
Minutes of an ordinary meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 17 July 2017 commencing at 6.00pm.

Councillors attendance

Cr Jan Bonde (Mayor)
Cr John Bloomfield
Cr Amanda Diprose
Cr Rowen Tongs
Cr Philip Viney

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

Employees attendance

Acting General Manager (Mr Cor Vander Vlist)
Director Infrastructure Services (Mr John Kersnovski)
Director Organisational Services (Mr Bill Hutcheson)
Executive Services Officer (Mrs Lou Brooke)
Town Planner (Ms Mary–Anne Edwards)

Media attendance

The Advocate newspaper.

Public attendance

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

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

195/2017 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 19 June 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 Tongs moved and Cr Viney seconded, “That the minutes of the previous ordinary meeting of the Council held on 19 June 2017 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

196/2017 Council workshops

The Executive Services Officer reported as follows:

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

- . 05.06.2017 – Ulverstone Show Society briefing/Review of Corporate Folder
- . 26.06.2017 – Quarterly update
- . 10.07.2017 – Presentation from St Giles re use of Penguin Playcentre building/ Apex Caravan Park development.

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

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

Carried unanimously

MAYOR'S COMMUNICATIONS

197/2017 Mayor's communications

The Mayor reported as follows:

"I would like to present two awards to the meeting. In 2016, the General Manager, as a continuous improvement exercise, entered the Council's 2015–2016 Annual Report into the Australasian Reporting Awards. I am pleased to announce that the Council were successful in achieving a bronze award, which is a tremendous result for a first-time entrant.

Secondly, an Appreciation Award was presented to the Council at the Ulverstone Fire Brigade's annual dinner, for dedicated and outstanding service, the Fire Brigade appreciate the continued support that the Council provides."

198/2017 Mayor's diary

The Mayor reported as follows:

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

- . Council–community morning tea – North Motton and Gawler districts
- . Tasmanian Health Service – Central Coast Adult Day Centre morning tea/guest speaker
- . Switch Tasmania – meeting
- . Local Government Association of Tasmania – General Management Committee meeting (Hobart)
- . Premier's Local Government Council – meeting (Hobart)
- . Coast FM/Radio 7AD – community reports
- . Cradle Coast Authority – Rules Review meeting (Burnie)
- . Ulverstone Fire Brigade – annual dinner
- . Tasmanian Brick Enthusiasts Inc. – Brixhibition Ulverstone 2017 (LEGO© event) presentations
- . Cradle Coast Mayors – tour of Central Coast."

Cr Downie reported as follows:

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

- . Ulverstone Municipal Band – annual general meeting
- . Rotary Club of Ulverstone – changeover dinner."

Cr Carpenter reported as follows:

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

. Apex Club of Ulverstone – changeover dinner.”

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

Carried unanimously

199/2017 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.

200/2017 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

201/2017 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."

No reports were made.

APPLICATIONS FOR LEAVE OF ABSENCE

202/2017 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

203/2017 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

204/2017 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

205/2017 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

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

(a) offer an argument or opinion; or

(b) draw any inferences or make any imputations –

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

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

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

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

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

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

The allocation of topics ensued.

206/2017 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

207/2017 Minutes and notes of committees of the Council and other organisations

The Acting General Manager reported as follows:

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

- . Local Government Association of Tasmania general meeting – meeting held – 17 February 2017
- . Local Government Association of Tasmania general meeting – meeting held – 7 April 2017
- . Devonport City Council and Central Coast Council – Shared Audit Panel – meeting held on 5 June 2017
- . Central Coast Council Audit Panel – meeting held on 5 June 2017
- . Central Coast Community Safety Partnership Committee – meeting held on 28 June 2017
- . Central Coast Youth Engaged Steering Committee – meeting held on 29 June 2017
- . Central Coast Community Shed Management Committee – meeting held on 3 July 2017
- . Central Coast Community Shed Management Committee – Annual General Meeting held on 3 July 2017
- . Development Support Special Committee – meeting held on 10 July 2017.

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

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

Carried unanimously

COMMUNITY SERVICES

208/2017 Relocation of Penguin 'Pablo'

■ Cr Howard (having given notice, and now with amended wording) moved and Cr Carpenter seconded, "That Council investigate the installation of additional signage, promoting the coastal scenic drive and the subsequent relocation of 'Pablo' the penguin from its current location at Howth, to the western end of the Main Road Railway Reserve."

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

"Created in 1970 as a project initiated by the Penguin Retail Traders with generous support from manufacturers Penguin Composites, a brother to the Big Penguin came into being. Having for a considerable period resided peacefully at the Johnson's Beach precinct it was disappointing that some time thereafter that the unnamed Penguin was the recipient of a serious attack of vandalism.

Following restoration, the Penguin's future was transferred to the Penguin High School Art Group. Using flair and imagination a stunning art design emerged along with the ingenious name of 'Pablo' being adopted.

After due consideration, it was decided that as a Tourist attraction 'Pablo's' new safe home was to be at Howth.

With the passing of time Public interest has expressed a desire for 'the coming home of Pablo'.

As an acceptable new location, general consensus is that best Tourist advantage would be for Pablo to take up residence at the Main Road Railway Reserve (Western end).

In advancing the proposed venture it is requested that Council commence the process required in allowing the matter to proceed."

The Director Community Services reported as follows:

"PURPOSE

This report considers a motion on notice from Cr Howard relating to the relocation of 'Pablo' the Penguin from its current location on the Bass Highway west of the Howth roundabout to a new location at the western end of the railway reserve adjacent to the Penguin Railway Station on the main street of Penguin.

BACKGROUND

Following a request that 'Pablo' the Penguin be reinstalled in the public domain it was agreed to locate him on the Bass Highway on the western side of the Howth roundabout as a tourist attraction that might tempt visitors to turn off onto Preservation Drive and visit the township of Penguin itself.

DISCUSSION

While the Council is in the process of installing Gateway Signage, particularly aimed at attracting visitors off the Bass Highway into the township of Penguin, this signage will be erected west of the Pine Road entry to Penguin rather than west of the start of Preservation Drive.

Relocating 'Pablo' to the western end of Main Road, Penguin, would in a way 'bookend' the main shopping precinct with the Big Penguin on the northern side of Main Road next to the Library and 'Pablo' on the southern side of Main Road next to the Penguin Railway Station. While the relocation of 'Pablo' would reduce his effectiveness in attracting visitors onto Preservation Drive, his relocation would enhance the Penguin Railway Station Precinct.

It is evident that there are mixed views within the community on this matter and Councillors will need to consider in which location 'Pablo' would be most effective as a tourism drawcard.

Copies of Cr Howard's motion and the accompanying photographs of 'Pablo' are attached.

CONSULTATION

No consultation has been undertaken.

RESOURCE, FINANCIAL AND RISK IMPACTS

The impact on resources would not be significant, and could be met within the current budget as it is considered that, apart from the cement base, the existing frame and signage should be readily relocatable.

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

A Connected Central Coast

- Improve community well-being

Community Capacity and Creativity

- Community capacity-building
- Cultivate a culture of creativity in the community.

CONCLUSION

Copies of the motion and the accompanying attachments having been circulated to all Councillors, Cr Howard's motion is submitted for consideration."

Motion

Carried unanimously

209/2017 Statutory determinations

The Director Community Services reported as follows:

"A Schedule of Statutory Determinations made during the month of June 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 Viney moved and Cr Downie seconded, "That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

210/2017 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 211/2017 and 212/2017, 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 Carpenter moved and Cr Viney seconded, “That the Mayor’s report be received.”

Carried unanimously

211/2017 Residential (dwelling extension) and outbuilding – (shed) – variation to rear boundary setback and setback of a sensitive use from Utilities zone and a railway at 28 Grove Street, Ulverstone – Application No. DA216228

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

‘DEVELOPMENT APPLICATION NO.:	DA216228
PROPOSAL:	Residential (dwelling extension) and outbuilding – (shed) – variation to rear boundary setback and setback of a sensitive use from Utilities zone and a railway
APPLICANT:	T & E Franks
LOCATION:	28 Grove Street, Ulverstone
ZONE:	General Residential
PLANNING INSTRUMENT:	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
ADVERTISED:	27 May 2017
REPRESENTATIONS EXPIRY DATE:	10 June 2017
REPRESENTATIONS RECEIVED:	One
42-DAY EXPIRY DATE:	3 July 2017 (extension of time granted until 17 July 2017)
DECISION DUE:	17 July 2017

PURPOSE

The purpose of this report is to consider an application for an extension to an existing dwelling and to construct an outbuilding (shed) on the southern rear boundary at 28 Grove Street, Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photographs;
- . Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2017/00765-CC; and
- . Annexure 6– Statement of Compliance from the Road Authority and the Stormwater Authority.

BACKGROUND

Development description –

Application is made to construct a 79.47m² addition to an existing 88m² single-storey dwelling and to erect a 192m² Colorbond shed at the rear of the property.

The dwelling additions would accommodate a new laundry, third bedroom with walk-in-robe and ensuite, a second lounge area and a north facing deck.

The 192m² shed would be constructed to within 100mm of the rear property boundary that adjoins land accommodating TasRail's Western Rail line. The shed is required to house a large caravan and associated towing vehicle.

Site description and surrounding area –

The 1,439m² residential allotment is located within the General Residential area of Ulverstone, on the southern fringe of Ulverstone's central business area. The land is bound by a Utility zone to the south, a General Business zone to the east and General Residential zone to the west. Land immediately across the other side of Grove Street is zoned General Business.

The land slopes gently to the south.

History –

The original weatherboard dwelling on the site was constructed in 1913.

