership Committee – meeting held on 11 May 2016
- Central Coast Youth Engaged Steering Committee – meeting held on 19 May 2016
- East Ulverstone Swimming Pool Management Committee – meeting held on 26 May 2016
- Turners Beach Community Representatives Committee – meeting held on 26 May 2016
- Central Coast Community Shed Management Committee – meeting held on 6 June 2016
- Central Coast Council Audit Panel – meeting held on 6 June 2016.

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

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

Carried unanimously

167/2016 Adoption of the Model Code of Conduct

The General Manager reported as follows:

“*PURPOSE*

The purpose of this report is to adopt the Model Code of Conduct, as set down by the *Local Government (Model Code of Conduct) Order 2016*, without amendment.

BACKGROUND

Councillors Code of Conduct is provided for under the *Local Government Act 1993* (the Act). Previous provisions allowed councils to develop their own Code of Conduct, and required councils to maintain their own Panel to handle Code of Conduct complaints within the framework set down by the Act.

The recent amendments to the Act have removed the previous Code of Conduct provisions and set down a Model Code of Conduct to be adopted by all councils, along with a new framework for handling complaints.

DISCUSSION

The new Model Code under the Act prescribes the standard of behaviour that all Tasmanian councillors are required to meet when performing their roles. Any variations to the Code must be approved by the Minister responsible for Local Government. It is recommended that the Model Code be adopted without variation. A copy of the new Model Code of Conduct is appended to this report and incorporates content to accompany the Code, and the flowchart associated with the framework.

Council adoption of the Model Code is required within three months of the Ministerial Order. The final due date for adoption is 12 July 2016.

The new Code of Conduct does not take effect until Council passes it by resolution. Until that time the existing Code of Conduct is in place.

This Model Code of Conduct will replace the Council's existing Code of Conduct.

Under the previous legislation, the following people were appointed to the Code of Conduct Panel: Mrs Sue Smith, Cr Shane Broad, Cr Garry Carpenter and Cr Gerry Howard.

Under the new framework complaints will be heard by the Minister's independent panel. At the time of this report, there are no current Code of Conduct complaints lodged that would require the current Panel to carry out transitional arrangements. The recommendation therefore includes a provision to end the earlier appointments made by the Central Coast Council.

Once adopted, the Council is to review the Code of Conduct within three months after each ordinary election.

CONSULTATION

Numerous discussion papers have been provided to councils on this matter and the Council also provided their views, including voting at a Local Government Association of Tasmania general meeting on the new framework.

RESOURCE, FINANCIAL AND RISK IMPACTS

Under the existing Code of Conduct, where complaints were heard by a Council-appointed Panel, there were no associated costs of paying Panel members apart from out of pocket expenses incurred. The positions were voluntary.

Under the new legislation, each council is responsible for payment of the costs of the Panel and Executive Officer in relation to the complaint. Such remuneration allowances are determined by the Minister.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- . Improve corporate governance
- . Effective communication and engagement.

CONCLUSION

It is recommended that the Council:

- 1 Adopt the Model Code of Conduct, as set down by the *Local Government (Model Code of Conduct) Order 2016*, without amendment; and
- 2 Cease the appointment of Mrs Sue Smith, Cr Shane Broad, Cr Garry Carpenter and Cr Gerry Howard to the Central Coast Council Code of Conduct Panel.”

The Executive Services Officer reported as follows:

“A copy of the Model Code of Conduct has been circulated to all Councillors.”

■ Cr Howard moved and Cr Downie seconded, “That the Council:

- 1 Adopt the Model Code of Conduct, as set down by the *Local Government (Model Code of Conduct) Order 2016*, without amendment (a copy being appended to and forming part of the minutes); and

- 2 Cease the appointment of Mrs Sue Smith, Cr Shane Broad, Cr Garry Carpenter and Cr Gerry Howard to the Central Coast Council Code of Conduct Panel.”

Voting for the motion

(7)

Cr Bonde

Cr Bloomfield

Cr Broad

Cr Downie

Cr Howard

Cr Tongs

Cr Viney

Voting against the motion

(1)

Cr van Rooyen

Motion

Carried

168/2016 Adoption of the Local Food Security Strategy

The General Manager reported as follows:

“The Strategy & Policy Officer has prepared the following report.

‘PURPOSE

The purpose of this report is to consider the adoption by the Council of the Local Food Security Strategy.

BACKGROUND

Central Coast produces high quality, healthy food and at the same time our community experiences higher rates of preventable illness (such as heart disease, cancer and obesity) than elsewhere in Australia.

Therefore, a Strategy is required to improve the consumption and promotion of local produce, particularly fruit and vegetables, which is known to reduce the rate of preventable and chronic illness.

DISCUSSION

The Local Food Security Strategy (the Strategy) (a copy attached to this report) was developed as part of the Mersey–Leven Food Hub project with support from Healthy Food Access Tasmania and the Heart Foundation.

The main purpose of the Strategy is to work with stakeholders, service providers, organisations and community groups around a shared vision in a

whole of community approach to improve health and well-being, particularly for Central Coast's most vulnerable residents.

Actions in the Strategy are categorised into three areas that research indicates improves food security: increasing knowledge and skills in growing, preparing and cooking healthy food; accessing affordable healthy food; and making healthy eating part of every aspect of community life.

CONSULTATION

Consultation in relation to this Strategy has been undertaken with 32 community members and stakeholders (excluding Council staff), who attended the Planning Workshop. Consultation that also informed the Strategy's development was with 22 stakeholder representatives who attended the Mayor's Health and Wellbeing Roundtable and 21 Council Officers from all Departments in attendance at the Social Determinants of Health Council Workshop.

RESOURCE, FINANCIAL AND RISK IMPACTS

The primary resource associated with Strategy's Action Plan is the Council's social networking and engagement tool, Made Open. Any other costs will be budgeted for.

Risks associated with not implementing this Strategy include continuing the trend of increasingly poor health data of residents in the Central Coast municipal area, which impacts on well-being and places a greater burden on health-related services.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Improve community well-being

Community Capacity and Creativity:

- Community capacity-building

Council Sustainability and Governance:

- Effective communication and engagement.

CONCLUSION

It is recommended that the Local Food Security Strategy dated June 2016 be adopted.'

The report is supported."

The Executive Services Officer reported as follows:

"A copy of the Local Food Security Strategy dated June 2016 has been circulated to all Councillors."

■ Cr van Rooyen moved and Cr Downie seconded, "That the Council adopt the Local Food Security Strategy dated June 2016 (a copy being appended to and forming part of the minutes)."

Carried unanimously

169/2016 Public question time

The time being 6.42pm, the Mayor introduced public question time.

Mr Darryl Barker:

Question 1 –

"What money or in kind support could be made available from the Council to assist the opening of a Mens Shed in Penguin? Are there any Federal or State Government Grant Schemes that could be sourced to assist this project?"

Response –

"The one in Ulverstone has been a great success. The Director Community Services is happy to meet with you and discuss how it can be supported. He will contact you to arrange a time to discuss and also invite others involved with the Ulverstone Mens Shed for their input."

Question 2 –

"I congratulate the Council & staff on developing the Master Plan for Johnsons Beach Reserve, however there are a few points I would like to have clarified, and would like to arrange to meet someone on site to do this. Can this be arranged?"

Response –

“Yes, the Director Infrastructure Services will contact you to arrange a time to meet onsite and clarify points.”

Questions and replies concluded at 6.45pm.

COMMUNITY SERVICES

170/2016 Statutory determinations

The Director Community Services reported as follows:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

171/2016 Council acting as a planning authority

The Mayor reported as follows:

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

The Director Community Services has submitted the following report:

‘If any such actions arise out of Minute Nos 172/2016 and 173/2016 they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

- 172/2016** **Combined application for a Planning Scheme Amendment and Development Application at 105, 125 and 145 Ironcliffe Road, Penguin involving the rezoning of land from General Residential to Recreation, the subdivision and consolidation of land and refurbishment of an existing oval, development of an oval, community pavilion, and associated car parking and landscaping – Application No. DA215101 (75/2016 – 21.03.2016)**

The Director Community Services reported as follows:

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

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA215101 (Amendment No. 1/2016)
<i>PROPOSED AMENDMENT:</i>	Rezoning from General Residential to Recreation
<i>PROPOSED DEVELOPMENT:</i>	Sports complex and consolidation of lots (subdivision)
<i>APPLICANT:</i>	Planning Development Services on behalf of the Central Coast Council
<i>LOCATION:</i>	105, 125 and 145 Ironcliffe Road, Penguin
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>LEGISLATION:</i>	<i>Land Use Planning and Approvals Act 1993</i> (the Act)
<i>ADVERTISED:</i>	14 May 2016 and 21 May 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	11 June 2016
<i>REPRESENTATIONS RECEIVED:</i>	One

PURPOSE

The purpose of this report is to report on representations received following public notification of the proposed combined Planning Scheme Amendment and development application, and whether any modification is proposed.

Accompanying the report are the following documents:

- . Annexure 1 – newspaper advertisements;
- . Annexure 2 – representation.

BACKGROUND

At its meeting on 21 March 2016 (Minute No. 75/2016) the Council considered a combined Planning Scheme Amendment and Development Application for

redevelopment of the Dial Regional Sports Complex, and resolved to initiate an application to amend the Scheme whereby a 2.3ha piece of land off Recreation Drive, Penguin be rezoned from General Residential to Recreation.

The Council also approved the following elements of the development application:

- . consolidation of numerous small lots; and
- . development of a sports complex comprising an oval, community pavilion (clubrooms), car parking, landscaping and refurbishment of the existing Penguin District School oval.

In accordance with the requirements of the Act the draft Amendment was publicly exhibited for a period of 28 days during which time any person was afforded the opportunity to inspect the draft Amendment and development application, and to lodge a representation.

Representations –

One representation was received within the prescribed time. A copy of the document is provided at Annexure 2.

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
<p>1 Dial Road and Recreation Drive have sections of long and moderate to steep inclines, which cause a potentially dangerous traffic situation, exacerbated by following factors:</p> <p>(a) Popular route to eastern section of the town.</p> <p>(b) Route regularly used by heavy vehicles.</p> <p>(c) Steepness of descent to Dial Road from the Golf Club.</p>	<p>Sports Complex Avenue (or Recreation Drive between Dial Road and the entrance to the carpark) is an Urban Collective road. The speed limit is 50km/h and width is approximately 6.0m. Also, a 10 tonne load limit applies to Sports Complex Avenue.</p> <p>There is adequate sight distance at the Sports Complex Avenue and Dial Road intersection. There is one single vehicle crash recorded at this intersection, however there are no frequent crashes or specific crash trends for the length of Sports</p>

<p>(d) Recreation Drive is narrow and steep with no run-off area for heavy vehicles.</p> <p>(e) Steep section of Recreation Drive is sometimes wet and frosty and can last for long periods during the day.</p> <p>(f) A private residence and child care centre in Dial Road are opposite the steep section of Recreation Drive.</p>	<p>Complex Avenue between Dial Road and the Dial Regional Sports Club car park, therefore risk of a major crash at this location is deemed low.</p> <p>The Traffic Impact Assessment concluded, inter alia, that the road network is capable of accommodating the expected increase in traffic with no loss of road performance.</p>
<p>2 Dangers should have been recognised and alternative routes determined, in particular to develop a new street from Recreation Drive to Commonwealth Court and on to South Road.</p>	<p>The main traffic route for entry and/or exit to/from the complex would be from Sports Complex Avenue. At peak traffic times, Recreation Drive would also be made available for use. Also at such times, traffic management measures would be introduced.</p> <p>Traffic exiting onto Sports Complex Avenue would be split between turning right to Ironcliffe Road or left to Dial Road.</p> <p>It is assumed that the suggested road link between Recreation Drive and Commonwealth Court would be an unrestricted one. This is not favoured as it could encourage use of the road through the facility as a through street, undermining the amenity and safety of users of the complex.</p> <p>The planned traffic management arrangements are considered adequate and appropriate to the circumstances.</p>

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No further comments or conditions.
Infrastructure Services	No further comments or conditions.
TasWater	No further comments or conditions.
Department of State Growth	No referral required.
Environment Protection Authority	No referral required.
TasRail	No referral required.
Heritage Tasmania	No referral required.
Crown Land Services	No referral required.
Other	No referral required.

DISCUSSION

Section 39 of the Act provides that:

- “(2) The planning authority must, not later than the expiration of 35 days after the exhibition period ... or such further period as the Commission allows, forward to the Commission a report comprising –
- (a) a copy of each representation received by the authority in relation to the draft amendment or, where it has received no such representation, a statement to that effect; and
 - (b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to –

- (i) the need for modification of the draft amendment in the light of that representation; and
- (ii) the impact of that representation as a whole; and
- (c) such recommendations in relation to the draft amendment as the authority considers necessary.”

Accordingly, this report will serve to satisfy s.39(2) of the Act.

The original decision of the Council considered and was deemed to satisfy the requirements of the Act in respect of the following:

- . Cradle Coast Regional Land Use Planning Framework;
- . Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania;
- . Schedule 1, Part 2 – Objectives of the Planning Process Established by the Act;
- . s.32(1)(e) and (f) of the Act;
- . State Policies;
- . National Environment Protection Measures; and
- . the requirements of the Central Coast Interim Planning Scheme 2013.

The points raised by the representors in their submission essentially related to traffic safety concerns and particularly the narrowness and steepness of Recreation Drive between the South Road intersection and the Sports Centre combined with its use by heavy vehicles and proximity to dwellings.

The concerns have been investigated and while there would be an increase in traffic volumes resulting from the redevelopment, such an increase is not likely to result in a significant increase in risk to road users or resident safety, for the following reasons:

- (a) The 50km/h speed limit and 10 tonne load limit on Sports Complex Avenue will and currently does limit the speed and size of vehicles to appropriate levels.

- (b) The low level of crashes over time in the surrounding road network indicate that traffic and environmental conditions provide a reasonably safe traffic environment.
- (c) Traffic management arrangements and likely movement patterns associated with the complex are designed to manage traffic routes to create orderly and appropriate movement of vehicles.

There is no inconsistency with any of the above documents, standards and legislation required by the Act to be satisfied. On this basis, it is considered there is no need for any change to the proposal or the Council's decision on the Amendment or development proposal.

CONSULTATION

In accordance with the requirements of the Act:

- . a site notice was posted;
- . adjoining owners were sent a letter advising of the application and inviting comment;
- . two advertisements were placed in the Public Notices section of The Advocate newspaper (copies provided at Annexure 1);
- . notification of the owner of the site and owners and occupiers of land sharing a common boundary of its decision on the proposal; and
- . the draft Amendment was made available for public inspection and open to public comment for a period of four weeks.

One representation was received.

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting.

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

Concerns about traffic and resident safety resulting from the development are not considered to have sufficient weight to require any change to the proposed Amendment or development proposal.

Recommendation –

It is recommended that the Council advise the Tasmanian Planning Commission that:

- . one representation was received during the notification period; and
- . the Council considers that no changes are required to the decision, made at its meeting on 21 March 2016 (Minute No. 75/2016).'

The report is supported.”

The Executive Services Officer reported as follows:

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

■ Cr Howard moved and Cr Viney seconded, “That the Council advise the Tasmanian Planning Commission that:

- . one representation was received during the notification period; and
- . the Council considers that no changes are required to the decision made at its meeting on 21 March 2016 (Minute No. 75/2016).”

Carried unanimously

173/2016 Utilities (water transfer infrastructure, including pump house, pipeline, penstock and turbine house) at 179 Maxfields Road, South Nietta; road reserves at Loongana Road, Loongana and Maxfields Road, South Nietta; Jean Brook and Nietta Creek and riparian land – Application No. DA215173

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>'DEVELOPMENT APPLICATION NO.:</i>	DA215173
<i>PROPOSAL:</i>	Utilities (water transfer infrastructure, including pump house, pipeline, penstock and turbine house)
<i>APPLICANT:</i>	Casey Miles
<i>LOCATION:</i>	179 Maxfields Road, South Nietta; road reserves at Loongana Road, Loongana and Maxfields Road, South Nietta; Jean Brook and Nietta Creek and riparian land
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	19 May 2016
<i>REPRESENTATIONS EXPIRY DATE:</i>	4 June 2016
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	28 June 2016
<i>DECISION DUE:</i>	20 June 2016

PURPOSE

The purpose of this report is to consider an application for the development of electricity generation infrastructure that would include the construction of a pump house, an underground pipeline and penstock and a turbine house. The development would encompass several locations, including Crown land adjacent to the Loongana Road bridge, the road reserves of Loongana Road and Maxfields Road and 179 Maxfields Road, South Nietta, the location of an existing mini hydro power facility. The construction of the proposed pump house would be with 20m of the Jean Brook waterway.

Accompanying this report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – aerial view;
- . Annexure 5 – TasWater's Submission to Planning Authority Notice TWDA 2016/00682-CC; and
- . Annexure 6 – Statement of Compliance from the Road Authority and Stormwater Authority.

*BACKGROUND**Development description –*

Application is made for the development of additional water electricity generation infrastructure at South Nietta. The infrastructure would provide additional flows of water to facilitate an increase in renewable energy generation through an existing mini hydro power plant that is located at 179 Maxfields Road, South Nietta. The current hydro-electric scheme sources water from Castra Rivulet. In order to source additional water from Nietta Creek and Jean Brook, it is proposed that a pump house would take water from Jean Brook and transfer the resource via an underground pipeline to a dam on private property at 179 Maxfields Road. The water would then be transferred to a turbine house where electricity would be generated and the residual water resource directed back into the natural system. No infrastructure is required to source water from Nietta Creek, as water would be gravity fed to the turbine house location.

The project would encompass development over several locations in the area of Loongana Road and Maxfields Road, South Nietta with the proposal to include the following infrastructure:

- . A pump house that would be 3m high and encompass 42m². The pump house would be located on Crown land adjacent to Jean Brook and the Loongana Road bridge.
- . A pipeline that would be approximately 1,650m long in an underground trench approximately 1.4m deep, located on land identified in the application as the road reserves of Loongana Road and Maxfields Road.
- . A dam on land at 179 Maxfields Road, South Nietta that would have a 90,240m³ storage capacity. Note: The construction of the dam is not subject to assessment under the *Land Use Planning and Approvals Act 1993* or the *Central Coast Interim Planning Scheme 2013*. Nevertheless, the applicant has included, for the Council's information, a letter from the Water and Marine Resources Division of the Department of Primary Industries, Parks, Water and Environment approving the dam works as proposed.
- . Penstock infrastructure on private land at 179 Maxfields Road, South Nietta that would have a 0.8m diameter pipe and would be 750m long, developed 1.4m underground. Note: Penstock is defined as "a sluice

or channel or pipe for conveying water to a hydro-electric station or waterwheel”.

- . A turbine house on private land at 179 Maxfields Road, South Nietta that would be 5m high with a floor area of 49m².

The application is accompanied by a report by consultants Entura, titled “Nietta Creek and Jean Brook Offtakes – Aquatic Assessment and Environmental Flows Stage 1 and 2” dated 15 March 2016. The report assesses the impact of the proposed development on the hydrological and environmental performances of the two waterways, Jean Brook and Nietta Creek, that are subject to the water transfer project.

Site description and surrounding area –

The land at 179 Maxfields Road is relatively flat and cleared of vegetation. The site supports a dwelling, sheds, pasture, a large dam and a mini hydro-electricity facility. A small portion of the site is identified as comprising acid sulphate soil.

The pump house would be on Crown land adjacent to Jean Brook. The land is relatively flat and supports several native species of trees.

The road reserves of Loongana Road and Maxfields Road, nominated to accommodate the pipeline, are also relatively flat, grassed areas. The pipeline is depicted inside the existing fence line of private property, which the applicant has stated is the actual location of the road reserve.

History –

The site at 179 Maxfields Road, South Nietta currently supports a private, mini hydro-electricity scheme. The existing 1MW scheme, approved by the Council in June 2012 was commissioned in 2014 and sources water from the Castra Rivulet (gravity fed) for hydro-electricity generation. The initial scheme was approved under the *Tasmanian Water Management Act 1999*.

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>(a) Satisfies Objective. The proposed use is not primary industry; rather the proposed use and development would be for utility infrastructure. The proposal is dependent on a naturally occurring resource (water) that is located in the Rural Resource Zone.</p> <p>(b) Satisfies Objective. The proposal would utilise water and land resources for the production of hydro-electricity. The proposal would not deplete the water resource but rather employ the water's energy before releasing the resource back into the environment.</p> <p>(c)(i) Satisfies Objective. The proposal would not result in the permanent loss of water to the environment, rather the resource would be "put to use" before re-release into the environment. Infrastructure for the project is sited at various locations, including the pump house and pipeline that would be within Crown land.</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>(c)(ii) Satisfies Objective. It is proposed the pipeline would be placed in the public road reserve and underground at a depth of 1.4m.</p> <p>(d) Satisfies Objective. The proposed use is not primary industry, rather the proposed use and development would be for utility infrastructure. The proposal is considered to be a dynamic and innovative use of a naturally occurring resource in the South Nietta area.</p> <p>(e) Satisfies Objective. The subject land is not within a Proclaimed Irrigation District and is primarily Class 5 land. As such, and combined with the elevation of the land, broad scale agricultural production such as cropping is not particularly suited to the area.</p> <p>(f) Satisfies Objective. Proposed development would be for utility infrastructure.</p> <p>(g) Not applicable. Not a tourism or recreation development.</p> <p>(h)(i) Not applicable. Not Residential use.</p> <p>(h)(ii) Not applicable. Not Residential use.</p>
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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) Satisfies Desired Future Character. Proposed development will not alter or change existing modified, sparsely settled rural landscape.</p> <p>(a)(ii) Not applicable. No mining proposed.</p> <p>(a)(iii) Satisfies Desired Future Character. Development is for utility infrastructure.</p> <p>(a)(iv) Satisfies Desired Future Character. Proposed structures would be utility service buildings, appropriately sized and located for purpose and operational efficiency.</p> <p>(b)(i) Not applicable. Proposal will not affect existing settlement nodes.</p> <p>(b)(ii) Satisfies Desired Future Character. Utility development will not result in negative effect on places of ecological and aesthetic value. Refer to Entura Report “Nietta Creek and Jean Brook Offtakes – Aquatic Assessment and Environmental Flows Stage 1 and 2” dated 15 March 2016 – Annexure 2.</p>
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<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>(b)(iii) Satisfies Desired Future Character. The proposed development would see the removal of eight native trees for the construction of the pump house. However the proposal details the replacement of the trees with endemic species.</p> <p>(c)(i) Satisfies Desired Future Character. The proposal would require trenching along the road reserve and construction over 98m² of land. The trenching works are considered to be minimal works in the road reserve and, whilst the proposed development would see the removal of eight native trees from Crown land for the construction of the pump house, the proposal details the replacement of the trees with endemic species.</p> <p>(c)(ii) Satisfies Desired Future Character. Refer to Entura Report “Nietta Creek and Jean Brook Offtakes – Aquatic Assessment and Environmental Flows – Stage 1 and 2” dated 15 March 2016. The report examines, and is satisfied with, the impact of the proposed development on the hydrological and environmental performances of the two waterways – Jean Brook and Nietta Creek – that are subject to the hydro-electric project – Annexure 2.</p>
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	<p>(c)(iii) Satisfies Desired Future Character. Utility development will not result in negative affect on the area's scenic attributes. Development would be below the surrounding tree canopy and nearest ridgelines and would be primarily underground infrastructure.</p> <p>(c)(iv) Satisfies Desired Future Character. Development would result in minimal impact on rural residential and visitor amenity.</p> <p>(d)(i) Satisfies Desired Future Character. Development would be accommodated over several locations of various sizes.</p> <p>(d)(ii) Satisfies Desired Future Character. Development would not constrain or reduce land for sustainable commercial production.</p> <p>(e) Satisfies Desired Future Character. The proposal is influenced and driven by the employment of efficient technology and hydro-electric production techniques.</p>
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
26.3.1-(P1) Other than for residential use, discretionary permit use must:	(a) Compliant.

<p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) be required to locate on rural resource land for operational efficiency:</p> <p>(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</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) Compliant.</p> <p>(c)(i) Compliant. Development seeks to access a naturally occurring water resource on land within the general location of South Nietta.</p> <p>(c)(ii) Compliant. Hydro-electric infrastructure is existing at 179 Maxfields Road. The proposal would augment this operation with access to a naturally occurring resource.</p> <p>(c)(iii) Not applicable. Compliant with (c)(i), (c)(ii) and (c)(vii).</p> <p>(c)(iv) Not applicable. Compliant with (c)(i), (c)(ii) and (c)(vii).</p> <p>(c)(v) Not applicable. Compliant with (c)(i), (c)(ii) and (c)(vii).</p> <p>(c)(vi) Not applicable. Compliant with (c)(i), (c)(ii) and (c)(vii).</p> <p>(c)(vii) Compliant. Proposal would provide additional utility infrastructure.</p> <p>(c)(viii) Not applicable. Compliant with (c)(i), (c)(ii) and (c)(vii).</p> <p>(d)(i) Compliant. Proposal will not result in the permanent loss of land for primary industry. The proposed</p>
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<ul style="list-style-type: none"> b. for security; c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose; (vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land; (vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or (viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and (d) minimise likelihood for: <ul style="list-style-type: none"> (i) permanent loss of land for existing and potential primary industry use; (ii) constraint or interference to existing and potential 	<p>development comprises the construction of two minor 49m² Colorbond outbuildings that would function as a pump house and turbine house, a 1,650m long underground pipeline and a 750m long underground penstock.</p> <p>(d)(ii) Compliant. The proposal would not unreasonably constrain or interfere with existing and potential primary industry use on the site or on adjacent land.</p> <p>(d)(iii) Compliant. The proposal is not within a Proclaimed Irrigation District and the development would not result in a loss of land suitable for broad-scale irrigation development.</p>
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<p>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>26.3.2 Required Residential Use</p>	
<p>26.3.2-(A1) Residential use required as part of a use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p> <p>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</p> <p>(c) not intensify an existing lawful residential use;</p> <p>(d) not replace an existing residential use;</p> <p>(e) not create a new residential use through conversion of an existing building;</p> <p>(f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or</p>	<p>Not applicable. Not a required residential use.</p>

<p>(g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p> <p>(h) there is no change in the title description of the site on which the residential use is located.</p>	
<p>26.3.3 Residential use</p>	
<p>26.3.3–(A1) Residential use that is not required as part of an other use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p> <p>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</p> <p>(c) not intensify an existing lawful residential use;</p> <p>(d) not replace an existing residential use;</p> <p>(e) not create a new residential use through conversion of an existing building;</p> <p>(f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or</p>	<p>Not applicable. Not a residential use.</p>

<p>(g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p> <p>(h) there is no change in the title description of the site on which the residential use is located.</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 style="padding-left: 40px;">(i) of not more than 2,000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</p> <p style="padding-left: 40px;">(ii) clear of any applicable setback from a frontage, side or rear boundary;</p> <p style="padding-left: 40px;">(iii) clear of any applicable setback from a zone boundary;</p>	<p>(a) Compliant. The combined area of the subject land is greater than 47.61 ha in area.</p> <p>(b)(i) Compliant. Total proposed building area would comprise two sheds, each 49m², equating to a total built area of 98m².</p> <p>(b)(ii) Compliant. Buildings meet front, rear and side boundary setback standards.</p> <p>(b)(iii) Not applicable. No zone boundary setbacks.</p> <p>(b)(iv) Not applicable. No registered easements.</p> <p>(b)(v) Not applicable. No right of way benefiting other land.</p>

<ul style="list-style-type: none"> (iv) clear of any registered easement; (v) clear of any registered right of way benefiting other land; (vi) clear of any restriction imposed by a utility; (vii) not including an access strip; (viii) accessible from a frontage or access strip. 	<ul style="list-style-type: none"> (b)(vi) Not applicable. No restrictions imposed by a utility. (b)(vii) Not applicable. No access strip. (b)(viii) Compliant. Land is accessible from a frontage to Loongana Road and Maxfields Road.
<p>26.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road: <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and 	<ul style="list-style-type: none"> (a) Compliant. Development would utilise frontages to Loongana Road and Maxfields Road. (b)–(d) Not applicable. Compliant with (a). (e) Compliant. Existing approved access to Maxfields Road in accordance with the <i>Local Government (Highways) Act 1982</i>.

