
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 March 2017 commencing at 6.00pm.

Councillors attendance

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

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

Councillors apologies

Nil

Employees attendance

General Manager (Ms Sandra Ayton)
Director Infrastructure Services (Mr John Kersnovski)
Acting Executive Services Officer (Ms Rosanne Brown)
Land-Use Planning Group Leader (Mr Ian Sansom)

Guests of Council

Central Coast Chamber of Commerce and Industry representatives.

Media attendance

The Advocate newspaper.

Public attendance

Fifteen Members of the public attended during the course of the meeting (inclusive of Guests of Council).

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

58/2017 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 20 February 2017 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

■ Cr Viney moved and Cr Tongs seconded, “That the minutes of the previous ordinary meeting of the Council held on 20 February 2017 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

59/2017 Council workshops

The Executive Services Officer reported as follows:

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

- . 27.02.2017 – Cradle Coast Mountain Bike Park / TasWater and suggested take-over
- . 06.03.2017 – Cradle Coast Authority update / Car park signage
- . 14.03.2017 – Smoke-free areas in the CBD / Related parties transactions.

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

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

Carried unanimously

MAYOR'S COMMUNICATIONS

60/2017 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

61/2017 Mayor's diary

The Mayor reported as follows:

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

- . Ulverstone History Museum – volunteers meeting
- . University of the Third Age (U3A) – Central Coast meetings
- . Community Safety Partnership Committee – meeting
- . Radio 7AD – community reports
- . Local Government Association of Tasmania – General Management Committee meeting re Tasmania's water and sewerage infrastructure (Hobart)
- . The Hon. Peter Gutwein MP, Treasurer – meeting with Tasmanian councils re water and sewerage infrastructure (Hobart)
- . Rotary Clubs of Ulverstone and Ulverstone West, and Rotaract Club of Central Coast – Festival in the Park
- . The Hon. Rene Hidding MP, Minister for Infrastructure – media event re Spirits of Tasmania tourism boost (Devonport)
- . Penguin RSL Sub-branch – annual dinner
- . Rena Henderson, Chairperson, Ulverstone High School Association Committee – meeting re UHS 2017–2018 scholarships program
- . Local Government Association of Tasmania – General Management Committee teleconference re Tasmania's water and sewerage infrastructure
- . Penguin Uniting Church – flipped the first pancake for UnitingCare Pancake Day fundraising event
- . Glenhaven Family Care – official opening of the Glenhaven Support Home, Maskells Road, Ulverstone
- . Food Plant Solutions – performed book launch for 'A guide to nutritious food plants of Tasmania'
- . Cradle Coast Authority – Representatives Group meeting (Burnie)
- . Leven Regional Arts – International Women's Day morning tea event
- . Mersey-Leven Municipal Emergency Management Committee – meeting (Devonport)
- . Events Tasmania – meeting re XV1 Australian Masters Games update

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- . Council and Central Coast Chamber of Commerce and Industry – quarterly meeting with President and Vice-President
 - . Cradle Coast Authority – Strategic Plan Reference Group meeting (Burnie)
 - . Dial Regional Sports Complex Development – performed official launch of commencement of construction of complex
 - . Surf Life Saving Tasmania – official opening of 2017 Tasmanian Open State Championships at Ulverstone Surf Life Saving Club
 - . UTAS/Wicking Dementia Research and Education Centre – Dementia Friendly Communities forum (Ulverstone)
 - . SEABL NW Tall Timbers Thunder – 2017 SEABL Season launch
 - . Ulverstone High School – 2017–2018 scholarships presentation
 - . Forth Primary School – School Fair official opening
 - . East Ulverstone Primary School – Ride to School day.”

The Deputy Mayor reported as follows:

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

- . Penguin Mosaic Installation – Official opening.”

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

Carried unanimously

62/2017 Declarations of interest

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

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

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

63/2017 Public question time

The Mayor reported as follows:

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

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

COUNCILLOR REPORTS

64/2017 Councillor reports

The Executive Services Officer reported as follows:

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

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

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

APPLICATIONS FOR LEAVE OF ABSENCE

65/2017 Leave of absence

The Executive Services Officer reported as follows:

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

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

There are no applications for consideration at this meeting.”

DEPUTATIONS

66/2017 Deputations

The Executive Services Officer reported as follows:

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

PETITIONS

67/2017 Petitions – Objection to construction of telecommunication tower at 2 Flora Street, West Ulverstone

The Executive Services Officer reported as follows:

“Two petitions have been received, both having the same subject matter, statement of subject matter and action requested, as outlined below:

‘Subject matter	The subject matter of this petition is the objection to Development Application Number 216159 which is for the construction of an Optus Mobile Telecommunications tower in Ulverstone at 2 Flora Street Showgrounds/recreational park area.
Statement of subject matter and action requested	<p>The DA 216159 is for the construction of an Optus Telecommunications tower in a recreational area used by many community sporting groups involving children and the general public adjacent to the river and closed to the CBD.</p> <p>The following petitioners ask the council to reject the Development Application in its entirety due to the following points:</p>

The 31 metre high tower will detract from the current visual beauty of our river/waterfront and recreation grounds and is aesthetically incompatible with the area. The natural skyline and beautiful view from angles looking both towards and from the showgrounds will be impeded by the tower.

The tower would be located directly next to the concrete scenic walkway used extensively by the community and is currently a major attractive asset. A tower is not a suitable addition to complement the community health and wellbeing infrastructure and does not complement the streetscape.

The tower would be located on land which has flooded in recent tidal surges.

This location is inappropriate being in a residential/recreational area and provides health risks to residents and users of the grounds including young children and animals.

It will reduce the area available for use by community groups including the local show society, dog clubs and general users of the showground. Space is already at a premium when events are held in this area and land should not be reduced further.

The tower would be located too close to waterway navigational markers which is unsafe for maritime vessels entering and exiting the river.

There were 37 signatories to the first petition, with 76 signatories on the second petition.

Copies are attached. Both petitions are in compliance with s.57 of the *Local Government Act 1993* and are accordingly able to be tabled.

The Director Infrastructure Services advises that the petitions have also been accepted as representations to the application considered at Agenda Item 9.5 because they have been lodged within the statutory time period and contain grounds of objection to the proposal which are responded to in the report on the proposal in this agenda.

Two further non-compliant petitions were received and have been included as representations to the development application.

The two compliant petitions having been tabled.”

- Cr van Rooyen moved and Cr Howard seconded, “That the petitions be received.”

Carried unanimously

COUNCILLORS' QUESTIONS

68/2017 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

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

(a) offer an argument or opinion; or

(b) draw any inferences or make any imputations –

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

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

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- (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.

69/2017 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

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

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

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

No questions on notice have been received.”

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

70/2017 Minutes and notes of committees of the Council and other organisations

The General Manager reported as follows:

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

- . Central Coast Community Safety Partnership Committee – meeting held on 22 February 2017
- . Development Support Special Committee – meeting held on 27 February 2017.

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

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

Carried unanimously

71/2017 Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups – Emergency Management (73/2015 – 16.03.2015)

The General Manager reported as follows:

“PURPOSE

This report considers emergency management of the Council and the region and seeks the endorsement of the Council in respect to the appointment of a Deputy Municipal Coordinator.

BACKGROUND

The current statutory appointment of the Deputy Municipal Emergency Management Coordinator will expire on 11 August 2017.

The Director Infrastructure Services has prepared the following report:

‘DISCUSSION

Paul Breaden, Engineering Group Leader was reappointed as the Council’s Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) in August 2015. This appointment is for a two year term and the incumbent is available for a further term.

Under s.23(8) of the *Emergency Management Act 2006*:

“A council may only nominate a person for the position of Municipal Emergency Management Coordinator or Deputy Municipal Emergency Management Coordinator if the person, once appointed to the position, would have the authority and ability to make decisions relating to the coordination of emergency management in the municipal area during an emergency without first seeking the approval of the council.”

It is important that the Deputy Municipal Coordinator has the authority in the absence of the Municipal Coordinator to undertake the role with the responsibilities as defined earlier in the report. The Engineering Group Leader is best suited to fulfil the role of Deputy Municipal Management Coordinator in this organisation.

CONSULTATION

Consultation has been undertaken with the respective nominee.

RESOURCE, FINANCIAL AND RISK IMPACTS

Administrative funding is allocated in the Estimates.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Connect the people with services

The Environment and Sustainable Infrastructure

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

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the Council nominate Paul Breden, Engineering Group Leader for appointment by the Minister, as the Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) for a further period of two years commencing in August 2017.'

The report is supported."

- Cr van Rooyen moved and Cr Viney seconded, "That the Council nominate Paul Breden, Engineering Group Leader for appointment by the Minister, as the Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) for a further period of two years commencing in August 2017."

Carried unanimously

COMMUNITY SERVICES

72/2017 Statutory determinations

The Director Infrastructure Services reported as follows:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

73/2017 Council acting as a planning authority

The Mayor reported as follows:

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

The Director Infrastructure Services has submitted the following report:

‘If any such actions arise out of Minute No. 74/2017, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

74/2017 Utilities (telecommunications tower) at Ulverstone Showground, 2 Flora Street, West Ulverstone – Application No. DA216159

The Director Infrastructure Services reported as follows:

“The Planning Consultant, Geoff Davis of Korlan Pty Ltd has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA216159
<i>PROPOSAL:</i>	Utilities (telecommunications tower)
<i>APPLICANT:</i>	Daly International on behalf of Optus Mobile Pty Ltd
<i>LOCATION:</i>	2 Flora Street, West Ulverstone
<i>ZONE:</i>	Recreation
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013 (the Scheme)</i>
<i>ADVERTISED:</i>	25 February 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	11 March 2017
<i>REPRESENTATIONS RECEIVED:</i>	26
<i>42-DAY EXPIRY DATE:</i>	7 April 2017
<i>DECISION DUE:</i>	20 March 2017

PURPOSE

The purpose of this report is to consider an application for Utilities (a telecommunications tower) at 2 Flora Street, West Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – Statement of Compliance from Road Authority and Stormwater Authority.

BACKGROUND

Development description –

The proposed development is a 30 metre monopole to support a telecommunications facility and floodlights. With the antennae attached at the top, the total height of the structure will be approximately 32m. It will be accessed off Alice Street using the existing access into the Ulverstone Showground. See Drawings submitted with the application for location, type

and configuration of antenna structures and the location of ancillary equipment.

Specifically the development will consist of:

- . installation of one 30m monopole;
- . installation of oval floodlights on the monopole;
- . installation of six panel antennas, to be mounted at the top of the monopole on a triangular headframe;
- . installation of three parabolic antenna;
- . installation of 18 Remote Radio Units;
- . construction of an equipment shelter, with a floor area of 7.5m² located adjacent to the new monopole; and
- . installation of ancillary equipment associated with the operation of the facility.

The antennas and other equipment are to be finished in standard factory grey colour and located within a proposed leased area surrounded by a 2.4m tall chain-linked fence.

The facility will operate on a continuously unmanned basis and will only require periodic visits for maintenance purposes. No dedicated parking is proposed.

Power will be supplied underground to the facility from the nearest transformer.

There will be some low-level noise from the ongoing operation of air conditioning equipment associated with the equipment building. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioner.

Site description and surrounding area –

The proposed monopole compound will be located at the Ulverstone Showground, a cleared, flat recreational area. The Showground consists of a large oval hosting soccer and softball grounds. There is an animal precinct consisting of various animal shelters to the north. Lighting for the main oval is provided by a series of lights mounted on 25m high poles. A large

recreational building that is visually prominent is also part of the precinct and adjacent to the river.

The surrounding land use is predominantly residential and recreational. The adjoining Leven River and surrounding parks provide a pleasant aspect.

History –

The Council has approved and is implementing a lighting plan for the oval which includes the installation of a light mounted on a 25 metre pole in the vicinity of the proposed monopole. The designated light for the site will be mounted on the monopole instead of a separate light pole.

DISCUSSION

The following tables are an assessment of the relevant Scheme provisions:

Recreation Zone

CLAUSE	COMMENT
18.3 Use Standards	
18.3.1 Discretionary Permit Use	
<p>18.3.1–(P1) Discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) minimise likelihood for adverse impact on amenity for residential use on adjacent land in the zone.</p>	<p>See Zone issues section.</p>
18.4 Development Standards	
18.4.1 Suitability of a site or lot for use or development	
<p>18.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of not less than 1,000m² excluding any access strip; and</p>	<p>(a) Complies as total site area is in excess of 7.8ha.</p> <p>(b)(i) Non-compliant with Acceptable Solution.</p> <p>(b)(ii) Complies with setback requirements.</p>

<p>(b) if intended for a building, have a building area:</p> <ul style="list-style-type: none"> (i) not less than 300m²; (ii) clear of any applicable setback from a frontage, side, or rear boundary; (iii) clear of any applicable setback from a zone boundary; (iv) clear of any registered easement; (v) clear of any registered right of way benefitting other land; (vi) clear of any restriction imposed by a utility; (vii) not including an access strip; (viii) clear of any area required for on-site disposal of sewage or stormwater; and (ix) accessible from a frontage or access strip. 	<ul style="list-style-type: none"> (b)(iii) Complies as meets adjoining zone boundary setbacks for General Residential and Environmental Management zones. (b)(iv) Complies as clear of easements. (b)(v) Complies as no registered right of way present. (b)(vi) Complies as clear of utilities. (b)(vii) Complies as no access strip. (b)(viii) Complies as clear of any area required for the disposal of stormwater or sewage. (b)(ix) Complies as accessible.
<p>18.4.1–(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) Complies. Access and frontage to Flora Street. (b) Satisfied by (a).