A representation was received from TasRail, the adjoining land owner to the rear of the property, requesting the proposed shed be setback 2m from the rear boundary. This matter is discussed in the “Issues” section of this report. The applicant was contacted by the Town Planner, to discuss the matter raised in the representation. The applicant has offered to erect a Colorbond fence along the rear boundary of the property and to install a water line to the rear of the property. The applicant was also offered the opportunity to withdraw their application, however they asked that the proposal be put before the Planning Authority for consideration.

DISCUSSION

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

General Residential

CLAUSE	COMMENT
10.3.1 Discretionary Permit Use	
<p>10.3.1–(P1) Discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) minimise likelihood for adverse impact on amenity for use on adjacent land in the zone.</p>	<p>Not applicable.</p> <p>Residential use is Permitted.</p>
10.3.2 Impact of Use	
<p>10.3.2–(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.</p>	<p>Not applicable.</p> <p>Use is contained within a dwelling.</p>
<p>10.3.2–(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.</p>	<p>Not applicable.</p> <p>Use is contained within a dwelling.</p>

10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is Residential.
10.4.1 Residential density for multiple dwellings	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not applicable. Not an application for multiple dwellings.
10.4.2 Setbacks and building envelope for all dwellings	
10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	(a) Compliant. Existing dwelling on the site is setback 2.5m from the Grove Street frontage. The proposed dwelling addition would be setback 15m. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a). (d) Not applicable. Land does not abut the Bass Highway.

<p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	
<p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.</p>	<p>(a) Compliant. Shed would be setback 22m from the primary frontage.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Site is relatively flat.</p>

<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser). 	<p>(a)(i) Non-compliant. Development would not be contained in building envelope 10.4.2A. The shed would be setback 100mm from the rear boundary of the allotment. The dwelling extension would be compliant.</p> <p>(a)(ii) Non-compliant. The shed would project at a line of 45° with a wall height of 3.6m above natural ground level and setback of 100mm from the southern rear boundary. Final shed height would be 4.76m.</p> <p>Refer to “Issues” section of this report.</p> <p>(b)(i) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(ii) Compliant. The shed and dwelling extension would be setback a minimum of 33m from the eastern side boundary and 2m from the western side boundary.</p>
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10.4.3 Site coverage and private open space for all dwellings	
<p>10.4.3–(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>(a) Compliant. Site coverage would be 32%.</p> <p>(b) Not applicable. No multiple dwelling development proposed.</p> <p>(c) Compliant. Area free from impervious surfaces would be 68%.</p>
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24.0m²; or</p> <p>(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p>	<p>(a)(i) Compliant. Existing dwelling would have 500m² of private open space to the east of the dwelling and 65m² to the north-west of the dwelling.</p> <p>(a)(ii) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Compliant. Site would retain a private open space area with a minimum dimension of 15m.</p>

<p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p> <p>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>(b)(ii) Not applicable. Satisfied by (b)(i).</p> <p>(c) Compliant. Private open space is directly accessible from habitable rooms.</p> <p>(d) Compliant. Private open space is to the north and east of the dwelling.</p> <p>(e) Compliant. Private open space is not located between the dwelling and the primary frontage.</p> <p>(f) Compliant. Land does not have a gradient steeper than 1 in 10.</p> <p>(g) Compliant. Dwelling would have private open space area clear of vehicle access and parking areas.</p>
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10.4.4 Sunlight and overshadowing for all dwellings	
10.4.4–(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Compliant. Habitable room windows face north.
<p>10.4.4–(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling. 	
<p>10.4.4–(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): <ul style="list-style-type: none"> (i) at a distance of 3.0m from the northern edge of the private open space; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June. (c) That part, of a multiple dwelling, consisting of: 	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</p>	
<p>10.4.5 Width of openings for garages and carports for all dwellings</p>	
<p>10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Compliant.</p> <p>Shed would be setback 22m from Grove Street.</p>
<p>10.4.6 Privacy for all dwellings</p>	
<p>10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and</p>	<p>Not applicable.</p> <p>No finished surface or floor level more than 1m above natural ground level.</p>

<p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	
<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p>(i) is to have a setback of at least 3.0m from a side boundary; and</p> <p>(ii) is to have a setback of at least 4.0m from a rear boundary; and</p>	<p>Not applicable.</p> <p>No window or glazed door to a habitable room more than 1m above the natural ground level.</p>

<p>(iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site.</p> <p>(b) The window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p> <p>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	
<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or</p>	<p>Not applicable.</p>

<p>glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <p>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p>	<p>No shared driveway or parking spaces.</p>
<p>10.4.7 Frontage fences for all dwellings</p>	
<p>10.4.7–(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>Not applicable.</p> <p>No front fence proposed.</p>

10.4.8 Waste storage for multiple dwellings	
<p>10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5m from a frontage; and</p> <p>(ii) is at least 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>
10.4.9 Suitability of a site or lot for use or development	
<p>10.4.9-(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of not less than 330m² excluding any access strip; and</p>	<p>(a) Compliant. Site area is 1,439m².</p> <p>(b)(i) Non-compliant. Building area of proposed shed would not be clear of southern rear boundary setback.</p>

<p>(b) if intended for a building, contain a building area of not less than 10.0m x 15.0m:</p> <ul style="list-style-type: none"> (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right of way benefiting other land; (v) clear of any restriction imposed by a Utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<p>(b)(ii) Non-compliant. Shed development would be setback 100mm from a Utilities zone. The Scheme requires a 10m setback.</p> <p>The development of shed and dwelling would be compliant with the required 4m setback from a General Business zone.</p> <p>Refer to “Issues” section of this report.</p> <p>(b)(iii) Not applicable. No registered easement.</p> <p>(b)(iv) Not applicable. No registered right of way.</p> <p>(b)(v) Not applicable. No restriction imposed by a Utility.</p> <p>(b)(vi) Not applicable. No access strip.</p> <p>(b)(vii) Compliant. Land is accessible from Grove Street.</p> <p>(b)(viii) Not applicable. Not a new residential lot.</p>
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <p>(a) across a frontage over which no other land has a right of access; and</p>	<p>(a) Compliant. Frontage to Grove Street.</p> <p>(b) Not applicable. Not an internal lot.</p>

<p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p style="padding-left: 40px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 40px;">(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p style="padding-left: 40px;">(i) 3.6m for a single dwelling development; or</p> <p style="padding-left: 40px;">(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(c)(i) Not applicable. Satisfied by (a).</p> <p>(c)(ii) Not applicable. Satisfied by (a).</p> <p>(d)(i) Compliant. Site has 36.84m wide frontage to Grove Street.</p> <p>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</p> <p>(e) Compliant. Site has existing legal access to Grove Street in accordance with the <i>Local Government (Highways) Act 1982</i>.</p>
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10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	Compliant. The site is connected to the reticulated water system.
10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	Compliant. The site is connected to the reticulated sewerage system.
10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	Compliant. The site is connected to the reticulated stormwater system.
10.4.10 Dwelling density for single dwelling development	
<p>10.4.10–(A1)</p> <p>(a) The site area per dwelling for a single dwelling must –</p> <p style="padding-left: 40px;">(i) be not less than 325m²; and</p> <p style="padding-left: 40px;">(ii) be not more than 830m²; or</p> <p>(b) The site is approved for residential use on a plan sealed before this planning scheme came into effect.</p>	<p>(a)(i) Compliant. Site area is 1,439m².</p> <p>(a)(ii) Not applicable. Satisfied by (b).</p> <p>(b) Compliant. Plan sealed in 1967.</p>

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

<p>(b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback –</p> <p>(i) not less than 1.5m from each side boundary; or</p> <p>(ii) less than 1.5m from a side boundary if –</p> <p>a. built against an existing wall of an adjoining building; or</p> <p>b. the wall or walls –</p> <p>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</p> <p>ii. there is no door or window in the wall of the building; and</p>	
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<p>iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1–(A3) Site coverage must:</p> <p>(a) not be more than 50%; or</p> <p>(b) not be more than any building area shown on a sealed plan.</p>	<p>Not applicable.</p> <p>Proposed development is Residential.</p>
<p>10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.</p>	<p>Not applicable.</p> <p>Proposed development is Residential.</p>
<p>10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>Not applicable.</p> <p>Proposed development is Residential.</p>

10.4.11.2 Visual and acoustic privacy for residential development	
<p>10.4.11.2-(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <ul style="list-style-type: none"> (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; and (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or <p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level; 	<p>Not applicable.</p> <p>Proposed development is Residential.</p>

<p>(iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or</p> <p>(iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	
<p>10.4.11.2–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>Proposed development is Residential.</p>
<p>10.4.11.3 Frontage fences</p>	
<p>10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	<p>Not applicable.</p> <p>Proposed development is Residential.</p>

10.4.12 Setback of development for sensitive use	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the setback distance from the zone boundary as shown in the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary. 	<ul style="list-style-type: none"> (a) Compliant. Dwelling extension would be 17m to Utilities zone boundary and more than 15m to General Business zone boundary. (b) Compliant. Dwelling extension would be 17m to Utilities zone boundary and more than 15m to General Business zone boundary.
<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> (a) Bass Highway; (b) a railway; (c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area. 	<ul style="list-style-type: none"> (a) Compliant. Dwelling extension would be approximately 778m from the Bass Highway. (b) Non-compliant. Dwelling extension would be 17m from a railway line. Refer to “Issues” section of this report. (c) Not applicable. No land designated for future road or rail. (d) Compliant. The nearest proclaimed wharf area is in Devonport approximately 15km to the east.

10.4.13 Subdivision	
10.4.13–(A1) Each new lot on a plan of subdivision must be – (a) intended for residential use; (b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a Statutory authority.	Not applicable. No subdivision proposed.
10.4.13–(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot	Not applicable. No subdivision proposed.
10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Site is not in a bushfire-prone area.
E2 Airport Impact Management Code	Not applicable. No Code in the Scheme.