<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>(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>Compliant.</p> <p>The land at 179 Maxfields Road has an existing on-site rechargeable drinking water supply with a capacity of not less than 10,000 litres.</p> <p>The pump house and turbine house sites do not require a drinking supply. The sites would be frequented occasionally to service and maintain the infrastructure contained within.</p>

<ul style="list-style-type: none"> (i) there is not a reticulated water supply; and (ii) development is for: <ul style="list-style-type: none"> a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day. 	
<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <ul style="list-style-type: none"> (a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or (b) by on-site disposal if: <ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. is for a single dwelling; or 	<p>Compliant.</p> <p>The land at 179 Maxfields Road has an existing on-site wastewater treatment and disposal system.</p> <p>The pump house and turbine house sites do not require an on-site wastewater disposal system. The sites would be frequented occasionally to service and maintain the infrastructure contained within.</p>

COMMUNITY SERVICES

<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>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>Compliant.</p> <p>The land at 179 Maxfields Road has an existing on-site stormwater collection and disposal system.</p> <p>The pump house and turbine house sites would collect and discharge stormwater into the natural systems nearby.</p>

<ul style="list-style-type: none"> b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface. 	
26.4.2 Location and configuration of development	
<p>26.4.2-(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be set back:</p> <ul style="list-style-type: none"> (a) not less than 20.0m from the frontage; or (b) not less than 50.0m if the development is for sensitive use on land that adjoins the Bass Highway; (c) not less than 10.0m from each side boundary; and (d) not less than 10.0m from the rear boundary; or 	<ul style="list-style-type: none"> (a) Compliant. Proposed frontage setback of the turbine house would be 60m. The pump house would be located on Crown land in the Loongana Road road reserve, adjacent to Jean Brook, approximately 10m from the roadway and 10m from an adjoining property boundary. (b) Not applicable. Land does not abut the Bass Highway. (c) Compliant. Proposed turbine house would be setback 193m east from nearest side boundary. The pump house would be located in the Loongana Road road

<p>(e) in accordance with any applicable building area shown on a sealed plan.</p>	<p>reserve, adjacent Jean Brook, approximately 10m from the road and 10m from adjacent adjoining property boundary.</p> <p>(d) Compliant. Proposed turbine house would be setback 637m from rear boundary. The pump house would be located in the Loongana Road road reserve, adjacent Jean Brook, approximately 10m from the road and 10m from adjacent adjoining property boundary.</p> <p>(e) Not applicable. No building area is shown on a sealed plan of subdivision.</p>
<p>26.4.2–(A2) Building height must be not more than 8.5m.</p>	<p>Compliant. Proposed building heights would be a maximum of 4m.</p>
<p>26.4.2–(A3) A building or utility structure, other than a crop protection structure for an agricultural use, must:</p> <p>(a) not project above an elevation 15.0m below the closest ridgeline;</p> <p>(b) be not less than 30.0m from any shoreline to a marine, or aquatic water body, watercourse, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p>	<p>(a) Compliant. The property is undulating. The turbine house would be below the ridgeline of surrounding land. The pump house would be located in the road reserves of Loongana Road and Maxfields Road, adjacent Jean Brook, approximately 10m from the roadway and 10m from an adjoining property boundary.</p> <p>(b) Non-compliant. Development would be within 5.5m of a watercourse.</p>

(d) be clad and roofed in non-reflective materials.	See "Issues" section below. (c) Not applicable. Proposed buildings would be clad in Colorbond material.
26.4.3 Location of development for sensitive uses	
<p>26.4.3-(A1) New development for sensitive uses must:</p> <p>(a) be located not less than:</p> <ul style="list-style-type: none"> (i) 200m from any agricultural land; (ii) 200m from aquaculture, or controlled environment agriculture; (iii) 500m from extractive industry or intensive animal husbandry; (iv) 100m from land under a reserve management plan; (v) 100m from land designated for production forestry; (vi) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and 	<p>Not applicable.</p> <p>No new sensitive use proposed.</p>

<p>(vii) clear of any restriction imposed by a utility; and</p> <p>(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.</p>	
<p>26.4.4 Subdivision</p>	
<p>26.4.4-(P1)</p> <p>(a) A plan of subdivision to reconfigure land must:</p> <p>(i) be required to restructure, resize, or reconfigure land for primary industry use; and</p> <p>(ii) not create an additional lot;</p> <p>(b) a plan of subdivision to create 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 must retain the balance area for primary industry use;</p> <p>(c) a plan of subdivision to create a new lot must:</p> <p>(i) be required for a purpose permissible in the zone;</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

<ul style="list-style-type: none"> (ii) be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use; (iii) retain the balance area for primary industry use; (iv) minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use; (v) minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and (vi) minimise unnecessary and permanent 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; or (d) a plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use must: <ul style="list-style-type: none"> (i) not be land containing a residential use approved by a permit granted under the <i>Land Use Planning and Approvals Act 1993</i> as a required part of a permitted use; 	
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<ul style="list-style-type: none"> (ii) incorporate the excised area into an existing primary industry lot by amalgamation in a manner acceptable to the Recorder of Titles ^{R32}; (iii) minimise likelihood for the existing use on the reduced area lot to further constrain or interfere with use of the balance area or adjacent land for an existing or potential primary industry use; and (iv) retain a lot with a size and shape that: <ul style="list-style-type: none"> a. can accommodate the lawful existing use or development in accordance with the applicable standards for that use; or b. does not further increase any non-compliance for use or development on the existing lot. 	
26.4.5 Buildings for Controlled Environment Agriculture	
<p>26.4.5–(A1) A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:</p> <ul style="list-style-type: none"> (a) rely on the soil as a growth medium into which plants are directly sown; 	<p>Not applicable.</p> <p>No controlled environment agriculture proposed.</p>

(b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.	
CODES	
E1 Bushfire-Prone Areas Code	Not applicable.
E2 Airport Impact Management Code	Not applicable.
E3 Clearing and Conversion of Vegetation Code	Not applicable.
E4 Change in Ground Level Code	
E4.2 Application of this Code	Applies. Proposed trenching 1.4m deep to install pipeline and penstock infrastructure.
E4.4 Development exempt from this Code	
<p>E4.4.1 Development is exempt if –</p> <p>(a) development is for –</p> <p>(i) resource development being agricultural use dependent on the soil as a growth medium or controlled</p>	<p>(a)(i) Development not exempt. Development is for utility infrastructure, not agriculture or extractive industry.</p> <p>(a)(ii) Development not exempt. Development is for utility infrastructure, not agriculture or extractive industry.</p>

<p>environment agriculture which does not alter, disturb or damage the existing soil profile; or</p> <p>(ii) extractive industry;</p> <p>(b) a change in ground level –</p> <p>(i) if more than 1.5m from a boundary to the site –</p> <p>a. has a depth of less than 1.0m;</p> <p>b. is not within a water course;</p> <p>c. is more than 1.0m from any easement, road, or right-of-way;</p> <p>d. is more than 1.0m from an underground utility service;</p> <p>e. involves an area of less than 200m²;</p> <p>f. has a finished slope batter of less than 25% or is supported by a retaining wall of less than 1.0m height; and</p> <p>g. is not on land to which Code E6 of this planning scheme applies;</p>	<p>(b)(i) Development not exempt. Development will require 1.4m deep trenching across land to house the pipeline and penstock.</p> <p>(b)(ii) Not applicable. Development not less than 1.5m from a site boundary and trenching would be greater than 1.4m.</p>
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<p>(ii) if less than 1.5m from a boundary to the site –</p> <p>a. has a depth of not more than 0.5m; and</p> <p>b. has a finished slope batter of less than 25% and tapering to zero depth at the boundary; or</p> <p>c. is supported by a retaining wall of less than 0.5m height.</p>	
E4.6 Development Standards	
E4.6.1 Change in existing ground level or natural ground level	
<p>E4.6.1–(A1) Cut or fill must:</p> <p>(a) not be on land within the Environmental Living zone or the Environmental Management zone;</p> <p>(b) be required to:</p> <p>(i) provide a construction site for buildings and structures;</p> <p>(ii) facilitate vehicular access;</p> <p>(iii) mitigate exposure to a natural or environmental hazard;</p>	<p>(a) Compliant. Land is zoned Rural Resource.</p> <p>(b)(i) Compliant. A trench 1.4m deep is required for infrastructure development.</p> <p>(b)(ii) Not applicable. Cut and fill not required for vehicular access.</p> <p>(b)(iii) Not applicable. Not required to mitigate exposure to natural or environmental hazard.</p> <p>(b)(iv) Compliant. Required to facilitate utility development.</p>

<p>(iv) facilitate provision of a utility;</p> <p>(v) assist the consolidation or intensification of development; or</p> <p>(vi) assist stormwater management;</p> <p>(c) not result in a modification of surface stormwater water flow to increase:</p> <p>(i) surface water drainage onto adjacent land;</p> <p>(ii) pooling of water on the site or on adjacent land; or</p> <p>(iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;</p> <p>(d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;</p> <p>(e) manage disposal of intersected ground water;</p> <p>(f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction</p>	<p>(b)(v) Compliant. Required to intensify existing hydro-electric generation operations.</p> <p>(b)(vi) Not applicable. Not required for stormwater management.</p> <p>(c)(i) Compliant. Works would not increase stormwater drainage onto adjacent land.</p> <p>(c)(ii) Compliant. Works would not result in the pooling of stormwater on site or on adjacent land.</p> <p>(c)(iii) Not applicable. Compliant with (c)(ii).</p> <p>(d) Compliant. Proposed works will not increase the requirements for construction of any potential building on adjacent land.</p> <p>(e) Compliant. Proposed works are not anticipated to intersect underground water.</p> <p>(f) Compliant. Condition to be applied to the Permit to minimise erosion and sediment transfer to receiving waters.</p>
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<p>and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;</p> <p>(g) not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land; and</p> <p>(h) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised:</p> <p>(i) it is satisfied the cut or fill will not result in harm to the utility; and</p> <p>(ii) any condition or requirement it determines are appropriate to protect the utility.</p>	<p>(g) Compliant. No retaining structures proposed or required.</p> <p>(h)(i) Not applicable. Works would not encroach on any utility.</p> <p>(h)(ii) Not applicable. No utility in the vicinity of the proposed works.</p>
E5 Local Heritage Code	Not applicable.
E6 Hazard Management Code	Not applicable.
E7 Sign Code	Not applicable.
E8 Telecommunication Code	Not applicable.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use 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>(b) motor bike parking at a rate of one space for every 20 vehicle parking spaces;</p> <p>(c) parking spaces for people with disabilities at the rate of one space for every 20 parking spaces or part thereof; and</p> <p>(d) bicycle parking at the rate of one space for every 20 vehicle parking spaces or part thereof.</p>	<p>(a) Compliant. Code E9 does not specify car parking spaces required for utility development. Space is to be provided for a likely workforce attendance. It is anticipated that a single employee would attend the pump house and turbine house on a daily basis. This means a single car parking space with room for manoeuvring at each site is sufficient.</p> <p>It is considered that no additional spaces are required on the private land at 179 Maxfields Road.</p> <p>(b)-(d) Not applicable. Parking types not proposed or required.</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>(a) Compliant. Site must make provision for the likely workforce and attendance on the land. It is anticipated that a single employee would attend the pump house and turbine house on a daily basis for</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>service and repair. This means a single car or utility parking space with room for manoeuvring at each site is sufficient.</p> <p>(b) Not applicable. Use is Utilities.</p>
<p>E9.6 Development Standards</p>	
<p>E9.6.1 Road access</p>	
<p>E9.6.1–(A1) There must be an access to the site from a carriageway of a road ^{R36}:</p> <p>(a) permitted in accordance with the <i>Local Government (Highways) Act 1982</i>;</p> <p>(b) permitted in accordance with the <i>Roads and Jetties Act 1935</i>; or</p> <p>(c) permitted by a license granted for access to a limited access road under the <i>Roads and Jetties Act 1935</i>.</p>	<p>(a) Compliant. Lot has an existing access to/from Maxfields Road in accordance with the <i>Local Government (Highways) Act 1982</i>.</p> <p>(b) Not applicable. Satisfied by E9.6.1–(A1)(a).</p> <p>(c) Not applicable. Satisfied by E9.6.1–(A1)(a).</p>
<p>E9.6.2 Design of vehicle parking and loading areas</p>	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Not applicable.</p> <p>Existing provision. Not affected by proposed building.</p>

<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> <ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; (g) Be formed and constructed with compacted sub-base and an all-weather surface. 	<p>Applicable to any car parking spaces required. Condition of Permit is to be applied.</p>
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<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.</p> <p>The existing provision of an access strip and internal vehicular circulation at 179 Maxfields Road, South Nietta would not be affected by the proposed development. Access to areas of Crown land must be in accordance with the principles and requirements of the Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>
<p>E10 Water and Waterways Code</p>	
<p>E10.2 Application of this Code</p>	<p>Applicable. Development would be within 5.5m of Jean Brook.</p>
<p>E10.4 Use or development exempt from this Code</p>	
<p>E10.4.1 Use or development is exempt from this Code if –</p> <ul style="list-style-type: none"> (a) for risk management, emergency, or rescue purposes; (b) works undertaken in accordance with a reserve management plan; (c) control of declared weeds; or (d) crop protection structures on existing cleared agricultural land that do not collect stormwater for concentrated disposal. 	<ul style="list-style-type: none"> (a) Not exempt. Development and use is not for risk management, emergency or rescue purposes. (b) Not exempt. Development is not works undertaken in accordance with a reserve management plan. (c) Not exempt. Development is not for the control of declared weeds.

	(d) Not exempt. Development is not for crop protection structures on existing cleared agricultural land that do not collect stormwater for concentrated disposal.
E10.6 Development Standards	
E10.6.1 Development in proximity to a water body, watercourse or wetland	
<p>E10.6.1–(P1) Development must:</p> <p>(a) minimise risk to the function and values of a water body, watercourse, or wetland ^{R37}, including for:</p> <ul style="list-style-type: none"> (i) hydraulic performance; (ii) economic value; (iii) water based activity; (iv) disturbance and change in natural ground level; (v) control of sediment and contaminants; (vi) public access and use; (vii) aesthetic or scenic quality; 	<p>(a)(i) Compliant. The application is accompanied by an Environmental Flow Assessment report by Entura, dated 15 March 2016. The report assesses the impacts of the proposed development on the environmental and hydrological performances of Jean Brook and Nietta Creek. The report concludes that minimal impact would result from the development.</p> <p>(a)(ii) Compliant. The proposed use would not impose an economic risk to the function the waterway. Environmental flows would be monitored by the State’s Department of Primary Industries, Parks, Water and Environment.</p> <p>(a)(iii) Compliant. Proposal would have minimal impact on any other water based activity.</p>

<p>(viii) water quality management arrangements for stormwater and sewage disposal;</p> <p>(ix) modification of a natural drainage channel;</p> <p>(x) biodiversity and ecological function;</p> <p>(xi) level of likely risk from exposure to natural hazards of flooding and inundation; and</p> <p>(xii) community risk and public safety; and</p> <p>(b) be consistent with any advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for:</p> <p>(i) impact of the development on the objectives and outcomes for protection of the water body, watercourse, or wetland; and</p> <p>(ii) any condition or requirement for protection of the water body, watercourse, or wetland.</p>	<p>(a)(iv) Compliant. Proposal would result in minimal disturbance to the natural ground level.</p> <p>(a)(v) Compliant. Condition to be applied to the Permit that sediment control measures are to be employed within 30m of Jean Brook waterway during the construction of the pump house and associated infrastructure.</p> <p>(a)(vi) Non-compliant. Proposal will limit public access to and use of the embankment of Jean Brook in the location of the proposed pump house.</p> <p>Refer to "Issues" section below.</p> <p>(a)(vii) Compliant. The proposal to construct the pump house would require the removal of eight trees. The applicant has detailed the replacement of the trees with species endemic to the area, in the vicinity of the pump house and the embankment of Jean Brook.</p> <p>(a)(viii) Compliant. Stormwater from the pump house roof would be diverted back into Jean Brook waterway. No sewage disposal is required.</p> <p>(a)(ix) Not applicable. No modification of the natural drainage channel.</p>
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	<p>(a)(x) Compliant. The application is accompanied by an Environmental Flow Assessment report by Entura, dated 15 March 2016. The report assesses the impacts of the proposed development on the environmental and hydrological performances of Jean Brook and Nietta Creek. The report concludes that minimal impact would result from the development.</p> <p>(a)(xi) Compliant. Low level risk as development is not a habitable building.</p> <p>(a)(xii) Compliant. There is no identified community risk or public safety issue as a result of the development.</p> <p>(b)(i) Not applicable. No advice received from an entity enforcing compliance with an applicable protection and conservation regulation.</p> <p>(b)(ii) Not applicable. No advice received from an entity enforcing compliance with an applicable protection and conservation regulation.</p>
E10.6.2 Development in a shoreline area	
E10.6.2-(P1) Development must:	Not applicable. Development not in a shoreline area.

<ul style="list-style-type: none"> (a) be required to locate in, over, on or under the shoreline, sea or tidal waters for operational efficiency; (b) avoid unreasonably or unnecessarily impact on existing or potential access by the public to shoreline land or waters; (c) minimise impact on scenic quality of the sea-shore area; (d) minimise impact on amenity or aesthetic appearance of the sea-shore area as a result of: <ul style="list-style-type: none"> (i) nature and operational characteristics of the development; (ii) location; (iii) bulk, size, and overall built form of any building or work; (iv) overshadowing; or (v) obstruction of views from a public place; (e) minimise immediate or cumulative adverse effect for: <ul style="list-style-type: none"> (i) tidal, wave, current, or sediment movement processes; 	
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<ul style="list-style-type: none"> (ii) coastal landforms, seabed, and other geomorphic features, including sand dunes and mobile landforms; (iii) vulnerability to erosion and recession; (iv) natural cycles of deposition and erosion; (v) conservation of biodiversity and marine habitat, including during critical lifecycle stages of individual and migratory species; (vi) drainage from a watercourse, wetland, ground water, flood, stormwater, or tidal water; (vii) coastal water quality; (viii) likely interference or constraint on use of public areas; (ix) any scientific, architectural, aesthetic, historic or special cultural value; (x) exposure to or increased risk from a natural hazard, including sea level rise, storm surge, or inundation as a result of climate change; (xi) coastal protection and rehabilitation works required to address erosion, instability, regression, or inundation; 	
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<ul style="list-style-type: none"> (xii) collection, treatment, and disposal of waste, including bilge waters and excavated or dredged sediment; (xiii) economic activity dependent for operational efficiency on a sea-shore location; (xiv) public safety and emergency services; (xv) marine navigation and communication systems; (xvi) safety of recreational boating; and (xvii) be consistent with the current edition of Tasmanian Coastal Works Manual DPIWE 2011. 	
Specific Area Plans	Not applicable. No Specific Area Plans apply to this area.

Issues –

1 The development of Rural Resource land for utility infrastructure –

The development of utility infrastructure in the Rural Resource zone is a discretionary form of Use and development under the Scheme. The proposal seeks to access a naturally occurring water resource on land within the general location of South Nietta, specifically in this case Nietta Creek and Jean Brook. The proposal comprises the construction of two minor 49m² Colorbond outbuildings that would function as a pump house and turbine house, a 1,650m long underground pipeline and a 750m long underground penstock. The turbine house would be located on private land. All other infrastructure would be located on public land.

The proposal is unlikely to constrain or interfere with existing and potential primary industry use on subject land or on adjacent land. The proposal is not within a Proclaimed Irrigation District and the development would not result in a loss of land suitable for broad scale irrigation development.

The pipeline, proposed to be in the road reserves of Loongana Road and Maxfields Road, is depicted in the application to be located inside the fence lines of private property. However, the applicant has determined the boundary line between public and private land through examination of cadastral information in the Land Information System of Tasmania. This information however, may not be accurate. Only a survey of land, by a registered land surveyor, could accurately determine the location of title boundaries over land and the Council assessment and decision would be based on the premise of the application that the pipeline would be on public land.

The applicant would also require the approval of the Crown for the development, including approvals from the Department of Primary Industries, Parks, Water and Environment for additional water allocations from the Jean Brook and Nietta Creek waterways under the *Tasmanian Water Management Act 1999*.

The application is accompanied by a report by Entura – “Nietta Creek and Jean Brook Offtakes – Aquatic Assessment and Environmental Flows – Stage 1 and 2” dated 15 March 2016. The report examines hydrological flows and the aquatic values of Jean Brook and Nietta Creek and is satisfied with the impact of the proposed development on

the hydrological and environmental performances of the two subject waterways.

It is considered the discretionary use and development satisfies the Local Area Objectives and Future Desired Character standards of the Scheme.

2 Development within 30m of a waterway –

Development that is within 30m of a waterway is deemed to be discretionary development under the Scheme. The proposed pump house would be constructed approximately 5.5m from the Jean Brook embankment. It is considered the proposal satisfies the Scheme standards of Code E10 Water and Waterways.

3 Development will limit public access to Jean Brook –

The construction of a private pump house adjacent to Jean Brook would somewhat limit public access to the waterway in this location. The pump house would need to be enclosed with a fence, for security reasons, and an area of Crown land adjacent to the Loongana Road bridge and the waterway would be taken up with the proposed building and the associated access and parking area. It is considered a necessity to securely fence the proposed infrastructure. It is acceptable that an area of land, 49m², be lost to the public in this regard, especially when the whole length of the brook is taken into consideration.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	Refer to Statement of Compliance from Road Authority and Stormwater Authority.
TasWater	Refer to TasWater Submission to Planning Authority Notice TWDA 2016/00682-CC.

Department of State Growth	No comment.
Environment Protection Authority	No comment.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Letter of consent to the making of an application under the <i>Land Use Planning and Approvals Act 1993</i> . Note: Applicant would need to seek the approval of the Crown to proceed with the proposal.
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 Owners of land at Maxfields Road object to the proposal on the basis the proposed pipeline will run through their private property, as it is currently fenced.	The applicant has advised the Council the location of the boundary between the public road reserve and private land was determined through examination of cadastral

<p>This would cause damage to the subject part of the property, including the boundary fence, and there is no guarantee the fence would be replaced to exact specifications.</p>	<p>information in the Land Information System of Tasmania. This information however, may not be accurate. Only a survey of land, by a registered land surveyor, could accurately determine the location of title boundaries over land. In order to ensure the pipeline is installed in the road reserve, as proposed, it is recommended that a condition be applied to the Permit requiring that a land survey be undertaken to determine the exact location of the boundary between the public road reserve and private property.</p> <p>Note: Following a determination of this application by the Council, the applicant must also seek the approval of the Crown who has advised Council staff that the Crown would also require boundaries to be accurately located, both for the road reserves and in relation to land adjoining Jean Brook.</p>
<p>2 The representor proposes an alternative, that the pipeline run on the opposite side of Maxfields Road where there is sufficient area, and not within anybody's fenced boundary, or alternatively, the pipeline be moved outside the fence line.</p>	<p>The Council, acting as the Planning Authority, must determine the outcome of the application as proposed. Any relocation of the pipeline, from one side of the road to another, would need to be reassessed under either a new application, or a Minor Amendment to a valid Permit, if issued.</p>
<p>3 The location of the pipeline, as proposed, will mean that portion of land will no longer be able to be utilised.</p>	<p>The pipeline is proposed to be constructed in the road reserves of Maxfields Road and Loongana Road. The Council's Road Authority has given approval of the proposal after determining that minimal area would be required for future road widening</p>

	and the proposal would not impede the future replacement of the Loongana Road bridge. If, following a land survey, the location of the pipeline as depicted in the application was found to be on private land then the pipeline would need to relocate to be on the road reserve, or, would only proceed as depicted with the consent of private land owners.
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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 proposal, to develop water transfer infrastructure at South Nietta, would provide additional water flows to an existing mini hydro–electric scheme located at 179 Maxfields Road, South Nietta. The proposal is considered to be an innovative, renewable and dynamic use of a natural resource and allows for land, which has marginal characteristics for broad–scale agriculture, to be employed in the economic activity of energy generation.

The Council's Director Infrastructure Services has examined the need for future road widening in this area and issues that would impact on the future replacement of the Loongana Road bridge. The proposal to locate the transfer pipeline in the public road reserve is considered to be acceptable to the Infrastructure Services Department. The proposal satisfies the Local Area Objectives and Future Desired Character Statements of the zone and the Council would be justified in granting conditional, discretionary approval of the proposed development.

Note: The Crown would also need to grant consent to the use of public land for utility infrastructure, following the Council's examination of the proposal under the *Land Use Planning and Approvals Act 1993*.

Recommendation –

It is recommended that the application for Utilities (water transfer infrastructure, including pump house, pipeline, penstock and turbine house) at 179 Maxfields Road, South Nietta; road reserves at Loongana Road, Loongana and Maxfields Road, South Nietta; Jean Brook and Nietta Creek and riparian land be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 All pipeline works must be located in the road reserves of Maxfields Road and Loongana Road.
- 3 Prior to the commencement of works for the length of the pipeline, the developer is to accurately locate, through the commission of a land survey, the boundary between the Maxfields Road and Loongana Road public road reserves and adjoining private land.
- 4 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00682-CC (copy attached).
- 5 The layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking.
- 6 Driveways and vehicle parking and manoeuvring areas must be constructed with a compacted surface.
- 7 The development must collect and dispose of stormwater so that it is clear of any building areas and access strips.
- 8 Sediment control measures must be employed during construction and tree removal to mitigate the transfer of sediment to Jean Brook.
- 9 Works in and near watercourses must be undertaken in accordance with the current edition of the "Wetlands and Waterways Works Manual" DPIPW 2005.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 Acid sulphate soils are identified in the vicinity of the proposed turbine house at 179 Maxfields Road. Works in this area are to ensure no acid sulphate soils are exposed and works are managed in accordance with the "Tasmanian Acid Sulphate Soil Management Guidelines" DIPWE 2009.
- 3 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 4 Building Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor.'

The report is supported."

The Executive Services Officer reported as follows:

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

■ Cr van Rooyen moved and Cr Tongs seconded, "That the application for Utilities (water transfer infrastructure, including pump house, pipeline, penstock and turbine house) at 179 Maxfields Road, South Nietta; road reserves at Loongana Road, Loongana and Maxfields Road, South Nietta; Jean Brook and Nietta Creek and riparian land be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 All pipeline works must be located in the road reserves of Maxfields Road and Loongana Road.
- 3 Prior to the commencement of works for the length of the pipeline, the developer is to accurately locate, through the commission of a land survey, the boundary between the Maxfields Road and Loongana Road public road reserves and adjoining private land.

- 4 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00682-CC (copy attached) (a copy being appended to and forming part of the minutes).
- 5 The layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking.
- 6 Driveways and vehicle parking and manoeuvring areas must be constructed with a compacted surface.
- 7 The development must collect and dispose of stormwater so that it is clear of any building areas and access strips.
- 8 Sediment control measures must be employed during construction and tree removal to mitigate the transfer of sediment to Jean Brook.
- 9 Works in and near watercourses must be undertaken in accordance with the current edition of the 'Wetlands and Waterways Works Manual' DPIWE 2005.

Please note:

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- 2 Acid sulphate soils are identified in the vicinity of the proposed turbine house at 179 Maxfields Road. Works in this area are to ensure no acid sulphate soils are exposed and works are managed in accordance with the 'Tasmanian Acid Sulphate Soil Management Guidelines' DIPWE 2009.
- 3 'Substantial commencement' is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 4 Building Permits are required for the proposed development. A copy of this Planning Permit should be given to your building surveyor."

Carried unanimously

INFRASTRUCTURE SERVICES

174/2016 Penguin Creek corridor (106/2016 – 18.04.2016)

The Director Infrastructure Services reported as follows:

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

‘PURPOSE

The purpose of this report is to provide further information relating to the responsibilities associated with Penguin Creek, Penguin north of the Hiscutt Park weir and subsequent to the motion on notice from Cr Howard at the April Ordinary Council meeting (Minute No. 106/2016).

BACKGROUND

Cr Howard requested in his motion that investigations be undertaken in relation to the responsibilities associated with the maintenance of Penguin Creek and its untidy state. A report was produced and tabled at the April Ordinary Council meeting.

As indicated in that report, preliminary investigation of the area directly to the north of the Hiscutt Park pond has revealed that the land tenure containing the creek area is very complicated.

DISCUSSION

The majority of the land in question is owned by the Anglican Church (St Stephens) and further discussion and a site visit with Cr Howard revealed this. Cr Howard advised he would hold discussions with the church in relation to a clean-up of the area owned by them.

There is currently no public access available from Hiscutt Park to Main Road, however, the former Stubbs Hardware site has recently been sold and the developers are considering how they may best develop the land. Preliminary discussions have indicated that they would like to establish pedestrian access through their land to Main Road and these discussions will be ongoing during the development stage.

There is no riparian reserve associated with the Penguin Creek in this location so there are no riparian rights assigned. There is a small section of the creek that is designated as “Onshore Water Body” and this has been referred to

Crown Land Services for advice. At this point in time no advice has been received.

The main issue for Cr Howard was not being able to view the creek from Main Road.

It is proposed that some vegetation pruning works could be undertaken adjacent to the Main Road bridge to enhance the view and \$10,000 has been proposed in the 2016–2017 Estimates.

CONSULTATION

Council staff have been in consultation with Cr Howard.

RESOURCE, FINANCIAL AND RISK IMPACTS

An amount of \$10,000 has been proposed in the 2016–2017 Estimates to undertake vegetation enhancement works adjacent to the Main Road bridge.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

A Connected Central Coast

- Provide for a diverse range of movement patterns

The Environment and Sustainable Infrastructure

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

CONCLUSION

It is recommended that an amount of \$10,000 be included in the 2016–2017 Estimates for vegetation pruning and enhancement of the view of the Penguin Creek from the Main Road bridge.'

The report is supported."

- Cr Howard moved and Cr Downie seconded, “That an amount of \$10,000 be included in the 2016–2017 Estimates for vegetation pruning and enhancement of the view of the Penguin Creek from the Main Road bridge.”

Carried unanimously

175/2016 Adoption of the Open Space Tree Strategy

The Director Infrastructure Services reported as follows:

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

PURPOSE

This report considers the adoption by the Council of the Open Space Tree Strategy.

BACKGROUND

It has been identified that to enhance the existing suite of vegetation documentation there was a need for an Open Space Tree Strategy to provide Council staff and the community with a consistent platform for the consideration of open space tree management issues.

DISCUSSION

Trees are regarded as an essential and important asset, providing significant economic, social, environmental, ecological and aesthetic benefits to our community. They also assist in creating a sense of place, identity and neighbourhood character.

To complement the existing suite of documents relating to vegetation management, namely the Vegetation Management Policy, Vegetation Management Strategy and Street Tree Strategy, an Open Space Tree Strategy (the Strategy) has been prepared for consideration and adoption. A copy of the Strategy is appended to this report.

The purpose of the Strategy is to achieve a coordinated, consistent and strategic approach to open space tree management.

The aim of the Strategy is to:

- . Improve the aesthetic quality of the park landscape for residents and visitors.

- . Ensure trees are planted and preserved for future generations.
- . Provide a strategic and consistent approach to identifying and managing tree-related problems.
- . Increase tree coverage and overall sustainability of the open space trees within budget constraints.

The Strategy will provide a long-term direction for the implementation of new appropriate and desirable trees and the preservation of existing trees.

The Strategy consists of three parts including:

- . identifying tree planting opportunities and priorities;
- . appropriate species selection; and
- . the preservation and management of existing trees.

It is intended to be a working document, to be reviewed periodically. If any significant changes are required to the Strategy, it will be referred back to the Council.

CONSULTATION

Consultation has been undertaken in conjunction with the Council's Infrastructure Services and Works staff, and with the Operational Leadership Team.

RESOURCE, FINANCIAL AND RISK IMPACTS

There are allocations within the Estimates for the management of roadside and open space vegetation and this Strategy will be implemented as the budget allows.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

A Connected Central Coast

- . Improve community well-being

The Environment and Sustainable Infrastructure

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

Council Sustainability and Governance

- Improve service provision.

CONCLUSION

It is recommended that the Open Space Tree Strategy dated June 2016 be adopted.'

The report is supported."

The Executive Services Officer reported as follows:

"A copy of the Open Space Tree Strategy June 2016 has been circulated to all Councillors."

■ Cr Broad moved and Cr van Rooyen seconded, "That the Open Space Tree Strategy June 2016 (a copy being appended to and forming part of the minutes) be adopted."

Carried unanimously

ORGANISATIONAL SERVICES

176/2016 Contracts and agreements

The Director Organisational Services reported as follows:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

177/2016 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reported as follows:

“PURPOSE

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

CORRESPONDENCE RECEIVED

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

- . A covering letter in which the Council and elected members are provided with two documents relating to the Federal election priorities.
- . Letter regarding the Brown–Corbett Commemoration.
- . Letter supporting the Brown–Corbett commemorative display.
- . Letter advising of influx of dead leaves and branches on Central Coast streets.
- . Letter regarding mobile phone black spots and ‘000’ emergency call access.
- . Letter opposing planning application (Application No. DA215189).

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

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

Carried unanimously

178/2016 Common seal

The Director Organisational Services reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 17 May 2016 to 20 June 2016 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reported as follows:

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

- Cr Viney moved and Cr Downie 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

179/2016 Financial statements

The Director Organisational Services reported as follows:

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

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

180/2016 Annual Plan for the year ending 30 June 2017

The General Manager reported as follows:

“Section 71 of the *Local Government Act 1993* provides as follows:

- ‘...(1) A council is to prepare an annual plan for the municipal area for each financial year.
- (2) An annual plan is to –
 - (a) be consistent with the strategic plan; and
 - (b) include a statement of the manner in which the council is to meet the goals and objectives of the strategic plan; and
 - (c) include a summary of the estimates adopted under section 82; and
 - (d) include a summary of the major strategies to be used in relation to the council’s public health goals and objectives ...’

