
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 Wednesday, 19 April 2017 commencing at 6.00pm.

Councillors attendance

Cr Jan Bonde (Mayor)
Cr John Bloomfield
Cr Gerry Howard

Cr Kathleen Downie (Deputy Mayor)
Cr Garry Carpenter
Cr Tony van Rooyen

Councillors apologies

Cr Rowen Tongs
Cr Philip Viney

Employees attendance

General Manager (Ms Sandra Ayton)
Director Community Services (Mr Cor Vander Vlist)
Director Infrastructure Services (Mr John Kersnovski)
Director Organisational Services (Mr Bill Hutcheson)
Executive Services Officer (Mrs Lou Brooke)
Land Use Planning Group Leader (Mr Ian Sansom)

Media attendance

The media was not represented.

Public attendance

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

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

86/2017 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 20 March 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 Downie moved and Cr Carpenter seconded, “That the minutes of the previous ordinary meeting of the Council held on 20 March 2017 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

87/2017 Council workshops

The Executive Services Officer reported as follows:

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

- . 27.03.2017 – Presentation from Director of Local Government;
- . 03.04.2017 – Quarterly update with the Senior Leadership Team / Budget parameters;
- . 10.04.2017 – Planning Scheme Transition and Rural Mapping.

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

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

Carried unanimously

MAYOR'S COMMUNICATIONS

88/2017 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

89/2017 Mayor's diary

The Mayor reported as follows:

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

- . State Grants Commission – hearing (Devonport)
- . Radio 7AD – community reports
- . XVI Australian Masters Games – information evening (Ulverstone)
- . Council-community morning tea – Sulphur Creek-Preservation Bay districts (Sulphur Creek)
- . Ulverstone RSL Sub-branch – annual dinner
- . UTAS Rural Clinical School – Rural Week 2017 Year 2 medical students – welcome to Central Coast
- . Switch Tasmania (Cradle Coast Innovation) – Bright ideas | Speed pitch night (Turners Beach)
- . Business visitation program – ISO Tech Engineering
- . Local Government Association of Tasmania – Mayors' Professional Development Day and Mayors' Dinner (Launceston)
- . Local Government Association of Tasmania – General Meeting (Launceston)
- . North West Eco Fest – performed official opening
- . Central Coast Council and Devonport City Council – meeting with TasWater Chairman (Devonport)
- . University of the Third Age (U3A) – performed official Central Coast launch
- . Cradle Coast Authority – launch of MOU between Authority and Parks & Wildlife Service (Burnie)."

Cr Carpenter reported as follows:

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

- . Ulverstone District Cricket Club – Annual Dinner."

The Executive Services Officer reported as follows:

- Cr van Rooyen moved and Cr Carpenter seconded, "That the Mayor's and Cr Carpenter's reports be received."

Carried unanimously

90/2017 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."

No interests were declared at this time.

91/2017 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

92/2017 Councillor reports

The Executive Services Officer reported as follows:

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

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

Cr Howard reported on a recent meeting of the Bush Watch Western District Committee.

APPLICATIONS FOR LEAVE OF ABSENCE

93/2017 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

94/2017 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

95/2017 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

96/2017 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

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

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

- (a) offer an argument or opinion; or
- (b) draw any inferences or make any imputations –

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

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

(4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.

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- (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.

97/2017 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

98/2017 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 Youth Engaged Steering Committee – meeting held on 23 February 2017
- . Turners Beach Community Representatives Committee – meeting held on 23 February 2017
- . Central Coast Community Shed – meeting held on 6 March 2017
- . East Ulverstone Swimming Pool Management Committee – meeting held on 9 March 2017
- . Development Support Special Committee – meeting held on 14 March 2017
- . Devonport City Council and Central Coast Council – Shared Audit Panel – meeting held on 20 March 2017
- . Central Coast Council Audit Panel – meeting held on 20 March 2017
- . Development Support Special Committee – meeting held on 10 April 2017.

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

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

Carried unanimously

99/2017 Shared Audit Panel Charter (370/2014 – 15.12.2014)

The General Manager reported as follows:

“PURPOSE

The purpose of this report is to review the Audit Panel Charter which is required bi-annually.

BACKGROUND

At the meeting of 15 December 2014 (Minute No. 370/2014), the Council resolved to endorse the Audit Panel Charter.

DISCUSSION

There have been a few minor changes made to the Charter clauses regarding composition and tenure and administrative arrangements. Changes are identified in the revised Audit Panel Charter attached.

The Audit Panel has recommended the appointment of a proxy for the elected members serving on the Audit Panel. It is suggested that a proxy be appointed for the remainder of the current term of office and then listed for future consideration at the time the Council appoints representatives to all Committees, Panels and community organisations after the Council elections.

CONSULTATION

Devonport City Council has already considered and adopted the revised Charter.

RESOURCE, FINANCIAL AND RISK IMPACTS

The Council is required to establish and maintain an Audit Panel as legislated. Failure to do so creates risks associated with non-compliance with legislation, e.g. qualification of the audit report.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision
- . Improve the Council's financial capacity to sustainably meet community expectations
- . Effective communication and engagement.

CONCLUSION

The Council must review its Audit Panel Charter bi-annually. It is recommended that the Council endorse the revised Audit Panel Charter and appoint a proxy to the Central Coast Audit Panel."

The Executive Services Officer reported as follows:

"A copy of the revised Audit Panel Charter has been circulated to all Councillors."

- Cr Carpenter moved and Cr Downie seconded, “That the Council
- 1 endorse the Audit Panel Charter, with changes, as circulated (a copy being appended to and forming part of the minutes);
- 2 appoint Cr van Rooyen as a proxy for the Central Coast Audit Panel.”

Carried unanimously

100/2017 Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups – Dulverton Regional Waste Management Authority – Representatives Group – Appointment of proxy – (334/2014 – 17.11.2014)

The General Manager reported as follows:

“PURPOSE

The purpose of this report is to consider the nomination of a proxy to the Dulverton Regional Waste Management Authority – Representatives Group.

BACKGROUND

Dulverton Regional Waste Management Authority has written to the Council to consider the nomination of a proxy, in the case that either of the two Representatives appointed, are unable to attend

DISCUSSION

The Current Representatives on the Dulverton Regional Waste Management Authority – Representatives Group are: Cr Garry Carpenter and Mr Philip Adams, Environmental Engineer. The General Manager has the authority to appoint a substitute Representative when either of the aforementioned Representatives are unable to attend.

To ensure continuity, it may be prudent for the Council to appoint a proxy (who can attend), whenever one of the two Representatives are unable to attend.

It would be the responsibility of the Representative unable to attend to advise both the proxy (providing the agenda) and the Dulverton Regional Waste Management Authority.

CONSULTATION

Consultation is not relevant to this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

This is a governance matter. The Estimates provide for the governance operations of the Council.

CORPORATE COMPLIANCE

The *Local Government Act 1993* provides for the establishment of council committees and special committees.

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

Council Sustainability and Governance

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

CONCLUSION

That nominations be called for a proxy to attend the Dulverton Regional Waste Management Authority – Representatives Group in the event that one of the Representatives are unable to attend.”

■ Cr van Rooyen moved and Cr Bloomfield seconded, “That the Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups hereby be amended as follows:

- . Cr Howard be appointed as proxy for the Dulverton Regional Waste Management Authority – Representatives Group.”

Carried unanimously

101/2017 Local Government Association of Tasmania – 2017 Election – General Management Committee

The General Manager reported as follows:

"PURPOSE

This report invites consideration of nominations for the Local Government Association of Tasmania's 2017 Election; in particular for General Management Committee representation.

BACKGROUND

The Electoral Commissioner, Tasmanian Electoral Commission, has written as follows:

'The Tasmanian Electoral Commission has been asked to conduct the 2017 election of President and 4 members of the General Management Committee for a two-year term in accordance with the rules of the Local Government Association (LGAT). The LGAT have advised that elections for Southern Electoral District (population > 20 000) and Southern Electoral District (population < 20 000) will not be required due to these positions being filled at recent by-elections, and the Membership extending the terms of office for a further two years.

Nominations are now invited from LGAT members and must be received at my office by 5:00pm Tuesday 23 May 2017. Candidates will be notified of receipt of their nominations by this office.

Election timetable

Nominations open.....Thursday 23 March 2017

Nominations close.....5:00 pm Wednesday 23 May 2017

Ballot material posted (if ballot required).....Friday 26 May 2017

Close of postal ballot.....10:00 am Wednesday 12 July 2017

Declaration of result.....Wednesday 12 July 2017

A nomination form and reply paid envelope are enclosed.

If you would like further information or assistance, please call Kristi Read of this office on 6208 8772.'

DISCUSSION

Attached is a copy of the Electoral Nomination Form and an extract from the LGAT Rules in which, the General Management Committee's functions and composition are outlined and the representative process detailed.

The majority of (current) members of the General Management Committee are Mayors but the membership is not limited to such.

Within the North West & West Coast Electoral District, nominations are invited for two candidates; one to represent the member councils which have a population of 20,000 or more, and another to represent the remaining councils. All councils vote for both positions.

There are two councils in this District with a population of 20,000 or more. These are Central Coast and Devonport City. They are currently represented by Mayor Jan Bonde.

In the event of there being more than one Central Coast Councillor seeking nomination, a ballot will be required to determine the successful candidate. It is noted in this regard that the *Local Government (Meeting Procedures) Regulations 2015* provide that, 'voting at a meeting may be conducted by secret ballot if the purpose is to select a person to represent the council on a committee or other body.'

CONSULTATION

Consultation is not required in respect of this matter.

RESOURCE, FINANCIAL AND RISK IMPACTS

Apart from provision of briefings in respect of agenda items being considered by the General Management Committee, and travel costs to meetings, this representative role does not otherwise impact on the Council's resources.

CORPORATE COMPLIANCE

Corporate compliance is not relevant to this matter.

CONCLUSION

The Council's consideration of nominating a candidate is invited."

The Executive Services Officer reported as follows:

"Copies of the LGAT Rules (extract) and electoral Nomination Form have been circulated to all Councillors."

■ Cr van Rooyen moved and Cr Carpenter seconded, "That the Council will not be submitting a nomination of a candidate for election as the Central Coast and Devonport City Councils' representative on the General Management Committee of the Local Government Association of Tasmania, at this time."

Carried unanimously

COMMUNITY SERVICES

102/2017 Statutory determinations

The Director Community Services reported as follows:

“A Schedule of Statutory Determinations made during the month of March 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 van Rooyen seconded, “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

103/2017 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 Community Services has submitted the following report:

‘If any such actions arise out of Minute No’s 104/2017 and 105/2017 they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

104/2017 Items referred from Development Support Special Committee

The Director Community Services reported as follows:

“In the event that any items listed for consideration by the Development Support Special Committee at its scheduled meeting on 10 April 2017 are referred, under its terms of appointment, to the Council or if the Committee is unable to make a determination within the relevant statutory time limit, such items will be placed before the Council at this time while it is acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.”

The Executive Services Officer reported as follows:

“One such item has been referred from the meeting of the Development Support Special Committee on 10 April 2017 because the decision, although carried, was not a unanimous one. Application No. DA216158 is accordingly to be dealt with by the Council at Minute No. 105/2017.”

105/2017 Residential (multiple dwellings x two) – discretionary use class in Rural Resource Zone and variation to location of a sensitive use at CT7334/4 Stubbs Road, Forth – Application No. DA216158

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:’</i>	DA216158
<i>PROPOSAL:</i>	Residential (multiple dwellings x two) discretionary use class in Rural Resource Zone and variation to location of a sensitive use
<i>APPLICANT:</i>	JMG Engineers and Planners
<i>LOCATION:</i>	CT7334/4 Stubbs Road, Forth
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	8 March 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	23 March 2017
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>42-DAY EXPIRY DATE:</i>	14 April 2017 (extension granted until 19 April 2017)
<i>DECISION DUE:</i>	10 April 2017

PURPOSE

The purpose of this report is to consider an application for two dwellings in the Rural Resource zone on land identified as CT7334/4 Stubbs Road, Forth.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – photographs.

BACKGROUND

Development description –

Application is made to construct two dwellings on a 7.97ha parcel of rural resource land. The proposal would include the following:

Dwelling 1 would be the principal dwelling. It is proposed to be 219.5m² in area, single-storey, three to four bedrooms, hexagon shaped and clad in timber veneer. The development would include a 40m² deck on the western side of the dwelling and an 18.52m² deck on the southern side of the dwelling. The dwelling height would be approximately 5.26m above natural ground level.

Dwelling 2 would be a temporary dwelling to accommodate the owners while the principal dwelling is constructed. It would be 70m² in area, 3.3m high, contain three bedrooms and be sited approximately 110m from the frontage to Stubbs Road. Following completion of the principal dwelling the second dwelling would be converted to a workshop.

On-site stormwater collection, storage of drinking water and wastewater treatment and disposal would be required.

Site description and surrounding area –

The land lies to the west of Stubbs Road, located approximately 2.78kms south of the Turners Beach residential area. The land supports an area of native bush and cleared pasture.

The land comprises Class 3 & 4 land and is located within the Kindred North Motton Proclaimed Irrigation District.

An unnamed tributary flows westerly, into the Claytons Rivulet that transects other land further to the west.