<p>(a) across a frontage over which no other land has a right of access with a width of not less than 10.0m; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land with a width of not less than 6.0m; or</p> <p>(c) by a right of way connecting to a road:</p> <p style="padding-left: 40px;">(i) over land not required as the means of access to any other land;</p> <p style="padding-left: 40px;">(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 style="padding-left: 40px;">(iii) with a width of not less than 6.0m; and</p> <p>(d) 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>(c) Satisfied by (a).</p> <p>(d) Road Authority advised it is satisfied.</p>
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<p>18.4.1–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <ul style="list-style-type: none"> (a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or (b) from a rechargeable drinking water system ^{R19} with a storage capacity of not less than 10,000 litres if: <ul style="list-style-type: none"> (i) there is not a reticulated water supply; and (ii) development is for a use with an equivalent population of not more than 10 people per day. 	<p>Complies.</p> <p>The site is connected to the reticulated water system but no connection proposed.</p>
<p>18.4.1–(A4) 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 onsite 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: 	<p>Complies.</p> <p>The site is connected to the reticulated sewerage system but no new connection proposed.</p>

<ul style="list-style-type: none"> a. provides for an equivalent population of not more than 10 people per day; or b. creates a total sewage and waste water flow of not more than 1,000 litres per day; and (iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2012 On-site domestic-wastewater management, clear of any defined building area or access strip. 	
<p>18.4.1 –(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <ul style="list-style-type: none"> (a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or (b) if stormwater cannot be drained to a stormwater system: <ul style="list-style-type: none"> (i) for discharge to a natural drainage line, water body, or watercourse; or (ii) for disposal within the site if: <ul style="list-style-type: none"> a. the site has an area of not less than 5,000m²; 	<p>Compliant.</p> <p>The site is connected to the reticulated stormwater system. The Council's Planning Permit requires compliance with its approval as a Stormwater Authority issued as a Statement of Compliance.</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. 	
18.4.2 Location and configuration of development	
<p>18.4.2-(A1) A building must be set back from a frontage:</p> <ul style="list-style-type: none"> (a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or (c) not less than or not more than the setbacks for any existing building on each of the immediate adjoining sites; (d) not less than for any building retained on the site; 	<ul style="list-style-type: none"> (a) Complies as proposed development setback 262m from primary frontage. (b) Complies as proposed development setback approximately 97m from secondary setback. (c) Complies as the development setback is not less than the sports stadium. (d) Complies as setback not less than existing animal compound and equal to sports stadium.

<p>(e) in accordance with any building area shown on a sealed plan; or</p> <p>(f) not less than 50.0m if the site abuts the Bass Highway.</p>	<p>(e) Complies as no building area shown on a sealed plan.</p> <p>(f) Complies as site does not abut the Bass Highway (over 1.5km away).</p>
18.4.2–(A2) Building height must not be more than 15.0m.	Not-compliant with Acceptable Solution. See Issues section below.
18.4.2–(A3) An external car parking and loading area, and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage elevation of a building.	No car parking or storage area proposed.
18.4.3 Setback from zone boundaries	
<p>18.4.3–(A1) Development of land with a boundary to a zone must:</p> <p>(a) be setback from the boundary of land in an adjoining zone by not less than the distance for that zone shown in the Table to this Clause;</p> <p>(b) not include within the setback area required from a boundary to land in a zone shown in the Table to this Clause:</p> <p>(i) a building or work;</p>	Complies with required setback from zone boundaries.

<ul style="list-style-type: none"> (ii) vehicular or pedestrian access from a road if the boundary is not a frontage; (iii) vehicle loading or parking area; (iv) an area for the display, handling, operation, manufacturing, processing, servicing, repair, or storage of any animal, equipment, goods, plant, materials, vehicle, or waste; (v) an area for the gathering of people, including for entertainment, community event, performance, sport or for a spectator facility; (vi) a sign orientated to view from land in another zone; or (vii) external lighting for operational or security purposes; and (c) a building with an elevation to a zone boundary to which this clause applies must be contained within a building envelope determined by: <ul style="list-style-type: none"> (i) the setback distance from the zone boundary as shown in the Table to this Clause; and 	
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<p>(ii) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary; and</p> <p>(d) the elevation of a building to a zone boundary must not contain an external opening other than an emergency exit, including a door, window to a habitable room, loading bay, or vehicle entry.</p>	
<p>18.4.4 Subdivision</p>	
<p>18.4.4-(A1) Each new lot on a plan of subdivision must be:</p> <p>(a) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>Not applicable as no subdivision proposed.</p>

Zone Issues –

Building Height and Setback –

The Acceptable Solution in the zone (Clause 18.4.2) is 15 metres, although the Performance Criteria allows consideration of a greater height if certain criteria such as overshadowing, minimising bulk and scale, and being consistent with the streetscape are met. The issue however, is that the height restrictions found in the Telecommunications Code must prevail (E8.6.2). The proposed tower can meet the Code requirements.

Discretionary application requirements –

Despite the zone including some criteria for consideration when assessing a discretionary application:

- (a) be consistent with the local area objectives;
- (b) be consistent with any applicable desired future character statement;
and
- (c) minimise likelihood for adverse impact on amenity for residential use on adjacent land in the zone;

the local objectives are oriented towards recreation events. The Desired Future Character Statements are similar, although here it is recognised there may be large outdoor facilities, highly modified sites, expansive areas for car parking and impact on the amenity of use of adjacent land with large numbers of people, hours of operation and a readily apparent visual or operational presence within an urban or rural setting. It is not an area associated with a quiet open space. From the representations received the amenity issues are largely about visual impact and health implications.

The authors of the Scheme envisaged that telecommunication facilities could be considered in the zone by making them a discretionary use but relying on the Telecommunications provisions for control. Thus although the proposed use is discretionary in the zone, the Code prevails when a conflict emerges as in this case.

COMMUNITY SERVICES

CODES	
E1 Bushfire-Prone Areas Code	Not applicable as not in a bushfire-prone area.
E2 Airport Impact Management Code	Not applicable as not in Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable as no land clearance proposed.
E4 Change in Ground Level Code	Not applicable as no cut and fill proposed greater than 1m.
E5 Local Heritage Code	Not applicable as not heritage listed
E6 Hazard Management Code	Although shown on the map overlay the development is exempt as it is a structure that is not habitable and not a critical or hazardous use or within an area required for hazard management.
E7 Sign Code	Not applicable as no signage proposed.
E8 Telecommunication Code	Applies as telecommunications facility proposed. The proposal is not a defined low impact facility.
E9 Traffic Generating Use and Parking Code	Applies.

E10 Water and Waterways Code	Applies as development is less than 30m from the Leven River.
Specific Area Plans	Not applicable.

Note –

It should be noted that Clause 7.3 – Operation of Codes states that:

“7.3.4 Where there is a conflict between a provision in a code and a provision in a zone, the code provision prevails.”

Clause 8.10 – Determining Applications of the Scheme requires that when determining applications for a permit for a discretionary use, the planning authority must have regard to, amongst other matters, the purpose of any applicable code insofar it is relevant to the particular discretion being exercised.

In particular, the Telecommunication Code requires consideration.

E8 Telecommunication Code –

This Code applies.

Purpose of the Telecommunication Infrastructure Code –

E8.1.1 –

The purpose of this provision is to:

- (a) recognise equitable provision and access to high-speed broadband and telecommunication networks is essential for the prosperity, security, and welfare of the community;
- (b) require proposals for the installation of telecommunication and digital facilities to form part of a local or regional network plan for all carriers to enable consideration of proposals on a broader and potentially regional basis;

Comment (a) and (b) –

The applicant is a large recognised provider of telecommunication services throughout Australia that, with the construction of the proposed tower, will improve its network coverage.

- (c) encourage shared use and co-location of facilities to minimise the number of towers and antenna within the municipal area;

Comment –

Co-location of facilities is encouraged. However the applicant submits that no facilities exist for co-location of antennae and a new tower is required.

The Performance Criteria (P2) in Clause 8.6.1 of the Code supports the construction of a new tower if no existing tower or structure within the network area has the capacity to meet the requirements for the antenna, has sufficient height or structural strength, or there is a risk of electromagnetic interference between the antenna and existing antenna.

- (d) minimise likely adverse impact of communication systems on community health and safety; and

Comment –

The issue of the tower having an impact on community health was raised as an issue by many representors.

The Planning Authority is required to apply the relevant regulatory standards for the exposure levels of radiofrequency (RF) electromagnetic energy (EME) permitted. The Australian Standard has been set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). The Planning Authority cannot create an alternate standard.

Using the methodology outlined in the ARPANSA Technical Report “Radio Frequency EME Exposure Levels–Prediction Methodologies” the maximum EME level calculated by Huawei for the proposed systems at the subject site was 0.65% of the public exposure limit. In other words, the predicted EME levels of the proposed tower are well within the requirements of the Australian Communications Media Authority which mandates the ARPANSA standards be followed.

According to the planning application, Optus undertakes further measures when designing a facility to minimise the EME exposure to the general public such as varying the facility’s power to the minimal required level, minimising EME from the network and having discontinuous transmission that reduces EME emissions by automatically switching the transmitter off when no data is being sent.

It is worth noting that various Australian Planning Tribunals have refused to support councils that have refused to support applications for a tower based on the grounds of health even though it had been demonstrated the applications met the prescribed EME levels.

- (e) minimise adverse visual impact of towers and antenna in urban, rural, and conservation settings.

Comment –

Many representors have stated the proposed tower would be a blot on the landscape.

The significant point in this clause of the Code is the use of the wording, “*minimise adverse visual impact*”. This does not mean there will be no impact. The Tasmanian Resource Management & Planning Appeal Tribunal (RMPAT), along with other State Planning Tribunal decisions, (the Code is implemented Australia-wide), supports the notion that the Code seeks to minimise, not prevent, detrimental impact. A Victorian Civil and Administrative Tribunal VCAT decision specifically stated (Hutchinson 3G Australia & Ors v Casey CC and Ors):

“...minimising an adverse impact on visual amenity does not mean that a telecommunications pole must be sited so that it can not be seen by most or many people. Visibility cannot be equated to adverse visual impact. Although works may be visible and result in change, it should not be presumed that change is negative. It is the extent to which a development is compatible with the particular location and how policies seek to guide change, that are most relevant.” (VCAT 247)

The Tasmanian RMPAT has supported this notion in stating, the Telecommunications Schedule:

“...purpose is to attempt to strike a balance between the need for the community to have available telecommunications infrastructure without paying an unacceptable price in terms of amenity. It seeks to minimise, not prevent, detrimental impact.” (RMPAT 59)

The proposed pole will replace an approved 25m lighting pole with a 30m pole. It is recognised that the telecommunications antenna on top of the pole will be more extensive than the lighting system which will be located at the 25m level. However, given the existing buildings, including the bulky high stadium, extensive cleared flat areas and high light poles, its questionable whether the proposed telecommunications pole, on balance, will have such an adverse visual impact that it should be refused.

CLAUSE	COMPLIANCE
E8.2 Application of this Code	The Code applies to this application.
E8.4 Use or development exempt from this Code	Not exempt.
E8.6 Development Standards	
E8.6.1 Shared use and co-location	
E8.6.1–(A1) A new freestanding aerial, tower, or mast must be structurally and technically designed to accommodate comparable additional users, including by the subsequent rearrangement of existing antenna and the mounting of antenna at different heights.	Non-compliant with the Acceptable Solution. Relies on the Performance Criteria. See above comment in (c).
E8.6.1–(A2) New antenna must be located on an existing freestanding aerial, tower, or mast.	Non-compliant with the Acceptable Solution. Meets Performance Criteria. See Issues section and comment in (c) above.
E8.6.2 Health, safety and visual impact	
E8.6.2–(A1) Telecommunication infrastructure must; (a) be located within an existing utility corridor or site; or (b) only erect and operate aerial telecommunication lines or	(a) Non-compliant with the Acceptable Solution as not in an existing utility site or corridor but meets Performance Criteria. The Performance Criteria

<p>additional supporting structures in residential and commercial areas if overhead cables are operated by other existing utilities;</p> <p>(c) only clear vegetation if required for functional and safety requirements;</p> <p>(d) locate telecommunication infrastructure to:</p> <p>(i) avoid skyline positions and potential to be seen in silhouette;</p> <p>(ii) cross hills diagonal to the principal slope;</p> <p>(iii) cross at the low point of a saddle between hills; or</p> <p>(iv) be located around the base of hills or along the edge of existing clearings; and</p> <p>(e) screen equipment housing and other visually intrusive Telecommunication infrastructure to view from public areas.</p>	<p>states the infrastructure must minimise the visual impact. See comment in (e) above.</p> <p>(b) Complies as not located in a commercial or residential area.</p> <p>By its very nature the pole cannot be completely hidden from view. It will be integrated in the approved lighting plans for the Showground/oval. The site is cleared and level and not located on a hill or skyline position.</p> <p>(c) Complies as no vegetation to be removed.</p> <p>(d) Complies as not located in a skyline area.</p> <p>(e) The security fence will offer some screening of the equipment shed.</p>
<p>E8.6.2–(A2) The height of a freestanding aerial, tower, or mast must not be more than:</p> <p>(a) 60.0m on land within the Rural Resource or Rural Living zones;</p>	<p>Non-compliant with the Acceptable Solution. See Issues section.</p>

<p>(b) 45.0m on land within the Light Industrial, General Industrial, Commercial, Utility, or Port and Marine zone;</p> <p>(c) 40.0m on land within the Local Business, General Business, or Central Business zone; and</p> <p>(d) 20.0m on land within the General Residential, Low Density Residential, Urban Mixed Use, Village, Environmental Living, Environmental Management, Major Tourism, Open Space, Community Purpose or Recreation zones.</p>	
<p>E8.6.2–(A3) A freestanding aerial, tower, or mast must be setback from the base of the tower to the exterior boundary of the site by:</p> <p>(a) not less than 60.0m or 300% of the height of the tower, whichever is the greater, in any residential zone; and</p> <p>(b) not less than 30.0m or 100% of the height of the tower, whichever is the greater, in any other zone.</p>	<p>Complies. See Issues section.</p>
<p>E8.6.2–(A4) Telecommunication infrastructure servicing a network (facilities not requiring installation on an individual street basis) must not be located on land in a residential zone.</p>	<p>Complies as in the Recreation zone.</p>
<p>E8.6.2–(A5) A freestanding aerial, tower, or mast must:</p>	<p>(a) Tower will be painted grey.</p>