The Annual Plan for the year ending 30 June 2017 has been prepared and is submitted for approval.”

The Executive Services Officer reported as follows:

“A copy of the Annual Plan for the year ending 30 June 2017 has been circulated to all Councillors.”

■ Cr van Rooyen moved and Cr Viney seconded, “That the Annual Plan for the year ending 30 June 2017 be approved.”

Carried unanimously

181/2016 Estimates for the year ending 30 June 2017

The Director Organisational Services reported as follows:

“Section 82 of the *Local Government Act 1993* provides that estimates of the Council’s revenue and expenditure must be prepared for each financial year as follows:

‘...(2) Estimates are to contain details of the following:

- (a) the estimated revenue of the council;
- (b) the estimated expenditure of the council;
- (c) the estimated borrowings by the council;
- (d) the estimated capital works of the council;
- (e) any other detail required by the Minister.

(3) Estimates for a financial year must –

- (a) be adopted by the Council, with or without alteration, by absolute majority; and
- (b) be adopted before 31 August in that financial year; and
- (c) not be adopted more than one month before the start of that financial year.

...’

Estimates for the year ending 30 June 2017 have been prepared.”

The Executive Services Officer reported as follows:

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

■ Cr van Rooyen moved and Cr Tongs seconded, “That the Estimates for the year ending 30 June 2017 be adopted.”

Carried unanimously and by absolute majority

182/2016 Fees and Charges for the year ending 30 June 2017

The Director Organisational Services reported as follows:

“A list of Fees and Charges for the year ending 30 June 2017 is submitted for fixing by the Council.”

The Executive Services Officer reported as follows:

“A copy of the Fees and Charges for the year ending 30 June 2017 has been circulated to all Councillors.”

■ Cr van Rooyen moved and Cr Tongs seconded, “That the Fees and Charges for the year ending 30 June 2017 be fixed.”

Carried unanimously

183/2016 Long-term Financial Plan 2016–2026

The Director Organisational Services reported as follows:

“PURPOSE

The purpose of this report is to consider the Long-term Financial Plan 2016–2026 (LTFP) which outlines the steps the Council will take to realistically achieve its objectives whilst maintaining financial sustainability and addressing the major financial challenges and opportunities which will impact on the way the Council does business over the next 10 years.

BACKGROUND

In the current economic climate the Central Coast Council faces a challenge in funding its on-going operations and adequately maintaining its community assets. The growth in the cost of labour and materials, increasing demand for services and the Council’s limited ability to generate revenue from rates, have created a challenging financial environment.

At the core of Central Coast Council’s future financial sustainability will be the ability to adapt and respond to the challenges we face in delivering services more efficiently, reducing expenditure, developing opportunities to generate additional revenue sources and to deliver projects and initiatives based on the strategic directions identified in the Central Coast Strategic Plan 2014–2024.

In order to achieve its objectives and financial sustainability, there must be in place a long-term financial plan which will outline the steps the Council will take to realistically address the major financial challenges and opportunities which will impact on the way it does business over the next 10 years.

DISCUSSION

The LTFP is the key 10 year financial planning document of the Council. It is governed by a series of financial strategies and accompanying performance indicators. It establishes the financial framework upon which sound financial decisions are made to ensure long-term financial sustainability, it is a mechanism to ensure equality between generations of ratepayers in that each generation is responsible for the costs of the resources that they consume, and it demonstrates the Council's obligation and commitment to sound financial planning to ensure the future prosperity of the community.

The long-term financial framework has been developed for the following key reasons:

- . To establish a prudent and sound financial framework, combining and integrating financial strategies to achieve a planned outcome;
- . To provide an assessment of the resources (financial and non-financial) required to accomplish the objectives and strategies included in the Strategic Plan and Asset Management Plans (where non-financial resources are assumed to include human resources and the Council's asset base);
- . To provide an assessment of the Council's financial risks;
- . To establish a basis to measure the Council's adherence to its policies and strategies; and
- . To assist the Council to comply with sound financial management principles and to plan for the long-term financial sustainability of the municipal area.

The LTFP is for the period 1 July 2016 to 30 June 2026. It is based on projected performance against carefully developed sustainability targets and it accommodates in quantum and timing the activities set out in the Asset Management Plans.

The LTFP is reviewed and updated annually as part of the budgeting process to form part of the Corporate Folder.

It has been developed to achieve the following objectives within the 10 year time frame:

- . The achievement of a prudent balance between maintaining the existing range and level of service provision;
- . Maintain a strong cash position, ensuring the Council remains financially sustainable in the long-term;
- . Achieve underlying surpluses which exclude from operating surpluses items such as granted assets and capital income and expenditure;

- . Maintain debt levels below prudential guidelines;
- . Continue to pursue capital grant funding for strategic capital projects from the State and Federal Governments;
- . Provide for rate increases that are not excessive and can be justified in a positive and transparent way;
- . Maintain the ability to fund both capital works in general and meet the asset renewal requirements as outlined in asset management planning; and
- . Fees and Charges increases that are both manageable and sustainable.

CONSULTATION

A number of workshops have been held with the Councillors with regard to the development of the LTFP and related Asset Management Plans.

RESOURCE, FINANCIAL AND RISK IMPACTS

The adoption of the LTFP has no impact on resources other than the usual resources in the preparation of the Plan.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve the Council's financial capacity to sustainably meet community expectations.

CONCLUSION

It is recommended that the Council adopt the Long-term Financial Plan 2016–2026."

The Executive Services Officer reported as follows:

"A copy of the Long-term Financial Plan 2016–2026 has been circulated to all Councillors."

■ Cr Viney moved and Cr Downie seconded, "That the Council adopt the Long-term Financial Plan 2016–2026."

Carried unanimously

184/2016 Rates and Charges for the year ending 30 June 2017

The Director Organisational Services reported as follows:

“A specification of the Rates and Charges to be levied in order to meet the objectives of the Estimates has been included within the Estimates for the year ending 30 June 2017.”

■ Cr Broad moved and Cr Tongs seconded, “That, in accordance with the provisions of the *Local Government Act 1993*, the following Rates and Charges be and are made for the year ending 30 June 2017:

1 General Rate

- (a) A General Rate of 8.60 cents-in-the-dollar based on the assessed-annual-value and is payable on all rateable land within the Central Coast municipal area, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$270.00 otherwise payable in respect of that rate.

2 Service Rates and Charges

- (a) A Fire Protection Service Rate of 0.405 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land within the Penguin Urban Fire District and the Ulverstone Urban Fire District, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$38.00 otherwise payable in respect of that rate.
- (b) A Fire Protection Service Rate of 0.405 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land within the Forth/Leith Country Fire Brigade District, the Heybridge Country Fire Brigade District and the Turners Beach Country Fire Brigade District, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$38.00 otherwise payable in respect of that rate.
- (c) A Fire Protection Service Rate of 0.408 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land outside the Forth/Leith Country Fire Brigade District, the Heybridge Country Fire Brigade District, the Penguin Urban Fire District, the Ulverstone Urban Fire District and the Turners Beach Country Fire Brigade District, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$38.00 otherwise payable in respect of that rate.

- (d) A Waste Management Service Charge of \$193.00 for each tenement is payable in respect of all rateable land to which there is a supplying, or making available, of waste management services.

3 Payment

- (a) All Rates and Charges shall be payable in one payment on or before the 30th day of September 2016.

4 Discount for early payment

- (a) A discount of 5% is offered to all ratepayers for payment of Rates and Charges in total on or before the 31st day of August 2016 provided that no such discount shall be offered if there are at any time any arrears of Rates and Charges owing.

5 Supplementary Valuation Rate

- (a) If a supplementary valuation is made of any land prior to 30 June 2017 the Council may adjust the amount payable in respect of any rate for that land for the 2016–2017 financial year.
- (b) If an adjusted rate is made of any land, a rate notice must be issued by the General Manager, with the amount shown as credited or payable on that notice due to be paid within 30 days of the date on which that notice issued.

6 Definition

For the purposes of this resolution:

- (a) ‘tenement’ being rateable land for which a waste management service is supplied or is made available, includes: each separate residential use on that rateable land including each lot or block of land, each house, moveable dwelling unit, flat, home unit or self contained holiday apartment or holiday unit located on the rateable land.”

Carried unanimously and by absolute majority

CLOSURE OF MEETING TO THE PUBLIC

185/2016 Meeting closed to the public

The Executive Services Officer reported as follows:

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

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

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

- . Confirmation of Closed session minutes;
- . Minutes and notes of other organisations and committees of the Council;
- . TasWater Quarterly Reports to the Owners’ Representatives;
- . General Manager’s performance review; and
- . Domestic Refuse Collection Service (170/2008 – 19.05.2008).

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; and
- . contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.”

■ Cr Downie moved and Cr Viney 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
- . contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

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;
- . TasWater Quarterly Reports to the Owners’ Representatives;

-
- . General Manager's performance review; and
 - . Domestic Refuse Collection Service (170/2008 – 19.05.2008)."

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, reported 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 7.20pm.

186/2016 Confirmation of Closed session minutes

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

“The Closed session minutes of the previous ordinary meeting of the Council held on 16 May 2016 have already been circulated. The minutes are required to be confirmed for their accuracy.

...

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

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

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

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

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

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

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

GENERAL MANAGEMENT

187/2016 Minutes and notes of other organisations and committees of the Council

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

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

...

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

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

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

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

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

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

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

188/2016 TasWater Quarterly Reports to the Owners' Representatives

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

"PURPOSE

This report is to present the TasWater Quarterly Reports to Owners' Representatives for the periods ended 31 December 2015 and 31 March 2016. These reports are provided to all owner councils on an 'In Confidence' basis.

...

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.”

189/2016 General Manager's performance review

The Mayor reported (reproduced in part) as follows:

"The General Manager's Performance Review Committee advises the Council that the annual review of the performance of the General Manager has been completed...

...

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.”

INFRASTRUCTURE SERVICES

190/2016 Domestic Refuse Collection Service (170/2008 – 19.05.2008)

The Director Infrastructure Services reports as follows:

“PURPOSE

The purpose of this report is to seek approval of the Council to extend the current contract for the Domestic Refuse Collection Service.

...

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

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

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

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

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

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

Closure

There being no further business, the Mayor declared the meeting closed at 7.53pm.

CONFIRMED THIS 18TH DAY OF JULY, 2016.

Chairperson

(Imm:lb)

Appendices

- Minute No. 167/2016 – Model Code of Conduct
- Minute No. 168/2016 – Local Food Security Strategy
- Minute No. 170/2016 – Schedule of Statutory Determinations
- Minute No. 173/2016 – Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2016/00682-CC at 179 Maxfields Road, South Nietta etc. – Application No DA215173
 - ‘Statement of Compliance for Vehicular Access and Drainage Access’ dated 7 June 2016 at 179 Maxfields Road, South Nietta etc. – Application No. DA215173
- Minute No. 175/2016 – Open Space Tree Strategy
- Minute No. 176/2016 – Schedule of Contracts and Agreements
- Minute No. 178/2016 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 179/2016 – Financial statements

QUALIFIED PERSON'S ADVICE

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

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

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

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

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

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



Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents

CENTRAL COAST COUNCIL

I certify that this is
Model Code of Conduct.....
.....referred to in
Minute No. *167* / *2016* of a meeting of the
Council held on *20* / *06* / *2016*
[Signature]
Executive Services Officer

Code of Conduct of Councillors

June 2016



CENTRAL COAST COUNCIL

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Code of Conduct of Councillors

PART 1 – Decision making

1. A councillor must bring an open and unprejudiced mind to all matters being decided upon in the course of his or her duties, including when making planning decisions as part of the Council's role as a Planning Authority.
2. A councillor must make decisions free from personal bias or prejudgement.
3. In making decisions, a councillor must give genuine and impartial consideration to all relevant information known to him or her, or of which he or she should have reasonably been aware.
4. A councillor must make decisions solely on merit and must not take irrelevant matters or circumstances into account when making decisions.

PART 2 – Conflict of interest

1. When carrying out his or her public duty, a councillor must not be unduly influenced, nor be seen to be unduly influenced, by personal or private interests that he or she may have.
2. A councillor must act openly and honestly in the public interest.
3. A councillor must uphold the principles of transparency and honesty and declare actual, potential or perceived conflicts of interest at any meeting of the Council and at any workshop or any meeting of a body to which the councillor is appointed or nominated by the Council.
4. A councillor must act in good faith and exercise reasonable judgement to determine whether he or she has an actual, potential or perceived conflict of interest.
5. A councillor must avoid, and remove himself or herself from, positions of conflict of interest as far as reasonably possible.
6. A councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –
 - (a) declare the conflict of interest before discussion on the matter begins; and
 - (b) act in good faith and exercise reasonable judgement to determine whether the conflict of interest is so material that it requires removing himself or herself physically from any Council discussion and remaining out of the room until the matter is decided by the Council.

PART 3 – Use of office

1. The actions of a councillor must not bring the Council or the office of councillor into disrepute.
2. A councillor must not take advantage, or seek to take advantage, or his or her office or status to improperly influence others in order to gain an undue, improper, unauthorised or unfair benefit or detriment for himself or herself or any other person or body.
3. In his or her personal dealings with the Council (for example as a ratepayer, recipient of a Council service or planning applicant), a councillor must not expect nor request, expressly or implicitly, preferential treatment for himself or herself or any other person or body.

PART 4 – Use of resources

1. A councillor must use Council resources appropriately in the course of his or her public duties.
2. A councillor must not use Council resources for private purposes except as provided by Council policies and procedures.
3. A councillor must not allow the misuse of Council resources by another person or body.
4. A councillor must avoid any action or situation which may lead to a reasonable perception that Council resources are being misused by the councillor or any other person or body.

PART 5 – Use of information

1. A councillor must protect confidential Council information in his or her possession or knowledge, and only release it if her or she has the authority to do so.
2. A councillor must only access Council information needed to perform his or her role and not for personal reasons or non-official purposes.
3. A councillor must not use Council information for personal reasons or non-official purposes.
4. A councillor must only release Council information in accordance with established Council policies and procedures and in compliance with relevant legislation.

PART 6 – Gifts and benefits

1. A councillor may accept an offer of a gift or benefit if it directly relates to the carrying out of the councillor's public duties and is appropriate in the circumstances.
2. A councillor must avoid situations in which the appearance may be created that any person or body, through the provision of gifts or benefits of any kind, is securing (or attempting to secure) influence or a favour from the councillor or the Council.
3. A councillor must carefully consider –
 - (a) the apparent intent of the giver of the gift or benefit; and
 - (b) the relationship the councillor has with the giver; and
 - (c) whether the giver is seeking to influence his or her decisions or actions, or seeking a favour in return for the gift or benefit.
4. A councillor must not solicit gifts or benefits in the carrying out of his or her duties.
5. A councillor must not accept an offer of cash, cash-like gifts (such as gift cards and vouchers) or credit.
6. A councillor must not accept a gift or benefit if the giver is involved in a matter which is before the Council.
7. A councillor may accept an offer of a gift or benefit that is token in nature (valued at less than \$50) or meets the definition of a token gift or benefit (if the Council has a gifts and benefits policy).
8. If the Council has a gifts register, a councillor who accepts a gift or benefit must record it in the relevant register.

PART 7 – Relationships with community, councillors and Council employees

1. A councillor –
 - (a) must treat all persons with courtesy, fairness, dignity and respect; and
 - (b) must not cause any reasonable person offence or embarrassment; and
 - (c) must not bully or harass any person.

2. A councillor must listen to, and respect, the views of other councillors in Council and committee meetings and any other proceedings of the Council, and endeavour to ensure that issues, not personalities, are the focus of debate.
3. A councillor must not influence, or attempt to influence, any Council employee or delegate of the Council, in the exercise of the functions of the employee or delegate.
4. A councillor must not contact or issue instructions to any of the Council's contractors or tenderers, without appropriate authorisation.
5. A councillor must not contact an employee of the Council in relation to Council matters unless authorised by the General Manager of the Council.

PART 8 – Representation

1. When giving information to the community, a councillor must accurately represent the policies and decisions of the Council.
2. A councillor must not knowingly misrepresent information that he or she has obtained in the course of his or her duties.
3. A councillor must not speak on behalf of the Council unless specifically authorised or delegated by the Mayor or Lord Mayor.
4. A councillor must clearly indicate when he or she is putting forward his or her personal views.
5. A councillor's personal views must not be expressed in such a way as to undermine the decisions of the Council or bring the Council into disrepute.
6. A councillor must show respect when expressing personal views publicly.
7. The personal conduct of a councillor must not reflect, or have the potential to reflect, adversely on the reputation of the Council.
8. When representing the Council on external bodies, a councillor must strive to understand the basis of the appointment and be aware of the ethical and legal responsibilities attached to such an appointment.

PART 9 – Variation of Code of Conduct

1. Any variation of this model code of conduct is to be in accordance with section 28T of the Act.

1 INTRODUCTION

Purpose of Code of Conduct

This Code of Conduct sets out the standards of behaviour expected of the Councillors of the Central Coast Council, with respect to all aspects of their role.

As leaders in the community, Councillors acknowledge the importance of high standards of behaviour in maintaining good governance. Good governance supports each Councillor's primary goal of acting in the best interests of the community.

Councillors therefore agree to conduct themselves in accordance with the standards of behaviour set out in the Code of Conduct.

This Code of Conduct incorporates the Model Code of Conduct made by Order of the Minister responsible for Local Government.

Application of Code of Conduct

This Code of Conduct applies to a Councillor whenever he or she:

- . conducts Council business, whether at or outside a meeting;
- . conducts the business of his or her office (which may be that of Mayor, Deputy Mayor or Councillor); or
- . acts as a representative of the Council.

A complaint of failure to comply with the provisions of the Code of Conduct may be made where a Councillor fails to meet the standard of conduct specified in the Model Code of Conduct.

Standards of conduct prescribed under the Model Code of Conduct

The Model Code of Conduct provides for the following eight standards of conduct:

1 Decision making

A Councillor is to bring an open and unprejudiced mind to all matters being considered in the course of his or her duties, so that decisions are made in the best interests of the community.

2 Conflict of interest

A Councillor effectively manages conflict of interest by ensuring that personal or private interests do not influence, and are not seen to influence, the performance of his or her role and acting in the public interest.

3 Use of office

A Councillor uses his or her office to solely represent and serve the community, conducting himself or herself in a way that maintains the community's trust in the Councillor and the Council as a whole.

4 Use of resources

A Councillor uses Council resources and assets strictly for the purpose of performing his or her role.

5 Use of information

A Councillor uses information appropriately to assist in performing his or her role in the best interests of the community.

6 Gifts and benefits

A Councillor adheres to the highest standards of transparency and accountability in relation to the receiving of gifts or benefits, and carries out his or her duties without being influenced by personal gifts or benefits.

7 Relationships with community, Councillors and Council employees

A Councillor is to be respectful in his or her conduct, communication and relationships with members of the community, fellow Councillors and Council employees in a way that builds trust and confidence in the Council.

8 Representation

A Councillor is to represent himself or herself and the Council appropriately and within the ambit of his or her role, and clearly distinguish between his or her views as an individual and those of the Council.

Principles of good governance

By adopting this Code of Conduct, Councillors commit to the overarching principles of good governance by being:

Accountable – *Explain, and be answerable for, the consequences of decisions made on behalf of the community.*

Transparent – *Ensure decision making processes can be clearly followed and understood by the community.*

Law-abiding – *Ensure decisions are consistent with relevant legislation or common law, and within the powers of local government.*

Responsive – *Represent and serve the needs of the entire community while balancing competing interests in a timely, appropriate and responsive manner.*

Equitable – Provide all groups with the opportunity to participate in the decision making process and treat all groups equally.

Participatory and inclusive – Ensure that anyone affected by or interested in a decision has the opportunity to participate in the process for making that decision.

Effective and efficient – Implement decisions and follow processes that make the best use of the available people, resources and time, to ensure the best possible results for the community.

Consensus oriented – Take into account the different views and interests in the community, to reach a majority position what is in the best interests of the whole community, and how it can be achieved.

2 LEGISLATION

The Code of Conduct framework is legislated under the *Local Government Act 1993* (the Act). The Act is available to view via the Tasmanian Legislation Website at www.thelaw.tas.gov.au.

Code of Conduct

Tasmanian councillors are required to comply with the provisions of the Council's Code of Conduct while performing the functions and exercising the powers of his or her office with the council.

The Code of Conduct incorporates the Model Code of Conduct (made by order of the Minister responsible for Local Government) and may include permitted variations included as attached schedules to the Model Code of Conduct.

Making a Code of Conduct complaint

A person may make a Code of Conduct complaint against one councillor in relation to the contravention by the councillor of the relevant council's Code of Conduct.

A person may make a complaint against more than one councillor if the complaint relates to the same behaviour and the same Code of Conduct contravention.

Code of Conduct complaints are lodged with the general manager of the relevant council and must comply with legislative requirements, as outlined below.

A complaint may not be made by more than two complainants jointly.

A Code of Conduct complaint is to:

- . be in writing;
- . state the name and address of the complainant;

- . state the name of each Councillor against whom the complaint is made;
- . state the provisions of the relevant Code of Conduct that the Councillor has allegedly contravened;
- . contain details of the behaviour of each Councillors that constitutes the alleged contravention;
- . be lodged with the General Manager within six months after the Councillor or Councillors against whom the complaint is made allegedly committed the contravention of the Code of Conduct; and
- . be accompanied by the Code of Conduct complaint lodgement fee.

Once satisfied that the Code of Conduct complaint meets prescribed requirements, the General Manager forwards the complaint to the Code of Conduct Panel.

Code of Conduct complaint lodgement fee

The Code of Conduct complaint lodgement fee is prescribed under Schedule 3 (Fees) of the *Local Government (General) Regulations 2015*. The lodgement fee is 50 fee units (\$75.50 in 2015–16).

3 FURTHER ASSISTANCE

Councillor dispute resolution

Councillors commit to developing strong and positive working relationships and working effectively together at all times.

Prior to commencing a formal Code of Conduct complaint, the Councillors who are parties to any disagreement should endeavour to resolve their differences in a courteous and respectful manner, recognising that they have been elected to act in the best interests of the community.

A Council's internal dispute resolution process should be the first step that is taken when there is a dispute between Councillors.

A Councillor who is party to any disagreement should request the Mayor (or Lord Mayor) or the General Manager to assist that Councillor in resolving the disagreement informally.

If the informal assistance does not resolve the disagreement, the General Manager may, with the consent of the parties involved, choose to appoint an external mediator to assist in the resolution of the disagreement. If an external mediator is appointed, Councillors who are party to the disagreement must strive to cooperate with the mediator and use their best endeavours to assist the mediator and participate in the mediation arranged.

Where a matter cannot be resolved through internal processes, the next step may be to lodge a formal Code of Conduct complaint.

Councillors should only invoke the provisions of the Code of Conduct in good faith, where it is perceived that another Councillor has not complied with the provisions or intent of the Code of Conduct.

Complaints under the *Local Government Act 1993*

The Director of Local Government is responsible for the investigation of complaints regarding alleged breaches of the Act.

Any person can make a complaint to the Director, via the Local Government Division (contact details below), in accordance with section 339E of the Act, where it is genuinely believed that a Council, Councillor or General Manager may have committed an offence under the Act or failed to comply with the requirements of the Act.

To make a complaint, it is recommended that you first contact the Local Government Division to discuss whether the matter is something that the Division can assist with.

Public Interest Disclosure

Any instances of suspected corrupt conduct, maladministration and serious and substantial waste of public resources or substantial risk to public health or safety or to the environment should be reported in accordance with the *Public Interest Disclosures Act 2002*. Disclosures may be made to the Tasmanian Ombudsman or the Tasmanian Integrity Commission.

Key Contacts

Department of Premier and Cabinet's Local Government Division

Executive Building, 15 Murray Street, HOBART TAS 7000

GPO Box 123, HOBART TAS 7001

Phone: (03) 6232 7022 Fax: (03) 6232 5685

Email: lgd@dpac.tas.gov.au

Web: www.dpac.tas.gov.au/divisions/local_government

Local Government Association of Tasmania

326 Macquarie Street, HOBART TAS 7000

GPO Box 1521, HOBART TAS 7001

Phone: (03) 6233 5966

Email: admin@lgat.tas.gov.au

Web: www.lgat.tas.gov.au

The Tasmanian Integrity Commission

Surrey House, Level 2, 199 Macquarie Street, HOBART TAS 7000

GPO Box 822, HOBART TAS 7001

Phone: 1300 720 289

Email: mper@integrity.tas.gov.au

Web: www.integrity.tas.gov.au

Ombudsman Tasmania

NAB House, Level 6, 86 Collins Street, HOBART TAS 7000

GPO Box 123, HOBART TAS 7001

Phone: 1800 001 170

Email: ombudsman@ombudsman.tas.gov.au

Web: www.ombudsman.tas.gov.au

Local Government Code of Conduct Framework under the *Local Government Act 1993* – Flowchart

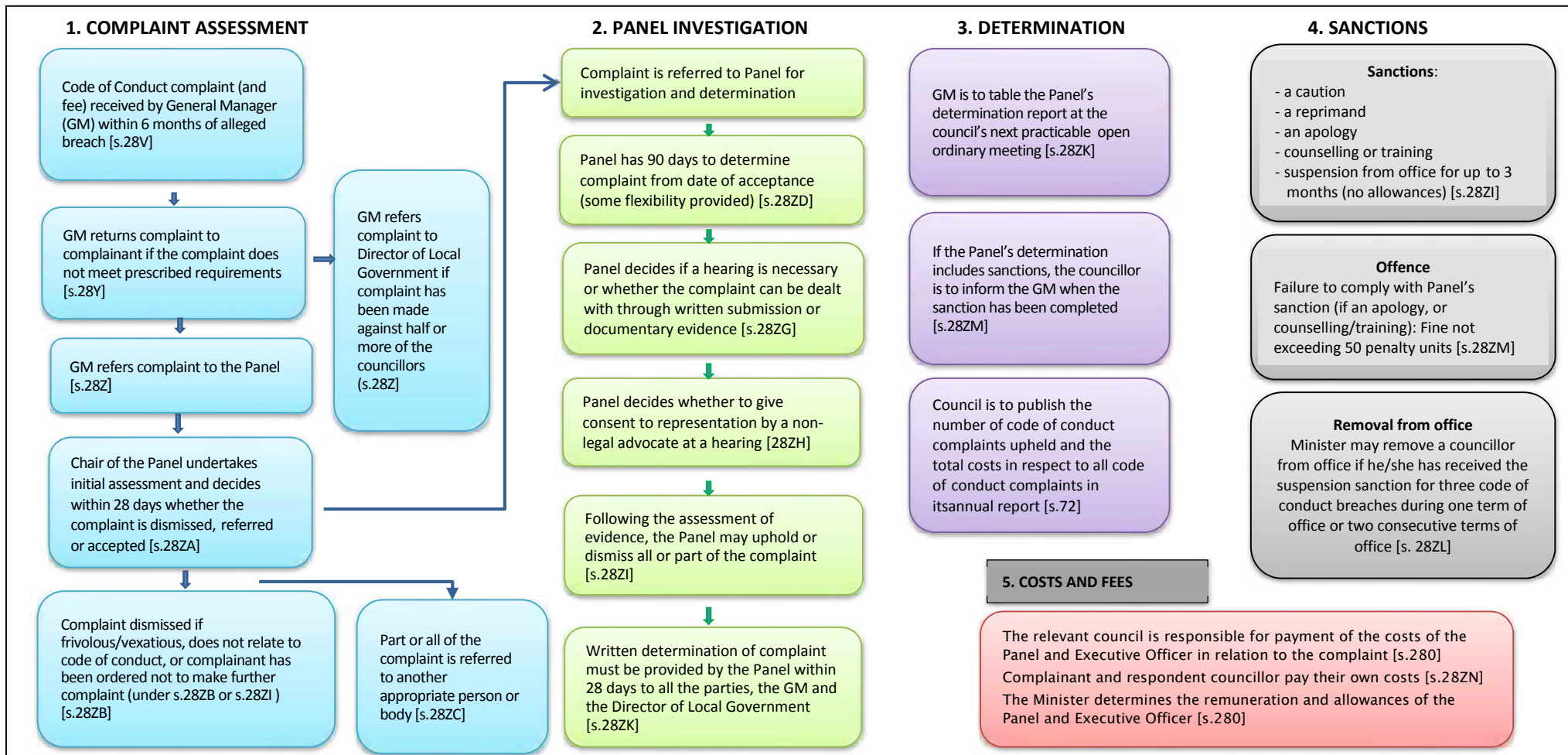
All councils adopt Model Code of Conduct for councillors made by Ministerial Order (with or without permitted variations) [s.28T]

Councils are encouraged to adopt a councillor complaint resolution policy to promote informal resolution of disputes between councillors

Minister appoints pool of Code of Conduct Panel Members [s.28K]

Executive Officer constitutes Code of Conduct Panel (in the investigation/ determination of complaint) by selecting 3 members from the Minister's pool (2 experienced in local government and 1 lawyer) [s.28L]

Executive Officer appointed by Secretary of the Department of Premier and Cabinet to undertake the administrative functions of the Panel [s.28M]






Central Coast Local Food Security Strategy

Growing Our Health

June 2016

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CENTRAL COAST COUNCIL
I certify that this is <u>Local Food</u>
<u>Security Strategy</u>
.....referred to in
Minute No. <u>168 / 2016</u> of a meeting of the
Council held on <u>20 / 06 / 2016</u>

Executive Services Officer



**CENTRAL COAST
COUNCIL**

**The Central Coast Council Local
Food Security Strategy was
developed with support from:**



**Healthy Food
Access Tasmania**



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PURPOSE

The purpose of the Local Food Security Strategy (the Strategy) is to guide and inform collective efforts to improve healthy eating in our community.



INTRODUCTION

The Central Coast community has a high and increasing incidence of preventable chronic health conditions. The Central Coast Council (the Council) is committed to working with stakeholders, service providers, organisations and groups around a common vision and agenda to achieve food security and bring about positive change to this profile. The focus will be on those in the community who, for whatever reason, are experiencing food insecurity.

Food security is the ability to have regular and reliable access to healthy food sufficient for a healthy active life. Only 46.3% of adults in Central Coast eat the recommended two fruit and only 10.8% eat the recommended five serves of vegetables per day. Potentially, this means that almost 90% of the adult population has a less than ideal nutritional diet.

A poor diet leads to poor health – being overweight or obese, having heart disease, diabetes and cancers. In Central Coast, 22.2% of the population is obese, 21.6% report their health as ‘poor or fair’ and when compared to the rest of the State, there is a higher proportion of the population with heart disease and cancers. A poor diet also affects the ability to learn and an individual’s confidence to fully participate in community life. All these issues are impacting on our ability to reach our community vision of ‘*living our potential*’.