Surrounding parcels of rural land vary in size from 8ha to 41ha.

History –

The parcel of land is one of a cluster of four 7.5ha –8ha allotments subdivided in 1976.

DISCUSSION

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

26.0 Rural Resource Zone

CLAUSE	COMMENT
26.1.2 Local Area Objectives	
<p>(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;</p> <p>(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;</p> <p>(c) Air, land and water resources are protected against –</p> <p style="padding-left: 40px;">(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and</p> <p style="padding-left: 40px;">(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;</p>	<p>“Residential (multiple dwellings)” is a Discretionary use of the land in the Rural Resource zone.</p> <p>(a) Proposal does not satisfy the Objective. The proposed use is not a primary industry use of the site, would not be dependent upon access to a naturally occurring resource and would not augment ongoing farm operations.</p> <p>(b) Proposal does not satisfy the Objective. The proposed development is not a Permitted use and is not reliant on air, land or water resources for primary industry production.</p> <p>(c)(i) Proposal does not satisfy the Objective. The proposal is for the use and development of land that would result in the permanent loss of a land resource for a purpose that has no need to locate on the land.</p> <p>(c)(ii) Proposal does not satisfy the Objective. The proposal is for the use and development of land that would unduly</p>

COMMUNITY SERVICES

<p>(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;</p> <p>(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;</p> <p>(f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;</p> <p>(g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry;</p> <p>(h) Residential use and development on rural land is appropriate only if –</p> <p style="padding-left: 40px;">(i) required by a primary industry or a resource based activity; or</p> <p style="padding-left: 40px;">(ii) without permanent loss of land significant for primary industry use and without constraint or interference to</p>	<p>conflict, constrain or interfere with the natural resources of air, land or water.</p> <p>(d) Not applicable. Use class is not associated with primary industry.</p> <p>(e) Not applicable. Use class is not associated with agricultural land.</p> <p>(f) Proposal does not satisfy the Objective. Proposed use could be located in other zones, such as Residential, Low Density Residential or Rural Living.</p> <p>(g) Not applicable. Use is not for tourism or recreation.</p> <p>(h)(i) Proposal does not satisfy the Objective. Proposed residential use and development is not required by a primary industry or resourced based activity.</p> <p>(h)(ii) Proposal does not satisfy the Objective. Proposed residential use and development would result in permanent loss of land for primary industry.</p>
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existing and potential use of land for primary industry purposes.	
26.1.3 Desired Future Character Statements	
<p>Use or development on rural land –</p> <p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –</p> <ul style="list-style-type: none"> (i) expansive areas for agriculture and forestry; (ii) mining and extraction sites; (iii) utility and transport sites and extended corridors; and (iv) service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency <p>(b) may be interspersed with –</p> <ul style="list-style-type: none"> (i) small-scale residential settlement nodes; 	<p>(a)(i) Proposal is not consistent with Desired Future Character Statements. The proposed use and development is not associated with a working landscape featuring agriculture or forest.</p> <p>(a)(ii) Proposal is not consistent with Desired Future Character Statements. The proposed use is not associated with mining and extraction.</p> <p>(a)(iii) Proposal is not consistent with Desired Future Character Statements. The proposed use is not associated with utility and transportation sites or corridors.</p> <p>(a)(iv) Not applicable. The proposal would not result in service and/or support buildings for agriculture, forestry, mining, extraction, utility or transport corridors.</p> <p>(b)(i) Proposal is not consistent with Desired Future Character Statements. Use and development is not within or interspersed by small scale residential settlement nodes.</p>

<p>(ii) places of ecological, scientific, cultural, or aesthetic value; and</p> <p>(iii) pockets of remnant native vegetation</p> <p>(c) will seek to minimise disturbance to –</p> <p>(i) physical terrain;</p> <p>(ii) natural biodiversity and ecological systems;</p> <p>(iii) scenic attributes; and</p> <p>(iv) rural residential and visitor amenity;</p> <p>(d) may involve sites of varying size –</p> <p>(i) in accordance with the type, scale and intensity of primary industry; and</p> <p>(ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;</p> <p>(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including</p>	<p>(b)(ii) Not applicable. The subject and surrounding land is not identified as places of ecological, scientific, cultural or aesthetic value.</p> <p>(b)(iii) Proposal is consistent with Desired Future Character Statements. The site supports an area of native vegetation bordering a tributary to Claytons Rivulet watercourse.</p> <p>(c)(i) Proposal is consistent with Desired Future Character Statements. The proposal would not unduly disturb the underlying physical terrain of the site.</p> <p>(c)(ii) Proposal is consistent with Desired Future Character Statements. The proposal would not unduly disturb biodiversity or ecological systems on the site, unless land clearance of native vegetation stands was undertaken.</p> <p>(c)(iii) Proposal is consistent with Desired Future Character Statements. The proposed use would not disturb existing scenic attributes of the site.</p> <p>(c)(iv) Not applicable. No identified rural residential or visitor amenity in this area.</p>
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changes in technology, production techniques, and in economic, management, and marketing systems.	<p>(d)(i) Proposal is not consistent with Desired Future Character Statements. The proposed use would not be associated with primary industry.</p> <p>(d)(ii) Proposal is not consistent with Desired Future Character Statements. Proposal is not sustainable commercial production based on a naturally occurring resource.</p> <p>(e) Proposal is not consistent with Desired Future Character Statements. The proposed use is not significantly influenced by changes in technology, production techniques or economic management and marketing systems.</p>
26.3 Use Standards	
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
<p>26.3.1–(P1) Other than for residential use, discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement;</p>	<p>Not applicable.</p> <p>Proposed use and development is for non-required “Residential” use (multiple dwellings x two).</p>

<p>(c) be required to locate on rural resource land for operational efficiency:</p> <ul style="list-style-type: none"> (i) to access a specific naturally occurring resource on the site or on adjacent land in the zone; (ii) to access infrastructure only available on the site or on adjacent land in the zone; (iii) to access a product of primary industry from a use on the site or on adjacent land in the zone; (iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone; (v) if required – <ul style="list-style-type: none"> a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose; b. for security; c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if 	
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<p>located on land in a zone intended for that purpose;</p> <ul style="list-style-type: none"> (vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land; (vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or (viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and <p>(d) minimise likelihood for:</p> <ul style="list-style-type: none"> (i) permanent loss of land for existing and potential primary industry use; (ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and (iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development. 	
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26.3.2 Required Residential Use	
<p>26.3.2-(A1) Residential use required as part of a use must:</p> <ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) replace a lawful existing residential use; (e) not create a new residential use through conversion of an existing building; or (f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and (g) there is no change in the title description of the site on which the residential use is located. 	<p>Not applicable.</p> <p>Not a required residential use.</p>

26.3.3 Residential use	
<p>26.3.3-(A1) Residential use that is not required as part of an other use must:</p> <ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) not replace an existing residential use; (e) not create a new residential use through conversion of an existing building; (f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or (g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and 	<ul style="list-style-type: none"> (a) Non-compliant. Not an alteration or addition to an existing lawful residential building. (b) Non-compliant. Not an ancillary dwelling to an existing lawful single dwelling. (c) Not applicable. No existing lawful residential use. (d) Not applicable. No existing residential use on the land. (e) Not applicable. No other buildings on the land. (f) Not applicable. Not an outbuilding. (g) Not applicable. Not a home based business. (h) Compliant. No change to the Title description is proposed. <p>See "Issues" section of this report.</p>

(h) there is no change in the title description of the site on which the residential use is located.	
26.4 Development Standards	
26.4.1 Suitability of a site or lot on a plan of subdivision for use or development	
<p>26.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and</p> <p>(b) if intended for a building, contain a building area</p> <p style="padding-left: 40px;">(i) of not more than 2,000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</p> <p style="padding-left: 40px;">(ii) clear of any applicable setback from a frontage, side or rear boundary;</p> <p style="padding-left: 40px;">(iii) clear of any applicable setback from a zone boundary;</p> <p style="padding-left: 40px;">(iv) clear of any registered easement;</p>	<p>(a) Compliant. Land area is 7.97ha.</p> <p>(b)(i) Compliant. Proposed building area would be 289m².</p> <p>(b)(ii) Compliant. Development would be clear of applicable front, rear and side boundaries.</p> <p>(b)(iii) Not applicable. No zone boundary setbacks apply.</p> <p>(b)(iv) Not applicable. No registered easements.</p> <p>(b)(v) Not applicable. No right of way benefiting other land.</p> <p>(b)(vi) Not applicable. No restriction imposed by a utility.</p> <p>(b)(vii) Not applicable. No access strip.</p> <p>(b)(viii) Compliant. Land is accessible from a frontage to Stubbs Road.</p>

<ul style="list-style-type: none"> (v) clear of any registered right of way benefiting other land; (vi) clear of any restriction imposed by a utility; (vii) not including an access strip; (viii) accessible from a frontage or access strip. 	
<p>26.4.1 –(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road – <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and (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 	<ul style="list-style-type: none"> (a) Non-compliant. The site plan shows access from a right of way that the land does not have a legal right to use. The subject land should be required to establish a legal access off Stubbs Road. (b) Not applicable. Not an internal Lot. (c) Not applicable. No legal access to a right of way connecting to a road. (d) Compliant. The land has 161.53m of frontage to Stubbs Road. The development should be required to establish a legal access off Stubbs Road. (e) Compliant. The development would be required to establish a legal access off Stubbs Road in accordance with the <i>Local Government (Highways) Act 1982</i>.

<p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	
<p>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R31} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p>	<p>(a) Non-compliant. Not able to connect to reticulated system.</p> <p>(b)(i) Compliant by condition. The Council’s Planning Permit would require on-site collection and storage of a potable water drinking system.</p> <p>(b)(ii)a. Non-compliant. Development is for multiple dwellings (two).</p> <p>(b)(ii)b. Non-compliant. Development would be able to accommodate up to 12 persons in two dwellings.</p> <p>Refer to “Issues” section of this report.</p>

<ul style="list-style-type: none"> a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day. 	
<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <ul style="list-style-type: none"> (a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or (b) by on-site disposal if: <ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or 	<ul style="list-style-type: none"> (a) Non-compliant. The site is not able to connect to the reticulated sewerage system. (b)(i) Compliant by condition. A Planning Permit should require compliance with the Wastewater Design report by JMG Engineers and Planners, dated February 2017. (b)(ii)a. Not applicable. Satisfied by (b)(iii). (b)(ii)b. Not applicable. Satisfied by (b)(iii). (b)(iii) Compliant. The Council's Planning Permit would require compliance with the Wastewater Design report by JMG Engineers and Planners, dated February 2017.

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

<ul style="list-style-type: none"> c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface. 	
26.4.2 Location and configuration of development	
<p>26.4.2–(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:</p> <ul style="list-style-type: none"> (a) not less than 20.0m from the frontage; or (b) not less than 50.0m if the development is for sensitive use on land that adjoins the Bass Highway; (c) not less than 10.0m from each side boundary; and (d) not less than 10.0m from the rear boundary; or (e) in accordance with any applicable building area shown on a sealed plan. 	<ul style="list-style-type: none"> (a) Compliant. Development would be setback 110m from the frontage to Stubbs Road. (b) Not applicable. Satisfied by (a). (c) Compliant. Development would be setback 73m to the northern side boundary and 43.5m to the southern side boundary. (d) Compliant. Development would be setback 380m from the western rear boundary. (e) Not applicable. No building area on a Sealed Plan.

26.4.2–(A2) Building height must be not more than 8.5m.	Compliant. Building height is 5.26m.
<p>26.4.2 A3.1 A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <p>(a) not project above an elevation 15m below the closest ridgeline;</p> <p>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) clad and roofed with materials with a light reflectance value of less than 40%.</p> <p>A3.2 Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>A3.1</p> <p>(a) Compliant. Proposed multiple dwellings would not project above an elevation of 15m below closest ridgeline.</p> <p>(b) Compliant. Proposed multiple dwellings would be setback 57m from watercourse (creek).</p> <p>(c) Compliant. Proposed multiple dwellings would be below canopy level of vegetation located to the west of the site.</p> <p>(d) Non-compliant. Proposed multiple dwellings would be clad with stone and timber veneer materials. The rooves would be of “Zincalume” material. The Building Code of Australia (BCA) CA classifies roof colour on the basis of solar absorptance, which is deemed under the BCA to be the <i>inverse</i> of colour reflectivity. The BCA deems Zincalume to be a Medium colour, with absorptance <60%. This means reflectivity would be greater than 40%.</p> <p>A3.2 Not applicable. Not wind turbine or wind power pumps.</p>

26.4.3 Location of development for sensitive uses

26.4.3–(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –

(a) be located not less than:

- (i) 200m from any agricultural land;
- (ii) 200m from aquaculture, or controlled environment agriculture;
- (iii) 500m from the operational area boundary established by a mining lease issued in accordance with the *Mineral Resources Development Act 1995* if blasting does not occur; or
- (iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the *Mineral Resources Development Act 1995* if blasting does occur; or
- (v) 500m from intensive animal husbandry;
- (vi) 100m from land under a reserve management plan;

- (a)(i) Non-compliant. Proposed multiple dwellings would be setback approximately 80m from adjoining agricultural land to the south and 90m from adjoining agricultural land to the north.
- (a)(ii) Not applicable. No aquaculture, or controlled environment agriculture.
- (a)(iii) Not applicable. No non-blasting extractive industry in surrounding area.
- (a)(iv) Non-compliant. Proposed multiple dwellings would be approximately 955m from an extractive industry that has capability to blast.
- (a)(v) Compliant. No intensive animal husbandry within 500m.
- (a)(iv) Not applicable. Land is not within 100m of land under a reserve management plan.
- (a)(vii) Compliant. Land adjoins a private timber reserve that is approximately 450m to the west of the development site.