<p>(a) be finished and maintained with a galvanised steel surface or painted a neutral colour so as to reduce visual obtrusiveness;</p> <p>(b) not affix or mount a sign other than necessary warning or equipment information;</p> <p>(c) not be artificially lit or illuminated unless required for air navigation safety or for security;</p> <p>(d) if security fencing is required, such fencing must be of a design, material, and colour that reflect the character of the location; and</p> <p>(e) provide a buffer not less than 2.0m wide outside the perimeter of the compound of plant material to effectively screen the tower compound from public view and from adjacent land.</p>	<p>(b) No signs to be attached.</p> <p>(c) Antenna will not be lit but a flood light for the oval will be mounted about 25 metres above the ground, similar to the other light towers.</p> <p>(d) The security fencing will be conditioned to reflect the existing surrounding fencing.</p>
<p>E8.6.2–(A6) If an antenna is installed on a structure other than a tower, the antenna and the support equipment must be painted a neutral colour that is identical to or closely comparable with the colour of the supporting structure so as to make the antenna and equipment as visually unobtrusive as possible.</p>	<p>Complies. Antenna to be mounted on a pole.</p>
<p>E8.6.2–(A7) If an aerial, tower or mast is modified or replaced to facilitate collocation of additional antenna:</p>	<p>Complies as not an additional tower or modification of an existing tower.</p>

<ul style="list-style-type: none"> (a) the modified or reconstructed tower must be of the same type as the existing tower unless reconstructed as a monopole tower; (b) the reconstructed tower must satisfy the applicable setback and separation distances; and (c) if there is more than one tower on a site, reconstruction must not occur unless the outcome is that only one tower is to remain on the site. 	
<p>E8.6.2–(A8) The location of aerial telecommunication infrastructure must:</p> <ul style="list-style-type: none"> (a) provide clearance for vehicular traffic; and (b) not pose a danger or encumbrance to other users or aircraft. 	<ul style="list-style-type: none"> (a) Compliant as will not impact on vehicular traffic or impede aircraft movement.

E9 Traffic Generating Use and Parking Code

The application is not exempt. However Clause E9.5.1–(P1) Performance Criteria states:

“(a) it must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking.”

Considering the site will only be visited occasionally for maintenance purposes it is considered formal car parking is not required.

E10 Water and Waterways Code

CLAUSE	COMPLIANCE
E10.1 Purpose of the Water and Waterways Code	
<p>E10.1.1 The purpose of this provision is to assist protection and conservation of a water body, watercourse, wetland, or coastal shoreline area for:</p> <ul style="list-style-type: none"> (a) ecosystem diversity and habitat value of native flora and fauna; (b) hydraulic capacity for water quality, yield, water table retention, flood flow, and waste water assimilation; (c) economic and utility importance to primary industry, settlement, industrial, irrigation and energy generation purposes; and (d) aesthetic and recreational use. 	<p>Although the proposed development is within 30 metres of the Leven River it is within a highly modified recreation area containing large sports stadium, nearby concrete walking path, oval, light poles and associated Showground buildings. There will be no impact on the natural systems associated with the river. The proposed development will improve the wireless mobile coverage for the surrounding residential and commercial areas.</p> <p>The tower will be incorporated into the Council lighting plan by hosting one of the lights for the oval.</p>

E10.2 Application of this Code	
<p>E10.2.1 The Code applies for use or development –</p> <ul style="list-style-type: none"> (a) on land within 30m of the bank of a water body, watercourse or wetland; (b) on land within 30m of the high water mark of a shoreline to an ocean, estuary, or tidal waters; or (c) wholly or partially in, over, on or under a water body, watercourse or wetland or shoreline. 	The Code applies as the proposed development is within the prescribed 30m distance from the Leven River and is not listed as exempt.
<p>E10.2.2 This Code does not apply to:</p> <ul style="list-style-type: none"> (a) land within 30m of a constructed channel or a farm dam; (b) land within the Port and Marine zone; (c) use or development in the Port and Shipping Use Class which are for navigation aids. 	
E10.2.3 A permit is required if this Code applies.	
E10.3 Definition of Terms	Not applicable.

E10.4 Use or development exempt from this Code	
<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. 	The proposal is not exempt.
E10.5 Use Standards	There are no Use Standards.
E10.6 Development Standards	
E10.6.1 Development in proximity to a water body, watercourse, or wetland	
<p>10.6.1 Objective:</p> <p>Development within 30m of or located in, over, on or under a water body, water course or wetland is to have minimum impact on:</p>	Due to its location and activity, the proposed use will have no impact on the economic, natural and hydraulic values of the Leven River.

<ul style="list-style-type: none"> (a) the ecological, economic, recreational, cultural significance, water quality, and physical characteristic of a water body, watercourse or wetland; (b) the hydraulic capacity and quality of a water body, watercourse or wetland for ecological viability, water supply, flood mitigation, and filtration of pollutants, nutrients and sediments; (c) function and capacity of a water body, watercourse or wetland for recreation activity; and (d) aesthetic features of a water body, watercourse or wetland in the landscape. 	
<p>E10.6.1–(P1) Development must:</p> <ul style="list-style-type: none"> (a) minimise risk to the function and values of a water body, watercourse, or wetland ^{R37}, including for: <ul style="list-style-type: none"> (i) hydraulic performance; (ii) economic value; (iii) water based activity; 	<p>Due to its location (recreation/Showground area) and use, the proposed development will have no impact on the economic, natural and hydraulic values of the Leven River. There are no wetlands in the immediate vicinity. For the construction period, standard sediment controls can be required on the Building Permit. There will be no restriction of public access along the existing walkway, apart from safety reasons, during the erection of the pole structure.</p>

<ul style="list-style-type: none"> (iv) disturbance and change in natural ground level; (v) control of sediment and contaminants; (vi) public access and use; (vii) aesthetic or scenic quality; (viii) water quality management arrangements for stormwater and sewage disposal; (ix) modification of a natural drainage channel; (x) biodiversity and ecological function; (xi) level of likely risk from exposure to natural hazards of flooding and inundation; and (xii) community risk and public safety; and <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> <ul style="list-style-type: none"> (i) impact of the development on the objectives and outcomes for protection of the water body, 	
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<p>watercourse or wetland; and</p> <p>(ii) any condition or requirement for protection of the water body, watercourse or wetland.</p>	
<p>E10.6.2 Development in a shoreline area</p>	
<p>E10.6.2–(P1) Development must:</p> <p>(a) be required to locate in, over, on or under the shoreline, sea or tidal waters for operational efficiency;</p> <p>(b) avoid unreasonably or unnecessary impact on existing or potential access by the public to shoreline land or waters;</p> <p>(c) minimise impact on scenic quality of the sea–shore area;</p> <p>(d) minimise impact on amenity or aesthetic appearance of the sea–shore area as a result of:</p> <p>(i) nature and operational characteristics of the development;</p> <p>(ii) location;</p> <p>(iii) bulk, size, and overall built form of any building or work;</p>	<p>(a) The proposed site has been chosen for operational efficiency to improve wireless coverage.</p> <p>(b) There will be no unreasonable impact on access along the existing walkway or river.</p> <p>(c) & (d) There will be some visual impact on the area which is already modified with light poles, a large stadium and associated buildings such as dog kennels adjacent to the proposed pole. There is no overshadowing or obstruction of scenic views.</p> <p>(e) There will be no impact on the river bank, water flow, overshadowing, biodiversity, cultural values, heritage, water quality, public safety, coastal protection works, drainage, or economic activity.</p>

<p>(iv) overshadowing; or</p> <p>(v) obstruction of views from a public place; and</p> <p>(e) minimise immediate or cumulative adverse effect for:</p> <p>(i) tidal, wave, current, or sediment movement processes;</p> <p>(ii) coastal landforms, seabed, and other geomorphic features, including sand dunes and mobile landforms;</p> <p>(iii) vulnerability to erosion and recession;</p> <p>(iv) natural cycles of deposition and erosion;</p> <p>(v) conservation of biodiversity and marine habitat, including during critical lifecycle stages of individual and migratory species;</p> <p>(vi) drainage from a water course, wetland, ground water, flood, stormwater, or tidal water;</p> <p>(vii) coastal water quality;</p> <p>(viii) likely interference or constraint on use of public areas;</p>	
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<ul style="list-style-type: none"> (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; (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 DPIPWE 2011. 	
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Issues –

1 Height restriction in Recreation zone –

The proposed development requires assessment against the Performance Criteria in the Recreation zone as it is greater than 15.0m.

PERFORMANCE CRITERIA	ASSESSMENT
Building height must– (a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling;	There will be no overshadowing of dwellings as the nearest dwelling is located 125m away.
(b) minimise apparent scale, bulk, massing and proportion relative to any adjacent building;	The proposed pole will be integrated into the existing 25m floodlights serving the oval. The floodlighting plan proposed a floodlight in the vicinity of the proposed site.
(c) be consistent with the streetscape;	There are existing large floodlight structures on the periphery of the oval. See notes in visual section.
(d) respond to the effect of the slope and orientation of the site;	Not an issue as the area is flat.
(e) provide separation between buildings to attenuate impact.	The proposed compound site is flat and well setback from roads (100m).

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comments.
Infrastructure Services	Non-Standard Engineering Condition. The development must be in accordance with the conditions of the 'Statement of Compliance for Vehicular Access and Drainage Access' dated 14 March 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority.
TasWater	No issues.
Department of State Growth	Not required.
Environment Protection Authority	Not required.
TasRail	Not required.
Heritage Tasmania	Not required.
Crown Land Services	Not required.
Other	Not required.

CONSULTATION

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

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

Representations –

Twenty-six representations, including four petitions (included as representations) with respectively 76, 37, 114 and 17 signatures, were received within the prescribed time, copies of which are provided at Annexure 3.

There is no capacity under the *Land Use Planning and Approvals Act 1993*, or the *Central Coast Interim Planning Scheme 2013*, to enable the Planning Authority to base a decision on the number of representations or the number of signatories to a representation received for or against a development application. It is the issues raised rather than the number of submissions that must be considered. A development application must be assessed against the provisions of the Scheme. Issues and concerns raised by the representors, either in support or against a development, must also be considered against the requirements of the Scheme.

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 Building height restricted to the height of the clock tower.	The Scheme sets a height restriction of 15 metres in the Recreation zone but allows consideration for a greater height.
2 The tower will spoil the visual aspect of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed to be constructed near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication

	towers but ruled it is not sufficient grounds for refusal.
3 Asks if this is a money making exercise by Council.	Not a planning matter for assessment.
4 Must be a more appropriate site available.	According to the applicant other sites were considered but the proposed site is the most suitable. The received application has to be considered on its merits.
REPRESENTATION 2	
1 Will impact on the visual beauty of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 Asks what financial incentives being offered to Council.	Not a planning matter for consideration.
REPRESENTATION 3	
1 Tower is ugly and will overshadow the beauty of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near

	the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
REPRESENTATION 4	
1 Tower should not be erected in an environmentally beautiful and community centered location.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
REPRESENTATION 5	
1 Will visually degrade the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled

	it is not sufficient grounds for refusal.
2 Should be located in a rural area.	The planning assessment has to be against the submitted application. The proponent has considered other areas but this is the preferred site to get the best coverage. Other sites have insufficient height for co-location or the distance is too great to achieve the required quality and depth of wireless signal for the area.
REPRESENTATION 6	
1 Lighting added to the structure is of little consequence compared to the permanent eyesore on the scenic surrounds.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
REPRESENTATION 7	
1 No public consultation – a general meeting of residents would be appreciated.	The planning application was advertised in a manner and timeframe as required by the <i>Land Use Planning and Approvals Act 1993</i> .
2 Health and wellbeing of West Ulverstone residents will be affected.	Evidence provided with the application showed the proposal easily met industry standards required by the Australian

	Communications and Media Authority.
REPRESENTATION 8	
1 No public consultation – a general meeting of residents would be appreciated.	The planning application was advertised in a manner and timeframe as required by the <i>Land Use Planning and Approvals Act 1993</i> .
2 The health and wellbeing of West Ulverstone residents will be affected.	Evidence provided with the application showed the proposal easily met industry health standards required by the Australian Communications and Media Authority.
REPRESENTATION 9	
1 Why can't the telecommunication tower be located elsewhere?	The planning assessment has to be against the submitted application. The proponent has considered other areas but this is the preferred site to get the best coverage. Other sites have insufficient height for co-location or the distance is too great to achieve the required quality and depth of wireless signal for the area.
REPRESENTATION 10	
1 The tower will detract from the visual beauty of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse

	visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 The tower will be next to the walkway and is not suitable to complement the health and well-being of the community. There are health risks.	Evidence provided with the application showed the proposal easily met industry health standards required by the Australian Communications and Media Authority.
3 It is a flood prone area.	As outlined in the planning assessment, the structure is exempt from the provisions of the Hazard Management Code.
4 It will reduce the area available for community users of the Showground.	The footprint is small and unlikely to seriously impact on the area available for Showground users.
5 It will impact on navigation markers.	Not a planning matter. No evidence provided this will occur. Marine and Safety Tasmania require that the efficiency of navigation aids is not reduced. It is noted navigation aids are exempt in the Water and Waterways Code.
REPRESENTATION 11	
1 Poor consultation with residents.	The planning application was advertised in a manner and timeframe as required by the <i>Land Use Planning and Approvals Act 1993</i> .
2 Are there health risks?	Evidence provided with the application showed the proposal easily met industry health standards required by the Australian Communications and Media Authority.