E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation.
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1m.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	Not applicable. Not within a hazard mapped area.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.

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>(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. The site has existing area to accommodate two car parking spaces.</p>
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>Not applicable for residential development.</p>

E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by a Condition to be placed on the Permit.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; 	Not applicable for residential development.

COMMUNITY SERVICES

<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>E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Not applicable.</p> <p>Land is zoned General Residential.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable. Site is approximately 330m from the Leven River.</p>
<p>Specific Area Plans</p>	<p>No Specific Area Plans apply to this location.</p>

Issues –

1 *Setback from southern rear boundary –*

The Scheme's Acceptable Solution 10.4.2–(A3) "Setbacks and building envelope for all dwellings" requires that development in the General Residential zone be setback 4m from a rear boundary.

The proposed 16m x 12m (192m²) shed would be developed to within 100mm of the southern rear boundary. An exercise of discretion is required to allow for the outbuilding to be constructed as proposed.

The Scheme's Performance Criteria 10.4.3–(P3) requires that development must:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing of an adjoining vacant lot; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with the prevailing in the surrounding area.

The Performance Criteria have been addressed below:

Reduction of sunlight to habitable rooms –

The proposed shed, whilst substantive in floor area, would not result in any unreasonable, sustained overshadowing of habitable rooms of any adjoining dwellings. The location of the shed is to the southern rear boundary of the allotment. An adjoining dwelling, to the west of the land, is located forward of the proposed shed location and would not be impacted upon by the development. A 22m wide Utility zone that accommodates TasRail's Western Rail line, adjoins the allotment on the southern boundary.

Overshadowing of private open space –

As discussed above, the development of the shed close to the rear boundary would not result in any unreasonable or sustained overshadowing of any private open space area of any adjoining dwelling.

Visual Impact –

The proposed shed would have a substantive floor area of 192m², with a wall height of 3.6m and a total pitch height of 4.76m. The size of the shed is due to the applicant's objective to house a large caravan and associated towing vehicle.

The proposed shed would be noticeable from adjoining residential land to the west and from two residential dwellings located on the opposite side of the railway line, approximately 26m to the south of the proposed development.

The adjoining dwelling to the west is forward of the proposed shed location, with an outbuilding in between that dwelling and the proposed development. Subsequently, the shed would not be visible from habitable rooms of this adjoining dwelling.

The two dwellings located across the other side of the railway line are approximately 26m from the shed location. The shed would be obvious, in contrast to the existing open space view from residential back yards, however the two dwellings opposite are some distance away and the shed does not exceed a height of 8.5m, which residential development can be under the Scheme's standards.

The subject parcel of land slopes to the south. The shed would not impose a visual impact when viewed from Grove Street as the existing dwelling is forward of the shed and the slope of the land, sloping downwards to the south, would in combination reduce any visual impact of the development from the street frontage.

The form of the proposed garage and the type of construction materials (Colorbond material in "Monument" & "Windspray" colours) are standard for residential outbuildings. On this basis, the development of the garage is consistent with other outbuildings in the vicinity.

Separation between dwellings –

The surrounding area is developed to a typical urban density, whereby buildings are commonly single-storey and located at various distances from site boundaries with associated sheds in the back yard. It is considered that the separation between buildings is compatible with that prevailing in the surrounding area.

2 *Setback of a sensitive use from a railway –*

The Scheme's Acceptable Solution 10.4.12–(A2) requires that sensitive development be setback 50m from a railway line. The extension to the existing dwelling would be approximately 32m from the TasRail Western Rail line that passes through Ulverstone.

Performance Criteria 10.4.12–(P2) requires Council to be satisfied the development:

- (a) has minimal impact on safety and efficiency of the transport infrastructure; and
- (b) incorporates measures to mitigate light, noise odour etc; or
- (c) be a temporary use or development.

The proposal is consistent with the pattern of development that characterises Grove Street, Ulverstone and other residential developments that adjoin the TasRail Western Rail line. The application was referred to Tasmanian Railway Pty Limited (TasRail) who have made a representation that relates to the setback of the shed for vegetation management and fire management proposes. Refer to Annexure 3. No comment was made regarding the proposed dwelling additions. If a Permit was issued, a note would need to be applied to the Permit requesting consideration be given to the use of double glazed windows in construction of the dwelling extension, to mitigate noise impacts.

3 *Suitability of site for proposed development –*

The Scheme's Acceptable Solution 10.4.9–(A1)(b)(ii) requires that development in the General Residential zone be clear of the applicable setbacks from front rear and side boundaries. As discussed in point 1 of the "Issues", the shed does not meet the rear boundary setback standard, with a proposed setback of 100mm from the rear boundary.

Performance Criteria 10.4.9–(P1(a) has a different set of tests from that discussed in the rear setback (refer to point 1 of the “Issues” section of this report above.

Performance Criteria 10.4.9–(P1)(a) requires the Planning Authority to be satisfied there is sufficient area for the intended use and development without the likely constraint or interference for –

- (a) the erection of a building;
- (b) access to the site;
- (c) use or development of adjacent land;
- (d) a utility; and
- (e) any easement.

The proposed shed would not constrain the erection of a building, access to the site or impede any easement. However, the issue of constraint or interference of the use of adjoining land by TasRail, a State owned utility, needs to be examined; primarily due to the representation received by TasRail.

In its representation, TasRail requests that the proposed variation to rear boundary setback be 2m, not the 100mm as proposed. The reasoning is that a greater setback would provide a buffer from the rail corridor for vegetation management and fire protection purposes.

It would seem unreasonable that TasRail should request a 2m setback for development adjoining their land as a fire risk mitigation measure, especially when other development in this area and along the North–West coast rail corridor, including commercial buildings, is constructed to the Utility zone boundary line. However, TasRail has confirmed that the 2m setback is a firm policy that it wishes to see implemented to reduce the risk of fire to property adjoining their corridor.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No conditions.
Infrastructure Services	Statement of Compliance from Road Authority and Stormwater Authority. Refer Annexure 6.
TasWater	Submission to Planning Authority Notice TWDA 2017/00765-CC. Refer to Annexure 5.
Department of State Growth	Referral was not required.
Environment Protection Authority	Referral was not required.
TasRail	Representation received. Refer to Annexure 3.
Heritage Tasmania	Referral was not required.
Crown Land Services	Referral was not required.
Other	Referral was not required.

CONSULTATION

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

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

Representations –

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

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 TasRail request the proposed variation to rear boundary setback be 2m. This would provide a buffer from the rail corridor for vegetation management and fire protection purposes.	Refer to point 3 in the “Issues” section of this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

The proposal is deemed to satisfy the Scheme’s Performance Criteria in relation to the likelihood of unreasonable overshadowing and visual impact. There is no cause to require the relocation of the subject garage, as proposed by the representor, and the exercise of discretion to allow a conditional Permit, is considered to be appropriate.

Recommendation –

It is recommended that the application for Residential (dwelling extension) and outbuilding (shed) – variation to rear boundary setback and setback of a sensitive use from Utilities zone and a railway at 28 Grove Street, Ulverstone be refused on the following grounds:

- 1 The proposal is not able to satisfy Performance Criteria for “Suitability of a site for use and development” as stipulated under Clause 10.4.9–(P1)(a) in that the proposed development would constrain or interfere with of the use of adjoining land by TasRail, a

State owned utility, and present as a risk to vegetation management and fire protection of adjoining infrastructure.'

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 Diprose moved and Cr van Rooyen seconded, "That the application for a Residential (dwelling extension) and Outbuilding (shed) – variation to rear boundary setback and setback of a sensitive use from the Utilities zone and a rail line, at 28 Grove Street, Ulverstone, be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Yaxley Design and Drafting, Drawings No. 217049-1 and 217049-2 dated 17 March 2017 and plans by Faidinkum Sheds, Job No. DEVN13763 dated 16 March 2017, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2017/00765-CC dated 29 May 2017 (copy attached) (a copy being appended to and forming part of the minutes).
- 3 Stormwater from vehicle parking and manoeuvring areas must be collected, drained and disposed of to an approved stormwater system.
- 4 The development must be in accordance with the conditions of the 'Statement of Compliance for Vehicular Access and Drainage Access' dated 30 May 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached) (a copy being appended to and forming part of the minutes).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 A Planning Permit does not circumvent the need for any other approvals, such as a Building Permit or a licence under State legislation.
- 3 Prior to the commencement of work, the applicant is to ensure that the category of

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

- 4 The applicant is strongly encouraged to consider using double glazed windows in construction of the dwelling extension, as a means of mitigating noise impacts of passing trains."

Carried unanimously

212/2017 Residential (non-required dwelling) and outbuilding (shed) – discretionary use and development in Rural Resource zone with variations to setback from agricultural land, development in a proclaimed irrigation district, proximity to a blasting extractive industry and the use of materials with a light reflectance value of less than 40% at CT7334/4 Stubbs Road, Forth – Application No. DA216229

The Director Community Services reported as follows:

"The Town Planner has prepared the following report:

<i>'DEVELOPMENT APPLICATION NO.:</i>	DA216229
<i>PROPOSAL:</i>	Residential (non-required dwelling) and outbuilding (shed) – discretionary use and development in Rural Resource zone with variations to setback from agricultural land, development in a proclaimed irrigation district, proximity to a blasting extractive industry and the use of materials with a light reflectance value of less than 40%
<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>	5 May 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	1 July 2017
<i>REPRESENTATIONS RECEIVED:</i>	Nil
<i>42-DAY EXPIRY DATE:</i>	17 July 2017
<i>DECISION DUE:</i>	17 July 2017

PURPOSE

The purpose of this report is to consider an application for a non-required dwelling and outbuilding (shed) 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 – photographs;
- . Annexure 4 – Statement of Compliance from the Road Authority.