<p>(vii) 100m from land designated for production forestry;</p> <p>(viii) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and</p> <p>(ix) clear of any restriction imposed by a utility; and</p> <p>(b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development.</p>	<p>(a)(viii) Compliant. Land is approximately 3kms to the Bass Highway and 3.4kms to the Western Rail Line.</p> <p>(a)(ix) Non-compliant. Land is located within the Kindred North Motton Irrigation District proclaimed under Part 9 of the <i>Water Management Act 1999</i> in August 2012.</p> <p>See "Issues" section of this report.</p>
26.4.4 Subdivision	
<p>26.4.4-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) a lot required for public use either 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.</p> <p>No subdivision proposed.</p>
26.4.5 Buildings for Controlled Environment Agriculture	
<p>26.4.5-(A1) A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:</p>	<p>Not applicable.</p> <p>No controlled environment agriculture proposed.</p>

<p>(a) rely on the soil as a growth medium into which plants are directly sown;</p> <p>(b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.</p>	
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision or vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No Code in this Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of native threatened vegetation.
E4 Change in Ground Level Code	Not applicable. No cut or fill proposed greater than 1m.
E5 Local Heritage Code	Not applicable. No places of local significance listed in this Scheme.
E6 Hazard Management Code	Not applicable. Site not included in a mapped hazard area.
E7 Sign Code	Not applicable. No signs proposed.

COMMUNITY SERVICES

E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Applicable. Applies to all use and development
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme.
E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1-(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>Compliant.</p> <p>E9 Traffic and Parking Code of the Scheme requires two car spaces per dwelling. The land has ample areas to allocate this provision. A Permit should require the applicable number of car parking spaces on the site.</p>
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p>	<p>(a) Not applicable. Not required for residential development.</p> <p>(a) Not applicable. Passenger pick-up and set-down facilities not required for residential development.</p>

(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.	
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. The site would be able to drain, collect and dispose of stormwater on-site, clear of building sites, wastewater site and access road. A Permit should require compliance with the Standard.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p>	<p>(a) Compliant. The site has ample area to make provision for circulation and parking areas and vehicle manoeuvring areas in accordance with AS/NZS 2890.1 (2004). A Permit should require compliance with the Standard.</p> <p>(b) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(c) Not applicable. Applies where 20 spaces are proposed or required.</p> <p>(d) Not applicable. Applies where 20 spaces are proposed or required.</p>

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<p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	<p>(e) Compliant. The site has sufficient area to accommodate this requirement. A Permit should require compliance with the Standard.</p> <p>(f) Compliant. The site has sufficient area to accommodate this requirement. A Permit should require compliance with the Standard.</p> <p>(g) Compliant by condition. Internal roadway and car parking areas would be constructed with a compacted sub-base and an all-weather surface.</p>
E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.	Compliant by condition. Design and construction of access, vehicle circulation, movement and standing areas would be in accordance with the principles and requirements of the <i>Unsealed Roads Manual – Guideline for Good Practice</i> ARRB. A Permit should require compliance with the Standard.
E10 Water and Waterways Code	Not applicable. Not within 30m of a waterway.
Specific Area Plans	Not applicable. No Specific Area Plans apply to this area.

Issues –

1 Local Area Objectives and Desired Future Character Statements –

The purpose of the Rural Resource zone is to provide for the sustainable use and development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunity for resource production. The Rural Resource zones Local Area Objectives and Desired Future Character Statements together seek to promote use and development that is for primary industry purpose. The Local Area Objectives for the Rural Resource zone reference the requirement of use and development to be reliant upon, be associated with, or have an intention to use a naturally occurring resource (air, land and/or water) that is located on the subject site or adjoining land. The zone may provide for other use and development that does not constrain or conflict with resource development uses.

The Objectives seek to protect all agricultural land for sustainable agricultural production and collectively demonstrate that the primary intent of use and development in the Rural Resource zone is to minimise the loss of land for primary industry. Most particularly, minimise the loss of prime agricultural land, protect land that is located within a proclaimed irrigation district and to provide for uses that do not constrain, fetter or conflict with current or future resource development uses.

The subject proposal is not a use that is associated with primary industry. The proposal is for non-required Residential development (multiple dwellings x two). As such, the land is considered to be not appropriate for the proposed use, which could result in the constraint, fettering or interference with current or future resource development uses in the area.

The proposed use of the land is not able to satisfy the Local Area Objectives, primarily as the use does not rely on a resource that would be available on the site or on adjacent land.

Further, the proposal does not satisfy the majority of the relevant Desired Future Character Statements, primarily because the use would not result in agriculture, forestry, mining or extraction, utility or transportation activity.

2 *Development within the Kindred North Motton Proclaimed Irrigation District –*

The Central Coast municipal area accommodates two irrigation districts, proclaimed under Part 9 of the *Water Management Act 1999*. The Kindred North Motton Irrigation District, proclaimed in August 2012, and the Dial Blythe Irrigation District, proclaimed in February 2014.

The proposed development would be on land that is located within the Kindred North Motton Irrigation District.

The Kindred North Motton Irrigation District comprises 8,483ha and is expected to have the capacity to supply 2,500ML of water over the summer irrigation period, giving water security to affected lands. The Scheme is intended to service pasture and cropping land around the settlements of Kindred, Sprent, Abbotsham, Forth, Gawler, Ulverstone and North Motton. Currently, the production of potatoes, other vegetables, poppies, cereals, pyrethrum, berries and dairy produce are the primary activities in these areas.

It is considered the proposed development would exclude the property from future broad scale irrigation and associated resource production. Development would place a sensitive use within a recently established irrigation district, where surrounding property may also be able to benefit and augment production from the “roll out” of the Irrigation Scheme.

3 *Discretionary Non-Required Residential Use on Rural Resource land –*

The proposed development does not meet the Scheme's Standards of Clause 26.3.3–(A1) for a non-required “Residential” use to locate on Rural Resource land. It is mandatory that the proposal satisfies the Scheme’s Performance Criteria.

Performance Criteria 26.3.3–(P1) states the following:

“Residential use that is not required as part of other use must–

- (a) be consistent with local area objectives;
- (b) be consistent with any applicable desired future character statement;

- (c) be on a site within which the existing or proposed development area –
 - (i) is not capable by reason of one or more of factors of topography, resource capability, size or shape of being utilised for resource development or extractive industry use; and
 - (ii) is not capable of utilisation in the operations of a resource development or extract industry use; and
 - (iii) does not constrain or interfere with existing or potential resource development or extractive industry use of land including the balance area on the site.
- (d) not be likely to impose an immediate demand or contribute to a cumulative requirement for public provision or improvement in reticulated or alternate arrangements for utilities, road access, or community service.”

The proposal is not able to satisfy the Performance Criteria. The subject property located at Stubbs Road was subdivided in 1979 and up until this time has been used for resource production. The proposal does not require to be located on Rural Resource land to access a naturally occurring resource on the subject site, or to access infrastructure only available on the subject site or adjacent land.

It is considered the proposal fails on the need to be reliant upon a primary industry resource, would constrain the future use of the land for primary industry and may constrain adjoining land and other land in the immediate vicinity from resource production activity.

4 *The development of a sensitive use on Rural Resource land –*

Residential development is defined as a “sensitive use” under the Scheme. The Scheme’s Acceptable Solution 26.4.1 requires that a sensitive use be setback a minimum of 200m from agricultural land. This is to minimise the proximity of a sensitive use to agricultural operational activities. Close proximity, less than 200m, may result in the conflict, interference or fettering of primary industry activity on adjoining agricultural land. Conflict may arise where a non-required

residential use locates in close proximity to primary industry due to differing expectations, the spraying of agricultural chemicals, pivot irrigation noise and spray, dust, and the activities of planting, ongoing maintenance and the harvesting of crops that may give rise to a nuisance to occupants of an adjoining sensitive use. In this case the property also adjoins a Private Timber Reserve and is within 950m of a blasting quarry.

The Scheme's Performance Criteria 26.4.3-(P1) requires that the new sensitive use must minimise all of the following:

- “(a) permanent loss of land for existing and potential primary industry use;
- (b) likely constraint or interference to existing and potential primary industry use on the site and on adjacent land;
- (c) permanent loss of land within a proclaimed irrigation district under Part 9 of the Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development; and
- (d) adverse effect on the operability and safety of a major road, a railway or a utility.”

It is considered the proposed residential development would result in the permanent loss of land for existing and potential primary industry use. The proposed 75m and 45m side setbacks from agricultural land would result in a likely constraint, interference or/and fettering of primary industry activity on subject land or, more particularly, on adjacent land.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	No comment.

TasWater	Not applicable.
Department of State Growth	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

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

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

Representations –

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

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 The property in question has been a productive piece of land for grazing, the cropping of potatoes, barley and raspberries and is a valuable rural asset.	The matter of the loss of productive primary industry land to non-required residential use is discussed in the “Issues” section of this report.

2 The bush aspect of the property should be retained as a “green” belt.	There is no suggestion or application for the clearing of land along the tributary to Clayton Rivulet.
3 Intensive farming operations are undertaken nearby.	This is noted. The land in this area is prime agricultural land within the Kindred North Motton Irrigation District.
4 The Council should uphold its Rural Resource policy.	There is no Rural Resource policy. The representor is most likely making reference to the Scheme and the Objectives contained within the Scheme for the Rural Resource zone.
5 The matter of two dwellings raises concern. Why two dwellings? For a rural undertaking a single dwelling with an outbuilding is sufficient.	The application is for two dwellings that together would accommodate up to 12 people. The applicant proposes to reside in the smaller dwelling while constructing the main building.
REPRESENTATION 2	
1 The access road shown on the site plan is a right of way access to other private property. The proposal refers to this road as ‘public road/private road’ and it is not.	This is correct. Any development on site would need to form a legitimate access to the property off Stubbs Road.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The representations received are deemed to have merit. The proposed use and development of the land for Residential (multiple dwellings x two) – discretionary use class in Rural Resource Zone and variation to location of a sensitive use would place a “sensitive use” within the surrounds of an area that relies on primary industry, including agriculture, forestry and extractive industry, as the principal means of income and activity. It is considered the potential for land use conflict between primary industry and a non-required residential use is likely.

The proposed development is not able to meet key Local Area Objectives and Performance Criteria that seek to protect land for primary industry purpose. The proposed use is not a primary industry use of the site, would not be dependent upon access to a primary industry that is dependent upon a naturally occurring resource and the development would not augment ongoing farm operations.

It is considered the proposal would result in the permanent loss of viable agricultural land within the proclaimed Kindred North Motton Irrigation District.

Recommendation –

It is recommended that the application for Residential (multiple dwellings x two) – discretionary use class in the Rural Resource Zone and variation to location of a sensitive use at CT7334/4 Stubbs Road be refused on the following grounds:

- 1 The proposal is not able to satisfy the Local Area Objectives for development and use in the Rural Resource zone in that the proposed use and development would not protect agricultural land for sustainable, agricultural production and would not be reliant upon, be associated with, or have an intention to use a naturally occurring resource that is located on the subject site or adjoining land.
- 2 The proposal is not able to satisfy Performance Criteria for “Residential use” as stipulated under Clause 26.3.3–(P1) in that the proposed use and development would not be utilised for resource development or extractive industry, would result in the loss of agricultural land that is

located within the proclaimed Kindred North Motton Irrigation District and would constrain or fetter surrounding primary industry activity.

- 3 The development is not able to satisfy the Performance Criteria relative to the “Location of Development for Sensitive Uses” as stipulated under Clause 26.4.3–(P1), in that development less than 200m from agricultural land may result in the constraint, fettering or conflict with current or future resource development uses on the subject or adjoining land.’

The report is supported.”

The Executive Services Officer reported as follows:

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

■ Cr van Rooyen moved and Cr Bloomfield seconded, “That the application for Residential (multiple dwellings x two) – discretionary use class in the Rural Resource Zone and variation to location of a sensitive use at CT7334/4 Stubbs Road be refused on the following grounds:

- 1 The proposal is not able to satisfy the Local Area Objectives for development and use in the Rural Resource zone in that the proposed use and development would not protect agricultural land for sustainable, agricultural production and would not be reliant upon, be associated with, or have an intention to use a naturally occurring resource that is located on the subject site or adjoining land.
- 2 The proposal is not able to satisfy Performance Criteria for “Residential use” as stipulated under Clause 26.3.3–(P1) in that the proposed use and development would not be utilised for resource development or extractive industry, would result in the loss of agricultural land that is located within the proclaimed Kindred North Motton Irrigation District and would constrain or fetter surrounding primary industry activity.
- 3 The development is not able to satisfy the Performance Criteria relative to the “Location of Development for Sensitive Uses” as stipulated under Clause 26.4.3–(P1), in that development less than 200m from agricultural land may result in the constraint, fettering or conflict with current or future resource development uses on the subject or adjoining land.”