3 Will the tower affect tv reception and other electrical appliances?	No evidence to suggest it will. It is noted many, if not most, homes have some form of wireless connection operating.
4 Does Council gain financially?	Not a matter for planning assessment.
5 Why can't tower be built elsewhere?	The planning assessment has to be against the submitted application. The proponent has considered other areas but this is the preferred site to get the best coverage. Other sites have insufficient height for co-location or the distance is too great to achieve the required quality and depth of wireless signal for the area.
6 There are already enough eyesores along the river including the basketball stadium.	As recognised in the representation the area is already modified.
REPRESENTATION 12	
1 The tower will detract from the beauty of the area and the skyline.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.

2 The area floods.	As outlined in the planning assessment the structure is exempt from the provisions of the Hazard Management Code.
3 Creates health risks to the community.	Evidence provided with the application showed the proposal easily met industry health standards required by the Australian Communications and Media Authority.
4 It will reduce the area available for community users of the Showground.	The footprint is small and unlikely to seriously impact on the area available for Showground users.
5 It will impact on navigation markers.	Not a planning matter. No evidence provided this will occur. Marine and Safety Tasmania require that the efficiency of navigation aids is not reduced. It is noted navigation aids are exempt in the Water and Waterways Code.
REPRESENTATION 13	
1 Proposal poorly advertised and identification of the site difficult to ascertain.	Although the advertising of the application met the requirements of the <i>Land Use Planning and Approvals Act 1993</i> the identification of the site could have been more specific, especially as the Showground area is so large. A marker was placed at the proposed tower site.
2 With declining circulation placing the public notice of the development application in The Advocate not a very sufficient way of notifying the public. A public meeting should have been organised.	The method for advertising a development application is mandated in the legislation. This development application was advertised in accordance with the requirements of the Act.

3	The development application is light on detail. It is recognised the planning application is detailed but difficult for some to understand online.	All information was available to the public.
4	The structure will change the Leven River skyline.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
5	Property values will be adversely impacted.	No evidence was submitted to support this. Valuation is not a planning issue for consideration.
6	When it's windy the Showground lights make a droning sound. A 30+ metre tower will add to this noise and impact on the residents.	Noted.
7	The lights installed on the new bridge are uniform and add to the Ulverstone River skyline. The proposed development will not.	It is accepted that the proposed telecommunications pole will have some visual impact.
8	The proposed development is not in accordance with the Recreation clause 18.3.1 that deals with discretionary use.	The clause uses the word "minimise" which does not mean there will be no impact. More importantly, the Telecommunications Code which specifically deals with telecommunication towers prevails

	over the development requirements found in the zones if there is a conflict.
9 What income will Council derive from the proposed tower?	Not a planning matter for consideration.
10 Other towns have telecommunication towers located away from rivers and coastlines.	The applicant has submitted that other areas were considered but were unsuitable. The Planning Authority has to assess the application against the provisions of the Scheme.
REPRESENTATION 14	
1 The tower will detract from the visual beauty of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 The area floods.	As outlined in the planning assessment, the structure is exempt from the provisions of the Hazard Management Code.
3 Creates health risks to the community.	Evidence provided with the application showed the proposal easily met the industry health standards required by the Australian Communications and Media Authority.

4 It will reduce the area available for community users of the Showground.	The footprint is small and unlikely to seriously impact on the area available for Showground users.
5 It will impact on navigation markers.	Not a planning matter. No evidence provided this will occur. Marine and Safety Tasmania require that the efficiency of navigation aids is not reduced. It is noted navigation aids are exempt in the Water and Waterways Code.
REPRESENTATION 15	
1 The development will be an eyesore to the surrounds and river.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
REPRESENTATION 16	
1 The tower would be an aesthetic disaster.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse

	visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 A hill would be a more suitable location.	The applicant has submitted that other sites were unsuitable. The submitted application has to be assessed against the provisions of the Scheme.
REPRESENTATION 17	
1 The tower will detract from the visual beauty of the area and river.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 As it is located next to the walkway it is not complementary to the community health and well-being.	Evidence provided with the application showed the proposal easily met the industry health standards required by the Australian Communications and Media Authority.
3 The tower will impact on navigation aids in the river especially when the lights are turned on.	Not a planning matter. No evidence provided this will occur. Marine and Safety Tasmania require that the efficiency of navigation aids is not reduced. It is noted navigation aids are exempt in the Water and Waterways Code.

REPRESENTATION 18	
1 Recognises that installation of a mobile tower is needed to increase coverage but the site is inappropriate considering the beautiful outlook.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 Is a potential health hazard.	Evidence provided with the application showed the proposal easily met the industry health standards required by the Australian Communications and Media Authority.
REPRESENTATION 19	
1 The proposed tower will impact on property values.	Property values not a planning consideration.
2 The building is over 15m high and will impact on the scenic quality of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled

	it is not sufficient grounds for refusal.
3 The tower is a potential health hazard.	Evidence provided with the application showed the proposal easily met the industry health standards required by the Australian Communications and Media Authority.
4 A community meeting should have been organised.	The advertising requirements of the <i>Land Use Planning and Approvals Act 1993</i> were met.
5 Possible noise generation from the wind and air-conditioning unit is a concern.	No assessment of wind noise in the towers has been provided as not an assessment matter required under the Scheme.
6 No coastal viability study presented.	As outlined in the planning assessment, the structure is exempt from the provisions of the Hazard Management Code.
7 No information of any economic value or gain to the Council.	Not a planning matter for consideration.
REPRESENTATION 20	
1 Questions the need for the tower as no market research presented.	The application outlines the growth for mobile technology but not a planning assessment issue.
2 Noise from air conditioner will impact on dogs.	According to the applicant, the noise from the air conditioner associated with the equipment shelter would be comparable to a domestic air conditioner and will generally accord with the background noise levels prescribed by <i>Australian Standard AS 1055</i> .

3 Area should be kept for recreational and dog purposes.	The site is a multi-purpose site which the applicant has requested to use for telecommunication purposes.
4 Visually the tower and associated building is inappropriate. No photo montages submitted.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
5 Area used by helicopters. A report from aviation specialist should be submitted.	Not a Scheme assessment issue.
6 Asks various questions such as has Yacht Club been consulted, strength of tower, storm impact, land use conflict with walkway and maritime implications.	The application has to be assessed against the provisions of the Scheme. The assessment does not allow a wide ranging review of issues.
7 Area is subject to flooding.	The structure is exempt from the provisions of the Hazard Management Code.
REPRESENTATION 21	
1 Tower should be located elsewhere not where it will have an impact on the ambience of the river.	The applicant has considered other sites but found the Showground site to provide the best coverage. It is recognised the tower will have some visual impact.

REPRESENTATION 22	
1 Potential health issues with the tower.	Evidence provided with the application indicated the proposal easily met the industry health standards required by the Australian Communications and Media Authority.
2 The area floods.	The structure is exempt from the provisions of the Hazard Management Code.
3 Will have visual impact on the aesthetics of the area.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
4 Council should not allow commercial company to use ratepayers land.	Not a planning assessment matter.
5 Takes issue with the drawings and the photos are deceiving.	Noted comments.
6 Potential for acid soils to be present.	Acid soils no longer part of a planning assessment.
REPRESENTATION 23	
1 Does not meet clause 18.1.2.	The tower is classified as a Utility which is a discretionary use within

	the zone. The use in the zone is further supported by the Telecommunications Code.
2 Alternate sites should be considered so as not to impact on the visual aspects of the area.	The applicant has considered other sites but found the Showground site to provide the best coverage. It is recognised the tower will have some visual impact.
3 No need for the lights to be so high.	The Council intends and has constructed lights on 25m poles.
4 Dogs will be impacted by high frequency noise.	No evidence provided but comment noted. Noise assessment is not included in Scheme provisions.
REPRESENTATION 24	
1 The tower will dominate the landscape and detract from the landscape. Nearby light poles are further from the pathway and river and are slimmer. The tower is higher than nearby buildings.	It is recognised there will be some visual impact but the Scheme contains no specific controls and accepts some impact will be inevitable. The area is already modified with light towers and buildings. Another approved light tower was proposed for the site near the proposed telecommunications pole. It is noted the RMPAT has accepted there will be some adverse visual impact with the erection of telecommunication towers but ruled it is not sufficient grounds for refusal.
2 The area floods.	The structure is exempt from the provisions of the Hazard Management Code.
3 There are potential health issues.	Evidence provided with the application indicated the proposal easily met the industry health standards required by the Australian

	Communications and Media Authority.
4 The tower could create confusion with navigation markers.	Navigation markers are very distinct and Marine and Safety Tasmania will not allow their efficiency to be compromised. It is noted navigation aids are exempt in the Water and Waterways Code.
5 The tower will be incompatible with the recreational and residential uses of the area and disturbed by noise.	The applicant indicates noise from the equipment shelter will be similar to a domestic air conditioner.
6 There will be less room for recreational uses.	Noted.
REPRESENTATION 25	
1 Other sites should be considered.	The applicant has considered other sites but found the Showground site to provide the best coverage.
2 The Council should arrange a meeting between concerned ratepayers and the telecommunications company.	Noted but not a planning assessment issue.
REPRESENTATION 26	
1 Application does not meet the Objectives stated in clause 18.1.2 and 18.1.3. The tower is higher than the existing light poles which are not an issue. Attaching a light to the telecommunications tower does not justify meeting the intent of clause 18.1.3.	The tower is classified as a Utility which is classified as a discretionary use within the zone, it is not excluded. The use in the zone is further supported by the Telecommunications Code. If there is a conflict between the provision in a Code and a provision in a zone, the Code provision prevails. The Code establishes (clause 8.1.1) eight statements of purpose which includes equitable provision of

	access to the community, allowing all carriers to install telecommunication networks, minimise impact on health and safety on community health and safety and minimise adverse visual impact. The Code supports the use within the zone. As noted earlier, <i>minimise</i> does not mean no impact. The question of whether the visual impact is appropriate is a matter of judgement in accordance with 8.6.2 (P1).
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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

Optus Mobile Pty Ltd proposed the installation of a new telecommunication facility which will be integrated into the Council's lighting plans for the Ulverstone Showground. The proposed telecommunication facility is part of a nationwide rollout to improve mobile coverage and access to enhanced services via the Optus mobile network.

As discussed within the report, perceived or potential health effects from radio frequency emissions cannot be assessed by the Planning Authority as the standards are set by the Australian Communications and Media Authority. The proposed development has been demonstrated to be well within the required standards.

Representations expressed concern that the tower will be a visual blot on the landscape and should be located elsewhere. The applicant has considered other potential sites but they were found unsuitable. The selected site allows for the best coverage.

The Telecommunication Code recognises, by their very nature, masts will have some visual impact. This has been supported by various RMPAT decisions. The proposed site is flat and already modified with Showground buildings, high light poles for illuminating the sports oval, and a large stadium.

The application complies with the requirements of the Central Coast Interim Planning Scheme 2013 and it is recommended for approval with conditions.

Recommendation –

It is recommended that the application for Utilities (telecommunications tower) at 2 Flora Street, West Ulverstone be approved subject to the following conditions and notes:

- 1 The security fencing will be similar in colour and style to the nearby Showground security fencing.
- 2 Non-Standard Engineering Condition

The development must be in accordance with the conditions of the 'Statement of Compliance for Vehicular Access and Drainage Access' dated 14 March 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached).

Please note:

- 1 Non-Standard Planning Note

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

The report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Broad moved and Cr Bloomfield seconded, “That the application for Utilities (telecommunications tower) – at Ulverstone Showground – 2 Flora Street, West Ulverstone – Application No. DA216159 be refused on the following grounds:

- 1 The development exceeds 20m in height and does not satisfy Performance Criteria E8.6.2–(P2(b)) of the *Central Coast Interim Planning Scheme 2013* – “E8 Telecommunication Code” in that it would result in an adverse impact on the significant visual amenity of the Leven River and river foreshore.
- 2 The development is within 30m of the Leven River and would not satisfy Performance Criteria E10.6.1–(P1) of the *Central Coast Interim Planning Scheme 2013* – “E10 Water and Waterways Code” in that it would result in an adverse impact on the aesthetic and scenic qualities of the Leven River and foreshore.”

Carried unanimously

INFRASTRUCTURE SERVICES

75/2017 Tenders – Gunns Plains Road flood rehabilitation works

The Director Infrastructure Services reported as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for flood rehabilitation works along Gunns Plains Road from Bannons Bridge Road through to Gunns Plains.

BACKGROUND

This project involves the rehabilitation of six sites along Gunns Plains Road, damaged during floods in June 2016. Three sites are associated with rehabilitation of the road embankment including retaining walls, backfill and road reinstatement. The three remaining sites are drainage related and involve culvert upgrades, drainage improvements and provision for silt retention.

DISCUSSION

Tenders were called on Saturday, 11 February 2017 and closed at 2.00pm on Tuesday, 7 March 2017.

Tender documents included designs prepared by Tasmanian Consulting Service. The tender was advertised in The Advocate newspaper and also on the Council’s internet portal, Tenderlink.

Two types of retaining wall were specified with the option of submitting tenders for one or both. Option A was for a Vertiblock wall system and Option B was for a MassBloc wall system. These products were deemed most suitable to withstand future flood events.

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

TENDERER	PRICE \$
Gradco Pty Ltd – Option A	2,145,711.49
Batchelor Construction Group Pty Ltd – Option B	2,703,005.58
Batchelor Construction Group Pty Ltd – Option A	2,954,319.61
Earthtec Pty Ltd – Option B	3,296,093.42
Shaw Contracting (Aust) Pty Ltd – Option B	3,571,071.90
<i>ESTIMATE</i>	<i>2,700,000.00</i>

The tender from Gradco Pty Ltd required clarification regarding retaining wall backfill. Following discussions a revised price was confirmed.