BACKGROUND

Development description –

Application is made to construct a non-required dwelling and shed on a 7.97ha parcel of rural land at CT7334/4 Stubbs Road, Forth.

The dwelling would be a 219.5m², single storey, 3–4 bedroom, hexagon shaped stone and timber veneer building. The dwelling includes a 40m² deck to the western façade and 18.52m² deck to the southern façade.

The development includes a 70m² Zincalume shed that would accommodate a storeroom, wash basin and workshop.

Stormwater collection, storage of drinking water and overflow disposal, and wastewater treatment and disposal would be required on site.

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.

In February 2017, an application was made for two dwellings on the land, with the applicant proposing that one dwelling be temporary in nature. The *Land Use Planning and Approvals Act 1993* (the “Act”) and the Scheme do not allow for the consideration of temporary use and development on land. The proposal, for multiple dwellings (two), was refused by the Planning Authority at its Ordinary meeting held on 19 April 2017. The application has been resubmitted for a dwelling and shed.

DISCUSSION

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

26.0 Rural Resource Zone

CLAUSE	COMMENT
26.1.2 Local Area Objectives	
<p>(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;</p> <p>(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;</p> <p>(c) Air, land and water resources are protected against –</p> <p style="padding-left: 40px;">(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and</p> <p style="padding-left: 40px;">(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;</p> <p>(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;</p>	<p>“Residential (non–required dwelling)” 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 conflict, constrain or interfere with the practice of primary industry uses</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>(i) required by a primary industry or a resource based activity; or</p> <p>(ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes.</p>	<p>that would be dependent on the natural resources of air, land or water.</p> <p>(d) Proposal does not satisfy the Objective. Use class is not associated with primary industry.</p> <p>(e) Proposal does not satisfy the Objective. 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) Proposal does not satisfy the Objective. Proposed use is not for tourism or recreation.</p> <p>(h)(i) Proposal does not satisfy the Objective. Proposed non-required 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 non-required residential use and development would result in the permanent loss of land for primary industry.</p>
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26.1.3 Desired Future Character Statements	
<p>Use or development on rural land –</p> <p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –</p> <ul style="list-style-type: none"> (i) expansive areas for agriculture and forestry; (ii) mining and extraction sites; (iii) utility and transport sites and extended corridors; and (iv) service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency <p>(b) may be interspersed with –</p> <ul style="list-style-type: none"> (i) small-scale residential settlement nodes; (ii) places of ecological, scientific, cultural, or aesthetic value; and 	<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 forestry.</p> <p>(a)(ii) Proposal is not consistent with Desired Future Character Statements. The proposed use is not associated with mining and extraction.</p> <p>(a)(iii) Proposal is not consistent with Desired Future Character Statements. The proposed use is not associated with utility and transportation sites or corridors.</p> <p>(a)(iv) Not applicable. The proposed use 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>(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 changes in technology, production techniques, and in economic, management, and marketing systems.</p>	<p>(b)(ii) Proposal is not consistent with Desired Future Character Statements. 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 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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	<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 a non-required residential use.</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 	
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<p>level of risk to human health, life or property if located on land in a zone intended for that purpose;</p> <p>(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land;</p> <p>(vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or</p> <p>(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p> <p>(d) minimise likelihood for:</p> <p>(i) permanent loss of land for existing and potential primary industry use;</p> <p>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</p> <p>(iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that</p>	
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may benefit from the application of broad-scale irrigation development.	
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. Not the intensification of an 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 appurtenant to an existing lawful and structurally sound residential building. (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 	<ul style="list-style-type: none"> (a) Compliant. The Site Plan shows development of a new access road off Stubbs Road in accordance with the recommendation of Site Distance Assessment Report by Pitt & Sherry, dated 31 May 2017. (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 a 161.53m frontage to 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>acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	
<p>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R31} with a storage capacity of not less than 10,000 litres if:</p>	<p>(a) Not applicable. Satisfied by (b).</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. Compliant. Development is for a single dwelling.</p> <p>(b)(ii)b. Not applicable. Satisfied by (b)(ii)a.</p>

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

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<p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip.</p>	
<p>26.4.1–(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m²;</p>	<p>(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"> b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface. 	
26.4.2 Location and configuration of development	
<p>26.4.2–(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be 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 	<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 northern side boundary and 43.5m to southern side boundary. (d) Compliant. Development would be setback 380m from western rear boundary.

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<p>(e) in accordance with any applicable building area shown on a sealed plan.</p>	<p>(e) Not applicable. No building area on a Sealed Plan.</p> <p>Compliant. Development satisfies the frontage setback, including the setback shown in the Table to this Clause.</p>
<p>26.4.2–(A2) Building height must be not more than 8.5m.</p>	<p>Compliant.</p> <p>Building height 5.26m.</p>
<p>26.4.2 A3.1</p> <p>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>A3.1</p> <p>(a) Compliant. Proposed dwelling and shed would not project above an elevation of 15m below closest ridgeline.</p> <p>(b) Compliant. Proposed dwelling and shed would be setback 57m from watercourse (creek).</p> <p>(c) Compliant. Proposed dwelling and shed would be below canopy level of vegetation located to the west of the site.</p> <p>(d) Non-compliant. Proposed dwelling would be clad with stone and timber veneer materials. The dwelling roof shed would be of zincalume material and the shed walls and roof would be of zincalume material. The Building Code of Australia (BCA) CA classifies roof colour on the basis of solar absorptance, which is</p>

<p>A3.2</p> <p>Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>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>Refer to “Issues” section of this report.</p> <p>A3.2.</p> <p>Not applicable. Not wind turbine or wind power pumps.</p>
<p>26.4.3 Location of development for sensitive uses</p>	
<p>26.4.3–(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –</p> <p>(a) be located not less than:</p> <ul style="list-style-type: none"> (i) 200m from any agricultural land; (ii) 200m from aquaculture, or controlled environment agriculture; (iii) 500m from the operational area boundary established by a mining lease issued in accordance with the 	<p>(a)(i) Non-compliant. Proposed dwelling and outbuilding would be setback approximately 80m from adjoining agricultural land to the south and 90m from adjoining agricultural land to the north.</p> <p>Refer to “Issues” section of this report.</p> <p>(a)(ii) Not applicable. No aquaculture, or controlled environment agriculture.</p> <p>(a)(iii) Not applicable. No non-blasting extractive industry in surrounding area.</p>

<p><i>Mineral Resources Development Act 1995</i> if blasting does not occur; or</p> <p>(iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does occur; or</p> <p>(v) 500m from intensive animal husbandry;</p> <p>(vi) 100m from land under a reserve management plan;</p> <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)(iv) Non-compliant. Proposed dwelling and outbuilding would be approximately 955m from an extractive industry that has capability to blast.</p> <p>Refer to “Issues” section of this report.</p> <p>(a)(v) Compliant. No intensive animal husbandry within 500m.</p> <p>(a)(iv) Not applicable. Land is not within 100m of land under a reserve management plan.</p> <p>(a)(vii) Compliant. Land adjoins a private timber reserve that is approximately 450m to the west of the development site.</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>
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26.4.4 Subdivision	
26.4.4-(A1) Each new lot on a plan of subdivision must be –	Not applicable.
(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.	No subdivision proposed.
26.4.5 Buildings for Controlled Environment Agriculture	
26.4.5-(A1) A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:	Not applicable.
(a) rely on the soil as a growth medium into which plants are directly sown;	No controlled environment agriculture proposed.
(b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.	

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

E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1–(A1) Provision for parking must be:	Compliant.
(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;	E9 Traffic and Parking Code of the Scheme requires two car spaces per dwelling. The land has ample areas to allocate this provision.
E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2–(A1) There must be provision within a site for:	(a) Not applicable. Not required for residential development.
(a) on-site loading area in accordance with the requirement in the Table to this Code; and	(b) Not applicable. Passenger pick-up and set-down facilities not required for residential development.
(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>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p>	<p>(a) Compliant. The site has ample area to make provision for circulation and parking areas and vehicle maneuvering 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> <p>(e) Compliant. The site has sufficient area to accommodate this requirement.</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>(f) Compliant. The site has sufficient area to accommodate this requirement.</p> <p>(g) Compliant by condition. Roadway and car parking areas would be constructed with a compacted sub-base and an all-weather surface.</p>
<p>E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Compliant 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.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable. Not within 30m of a waterway.</p>
<p>Specific Area Plans</p>	<p>Not applicable. No Specific Area Plans apply to this area.</p>

Issues –

1 Local Area Objectives and Desired Future Character Statements –

The 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 zone's Local Area Objectives and Desired Future Character Statements together seek to promote use and development that is for such primary industry purposes.

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 Local Area 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 zone may provide for other use and development that does not constrain or conflict with resource development uses, such as a utility and tourist operation development.

The application is accompanied by an agricultural report by AK Consultants. The report discredits the capability of the land for primary industry use, despite the fact that the land has been used for primary industry since 1976, and fails to address the various Local Area Objectives of the Rural Resource zone.

The subject proposed use of the land is not able to satisfy the Local Area Objectives. The proposal is not a use that is associated with primary industry and does not rely on a resource that would be available on site or on adjacent land. The proposal is for non-required Residential development. 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, specifically including agriculture and quarrying.

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.

The application is accompanied by an Agricultural Report by AK Consultants. The report acknowledges estimates by the State's Department of Primary Industry, Parks, Water and Environment that the land has potential for up to 22ML of highly reliable water resource and an additional 8ML of mid reliable water resource available from two Class 4 unnamed tributaries of Claytons Rivulet (one such tributary flows through the subject land). The report states that the irrigation water resource would be reliant upon the construction of an adequate storage facility. The report in conclusion states it is highly unlikely the land could make profitable use of an irrigation resource and the report is considered to be, in this regard, inconsistent with the otherwise stated capacity of the land.