A healthy diet includes drinking plenty of water and eating a variety of nutritious food from the five food groups:

- Vegetables and legumes/beans;
- Fruit;
- Grain (cereal) foods, mostly whole grain and/or high cereal fibre varieties;
- Lean meats and poultry, fish, eggs, tofu, nuts, seeds and legumes/beans; and
- Milk, yoghurt, cheese and/or alternatives, mostly reduced fat.

While this is well recognised, research into consumers' food priorities for 2016 revealed that 40% of consumers rank eating more fresh fruit and vegetables as their highest dietary concern.¹

The Mersey-Leven Food Hub project, funded by the Healthy Food Access Tasmania project (the Heart Foundation) and managed by the Council, aims to understand how our local food economy functions and whether the lack of fruit and vegetable consumption in the food desert areas of our communities is due to a lack of supply.

The research and evidence of the Heart Foundation states that a community needs to work on three key areas listed below to bring about change in food security. No single organisation can achieve this. It has to be a whole of community approach.

- Increasing knowledge and skills in growing, preparing, purchasing and cooking healthy food;
- Accessing affordable, healthy food; and
- Making healthy eating part of every aspect of community life.

This Strategy is also part of the Council's Social Planning Framework (the Framework). The Framework sets the direction and outcomes to achieve improved community health and wellbeing. It comes from, and contributes to, the realisation of the community's vision and Strategic Plan (2014-2024), which outlines the things that need to be done to achieve the preferred future.

The Framework also assists the Council, stakeholders, service providers and community groups to define their roles, allocate resources, make contributions, engage, communicate shared purpose and take action. To take action we will need to make use of approaches based on building relationships, strengthening networks and working collaboratively.

Governments at all levels have an important role to play in addressing the particular issues of the Central Coast regarding the link between food security, and health and wellbeing outcomes. However, they are no substitute for a community's own knowledge, networks, enterprise and institutions. It is local social capital, which has the ability to drive new place based and collaborative approaches to community development and service delivery, building from existing capabilities and providing the basis for engaging local stakeholders in the development and delivery of their own meaningful solutions.

It is also important that the combined local efforts complement and make use of the learnings of other local food security strategies, as well as the initiatives of neighbouring councils, the broader region and the State.

¹ Ipsos. (2016). Annual Report 2015-16 Food consumption, habits, attitudes and trends (CHATS), Australia

In developing this Strategy we acknowledge the valuable contribution of our Councillors, staff, community members, local groups, service agencies, neighbouring councils and peak bodies who brought their collective knowledge and experience to the following strategic conversations, projects and activities:

- The Mayor's Health and Wellbeing Roundtable;
- Central Coast Social Determinants of Health workshop;
- The Mersey-Leven Food Hub project;
- The Central Coast Local Food Security Strategy workshop; and
- The Heart Foundation's research and evidence.



CONTEXT

Global

Food security has been defined by the World Health Organisation (WHO) as 'the availability of nutritious food that is accessible to all, for a reasonable price, on a regular basis'. The concept of food security encompasses a range of elements which include, but are not limited to, sustainable food production, food supply and consumers' access to food.

State-wide

The Tasmania Food and Nutrition Policy aims to develop a food system for Tasmania that contributes to the reduction of diet-related disease and food-borne illnesses.

Despite a productive environment and a high overall standard of living, Tasmanians experience preventable diet-related chronic disease and food-borne illnesses. Tasmania has rates of heart disease, obesity, diabetes, hypertension and some cancers as high as, and in some instances higher than, other Australian States. These preventable illnesses are costly in social and economic terms, both to the individual and their families, as well as the community.

The increasing rate of chronic lifestyle-related disease that can be largely prevented by healthy eating and active living, places a financial burden on the State's resources. Estimates from interstate predict that over the next 15 years hospital admissions will double, mostly due to the effects of chronic lifestyle-related disease creating a significant financial burden for governments. While projections of this nature have not been calculated for Tasmania, it is likely the situation here may in fact be worse. Tasmania is experiencing the effects of population ageing to a greater degree and has a higher proportion of people of low socio-economic status than other States and Territories. Both older people and those of lower socio-economic status experience greater lifestyle-related chronic disease.

Across Tasmania, the four household types spending the highest proportion of household income on food are all low-income households.² These households are potentially at risk of food insecurity due to any increases in food prices. The data also shows that these households are spending less in actual dollars than the Tasmanian average.

Regional and sub-regional levels

There is much happening with food security in the Cradle Coast region and Mersey-Leven sub-region. The projects and activities have largely been influenced and funded by Primary Health Tasmania (previously Tasmanian Medicare Local) and the Heart Foundation.

Commencing in 2014, the Devonport City Council, its neighbourhood houses and several not-for-profit organisations have been working together on the Devonport Food Connections Project. The project's purpose was to develop and implement realistic local solutions to improve long-term food security and social inclusion for vulnerable people in Devonport.

The Mersey-Leven Food Hub project, of which this Strategy is a component, has focused on how the local food economy functions and whether the lack of affordable fruit and vegetable consumption in food desert areas is due to a lack of supply. Part of the project included surveying producers and consumers to understand and map their relationships and interactions and developing the e-commerce platform 'Site to Bite' as a potential alternative sales and distribution mechanism between producers and consumers. The development of the online Made Open Tasmania platform enables engagement with the community to develop, fund and deliver projects.

Local

The Central Coast Strategic Plan 2014–2024 identified and is already addressing a number of key outcomes. Those that relate specifically to this Local Food Security Strategy and the Social Planning Framework include:

- Socio-economic well-being;
- Economic prosperity and resilience;
- Resilient and engaged community; and
- Healthy community and healthy lifestyle.

² Relative Price Index data developed by G. Dufty and I. MacMillan and provided by the Social Inclusion Unit, DPAC.

RATIONALE

Food security risks in Central Coast³

Population	21,393 residents 8,286 households
Socio-economic factors	348 single parent households 17% of children are estimated to be living in poverty 33% of the population are Concession Card Holders 1,328 residents are receiving the disability support payment 8% of the adult population are unemployed 6% of households are without a car 23.5% of households experience housing stress (people who have a low income and pay more than 30% of their household income on rent or mortgage)
Access/location factors	18 shops and three markets, where fresh food such as fruit and vegetables can be purchased No fruit and vegetable shops located in some of the areas where average household incomes are very low Public transport is often reported as inadequate
Behavioural factors	46.3% of adults eat the recommended two pieces of fruit per day 10.8% eat the recommended five serves of vegetables per day Fruit and vegetable consumption decreased between 2009 and 2013
Health indicators	22.2% of adults are obese 21.6% of adults report that their health is poor or fair Rates of overweight and obesity in children are increasing across Tasmania 29% of young people become overweight or obese during adolescence



³ Baseline data sources: Australian Bureau of Statistics, Census of Population and Housing (2011); Department of Health and Human Services, Tasmania Population Health Survey (2013)



APPROACH

The Strategy has been developed with engagement and reference to a number of community conversations and workshops. It is the culmination of a learning journey where each step informed and guided the next. Stakeholders were engaged so all perspectives were heard and known.

Those engaged included representatives from the Council, education and learning institutions from newborn/early childhood through to young adults; service providers; growers and producers; sport and recreation clubs; food outlets including restaurants, cafes and school canteens; government agencies; neighbouring councils and regional authorities; neighbourhood houses, non-government-organisations and local community groups.

The following specific events and activities have helped build the understanding, direction and eventual Strategy, with actions that all can work on and contribute to:

Date	Activity	Who involved	No. involved
27 July 2015	Mayor's Health and Wellbeing Roundtable	Stakeholder representatives	22
30 Nov, 2015	Social Determinants of Health - Council workshop	Council officers from all Departments	21
2 May, 2016	Local Food Security Strategy - Planning Workshop	Stakeholder and community representatives	32

The Strategy has also been informed and will be supported by two technology platforms. Both of these included their own engagement programs and involved hundreds of people in the development, testing and ongoing trials.

- **Made Open Tasmania** - is an online, engagement platform where individuals, communities and organisations come together to connect, share ideas, start projects, crowdsource and create events and polls. The platform is available for any group who wants to work on the actions contained within this Strategy.
- **Site to Bite** - provides a website and e-commerce platform to connect producers and consumers to make food more accessible and affordable. It is a deliverable of the Mersey-Leven Food Hub project, owned by SPROUT Tasmania and operates as a social enterprise.

DYNAMIC AND COLLECTIVE

This Strategy is not just for the Council to deliver on. Many groups and organisations are already working on activities and actions that are making a positive difference to food security for all in our community. The Strategy is the roadmap to follow to achieve the vision and preferred future around this issue. Everyone can play a role and therefore, the energy and resources of our collective efforts can be harnessed. The Strategy will evolve and respond according to needs and opportunities. It is therefore, perpetual in nature and delivered through collective community efforts. This is part of the Council's approach where we build relationships; make productive use of our networks and work collaboratively to tackle shared issues.





THE CENTRAL COAST LOCAL FOOD SECURITY STRATEGY

VISION

Willing and Able

- Healthy eating is supported and actively promoted in our community;
- Whatever we are doing or wherever we are, there is always a healthy food option on offer;
- Our food outlets celebrate and make use of local produce; and
- Our knowledge and skills support growing, buying, making, creating and presenting healthy food.

Farmers and Producers

- The rich productive soils of our landscapes, farms, communal spaces, public realm and backyards deliver quality produce; and
- Our farmers are known to us, as are our cooks and chefs, whether they are creating nutritional excitement at school, at work or at play.

Growing our Health

- We are growing our health by eating and using the fruit and vegetables we produce and buy, This is part of our community's culture; and
- We work together, share knowledge, skills and resources to make sure healthy food options are available to everyone, everywhere, every time we eat.

GUIDING PRINCIPLES

The following principles will guide the work and approaches of the Council, stakeholders and community groups towards achieving positive change with food security and present health and wellbeing outcomes. The first four guide the Council's Social Planning Framework, with the fifth specific to this Strategy.

Making a Difference

- Transforming the systems and relationships to produce social impact and better community outcomes;
- Aligning practices, delivery systems and culture with the Central Coast vision; and
- Taking action.

Innovation

- Using the Strategy to align effort across policy and service domains;
- Identifying improved and new ways of working; and
- Providing inspiration and incentives to encourage innovation to achieve agreed outcomes.



Collaboration

- Working together to achieve positive social outcomes;
- Using a shared vision and purpose;
- Building on existing assets/strengths;
- Developing broad coalitions to identify and resolve key challenges; and
- Developing service agreements, partnerships and other effective collaborative models.

Learning

- Developing knowledge, skills and attitudes as a foundation to change;
- Starting with young people;
- Integrating learning and education into all approaches; and
- Raising awareness through social marketing.

Focus on Food Insecurity

- Working on relevant strategies to make a difference;
- Raising awareness and understanding of the present situation; and
- Doing with, not doing for.

FUTURE DIRECTIONS AND STRATEGIC OUTCOMES

Future Direction 1 Increased knowledge and skills in growing, preparing, purchasing and cooking healthy food

Strategic outcomes

- 1.1 People know the nutritional values of foods
- 1.2 People can grow their own food
- 1.3 People can prepare and cook healthy meals
- 1.4 Communal land and public realm are used for growing healthy food

Future Direction 2 Healthy eating is part of every aspect of community life

Strategic outcomes:

- 2.1 Healthy food options are available at all community events
- 2.2 People eat the recommended daily serves of fruit and vegetables
- 2.3 Reduction of diet-related disease and food-borne illnesses
- 2.4 Local farmers and producers are celebrated

Future Direction 3 Accessible, affordable, healthy food

Strategic outcomes:

- 3.1 Options to purchase affordable, healthy food in low socio-economic areas
- 3.2 Utilisation of the Mersey-Leven Food Hub project’s ‘Site to Bite’ e-commerce platform
- 3.3 Joined-up food security efforts
- 3.4 Nature’s grade farm produce valued and available

Timing

Short-term	One year
Medium-term	One – three years
Long-term	One - five years +



THE COUNCIL'S RESPONSIBILITIES AND ROLES

Provision of goods and services

Broadly speaking, the Council can provide three kinds of goods and services:

Type of good	Characteristics	Funded by
Public	Provided by government because there is wide community benefit, everyone has equal access and market failure exists in provision. Could be described as core business. There is an expectation that government will provide.	Taxes
Mixed	Provision can be shared between government and the private sector. It is discretionary for government; however there is community demand, which justifies involvement. Part market failure exists for its provision.	<ul style="list-style-type: none">• User charges• Community Service Obligations (CSO)
Private	Provided by the public sector and with no reason for government to be involved. Market forces set demand for the service. There is no market failure for the provision. Access is not equal to all.	Price

ROLES

The three roles of the Council are provider, facilitator and advocator.

The **provider** role includes regulatory activities. The Council provides the good or delivers the service because they are required by legislation to do so. Presently, community related services the Council provides include the following:

- Accommodation for older members of the community;
- Arts and cultural development;
- Building and plumbing services;
- Caravan parks;
- Cemeteries;
- Child and youth services;
- Community, cultural, recreation, sport and leisure facilities;
- Dog control;
- Economic development;
- Emergency services;
- Event support;
- Facilities, roads, footpaths and street lighting;
- Immunisation;
- Land-use planning;
- Public amenities;
- Public health and environmental management;
- Rubbish collection;
- Stormwater drainage;
- The 'Made Open Tasmania' online engagement and networking platform; and
- The community's public realm.

As a **facilitator** the Council cooperates with other groups to help deliver a good or service. The facilitating actions can be large or small. Presently, the Council helps facilitate the activities including that of:



- Anglicare;
- Central Coast Community Safety Partnership Committee;
- Central Coast Youth Engaged Steering Committee;
- Cradle Coast Innovation;
- Forth Community Representatives Committee;
- Inter-Agency Support Team;
- Red Cross;
- The Heart Foundation;
- Turners Beach Community Representatives Committee;
- Ulverstone Wharf Precinct Advisory Committee; and
- Volunteering Tasmania.

As an **advocate** the Council speaks up, lobbies and supports a cause or issue. Apart from also advocating for the issues and outcomes sought by the groups above, the Council speaks up and lobbies for equity of access for State and Federal Government funding, improved and/or new services and to influence the directions of, for example:

- Regional Development Australia;
- The Cradle Coast Authority;
- The Department of State Growth; and
- The Tourism Industry Council of Tasmania.

ACTION PLAN

Future Direction 1 - Increased knowledge and skills in growing, preparing, purchasing and cooking healthy food

	Strategic Outcome	Key Actions	Related Tasks	Council Role	Resources	Timings
1.1	People know the nutritional values of foods	Design and deliver community education programs on healthy food/eating	Source and make available reliable information on nutritional values of foods (including the benefits of home grown and prepared versus processed and 'fast' foods) and healthy eating principles.	Facilitator and Advocate	Made Open Tasmania	Short term
			Identify appropriate avenues for the distribution of nutritional and healthy food information (including doctors, health professionals and community venues).			Short term
1.2	People can grow their own food		Encourage healthy food preparation classes for all ages (pre-school to seniors) including the identification and promotion of existing program/s.	Facilitator and Advocate	Made Open Tasmania	Medium term
1.3	People can prepare and cook healthy meals		Establish a community of practice to connect people with healthy food ideas and skills to share.	Facilitator	Made Open Tasmania	Long term
			Promote breast-feeding to increase community awareness and acceptance of the benefits	Advocate	Made Open Tasmania	Short term
1.4	Communal land and public realm are used for growing healthy food	Undertake communal space, community and school garden projects	Identify land and potential funding sources including crowdsourcing to support development of school and community garden(s) particularly in food desert areas.	Facilitator and Advocate	Made Open Tasmania	Medium term
			Encourage volunteers to 'coach/mentor' people who want to grow vegetables/fruit at home.	Advocate	Made Open Tasmania	Short term
			Replace some Council-managed flower beds with edible gardens and trees.	Provider	Council's parks and gardens	Long term
			Review existing and establish a West Ulverstone Community Garden project (learning from other working examples).	Facilitator	Council land and grants	Medium term


Future Direction 2: Healthy eating is part of every aspect of community life

	Strategic Outcome	Key Action	Related Task	Council Role	Resources	Timings
2.1	Healthy food options at all community events	Deliver a healthy food options program	Develop a Council Policy to ensure healthy food options at all Council meetings and events.	Provider	Policy	Short term
2.2	People eat the recommended daily serves of fruit and vegetables		Promote healthy food options into fast food outlets, school canteens and community events.	Advocate	Council collateral	Long term
2.3	Reduction of diet-related disease and food-borne illnesses		Review the Community Grants Program to incorporate healthy food options into the criteria for any application with a food element.	Provider	Community Grants criteria	Short term
2.4	Local farmers and producers are celebrated	Deliver a social marketing program to promote: local farmers, producers, chefs, cooks, healthy food initiatives	Tell the stories of our farmers, producers, gardeners, chefs, cooks and healthy food initiatives.	Facilitator	Made Open Tasmania Council collateral	Medium term
			Promote weekly healthy food recipes.	Facilitator	Made Open Tasmania	Short term
			Design and promote events that focus on local producers and healthy food outcomes, e.g. cooking competitions.	Facilitator	Made Open Tasmania Council collateral	Medium term
			Promote and support community use of the Made Open Tasmania platform.	Provider and Facilitator	Made Open Tasmania	Short term

Future Direction 3 - Accessible, affordable, healthy food

	Strategic Outcome	Key Actions	Related Tasks	Council Role	Resources	Timings
3.1	Options to purchase affordable, healthy food in low socio-economic areas	Undertake collaborative food security projects in food desert areas	Form a food security project group of organisations and community groups currently contributing to food security.	Facilitator	Made Open Tasmania	Short term
3.2	Utilisation of the Mersey Leven Food Hub project's 'Site to Bite' e-commerce platform		Engage communities in food desert areas to identify local issues affecting access to affordable, healthy food.	Facilitator	Made Open Tasmania	Long term
3.3	Joined-up food security efforts		Promote the 'Site to Bite' e-commerce food hub.	Facilitator	Made Open Tasmania	Short term
3.4	Nature's grade farm produce valued and available	Deliver a social marketing program to promote local fresh produce outlets and distribution hubs	Promote the consumption of fresh local farm produce including nature's grade.	Facilitator	Site to Bite e-commerce platform	Long term
			Promote and support local produce markets and distribution hubs.	Facilitator	Made Open Tasmania Site to Bite e-commerce platform	Short term

MEASUREMENT

Future Direction	Strategic Outcome	How much did we do?	How well did we do it?	Is anyone better off?
Increased knowledge & skills in growing, preparing, purchasing and cooking food	People know the nutritional values of foods	# Doctors and health professionals that provide nutritional information and education	% Healthy cooking programs that incorporate nutritional information	
	People can grow their own food		% Community gardens offering advice and mentoring for home gardeners	
	People can prepare and cook healthy meals	# Healthy cooking programs		
	Communal land and public realm used for growing healthy food	# Community Garden projects	% Communal land spaces incorporating edible food plantings	
Healthy eating is part of every aspect of community life	Healthy food options at all community events		% Community events with priority for healthy food vendors	
	People eat the recommended daily serves of fruit and vegetables			% Population eating recommended daily serves of fruit and vegetables
	Reduction of diet-related disease and food-borne illnesses			% Population experiencing diet-related disease and food-borne illnesses
	Local farmers and producers are celebrated	# Social media stories about local farmers & producers	% Central Coast food outlets using local farm produce	
Accessible, affordable, healthy food	Options to purchase affordable, healthy food in low socio-economic areas		% Low socio-economic areas that benefit from food security activities	% Household income spent on food in low income households
	Utilisation of the Mersey-Leven Food Hub project's 'Site to Bite' e-commerce platform	# Transactions		% Transactions from food desert areas
	Joined-up food security efforts	# Organisations and community groups involved in food security activities		
	Nature's grade farm produce valued and available		% Food security activities that utilise local nature's grade farm produce	% Farmers selling nature's grade fresh produce who receive a fair price

CONTACTS

If you would like information, want to share what you are doing or make use of Made Open Tasmania, an online, engagement platform where individuals, communities and organisations come together to connect, share ideas, start projects, crowdsource and create events and polls please contact:

Heidi Willard

STRATEGY & POLICY OFFICER



Local Food Security Planning Workshop

Background Paper

HELD MONDAY, 2 MAY 2016
BETWEEN 9.30AM AND 2.30PM

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THE POLICY CONTEXT

Despite a productive environment and a high overall standard of living, Tasmanians experience preventable diet-related chronic disease and food-borne illnesses. Tasmania has rates of heart disease, obesity, diabetes, hypertension and some cancers as high as, and in some instances higher than other Australian States. These preventable illnesses are costly in social and economic terms, both to the individual and their families as well as the community.

The Tasmania Food and Nutrition policy aims to develop a food system for Tasmania that contributes to the reduction of diet-related disease and food-borne illness.

THE CHANGE NEED

The Impact of Chronic Disease

The increasing rate of chronic lifestyle-related disease that can be largely prevented by healthy eating and active living places a financial burden on the State's resources. Estimates from interstate predict that over the next 15 years hospital admissions will double, mostly due to the effects of chronic lifestyle-related disease, creating a significant financial burden for governments. While projections of this nature have not been calculated for Tasmania, it is likely the situation here may in fact be worse. Tasmania is experiencing the effects of population ageing to a greater degree and has a higher proportion of people of low socio-economic status than other States and Territories. Both older people and those of lower socio-economic status experience greater lifestyle-related chronic disease.

Food Costs

If we look at the percentage of household expenditure on food (Table 1), the four household types spending the most are all low-income households. These households are potentially at risk of food insecurity due to any increases in food prices. The data also shows that these households are spending less in actual dollars than the Tasmanian average, with pensioners the lowest, at \$109.50 a week. This indicates low incomes, low levels of discretionary income and therefore low capacity to absorb any price rises.

Table 1: Household Expenditure on Food

Household Type	Percentage expenditure on food	AWHE on food
Low incomes	20.5%	\$143.50
Workers with income support	19.7%	\$148.20
Pensioners	19.0%	\$109.50
Unemployed	17.3%	\$114.60
Single parents-medium	17.3%	\$163.30
Middle to high incomes	16.9%	\$244.50
Renters	16.6%	\$153.40
Tasmanian average	16.0%	\$178.90

Relative Price Index data developed by G. Dufty and I. MacMillan and provided by the Social Inclusion Unit, DPAC.

Table 2. Households at risk to food insecurity through high expenditure on food and low incomes, by Local Government Area, Tasmania, 2011 and 2016

	Low-income households			Pensioners			Unemployed			Single parents - medium family		
	No. of H/H's	2011 %	2016 %	No. of H/H's	2011 %	2016 %	No. of H/H's	2011 %	2016 %	No. of H/H's	2011 %	2016 %
Break O' Day	942	32.8	31.3	1006	35.0	38.7	273	9.5	8.5	106	3.7	5.6
Brighton	1370	22.7	21.4	1241	20.6	21.6	480	8.0	6.3	457	7.6	7.3
Burnie	2160	26.4	25.6	2043	24.9	26.4	643	7.8	9.2	430	5.2	5.0
Central Coast	2484	28.5	29.9	2498	28.7	32.0	620	7.1	7.7	327	3.8	3.2
Central Highlands	273	28.8	27.5	278	29.3	31.9	59	6.2	5.9	21	2.2	2.8
Devonport	3032	29.0	28.4	2953	28.3	29.8	785	7.5	8.8	507	4.9	4.6
George Town	762	28.2	28.1	708	26.2	29.9	270	10.0	11.3	127	4.7	5.2
Glamorgan/Spring Bay	522	25.4	25.3	646	31.5	36.1	133	6.5	4.3	65	3.2	2.3
Kentish	634	26.4	26.3	575	23.9	27.4	199	8.3	9.5	91	3.8	3.3
Launceston	7249	25.7	24.7	6991	24.8	26.0	1939	6.9	8.1	1429	5.1	4.9
Tasman	277	27.5	34.5	307	30.5	37.4	87	8.6	9.9	15	1.5	1.2

NATSEM research conducted for the Social Inclusion Unit, DPAC.

The Food Security Risks in Central Coast

In the Central Coast Local Government Area there are 8,286 households and 21,393 residents, of which:

- 46.3% of adults eat the recommended two pieces of fruit per day and 10.8% eat the recommended five serves of vegetables, compared with the 42% and 9.8% State averages. Central Coast residents are unfortunately eating slightly less fruit and vegetables in 2013 when compared with 2009;
- 22.2% of adults are obese. Compounding this, 21.6% of local adults report that their health is poor or fair versus 19% for the State average. While we don't have results for children at the local government level we do know that rates of overweight and obesity are increasing across Tasmania. The teenage years are when significant changes are observed and up to 29% of young people become overweight or obese;
- 33% of the local population are Concession Card Holders and 8% unemployed. Households with low incomes including residents on Centrelink payments often have a reduced ability to buy sufficient healthy food as there are many other costs such as housing, transport and utilities which drain the household budget;
- There are 348 single parent households;
- 17% of children are estimated to be living in poverty;
- 21.6% of adults report their health as fair or poor and 1,328 residents are receiving the disability support payment. People with a disability or chronic disease may have difficulty carrying shopping and their medical expenses may reduce the household food budget;
- 6% of households are without a car; and
- 23.5% of local households experience housing stress. This is people who have a low income and pay more than 30% of their household income on rent or mortgage.

Across the Central Coast, the ability of residents to get to shops is impacted by their location and available transport, including public transport. Recent research conducted by the University of Tasmania showed that there is a good variety of shops across the local government area. In total there are 18 shops and a weekly Farmers' Market, where fresh food such as fruit and vegetables can be purchased:

- Two major supermarkets (both in Ulverstone);
- Six minor supermarkets (Penguin x3, Ulverstone, West Ulverstone, and Turners Beach);
- Five general stores (South Riana, Ulverstone, Forth, Gawler and Riana);
- five fruit and vegetables shops (Penguin, West Ulverstone, Turners Beach, and Ulverstone x2);
- *Cradle Coast Farmers' Market* (weekly on Sundays at the Ulverstone Wharf Precinct);
- *Quality Vegie Box* is a Cradle Coast Farmers' Market stallholder and offers home delivery across the area;

- *Mooreville Gardens* is a Cradle Coast Farmers' Market stallholder and offers a Grab & Go Box scheme at the market;
- *Penguin Market* has over 70 stalls all under cover including fresh produce and a food court (weekly on Sundays from 9.00am to 3.30pm); and
- *Growers and Makers Market* at Turners Beach, is a Twilight Market offering fresh local produce (last Sunday of every month from 4.00pm).

However, there are no shops located in some of the areas where average household incomes are very low. Some low-income households do not have access to a car and public transport is often reported as inadequate. This means for these people, getting to the shops to purchase healthy food is even more challenging.

WHAT WORKS TO DO BETTER

A strategic and comprehensive approach to tackling food security is necessary locally, regionally, and at the State and Federal level.

It is also important to maintain a focus on disadvantage; otherwise seemingly useful strategies may make little or no difference to the most food insecure, or may even make their situation worse.

Research has identified the following three factors make it easier for people to eat well, even if they are on a low income.

1. People need to have good skills, knowledge and the confidence to cook, shop, prepare and/or grow;
2. It's important for people to live and work in an environment that regards healthy eating as 'normal'. This might be your family, school, where you work or even at community events; and
3. People need to be able to readily access healthy food. Here we are talking about financial and physical access. Healthy food needs to be affordable and easy to get to where it is available for sale.

Choosing which strategies to adopt and which actions to implement needs to be built on an understanding of what has and is being tried elsewhere as well as on an assessment of local conditions to determine appropriateness.

Choosing what to do in any specific location needs to be based on an assessment, which should include consideration of the following:

- The **nature and characteristics of the local area** and the opportunities and/or challenges these present;
- The extent to which there is a **broader groundswell** that can support the strategy;
- Whether a **regional response** rather than (or in concert with) a local response may be more effective than implementation of strategies by individual councils;

- The establishment of well-articulated goals and objectives for the intervention/strategy and the capacity to include an **evaluation strategy** to gauge effectiveness in the short and medium term; and
- Finally, because comprehensive, sustained strategies are more likely to be effective it is important to assess the capacity to implement multi-level long term responses rather than short term, narrowly targeted single level strategies.

Every region has unique elements that contribute to its economic and social framework. Stimulating economic development in low income or socially isolated communities needs to build on an asset base of the resources already within that community. These assets may include human capital, existing agricultural and food manufacturing resources and transport infrastructure.

THE ROLE OF FOOD HUBS

The Central Coast Council (the Council), through the Mersey-Leven Food Hub project, is currently exploring the potential contribution of a Food Hub to improve access to local fresh produce.

Food hubs are businesses or organisations that actively manage the aggregation, distribution and marketing of source-identified food products. Food hubs also operate within their own expressed value sets, and these values guide any additional activities that a food hub may undertake. In theory, food hubs may serve to provide much-needed, size-appropriate infrastructure and marketing functions for local food produced by small and midsized producers.

However, the impact of food hubs has only recently been studied, and there is a lack of aggregated information on many of the characteristics of active food hubs. A 2013 National Food Hub Survey undertaken in the US indicated that 62% of food hubs began operations within the last five years, 31% of food hubs had \$1,000,000 or more in annual revenue and the majority of food hubs were supporting their businesses with little or no grant assistance - including food hubs that identified as nonprofits.

Financially, the most successful food hubs tended to be for-profit and cooperative in structure, in operation for more than 10 years and working with a relatively large number of producers. The values-based nature of food hubs makes it hard to judge many of them solely on their level of financial success.