Carried unanimously

106/2017 Dog control – Fixing of registration fees for the 2017–2018 financial year and other fees under the *Dog Control Act 2000*

The Director Community Services reported as follows:

“PURPOSE

This report considers the fixing of dog registration fees for the 2017–2018 financial year and other fees as required under the *Dog Control Act 2000* (the Act).

BACKGROUND

The *Dog Control Amendment Act 2009* provides for the Council to set dog registration fees and other associated animal fees such as kennel licences, dangerous dog licences and so on. This report enables the registration fees to be set and the registration forms and tags to be issued to dog owners before the commencement of the registration period, and other associated animal fees to be set for the 2017–2018 financial year.

DISCUSSION

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

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

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

- . should the dog registration be paid prior to 31 July 2017 for the 2017–2018 financial year – as an incentive to maximise dog registrations as at 1 July 2017;
- . should the dog be sterilised – to encourage the reduction in the instances of unwanted or abandoned dogs;
- . should the dog be obedience trained – to promote the value of obedience training;
- . should the dog be a registered working, pure bred, greyhound or hunting dog;

- . should the dog be owned and registered by a pensioner; and
- . newly registered dogs that have either recently been purchased or are up to six months of age.

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

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

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

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

The Council will also be continuing an in-house program to pursue infringements for dogs that are not reregistered within the required timeframe. This will be undertaken immediately after the end of the discount period, beginning on 1 August 2017.

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

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

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

The Council also provides a discount period as an incentive to responsible dog owners who endeavour to meet the relevant legislative requirement to register their dog at

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

During the past year the Council investigated the introduction of a life-long registration fee for any de-sexed, microchipped dog. Following this investigation, a study of the take-up of such registrations in those few council areas that do currently provide this as an option, and subsequent discussions at Council workshop, it was decided that this was not a viable option to make available at this time.

CONSULTATION

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

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposed fee structure is based on retention of the current dog control procedures and is calculated to meet the projected cost of dog control in 2017–2018 with the exception of the community service obligation to be met from rates.

A copy of the fee structure for the 2016–2017 financial year is appended to this report.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

A Connected Central Coast

- . Improve community well-being

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision.

CONCLUSION

It is recommended that dog registration fees be fixed for the financial year 1 July 2017 to 30 June 2018 in respect of all dogs over the age of six months, at the following rates:

DESCRIPTION	INCENTIVE RATE (IF PAID ON OR BEFORE 31 JULY 2017)	FULL RATE (IF PAID AFTER 31 JULY 2017)
Unsterilised dog	\$56.00	\$100.00
Sterilised dog*	\$33.00	\$44.00
Greyhound registered with the Tasmanian Greyhound Racing Board*	\$33.00	\$58.00
Pure Bred dog* (kept for breeding whose owner is the holder of a current stud prefix recognised by the Tasmanian Canine Association)	\$33.00	\$58.00
Working dog kept for the purpose of working farm stock*	\$33.00	\$58.00
Hunting dog*	\$33.00	\$58.00
Guide, Hearing or Companion dog	Nil	Nil
Newly registered dog (purchased through the year) – first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate
Newly registered dog (up to six months of age)* for the first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate
Registration fee for each Declared Dangerous Dog	\$255.00	\$310.00

Pensioners rate***	\$27.00	\$33.00
Transfer of dog registration from another Tasmanian Council for the same registration period (evidence must be provided)	Nil	Nil
Discount for Obedience Certificate****	\$1.00	\$1.00

- . *Proof of evidence must be provided at the time of registration (such as a veterinarian certificate, Tasmanian Canine Association certificate, Greyhound Racing Board certificate, current membership of a recognised hunting dog organisation).
- . **Pro rata registration rate – The rate is calculated as the Full Rate divisible by 12 and multiplied by the number of months or part thereof remaining in the financial year 1 July 2017 to 30 June 2018, or taken to be the Incentive Rate, whichever is the lesser. Note: the pro-rata registration rate does not apply where the owner has neglected to register a dog prior to being impounded.
- . ***Pensioners rate – The pensioner's rate applies to ONE dog only (owned by a pensioner at the one property). Evidence such as the Pension Concession Card must be sighted at the time of payment.
- . ****Discount for Obedience Certificate – Proof of evidence must be provided at the time of registration – a current certificate of obedience proficiency has been provided from an approved dog training organisation which has been accepted as a provider of an appropriate obedience certificate.

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

DETAILS	AMOUNT (\$)
Impounding fee (1 st impoundment)*	\$26.00
Impounding fee (subsequent)*	\$79.00
Daily pound fee (per week day or any part thereof)**	\$47.00

COMMUNITY SERVICES

Out of hours release fee (additional charge). Note: available in special circumstances only and if an appropriate authorised person is available.	\$90.00
Investigation of nuisance complaint (non-refundable)	\$25.00
Kennel Licence Application (initial) (not including dog registration)	\$125.00
Kennel Licence renewal (per year)	\$55.00
Replacement tag (each)	\$5.00
Dangerous dog collar (each)	Purchase price (plus 5% admin. fee and GST)
Dangerous dog sign (each)	Purchase price (Plus 5% admin. fee and GST)

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

The Executive Services Officer reported as follows:

"A schedule of fees fixed for the 2016–2017 financial year has been circulated to all Councillors."

■ Cr Carpenter moved and Cr van Rooyen seconded, "That dog registration fees be and are hereby fixed for the financial year 1 July 2017 to 30 June 2018 in respect of all dogs over the age of six months, at the following rates:

DESCRIPTION	INCENTIVE RATE (IF PAID ON OR BEFORE 31 JULY 2017)	FULL RATE (IF PAID AFTER 31 JULY 2017)
Unsterilised dog	\$56.00	\$100.00
Sterilised dog*	\$33.00	\$44.00

COMMUNITY SERVICES

Greyhound registered with the Tasmanian Greyhound Racing Board*	\$33.00	\$58.00
Pure Bred dog* (kept for breeding whose owner is the holder of a current stud prefix recognised by the Tasmanian Canine Association)	\$33.00	\$58.00
Working dog kept for the purpose of working farm stock*	\$33.00	\$58.00
Hunting dog*	\$33.00	\$58.00
Guide, Hearing or Companion dog	Nil	Nil
Newly registered dog (purchased through the year) – first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate
Newly registered dog (up to six months of age)* for the first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate
Registration fee for each Declared Dangerous Dog	\$255.00	\$310.00
Pensioners rate***	\$27.00	\$33.00
Transfer of dog registration from another Tasmanian Council for the same registration period (evidence must be provided)	Nil	Nil
Discount for Obedience Certificate****	\$1.00	\$1.00

- . *Proof of evidence must be provided at the time of registration (such as a veterinarian certificate, Tasmanian Canine Association certificate, Greyhound Racing Board certificate, current membership of a recognised hunting dog organisation).
- . **Pro rata registration rate – The rate is calculated as the Full Rate divisible by 12 and multiplied by the number of months or part thereof remaining in the financial year 1 July 2017 to 30 June 2018, or taken to be the Incentive Rate, whichever is the lesser. Note: the pro-rata registration rate does not apply where the owner has neglected to register a dog prior to being impounded.

COMMUNITY SERVICES

- . ***Pensioners rate – The pensioner's rate applies to ONE dog only (owned by a pensioner at the one property). Evidence such as the Pension Concession Card must be sighted at the time of payment.
- . ****Discount for Obedience Certificate – Proof of evidence must be provided at the time of registration – a current certificate of obedience proficiency has been provided from an approved dog training organisation which has been accepted as a provider of an appropriate obedience certificate.

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

DETAILS	AMOUNT (\$)
Impounding fee (1 st impoundment)*	\$26.00
Impounding fee (subsequent)*	\$79.00
Daily pound fee (per week day or any part thereof)**	\$47.00
Out of hours release fee (additional charge). Note: available in special circumstances only and if an appropriate authorised person is available.	\$90.00
Investigation of nuisance complaint (non-refundable)	\$25.00
Kennel Licence Application (initial) (not including dog registration)	\$125.00
Kennel Licence renewal (per year)	\$55.00
Replacement tag (each)	\$5.00
Dangerous dog collar (each)	Purchase price (plus 5% admin. fee and GST)
Dangerous dog sign (each)	Purchase price (Plus 5% admin. fee and GST)

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

Carried unanimously

INFRASTRUCTURE SERVICES

107/2017 Gorse on Council and Government owned land

■ Cr Howard (having given notice) moved and Cr van Rooyen seconded, “That action be taken in promoting Government interest in disposal of unrequired gorse infested land and that Council research rezoning of like areas which would be conducive to residential and rural use.”

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

“Areas of unchecked prolific gorse growth on Council and Government land in Central Coast poses a serious concern for present and future generations.

Some of the more affected locations are situated adjacent to land zoned residential or rural. Adding to the complexity privately owned land is also involved.

It is considered an extreme waste of valued assets in that such prime quality soil is to be environmentally devastated in such a manner. Gorse characteristics are comprehensively recorded and from information available it is acknowledged that eradication is achievable. From a selection of data provided by the Department of Primary Industries, Parks, Water and Environment and the following information is provided: –

Spread of gorse:

Gorse reproduces by seed; each plant produces huge numbers of seed with a water-resistant coating which allows them to remain dormant in the soil for up to 30 years.

Seeds are usually released in hot or dry conditions but can be stimulated into germination following burning or mechanical disturbance. Most seeds fall around the parent plant but the pods can split open and shoot seeds for distance of 5m, allowing infestations to spread rapidly.

Gorse can also spread from seed movement in water, soil machinery and footwear. Individual gorse bushes can live for up to 30 years.

Physical Removal:

Physical removal of gorse will not control an infestation unless it is combined with other methods of follow-up control. Regular slashing or mowing by themselves are NOT effective in eradicating gorse because plants will regrow from cut stumps or dormant seed in the soil as soon as slashing ceases.

Cultivation:

Mechanical clearing is an ideal method of controlling large infestations on land that is later sown down with a competitive pasture species.

This treatment may require targeted herbicide spraying of regrowth and a second subsequent sowing of pasture.

Grazing:

Grazing can be useful when combined with other control methods such as burning and herbicide, but is usually not effective on its own at eradicating gorse.

Grazing by sheep is only moderately effective at controlling regrowth gorse seedlings. Sheep will browse gorse bushes during spring or when pasture feed is in short supply. However, sheep prefer pasture to gorse, and control of established plants cannot be achieved by sheep grazing alone.

Goats prefer to browse young gorse shoots rather than pasture. However, well established gorse bushes are not readily killed by goats browsing alone, and will recover when the goats are removed.

Strategy is to burn mature gorse bushes, then stock with goats supported by large numbers of sheep during spring and early summer to reduce pasture carry-over. Reducing pasture carryover into late summer/autumn by sheep-grazing in spring, means that goat browsing pressure can be maintained on the gorse bushes throughout the growing season.

Over the past two decades' evidence of gorse burn-off and slashing in and around Penguin have proved worthless, time consuming and costly. A particular area of extreme concern is Government land adjoining residential properties at Kelvin Street, Penguin – residents live in constant fear of losing all to fire.

In positively correcting the situation it is requested that action be taken in promoting Government interest in disposal of unrequired gorse infested land and that Council research rezoning of like areas which would be conducive to residential and rural use."

The Director Infrastructure Services reported as follows:

"BACKGROUND

This report considers a motion on notice from Cr Howard proposing that the Council encourage the State Government to consider the disposal of its unrequired gorse

infested land and to research the rezoning of these areas which would be conducive to residential and rural use.

DISCUSSION

There are a number of areas within Central Coast where gorse outbreaks are evident on State Government, Council and private lands. Unfortunately, in the Penguin area the gorse is in more obvious locations including along Preservation Drive as it travels from the Bass Highway to the traffic lights at the intersection with Main Road, along Preservation Drive (westwards from Penguin) and in the Dial Ranges, particularly to the south of the Golf Club and in and around the Mountain Bike Tracks.

Over time Council staff have undertaken eradication programs but these have been on a one-off basis and no ongoing funding has been provided to monitor or continue with the eradication programs, due mainly to higher significance weeds being reported and needing urgent attention. This year is an example, where a number of high priority weeds have become obvious in many parts of the municipal area.

In many of the instances where gorse is currently growing including the area of land between the residences in Kelvin Street and Preservation Drive, there are constraints which would prevent development of the site, e.g. landslip hazard, difficulties in servicing with utilities etc. This would need to be considered before the Council suggests development of land parcels to the State Government to consider.

CONSULTATION

When issues with gorse on State Government land are submitted for Council's attention, the Department of Primary Industries, Parks, Water and Environment are advised of such and are responsible for dealing with the complaint.

RESOURCE, FINANCIAL AND RISK IMPACTS

The Council has an annual eradication program targeting specific weeds. The program will be reviewed during the development of the Council's Weeds Strategy. In view of the very difficult year experienced this year (with an array of invasive weeds being found throughout Central Coast), it is probable that a targeted program will result as part of the new Strategy. Now that the Council has had a major increase in weed growth across the municipal area it is likely that there are weed outbreaks that the Council are not aware of. This will mean that the next financial year will be another difficult year even if it is not 'a good weed growing season'.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure
- . Contribute to the preservation of the natural environment.