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 for 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 located 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 operations 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 and/or fettering of primary industry activity on subject land or, more particularly, on adjacent land. Further, the proposed dwelling does not meet the Scheme's setback from an extractive industry that has blasting capability (quarry).

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	Statement of Compliance from the Road Authority. Refer to Annexure 4.
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 –

No representations were received within the prescribed time.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The proposed use and development of the land for Residential (non-required dwelling and shed) 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 further considered the proposal would result in the permanent loss of viable agricultural land with the proclaimed Kindred North Motton Irrigation District.

Recommendation –

It is recommended that the application for Residential (non-required dwelling) and outbuilding (shed) – discretionary use and development in Rural Resource zone with variations to setback from agricultural land, development in a proclaimed irrigation district, proximity to a blasting extractive industry and

the use of materials with a light reflectance value of less than 40% at CT7334/4 Stubbs Road, Forth 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 be likely to 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 would be less than 200m from agricultural land and less than 1,000m from an extractive industry that has blasting capability and 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 Carpenter seconded, “That the application for a Residential (non-required dwelling) and Outbuilding (shed) – discretionary use and development in the rural Resource zone with variations to setback from agricultural land, development in a proclaimed irrigation district, proximity to a blasting extractive industry and the use of materials with a light reflectance value of less than 40% at CT7334/4 Stubbs Road, Forth, be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans submitted by JMG Engineers and Planners in its Planning Report for the proposal, JMG reference J371001PH, dated 5 May 2017, unless modified by a condition of this Permit.

- 2 Provision of an on-site system of potable water collection with a minimum storage capacity of 10,000 litres.
- 3 Satisfactory provision for the collection, drainage and disposal of stormwater.
- 4 The layout of vehicle parking and manoeuvring areas must be in accordance with AS/NZ 2890.1 (2004) - Parking Facilities – Off-Street Car Parking.
- 5 The design and construction of vehicle parking and manoeuvring areas must be in accordance with the principles and requirements of the unsealed Roads Manual – Guideline for Good Practice ARRB.
- 6 The development must be in accordance with the conditions of the ‘Statement of Compliance for Vehicular Access and Drainage Access’ dated 21 June 2017, issued by the Council acting in its capacity as the Road Authority and Drainage Authority (copy attached) (a copy being appended to and forming part of the minutes).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 A Planning Permit does not circumvent the need for any other approvals, such as a Building Permit or a licence under State legislation.
- 3 Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work.”

Carried unanimously

213/2017 Public question time

The time being 6.38pm, the Mayor introduced public question time.

Mr Darryl Barker – Penguin:

Question 1 –

“With the Masters Games just over 90 days away now, have the Council staff inspected the area around the athletics track?

Have they inspected the hockey ground area recently (last few days)? If so, do they think it will be best suited for car parking or best suited to car racing? Also, do they think the northern side of the Sports Complex Avenue above the hockey ground area is suitable for car parking?

Also, is the area west of the Golf Club putting area and south of the Sports Complex Drive being left in an unsightly state or will it be beautified before the Masters Games?"

Response:

The Mayor referred the matter to the Director Infrastructure Services who advised that the Council had been made aware of 'hooning' in the area. Shoulder work on roads in the area is being undertaken and when finished will be gravelled and lifted for car parking. The entrance and intersection at Sports Complex Road is to undergo an upgrade, with the Council considering the installation of bollards, which will be at considerable cost.

Question 2 –

"Who is responsible for Gorse control and eradication in the Penguin town area? Private land owners have done a great job in eradication in the town area, do the Council intend to do their part in this programme and beautify the areas on Council owned and leased areas and, also help to reduce the wallaby plague that live in the gorse?"

Response:

The Mayor referred the matter to the Director Infrastructure Services who confirmed that the land on Preservation Drive, is not Council owned land and that the Department of State Growth (DSG) were contacted in regard to the matter. To date a response has not been received, furthermore, the Council does not hold legislative power that would force DSG to clear the land. The Council has had a major increase in chemical control for weeds and the maintenance program will see work continuing to be undertaken.

Questions and replies concluded at 6.46pm.

INFRASTRUCTURE SERVICES

214/2017 Opening of various streets/roads

The Director Infrastructure Services reported as follows:

“It is necessary to formally resolve that the Council intends to ‘open’, after the expiration of 28 days, the following streets/roads which have been constructed in new subdivisions:

- . Sue Napier Drive, Ulverstone;
- . Tidalbank Avenue, Ulverstone.”

The Executive Services Officer reported as follows:

“Plans of Sue Napier Drive, Ulverstone and Tidalbank Avenue, Ulverstone have been circulated to all Councillors.”

■ Cr van Rooyen moved and Cr Viney seconded, “That, having given notice in accordance with the *Local Government (Highways) Act 1982*, the Council open as a highway Sue Napier Drive, Ulverstone and Tidalbank Avenue, Ulverstone (plans of the streets/roads being appended to and forming part of the minutes).”

Carried unanimously

215/2017 Various streets/roads – Certificates of completion

The Director Infrastructure Services reported as follows:

“It is necessary for the Council to certify that the following streets/roads have been constructed substantially in accordance with the plans and specifications approved by the Council:

- . Sue Napier Drive, Ulverstone;
- . Tidalbank Avenue, Ulverstone.”

The Executive Services Officer reported as follows:

“Plans of Sue Napier Drive, Ulverstone and Tidalbank Avenue, Ulverstone have been circulated to all Councillors.”

■ Cr Downie moved and Cr Tongs seconded, “That the Council certify under the hand of the Corporation’s engineer that Sue Napier Drive, Ulverstone and Tidalbank Avenue, Ulverstone

(plans of the streets/roads being appended to and forming part of the minutes) have been constructed substantially in accordance with the plans and specifications approved by the Council.”

Carried unanimously

216/2017 Tenders for bridge replacement – Leven River, Taylors Flats Road, Loongana

The Director Infrastructure Services reported as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for the replacement of the bridge over the Leven River on Taylors Flats Road, Loongana. The existing bridge was damaged in the June 2016 floods and subsequently closed to vehicular traffic due to substantial structural damage.

BACKGROUND

The existing timber bridge was built in 1981 with refurbishment of the deck and additional railing added in 2004. The bridge was listed for replacement in 2024.

Taylors Flats Road is subject to vehicular and pedestrian traffic in low volumes. The road formation is a single vehicle width access with a very low speed environment along its length.

It provides access to freehold property along with access to walking tracks onto Black Bluff and surrounds.

DISCUSSION

Tenders were called for the replacement of the bridge on 3 June 2017 and closed at 2.00pm on 27 June 2017.

A minimum conforming standard was outlined in the design brief. Options with minimal or alternative barriers were also requested given the exposure of this bridge to high flood levels and debris.

Submissions from three tenderers were received as follows (including GST and \$50,000 contingency):

INFRASTRUCTURE SERVICES

TENDERER	PRICE \$
BridgePro Engineering P/L – Silver Alternative	627,390.00
BridgePro Engineering P/L – Silver	643,010.00
BridgePro Engineering P/L – Gold Alternative	654,100.00
BridgePro Engineering P/L – Platinum Alternative	698,010.00
TasSpan Civil Contracting P/L – Alternative	679,535.70
TasSpan Civil Contracting P/L – Conforming	699,535.70
VEC Civil Engineering P/L – Alternative	766,418.00
VEC Civil Engineering P/L – Conforming	783,413.00
<i>ESTIMATE</i>	<i>1,200,000.00</i>

Following is an outline of each option from the three tenderers:

TENDERER	LENGTH (M)	CLEAR WIDTH (M)	SUPERSTRUCTURE	SUBSTRUCTURE
BridgePro Engineering P/L Silver	42.0	4.5	Precast prestressed concrete with galvanised steel square hollow section (SHS) barriers.	Driven steel tube piles with full depth abutment and wingwalls on south end and perched abutment and wingwalls on north end.
BridgePro Engineering P/L Silver Alternative	42.0	4.5	Precast prestressed concrete with pedestrian rails and no off-structure barrier.	Driven steel tube piles with full depth abutment and wingwalls on south end and perched abutment and wingwalls on north end.
BridgePro Engineering P/L Gold Alternative	42.0	4.5	As per silver plus no fines concrete abutments and additional signage.	Driven steel tube piles with full depth abutment and wingwalls on south end and perched abutment and wingwalls on north end.
BridgePro Engineering P/L Platinum Alternative	42.0	4.5	As per silver and gold plus extended defects liability, routine and post flood bridge inspections and 10-year routine maintenance.	Driven steel tube piles with full depth abutment and wingwalls on south end and perched abutment and wingwalls on north end.

VEC Civil Engineering P/L Conforming	42.0	4.5	Precast prestressed concrete with galvanised steel twin RHS barrier.	Driven steel universal column (UC) piles with full depth abutments and wingwalls.
VEC Civil Engineering P/L Alternative	42.0	4.5	Precast prestressed concrete with 250 x 250 concrete kerb and no barriers.	Driven steel universal column (UC) piles with full depth abutments and wingwalls.
TasSpan Civil Contracting P/L Conforming	42.0	4.5	Precast prestressed concrete with galvanised steel w-beam barriers.	Driven steel universal column (UC) piles with full depth abutments and wingwalls.
TasSpan Civil Contracting P/L Alternative	42.0	4.5	Precast prestressed concrete with pedestrian railing.	Driven steel universal column (UC) piles with full depth abutments and wingwalls.