The corrected tender prices are shown as follows (including GST):

TENDERER	PRICE \$
Gradco Pty Ltd – Option A	2,175,168.57
Batchelor Construction Group Pty Ltd – Option B	2,703,005.58
Batchelor Construction Group Pty Ltd – Option A	2,954,319.61
Earthtec Pty Ltd – Option B	3,296,093.42
Shaw Contracting (Aust) Pty Ltd – Option B	3,571,071.90

Gradco Pty Ltd and Shaw Contracting (Aust) Pty Ltd have previously carried out work for the Council. Gradco Pty Ltd, Batchelor Construction Group Pty Ltd and Shaw Contracting Pty Ltd are Tasmanian based companies and Earthtec Pty Ltd is based in New South Wales.

All tenderers are believed to be competent to perform the works.

The Council uses a weighted tender assessment method based on:

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

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

The provided construction program provides for a completion date of 18 weeks from possession of site.

CONSULTATION

This item has followed a public tendering process.

Local consultation and public notice will be provided at the time of construction.

RESOURCE, FINANCIAL AND RISK IMPACTS

These flood rehabilitation works have a substantial impact on resources. Funding will effectively consist of a 25% share from the Council and a 75% share from the Natural Disaster Relief and Recovery Arrangements. The Council share will be funded from deferred projects within the 2016–2017 works budgets.

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the tender from Gradco Pty Ltd for the sum of \$1,977,425.97 (excluding GST) [\$2,175,168.57 (including GST)], for the Gunns Plains Road flood rehabilitation works be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reported as follows:

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

■ Cr van Rooyen moved and Cr Carpenter seconded, “That the tender from Gradco Pty Ltd for the sum of \$2,175,168.57 (including GST) for the Gunns Plains Road flood rehabilitation works be accepted.”

Carried unanimously

76/2017 Public question time

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

Mr Lionel Bonde, Turners Beach –

Question 1:

“Has the Central Coast Council got a policy where if they receive a number of representations and I quote 120 against a Notice of Motion or a motion to be put to Council that they would consider postponing the presentation of that motion at the Council meeting and calling a special public meeting to further discuss the matter if a prior public meeting has not been scheduled? If they have not developed such a policy would you consider doing that?”

The Mayor responded:

“The Council accepts petitions in accordance with legislative requirements. In instances relating to planning issues it may not be possible to defer consideration of applications due to legislated timelines which must be complied with.”

Question 2:

“At the moment I as a resident of Turners Beach have no idea of who the resident representatives on the Turners Beach Community Committee are or what is discussed and if ongoing policy is to be discussed don’t you think the rank and file ratepayers have a right to know? At the ratepayers general meeting last year, the General Manager said she would include the minutes of those meetings in the Council agenda but this has not happened.”

The Mayor responded:

“Minutes of the Turners Beach Community Committee are included in Council agendas.”

Mr Neil Maggs, Penguin –

Question 1:

“Gardens up Cann Street hill each side of stairway approx. 1/3 is rubble. Is there a plan to replant and if so when? Will this be done at the same time as replanting at Max Perry Gardens?”

The Mayor responded:

“I will make some enquiries and get back to you on this matter.”

Question 2:

“Is it possible to place some rubbish bins at both free caravan camping sites at Sulphur Creek and Preservation Bay?”

The Mayor responded:

“I will request the Infrastructure Services Department to look into this request.”

Mr Ian Locke, Leith

“Concerning the issue of the price of natural gas and the use of that gas by Simplot at Ulverstone. Given the importance of the Simplot potato factory to this region’s economic output, through its operation, employment, sourcing of product, goods and services – has the Council had discussions with Simplot and/or the gas providers, government about the proposed increases of the price of natural gas which is of some millions of dollars, and the verbal concerns from Simplot that the price increase of gas may need to be offset with prices that the company pays to the growers of potatoes?”

The Mayor responded:

“The Council has not had any discussions with Simplot directly in relation to the natural gas prices but is available for discussions with Simplot as required.”

Questions and replies concluded at 6.49pm.

ORGANISATIONAL SERVICES

77/2017 Contracts and agreements

The General Manager reported as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of February 2017 is submitted for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

78/2017 Correspondence addressed to the Mayor and Councillors

The General Manager reported as follows:

“PURPOSE

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

CORRESPONDENCE RECEIVED

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

- . Letter of resignation from the Shared Audit Panel
- . Letter of concern regarding various items within the Penguin area and subsequent suggestions
- . Letter requesting motions for the 2017 National General Assembly of Local Government.

Where a matter requires a Council decision based on a professionally developed report the matter will be referred to the Council. Matters other than those requiring a report

will be administered on the same basis as other correspondence received by the Council and managed as part of the day-to-day operations.”

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

Carried unanimously

79/2017 Common seal

The General Manager reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 21 February 2017 to 20 March 2017 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

80/2017 Financial statements

The General Manager reported as follows:

“The following principal financial statements of the Council for the period ended 28 February 2017 are submitted for consideration:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

81/2017 Late agenda item – North West Tasmanian Councils Street Lighting Bulk Changeover Project (84A/2017 – 20.03.2017)

The General Manager reported as follows:

“A late agenda item has been received relating to the North West Tasmanian Councils Street Lighting Bulk Changeover Project.

In accordance with s.8(6) of the *Local Government (Meeting Procedures) Regulations 2015*, the following information is provided:

- (a) this matter was not listed on the agenda due to information being received after issue of the agenda; and
- (b) the matter is urgent as a decision is required by Friday, 24 March 2017; and
- (c) qualified advice has been provided.

Further, the matter is to be discussed as the last item in the Closed part of the meeting in accordance with s.15 of the *Local Government (Meeting Procedures) Regulations 2015* as this matter relates to:

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

Replacement pages relating to the meeting being closed to the public are attached.”

■ Cr Broad moved and Cr Downie seconded, “That the Council agree to discuss the following matter of importance, the matter not having been listed on the agenda for this meeting:

- . North West Tasmanian Councils Street Lighting Bulk Changeover Project;

and further, that the matter be discussed as the last item in the Closed part of the meeting in accordance with s.15 of the *Local Government (Meeting Procedures) Regulations 2015* as this matter relates to:

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

Carried unanimously and by absolute majority

CLOSURE OF MEETING TO THE PUBLIC

82/2017 Meeting closed to the public

The Executive Services Officer reported as follows:

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

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

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

- . Confirmation of Closed session minutes;
- . Minutes and notes of other organisations and committees of the Council; and
- . Late agenda item – North West Tasmanian Councils Street Lighting Bulk Changeover Project (80/2017 – 20.03.2017).

These are matters relating to:

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

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

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

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

- . Confirmation of Closed session minutes;
- . Minutes and notes of other organisations and committees of the Council; and
- . Late agenda item – North West Tasmanian Councils Street Lighting Bulk Changeover Project (80/2017 – 20.03.2017).”

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

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

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

The meeting moved into Closed session at 6.52pm.

83/2017 Confirmation of Closed session minutes

The Executive Services Officer reported as follows:

“The Closed session minutes of the previous ordinary meeting of the Council held on 20 February 2017 have already been circulated. The minutes are required to be confirmed for their accuracy.

...

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

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

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

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

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

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

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

84/2017 Minutes and notes of other organisations and committees of the Council

The General Manager reported as follows:

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

...

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

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

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

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

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

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

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

85/2017 Late agenda item – North West Tasmanian Councils Street Lighting Bulk Changeover Project (80/2017 – 20.03.2017)

The Director Infrastructure Services reported as follows:

“PURPOSE

The purpose of this report is to consider and make recommendation on the North West Tasmanian Councils Street Lighting Bulk Changeover Business Case.

...

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

- ‘34(1)(b) in relation to a matter discussed at the closed meeting –
- (i) the fact that the matter was discussed at the closed meeting; and
 - (ii) a brief description of the matter so discussed –
- are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and
- (c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.’

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

Closure

There being no further business, the Mayor declared the meeting closed at 6.59pm.

CONFIRMED THIS 19TH DAY OF APRIL, 2017.

Chairperson

(rb:lb)

Appendices

- Minute No. 72/2017 – Schedule of Statutory Determinations
- Minute No. 74/2017 – Annexure 4 – Statement of Compliance from Road Authority and Stormwater Authority – 2 Flora Street, West Ulverstone
- Minute No. 77/2017 – Schedule of Contracts & Agreements
- Minute No. 79/2017 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 80/2017 – Financial statements

QUALIFIED PERSON'S ADVICE

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

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

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

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

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

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



Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents

Central Coast Council

List of Development Applications Determined

Period From: 01-Feb-2017 To 28-Feb-2017

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216088	3 Blythe Street Heybridge 7316	Discretionary Development Application	Residential (dwelling extension)	08-Nov-2016	17-Feb-2017	24
DA216091	212-214 Main Road Penguin 7316	Discretionary Development Application	Residential (two lot subdivision)	16-Nov-2016	09-Feb-2017	12
DA216124	69 Shadbolts Road North Motton 7315	Discretionary Development Application	Resource Development (shed)	09-Jan-2017	03-Feb-2017	23
DA216125	Turners Beach Road Turners Beach 7315	Discretionary Development Application	Residential (dwelling)	11-Jan-2017	15-Feb-2017	30
DA216127	19 Victoria Street Ulverstone 7315	Discretionary Development Application	Residential (carport)	16-Jan-2017	15-Feb-2017	25
DA216131	207 Riggs Road Kindred 7310	Discretionary Development Application	Residential (required dwelling)	17-Jan-2017	07-Feb-2017	20
DA216087-1	42 Hull Street Leith 7315	Permitted Development Application	Residential (dwelling extension, shed and conversion of existing garage to studio)	18-Jan-2017	06-Feb-2017	14
DA216129	212 Westella Drive Turners Beach 7315	Discretionary Development Application	Manufacturing and Processing (joinery workshop)	19-Jan-2017	24-Feb-2017	32
DA216126	6A King Edward Street Penguin 7316	Permitted Development Application	Visitor Accommodation (signage x 2)	23-Jan-2017	02-Feb-2017	8
DA216134	2 Summer Place Turners Beach 7315	Discretionary Development Application	Residential (dwelling)	25-Jan-2017	22-Feb-2017	23
DA216137	Bretts Road North Motton 7315	Discretionary Development Application	Resource Development (shed)	31-Jan-2017	22-Feb-2017	20
DA216119	U 2/15 McDonald Street Ulverstone 7315	Permitted Development Application	Residential (multiple dwelling) porch extension	01-Feb-2017	13-Feb-2017	8
DA216136	102 Preservation Drive Preservation Bay 7316	Permitted Development Application	Boundary Adjustment (33m2)	09-Feb-2017	17-Feb-2017	7

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 February 2017 to 28 February 2017

Building Permits – 5

• Outbuildings	2	\$48,000
• New dwelling	2	\$430,000
• Addition/Alteration	1	70,000

Permit of Substantial Compliance – 1

• Outbuildings	1	\$36,000
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Notifiable Work – Building – 4

• Outbuildings	1	\$96,000
• New dwelling	2	\$631,000
• Other	1	40,000

Plumbing Permits – 5

Certificate of Likely Compliance – Plumbing – 9

Notifiable Work – Plumbing – 4

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

Food Business registrations (renewals) – 16

Food Business registrations – 0

Temporary Food Business registrations – 4

Temporary 12 month Food Business Registrations – 3

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 0

Temporary Place of Assembly licences – 0

Abatement notices issued – 1

Address

Property ID

Clara Street, West Ulverstone

100260.1180



John Kersnovski

DIRECTOR INFRASTRUCTURE SERVICES

14 March 2017

Our ref.: DA216159, paa:kaa
Doc ID:

Daly International
Level 10
601 Bourke Street
MELBOURNE VIC 3000

Attn: Petra Kovacs

Dear Ms Kovacs

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
TELECOMMUNICATIONS TOWER - ULVERSTONE SHOWGROUND - 2 FLORA STREET,
WEST ULVERSTONE

I refer to your application DA216159 for a telecommunications tower and associated infrastructure at Ulverstone Showground, 2 Flora Street, West Ulverstone, and based on the information supplied with the application make the following determination in respect to vehicular access, disposal of stormwater and Council infrastructure.

Access can be provided to the road network subject to the following:

- R1 The existing access located at the Esplanade/Alice Street corner shall be used as the access to the communications facility;
- R2 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development must be rectified;
- R3 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R4 All works or activity listed above shall be at the developer's cost.

Access is possible to the Council's stormwater network to drain stormwater from the proposed development subject to the following:

- S1 The disposal of concentrated stormwater drainage from buildings and hard surfaces shall be as required and/or approved by the Council's Regulatory Services Group Leader or his representative;

- S2 Any work associated with existing stormwater infrastructure will be undertaken by the Council;
- S3 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development must be rectified;
- S4 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S5 All works or activity listed above shall be at the developer's cost.

The following conditions shall apply in respect to any existing Council infrastructure.

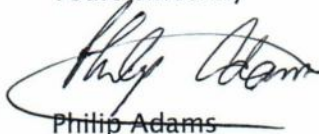
- I1 Confirm the location of the Council stormwater main (approximate location shown on the enclosed plan), and show this on the plans submitted with the Building Permit application relating to the development;
- I2 Maintain a minimum clear horizontal distance of 3.0 metres between the Council stormwater main and the nearest edge of any footing;
- 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 cost;
- I5 Any damage or disturbance to existing services resulting from activity associated with the development must be rectified at the developer's cost.

This 'Statement of Compliance' is not an approval to work on any access, work in the road reservation or undertake stormwater drainage works, nor is it a planning permit for the communications tower and associated infrastructure. This 'Statement of Compliance' is valid for a period of two 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 DA216159.