CONCLUSION

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

Motion

Carried unanimously

108/2017 Preservation Drive, Sulphur Creek

■ Cr Howard (having given notice) moved and Cr Bloomfield seconded, “In view of the continued popularity of the Preservation Drive, Sulphur Creek area and allaying local resident concern it is requested that Council consideration be given to:

- . the installation of bollards;
- . supply of additional garbage bins; and
- . additional appropriate signage be erected.

It is deemed a matter of significant importance that in support of local business every endeavour is made towards the Tourist promotion of the delightful area.”

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

“With the dramatic increase in caravan, camper van etc., visitation over the past 5 years has seen some very unacceptable safety and hygiene problems emerge.

Entrance tracks have been established one of the which ventures onto double white lines.

It is apparent that not all vehicles frequenting the area are self-contained even tents are becoming common place.

With the area devoid of toilet facilities the amount of toilet paper strewn around clearly demonstrates the attitude of a minority.

Friendly discussions with several of the campers revealed distinct disappointment with the offending minority.

A quote received was “we clean up after they make the mess” by they, it was referring to backpackers.

Local residents aware of the abuse of the area have also expressed concern.

In view of the continued popularity of the Preservation Drive, Sulphur Creek area and allaying local resident concern it is requested that Council consideration be given to:

- . the installation of bollards;
- . supply of additional garbage bins; and
- . additional appropriate signage be erected.

It is deemed a matter of significant importance that in support of local business every endeavour is made towards the Tourist promotion of the delightful area.”

The Director Infrastructure Services reported as follows:

“BACKGROUND

This report considers a motion on notice from Cr Howard requesting that consideration be given to the installation of bollards, supply of additional garbage bins and the installation of additional appropriate signage at free overnight self-contained caravan and motorhome sites along Preservation Drive, Sulphur Creek.

DISCUSSION

There are three informal caravan/motorhome free stop areas along Preservation Drive between Sulphur Creek and Penguin. These are at Halls Point, Midway Point and adjacent to the Penguin Surf Club at Preservation Bay. One of the locations, Halls Point is also a designated picnic area with tables/chairs and rubbish bins which were provided for those using the area during the day, i.e. day visitors only.

There are a number of free caravan/motorhome overnight camping areas within Central Coast, and these areas do not have any facilities, unless they are also a picnic area or are part of a sporting ground, e.g. Forth. They are not specifically signed as overnight camping areas other than those where picnic facilities exist and anyone using the locations are expected to ensure that the site is clean when they leave and all waste is taken with them to dispose of in the appropriate way.

It should be noted that none of these sites are for tent nor self-contained vehicle camping.

Two free dump points are provided within the municipal area for the disposal of grey and black water, one in Johnsons Beach Road, Penguin and the other in Victoria street, Ulverstone.

Investigations into the provision of services to the informal camping areas can be undertaken. The Council is currently negotiating with the State Government to takeover Preservation Drive. Until this time, any proposals to upgrade services to the free overnight camping locations will require the approval of the relevant State Government Departments.

CONSULTATION

Recent issues experienced with campers in the Sulphur Creek area were discussed at the Sulphur Creek/Preservation Bay Community Morning tea on Thursday, 30 March 2017. The main issues appear to have been caused by recent visitors using tents and not abiding by the 'unspoken rules' of camping in the areas.

The Council's Ranger, who visits all locations daily, dealing with the issues and subsequently moving offenders on..

RESOURCE, FINANCIAL AND RISK IMPACTS

At this time, there is no budget for maintenance to any of the free overnight camping areas within the municipal area. Any services provided to these areas would require a Capital Budget allocation to provide facilities as well as a Maintenance Budget allocation to maintain them.

Picnic areas are provided with seating and tables and weekly waste collection and this is already allowed for the Annual Budget.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Improve the value and use of open space

The Environment and Sustainable Infrastructure

- Contribute to the preservation of the natural environment

Council Sustainability and Governance

- Improve service provision.

CONCLUSION

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

Motion

Carried unanimously

109/2017 Public question time

The time being 6.43pm, the Mayor introduced public question time.

There were no questions from the members of the public present.

110/2017 Penguin foreshore erosion

■ Cr Howard (having given notice) moved and Cr Carpenter seconded, “That urgent action be taken to address the erosion of the Penguin foreshore.”

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

“After many years of continual pounding this sensitive picturesque seafront is urgently in need of remedial attention.

Approximately a decade previous the western end of the wall received restoration and at that time Community feeling was that further East should have been included.

Personal observation of the area over the past 5 years has seen a rapid deterioration.

Much of the majestic historical Norfolk Pines root base has become more exposed and the supporting soil is slowly being eroded.

With an emphasis of expediency, it is requested that steps be taken in addressing a situation which left unchecked could result in a costly town disaster.”

The Director Infrastructure Services reported as follows:

“BACKGROUND

As a result of erosion occurring to Penguin Beach over many years a number of remedial measures have been undertaken to prevent or minimise this erosion including the most recent being the extension of the retaining wall between the Beach and Main Road nature strip eastwards toward the access down to the beach adjacent to the children’s playground in 2005.

Over the last two–three years concerns have been raised by Penguin residents, Councillors and Council staff about the erosion that has occurred, particularly between the end of the retaining wall and approximately the commencement of the access road to Lions Park ('Old Surf Club Road').

DISCUSSION

Sand movement along Penguin Beach is quite noticeable with regular changes in levels occurring and being evident when compared to the existing concrete retaining wall. One particular area of concern is between the end of the retaining wall and the access ramp to the beach near the Norfolk Pine where undermining of the escarpment was taking place. This area is frequented by residents for picnics etc. and children who like to slide down the grass slope.

The stability of the large Norfolk Pine near the main access to the beach has been raised and this is monitored regularly by a specialist who has assured staff that the tree is quite stable at this time. This monitoring will continue and inform any actions to be undertaken in the future.

At this stage, it is not believed that there is a major risk to the Penguin and Main Road from the beach erosion. However, this can change and monitoring of the erosion areas and beach changes will continue in order to be prepared.

In recent months there has been little change to the steep banks adjacent to the beach. Council staff continue to monitor these areas and undertake risk assessments to ensure that the area is safe for beach and Main Road users.

Preliminary consideration as to how to protect the escarpment from further erosion without detracting from the aesthetic attraction of the area has been given but design work has not been possible to date. The area behind the LINC (library) and shops which back onto the area along Main Road is likely to require a different solution as is the section adjacent to the Lions Park access road.

Investigations need to be undertaken into possible action to resolve the current erosion issues along the beach. Once viable solutions are determined, the Penguin community needs to be consulted on these to ensure that whatever is undertaken, the long–term future of Penguin Beach is sustainable.

CONSULTATION

Consultation has been occurring over at least the last two to three years with Councillors, Council staff and various Penguin community members on concerns raised and viable solutions to the erosion that has occurred.

RESOURCE, FINANCIAL AND RISK IMPACTS

Unfortunately, the cost of viable actions to minimise the risk to beach users and property and the Penguin beach environment is likely to be very high. Further research is required into Government funding available to assist with remedial works and then need to be undertaken in the next financial year.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

The Environment and Sustainable Infrastructure

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

CONCLUSION

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

Motion

Carried unanimously

ORGANISATIONAL SERVICES

111/2017 Contracts and agreements

The Director Organisational Services reported as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of March 2017 has been submitted by the General Manager to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reported as follows:

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

■ Cr van Rooyen 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

112/2017 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reported as follows:

“PURPOSE

This report is to inform the meeting of any correspondence received during the month of March 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:

- Two letters of representation in respect of planning application for telecommunication tower at the Ulverstone Showground.
- Letter regarding the Australian Local Government Associations submission to the 2017–2018 Federal Budget for Financial Assistance Grants.
- Letter regarding the Tasmanian Governments launch of Safe Homes Safe Families: Responding and Reporting.
- Letter of support from Leonie Hiscutt MLC for proposed community event – The Grasshopper Carnival.

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

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

Carried unanimously

113/2017 Common seal

The Director Organisational Services reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 21 March 2017 to 19 April 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 Howard moved and Cr Downie seconded, “That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document, and that the advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities be received.”

Carried unanimously

114/2017 Financial statements

The Director Organisational Services reported as follows:

“The following principal financial statements of the Council for the period ended 31 March 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 Carpenter moved and Cr Downie seconded, “That the financial statements (copies being appended to and forming part of the minutes) be received.”

Carried unanimously

CLOSURE OF MEETING TO THE PUBLIC

115/2017 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;
- . Central Coast and Devonport Shared Audit Panel – Appointment of Chairperson; and
- . Exchange and sale of land at 310 and 310A Preservation Drive, Sulphur Creek (388/2013 – 16.12.2013).

These are matters relating to:

- . information of a personal and confidential nature or information provided to the council on the condition it is kept confidential; and
- . proposals for the council to acquire land or an interest in land or for the disposal of land.”

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

- . information of a personal and confidential nature or information provided to the council on the condition it is kept confidential; and
- . proposals for the council to acquire land or an interest in land or for the disposal of land;

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;
- . Central Coast and Devonport Shared Audit Panel – Appointment of Chairperson; and
- . Exchange and sale of land at 310 and 310A Preservation Drive, Sulphur Creek (388/2013 – 16.12.2013).”

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 6.54pm.

116/2017 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 March 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.”

117/2017 Central Coast and Devonport Shared Audit Panel – Appointment of Chairperson

The General Manager reported as follows:

“PURPOSE

The purpose of this report is to appoint an external Chairperson to the Shared Audit Panel with the Devonport City Council.

...

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.”

**118/2017 Exchange and sale of land at 310 and 310A Preservation Drive, Sulphur Creek
(388/2013 – 16.12.2013)**

The Director Organisational Services reported as follows:

"PURPOSE

The purpose of this report is to consider the exchange and transfer of a portion of land at 310 Preservation Drive, Sulphur Creek and the subsequent sale (after subdivision) of land located in Overall Street, Sulphur Creek and known as 310A Preservation Drive, Sulphur Creek, that is considered to be surplus to Council requirements.

...

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 6.57pm.

CONFIRMED THIS 15TH DAY OF MAY, 2017.

Chairperson

(lb:Imm)

Appendices

- Minute No. 99/2017 – Audit Panel Charter
- Minute No. 102/2017 – Schedule of Statutory Determinations
- Minute No. 111/2017 – Schedule of Contracts & Agreements
- Minute No. 113/2017 – Schedule of Documents for Affixing of the
Common Seal
- Minute No. 114/2017 – 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

Audit Panel Charter

March 2017

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1 BACKGROUND

The Audit Panel is an independent advisory Committee to the Council. The Audit Panel Charter has been established in compliance with Part 8 of Division 4 of the *Local Government Act 1993* (the Act) and the *Local Government (Audit Panels) Order 2014*.

This Charter sets out the Audit Panel's objective, authority, composition, tenure, functions, responsibilities, reporting and administrative arrangements.

The Council wishes to have a shared arrangement with Devonport City Council for the establishment of the Audit Panel and the conduct of meetings where there are matters of mutual interest.

2 OBJECTIVE

The Audit Panel's objective is to review the Council's performance under section 85A of the Act and report to the Council its conclusions and recommendations.

3 AUTHORITY

The Audit Panel does not have executive powers or authority to implement actions in areas over which management has responsibility and does not have any delegated financial responsibility.

The Audit Panel does not have any management functions and is therefore independent of management.

The Central Coast Council authorises the Audit Panel, within its responsibilities, to:

- . obtain any information it requires from any employee or external party (subject to any legal obligation to protect information);
- . discuss any matters with the Tasmanian Audit Office, or other external parties (subject to confidentiality considerations);
- . request the attendance of any employee, including members of the Council, at Audit Panel meetings; and
- . obtain legal or other professional advice, as considered necessary to meet its responsibilities provided the cost of such advice is within the budget granted to the Audit Panel.

4 COMPOSITION AND TENURE

The Audit Panel of each Council comprises two elected members and two independent members. The independent members are appointed jointly by both Councils to be shared between each Council's Audit Panel.

One of the independent members will be appointed as the Chair of the Audit Panel.

Audit Panel members are appointed by Council for a period of four years coinciding

with Council elections.

Audit Panel members, other than independent members, may be reappointed at the approval of the Council. Independent members need the approval of both Councils to be reappointed.

In appointing an independent member of the Audit Panel, the Councils are to ensure that the person possesses good business acumen and sound management and communication skills. The Councils may also take into account other skills such as knowledge of financial management and audit practice, governance processes, risk management and relevant industry knowledge.

Should an independent member of the Panel wish to resign, written notice is to be addressed to the General Manager of both Councils.

Should the Panel feel that one of their members is not performing to a satisfactory level or is not meeting expectations of their appointment, in the first instance the Chair will address concerns with the individual concerned. If the matter remains unresolved, the General Managers are to be informed. The Councils, after consultation with each other, may, by resolution, end the term of the Chair and/or an independent member at any time.