All four tenderers offer construction programs in compliance with the specified completion date of the 31 December 2017. These programs allow for design work to commence in August (on acceptance of the successful tenderer), component construction to start soon after. BridgePro Engineering P/L and VEC Civil Engineering P/L propose to commence onsite during September and TasSpan Civil Contracting P/L propose to commence in October.

BridgePro Engineering P/L, VEC Civil Engineering P/L and TasSpan Civil Contracting P/L have previously carried out work successfully for the Council and are recognised as being competent to perform the works with their structures conforming to relevant standards.

The preferred option for any bridge replacement is with a permanent concrete structure as there are low lifecycle and maintenance costs.

BridgePro Engineering P/L, VEC Civil Engineering P/L and TasSpan Civil Contracting provide for permanent concrete options. These designs are similar in that they propose a structural concrete deck sitting on concrete abutments over piled footings with a 100-year design life.

All options presented by BridgePro Engineering P/L feature a perched abutment on the north end. The design brief asked for full depth abutments on both ends of the bridge to prevent undermining in future flood events. VEC Civil Engineering P/L and TasSpan Civil Contracting P/L have specified full depth abutments. This aspect of the design was an influencing factor in the assessment.

VEC Civil Engineering P/L also presented other options giving small cost savings. These included reducing the design standard of the bridge which results in shallower beams meaning more waterway area, and a 3-span bridge which also allows for shallower beams but means an additional pier. These were not considered further based on only small cost savings and the desire to keep the number of piers to a minimum.

The Council uses a weighted tender assessment method based on:

- . compliance with tender documents;
- . experience;
- . personnel;
- . construction period;
- . design;
- . WHS system and record; and
- . tender price/value for money.

TasSpan Civil Contracting P/L with its alternative achieved the highest rating based on this method (confidential copy attached).

CONSULTATION

This item has followed a public tendering process.

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

RESOURCE, FINANCIAL AND RISK IMPACTS

The unscheduled replacement of this bridge is a substantial impact on resources. Funding will effectively consist of 25% share from the Council and 75% share from the Natural Disaster Relief and Recovery Arrangements.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Provide for a diverse range of movement patterns

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the alternative tender from TasSpan Civil Contracting P/L for the sum of \$617,759.73 (exc. GST) [\$679,535.70 (incl. GST)] for the replacement of the Leven River bridge on Taylors Flats Road, Loongana be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reported as follows:

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

- Cr Carpenter moved and Cr Viney seconded, "That the alternative tender from TasSpan Civil Contracting P/L in the amount of \$679,535.70 (incl. GST) for the replacement of the Leven River bridge on Taylors Flats Road, Loongana be accepted."

Carried unanimously

217/2017 Asset Management Policy review (143/2014 – 19.05.2014)

The Director Infrastructure Services reported as follows:

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

PURPOSE

The purpose of this report is to consider the adoption by the Council of a revised Asset Management Policy.

BACKGROUND

At the Council meeting held on 19 May 2014 (Minute No. 143/2014) the Council adopted an Asset Management Policy in line with accepted Asset Management practices.

This Policy required a revision to be undertaken to reflect any changes in asset management practices, legislation etc. A copy of the Policy is provided as an annexure to this report.

DISCUSSION

The purpose of the Policy is to outline why asset management is relevant, to document principles and set a corporate framework for undertaking asset management in a structured and coordinated way.

It describes definitions used in asset management as well as principles by which asset management should be undertaken.

The Policy describes how asset management complements and builds on the Council's Strategic Plan and the benefits achieved, as well as setting out roles and responsibilities of the Council, the Asset Management Team and employees.

CONSULTATION

Consultation has been undertaken in conjunction with Council staff and the Senior Leadership Team.

RESOURCE, FINANCIAL AND RISK IMPACTS

There is no direct impact on resources to implement the Policy.

CORPORATE COMPLIANCE

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

The Shape of the Place

- . Improve the value and use of open space

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

It is recommended that the revised Asset Management Policy dated April 2017 be adopted.'

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

The Executive Services Officer reported as follows:

"A copy of the Asset Management Policy dated April 2017 has been circulated to all Councillors."

■ Cr Carpenter moved and Cr Howard seconded, "That the Asset Management Policy dated April 2017 (a copy being appended to and forming part of the minutes) be adopted."

Carried unanimously

ORGANISATIONAL SERVICES

218/2017 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 June 2017 has been submitted by the Acting General Manager to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

219/2017 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 June 2017 and which was addressed to the ‘Mayor and Councillors’. Reporting of this correspondence is required in accordance with Council policy.

CORRESPONDENCE RECEIVED

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

- . Letter requesting support for a proposal to erect a Memorial in Shropshire Park, Ulverstone
- . Letter regarding the future of the Penguin Cricket Club and request for financial assistance
- . Letter requesting sponsorship of newly formed young professionals group
- . Letter regarding concerns within the Turners Beach area
- . Letter regarding the Ulverstone History Museum
- . Letter requesting review of rental charge and debt assistance for Penguin Cricket Club

- . Letter opposing the relocation of the Howth based penguin
- . Letter regarding Council's interest in the change of date for Australia Day, maintenance issue at the Apex Caravan Park and appreciation of continued community improvements.

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

- Cr Viney moved and Cr Howard seconded, "That the Director's report be received."

Carried unanimously

220/2017 Common seal

The Director Organisational Services reported as follows:

"A Schedule of Documents for Affixing of the Common Seal for the period 20 June 2017 to 19 July 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 Downie moved and Cr Tongs seconded, "That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document, and that the advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities be received."

Carried unanimously

221/2017 Financial statements

The Director Organisational Services reported as follows:

"The following principal financial statements of the Council for the period ended 30 June 2017 are submitted for consideration:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

222/2017 Fees and Charges 2017–2018 – Correction of clerical errors (181/2017 – 19.06.2017)

The Director Organisational Services reported as follows:

“PURPOSE

The purpose of this report is to correct clerical errors within the Fees and Charges 2017–2018 in regard to the fees relating to the North Motton Recreation Ground; and Sports & Leisure Centre fees for Boomerang Passes, weekend rates for squash courts light meters and racquet hire, and Dormitory fees. This will also provide the opportunity to remove the Gawler Hall from the listing as it is no longer permanently leased out by the Council and to add an additional set of fees for the hire of the small meeting space at the Penguin Railway Station.

BACKGROUND

The Council sets the fees and charges each year and any change to these fees requires a resolution from the Council.

DISCUSSION

In preparing the 2017–2018 Fees and Charges for consideration by the Council it would appear that there have been a number of clerical errors that need to be corrected, while at the same time providing the opportunity to remove a fee that is no longer applicable.

The corrections are listed below.

Page 3:

Other

Current listing

Fee correction to:

- Traffic Counts (New – 1 count)

n/a

\$605.00

. Traffic Counts (New – 2 counts at same time)	n/a	\$880.00
. Traffic Count Report up to 2 years old (available count)	n/a	\$275.00
. Traffic Counts Report more than 2 years old (available count)	n/a	\$55.00

Page 7:

Haywoods Recreation Ground

Gawler Cricket Club (should read East Ulverstone Cricket Club where it twice occurs).

Page 8:

<i>North Motton Recreation Ground</i>	<i>Current listing</i>	<i>Fee correction to:</i>
. Hourly fee – (Juniors) min. 2 hrs	\$100.00	nil
. Hourly fee – (Seniors) min. 2 hrs	\$300.00	nil
. Camping fee – minimum daily fee	\$300.00	\$100.00
. Camping fee – maximum daily fee	\$500.00	\$300.00
. Non sporting major event – min. fee (per day)	\$1,000.00	\$300.00
. Major event – minimum clean up fee (bond)	\$100.00	\$500.00
. Non sporting major event max. fee (per day)	\$150.00	\$1,000.00
. Set-up fee – public even – under 100	\$0.00	\$100.00
. Set-up fee – public event – over 100 – min. fee	\$0.00	\$150.00

Page 8:

Penguin Athletic Track

North West Little Athletics Association (should read Burnie Little Athletics)

Page 18:

Gawler Hall

. Hall – hourly fee	\$12.00
. Hall – minimum fee	\$24.00
. Hall – daily fee	\$80.00

All fees to be deleted as the Hall is not permanently leased out.

Page 19:

<i>Penguin Railway Station</i>	<i>Current listing</i>	<i>Fee correction to</i>
. Small meeting room (community) – excluding kitchen		
. Hourly fee	n/a	\$7.00
. Minimum fee (2 hrs)	n/a	\$14.00
. Daily fee	n/a	\$40.00
. Small meeting room (commercial) – excluding kitchen		
. Hourly fee	n/a	\$14.00
. Minimum fee (2 hrs)	n/a	\$28.00
. Daily fee	n/a	\$100.00

The following two sub-headings will also change to reflect the above:

- . Exhibition Space (community) – excluding kitchen will read: Small meeting room with gallery (community) – excluding kitchen; and
- . Exhibition Space (commercial) – excluding kitchen will read: Small meeting room with gallery (commercial) – excluding kitchen.

Page 21:

<i>Boomerang Pass</i>	<i>Current listing</i>	<i>Fee correction to</i>
. Yearly pass – Juniors	\$100.00	\$50.00
. Yearly pass – Seniors	\$150.00	\$75.00

Page 22:

<i>Squash Courts</i>	<i>Current listing</i>	<i>Fee correction to</i>
. Weekend rates		
. Light meters (per 60 minutes)	\$60.00	\$2.00
. Racquet hire	\$60.00	\$2.00

It is also noted that light meters will be charged per 12 minutes, not per 60 minutes.

Page 23:

<i>Dormitory Accommodation</i>	<i>Current listing</i>	<i>Fee correction to</i>
. 1–5 people (per person one night)	nil	\$30.00
. 6–36 people (per person one night)	\$30.00	\$25.00
. Four or more consecutive nights		

accommodation (per person per night)	\$25.00	\$20.00
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CONSULTATION

This item has no effect in relation to consultation.