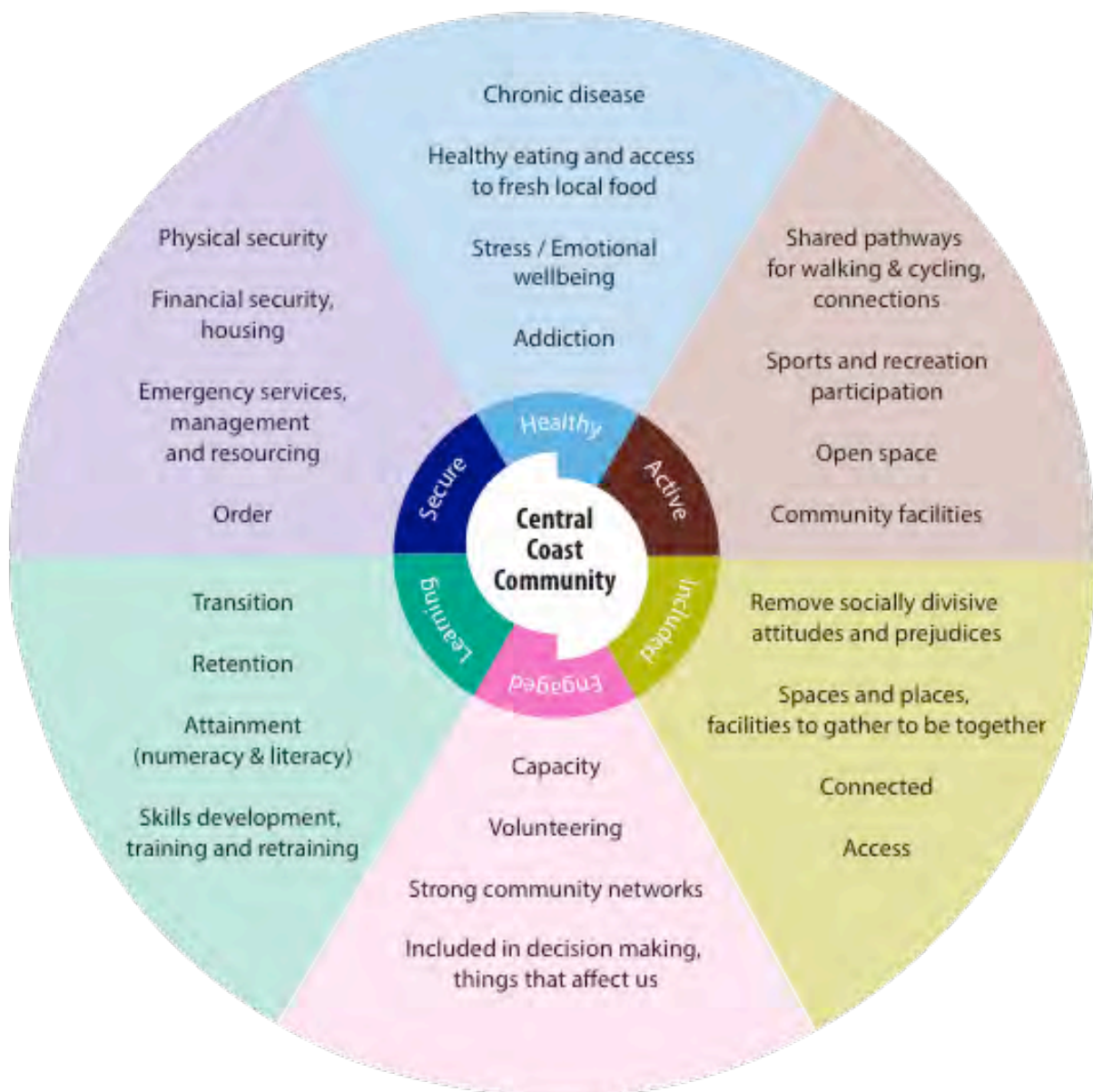
SOCIAL DETERMINANTS OF HEALTH

The World Health Organisation (WHO) defines the social determinants of health as ‘the conditions in which people are born, grow, live, work and age’. These circumstances are shaped by the distribution of money, power and resources at global, national and local levels. The social determinants of health are mostly responsible for health inequities - the unfair and avoidable differences in health status seen within and between countries.

The Council explored the role it might play in supporting the achievement of healthy communities through the following six outcomes:

1. Healthy;
2. Active;
3. Included;
4. Engaged;
5. Learning; and
6. Secure.

This diagram presents the factors affecting each outcome.



KNOWING IF ANYONE IS BETTER OFF

The Council will take a Results Based Accountability (RBA) approach to measuring the performance of their Local Food Security Strategy.

This approach starts with the end 'results' desired for a community or population group and then identifies the indicators, which can be measured to quantify the achievement of desired results.

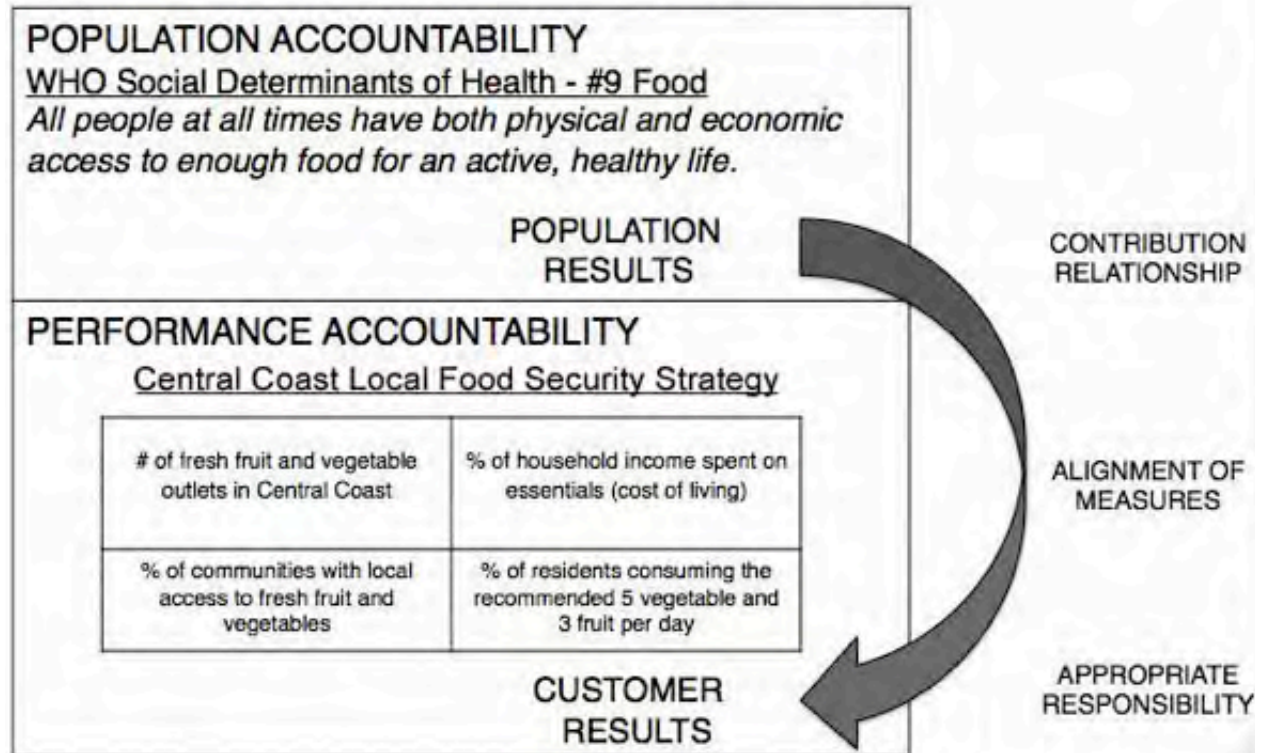
Performance Measures

	Quantity	Quality
Effort	How much service did we deliver?	How well did we deliver it?
Effect	How much change / effect did we produce?	What quality of change / effect did we produce?

A measure of how well a program, agency or service system is working involves three types of interlocking measures:

1. How much did we do?
2. How well did we do it?
3. Is anyone better off?

The Linkage between POPULATION and PERFORMANCE



INTEGRATION

The Council is committed to developing and supporting environments for healthy living throughout the Central Coast. The Council's vision is *A Connected Central Coast*.

The Council's Strategic Plan 2014-2024 contains the following goals and actions relevant to health and food security:

Improve Community Well-being:

- Support and/or develop local, sustainable food initiatives.

Community Capacity and Creativity:

- Community capacity building.

Council Sustainability and Governance:

- Effective communication and engagement.

This will be achieved through a range of programs, plans and services and through specific initiatives relating to the identified priorities arising from the Central Coast Social Planning process. The development of a Central Coast Local Food Security Strategy is one such initiative.

Table 3: Central Coast Council Social Planning Framework

Community Health Outcomes	Related Key Areas for Action	Key Community Indicators
Healthy Achieve the highest attainable standards of mental and physical health with access to affordable fresh food	Chronic disease: <ul style="list-style-type: none"> Improved service access Preventable health care Healthy eating and access to fresh local food: <ul style="list-style-type: none"> Food literacy and security Stress/emotional wellbeing Addiction Implications of an ageing population 	Adequate consumption of fruit and vegetables
		Potentially preventable hospitalisations, age standardised rate per 1,000 population
		Psychological distress, high or very high
		Tobacco use, alcohol risk and recent (a) illicit drug use, people aged 14 years or older, by Statistical Area Level 4 (SA4), 2013 (per cent)
		Persons aged 18+ with 4 or more chronic conditions
Learning Develop the knowledge, skills and commitment to learning needed to participate in society and reach potential	Transition Retention Attainment (numeracy and literacy) Skills development, training and retraining: <ul style="list-style-type: none"> Education pathways 	People aged 20-24 years with Year 12 or higher qualification
		People aged 15-19 years not engaged at all in work or study
		Adult literacy and life skills
Included Feel welcomed in the communities where they live, work, learn and play	Remove socially divisive attitudes and prejudices: <ul style="list-style-type: none"> Removal of social barriers to inclusion Spaces and places, facilities to gather to be together Connected Access: <ul style="list-style-type: none"> Improved public transport 	Migration into and out of the area
		People employed in high and low skilled occupations who live and work in Central Coast
		Local obs
		Acceptance of other cultures – cultural diversity
		Community facilities bookings
		Access to internet at home – with broadband connection (%)

Table 3: Central Coast Council Social Planning Framework *cont...*

Community Health Outcomes	Related Key Areas for Action	Key Community Indicators
Active Opportunities to participate in recreational activities and cultural experiences and to engage in Central Coast communities	Shared pathways for walking and cycling, connections: Sports and recreation participation: <ul style="list-style-type: none"> Improving availability of and participation in a range of healthy activities Open space Community facilities	Insufficient physical activity
		Obese BMI
		Registered sporting groups
Secure Support themselves and their households through safe work and career opportunities, affordable and stable housing and access to effective income supports when in financial need	Physical security: <ul style="list-style-type: none"> Community safety partnerships Strengthening local neighbourhoods Financial security, housing: Affordable / stable housing Unemployment / employment pathways, including intermediate labour market programs Emergency services, management and resourcing Order 	People who are unemployed - % of labour force
		Ratio of equivalised gross weekly household income - ratio of incomes at top of 80th and 20th percentiles
		Housing loan quartiles Housing rental quartiles
		Crime rate
Engaged A leading Council is well governed and managed and engages effectively with its community	Capacity: <ul style="list-style-type: none"> Sustainable community service provision Place based government, business and not-for-profit partnerships Place-based population planning Volunteering Strong community networks: <ul style="list-style-type: none"> Innovation networks - entrepreneurship and Research and Development investment Included in the decision making, things that affect us Improving community engagement methods, capacity and tools/resources Co-design and delivery of locally owned strategies/solutions 	Partnerships established around collaborative projects
		Collaborative projects that make a difference
		Volunteers involved with Council activities
		Council-led community engagements
		Unpaid Work: Percentage of total population aged 15 years and over - Persons undertaking voluntary work for an organisation or group (%)

WHAT IS THE COUNCIL'S ROLE?

Broadly speaking, the Council can provide three kinds of goods or services and play three roles.

Type of good	Council role		
	Provider	Facilitator	Advocate
Public goods			
Mixed goods			
Private goods			

The **provider** role includes regulatory activities. The Council provides the good or delivers the service because they are required by legislation to do so;

- As a **facilitator** the Council cooperates with other groups to help deliver a good or service. The facilitating actions can be large or small; and
- As an **advocate** the Council speaks up, lobbies and supports a cause or issue.

The three different types of goods and services are more fully described in the following table:

Type of good	Characteristics	Funding sources	Notes and examples
Public Goods	<ul style="list-style-type: none"> • Provided by government and could be described as core business. • There is wide community benefit. • Everyone has equal access. • Market failure exists for the provision of the service. 	<ul style="list-style-type: none"> • Taxes; and • Rates 	<ul style="list-style-type: none"> • Footpaths; • Roads; • Planning Scheme; • Regulatory activities; and • Parkland (public land).
Mixed Goods	<ul style="list-style-type: none"> • Provision can be shared between government and the private sector. • It is discretionary for government. • There is community demand for the service that can politically justify government involvement. • Access is not necessarily equal for all. • Part market failure exists for the provision of the good or service. 	<ul style="list-style-type: none"> • User charges; and • Community Service Obligations (CSO) 	<ul style="list-style-type: none"> • Public swimming pools; • Sporting facilities; • Museums; • On street parking; • Medical facilities; • Livestock sale yards; • Festivals and events; • Recycling and landfill sites; • A CSO is an allocation of funds by Council from the General Rate. It is a cross-subsidy to make up operational shortfalls and the amount is a political decision; and • If a service becomes self-sufficient the CSO could be removed. In that case the mixed good usually moves to become a private good.

Type of good	Characteristics	Funding sources	Notes and examples
Private Goods	<ul style="list-style-type: none"> • Provided by the private sector. No reason for government to be involved. • Market forces set demand for the service. • There is no market failure for the provision of the service or good. • Access is not equal to all. 	Prices	<ul style="list-style-type: none"> • If government is involved then revenues must be sufficient to fund the long-term needs of the business; • Sometimes councils end up providing private goods as the transition from mixed good takes place. An example could be off street car parks or animal sale yards; and • Once there is no market failure the asset should be sold and the funds reinvested in public goods.

In considering actions that can be undertaken to achieve the desirable outcomes around the three elements that need to be addressed to make a difference:

1. People need to have good skills, knowledge and the confidence to cook, shop, prepare and/or grow food;
2. It's important for people to live and work in an environment that regards healthy eating as 'normal'. This might be your family, school, where you work or community events; and
3. People need to be able to readily access healthy food. Here we are talking about financial and physical access. Healthy food needs to be affordable and easy to get to where it is available for sale.

There will be some actions that the Council will be able to undertake within their three roles of provider, facilitator and advocate. However, the Council could not and should not do everything. What the community needs to decide are the things that they would like to tackle and the supporting role the Council might play. The role will be outlined in the end Strategy.

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Tasmanian food and nutrition policy 2004-2014. (Department of Health and Human Services, Tasmania)

Fischer, M., Hamm, M., Pirog, R., Fisk, J., Farbman, J., & Kiraly, S. (September 2013). Findings of the 2013 National Food Hub Survey. Michigan State University Center for Regional Food Systems & The Wallace Center at Winrock International. Retrieved from <http://foodsystems.msu.edu/activities/food-hub-survey>

Montague, M. (September 2011). Local Government and Food Security An Evidence Review What we know about what works and what might work. For The Public Health Unit, North and West Metropolitan Region Department of Health Victoria

ATTACHMENT 2

Central Coast Local Food Security Strategy Unedited Outputs Workshop held Monday, 2 May 2016

THEME: MAKING HEALTHY EATING PART OF EVERY ASPECT OF COMMUNITY LIFE

Success factors	Success factors
Local produce celebrated and a focus in retail <ul style="list-style-type: none"> Restaurants cooking healthy foods on menu Using local produce and growing local produce Use of local produce Focus on seasonal foods Replacement of council flower beds with edible gardens Happy farmers 	Young people skilled in food literacy, cooking and preparing food
Lowered food prices (Present costs in some food deserts are higher and also higher in regional areas)	Healthy food options at events <ul style="list-style-type: none"> Events offering something different to the 'sausage sizzle'
Statistical change <ul style="list-style-type: none"> Lower rates of chronic illness Less instances of preventable health-related issues, e.g. obesity Drop in obesity levels Improved community wellbeing Lower food health related issues Happy, healthy, community working in harmony Attendance at markets increased Decrease in youth consumption of fast foods Doubling our fruit and vegetable intake 	Access <ul style="list-style-type: none"> Greater access to regional suppliers in place of supermarkets Everyone has equal access to quality, fresh fruit and vegetables Affordable, healthy food options are accessible Access to fruit and vegetables rejected by supermarkets Fresh produce readily available in our community Families growing some of their own food Supermarkets selling better options of food Interest in food production
Policies <ul style="list-style-type: none"> Embedded food security in policies World Health Organisation Codes are understood and integrated into planning 	'At-risk' people motivated by doctors and associated health professionals <ul style="list-style-type: none"> Doctors know about and focus on nutrition The professionals understand that not everyone has access to healthy eating People make good choices about what they eat

Success factors	
Marketing and Promotion <ul style="list-style-type: none"> Public awareness of what eating healthy is all about Healthy eating is valued Return to eating as a dining experience at home and out Families eating healthy food options More family awareness of the impact of what we eat on our health Education community Social media campaign To see more advertisements and more education starting from a young age about healthy food choices Making people aware of dangers of processed foods 	Integrated food education in learning <ul style="list-style-type: none"> Food education in schools, community houses etc. Food preparation: Garden to Plate From primary school onwards, an awareness of healthy eating Wider knowledge of healthy eating Schools provide healthy options Healthy canteen options School canteens only serve nutritious food Healthy eating and food options at school School catering Seeing more changes in school canteens High school canteen options – see change to more healthy choices Children being a part of growing, harvesting vegetables Schools providing healthy food / education for children and families Making children aware of dangers of processed foods
Community tolerant to breastfeeding <ul style="list-style-type: none"> Is seen as the normal way to feed human babies culturally / accepted in the community All babies would be breastfed or breast milk fed (have the support and information to do so) Mothers to be better educated 	Creating exciting food experiences <ul style="list-style-type: none"> Cooking the harvest community workshops Learn to be adventurous with new foreign foods
Using real food <ul style="list-style-type: none"> Make food from scratch Use REAL food (butter, sugar, etc.) Education on preparing food as grown Community workshops: cooking, eating habits 	Healthy menu and food choices <ul style="list-style-type: none"> Simple menu choices A vegetarian café: there are a few cafes or restaurants with totally vegetarian items on their menu Easy to find healthy takeaway lunches / food Healthier food choices in retail; on the menu Families eating healthy food options Focus on the Mediterranean diet: social aspects as well Cooking and eating healthy food
Food tourism identification	Community gardens in townships <ul style="list-style-type: none"> Community spirit rises People know how to grow Access for all How to use it

Working well / Not working well

Group	Working well	Not working well
Yellow	<ul style="list-style-type: none"> • Farmers' Market • Breakfast clubs at school (get physical and social improvements) • Breakfast club at local café Turners Beach • Launch into Learning program: 0-5, parents participate • Early childhood centre: have own chef, use seasonal foods, grow produce, make things and engage with aged care residents next door • Move Well / Eat Well: information and promotion • Bike tracks connect townships • Turners Beach community garden: successful, making it accessible for people with disabilities • Second Bite program • School gardens 	<ul style="list-style-type: none"> • Farmers find it difficult to attend the Farmers Markets; farming is a full-time job • Families are too busy these days to cook e.g. work commitments, sporting commitments etc. • Politicization of food: health star ratings • Bus transport times mean children have early start and long day to their school routines • You need money to sustain community gardens: always seeking grants • We don't promote what is happening and therefore we don't know what is happening and there is a lot happening • Looking for a wholesaler to distribute vegetables into the areas where there are not fresh food outlets (looking for a wholesaler in Ulverstone) • Need to demonstrate support for local farmers e.g. an 'always buy local campaign' • Lack of skilled chefs in the area • There is a sustainability question over programs like Second Bite
Brown	<ul style="list-style-type: none"> • Farmers' Market • Dining options – improved choice • The potential of a sugar tax: has happened in other western countries • Cooking programs and initiatives • West Ulverstone School social enterprise contributing to the canteen; grow food, make food, sell food • Education of healthy food and its benefits/generational change • Eat Well Tasmania • Growth in small/medium producers – more likely to bring about change in making local produce accessible • Individual champions promote their achievements • Cradle Coast Tasting Trail 	<ul style="list-style-type: none"> • 51 fast food outlets • Cost and convenience of fast food • Mindset • Lack of understanding of labelling and what healthy food is • People are in denial of impact of state of health • Need for a more integrated approach • 'Can't outrun a bad diet!' • No over-arching promotion • Education/generational change • Branding and messaging • Council policy – use and promote healthy, local produce • Water stations on shared pathways (if they are there people will drink water) • Effect on international commodity prices on produce • Legislation restrictions

Group	Working well	Not working well
Red	<ul style="list-style-type: none"> • Cooking in Child Care Centre • Move Well/Eat Well • The Australian curriculum will include mandatory hours of food nutrition • Lot happening with young people at school • Huge amount of resources available to people who want it • Tasmanian Canteen Association • School breakfast clubs • Healthy foods at events • Champions in the area – Carol from the Child Care Centre making pumpkin risotto for the children who love it • Men's Shed vegetable garden • Council is showing strong leadership 	<ul style="list-style-type: none"> • Do not promote or communicate all that is happening with healthy food • A lot of the school canteen programs are not compulsory; many are 'opt-in' • No one working on influencing adults • Resources are available but no one knows about it • Campaigns are ready to go but there is no money to do them (Eat Well Tasmania's 'Veg it up!') • No funding from Education Department for any of the programs • Hospital food! (Say no more!)

Projects and Ideas

Group	Project / Idea
Yellow	<ul style="list-style-type: none"> • Completion of community garden at Turners Beach • Focus on community gardens in smaller communities • Build on what's going on now • Raise awareness of what is going on and promote the development of partnerships to achieve desired outcomes • Make use of social media; facebook page but don't forget traditional media like radio • Recipes/recipe books available to people
Brown	<ul style="list-style-type: none"> • Bring leaders together and ensure they have focus • Edible gardens • Information on the number of sustainably produced food items • Education programs and initiatives • Community garden with shed: West Ulverstone • Policy underpinning access to healthy food • Targeting early education to create generational change • Regional approach to funding and aligning strategies between councils • Regional Food co-operative enabling distribution • 'Come and get dirty!' 'Dig and Play' days • Co-coordinating food strategies directly between neighbouring councils • Elevate local chefs/cooks as 'rock stars' • Local food competition

Group	Project / Idea
Red	<ul style="list-style-type: none"> • Co-coordinating a regional approach • Council facilities/events have a 'traffic light' system: red, yellow and green foods • Grant schemes: incorporating healthy eating as a 'must' if applicable • Continue with social planning framework and include food security and healthy food policies • Catering guidelines: catering groups to provide healthy options – this has national implications where there could be national catering guidelines • (Role) modeling: healthy food is served at meetings and events • Introduce the 'cooked meal' at school • Development of a database of what's in the area • Ensure health and allied professionals know what is in the area, the database and localised areas which may not have access to healthy foods. • Affordable food pack of a healthy mix • Tell the stories (of what is going on in the area...because there is a lot) • Work with fast food outlets to encourage healthy options

Theme: Accessing affordable, healthy food

Group	Outcomes
Yellow	<ul style="list-style-type: none"> Wellbeing, happier outcome No McDonalds, K.F.C. More physical activity Industry – jobs growth (initiatives for employers) Uses for ‘rejected’ food at farm gate Cheap healthy options to purchase Affordability Lunches prepared/provided at school Easier access to markets and shops with affordability for all ‘Markets’ available in other areas Delivery of foods, e.g. elderly or people with no access Mobile food van Making people believe that cooking, planning and shopping is really not as difficult as they may think Education (providing) Support in the community re the importance of breastfeeding for health of mums and bubs Education, workshops e.g., growing, cooking, knowledge, access for all Compare health strategies of fresh and processed food Education for clients Willingness Workshops for growing foods, cooking and knowledge More education for young and old Compare cost of processed food and home prepared food Community based involvement: <ul style="list-style-type: none"> Early childhood Garden Schools, childcare Primary, high school Education Gardening Aged homes Mental health environment Broaden delivery of wholesale food to low income homes Providing cooking equipment, pots, knives etc. To support all people in growing their own fruit/vegetables Assist homes struggling or single parent households to plan and prepare meals Community gardens Cooking with at risk youth All mums having access to timely support and information to establish breast feeding Mums having access to good information as they introduce solids to babies whilst maintaining breastfeeding Healthy fruit and vegetables in schools Community gardens – learn to grow, have access and eat healthy food Education programs for parents/children on healthy eating

Group	Outcomes
Red	<ul style="list-style-type: none"> • Positive benefit for the local economy • Farmers would sell more produce in their community • Packaging and distribution • Roadside market stalls • Use of 'surplus' offered at affordable prices for low income • More secure income for farmers • Recognising and developing relevant food supply chains • Database - what exists and where at what price • Modern technology • Less waste of good food • More purchasing done by people • People would eat more fruit and vegetables • Making healthy choices would be easier • Kids learning good nutrition at home • Regular newsletters including recipe of the week – quick and easy being key • See food services where 'social' groups 'need' to go (en route) • More mobile food services and ordering – phone or internet • Fewer people presenting at medical centres • Reduced medical and hospital costs • Healthy, active children and adults • Greater human productivity = more for less • More people practicing what they know in nutrition • Active transport – healthier communities • Connectivity – public transport, bike pathways – reliable and cheap

Group	Outcomes
Brown	<ul style="list-style-type: none"> • Elderly and low socio-economic groups have well balanced diets • Equal opportunity and ability to access healthy food • Transport available to the markets • Public transport direct to retail centres/Farmers Markets • Comprehensive routes for public transport • Delivery of food to low socio-economic and elderly people • Have outlet for imperfect produce • Farmers Markets selling affordable produce • Food Coop – produce rejected by supermarkets due to oversize, undersize, quality etc. distributed to community rather than destroyed or sent off as animal fodder • Will have Swap Markets • Edible gardens • Community and backyard gardens make accessing affordable food easy • Markets available in more locations • Information sharing and research has created an environment for successful holistic approach to address issue • Increase in percentage of people eating RDI (recommended daily intake) of fresh fruit and vegetables • Low priced healthy food

Working well / Not working well

Group	Working Well	Not Working Well
Yellow	<ul style="list-style-type: none"> • Food on TV (promotion) • Community gardens at childcare/schools in the community • Turners Beach Community Garden (weeding for produce) • Supermarkets offering 'odd ones'/seconds • Seventh Day Adventist Church delivering to low income – purchased from wholesaler • Harvest Moon – supporting 2nd Bite à to food hub • Heaven's Kitchen / P.P. • 2nd Bite local warehouse in Formby Road, Devonport. • Hearty Meals – weekly Ulverstone • Online ordering – supermarkets • Local shops cheaper than big chains 	<ul style="list-style-type: none"> • Youth – not excited by healthy food • Quality and quantity varies with donations • Reliant on word of mouth to learn about opportunities • Community awareness and attitudes • Disconnected efforts: services, grants, programs • Seconds prices (at supermarkets) are high • Seventh Day Adventist Church has no contact in Central Coast. • Online ordering – not specials, delivery is not free

Group	Working Well	Not Working Well
Red	<ul style="list-style-type: none"> • Plenty of surplus food available • Australian/Tasmanian grown labels • Second Bite – donation – not wasting • Volunteers/community supplying healthy food • Food co-ops • Good examples – Devonfield • Community will and skills • Mersey-Leven Food Hub project • Today (process) • Leadership • Contribution to health outcomes a Tasmanian Government strategy 	<ul style="list-style-type: none"> • Waste (surplus) of locally grown food • Not exploring value-add opportunities (time poor farmers and producers) • Lack of enterprise around ‘Nature’s Grade’ (and surplus) that delivers a fair price to farmers • Good produce not being distributed • Volunteers have to purchase • Communication • Charity vs dignity (for some) • Good example (like Devonfield) doesn’t exist locally • Grant schemes require in-kind \$\$, strict selection, financial resources • Unsustainable projects • Disconnected efforts (e.g. volunteer groups)
Brown	<ul style="list-style-type: none"> • Food Shed – Community House • Large number of fruit and vegetable shops • Using/re-using food waste • Excess of produce 	<ul style="list-style-type: none"> • Fresh fruit and vegetables more expensive than Tasmania • Big two supermarkets – logistics chain, farmers price takers, economies of scale • Disconnect of effort • Isolated communities – result of funding dependencies • Cost involved in utilising excess produces • Burnt out volunteers • Distribution networks • Supply and demand – low demand for fresh produce • Community capacity dependent on welfare • Community attitude – must change to shift behaviour

Projects and Ideas

Group	Project / idea
Yellow	Small Community Cooperatives in local areas with no fresh produce shop to partner with Seventh Day Adventist Church and 2 nd Bite and Community House/school facility PLUS 'seconds' from farmers, private garden excess PLUS community garden (return to "Village" solution)
Red	<ul style="list-style-type: none"> • Mapping: <ul style="list-style-type: none"> • What is happening, who is doing what, how? • Healthy Tas • Spatially mapped – centralised database • Currently being done (W.I.P.) by MLFH • Community groups - engaged (and identified) • Identifying the opportunities • The village concept/model • 'Coalition of the willing' and able • Expand existing networks and efforts – resourced • Extension of MLFH e-Commerce platform to local community (households)
Brown	<ul style="list-style-type: none"> • Food Co-op • Alliance • Edible gardens / fruit orchids • Sourcing produce direct from producers • Lobby retailers in food deserts to stock fruit and veg – social responsibility

THEME: INCREASING KNOWLEDGE AND SKILLS IN GROWING, PREPARING, PURCHASING AND COOKING FOOD

What does success look like?