5 *FUNCTIONS*

The functions of the Audit Panel are to consider whether:

- . the annual financial statements of the Council accurately represent the state of affairs of the Council;
- . the Strategic Plan, Annual Plan, long-term financial management plan and long-term strategic asset management plans of the Council are integrated and the processes by which, and assumptions under which, those plans were prepared are sound and justified;
- . the accounting, internal control, anti-fraud, anti-corruption and risk management policies, systems and controls that the Council has in relation to safeguarding its long-term financial position are appropriate;
- . the Council is complying with the provisions of the Act and any other relevant legislation;
- . all strategic and business risks affecting the Council are identified and assessed, and the effectiveness of mitigation controls evaluated; and
- . the Council has taken any action in relation to previous recommendations provided by the Audit Panel to the Council.

In fulfilling its functions, the Audit Panel should consider the following key areas:

- . corporate governance;

- . human resource management, including policies, procedures and enterprise agreements;
- . information and communications technology governance;
- . management and governance of the use of data, information and knowledge; and
- . internal and external reporting requirements.

6 RESPONSIBILITIES OF PANEL MEMBERS

Members of the Audit Panel are expected to understand and observe the legal requirements of the Act and *Local Government (Audit Panels) Order 2014*. Members are also expected to:

- . act in the best interests of the Council;
- . apply sound analytical skills, objectivity and judgment;
- . express opinions constructively and openly, raise issues that relate to the Audit Panel's functions and pursue independent lines of enquiry; and
- . contribute the time required to review the papers provided.

7 REPORTING

The Audit Panel is to provide a copy of its meeting minutes to the Council as soon as practical after every Audit Panel meeting.

If the Audit Panel has conducted a review under section 85A of the Act, the Audit Panel must provide a written report of its conclusions and recommendations to the Council.

8 ADMINISTRATIVE ARRANGEMENTS

8.1 Meetings

- . The Audit Panel will meet at least four times per year on a shared arrangement basis with Devonport City Council.
- . The shared arrangement will provide for meetings to alternate between Central Coast Council and Devonport City Council.
- . Each Council may have a meeting with the Chairperson of the Audit Panel at any time. The Audit Panel is to regulate its own proceedings in accordance with this Charter.
- . The Chair may determine that a meeting is to be held in private.
- . The Chair may call additional meetings if required to by the Council or by at

least two other members of the Audit Panel.

- . The General Manager and the Director Organisational Services, and/or their delegates, are to attend Audit Panel meetings unless the Chair determines a meeting is to be held in private.
- . The Audit Panel may invite any Councillor and/or employee of the Council and/or representative of the Tasmanian Audit Office to attend meetings of the Audit Panel.
- . Meetings of the committee are closed to the public. Minutes of meetings are to be kept.

8.2 Quorum

- . A quorum of an Audit Panel meeting is majority of members, including an independent member.

8.3 Work Plan

- . The Audit Panel is to develop an annual work plan each year that includes, but is not limited to, a schedule of meetings and the known objectives for each meeting.
- . The plan is to be reviewed annually to ensure the Audit Panel effectively discharges its responsibilities.
- . The forward meeting schedule should include the dates, location, and proposed agenda items for each meeting for the forthcoming year, and cover all the functions of the Audit Panel outlined in this Charter.

8.4 Secretariat

Each Council, in consultation with the Audit Panel, will appoint a person to provide secretariat support to the Audit Panel. The secretariat will:

- . ensure the agenda for each meeting is approved by the Chair;
- . ensure the agenda and supporting papers are circulated at least one week prior to the meeting; and
- . ensure the minutes of the meetings are prepared and submitted to the Council as soon as practicable after each meeting.

8.5 Conflict of Interests

Audit Panel members must declare to the Chair any pecuniary or non-pecuniary interests that may affect them in carrying out their functions.

Independent members are to consider past employment, consultancy arrangements and related party issues in making these declarations and the Chair should be satisfied that there are sufficient processes in place to manage any real or perceived

interest.

At the beginning of each Audit Panel meeting, members are required to declare any potential or actual interest that may apply to specific matters on the meeting agenda. Where required by the Chair, the member will be excused from the meeting or from the Audit Panel's consideration of the relevant agenda item(s). Details of potential or actual interests declared by members will be appropriately recorded in the minutes.

8.6 Induction

The Council will provide new Audit Panel members with relevant information and briefings on their appointment to assist them to meet their Audit Panel responsibilities.

8.7 Remuneration

The independent members of the Audit Panel shall be paid a sitting fee of \$500 for each meeting attended. The Chair of the Audit Panel shall be paid an additional fee of \$2,000 per annum. These fees shall be divided equally between the Central Coast Council and Devonport City Council.

9 PERFORMANCE EVALUATION

The Chair will evaluate the performance of the Audit Panel, both of the individual members and collectively, on an annual basis with the appropriate input from relevant stakeholder as determined by the Chair. This will be reported to the Council on an annual basis.

10 REVIEW OF AUDIT PANEL CHARTER

The Audit Panel will review the Audit Panel Charter bi-annually and recommend any changes to the Council for approval.

The next review date will be: *December 2018*.



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 March 2017

Contracts

- . Contract No. 18/2016–2017
Hardings Hotmix Pty Ltd
Construction of Wongi Lane bus stops
Net Price \$303,953.10 (incl. GST)

Agreements

- . Infrastructure Relocation and Works Agreement
Tasmanian Networks Pty Ltd (TasNetworks) and Central Coast Council
Wongi Lane, Ulverstone – Case Number CS16–8124
- . APH Agreement
Garage No. 4 Annlyn Court
25–29 Lovett Street, Ulverstone
- . Tenancy Agreement
Unit 14 Cooina Court
35–37 Main Street, Ulverstone
- . Infrastructure Relocation and Works Agreement
Pitney Bowes Australia Pty Ltd and Central Coast Council
Software and Data End User Licence Agreement (MapInfo)
- . Loan Agreement
Tasmanian Public Finance Corporation (Tascorp) and Central Coast Council
\$6,500,000 for 5 years at 3.21%
Loan Agreement 492
- . Loan Agreement
Tasmanian Public Finance Corporation (Tascorp) and Central Coast Council
\$780,000 for 5 years at 3.21%
Loan Agreement 493

- Loan Agreement
Tasmanian Public Finance Corporation (Tascorp) and Central Coast Council
\$200,000 for 5 years at 3.21%
Loan Agreement 494
- Loan Agreement
Tasmanian Public Finance Corporation (Tascorp) and Central Coast Council
\$250,000 for 5 years at 3.21%
Loan Agreement 495



Sandra Ayton
GENERAL MANAGER

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

Period: 21 March 2017 to 19 April 2017

Documents for affixing of the common seal

- Nil

Final plans of subdivision sealed under delegation

- Adhesion Order
34 Stephen Street, Forth
Application No. ADH216002 – adhesion of two sub-minimal allotments
- Final Plan of Survey
212–214 Main Road, Penguin
Application No. DA216091 – two lot subdivision



Sandra Ayton
GENERAL MANAGER

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

	2015/2016		2016/2017	
	\$	%	\$	%
Rates paid in Advance	- 837,326.01	-5.95	- 892,195.10	-6.17
Rates Receivable	295,911.64	2.10	228,216.09	1.58
Rates Demanded	14,561,987.40	103.53	15,038,148.67	104.03
Supplementary Rates	44,881.00	0.32	81,005.61	0.56
	14,065,454.03	100.00	14,455,175.27	100.00
Collected	12,519,810.88	89.01	12,930,798.33	89.45
Add Pensioners – Government	872,112.54	6.20	888,632.45	6.15
Pensioners – Council	36,463.67	0.26	34,825.00	0.24
	13,428,387.09	95.47	13,854,255.78	95.84
Remitted	1,492.86	0.01	934.40	0.01
Discount Allowed	547,739.33	3.89	584,736.13	4.05
Paid in advance	- 642,104.50	-4.56	- 705,657.09	-4.88
Outstanding	729,939.25	5.19	720,906.05	4.98
	14,065,454.03	100.00	14,455,175.27	100.00

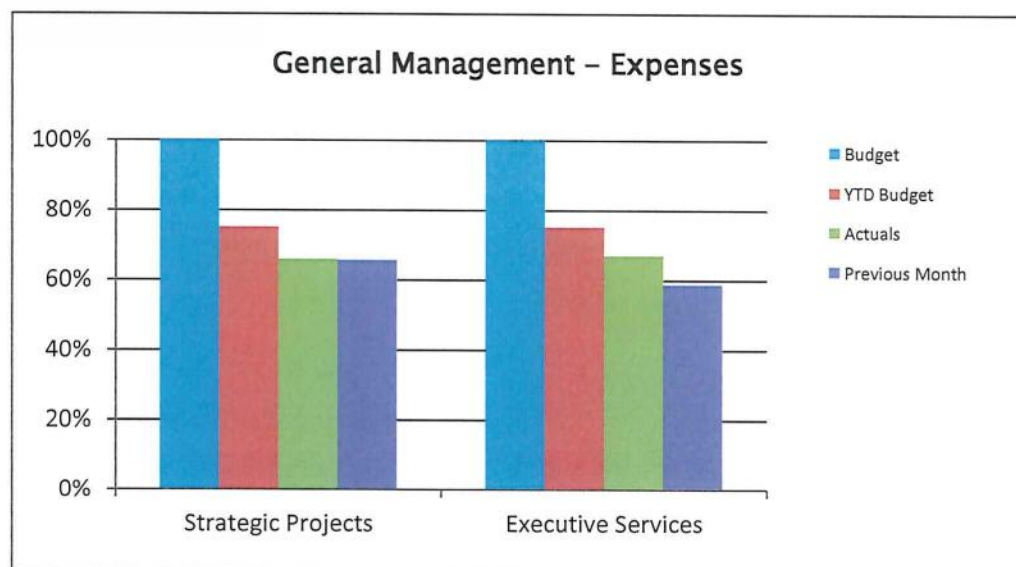
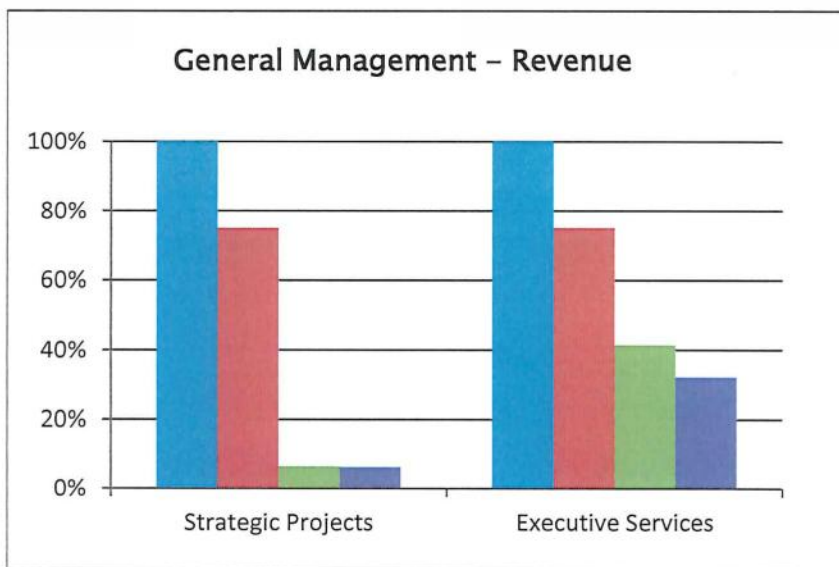


Andrea O'Rourke
ASSISTANT ACCOUNTANT

1-Apr-2017

Finance Report – March 2017

GENERAL MANAGEMENT	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Strategic Projects	(4,373,000)	(3,279,770)	(276,718)	(269,015)	(3,003,052)	(4,096,282)	6%
Executive Services	(16,000)	(12,010)	(6,632)	(5,148)	(5,378)	(9,368)	41%
	\$ (4,389,000)	\$ (3,291,780)	\$ (283,350)	\$ (274,163)	\$ (3,008,430)	\$ (4,105,650)	
Expenses							
Strategic Projects	134,000	100,520	88,201	87,780	12,319	45,799	66%
Executive Services	1,490,000	1,118,210	996,061	873,475	122,149	493,939	67%
	\$ 1,624,000	\$ 1,218,730	\$ 1,084,263	\$ 961,254	\$ 134,467	\$ 539,737	