RESOURCE, FINANCIAL AND RISK IMPACTS

The corrections should simplify the charging out of these fees.

CORPORATE COMPLIANCE

The Strategic Plan 2014–2024 includes the following objective:

- Council Sustainability and Governance
- . Improve service provision.

CONCLUSION

It is recommended that the following fees be updated into the Fees and Charges 2017–2018 to correct clerical errors:

Page 3:

Other

. Traffic Counts (New – 1 count)	\$605.00
. Traffic Counts (New – 2 counts at same time)	\$880.00
. Traffic Count Report up to 2 years old (available count)	\$275.00
. Traffic Counts Report more than 2 years old (available count)	\$55.00

Page 7:

Haywoods Recreation Ground

Should read East Ulverstone Cricket Club (where Gawler Cricket Club twice occurs).

Page 8:

North Motton Recreation Ground

. Hourly fee – (Juniors) min. 2 hrs	nil
. Hourly fee – (Seniors) min. 2 hrs	nil
. Camping fee – minimum daily fee	\$100.00
. Camping fee – maximum daily fee	\$300.00

. Non sporting major event – min. fee (per day)	\$300.00
. Major event – minimum clean up fee (bond)	\$500.00
. Non sporting major event max. fee (per day)	\$1,000.00
. Set-up fee – public even – under 100	\$100.00
. Set-up fee – public event – over100 – min. fee	\$150.00

Page 8:

Penguin Athletic Track

Should read Burnie Little Athletics (where North West Little Athletics Association occurs).

Page 19:

Penguin Railway Station

. Small meeting room (community) – excluding kitchen	
. . Hourly fee	\$7.00
. . Minimum fee (2 hrs)	\$14.00
. . Daily fee	\$40.00
. Small meeting room (commercial) –excluding kitchen	
. . Hourly fee	\$14.00
. . Minimum fee (2 hrs)	\$28.00
. . Daily fee	\$100.00

The following two sub-headings will also change to reflect the above:

- . Exhibition Space (community) – excluding kitchen will read: Small meeting room with gallery (community) – excluding kitchen; and
- . Exhibition Space (commercial) – excluding kitchen will read: Small meeting room with gallery (commercial) – excluding kitchen.

Page 21:

Boomerang Pass

. Yearly pass – Juniors	\$50.00
. Yearly pass – Seniors	\$75.00

Page 22:

Squash Courts

. Weekend rates	
. . Light meters (per 12 minutes)	\$2.00
. . Racquet hire	\$2.00

Page 23:

Dormitory Accommodation

. 1–5 people (per person one night)	\$30.00
. 6–36 people (per person one night)	\$25.00
. Four or more consecutive nights accommodation (per person per night)	\$20.00

and that the entries for the Gawler Hall on page 18 be removed in full.”

■ Cr Bloomfield moved and Cr Downie seconded, “That the following fees be updated into the Fees and Charges 2017–2018 to correct clerical errors and wording amendments:

Page 3:

Other

. Traffic Counts (New – 1 count)	\$605.00
. Traffic Counts (New – 2 counts at same time)	\$880.00
. Traffic Count Report up to 2 years old (available count)	\$275.00
. Traffic Counts Report more than 2 years old (available count)	\$55.00

Page 7:

Haywoods Recreation Ground

Should read East Ulverstone Cricket Club (where Gawler Cricket Club twice occurs).

Page 8:

North Motton Recreation Ground

. Hourly fee – (Juniors) min. 2 hrs	nil
. Hourly fee – (Seniors) min. 2 hrs	nil
. Camping fee – minimum daily fee	\$100.00
. Camping fee – maximum daily fee	\$300.00
. Non sporting major event – min. fee (per day)	\$300.00
. Major event – minimum clean up fee (bond)	\$500.00
. Non sporting major event max. fee (per day)	\$1,000.00
. Set-up fee – public even – under 100	\$100.00
. Set-up fee – public event – over 100 – min. fee	\$150.00

Page 8:

Penguin Athletic Track

Should read Burnie Little Athletics (where North West Little Athletics Association occurs).

Page 19:

Penguin Railway Station

- . Small meeting room (community) – excluding kitchen
 - . Hourly fee \$7.00
 - . Minimum fee (2 hrs) \$14.00
 - . Daily fee \$40.00
- . Small meeting room (commercial) –excluding kitchen
 - . Hourly fee \$14.00
 - . Minimum fee (2 hrs) \$28.00
 - . Daily fee \$100.00

The following two sub-headings will also change to reflect the above:

- . Exhibition Space (community) – excluding kitchen will read: Small meeting room with gallery (community) – excluding kitchen; and
- . Exhibition Space (commercial) – excluding kitchen will read: Small meeting room with gallery (commercial) – excluding kitchen.

Page 21:

Boomerang Pass

- . Yearly pass – Juniors \$50.00
- . Yearly pass – Seniors \$75.00

Page 22:

Squash Courts

- . Weekend rates
 - . Light meters (per 12 minutes) \$2.00
 - . Racquet hire \$2.00

Page 23:

Dormitory Accommodation

- . 1–5 people (per person one night) \$30.00
- . 6–36 people (per person one night) \$25.00
- . Four or more consecutive nights accommodation (per person per night) \$20.00

and that the entries for the Gawler Hall on page 18 be removed in full.”

Carried unanimously

Cr Diprose left the meeting at this time (6.58pm).

CLOSURE OF MEETING TO THE PUBLIC

223/2017 Meeting closed to the public

The Executive Services Officer reported as follows:

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

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

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

- Confirmation of Closed session minutes;
- Minutes and notes of other organisations and committees of the Council; and
- Sale of land – Corner Pine Road and Browns Lane, Penguin.

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

- information of a personal and confidential nature or information provided to the council on the condition it is kept confidential; and
- 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;
- Minutes and notes of other organisations and committees of the Council; and
- Sale of land – Corner Pine Road and Browns Lane, Penguin.”

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 6.58pm.

224/2017 Confirmation of Closed session minutes

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

“The Closed session minutes of the previous ordinary meeting of the Council held on 19 June 2017 have already been circulated. The minutes are required to be confirmed for their accuracy.

...

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

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

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

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

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

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

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

GENERAL MANAGEMENT

225/2017 Minutes and notes of other organisations and committees of the Council

The Acting General Manager reported as follows:

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

...

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

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

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

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

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

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

ORGANISATIONAL SERVICES

226/2017 Sale of land – Corner Pine Road and Browns Lane, Penguin

The Director Organisational Services reported as follows:

“PURPOSE

The purpose of this report is to consider the subdivision of land situated on the corner of Pine Road and Browns Lane Penguin and the subsequent sale of the block that will front Browns Lane.

...

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

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

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

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

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

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

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

Closure

There being no further business, the Mayor declared the meeting closed at 7.14pm.

CONFIRMED THIS 21ST DAY OF AUGUST, 2017.

Chairperson

(lb:Imm)

Appendices

- | | |
|-------------------------------------|---|
| Minute No. 209/2017 | Schedule of Statutory Determinations |
| Minute No. 211/2017 | - Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2017/00765-CC dated 29 May 2017 – Residential (dwelling extension) and outbuilding (shed) at 28 Grove Street, Ulverstone – Application No. DA216228 |
| | - ‘Statement of Compliance for Vehicular Access and Drainage Access’ dated 30 May 2017 – Residential (dwelling extension) and outbuilding (shed) at 28 Grove Street, Ulverstone – Application No. DA216228 |
| Minute No. 212/2017 | - ‘Statement of Compliance for Vehicular Access and Drainage Access’ dated 21 June 2017 – Residential (non-required dwelling) and outbuilding (shed) at CT7334/4 Stubbs Road, Forth – Application No. DA216229 |
| Minute No’s 214/2017 – and 215/2017 | Plans of Sue Napier Drive and Tidalbank Avenue, Ulverstone |
| Minute No. 217/2017 | - Asset Management Policy April 2017 |
| Minute No. 218/2017 | - Schedule of Contracts and Agreements |
| Minute No. 220/2017 | - Schedule of Documents for Affixing of the Common Seal |
| Minute No. 221/2017 | - 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.

A handwritten signature in black ink, consisting of a large, flowing loop followed by a short horizontal stroke and a small upward tick.