Growing	Preparing & cooking	Purchasing
<ul style="list-style-type: none"> Community gardens School garden or use of surplus stocks Speakers from garden clubs at clubs and schools Community gardens in local green spaces Keeping it simple, school plots, community plots in target areas Family vegetable gardens School gardens focus on kids We have plenty of food School veg patch and cook when ripe. Farm to plate education All schools with gardens eating what they grow Community garden working Development of chefs in growing processes Community gardens in neighbourhoods and suburbs Back yard poultry keeping Increased back yard veggie plots Community garden thriving Community compost system to assist growing Teach basic gardening concepts 	<ul style="list-style-type: none"> Community House cooking lessons Accessible classes in preparing quick nutritious meals Cooking classes Preparing simple veg dishes with healthy fats not harmful fats Awareness in school and community Community kitchens Community cooking classes – understand how to cook and prepare. Weekly meal prep and freeze Availability of time and resources in the house Edible and tasty with healthy focus Mum and two daughters sit down to healthy meal as part of busy life Specialised classes for low economic student / adults on preparing & cooking quick cheap meals Handouts of quick nutritious recipes at medical centres School education Children leaving school very aware of good nutrition Educate children who will transfer knowledge and encourage parents. Becomes natural not a chore More education in schools Do we know how to cook? More education in schools Kids leaving high school can cook basic meals 	<ul style="list-style-type: none"> Share the knowledge and show the way – lead by example Make good food choices easy Make parents and children aware The knowledge to identify produce and its characteristics, nutritional value and seasonal availability Purchasing from a farmer direct Markets Food veggie van Better access to food – mobile food vans What is good food as opposed to convenience = less healthy choices for cost effectiveness Pop Up grocer Competitive pricing on healthy food e.g. Maccas = \$10 Steak & fresh veg = \$20 home made Convenient availability of ready-made meals. Healthy prepared food readily available Available where you go about your daily life Junk available but not fresh so increase availability Get food distribution points into food deserts Need food hub, aggregate, sell and prepare food More direct from growers Low community knowledge of the benefit of eating well Increase in health awareness

Growing	Preparing & cooking	Purchasing
	<ul style="list-style-type: none"> • Meal planning • Reduction waste from cooking • Greater knowledge for households in cooking and storing food to reduce wastage • All primary and high schools have cooking classes as a big part of their curriculum • Schools teach cooking healthy food • Primary school and aged people have the ability to prepare basic food items • Education about preserving food • Adult training in cooking • Basic food preparation • Adult education • All children know how to cook healthy meals • Children will be taught in school about healthy eating and cooking • Healthy cooking within cooking classes • Group cooking sessions make a recipe each week • Greater awareness of produce and how to cook 	<ul style="list-style-type: none"> • Families eating healthier options • Education programs in budgeting and purchasing • Knowing what is good food to buy • Better food purchasing decisions • Gluten in food • All the community have access to healthy food choices and eating • Direct purchasing from a suppliers cooperative • Lower reliance on shops and supermarkets • Local farmers' produce available • Local grain fed beef readily available • Food trail showcasing local growers and suppliers

Working Well / Not working well

Working well	Not working well
<ul style="list-style-type: none"> • Good Samaritan law donating waste produce to charity • Farmers market • Local primary school activities • A lot of groups are doing good things • Heart E Meals Bridge of Life Church program • Neighbourhood house • Phone apps to reveal product information • Housing Choices putting in garden plots • Cents Scheme – time banking program enabling food distribution • School fruit breaks and water only policies • More people are becoming aware of healthy food • Men’s shed growing food and mentoring • School programs, eating well, sometimes food, kitchen gardens • Penguin gardens distribute surplus and also cook and distribute meals • U3A programs • Breast feeding association has good online information • Church healthy lifestyles seminars 	<ul style="list-style-type: none"> • Rules & regulations – use by dates • Understanding food labeling information • Education of public about food ingredients • Packaged food • Take away food • Knowledge about portion size • Food prep and cooking skills • Transport and accessibility • Effective advertising and marketing of healthy food choices • State and Commonwealth support of integrated approaches to address issues • Promoting grass root initiatives • Conflicting health messages about what is healthy • Desire for instant gratification • Families don’t know how to prepare • Reading difficulties • Some homes don’t have utensils, no pot or pans • Make assumptions that people know more than they do • Low knowledge of healthy food • Packaged food causes allergy reactions, go to doctor to get a pill to fix it • Quick fixes • Seasonal fluctuations in availability • Double handling across groups • No adult education classes • Prices

Desired outcomes

- Education of children and parents about nutritional values of food, product characteristics and cooking
- Increased skill in the preparation and cooking of healthy meals
- Food hubs as a one stop shop for distribution and learning about food
- The growing of vegetables in the community, at schools and at home
- The distribution of food, taking it to the people

Projects and Ideas

- Implementing a consistent and persistent awareness marketing campaign
- All schools and child care organisations having gardens and eating what they grow
- Focusing efforts on the whole community
- Having roving gardening experts helping schools and organisations
- Establishing community and market gardens including picking gardens
- Development of social enterprise activities to operate food hubs supported by philanthropy to provide multiple points of food distribution using existing locations
- Supporting the disengaged to become involved in gardening and food activities
- Working with existing organisations to extend distribution activities
- Using food hubs to show how quick and easy it is to cook and try food
- Neighbourhood houses to run cooking classes and freeze surplus food for later use
- Distribute recipes through church based meals programs
- Find out who is doing what and build connections
- Develop community gardens on private land where produce can be shared between the land owner, the growers and also be sold to the community to provide an incentive to be involved
- Integrate education into charity work
- Encourage backyard gardens with guides to how and what to grow
- Imbed community awareness about food and health into the norm
- Have top down and bottom up initiatives
- Food swapping of surplus produce
- Sharing economy approaches like 'Cents Less'
- Online trading
- Online directories of activities and opportunities
- Lobby state and commonwealth agencies to impose penalties
- School canteens preparing wholesome meals

Projects and Ideas *cont...*

- Work with children to develop preventative approaches
- Develop more understanding about what every group is doing and encourage cooperation
- Preserve seasonal produce
- Build in free education about food into farmers markets
- Use Centrelink to develop options to access benefits i.e. do a course rather than apply for a job
- Teach budgeting for family healthy living
- Make the right information accessible to all
- Get values right. How do you assign value to reject produce? Are we time poor when we make time to watch favourite TV shows?
- Find ways to increase the motivation of people to buy healthy foods. They have to want to do it.

Prepared by the Noa Group 4 April 2016
www.noagroup.com.au

ATTACHMENT 3

RESOURCES:

- Made Open Tasmania/ <https://tasmania.madeopen.com.au/>
- Site to Bite e-commerce platform/ <https://www.sitetobite.org.au/>



At The Health Crossroads: Which way do we go with food

Developing a Local Food Security Strategy for the Central Coast area

We are facing a challenging local issue. The Central Coast area produces quality, healthy food and at the same time our community experiences higher rates of preventable diseases (like obesity and heart disease) than elsewhere in Australia. We are aiming to increase the consumption and promotion of local produce, particularly fruit and vegetables so that everyone in our community has the opportunity to eat well and be well. This is the focus to be addressed in the Local Food Security Strategy. We face this dilemma 'At the Health Crossroads' and want to work out 'Which way do we go with food'. As someone who is part of, and could play a positive role in helping answer this question, we'd like you to be part of the process.

The Strategy will outline the types of things to be worked on in three areas: increasing knowledge and skills in growing, preparing, purchasing and cooking food; making healthy eating part of every aspect of community life; and accessing affordable, healthy food.

The implementation and success of the Strategy will depend on individuals and groups in our community working around a common purpose, and joining projects in their local area.

A great way to create a network, or coalition of people who are part of, and play a positive role in creating sustainable social change is joining the **Made Open - Central Coast Council Local Food Security 'Group'**. We can send emails to group members, share new ideas and discuss new projects.

Unlike other online platforms, we can use Made Open to create projects. It also enables us to pull together resources such as volunteers, materials or funding as well as assigning project tasks. At any stage, we can post questions to the Made Open community, who may be able to help and this also promotes our projects and initiatives. Send a message to 'connect' with, and join the Group by visiting:

http://tasmania.madeopen.com.au/group/Central_Coast_Council_Local_Food_Security_Strategy



MADEOPEN

Tasmania

Change the world you live in

What is Made Open Tasmania?		Why use Made Open?
Made Open Tasmania is a social network for social good.	Simply give your project a name, describe its objective and request the time, money or materials you need to make it happen.	■ Crowdsource time, money and materials.
A place where individuals, communities and organisations come together to make positive change.	Made Open guides you through the process of pitching your project to the crowd and keeps track of activity as people pledge their support.	■ No commission taken from crowdfunded projects.
A simple sign up allows you to make connections with like-minded people, join conversations that match your interests and share ideas.	So why wait for someone else to make a difference?	■ Make connections, form project teams and share ideas.
It's easy to start a project and form project teams.	Open you mind and make positive change in our community.	■ Start polls to canvas the opinion on topics that matter.
		■ Get involved in local projects or those further a field that you believe in.
		■ Set tasks for you and your team.
		■ Create events to bring like minded people together.



MADEOPEN
Tasmania

<https://tasmania.madeopen.com.au/>

Ask for ideas



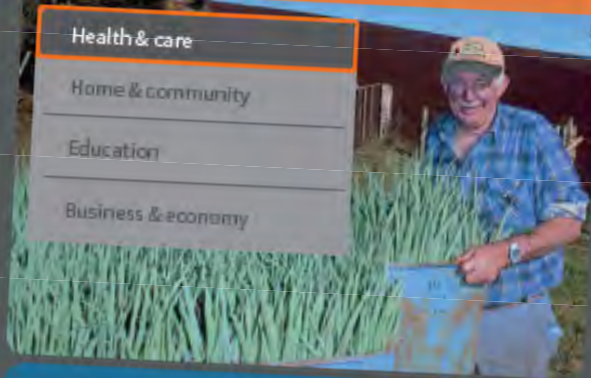
"With the high incidence of preventable diseases in the Central Coast area, how can we increase the consumption of fresh fruit and vegetables?"

Health & care

Home & community

Education

Business & economy



Start a project



Community Garden

We are setting up a Community Garden that teaches people how to grow nutritious food that can be taken home to cook healthy meals for their families.

Volunteers

☒ No ☒ Yes

Name of task

Garden

Target

15

Materials

☒ No ☒ Yes

Name of item

Shovels

How many

4

Money

☒ No ☒ Yes

Amount

Set up payment

\$ 1000

Make connections



Maybe we could set up a place where people could bring extra fruit and vegetables they have grown and swap it with other produce that was grown in excess.

I think doing an education campaign around the importance of fruit and vegetables in peoples diets, particularly for children is important.



What about a Community Garden? A place where people can learn to grow fruit and vegetables, as well reaping the rewards of their efforts. It also brings all sorts of people together.

Pledge to



Great! What can you help with?

Community Garden

7 volunteers

Target 15

17 materials pledged

Target 20

\$650 pledged

Target \$1000.00

Make a difference



For more information contact



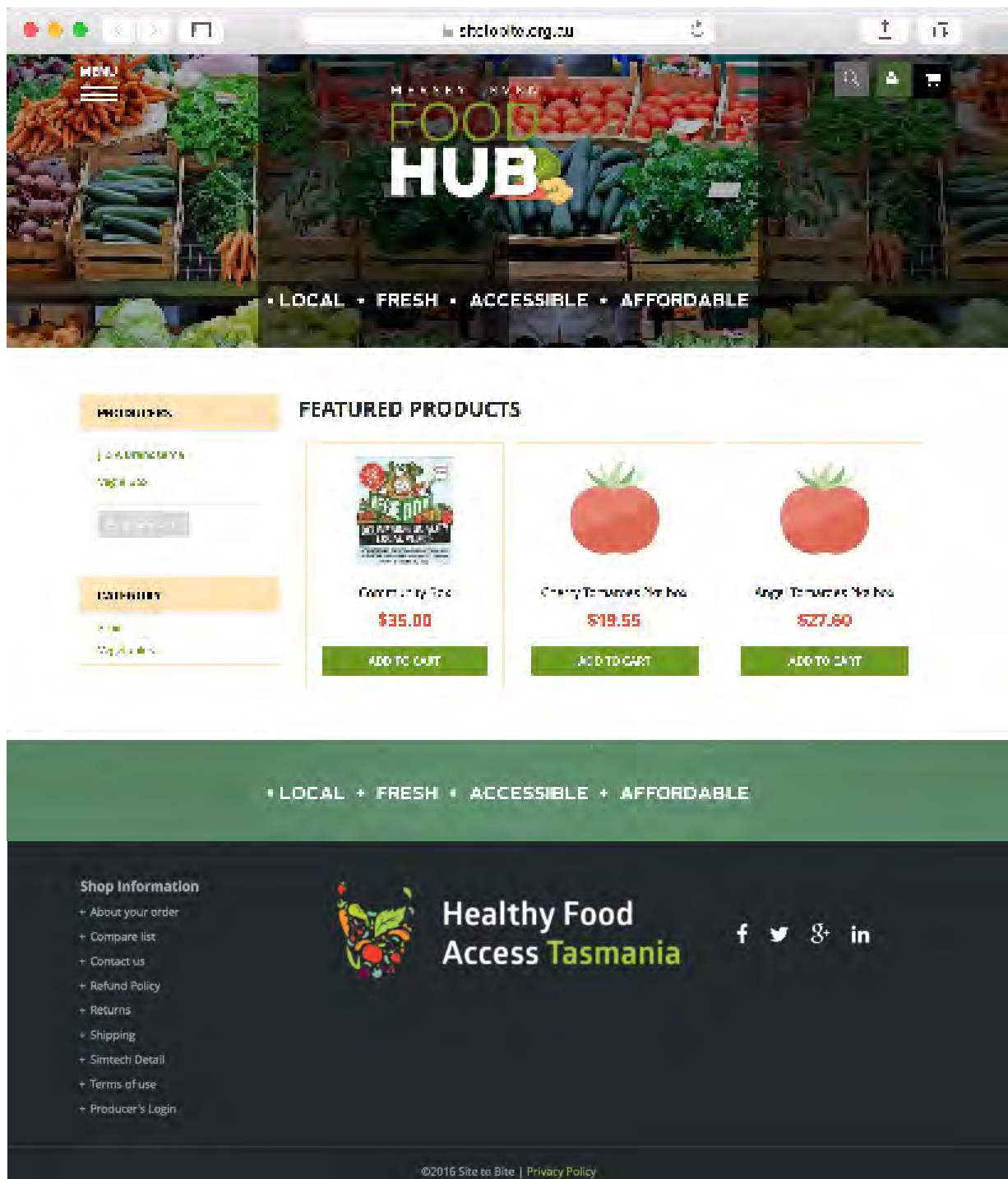
Heidi Willard
Strategy & Policy Officer
Central Coast Council

heidi.willard@centralcoast.tas.gov.au

03-6429 8817



**CENTRAL COAST
COUNCIL**



Central Coast Council

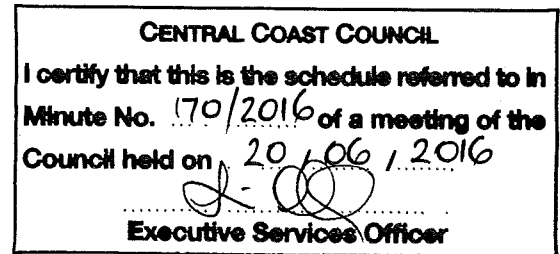
List of Development Applications Determined

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

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA215168	9a Revell Lane Penguin 7316	Discretionary Development Application	Residential (dwelling) and outbuildings (shed and two containers)	21-Mar-2016	02-May-2016	26
DA215171	47 Alexandra Road Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings)	04-Apr-2016	19-May-2016	28
DA215170	27 Blackwood Road Ulverstone 7315	Discretionary Development Application	Residential (dwelling extension) and outbuildings (carport, shed extension and new shed)	05-Apr-2016	10-May-2016	22
DA215174	1456 South Riana Road Gunns Plains 7316	Discretionary Development Application	Residential (outbuilding)	13-Apr-2016	10-May-2016	23
DA215016-1	28 Alexandra Road Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings)	18-Apr-2016	09-May-2016	4
DA215179	57 Casey Street South Leith 7315	Discretionary Development Application	Residential (dwelling and outbuilding - garage)	22-Apr-2016	27-May-2016	34
DA215140-3	1A Main Road Penguin 7316	Discretionary Development Application	Subdivision	22-Apr-2016	09-May-2016	0
DA215188	1 Starlight Court Ulverstone 7315	Discretionary Development Application	Residential (dwelling and outbuilding - shed)	26-Apr-2016	18-May-2016	14
DA215184	27 Coroneagh Street Penguin 7316	Discretionary Development Application	Residential (dwelling extension and outbuilding - garage)	27-Apr-2016	23-May-2016	26
DA215175	14 George Street Ulverstone 7315	Discretionary Development Application	Residential (outbuilding)	28-Apr-2016	24-May-2016	25
DA215125	17 Creamery Road Sulphur Creek 7316	Permitted Development Application	Residential (shed)	04-May-2016	19-May-2016	1

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 May 2016 to 31 May 2016



Building Approvals – 16

<i>Type</i>	<i>No.</i>	<i>Total Value (\$)</i>
Dwellings	6	1,665,000
Flats/Units	3	435,000
Additions/Alterations	7	498,092
Outbuildings	1	31,263
Other	1	165,000
The estimated cost of building works totalled		\$2,794,355

Amended Building and Plumbing Permits – 2

Minor Works Applications – 3

Plumbing Permits – 16

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

Food Business registrations (renewals) – 12

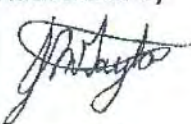
Food Business registrations – 1

Temporary Food Business registrations – 3

Temporary 12 month Food Business Registrations – 1

**Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES**


Submission to Planning Authority Notice

Council Planning Permit No.	DA215173	Council notice date	20/05/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00682-CC	Date of response	25/05/2016
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	179 MAXFIELDS RD, SOUTH NIETTA	Property ID (PID)	6989737
Description of development	Water Transfer infrastructure including pump house, pipeline, penstock and turbine house		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
n/k	Pump House Plan View	--	--
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 information regarding assessment fees and other miscellaneous fees, please visit http://www.taswater.com.au/Development/Fees---Charges</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>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au

Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au
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CENTRAL COAST COUNCIL

The submission to Planning
I certify that this is Authority Notice from
Taswater Reference No TWDA 2016/00682-01
at 179 Maxfields Road, South Merton etc.
Application No DA215173 referred to in
Minute No. 173/2016 of a meeting of the
Council held on 20 / 06 / 2016



Executive Services Officer

Annexure 6

7 June 2016

Our ref.: DA215173, paa:kaa
Doc ID: 232755

C R Miles
40 Radnor Road
GALSTON NSW 2159

Dear Mr Miles

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 and URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS and DRAINAGE ACCESS
WATER TRANSFER INFRASTRUCTURE – 179 MAXFIELDS ROAD, SOUTH NIETTA

I refer to your recent application DA215173 for water transfer infrastructure, including pump house, pipeline, penstock and turbine house associated with 179 Maxfields Road, South Nietta, and based on the information supplied with the application make the following determination in respect to vehicular access, disposal of stormwater and installation of infrastructure.

Access can be provided to the road network off Loongana Road, South Nietta adjacent to the Jean Brook bridge subject to the following:

- R1 A 6m wide access shall be installed in the location generally as shown on the 'Pump House Plan View' drawing that was submitted with the Planning Permit application (copy enclosed), but must be confirmed onsite with the Council prior to any works associated with the development being undertaken;
- R2 The access must be constructed generally in accordance with Standard Drawing TSD- R03-v1 Rural Roads - Typical Property Access and Standard Drawing TSD- R05-v1 Rural Roads - Typical Driveway Profile (copies enclosed);
- R3 A Roadworks Authority (RWA) or Private Works Authority (PWA) shall be signed by the developer/applicant prior to any work associated with the development being undertaken, if the Council is to undertake work relating to existing roads, bridges, road verges, roadside vegetation or other Council infrastructure;
- R4 Any damage or disturbance to bridges, road verges, roadside vegetation or other existing services resulting from activity associated with the development must be rectified;

- R5 Any work associated with roads, bridges, road verges, roadside vegetation will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- R6 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R7 All works or activity listed above shall be at the developer's/applicant's cost;
- R8 A separate conditioned approval from the Council acting in its capacity as the Road Authority will be required for any works or activity in the road reservation, and is to be arranged prior to any work associated with the development being undertaken.

Access cannot be provided to the Council's stormwater network at Loongana Road, South Nietta adjacent to the Jean Brook bridge as the proposed development is outside of the Urban Drainage Area. The disposal of concentrated stormwater drainage from buildings and hard surfaces should be contained onsite and be dealt with by in-ground absorption, unless otherwise required and approved by the Council's Regulatory Services Group Leader or his representative.

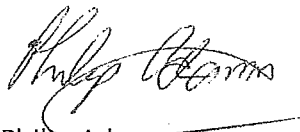
In general the following shall apply in respect to the provision of infrastructure associated with the development.

- I1 Engineering design drawings and construction methodology for the pipeline, including details of any road crossings shall be submitted to the Council's Infrastructure Services Department;
- I2 Construction is not to commence until the relevant design drawings have been approved by the Council's Director Infrastructure Services;
- I3 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be done in accordance with the relevant standards and to the satisfaction of the Council's Director Infrastructure Services or his representative;
- I4 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be at the developer's/applicant's cost;
- I5 Drainage and/or pipeline easements will be required, to the satisfaction of the Council's Director Infrastructure Services or his representative;
- I6 Any damage or disturbance to existing services resulting from activity associated with the development must be rectified at the developer's/applicant's cost.

This 'Statement of Compliance' is not an approval to undertake any works associated with the proposed development, nor is it a planning permit for the proposed development. This 'Statement of Compliance' is valid for a period of 2 years from the date shown above.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA215173.

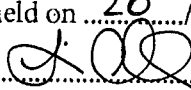
Yours sincerely



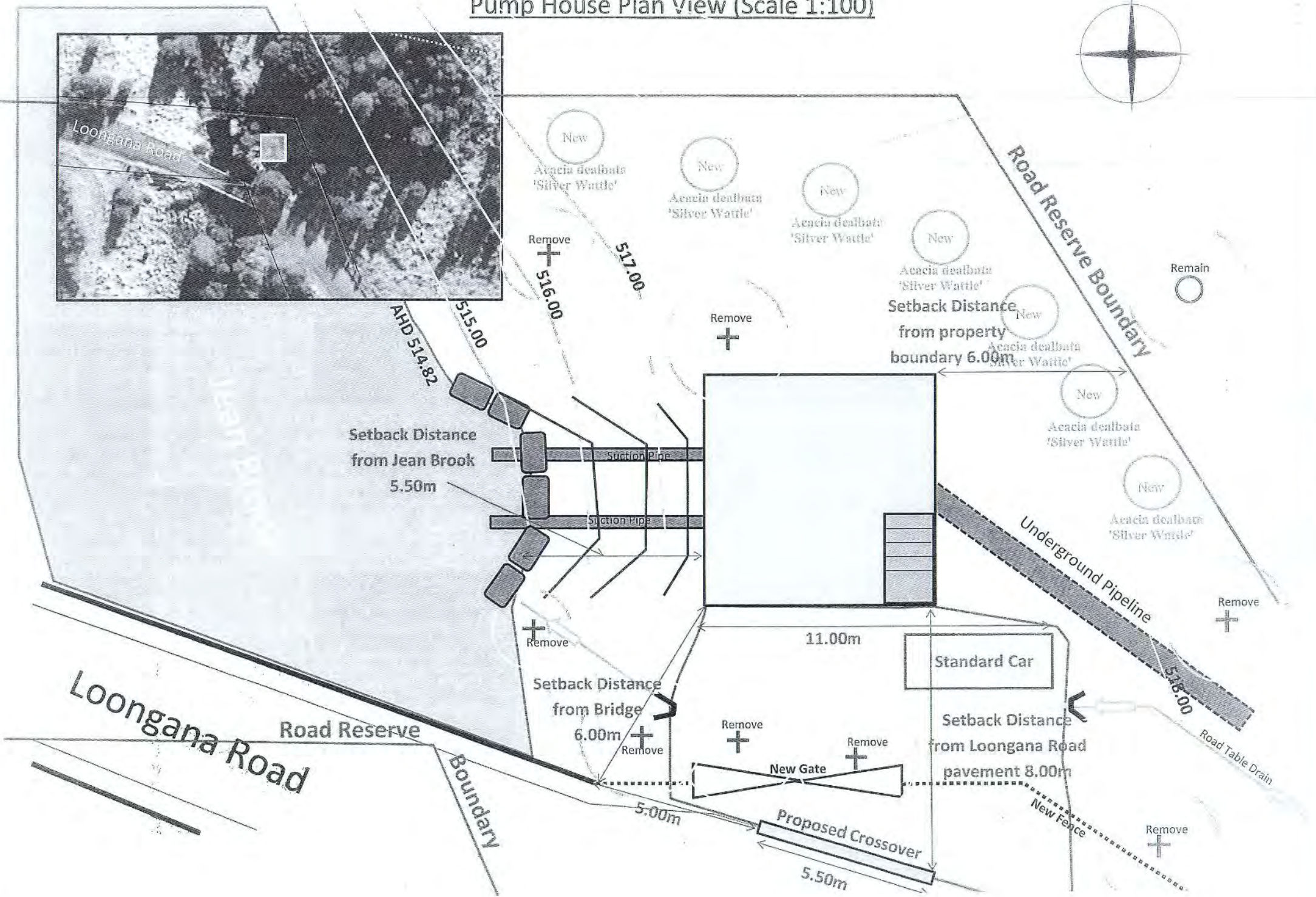
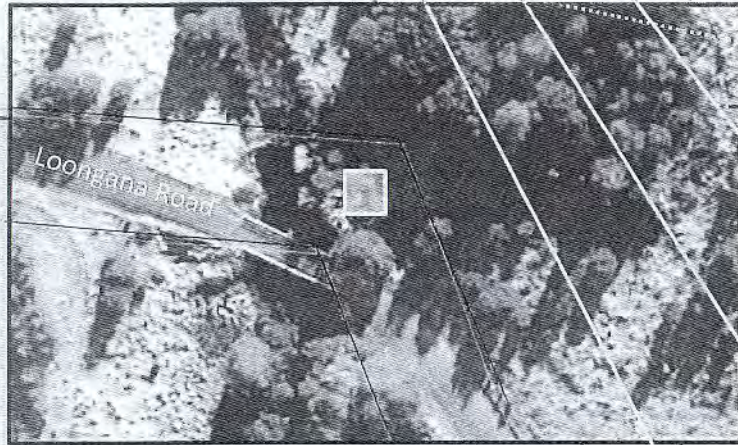
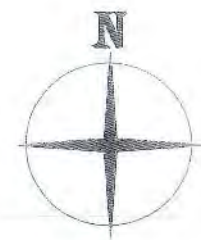
Philip Adams
ENVIRONMENTAL ENGINEER

✓ Administrative Assistant – Planning
Public Safety Coordinator

A COPY FOR YOUR INFORMATION

<p>CENTRAL COAST COUNCIL</p> <p><i>The Statement of Compliance</i></p> <p>I certify that this is for <i>vehicular access and Drainage access dated 7 June 2016 at 19 Maxfields Road, South Nietah etc.</i></p> <p>Application No. <i>DA215173</i> referred to in</p> <p>Minute No. <i>173/2016</i> of a meeting of the</p> <p>Council held on <i>20 / 06 / 2016</i></p> <p></p> <p>Executive Services Officer</p>
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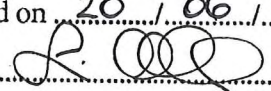
Pump House Plan View (Scale 1:100)



CENTRAL COAST COUNCIL

I certify that this is Open Space
Tree Strategy

.....referred to in
Minute No. 175/2016 of a meeting of the
Council held on 20 / 06 / 2016


Executive Services Officer

Open Space Tree Strategy



June 2016



CENTRAL COAST COUNCIL

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1 Introduction

Trees are regarded as an essential and important asset, providing significant economic, social, environmental, ecological and aesthetic benefits to our community. They also assist in creating a sense of place, identity and neighbourhood character.

The Council recognises trees as a living asset, and understands ongoing maintenance, renewal and management is required for long-term sustainability and community benefit.

The purpose of the Open Space Tree Strategy (the Strategy) is to provide a coordinated, consistent and strategic approach to the establishment, preservation and management of trees within the Council's open space, recreation and parkland areas.

The aim of the Strategy is to:

- . Improve the aesthetic quality of the parkscape for residents and visitors.
- . Ensure trees are planted and preserved for future generations.
- . Provide a strategic and consistent approach to identifying and managing tree related problems.
- . Increase tree coverage and overall sustainability of our park trees within budget constraints.
- . Identify tree planting priorities.

The Strategy will provide a long-term direction for the implementation of new appropriate and desirable trees and the preservation of existing trees.

The Strategy is comprised of three parts including:

- . identifying tree planting opportunities and priorities;
- . appropriate species selection; and
- . the preservation and management of existing trees.

The Strategy will be a progressive document and will continue to assess other areas where the establishment of new trees would provide maximum benefit to the community.

Whilst trees play an important role in our open space/park environments, it is also recognised that trees of the incorrect type or growing in an inappropriate location can create problems and risks. Generally, trees growing within a park setting have minimal negative impacts, particularly compared with trees planted within a built-up environment. Substitution of inappropriate or unsafe trees will be carried out on an as needs basis.

Through planning and the use of sound planting and tree care practises, this Strategy endeavours to minimise:

- . risk to the public;
- . interference with overhead services;
- . damage to private property;

- . damage to footpaths;
- . damage to underground services;
- . interference with sightlines for intersections, driveways and signage;
- . lighting;
- . birds roosting; and
- . excessive shading.

2 Benefits of Trees

An understanding of the types of benefits trees provide to the community is fundamental in highlighting the need to provide a strategy which ensures trees within the Council's open space, recreation and parkland areas are established and protected for future generations. Increasing amounts of information are now available on the diverse range of social, economic and environmental benefits trees provide. Some of these include:

- . Wildlife habitat and food sources and preservation of biodiversity.
- . Much needed shade during our warmer summer months, providing great areas for picnics and places to sit and contemplate.
- . Trees play a significant role in shaping the appearance and characteristics of a park.
- . Buffers/wind breaks from strong winds.
- . Improved air quality, by removing carbon dioxide and airborne pollutants from the air and replacing them with oxygen.
- . Seasonal interest with changing foliage colour, the production of fruit/flowers and the loss of leaves.

For more information on the benefits trees provide please refer to Appendix A.

3 Tree Planting Priorities

A list of priority areas has been determined to ensure we are allocating our time and resources in establishing trees in the necessary areas. The list below must be exhausted in the specified order before establishing trees elsewhere.

- 3.1 Tree replacement program;
- 3.2 Open space classifications and provision of trees;
- 3.3 Plantings identified in Open Space Master or Management Plans;
- 3.4 Replacement of Galah damaged trees;
- 3.5 Build on existing pockets of trees; and
- 3.6 Highlight existing park features.

3.1 Tree replacement program

The Council's tree replacement program was developed to help ensure the sustainability of the Council's tree population. All trees removed over a 12-month period are recorded and during planting season the majority of these trees will be replaced. The same species does not necessarily have to be used and the location can be changed slightly if required.

A list is compiled by the Road Maintenance and the Open Space & Recreation Team Leaders. The list is then provided to the Parks/Recreation Officer who, with input from on-ground staff, will select appropriate replacement trees and locations.

3.2 Open space classifications and provision of trees

The provision of trees within parks has been identified in the Central Coast Open Space and Recreation Plan 2012–2022.

Classification:	Local	Specific Purpose	District	Regional	Linear/Passive
Tree planting requirements:	Minimum of two trees.	Optional to provide adequate shade, shelter and amenity.	At least 5% coverage to provide adequate shade, shelter and amenity.	At least 5% coverage to provide adequate shade, shelter and amenity.	As per Open Space Master Plan or Management Plan.

The table above provides a guide for the provision of trees within each open space classification.

To find the classification of a specific park refer to the Central Coast Open Space and Recreation Plan 2012–2022.

- . Local Parks must have a minimum of two trees.
- . District and Regional Parks must have a minimum of 5% tree coverage.

Tree coverage for District and Regional Parks – 2016

(Those listed below with fewer than 5% coverage are a priority for planting.)