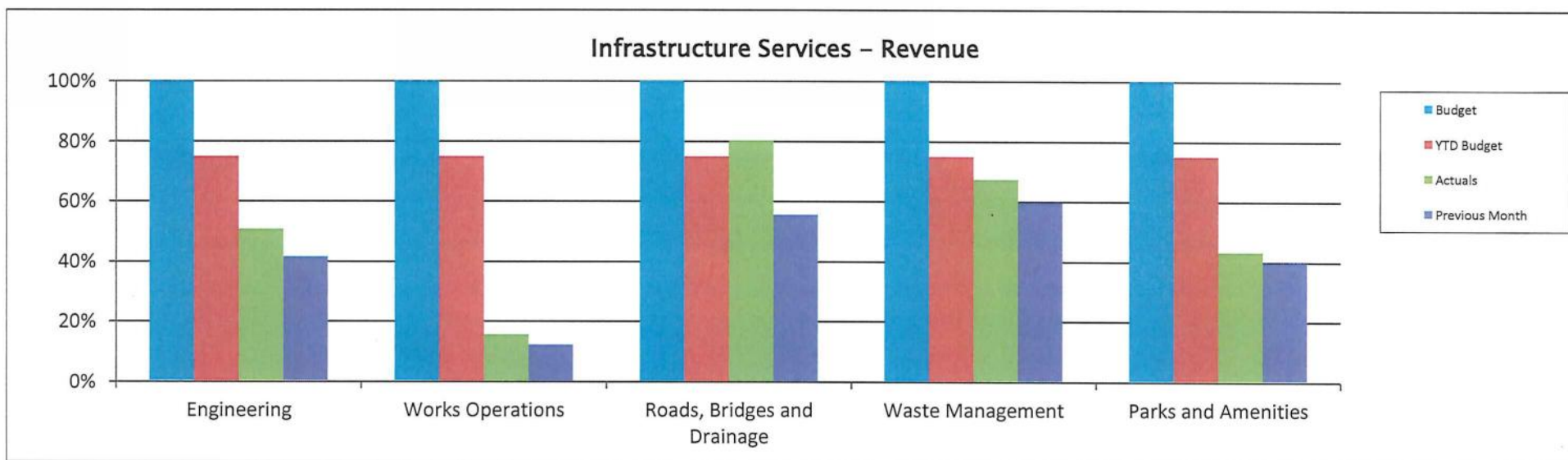


Variance

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 – March 2017

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Engineering	(1,486,000)	(1,114,480)	(753,126)	(616,507)	(361,354)	(732,874)	51%
Works Operations	(3,953,000)	(2,964,749)	(618,789)	(484,901)	(2,345,960)	(3,334,211)	16%
Roads, Bridges and Drainage	(2,542,200)	(1,906,650)	(2,042,435)	(1,414,838)	135,785	(499,765)	80%
Waste Management	(593,500)	(445,120)	(400,238)	(354,793)	(44,882)	(193,262)	67%
Parks and Amenities	(496,250)	(372,182)	(214,509)	(198,510)	(157,673)	(281,741)	43%
	\$ (9,070,950)	\$ (6,803,181)	\$ (4,029,096)	\$ (3,069,549)	\$ (2,774,085)	\$ (5,041,854)	

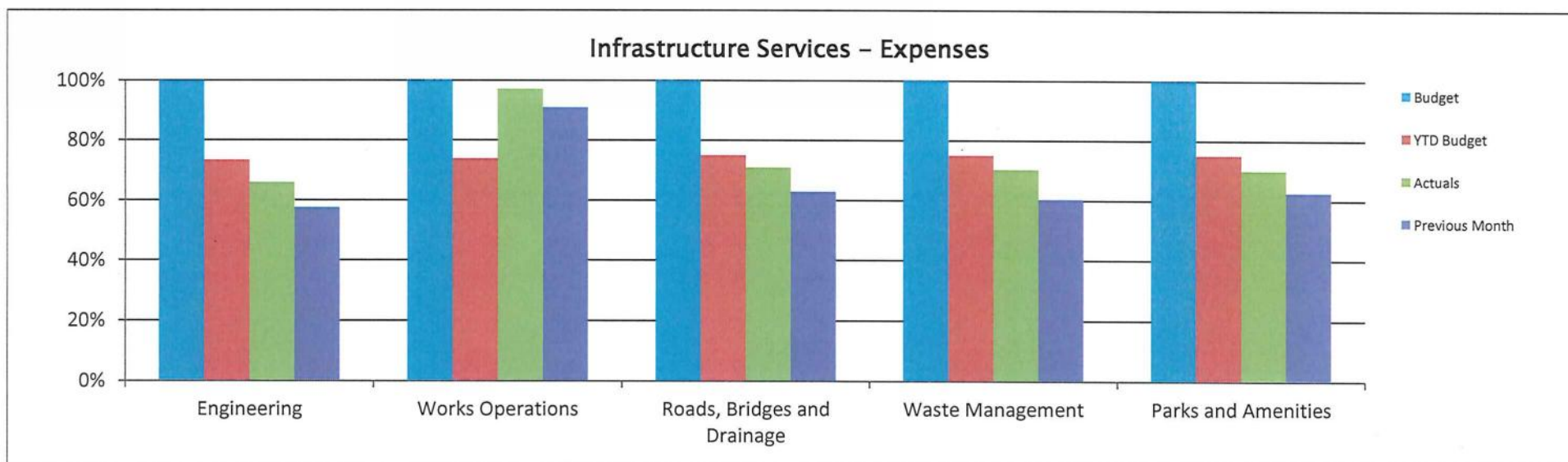


Variance

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 have been 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 – March 2017

INFRASTRUCTURE SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Engineering	1,486,000	1,088,105	978,960	853,852	109,145	507,040	66%
Works Operations	1,209,000	892,330	1,173,573	1,099,779	(281,243)	35,427	97%
Roads, Bridges and Drainage	6,997,000	5,247,739	4,959,621	4,399,888	288,118	2,037,379	71%
Waste Management	3,587,500	2,690,524	2,521,197	2,164,659	169,327	1,066,303	70%
Parks and Amenities	2,590,250	1,942,550	1,811,201	1,618,819	131,349	779,049	70%
	\$ 15,869,750	\$ 11,861,248	\$ 11,444,551	\$ 10,136,997	\$ 416,697	\$ 4,425,199	

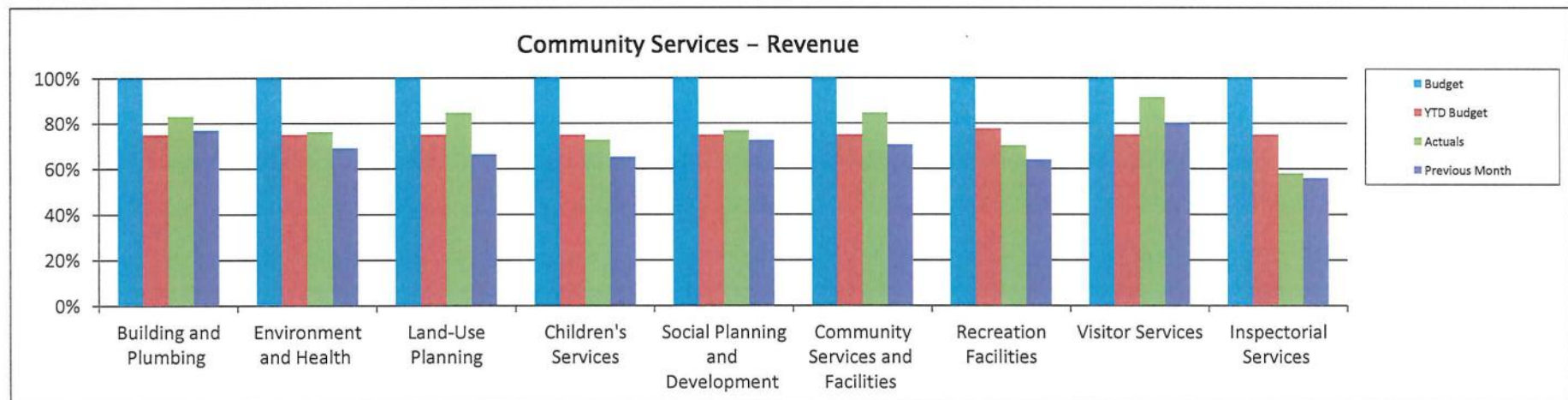


Variance

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 February not yet received.
Parks and amenities	Expenditure under YTD budget – Timing of costs in general.

Finance Report – March 2017

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Building and Plumbing	(220,000)	(165,010)	(182,374)	(169,074)	17,364	(37,626)	83%
Environment and Health	(70,200)	(52,671)	(53,506)	(48,487)	835	(16,694)	76%
Land-Use Planning	(156,000)	(117,030)	(132,153)	(103,608)	15,123	(23,847)	85%
Children's Services	(1,399,000)	(1,049,200)	(1,018,184)	(913,877)	(31,016)	(380,816)	73%
Social Planning and Development	(90,200)	(67,607)	(69,346)	(65,524)	1,739	(20,854)	77%
Community Services and Facilities	(788,800)	(591,601)	(667,537)	(557,922)	75,936	(121,263)	85%
Recreation Facilities	(616,500)	(478,575)	(433,729)	(394,566)	(44,846)	(182,771)	70%
Visitor Services	(118,000)	(88,489)	(107,961)	(94,689)	19,472	(10,040)	91%
Inspectorial Services	(189,000)	(141,690)	(109,285)	(105,238)	(32,405)	(79,715)	58%
	\$ (3,647,700)	\$ (2,751,873)	\$ (2,774,074)	\$ (2,452,985)	\$ 22,201	\$ (873,626)	

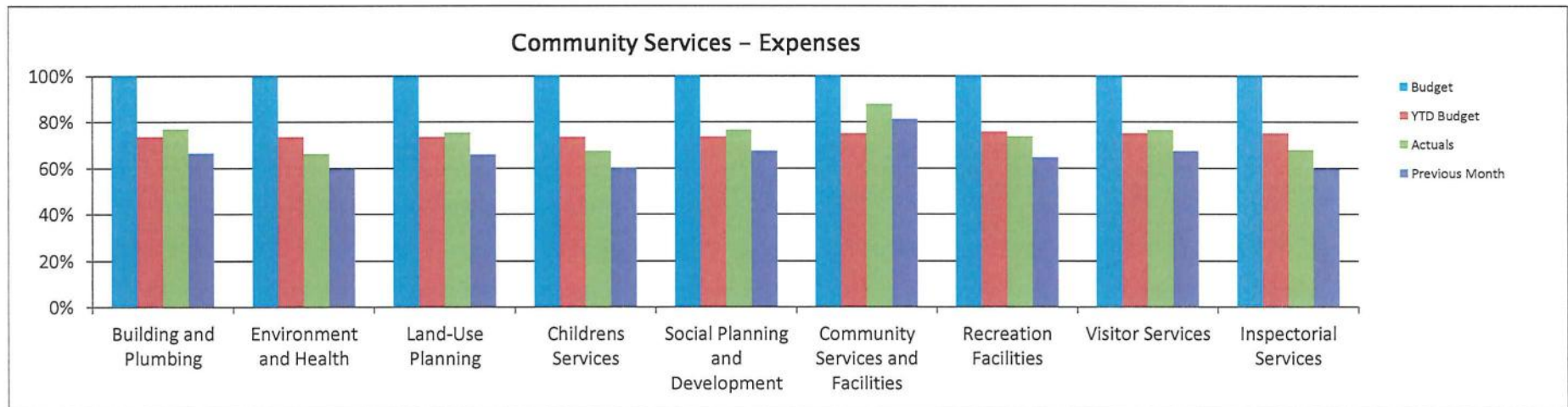


Variance

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 – March 2017

COMMUNITY SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Expenses							
Building and Plumbing	474,000	348,410	363,421	315,022	(15,011)	110,579	77%
Environment and Health	338,200	248,171	223,934	201,836	24,237	114,266	66%
Land-Use Planning	577,500	424,120	435,206	380,688	(11,086)	142,294	75%
Children's Services	1,388,000	1,019,390	937,158	834,551	82,232	450,842	68%
Social Planning and Development	824,900	607,657	630,828	557,052	(23,171)	194,072	76%
Community Services and Facilities	1,245,700	934,006	1,094,332	1,012,232	(160,326)	151,368	88%
Recreation Facilities	1,959,300	1,482,652	1,443,790	1,265,825	38,862	515,510	74%
Visitor Services	318,000	238,479	242,790	214,280	(4,311)	75,210	76%
Inspectorial Services	316,000	237,010	214,471	189,724	22,539	101,529	68%
	\$ 7,441,600	\$ 5,539,895	\$ 5,585,930	\$ 4,971,211	\$ (46,035)	\$ 1,855,670	



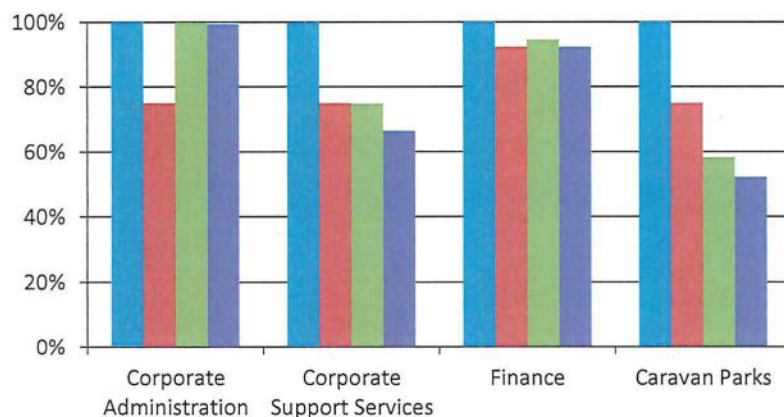
Variance

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.
	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.