Please contact me on tel. 6429 8977 should you have any further enquires.

Yours sincerely



Philip Adams
ENVIRONMENTAL ENGINEER

Encl.

Administrative Assistant - Planning
A COPY FOR YOUR INFORMATION

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

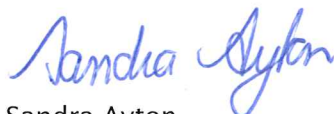
Period: 1 February 2017 to 28 February 2017

Contracts

- . Nil

Agreements

- . Grant Funding Agreement
Lighting upgrade – Ulverstone Showgrounds
Department of Premier and Cabinet
- . APH Agreement
Unit 8 Cooina Court
35-37 Main Street, Ulverstone
- . Crown Lease
Penguin Surf Life Saving Club
Preservation Drive, Preservation Bay
- . Retail Agent Agreement
Parks and Wildlife Service
Department of Primary Industries, Parks, Water and Environment
- . Grant Funding Agreement – NLP1617WC01
Leith Management Plan
Coastal Vegetation Management Plan for the Leith foreshore
Cradle Coast Authority
- . Employment Provider Services - Activity Host Organisation Agreement
Penguin Visitor Centre
The Salvation Army Employment Plus



Sandra Ayton
GENERAL MANAGER

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

Period: 21 February 2017 to 20 March 2017

Documents for affixing of the common seal

- Nil

Final plans of subdivision sealed under delegation

- Final Plan of Survey
Lot 21 Bayvista Crescent, Sulphur Creek
Application No. SUB2002.31
- Final Plan of Survey
16 Beach Road, Ulverstone
Application No. DA216114
Boundary adjustment
- Final Plan of Survey
1-3 Forth Road, Turners Beach
Application No. DA214241
Two lot subdivision and boundary adjustment
- Final Plan of Survey
142 Gawler Road, Gawler
Application No. DA212116
Two lot subdivision
- Final Plan of Survey
9 and 11 Bowman Drive, Penguin
Application No. DA216024
Boundary adjustment



Sandra Ayton
GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 28 FEBRUARY 2017**

	2015/2016		2016/2017	
	\$	%	\$	%
Rates paid in Advance	- 837,326.01	-5.96	- 892,195.10	-6.18
Rates Receivable	295,911.64	2.11	228,216.09	1.58
Rates Demanded	14,561,987.40	103.60	15,038,148.67	104.09
Supplementary Rates	34,729.59	0.25	73,089.69	0.51
	14,055,302.62	100.00	14,447,259.35	100.00
Collected	12,237,178.58	87.06	12,637,922.26	87.48
Add Pensioners – Government	872,112.54	6.20	888,632.45	6.15
Pensioners – Council	36,393.67	0.26	34,790.00	0.24
	13,145,684.79	93.53	13,561,344.71	93.87
Remitted	1,492.86	0.01	934.40	0.01
Discount Allowed	546,998.39	3.89	584,344.43	4.04
Paid in advance	- 574,189.19	-4.09	- 630,345.63	-4.36
Outstanding	935,315.77	6.66	930,981.44	6.44
	14,055,302.62	100.00	14,447,259.35	100.00

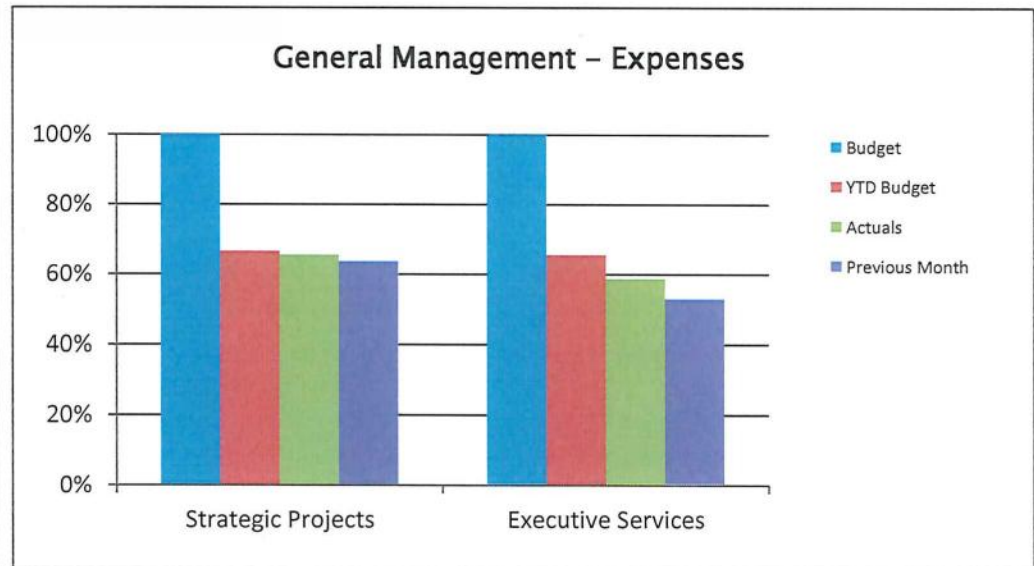
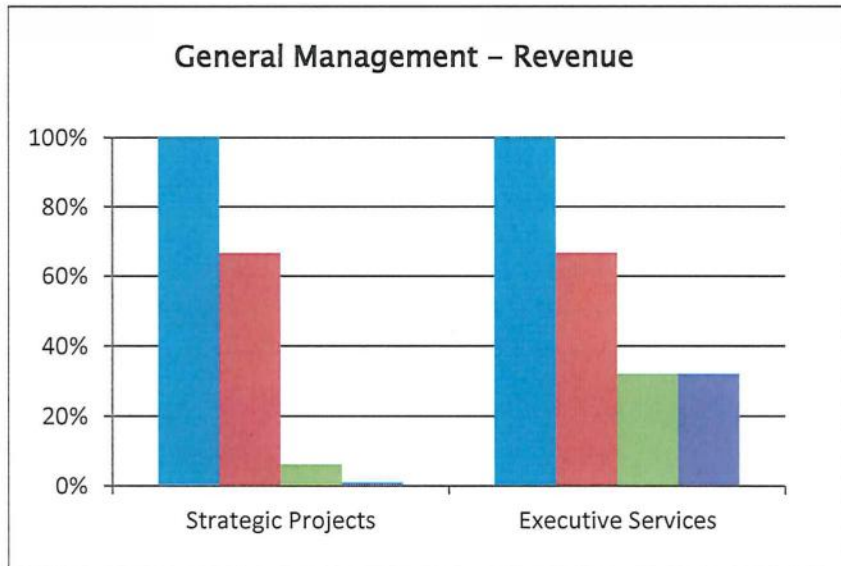


Andrea O'Rourke
ASSISTANT ACCOUNTANT

1-Mar-2017

Finance Report – February 2017

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(4,373,000)	(2,915,360)	(269,015)	(33,965)	(2,646,345)	(4,103,985)	6%
Executive Services	(16,000)	(10,680)	(5,148)	(5,148)	(5,532)	(10,852)	32%
	\$ (4,389,000)	\$ (2,926,040)	\$ (274,163)	\$ (39,113)	\$ (2,651,877)	\$ (4,114,837)	
Expenses							
Strategic Projects	134,000	89,360	87,780	85,225	1,580	46,220	66%
Executive Services	1,490,000	977,120	873,475	787,245	103,645	616,525	59%
	\$ 1,624,000	\$ 1,066,480	\$ 961,254	\$ 872,470	\$ 105,226	\$ 662,746	

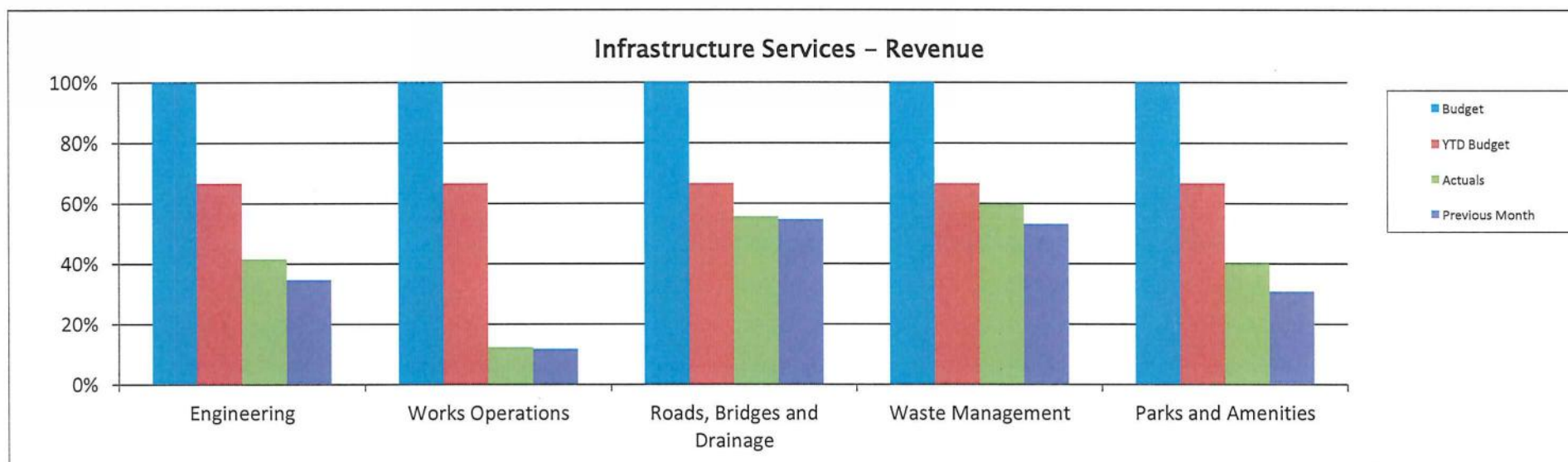


Variance

Strategic Projects	Revenue less than YTD budget – Budget timing – sale of property and capital contributions.
Strategic Projects	Expenditure greater than YTD budget – timing in general.
Executive Services	Revenue less than YTD budget – plant allocated behind budget.
Executive Services	Expenditure less than YTD budget – timing in general.

Finance Report – February 2017

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,486,000)	(990,640)	(616,507)	(512,577)	(374,133)	(869,493)	41%
Works Operations	(3,953,000)	(2,635,332)	(484,901)	(461,834)	(2,150,431)	(3,468,099)	12%
Roads, Bridges and Drainage	(2,542,200)	(1,694,800)	(1,414,838)	(1,390,898)	(279,962)	(1,127,362)	56%
Waste Management	(593,500)	(395,660)	(354,793)	(315,237)	(40,867)	(238,707)	60%
Parks and Amenities	(496,250)	(330,826)	(198,510)	(152,006)	(132,316)	(297,740)	40%
	\$ (9,070,950)	\$ (6,047,258)	\$ (3,069,549)	\$ (2,832,551)	\$ (2,977,709)	\$ (6,001,401)	

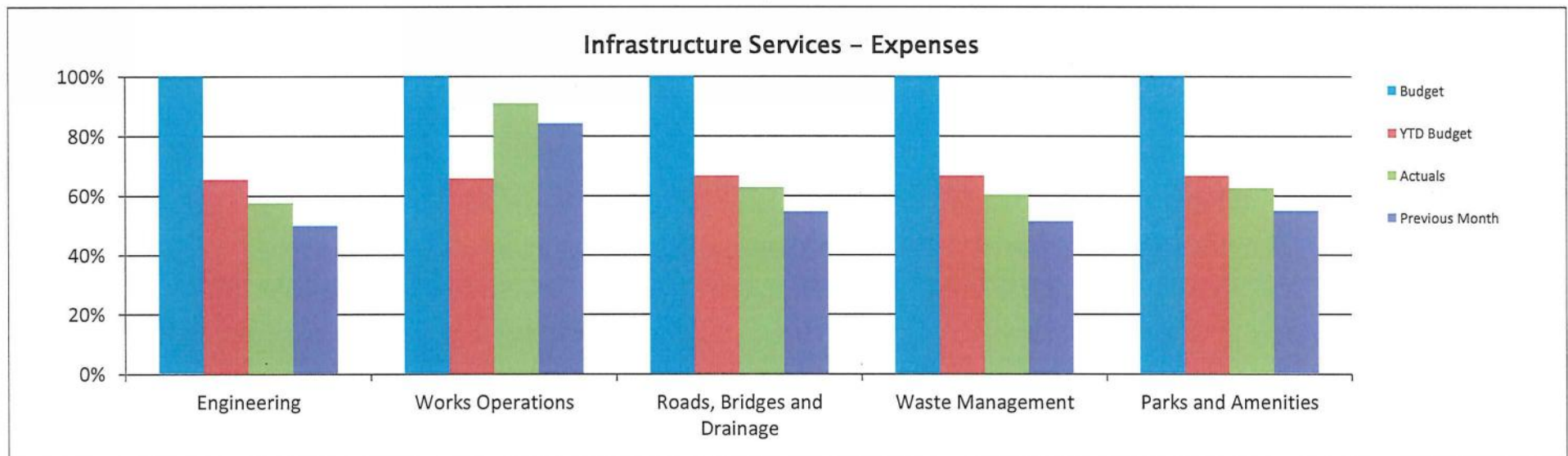


Variance

Engineering	Revenue under YTD budget – Timing – capital works program affected by flood works.
Works Operations	Revenue under YTD budget – Timing – operational programs behind in cost allocations.
Roads, Bridges and Drainage	Revenue under YTD budget – Timing – More capital grants to be received.
Waste Management	Revenue under YTD budget – Resource Recovery Centre – entry fees and scrap metal sales behind budget.
Parks and Amenities	Revenue under YTD budget – Timing of revenue in general.