District and Regional Open Space	Park size (m ²)	Tree coverage (m ²)	Percentage of tree coverage
Penguin			
Hiscutt Park	21,870	1,400	6.40%
Johnsons Beach	15,652	2,010	12.85%
Penguin Sports Complex/Dial Precinct	89,232	7,500	8.40%

District and Regional Open Space	Park size (m ²)	Tree coverage (m ²)	Percentage of tree coverage
Turners Beach			
Turners Beach Recreation Ground	47,050	2,800	5.95%
Ulverstone			
Anzac Park	35,131	4,267	12.15%
Bicentennial Park North (Foreshore)	35,000	30,000	86%
Bicentennial Park South (Open Space)	55,000	9,160	16.65%
Fairway Park North (Foreshore Reserve)	33,585	20,797	62%
Fairway Park South (Open Space)	79,500	9,190	11.55%
Haywoods Reserve (outside playing area)	43,801	575	1.30%
West Ulverstone			
Batten Park Rodeo Complex	62,100	18,900	30.43%
Tobruk Park	12,130	3,693	30.45%
Ulverstone Showgrounds (outside playing area)	68,402	110	0.16%
West Beach Reserve	55,038	19,804	35.98%
West Ulverstone Recreation Ground (outside playing area)	45,695	165	0.36%
Forth			
Forth Recreation Ground Park	17,031	2,605	1.523%

3.3 Planting identified in Open Space Master Plans or Management Plans

The Open Space and Recreation Plan 2012–2022 identified that the open spaces categorised as Regional or District will require the development of a Master Plan to guide development of those areas.

As these Master Plans are developed the requirements for tree planting will be identified and considered as part of the developments.

3.4 Replace Galah damaged trees

Increase the indigenous tree populations in parks which have been and continue to be affected by Galah damage and under plant Eucalypt trees with exclusion zones. The planting of indigenous understorey plants will help to restrict access to beneath the canopy of affected trees. Replacement trees can be planted in existing clumps or can be planted as stand-alone trees.

Fairway Park, Shropshire Park and Bicentennial Park are the main priorities for planting.

3.5 Build on existing pockets of trees

It is important to retain and restore existing clumps of vegetation throughout our parks. These areas can often be easily restored or improved by the addition of mulch and additional plantings. Some trees, particularly native trees, tend to have a better success rate if planted together in clumps rather than individually within the parkscape.

3.6 Highlight existing park features

Existing park features can be enhanced with the planting of trees along boundary lines, at park entrance points, tree avenues along pathways etc., and stand-alone specimen trees.

4 Species Selection and Planting Themes

The main purpose of establishing trees is to provide an asset that makes a positive contribution to the amenity of an area, creating a pleasant parkscape where character is lacking, or to further enhance the existing character of a park. Tree species selected may occupy their planting site for 50 or more years, therefore species selection and location is very important.

Identification of areas requiring trees and the selection of suitable species will be undertaken by the Council's Parks/Recreation Officer and/or a suitably qualified horticulturalist within the Open Space and Recreation Team. Species will be selected for planting depending on suitability for the site, aesthetics, functional and biological attributes, proximity to infrastructure and services and potential to contribute to the parkscape and community.

It should be noted that there is no perfect tree and that every selection has some compromise between positive and negative values. The key is to minimise the negative values and ensure that the tree makes a positive contribution. The aim is to use the criteria below to ensure the species selection is the most desirable and appropriate for the location.

Criteria that will be assessed include:

- . Environmental tolerance and impact – this criterion includes suitability with climate, geology and soils, topography, tolerance to sealed areas and pests and diseases, potential for wildlife habitat and native versus exotic species.
- . Functional and biological attributes – this criterion assesses performance record, stock availability at the selected nursery, leaf and fruit litter, chance of becoming an environmental weed, safety aspects, life expectancy, chance of infrastructure damage, sun/shade requirements and maintenance.
- . Aesthetics and design criteria – this criterion investigates appearance, form and scale (including canopy size), relationship with distinctive landscape characters, any historical and cultural associations and deciduous versus evergreen.
- . Proximity to infrastructure – this criterion assesses distance of the planting location to infrastructure and underground services.

During the selection process Council staff will assess each location and determine whether a local native species (species that originally grew in the area), an Australian native (native to other parts of Australia) or an exotic ornamental species is selected.

It is important to maintain a high percentage of local indigenous species throughout our parks for several reasons; natives tend to suit our local environmental conditions, including soil conditions and climate, they are well adapted and generally establish quickly. They help create wildlife corridors and support local biodiversity as well as reinforce an “Australian” sense of place.

Exotics can be more formal and showy as many are deciduous providing ever changing landscapes, with leaf fall in autumn and new growth in spring. Exotic species also come in a wider range of shapes and provide a wider range of leaf colour and flower display. Exotics which lose their leaves provide greater sun access during winter. In summary, natives and exotics both have strengths and weaknesses for use as park trees. So where possible a mix of evergreen, deciduous, exotic and Australian native species should be planted to provide variety and diversity.

4.1 Tree species percentage

The following table details some of the Council's high use high community valued open spaces and the types of trees you would expect to plant at these sites.

Please use this table as a guide.

Note: Tree size – small 8m and under, medium 8–15m, large 15m and over.

OPEN SPACE NAME	DESCRIPTION	TREE SIZE	SPECIES %
Anzac Park (Leven River bridge to train bridge)	Highly visual, high profile memorial park and playground.	Med/Large	Anzac bank north – Tasmanian and Australian natives. Anzac bank south – local native species. Lawn areas – 80% ornamental species, 20% Tasmanian/Australian natives. Opportunities: tree avenue – along river edge.
Wharf and surrounds	Highly visual, high profile area.	Med/Large	Banks and lawn areas: 75% local indigenous species and 25% Australian native species.
Shropshire Park	High profile, formal memorial park.	Small/Med	95% ornamental/feature trees. 5% indigenous native species.
Bicentennial Park	Large open parkland bordered by foreshore reserve to the north.	Med/Large	Park area – 80% local native indigenous species, 20% Australian native and exotic species. Opportunities: tree avenue – following paths and Dial Street boundary.
Fairway Park	Large open parkland with many recreational facilities.	Med/Large	Park area – 60% indigenous native species, 40% Australian native and exotic species. Opportunities: tree avenues – following paths and Water Street boundary.

OPEN SPACE NAME	DESCRIPTION	TREE SIZE	SPECIES %
Fairway Park – <i>continued</i>			Planting of additional indigenous native trees on the northern side of Beach Road.
Tobruk Park	Formal memorial park on the western side of the Leven River, featuring recreational facilities.	Med/Large	Duck pond enclosure: indigenous species. Lawn areas: 25% indigenous species, 75% Australian native and exotic species.
West Beach Reserve	Large open space coastal reserve, bordered by coastal vegetation to the north and pockets of native vegetation throughout.	Med/Large	Tasmanian indigenous species. Opportunities: establish groups of trees and stand-alone specimen trees.
Hiscutt Park	Formal, centrally located park designed around a section of Penguin Creek.	Med/Large	Lawn areas – ornamental/feature trees. Riparian zone along creek edge – Tasmanian indigenous species. Garden southern side of pond – conifer varieties.
Johnsons Beach	Narrow Open Space foreshore reserve, which includes the landmark ‘the Nut’.	Med/Large	‘The Nut’ – Tasmanian indigenous species. Narrow garden following coastline – Tasmanian indigenous species. Lawn areas – 50% indigenous species, 50% Australian native and exotic varieties.
Local parks/playgrounds	Generally small parcels of land catering for the surrounding neighbourhood.	Small/Med/ Large	50% local native indigenous species, 50% Australian native and exotic.

Please note that in all District/Regional local and open spaces adequate space must be retained to provide users with a kick around area/space.

5 Tree Donations/Memorials

The Council welcomes the donation of trees from members of the public and community organisations. Allowing donations encourages community participation in the greening of our park spaces and creates the opportunity for additional trees to be planted at a reduced cost to the Council.

The Council carefully considers all requests and determines suitable species/site location/maintenance requirements and donor recognition in conjunction with the donor.

Trees can be donated directly to the Council and can be planted by the donor, or the Council can arrange for the purchase and installation of a tree at the expense of the requester.

When a tree is being planted as a memorial and a plaque or recognition is requested, the selection criteria set out in the Guidelines for the Installation of Plaques and Memorials in Parks and Open Space within Central Coast needs to be met.

6 Planting

Trees can be purchased in many different sizes from tube stock to advanced trees. Advanced trees, generally 45L, are used when planting stand-alone specimen trees in open lawn areas. Tube stock and smaller trees are often used for revegetation or mass planting within a mulched area.

Trees purchased are to be in excellent condition with good shape and growth, trees should have one central leader, be free from pest and diseases and be in overall good health. Damaged or unsatisfactory stock must be returned to the supplier.

Before planting, all underground and overhead services are to be located. Trees should not be planted within close proximity to services or infrastructure if avoidable. If it is thought that the tree (once mature) has the potential to negatively impact on services and other built infrastructure, another location should be selected.

The correct planting of trees and ongoing maintenance is crucial in ensuring the newly planted trees get off to the best start. Given the sandy soil conditions of our coastal parks it is preferred that additional organic matter such as mushroom compost is added to the planting hole/back fill material. New trees should not require fertilising but do need to be mulched to help retain soil moisture and prevent damage from mowers and machinery. Trees will be securely staked and fitted with tree ties to provide support until roots develop and in some cases, tree guards will be fitted to help protect trees from vandalism and grazing animals. Newly planted trees will often require a small amount of formative pruning to encourage the tree to grow in a desirable shape. All advanced trees will be fitted with a PVC watering tube for ease of regular watering.

For further information on tree planting and maintenance please see the Council's Tree Maintenance Manual.

7 Management of Existing Park Trees

7.1 Proactive and reactive maintenance

The ongoing management and maintenance of the Council's trees is crucial for the long-term sustainability of the Council's tree population. Poor maintenance regimes can reduce the life expectancy of trees and increase the risk to public safety. Regular proactive maintenance will get newly planted trees off to the best start and increase the life expectancy of our older tree populations. Regular maintenance will promote mature, attractive, safe and healthy trees which become important living assets within our community.

The following programs are undertaken by the Council:

- . Annual tree assessment program.
- . Tree works program, undertaking pruning and removal works identified in the annual tree assessment program.
- . Canopy lifting for vehicle clearances.
- . Tree maintenance program which includes mulching/staking/pruning.
- . Tree watering program.
- . Annual tree planting program.
- . Galah damage inspections and associated works.

Reactive works are undertaken as identified, this may include requests from the public to assess the safety of a tree, remove a branch which has failed or clean up after storm damage.

Tree maintenance activities are further detailed in the Council's Tree Maintenance Manual.

7.2 Risk management

To minimise the risk to the public associated with trees, the Council conducts an annual tree inspection program, this program is a requirement of the Central Coast Council's Risk Management Strategy. During this program all park trees are inspected by a suitably qualified arborist, trees that require works, whether risk related or for maintenance reasons, are given a risk rating and prioritised. Priority works are budgeted for and works are undertaken the following financial year.

Requests from the public concerning tree safety are investigated by Council staff; if the risk cannot be determined by Council staff an assessment and report will be undertaken by a suitably qualified arborist.

7.3 Galah damage

Galah damage to trees is an ongoing issue for the Council. The issue of the increased Galah population was identified in 2005 and a report detailing the impacts Galahs were having on Council trees and the extent of the damage was undertaken in 2009. Through this report a large number of the Council's mature Eucalypts were identified for removal and many more required extensive pruning in order to reduce the public safety risk.

Considerable works have been undertaken since and ongoing works are required to continually monitor and reduce the risk.

Annual inspections are undertaken by a suitably qualified arborist, of trees known to be affected by Galah damage; the works identified are prioritised and undertaken by the Council. Tree removal should be the last resort, with signage and exclusion zones installed where appropriate in preference to complete tree removal.

The Council has investigated options to reduce the number of Galahs but has not implemented any physical control measures to date due to community opposition to Galah control.

Until such time as the numbers can be reduced the Council will undertake the following:

- . Community education and signage and installation of signage in parks to deter people from feeding Galahs.
- . Sending letters to residents known to be feeding Galahs.
- . Plant replacement and additional trees in areas affected by Galah damage.
- . Continue to undertake annual inspections, monitor damage and undertake removal/pruning works where required.
- . Install exclusion zones and signage beneath damaged trees where required.

7.4 Pruning

All pruning undertaken on trees within the municipal area will, as a minimum, comply with Australian Standard AS4373-2007: Pruning of amenity trees. All staff undertaking pruning works must be suitably qualified.

This Standard describes methods for the pruning of trees and encourages correct and uniform practices. This Standard is intended for use on amenity trees and includes formative pruning, hazard reduction, selective pruning and thinning.

Pruning is undertaken for a wide range of reasons including:

- . Removal of any dead, dying, dangerous or defective branches to maintain tree health and safety.
- . To uplift the canopy (prune lower branches) to allow pedestrian and vehicle clearance.

- . Selective pruning around light poles and powerlines for clearances.
- . Formative pruning to improve structural stability, health and appearance.
- . Selective pruning to allow sightlines for vehicles and traffic signs.
- . Pruning in accordance with Australian Standard AS4373–2007: Pruning of amenity trees.

Trees will not be pruned or removed to:

- . allow or improve a view;
- . reduce fruit fall, leaf litter, sap drop, bird droppings or similar;
- . increase street lighting onto private property.

Falling leaves, twigs, fruit and flowers are considered normal and expected tree behaviour and therefore are not reason enough alone for removal or pruning. Trees will, however, be maintained in a safe and appropriate manner to reduce nuisance issues.

Any requested work for park tree pruning from the public that is not of an emergency nature (such as a hazardous limb) will be carried out as part of the tree assessment and maintenance program.

More specific guidelines for pruning and the protection of existing trees (including Australian Standard AS4373–2007: Pruning of amenity trees) is documented in the Council's Tree Maintenance Manual – May 2016.

7.5 Tree removal

Park trees may be removed due to:

- . Tree has been identified for removal through the Council's annual tree inspection program.
- . A report received from a suitably qualified arborist identifying a tree with potential structural weakness, decay or other diseases.
- . Severe and damaging impact on infrastructure/services and no alternative solutions are available such as relocation of tree/services/infrastructure or the installation of a root barrier to be determined by the Council's Parks\Recreation Officer.

In some instances, where a tree is a poor performer and will not grow to maturity, offers little aesthetic value or fails to maintain acceptable health, then consideration for removal and replacement is appropriate.

8 Revision

This document is a working document and may be subject to review at any time, however, a complete review should be undertaken within five years.

9 References

Websites

<http://www.burnside.sa.gov.au>

<http://www.cityofsydney.nsw.gov.au>

Books/Reports/Strategies/Policies

Sucher, David 1994 *City Comforts – How to build an Urban Village*, City Comforts

City of Sydney 2005 *Urban Tree Management Policy*, City of Sydney

City of Burnside 2006 *Tree Management Strategy*, City of Burnside

City of Casey 2005 *Casey Tree manual*, City of Casey

Burden, Dan 2006 *Urban Street Trees*, Glatting Jackson, walkable communities Inc.

Appendix A: Benefits of trees

The many benefits that trees provide can often be under-estimated and unknown. However, trees provide more than just aesthetic values; although trees do enhance our open space and streetscapes they also provide a wide variety of social, environmental and economic benefits. Please find listed below some of the many benefits trees provide:

Health

- . Views of nature can relate to feelings of satisfaction, wellbeing, coping, personal effectiveness and optimism.
- . Green surroundings reduce mental tiredness while enhancing concentration and attention, leading to an improved ability to cope and make positive decisions.
- . Creating positive psychological benefits, including lower rates of mental illness, violence and crime.
- . Trees reduce exposure to ultraviolet light, lessening risk of associated health problems such as skin cancer and cataracts.

Social

- . Residents walk more on streets that are lined with trees.
- . Greenery helps people to relax and renew, reducing aggression leading to less violence.
- . The proximity of trees to dwellings has an effect on residents' use of outdoor space – the closer the trees, the higher the usage.
- . Many more people are involved in social activities in green environs than in areas that have few or no trees and shrubs.
- . Gardens and other plantings contribute to residents feeling safer, more supported and satisfied with their surroundings.
- . Green spaces bring residents together more often, promoting chance meetings and encounters. Residents get to know one another, producing stronger, more cohesive neighborhoods.
- . Public safety – areas with higher levels of planting experience lower levels of crime because it creates pride and care of place which results in ownership.
- . Road safety – tree-lined streets are perceived as narrower, resulting in reduced speeds. Trees along streets provide a buffer between pedestrians and vehicles.
- . Large shady trees in open space areas create great spots for gatherings, picnics or just to sit and contemplate.
- . Surveys of landscaped and non-landscaped community areas have shown that the incidence of crime, vandalism and graffiti is many times lower in areas planted out with greenery.

Aesthetic

- . Beautifying and softening streetscapes and open space areas, the appearance and general environment of many streets and open space areas is improved considerably by the presence of trees.
- . Frame good views and vistas.
- . Trees provide seasonal interest and natural beauty through foliage and their interesting leaf patterns, flowers, bark, fruit and canopy.
- . Play a significant role in determining the urban character of a street or open space area.
- . They enhance architecture; there are few buildings which do not look better in the company of suitable trees.

Economic

- . Research indicates an increase in property values from high amenity, well-treed areas. A garden adds to the aesthetic appeal of your home and neighbourhood, and it adds real monetary value to your home. It is estimated that property value can increase between 5% and 20%.
- . Roads and footpaths with good tree canopy cover are protected from the sun and last longer.

Environmental

- . Provide wildlife habitat and food sources and preserve biodiversity.
- . Trees are critical in the maintenance of a healthy environment as they produce oxygen, trap airborne pollutants in their leaves (such as nitrous oxide and ozone) and absorb carbon dioxide.
- . Large trees have a greater benefit in terms of reducing pollution than small trees.
- . Trees have a positive effect on the environment by the transpiration of water and the emission of oxygen by photosynthesis.
- . Tree roots keep the soil porous which allows the stormwater to be absorbed rather than flow into the drain and sea.
- . Plantings around buildings are a proven method of reducing the demand for artificial heating and cooling with a resultant, and important, lower use of fossil fuels.
- . They provide shade in summer, cooling the air and ground temperature.
- . Provide buffers/wind breaks from strong winds.



I certify that this is the schedule referred to in
Minute No. 176/2016 of a meeting of the
Council held on 20 / 06 / 2016


Executive Services Officer

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 May 2016

Contracts

. Nil

Agreements

- . Cuprona Football Club
Clubrooms lease
Heybridge Recreation Ground
- . East Ulverstone Football Club
Clubrooms lease
Haywoods Reserve
- . Penguin Football Club
Clubrooms lease
Penguin Recreation Ground
- . Turners Beach Football Club
Clubrooms lease
Turners Beach Recreation Ground
- . Ulverstone Soccer Club
Clubrooms lease
Ulverstone Recreation Ground
- . West Ulverstone Football Club
Clubrooms lease
West Ulverstone Recreation Ground
- . Ulverstone Football Club
Clubrooms lease
Ulverstone Recreation Ground
- . Infrastructure Relocation and Works Agreement
Tasmanian Networks Pty Ltd and Central Coast Council
Jermyn Street, Ulverstone – Project 1 84170

- . APH Agreement
Unit 10 Annlyn Court
25-29 Lovett Street, Ulverstone
- . Tenancy Agreement
Unit 7 Ganesway, 51-55 Queen Street, West Ulverstone
- . The Hon. Matthew Guy Groom MP
Crown Lease
West Ulverstone Tennis Club
West Ulverstone
- . The Hon. Matthew Guy Groom MP
Crown Lease
Picnic Point
West Ulverstone



Sandra Ayton
GENERAL MANAGER

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

Period: 17 May 2016 to 20 June 2016

Documents for affixing of the common seal

Nil

Final plans of subdivision sealed under delegation

Final Survey Plan
Kilowatt Court, Ulverstone
Application No. SUB2003.44

Final Survey Plan
CT 168916/1 and CT168376/1 South Riana Road, South Riana
Application No. DA215004

Adhesion Order
982 Cuprona Road, Cuprona
Application No. DA214217

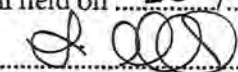

Sandra Ayton
GENERAL MANAGER

CENTRAL COAST COUNCIL

I certify that this is the financial
Statements

referred to in

Minute No. 179/2016 of a meeting of the
Council held on 20 / 06 / 2016



Executive Services Officer

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

	2014/2015		2015/2016	
	\$	%	\$	%
Rates paid in Advance	- 743,602.69	-5.34	- 837,326.01	-5.94
Rates Receivable	500,471.99	3.59	295,911.64	2.10
Rates Demanded	14,074,395.59	101.06	14,561,987.40	103.39
Supplementary Rates	94,827.43	0.68	64,302.07	0.46
	13,926,092.32	100.00	14,084,875.10	100.01
Collected	12,798,521.59	91.90	13,036,376.57	92.56
Add Pensioners – Government	862,481.10	6.19	874,602.23	6.21
Pensioners – Council	32,900.00	0.24	34,195.00	0.24
	13,693,902.69	98.33	13,945,173.80	99.01
Remitted	1,492.78	0.01	56,536.20	0.40
Discount Allowed	555,962.50	3.99	548,505.25	3.89
Paid in advance	- 744,999.21	-5.35	- 801,932.52	-5.69
Outstanding	419,733.56	3.02	336,592.37	2.39
	13,926,092.32	100.00	14,084,875.10	100.00

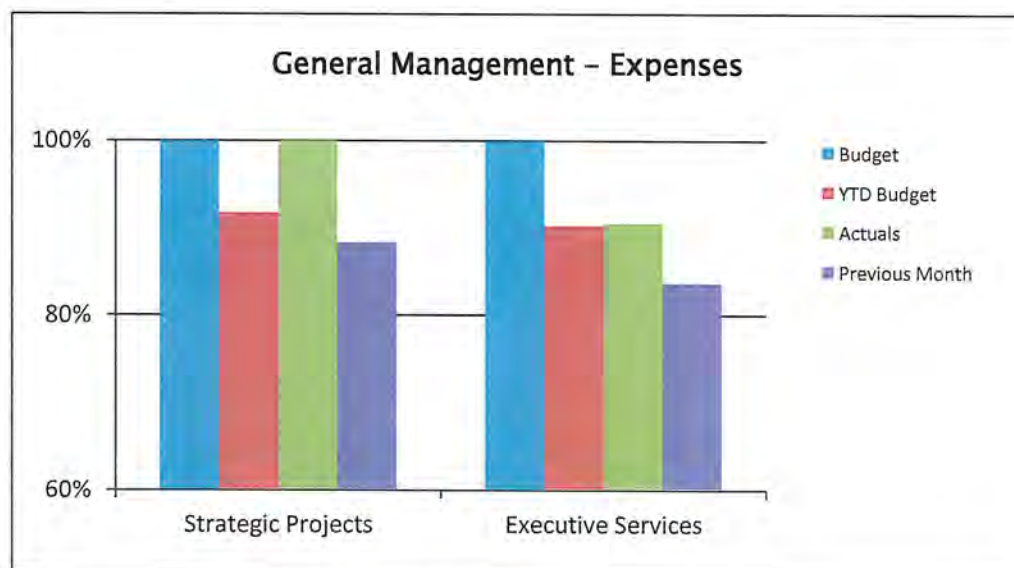
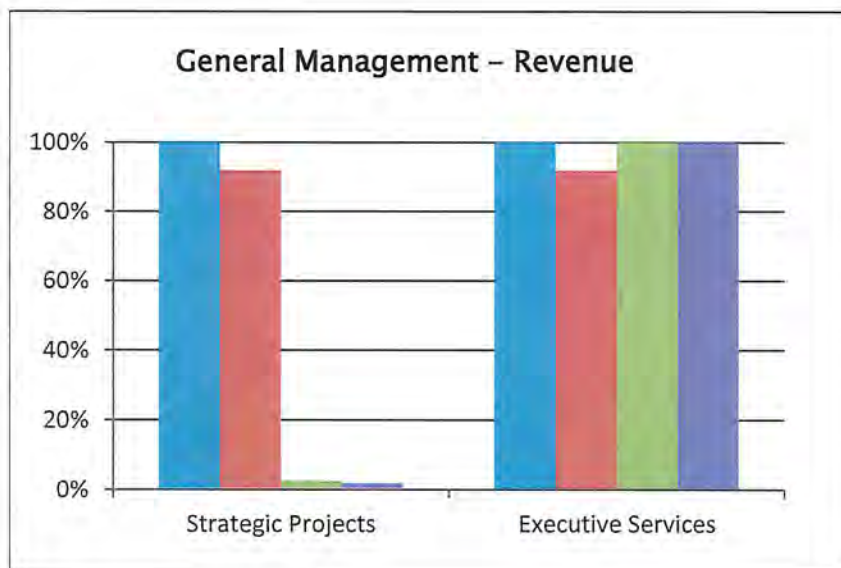


Andrea O'Rourke
ASSISTANT ACCOUNTANT

1-Jun-2016

Finance Report – May 2016

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(2,061,000)	(1,889,260)	(48,959)	(34,779)	(1,840,301)	(2,012,041)	2%
Executive Services	(36,000)	(33,003)	(52,645)	(52,645)	19,642	16,645	146%
	\$ (2,097,000)	\$ (1,922,263)	\$ (101,604)	\$ (87,423)	\$ (1,820,659)	\$ (1,995,396)	
Expenses							
Strategic Projects	189,000	173,246	197,527	166,753	(24,281)	(8,527)	105%
Executive Services	1,512,000	1,363,013	1,367,054	1,263,938	(4,041)	144,946	90%
	\$ 1,701,000	\$ 1,536,259	\$ 1,564,582	\$ 1,430,691	\$ (28,323)	\$ 136,418	



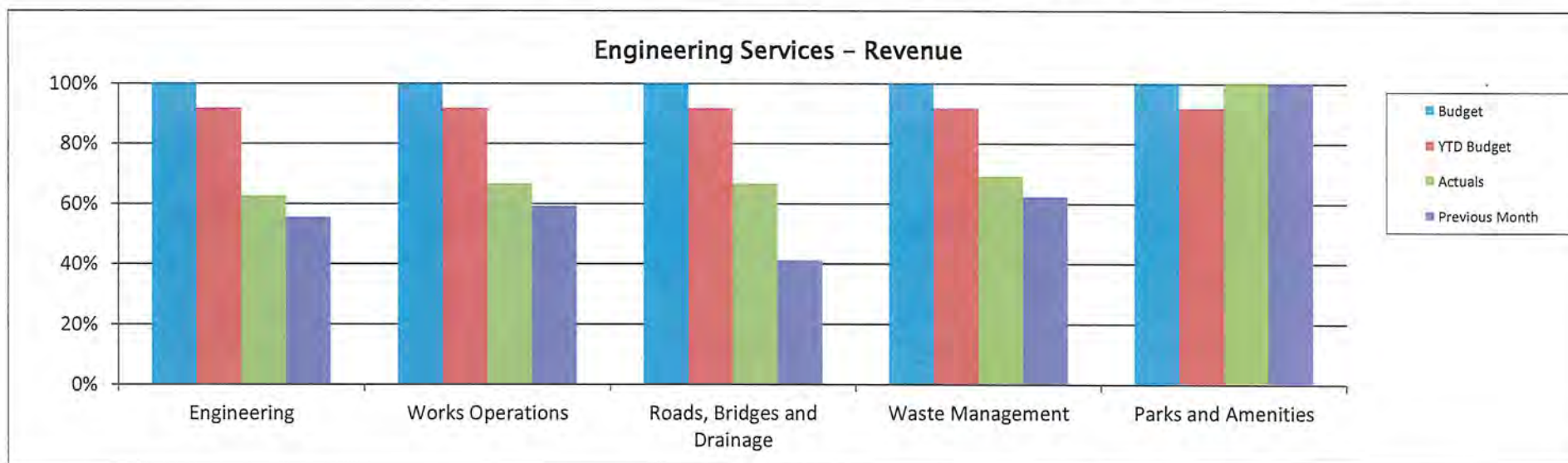
Variance

Strategic Projects
 Strategic Projects
 Executive Services
 Executive Services

Revenue less than YTD budget – Budget timing – sale of property and capital contributions.
 Expenditure more than YTD budget – Mersey Leven Food Hub and Made Open expenses ahead of budget.
 Revenue more than YTD budget – Reimbursement of staff costs from Cradle Coast Authority.
 Expenditure greater than YTD budget – Budget timing related to Cradle Coast Authority contribution.