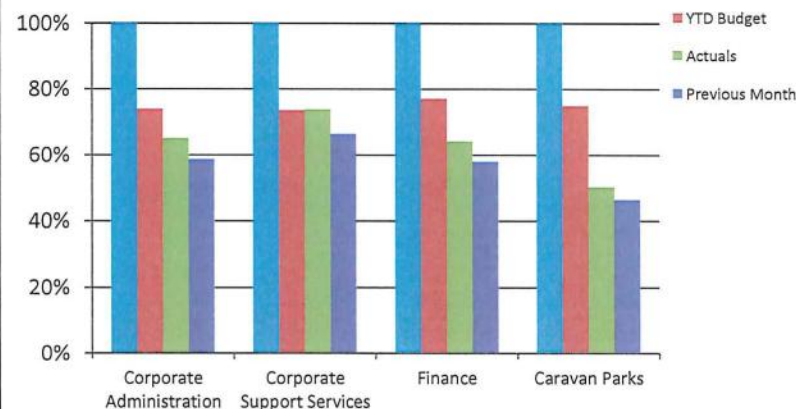
Finance Report – March 2017

ORGANISATIONAL SERVICES	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
Revenue							
Corporate Administration	(15,200)	(11,390)	(15,375)	(15,099)	3,985	175	101%
Corporate Support Services	(3,333,000)	(2,499,750)	(2,493,812)	(2,217,133)	(5,938)	(839,188)	75%
Finance	(21,083,000)	(19,454,360)	(19,912,194)	(19,457,134)	457,834	(1,170,806)	94%
Caravan Parks	(139,000)	(104,260)	(80,846)	(72,542)	(23,414)	(58,154)	58%
	\$ (24,570,200)	\$ (22,069,760)	\$ (22,502,228)	\$ (21,761,908)	\$ 432,468	\$ (2,067,972)	
Expenses							
Corporate Administration	571,600	423,750	373,273	201,836	50,477	198,327	65%
Corporate Support Services	4,230,000	3,114,900	3,128,818	380,688	(13,918)	1,101,182	74%
Finance	1,817,500	1,400,020	1,167,735	189,724	232,285	649,765	64%
Caravan Parks	84,000	63,000	42,127	–	20,873	41,873	50%
	\$ 6,703,100	\$ 5,001,670	\$ 4,711,953	\$ 772,249	\$ 289,717	\$ 1,991,147	

Organisational Services – Revenue



Organisational Services – Expenses



Variance

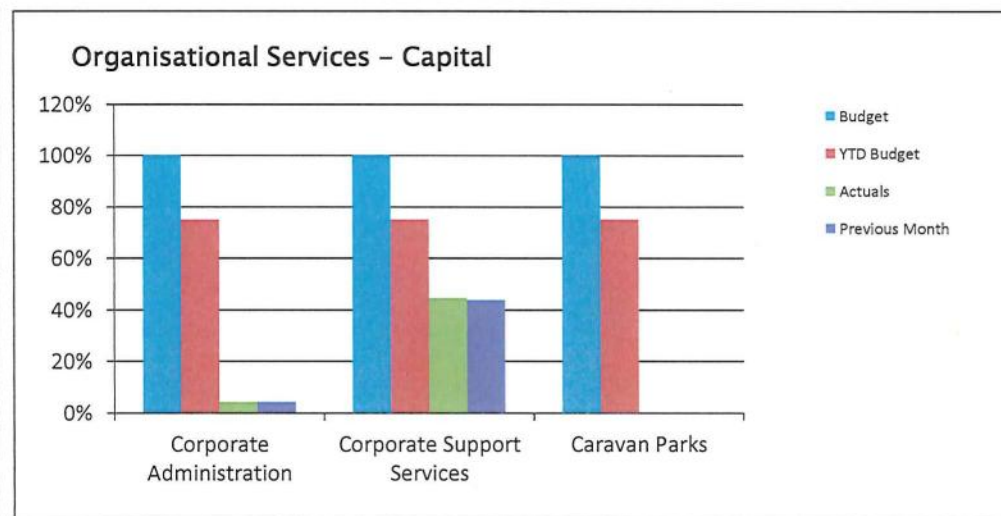
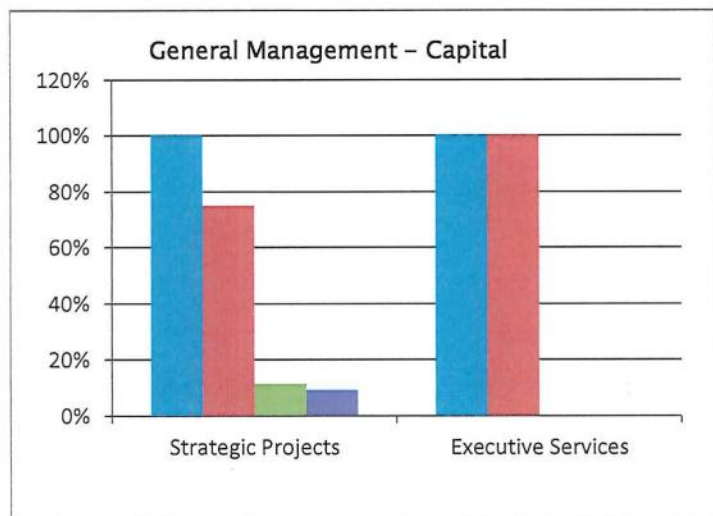
Corporate Administration	Revenue more than YTD Budget – Small revenue area and timing in general.
Corporate Support Services	Revenue more than YTD Budget – Timing relating to reimbursements for parental leave.
Finance	Revenue more than YTD Budget – Rates reflected at gross amount before rebates and discounts 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 – March 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
GENERAL MANAGEMENT							
Strategic Projects	6,258,000	4,693,458	718,598	584,027	3,974,860	5,539,402	11%
Executive Services	30,000	30,000	–	–	30,000	30,000	0%
	\$ 6,288,000	\$ 4,723,458	\$ 718,598	\$ 584,027	\$ 4,004,860	\$ 5,569,402	

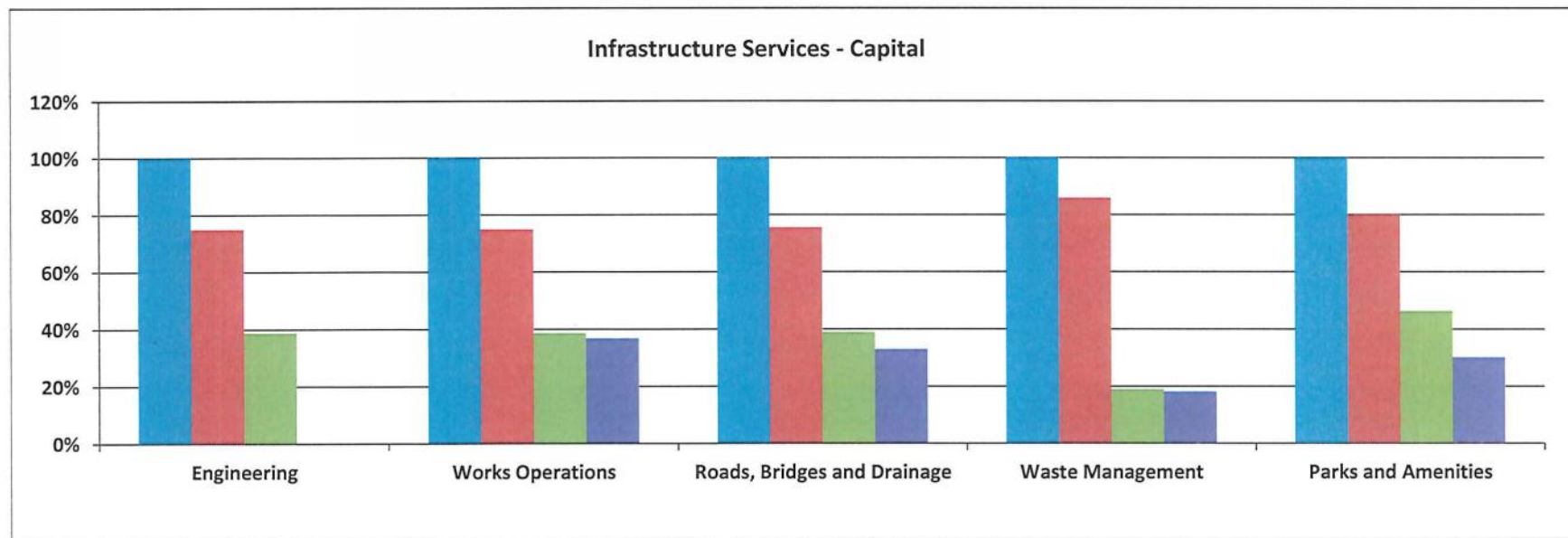
ORGANISATIONAL SERVICES

Corporate Administration	81,000	60,771	3,594	3,594	57,177	77,406	4%
Corporate Support Services	160,000	120,001	71,638	70,553	48,363	88,362	45%
Finance	–	–	–	–	–	–	0%
Caravan Parks	42,000	31,500	–	–	31,500	42,000	0%
	\$ 283,000	\$ 212,272	\$ 75,232	\$ 74,147	\$ 137,040	\$ 207,768	



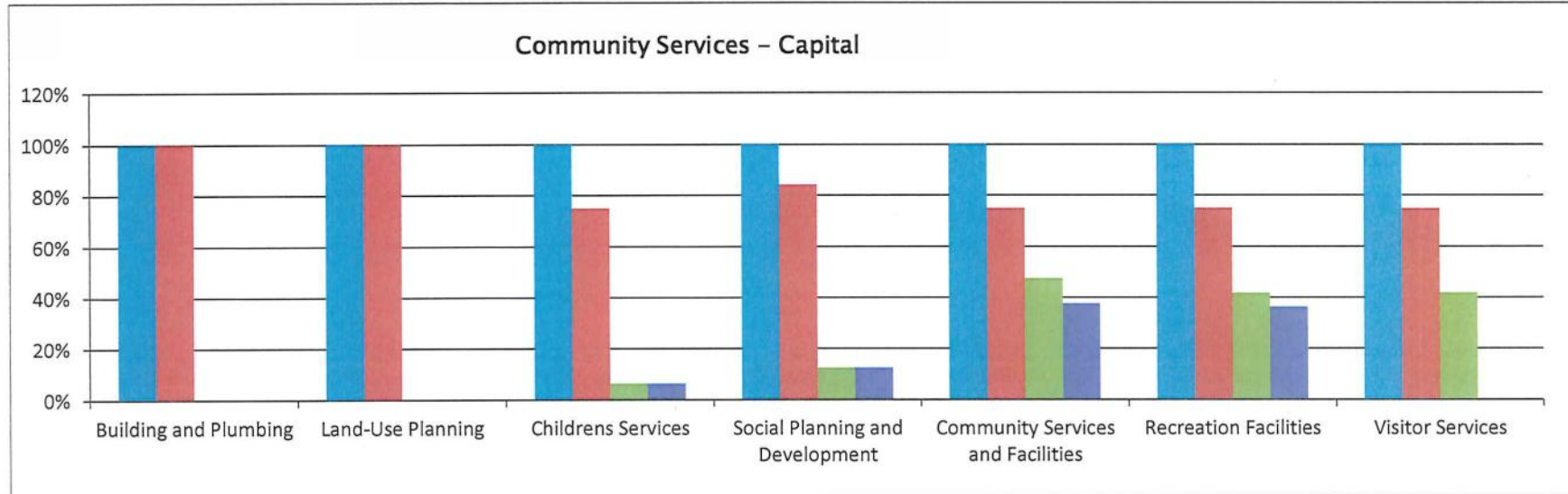
Finance Report – March 2017

	Budget	YTD Budget	Actuals	Previous Month	YTD Variance	Remaining	% of Budget
INFRASTRUCTURE SERVICES							
Engineering	152,000	113,999	–	–	113,999	152,000	0%
Works Operations	3,899,000	2,924,249	1,509,164	1,438,258	1,415,085	2,389,836	39%
Roads, Bridges and Drainage	5,799,000	4,389,216	2,261,891	1,915,642	2,127,325	3,537,109	39%
Waste Management	510,000	438,699	96,350	92,208	342,349	413,650	19%
Parks and Amenities	859,000	687,976	396,510	258,840	291,466	462,490	46%
	\$ 11,219,000	\$ 8,554,139	\$ 4,263,915	\$ 3,704,949	\$ 4,290,224	\$ 6,955,085	



Finance Report – March 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	22,500	-	-	-	58,000	0%
Children's Services	33,000	24,750	2,075	2,075	-	30,925	0%
Community Development	153,000	128,721	19,021	19,021	109,700	133,979	12%
Community Services & Facilities	359,300	269,396	170,486	134,827	98,910	188,814	47%
Recreation Facilities	520,500	390,297	216,818	188,465	173,479	303,682	42%
Environmental Health	30,000	22,500	-	-	22,500	30,000	0%
Visitor Services	5,000	3,740	1,839	-	1,901	3,161	37%
	\$ 1,188,800	\$ 891,904	\$ 410,240	\$ 344,389	\$ 406,489	\$ 778,560	



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

BANK RECONCILIATION

FOR THE PERIOD 1 MARCH TO 31 MARCH 2017

Balance Brought Forward (28/2/2017)	10,246,986.14
Add, Revenue for month	1,874,173.03
	12,121,159.17

Less, Payments for month	2,318,138.06

Balance as at 31 March 2017	9,803,021.11

Balance as at Bank Account as at 31 March 2017	55,523.19
Less, Unpresented Payments	- 16,034.32

	39,488.87

Cash on Hand	- 36,026.98

Operating Account	3,461.89
Interest Bearing Term Deposits	9,799,559.22

	9,803,021.11



Andrea O'Rourke
ASSISTANT ACCOUNTANT

05-April-2017

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]