Finance Report – February 2017

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,486,000	973,090	853,852	740,459	119,238	632,148	57%
Works Operations	1,209,000	796,350	1,099,779	1,017,508	(303,429)	109,221	91%
Roads, Bridges and Drainage	6,997,000	4,664,652	4,399,888	3,824,451	264,764	2,597,112	63%
Waste Management	3,587,500	2,391,632	2,164,659	1,843,991	226,973	1,422,841	60%
Parks and Amenities	2,590,250	1,726,650	1,618,819	1,422,369	107,831	971,431	62%
	\$ 15,869,750	\$ 10,552,374	\$ 10,136,997	\$ 8,848,778	\$ 415,377	\$ 5,732,753	

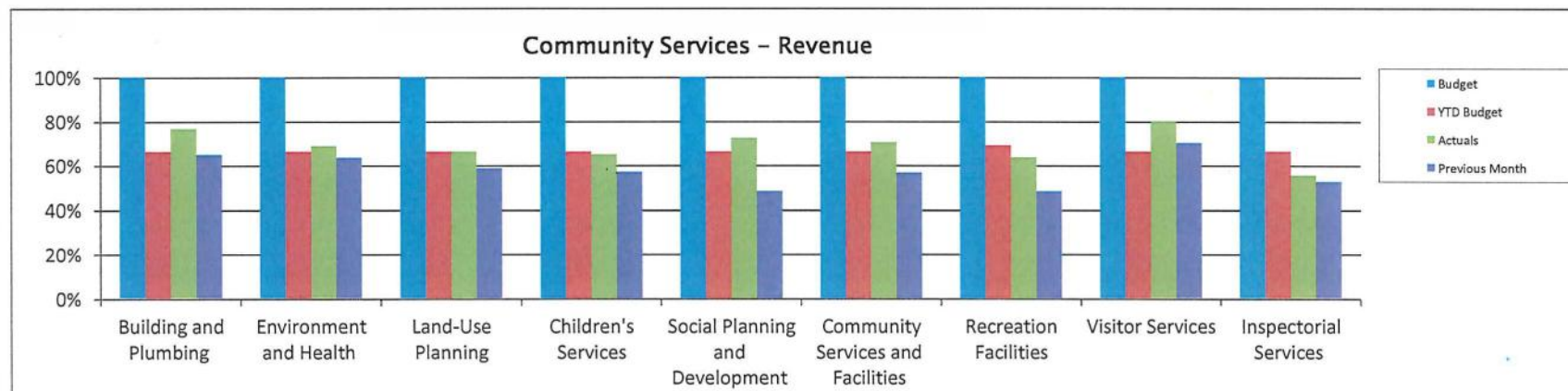


Variance

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

Finance Report – February 2017

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(220,000)	(146,680)	(169,074)	(143,347)	22,394	(50,926)	77%
Environment and Health	(70,200)	(46,828)	(48,487)	(44,788)	1,659	(21,713)	69%
Land-Use Planning	(156,000)	(104,040)	(103,608)	(92,029)	(432)	(52,392)	66%
Children's Services	(1,399,000)	(932,600)	(913,877)	(803,306)	(18,723)	(485,123)	65%
Social Planning and Development	(90,200)	(60,076)	(65,524)	(43,921)	5,448	(24,676)	73%
Community Services and Facilities	(788,800)	(525,868)	(557,922)	(450,325)	32,054	(230,878)	71%
Recreation Facilities	(616,500)	(427,600)	(394,566)	(299,516)	(33,034)	(221,934)	64%
Visitor Services	(118,000)	(78,652)	(94,689)	(83,255)	16,037	(23,311)	80%
Inspectorial Services	(189,000)	(125,920)	(105,238)	(99,982)	(20,682)	(83,762)	56%
	\$ (3,647,700)	\$ (2,448,264)	\$ (2,452,985)	\$ (2,060,471)	\$ 4,721	\$ (1,194,715)	

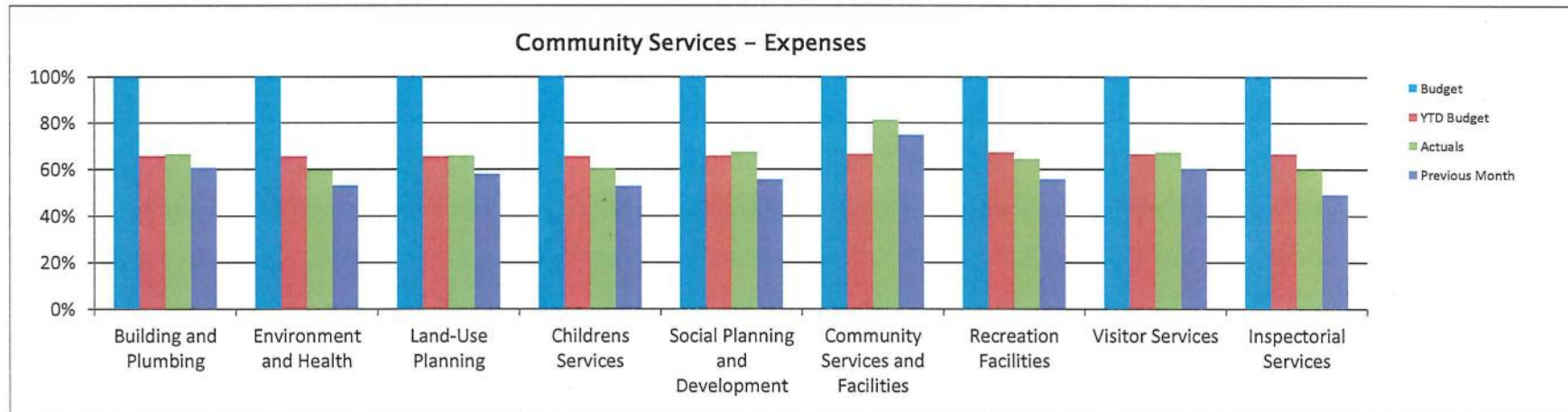


Variance

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

Finance Report – February 2017

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Building and Plumbing	474,000	311,290	315,022	287,488	(3,732)	158,978	66%
Environment and Health	338,200	221,828	201,836	179,154	19,992	136,364	60%
Land-Use Planning	577,500	378,980	380,688	334,896	(1,708)	196,812	66%
Children's Services	1,388,000	910,930	834,551	733,064	76,379	553,449	60%
Social Planning and Development	824,900	542,536	557,052	459,708	(14,516)	267,848	68%
Community Services and Facilities	1,245,700	830,108	1,012,232	932,994	(182,124)	233,468	81%
Recreation Facilities	1,959,300	1,319,670	1,265,825	1,093,963	53,845	693,475	65%
Visitor Services	318,000	211,972	214,280	192,275	(2,308)	103,720	67%
Inspectorial Services	316,000	210,680	189,724	154,385	20,956	126,276	60%
	\$ 7,441,600	\$ 4,937,994	\$ 4,971,211	\$ 4,367,925	\$ (33,217)	\$ 2,470,389	



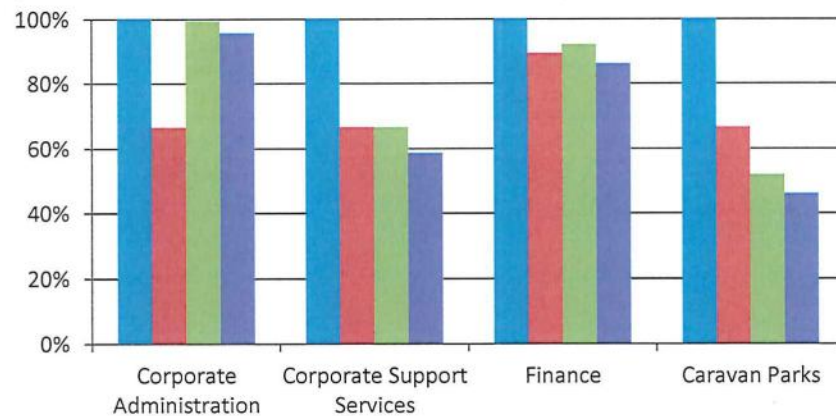
Variance

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

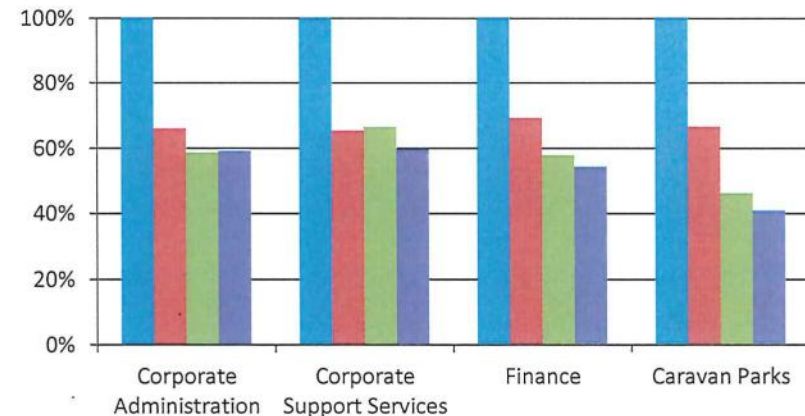
Finance Report – February 2017

ORGANISATIONAL SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(15,200)	(10,120)	(15,099)	(14,554)	4,979	(101)	99%
Corporate Support Services	(3,333,000)	(2,222,000)	(2,217,133)	(1,955,660)	(4,867)	(1,115,867)	67%
Finance	(21,083,000)	(18,886,730)	(19,457,134)	(18,203,533)	570,404	(1,625,866)	92%
Caravan Parks	(139,000)	(92,680)	(72,542)	(64,464)	(20,138)	(66,458)	52%
	\$ (24,570,200)	\$ (21,211,530)	\$ (21,761,908)	\$ (20,238,211)	\$ 550,378	\$ (2,808,292)	
Expenses							
Corporate Administration	571,600	377,750	335,785	179,154	41,965	235,815	59%
Corporate Support Services	4,230,000	2,770,780	2,814,310	334,896	(43,530)	1,415,690	67%
Finance	1,817,500	1,258,760	1,052,150	154,385	206,610	765,350	58%
Caravan Parks	84,000	56,000	38,902	–	17,098	45,098	46%
	\$ 6,703,100	\$ 4,463,290	\$ 4,241,146	\$ 668,434	\$ 222,144	\$ 2,461,954	

Organisational Services – Revenue



Organisational Services – Expenses



Variance

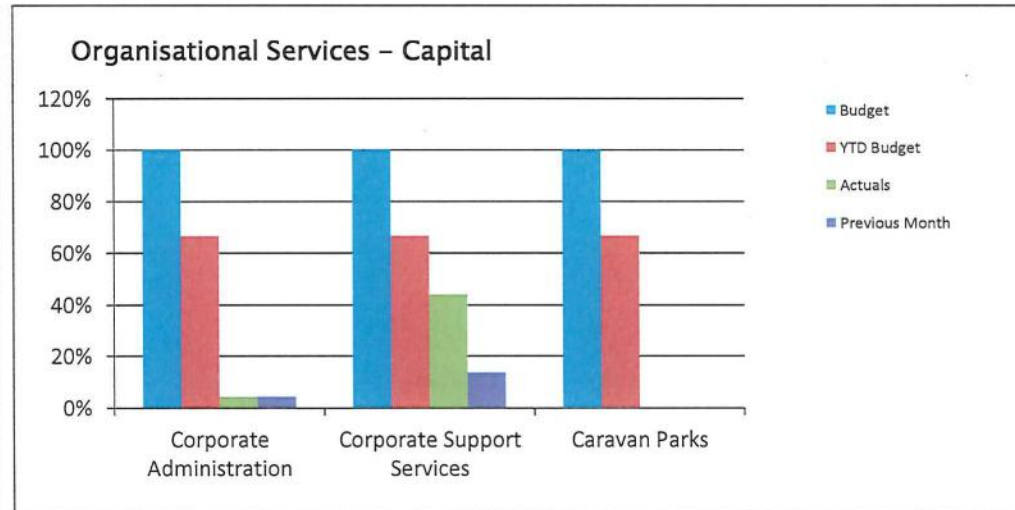
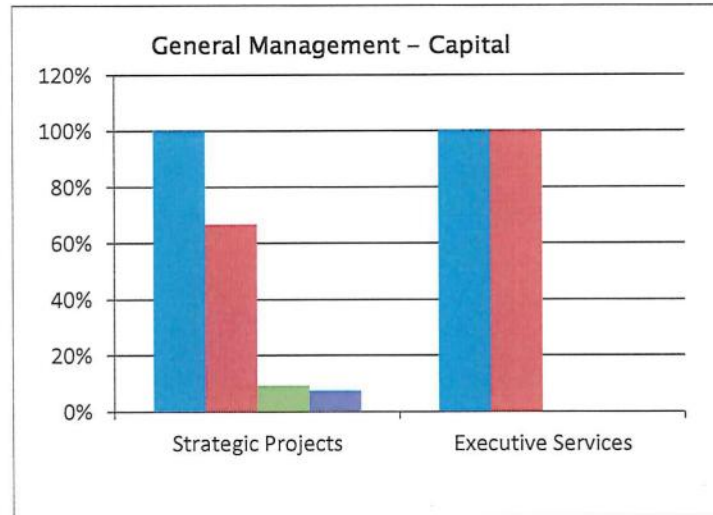
Corporate Administration	Revenue more than YTD Budget – small revenue area and Timing in general.
Corporate Support Services	Revenue more than YTD Budget – Timing relating to reimbursements for parental leave.
Finance	Revenue more than YTD Budget – Rates reflected at gross amount before rebates and discounts and Dulverton Dividend.
Caravan Parks	Revenue less than YTD Budget – Timing relating to reallocations.
Caravan Parks	Expenses less than YTD Budget – Timing in general.