Finance Report – May 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,406,000)	(1,288,830)	(880,065)	(779,785)	(408,765)	(525,935)	63%
Works Operations	(1,200,000)	(1,100,007)	(798,588)	(711,637)	(301,419)	(401,412)	67%
Roads, Bridges and Drainage	(3,260,000)	(2,988,340)	(2,173,798)	(1,342,867)	(814,542)	(1,086,202)	67%
Waste Management	(652,000)	(597,670)	(451,121)	(406,491)	(146,549)	(200,879)	69%
Parks and Amenities	(413,885)	(379,395)	(470,610)	(447,214)	91,215	56,725	114%
	\$ (6,931,885)	\$ (6,354,242)	\$ (4,774,183)	\$ (3,687,994)	\$ (1,580,060)	\$ (2,157,703)	

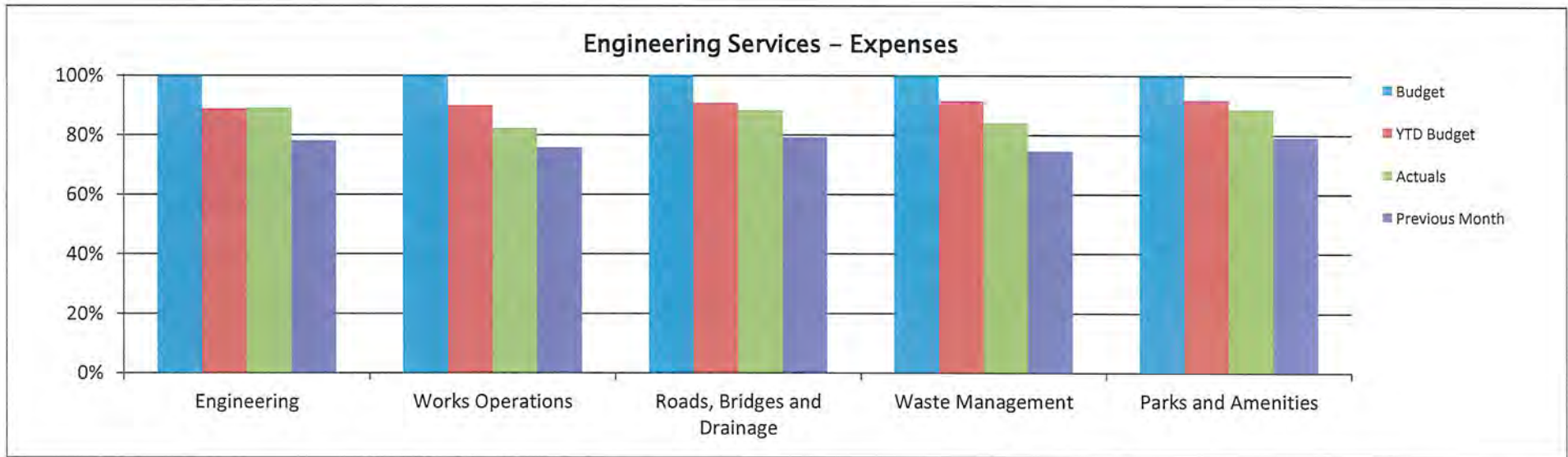


Variance

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

Finance Report – May 2016

ENGINEERING SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,406,000	1,247,180	1,251,461	1,098,198	(4,281)	154,539	89%
Works Operations	1,238,000	1,112,104	1,016,564	939,058	95,540	221,436	82%
Roads, Bridges and Drainage	6,900,000	6,259,993	6,089,461	5,469,160	170,532	810,539	88%
Waste Management	3,565,000	3,258,960	2,993,326	2,661,048	265,634	571,674	84%
Parks and Amenities	2,529,885	2,319,048	2,237,671	2,002,612	81,377	292,214	88%
	\$ 15,638,885	\$ 14,197,285	\$ 13,588,482	\$ 12,170,075	\$ 608,803	\$ 2,050,403	



Variance

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

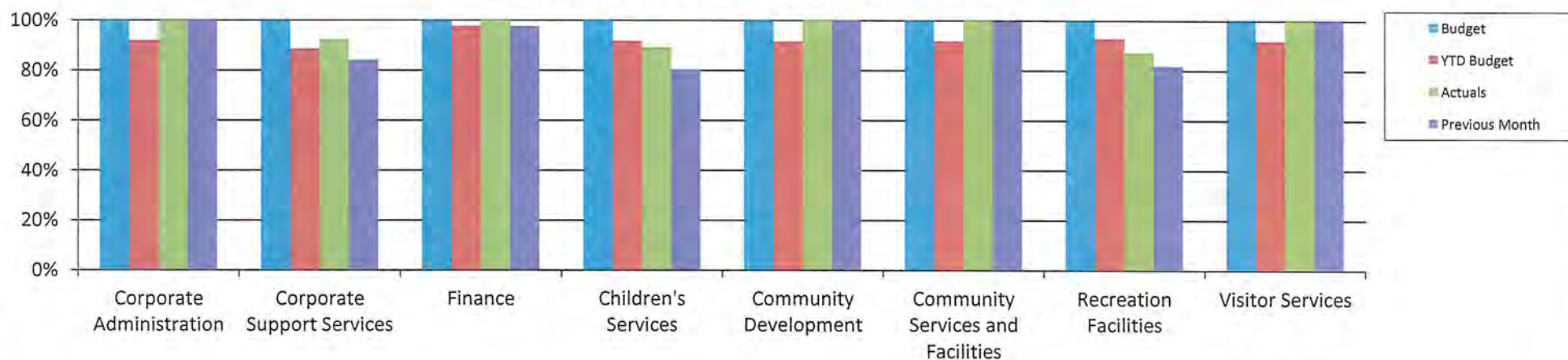
Finance Report – May 2016

CORPORATE & COMMUNITY SERVICES

Revenue

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Corporate Administration	(34,000)	(31,167)	(38,108)	(34,757)	6,941	4,108	112%
Corporate Support Services	(3,281,300)	(2,903,659)	(3,022,977)	(2,752,495)	119,318	(258,323)	92%
Finance	(18,381,200)	(17,946,080)	(18,430,614)	(17,921,861)	484,534	49,414	100%
Children's Services	(1,323,300)	(1,213,010)	(1,180,104)	(1,062,135)	(32,906)	(143,196)	89%
Community Development	(46,220)	(42,303)	(77,043)	(67,699)	34,740	30,823	167%
Community Services and Facilities	(1,098,150)	(1,006,364)	(1,181,262)	(1,096,300)	174,898	83,112	108%
Recreation Facilities	(500,500)	(463,553)	(435,899)	(407,915)	(27,654)	(64,601)	87%
Visitor Services	(154,200)	(141,353)	(161,614)	(157,182)	20,261	7,414	105%
	\$ (24,818,870)	\$ (23,747,489)	\$ (24,527,620)	\$ (23,500,343)	\$ 780,132	\$ (291,250)	

Corporate & Community Services – Revenue



Variance

Corporate Support Services

Revenue greater than YTD budget – Timing differences – labour on-costs ahead of budget.

Finance

Revenue greater than YTD budget – Rates received reflected as gross receipt.

Children's Services

Revenue less than YTD budget – Timing of contribution income.

Community Services and Facilities

Revenue greater than YTD budget – APHU change over receipts (offset by change over expenses).

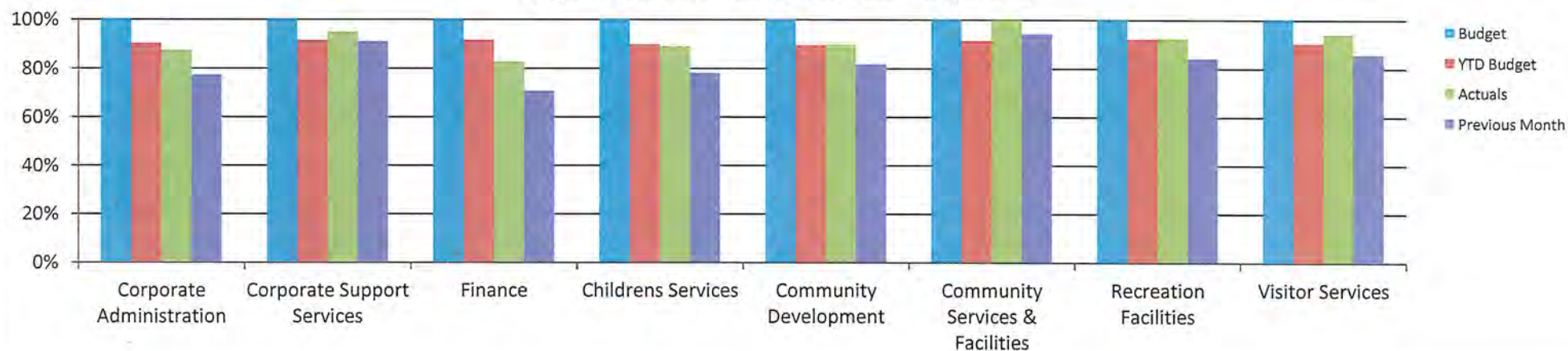
Finance Report – May 2016

CORPORATE & COMMUNITY SERVICES

Expenses

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Corporate Administration	693,200	624,418	604,741	535,329	19,677	88,459	87%
Corporate Support Services	3,988,300	3,643,045	3,781,102	3,625,413	(138,057)	207,198	95%
Finance	1,820,000	1,663,391	1,505,792	1,285,911	157,599	314,208	83%
Children's Services	1,319,300	1,182,503	1,172,518	1,029,566	9,985	146,782	89%
Community Development	717,220	641,248	644,006	586,568	(2,758)	73,214	90%
Community Services and Facilities	1,550,150	1,415,209	1,670,060	1,459,818	(254,852)	(119,910)	108%
Recreation Facilities	1,907,500	1,753,201	1,761,838	1,605,107	(8,637)	145,662	92%
Visitor Services	354,200	319,443	332,670	303,250	(13,227)	21,530	94%
	\$ 12,349,870	\$ 11,242,458	\$ 11,472,727	\$ 10,430,963	\$ (230,270)	\$ 877,143	

Corporate & Community Services – Expenses

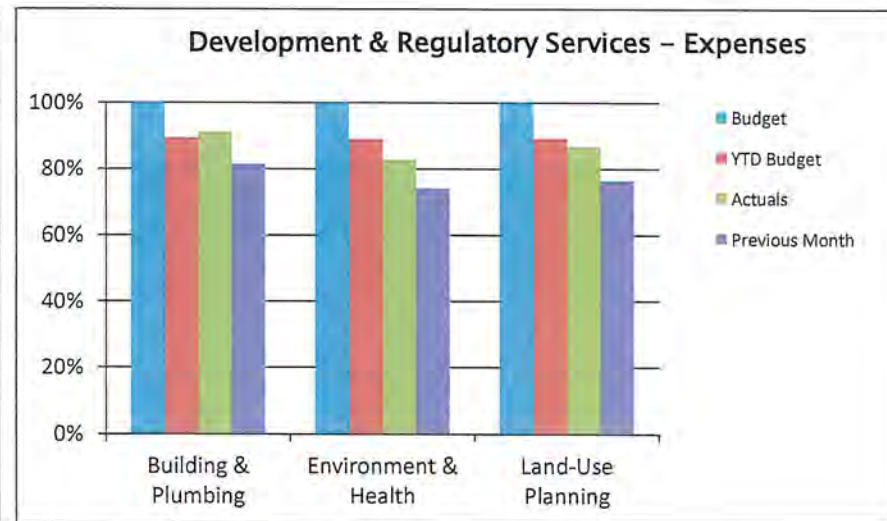
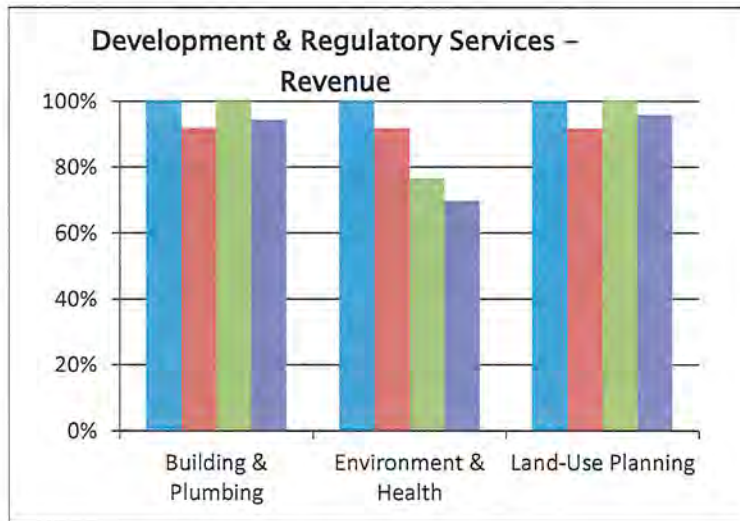


Variance

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

Finance Report – May 2016

DEVELOPMENT & REGULATORY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(294,000)	(269,510)	(297,638)	(276,611)	28,128	3,638	101%
Environment and Health	(70,000)	(64,170)	(53,491)	(48,709)	(10,679)	(16,509)	76%
Land-Use Planning	(157,250)	(144,149)	(201,814)	(150,620)	57,665	44,564	128%
	\$ (521,250)	\$ (477,829)	\$ (552,943)	\$ (475,941)	\$ 75,114	\$ 31,693	
Expenses							
Building and Plumbing	578,000	516,690	527,142	471,074	(10,452)	50,858	91%
Environment and Health	355,000	315,590	293,862	262,527	21,728	61,138	83%
Land-Use Planning	561,250	500,366	486,395	427,813	13,971	74,855	87%
	\$ 1,494,250	\$ 1,332,646	\$ 1,307,400	\$ 1,161,414	\$ 25,246	\$ 186,850	



Variance

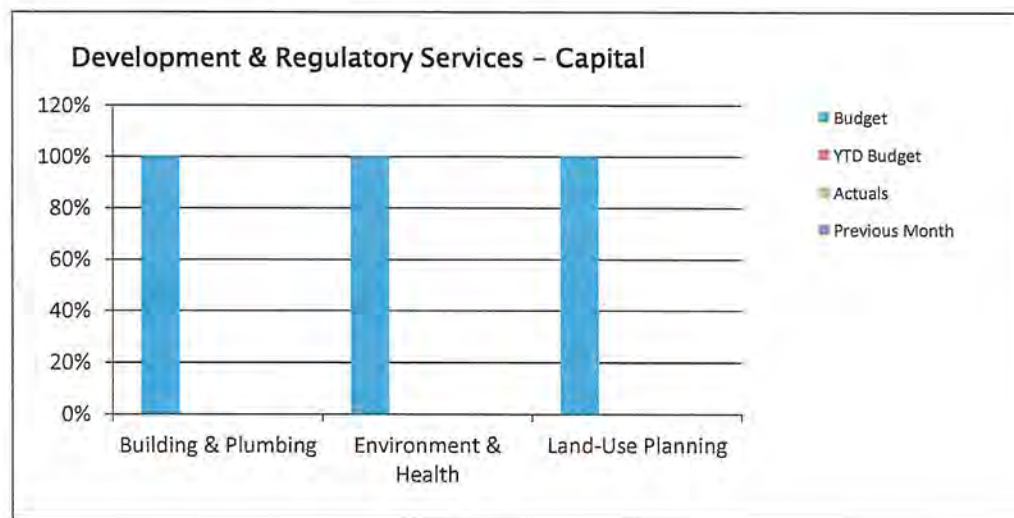
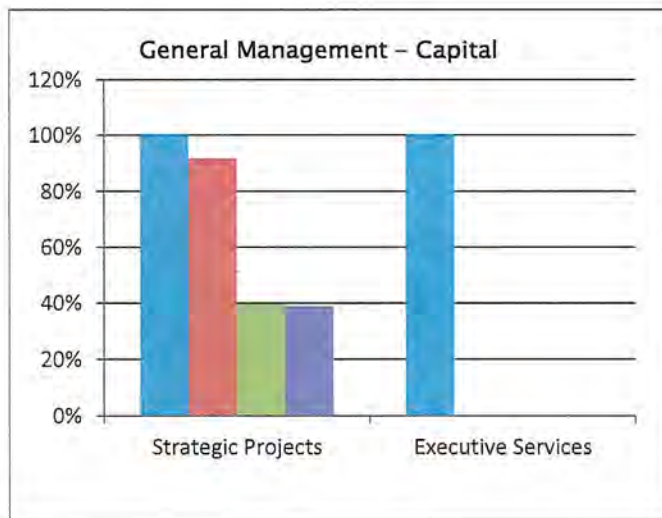
Building and Plumbing	Revenue greater than YTD Budget – Mainly inspection and connection fees and building related fees.
Building and Plumbing	Expenses greater than YTD Budget – Building related expenses ahead of budget.
Environment and Health	Revenue less than YTD Budget – Mainly licence fees and contribution not received as yet.
Environment and Health	Expenses less than YTD Budget – Staff costs lower than budget.
Land-Use Planning	Revenue greater than YTD Budget – Mainly valuation and subdivision fees.
Land-Use Planning	Expenses less than YTD Budget – Timing mainly related to planning appeals and Rural Strategy.

Finance Report – May 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	3,138,600	2,877,046	1,242,514	1,218,859	1,634,532	1,896,086	40%
Executive Services	-	-	-	-	-	-	0%
	\$ 3,138,600	\$ 2,877,046	\$ 1,242,514	\$ 1,218,859	\$ 1,634,532	\$ 1,896,086	

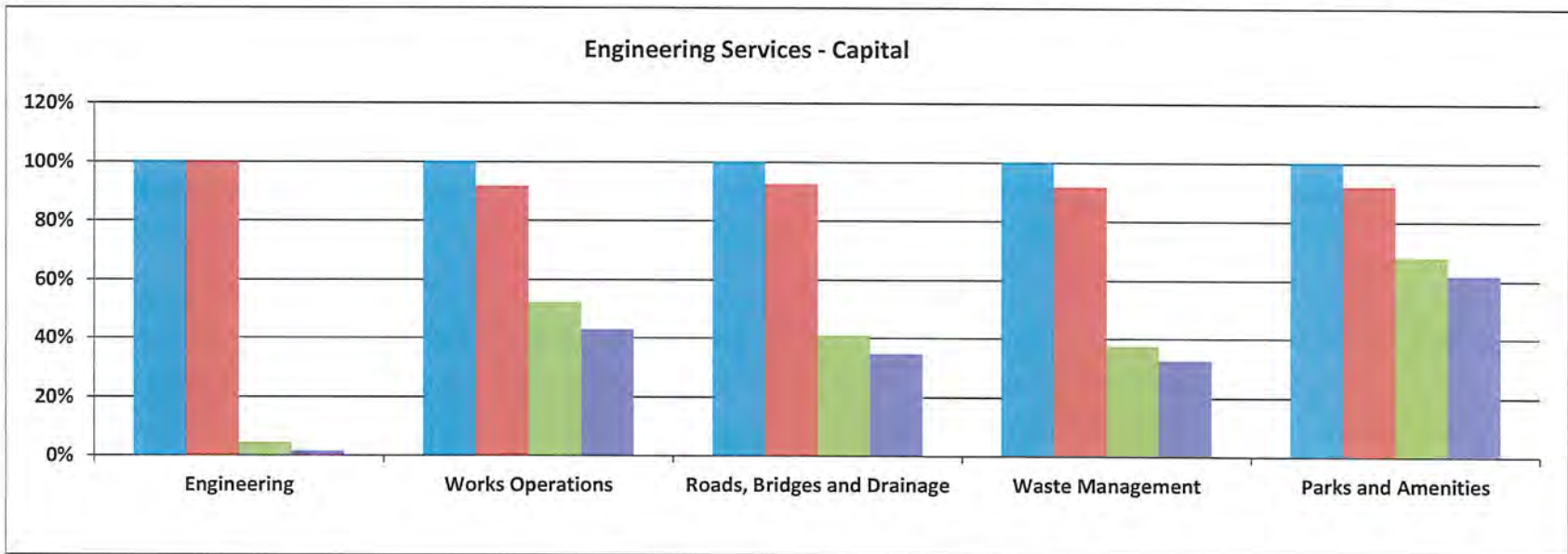
DEVELOPMENT & REGULATORY SERVICES

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



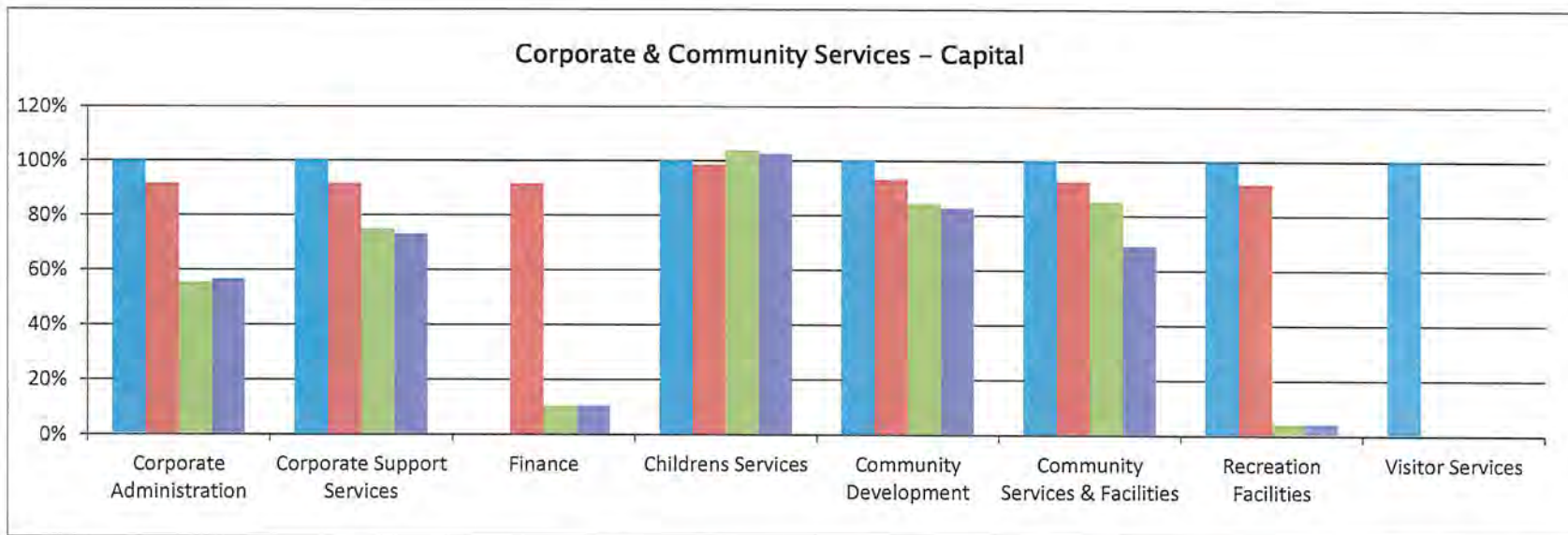
Finance Report – May 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
ENGINEERING SERVICES							
Engineering	90,000	90,000	3,894	1,334	86,106	86,106	4%
Works Operations	201,650	184,839	105,311	86,469	79,528	96,339	52%
Roads, Bridges and Drainage	7,161,000	6,620,061	2,929,052	2,487,964	3,691,009	4,231,948	41%
Waste Management	393,000	360,237	146,932	128,451	213,305	246,068	37%
Parks and Amenities	670,000	616,677	454,594	412,950	162,083	215,406	68%
	\$ 8,515,650	\$ 7,871,814	\$ 3,639,783	\$ 3,117,168	\$ 4,232,031	\$ 4,875,867	



Finance Report – May 2016

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
CORPORATE & COMMUNITY SERVICES							
Corporate Administration	102,000	93,506	56,463	57,653	37,043	45,537	55%
Corporate Support Services	123,500	113,208	92,345	90,277	20,863	31,155	75%
Finance	–	–	–	–	–	–	0%
Childrens Services	35,000	32,080	3,636	–	28,444	31,364	0%
Community Development	258,000	254,586	267,932	264,877	(13,346)	(9,932)	104%
Community Services & Facilities	453,400	422,679	382,480	375,760	40,199	70,920	84%
Recreation Facilities	273,350	252,667	232,712	188,366	19,955	40,638	85%
Visitor Services	10,000	9,170	395	395	8,775	9,605	4%
	\$ 1,255,250	\$ 1,177,896	\$ 1,035,962	\$ 977,327	\$ 141,934	\$ 219,288	



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

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

BANK RECONCILIATION
FOR THE PERIOD 1 MAY TO 31 MAY 2016

Balance Brought Forward (30/4/2016)	8,803,358.73
Add, Revenue for month	2,342,599.21
	11,145,957.94

Less, Payments for month	3,112,032.06

Balance as at 31 May 2016	8,033,925.88

Balance as at Bank Account as at 31 May 2016	460,135.49
Less, Unpresented Payments	- 4,410.79

	455,724.70
Cash on Hand	- 75,861.89

Operating Account	379,862.81
Interest Bearing Term Deposits	7,654,063.07

	8,033,925.88



Andrea O'Rourke
ASSISTANT ACCOUNTANT

06-June-2016

(Schedule indicates site construction only)

Date: Wed 8/06/16 + Task Progress

Works Program 2015-2016

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes	Scheduling Comments	22/29	6/13	20/27	3/10	17/24	31/7	14/21	28/5	12/19	26/2	9/16	23/30	7/14	21/28	4/11	18/25	1/8	15/22	29/7	14/21	28/4	11/18	25/2	9/16	23/30	6/13	20/27
	West Ulverstone Recreation Ground	\$42,500	Reseal																												
	Disabled Parking Spaces	\$50,000																													
	Car Park Signage	\$50,000																													
	Strategy Items	\$91,000	Safety, On-street linemarking																												
	Ulverstone CBD	\$450,000	Furners/Coles																												
	Drainage	\$176,000																													
	Side Entry Pits	\$20,000																													
	Leven Street	\$20,000	Alexandra Road to James Street																												
	Risby Street	\$9,000	Side Entry Pits																												
	Deviation Road	\$10,000	No.63 Improvements																												
	South Road/Lyndara Drive	\$40,000	1A Lyndara Drive Augmentation																												
	Fairway Park	\$20,000	Outfall Extension																												
	Main Road	\$20,000	No.160 Improvements																												
	Bertha Street	\$10,000	Outfall Improvements																												
	Forth Road	\$15,000	No.1-3 Pipe Open Drain																												
	Seaside Crescent	\$12,000																													
	Miscellaneous Drainage	\$0																													
	Household Garbage	\$391,000																													
	Penguin Refuse Disposal Site	\$210,000	Site Rehabilitation																												
	Resource Recovery Centre - Site Development	\$50,000	Layout Improvements																												
	Resource Recovery Centre - Rehabilitation	\$30,000	Environmental Improvements																												
	Resource Recovery Centre - Leachate Improvements	\$50,000	Subsoil Drainage																												
	Castra Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																												
	Preston Transfer Station - Site & Rehabilitation	\$3,000	Environmental Improvements																												
	South Riana Transfer Station - Site & Rehabilitation	\$0	Environmental Improvements																												
	Preston Transfer Station - Safety Improvements	\$20,000	Fall Arrest Gate																												
	Preston Transfer Station - Retaining Wall	\$20,000	Replacement																												
	Ulverstone Transfer Station - Site & Rehabilitation	\$5,000	Environmental Improvements																												
	Parks	\$308,000																													
	Playground Renewals	\$100,000	West Beach, Fairway Park, Beach Road BB Ho	Awaiting equipment arrival																											
	Parks Asset Renewals	\$7,000	Taylors Flats - BBQ, Car Barriers - Johnsons B																												
	Fairway Park - Beach Road	\$10,000																													
	Beach Access Upgrades	\$10,000	Deck replacement with FRP - west Beach Road																												
	Flagpole Replacements	\$5,000	Deferred																												
	Park Signage Upgrade	\$10,000																													
	Heybridge Playground	\$60,000																													
	Nicholsons Point Redevelopment - Stage 2	\$20,000	Second stage is planting and weather dependant																												
	Industrial Estate	\$15,000	Greenbelt - weather dependant																												
	Forth Recreation Ground	\$10,000	Tree Planting - weather dependant																												
	Sulphur Creek Hall Reserve	\$7,000	Tennis Court Removal																												
	Johnsons Beach Master Plan	\$12,000	Stage 1																												
	Ulverstone Rowing Club	\$5,000	Car Barriers																												
	Josephine Street Beach Access	\$30,000	Design completed - arranging quotes																												
	Public Amenities	\$234,000																													
	Toilet Refurbishments	\$30,000																													
	Bus Shelter Renewals	\$10,000	To be determined																												
	Coles Toilet Renewal	\$120,000	The toilets have been purchased and constructi	Linked to Car Park works																											
	Nicholsons Point Boat Ramp	\$25,000																													
	Toilet Furniture Upgrade	\$5,000																													
	Public Toilets	\$5,000	Minor Works External																												
	Drinking Water Stations	\$6,000	Item arrived, waiting for installation																												
	Public Toilet	\$3,000	Lighting Upgrade/Sulphur Creek Toilets																												
	Cemeteries	\$60,000																													
	Memorial Park - Watering System	\$10,000																													
	Memorial Park - New Plinths	\$15,000																													
	Memorial Park - Seating	\$5,000																													
	Ulverstone General Cemetery - Signage	\$2,000																													
	Memorial Park - Path System	\$15,000																													
	Master Plan	\$3,000																													
	Administration Centre	\$82,000																													
	Painting Program	\$5,000																													
	Carpet Replacement Program	\$10,000	Walkway/planning																												
	Office Furniture	\$2,000																													
	Council Chamber Chair Replacement	\$5,000																													
	Lighting Upgrade	\$10,000																													

Works Program 2015-2016

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes	Scheduling Comments	22/29	6/13	20/27	3/10	17/24	31/7	14/21	28/5	12/19	26/2	9/16	23/30	7/14	21/28	4/11	18/25	1/8	15/22	29/7	14/21	28/4	11/18	25/2	9/16	23/30	6/13	20/27
	Heat Pump Renewals	\$10,000	Deferred...																												
	Electrical Upgrade	\$40,000	Stage 1 (RCD Protection)																												
	Community Development	\$15,000																													
	Ulverstone Entry Signage	\$15,000	Deferred																												
	Cultural Activities	\$246,000																													
	Ulverstone History Museum - Clock Display	\$10,000	Deferred...																												
	Ulverstone History Museum - Insulation & Electrical	\$220,000																													
	Ulverstone Band	\$13,000	Instruments																												
	Art Gallery	\$3,000	Acquisitions																												
	Housing	\$140,000																													
	Aged Persons Home Units - Internal Rehabilitation	\$50,000																													
	Aged Persons Home Units - HWC Renewal	\$15,000																													
	Aged Persons Home Units - External Rehabilitation	\$50,000																													
	Aged Persons Home Units - Electrical Replacements	\$15,000																													
	Aged Persons Home Units - Fencing/Surrounds	\$10,000	Fencing at Cooida,Howe Lane/Carroo Court g																												
	Cultural Amenities	\$179,000																													
	Wharf Building - Gnomon/River Room Renewal	\$10,000																													
	Wharf Building - Storage Roller Door	\$5,000																													
	Wharf Building - Decking	\$20,000	Sanding undertaken - requires sealing																												
	Wharf Building - Operable Door	\$5,000																													
	Wharf Building - Tables and Chairs	\$10,000																													
	Wharf Building - Western Wall Blinds	\$5,000																													
	Wharf Building - Waste Fence	\$25,000																													
	Sustainability Assessment	\$2,000	Deferred																												
	Public Halls and Buildings	\$86,000																													
	Ulverstone Surf Club	\$25,000	Balcony Structure Repair																												
	Turners Beach Hall - Stage 1	\$20,000	Roof Renewal - Contractor engaged	Awaiting contractor availability																											
	Sustainability Assessment	\$5,000	Deferred																												
	Caravan Parks	\$15,000																													
	Amenities	\$5,000	Deferred...																												
	Ulverstone Caravan Park	\$10,000	Electrical Upgrade																												
	Swimming Pool and Waterslide	\$5,000																													
	Waterslide	\$5,000	Fencing & Surrounds																												
	Active Recreation	\$182,500																													
	Turners Beach Recreation Ground	\$15,000	Goal Post Renewals																												
	Poultry Pavilion Renewal	\$40,000																													
	Asset Renewal	\$2,500																													
	Cricket Wicket Renewals	\$10,000																													
	Ulverstone Showground	\$20,000	Surface Renewals																												
	River Park Resurfacing	\$10,000																													
	Showgrounds - Community Precinct Car Park	\$25,000																													
	Ulverstone Tennis Club	\$25,000	Court Removal - Planting weather dependant	Awaiting favourable conditions for planting																											
	Showgrounds - Ground Lighting (design)	\$10,000	Stage 2...																												
	Showgrounds - Fencing	\$20,000																													
	Ulverstone Recreation Ground - bird management	\$5,000																													
	Recreation Centres	\$68,000																													
	Ulverstone Stadium 2	\$40,000	Guttering and External Refurbishment	Works split - guttering completed																											
	Ulverstone Sports & Leisure Centre - Squash Court	\$10,000	Lighting Upgrade																												
	Ulverstone Sports & Leisure Centre - Security/Wifi Review	\$10,000	review of existing systems																												
	Sustainability Assessment	\$3,000	Deferred																												
	Risk Assesment - Outcomes	\$5,000																													
	Visitor Information Services	\$10,000																													
	Ulverstone Visitor Information Centre Panels	\$10,000																													
	Child Care	\$35,000																													
	Ulverstone Childcare Internal/External Painting	\$5,000																													
	Penguin Playcentre - Internal Painting	\$5,000	Deferred																												
	Ulverstone Childcare - Box Gutter	\$10,000																													
	Young Endeavours Fence	\$10,000	Deferred...																												
	Childcare Car Park	\$5,000	Deferred...																												
	LEGEND	\$0																													
	Not Started	\$0																													
	Commenced (Construction or Preliminaries)	\$0																													
	Complete	\$0																													
	Deferred	\$0																													