Finance Report – February 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	6,258,000	4,171,944	584,027	468,572	3,587,917	5,673,973	9%
Executive Services	30,000	30,000	–	–	30,000	30,000	0%
	\$ 6,288,000	\$ 4,201,944	\$ 584,027	\$ 468,572	\$ 3,617,917	\$ 5,703,973	

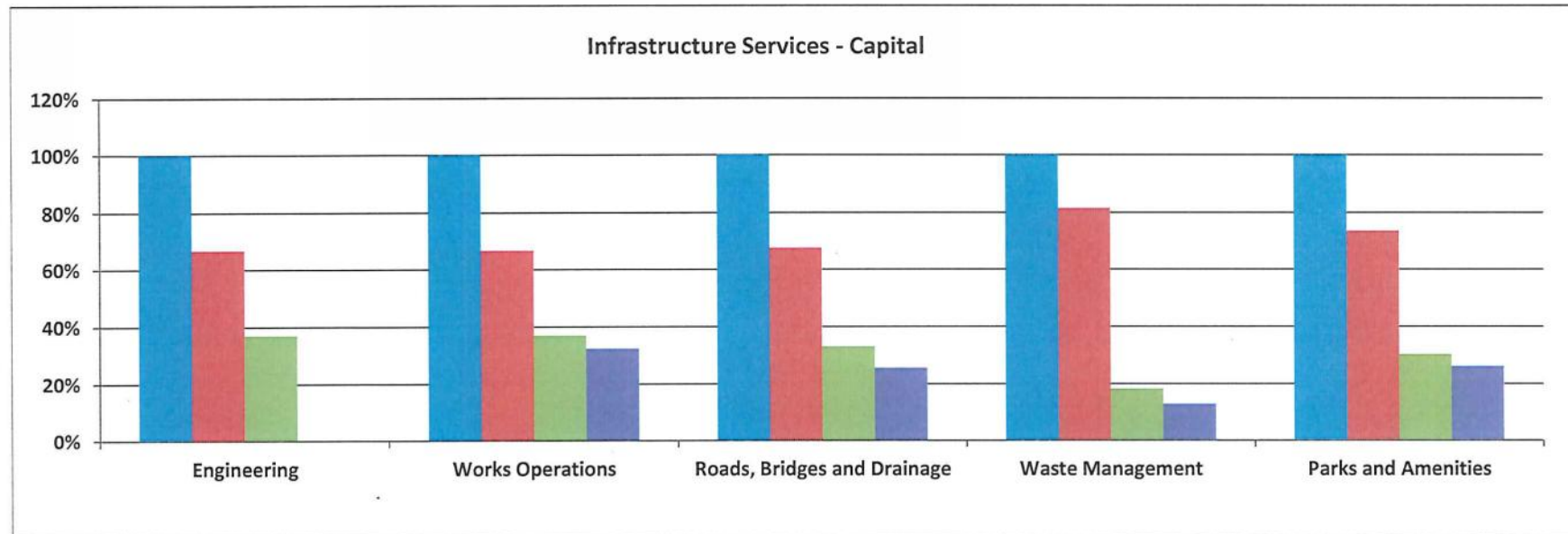
ORGANISATIONAL SERVICES

Corporate Administration	81,000	54,028	3,594	3,594	50,434	77,406	4%
Corporate Support Services	160,000	106,668	70,553	22,221	36,115	89,447	44%
Finance	–	–	–	–	–	–	0%
Caravan Parks	42,000	28,000	–	–	28,000	42,000	0%
	\$ 283,000	\$ 188,696	\$ 74,147	\$ 25,815	\$ 114,549	\$ 208,853	



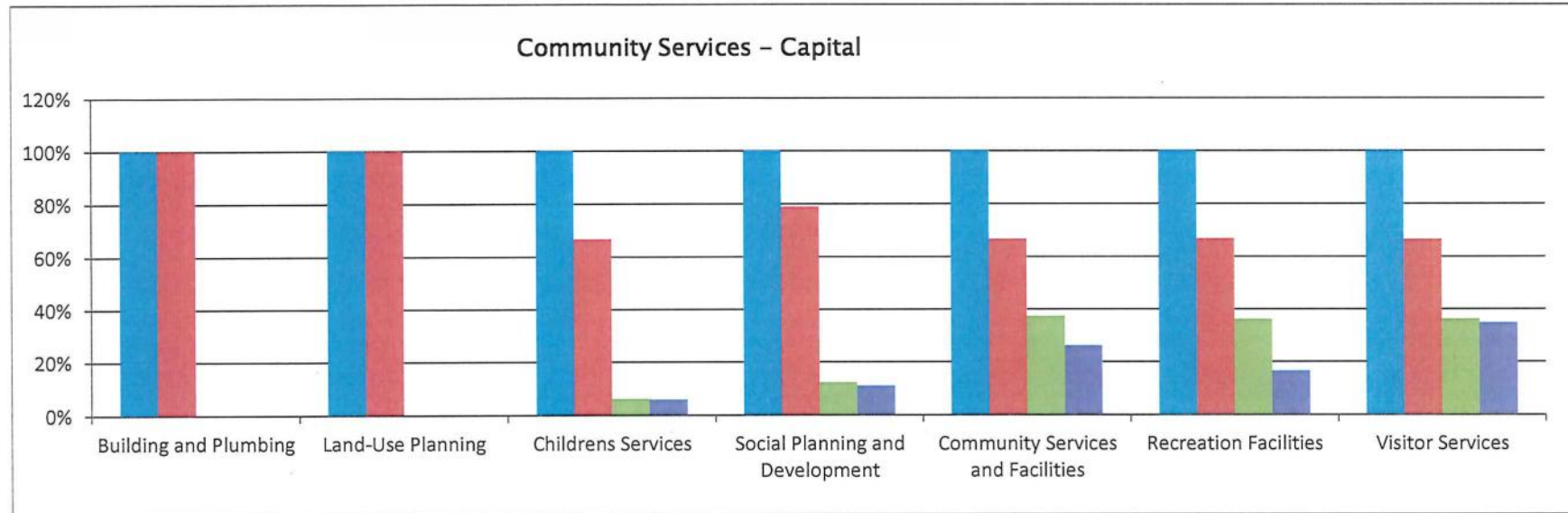
Finance Report – February 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
INFRASTRUCTURE SERVICES							
Engineering	152,000	101,332	–	–	101,332	152,000	0%
Works Operations	3,899,000	2,599,332	1,438,258	1,258,548	1,161,074	2,460,742	37%
Roads, Bridges and Drainage	5,799,000	3,919,288	1,915,642	1,472,679	2,003,646	3,883,358	33%
Waste Management	510,000	414,932	92,208	65,412	322,724	417,792	18%
Parks and Amenities	859,000	630,968	258,840	222,403	372,128	600,160	30%
	\$ 11,219,000	\$ 7,665,852	\$ 3,704,949	\$ 3,019,042	\$ 3,960,903	\$ 7,514,051	



Finance Report – February 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
COMMUNITY SERVICES							
Building and Plumbing	30,000	30,000	–	–	–	30,000	0%
Land-Use Planning	58,000	20,000	–	–	–	58,000	0%
Children's Services	33,000	22,000	2,075	1,986	–	30,925	0%
Community Development	153,000	120,628	19,021	17,082	101,607	133,979	12%
Community Services & Facilities	359,300	239,428	134,827	94,090	104,601	224,473	38%
Recreation Facilities	520,500	346,896	188,465	85,714	158,431	332,035	36%
Environmental Health	30,000	20,000	–	–	20,000	30,000	0%
Visitor Services	5,000	3,320	–	1,744	3,320	5,000	0%
	\$ 1,188,800	\$ 802,272	\$ 344,389	\$ 200,615	\$ 387,958	\$ 844,411	



Strategic Projects
 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 of projects on works program.
 Expenses less than budget – Timing of projects and impact of floods on works program.
 Expenses less than budget – Timing of projects in general.
 Expenses less than budget – Timing of projects in general.

BANK RECONCILIATION

FOR THE PERIOD 1 FEBRUARY TO 28 FEBRUARY 2017

Balance Brought Forward (31/1/2017)	10,402,418.85
Add, Revenue for month	2,282,534.71
	12,684,953.56

Less, Payments for month	2,437,967.42

Balance as at 28 February 2017	10,246,986.14

Balance as at Bank Account as at 28 February 2017	922,554.30
Less, Unpresented Payments	- 61,331.72

	861,222.58
Cash on Hand	- 413,300.69

Operating Account	447,921.89
Interest Bearing Term Deposits	9,799,064.25

	10,246,986.14



Andrea O'Rourke
ASSISTANT ACCOUNTANT

08-March-2017

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

Status	Task Name	Budget	Notes	Scheduling Comments
<div></div>	Memorial Park - Memorial Garden	\$20,000		
<div></div>	Master Plan	\$0		
<div></div>	Administration Centre	\$71,000		
<div></div>	Painting Program	\$5,000		
<div></div>	Carpet Replacement Program	\$10,000		
<div></div>	Lighting Upgrade	\$10,000		
<div></div>	Heat Pump Renewals	\$10,000		
<div></div>	Electrical Upgrade	\$30,000	Switchboard Stage 2	
<div></div>	Sit to stand desk	\$6,000	Deferred	
<div></div>	Community Development	\$30,000		
<div></div>	Ulverstone Entry Signage	\$30,000		
<div></div>	Cultural Activities	\$69,000		
<div></div>	Ulverstone History Museum - Clock Display	\$5,000	Deferred	
<div></div>	Community Shed - drainage works	\$8,000		
<div></div>	Ulverstone Band	\$33,000	Instrument purchase	
<div></div>	Art Gallery	\$3,000	Art purchase	
<div></div>	Housing	\$140,000		
<div></div>	Aged Persons Home Units - Internal Rehabilitation	\$50,000		
<div></div>	Aged Persons Home Units - HWC Renewal	\$15,000		
<div></div>	Aged Persons Home Units - External Rehabilitation	\$50,000		
<div></div>	Aged Persons Home Units - Electrical Replacements	\$15,000		
<div></div>	Aged Persons Home Units - Fencing/Surrounds	\$10,000		
<div></div>	Cultural Amenities	\$169,000		
<div></div>	Civic Centre - Carpet Renewal	\$12,000		
<div></div>	Civic Centre - Seating Renewal	\$35,000	Deferred...	
<div></div>	Civic Centre - Curtain Replacement	\$25,000		
<div></div>	Civic Centre - Theatre Lighting	\$25,000		
<div></div>	Civic Centre - Tables and Chairs	\$5,000		
<div></div>	Wharf Building - Tables and Chairs	\$10,000		
<div></div>	Wharf Building - Audio/Visual Assesement	\$10,000		
<div></div>	Sustainability Assessment	\$2,000		
<div></div>	Wharf Building -Deck Ballustrading	\$20,000		
<div></div>	Wharf Precinct - Directional signage	\$12,000	Dependant on precinct plan	
<div></div>	Wharf Precinct - Farmers Market signage	\$5,000		
<div></div>	Wharf Precinct - Bike Rack/Dog Post	\$2,000		
<div></div>	Wharf Precinct - Gnomon Room Store Shelving	\$2,000		
<div></div>	Civic Centre - Portable Screen	\$2,000		
<div></div>	Civic Centre - Cleaners Room Shelving	\$2,000		
<div></div>	Public Halls and Buildings	\$35,000		
<div></div>	Outdoor entertainmment Centre - Ceiling painting	\$5,000		
<div></div>	Turners Beach Hall - Stage 2	\$20,000		
<div></div>	Sustainability Assessment	\$5,000		
<div></div>	Public Halls - Surounds/Fencing	\$5,000		
<div></div>	Caravan Parks	\$42,000		
<div></div>	Amenities	\$22,000	Painting prgram	
<div></div>	Ulverstone Caravan Park	\$20,000	Electrical Upgrade	
<div></div>	Swimming Pool and Waterslide	\$25,000		
<div></div>	Waterslide - Surrounds/Fencing	\$5,000		
<div></div>	Waterslide - Slide Repairs	\$20,000		
<div></div>	Active Recreation	\$398,000		
<div></div>	Recreation Ground - Goal Post Renewal	\$20,000		
<div></div>	Showgrounds - Softball Diamond	\$20,000	Deferred...	
<div></div>	Haywoods Reserve - Surface refurbishment	\$20,000		
<div></div>	River Park Resurfacing	\$10,000		
<div></div>	Showgrounds - Old Secretaries Office Refurbishment	\$35,000	Funds re-allocated to Forth Recreation Ground	
<div></div>	Showgrounds - Community Precinct - Heating	\$8,000		
<div></div>	Showgrounds - Ground Lighting	\$60,000		
<div></div>	Showgrounds - Cattle Pavilion refurbushment	\$50,000		
<div></div>	West Ulverstone Recreation Ground - Lighting Upgrade	\$30,000		
<div></div>	Showgrounds - Cattle ramp/water	\$10,000		
<div></div>	Haywoods Reserve - Visitor changerooms	\$60,000		
<div></div>	Recreation Centres	\$75,000		
<div></div>	Ulverstone Stadium 2 - Guttering and external refurbishment	\$20,000		
<div></div>	Penguin Recreation Centre - Squash Court Lighting Upgrade	\$10,000		
<div></div>	Ulverstone Sports & Leisure Centre - Security/Wifi Review	\$5,000		
<div></div>	Sustainability Assessment	\$5,000		
<div></div>	Penguin Stadium - Switchboard upgrade	\$30,000		
<div></div>	Ulverstone Sports & Leisure Centre - Upstairs plans documentation	\$5,000		
<div></div>	Visitor Information Services	\$5,000		
<div></div>	Ulverstone Visitor Information - Glazing film (tea room)	\$5,000		
<div></div>	Child Care	\$33,000		
<div></div>	Ulverstone Childcare Internal/External Painting	\$5,000		
<div></div>	Ulverstone Childcare - Large sandpit	\$3,000	Fire exit gate	
<div></div>	Childcare Car Park	\$25,000		
<div></div>	LEGEND	\$0		