Cor Vander Vlist
ACTING GENERAL MANAGER

Associated Reports And Documents

Central Coast Council

List of Development Applications Determined

Period From: 01-Jun-2017 To 30-Jun-2017

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216089	30 King Edward Street Penguin 7316	Discretionary Development Application	Community meeting and entertainment (Change of Use) - mixed use community centre	24-Apr-2017	02-Jun-2017	36
DA216212	48 Explorer Drive Turners Beach 7315	Discretionary Development Application	Residential (dwelling and outbuilding - shed)	04-May-2017	14-Jun-2017	15
DA216211	16 Allegra Drive Heybridge 7316	Discretionary Development Application	Residential (outbuilding - shed)	08-May-2017	06-Jun-2017	23
DA216216	561 Penguin Road Penguin 7316	Discretionary Development Application	Resource development - (Shed)	10-May-2017	13-Jun-2017	29
DA216223	10 Sandhaven Crescent Sulphur Creek 7316	Discretionary Development Application	Residential (Outbuilding - Garage) - variation to the side and rear boundary setback standards	12-May-2017	09-Jun-2017	21
DA216225	862 South Riana Road South Riana 7316	Discretionary Development Application	Utilities (telecommunications tower with ancillary shed and equipment)	12-May-2017	21-Jun-2017	38
DA216218	315 Zig Zag Road Sulphur Creek 7316	Discretionary Development Application	Resource Development - (Outbuildings - two water tanks and pump shed) - variation to frontage setback standard and proximity to a waterbody	15-May-2017	09-Jun-2017	23
DA216224	17 South Road Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings x two)	19-May-2017	14-Jun-2017	21
DA216226	97 Leven Street Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings x 2)	19-May-2017	09-Jun-2017	17
DA216232	26 Seabreeze Avenue Sulphur Creek 7316	Discretionary Development Application	Residential (outbuilding - shed)	19-May-2017	19-Jun-2017	21
DA216231	6 Moonbeam Place Ulverstone 7315	Discretionary Development Application	Residential (dwelling and outbuilding - shed)	22-May-2017	14-Jun-2017	22
DA215142	River Road Ulverstone 7315		Sport and recreation (indoor cricket facility)	25-May-2017	14-Jun-2017	20
DA216235	Nine Mile Road Howth 7316	Permitted Development Application	Subdivison (boundary adjustment)	26-May-2017	06-Jun-2017	6

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216193	97-99 Reibey Street Ulverstone 7315	Discretionary Development Application	Food services (banner sign)	29-May-2017	20-Jun-2017	22
DA216237	254 Ironcliffe Road Penguin 7316	Permitted Development Application	Residential - dwelling (extension) and outbuilding (shed and carport)	30-May-2017	27-Jun-2017	21
DA216227	2 Jesamel Place West Ulverstone 7315	Permitted Development Application	Residential (Dwelling)	01-Jun-2017	09-Jun-2017	7
DA216222	106 Leven Street Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings x two)	02-Jun-2017	26-Jun-2017	24
DA216240	12 Tasma Parade West Ulverstone 7315	Discretionary Development Application	Residential (dwelling)	02-Jun-2017	20-Jun-2017	17
DA216243	7 Ploverton Court Gawler 7315	Permitted Development Application	Residential - dwelling	06-Jun-2017	21-Jun-2017	14
DA216238	12-16 Short Street Ulverstone 7315	Permitted Development Application	Storage (vegetable oil)	07-Jun-2017	14-Jun-2017	7
DA216175	340 Mannings Jetty Road North Motton 7315		Manufacturing and Processing ("as constructed" truss laminating shed and shed addition)	08-Jun-2017	19-Jun-2017	6
DA216167-1	6 Davis Street Leith 7315	Discretionary Development Application	Residential (dwelling) and outbuilding (shed)	13-Jun-2017	26-Jun-2017	7
DA216214	129 Kindred Road Forth 7310	Permitted Development Application	Residential (Dwelling addition)	16-Jun-2017	27-Jun-2017	10
DA216247	224 Lowana Road Gunns Plains 7316	Permitted Development Application	Subdivision - boundary adjustments	19-Jun-2017	21-Jun-2017	1
DA216252	54 Esplanade Turners Beach 7315	Permitted Development Application	Roofs over approved decks	19-Jun-2017	21-Jun-2017	1

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 June 2017 to 30 June 2017

Building Permits – 8

•	New dwellings	1	\$201,000
•	Outbuildings	3	\$41,000
•	Additions/Alterations	2	\$24,000
•	Other	2	\$275,000
•	Units	0	\$0

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 6

•	New dwellings	2	\$517,883
•	Outbuildings	2	\$92,047
•	Additions/Alterations	0	\$0
•	Other	1	\$18,500

Building Low Risk Work – 2

Plumbing Permits – 5

Certificate of Likely Compliance – Plumbing – 17

Notifiable Work – Plumbing – 4

Plumbing Low Risk Work – 0

Food Business registrations (renewals) – 20

Food Business registrations – 2

Temporary Food Business registrations – 0

Temporary 12 month Statewide Food Business Registrations – 2

Public Health Risk Activity Premises Registration – 1



Public Health Risk Activity Operator Licences – 2

Temporary Place of Assembly licences – 0



Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

Submission to Planning Authority Notice

Council Planning Permit No.	DA216228	Council notice date	24/05/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00765-CC	Date of response	29/05/2017
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	28 GROVE ST, ULVERSTONE	Property ID (PID)	2270071
Description of development	Residential (dwelling extension) and outbuilding (shed)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Yaxley Design & Drafting	217049-2	0	MAR 17
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards For application forms please visit http://www.taswater.com.au/Development/Forms The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's submission on Planning Authority Notice.			
Authorised by  Jason Taylor Development Assessment Manager		I certify that this is TasWater's submission on Planning Authority Notice. The Submission to Planning Authority Notice from TasWater - TWDA 2017/00765-CC 28 Grove Street Ulverstone Application No. DA216228 referred to in Minute No. 211/2017 of a meeting of the Council held on 17/7/17.  Executive Services Officer	
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Annexure 6

30 May 2017

Our ref.: DA216228, paa:kaa
Doc ID:

E M & T V Franks
PO Box 165
ULVERSTONE TAS 7315

Dear Mr & Mrs Franks

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
DWELLING EXTENSION AND OUTBUILDING – 28 GROVE STREET, ULVERSTONE

I refer to your application DA216228 for a dwelling extension and outbuilding (shed) at 28 Grove Street, Ulverstone, and based on the information supplied with the application make the following determination in respect to vehicular access and the disposal of stormwater.

Access can be provided to the road network for 28 Grove Street, Ulverstone, subject to the following:

- R1 Contact the Council's Public Safety Coordinator on 0419 103 887 should you be considering undertaking any work on the existing Grove Street access;
- R2 A separate conditioned approval from the Council acting in its capacity as the Road Authority will be required for any works or activity in the road reservation, and must be arranged prior to any work associated with the development being undertaken;
- R3 Any work associated with roads, footpaths, kerb and channel, nature strips, or street trees will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- R4 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development must be rectified;
- R5 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R6 All works or activity listed above shall be at the property owner's cost.

Limited access can be provided to the Council's stormwater network for 28 Grove Street, Ulverstone subject to the following:

- S1 A new stormwater kerb connection can be provided on the western side of Grove Street frontage, noting that this cannot service the whole of the lot under a gravity flow situation;
- S2 An Install Stormwater Connection Point authorisation form must be signed by the developer/property owner for the Council to undertake the work relating to the installation of any new stormwater kerb connection, prior to the issuing of the Plumbing Certificate of Likely Compliance;
- S3 Any work associated with existing stormwater infrastructure will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- S4 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development must be rectified;
- S5 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S6 All works or activity listed above shall be at the property owner's cost.

This 'Statement of Compliance' is not an approval to work on any access, work in the road reservation or undertake stormwater drainage works, nor is it a planning permit for the development. This 'Statement of Compliance' is valid for a period of 2 years from the date of this letter.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA216228.

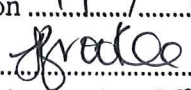
Please contact me on tel. 6429 8977 should you have any further enquires.

Yours sincerely

Philip Adams
ENVIRONMENTAL ENGINEER

Administrative Assistant – Planning
Regulatory Services Administration Officer
Public Safety Coordinator

A COPY FOR YOUR INFORMATION

<p>CENTRAL COAST COUNCIL</p> <p>I certify that this is <u>The Statement of Compliance</u> <u>for vehicular access + Drainage access @</u> <u>28 Grove Street, Ulverstone</u> <u>Application No. DA 216228</u> referred to in Minute No. <u>2.11/2017</u> of a meeting of the Council held on <u>17</u> / <u>7</u> / <u>2017</u>  Executive Services Officer</p>
--

Annexure 4

21 June 2017

Our ref.: DA216229, paa:kaa

Doc ID:

Ms Frances Beasley
JMG Engineers and Planners
117 Harrington Street
HOBART TAS 7000

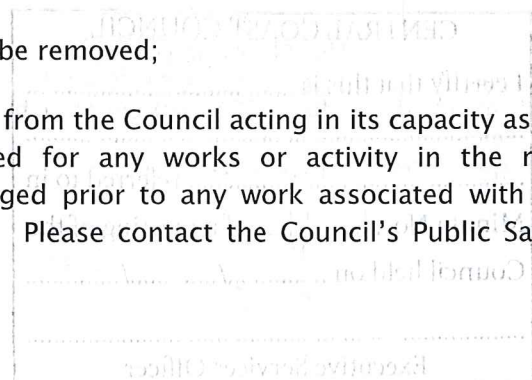
Dear Ms Beasley

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
DWELLING AND OUTBUILDING (SHED) - STUBBS ROAD, FORTH (CT7334/4)

I refer to your application DA216229 for a dwelling and outbuilding (shed) at Stubbs Road, Forth, and based on the information supplied with the application make the following determination in respect to vehicular access and disposal of stormwater.

Access can be provided to the road network for the property at Stubbs Road, Forth (CT7334/4) subject to the following:

- R1 A new access to the property may be located on the Stubbs Road frontage in the position recommended in the Pitt & Sherry (Operations) Pty Ltd report "Sight Distance Assessment - 334/4 Stubbs Road Turners Beach" of 31 May 2017, being some 20 - 25m south of the existing gravel access;
- R2 The position of the new access to the property on the Stubbs Road frontage must be set out on-site by Pitt & Sherry (Operations) Pty Ltd;
- R3 A Pitt & Sherry (Operations) Pty Ltd representative or a suitably qualified person must certify that the new access to the property has been constructed in accordance with the Pitt & Sherry Pty Ltd report "Sight Distance Assessment - 334/4 Stubbs Road Turners Beach" of 31 May 2017, and Standard Drawings TSD-R03-v1 Rural Roads - Typical Property Access and TSD-R04-v1 Rural Roads - Typical Driveway Profile (copies enclosed);
- R4 The existing gravel access must be removed;
- R5 A separate conditioned approval from the Council acting in its capacity as the Road Authority will be required for any works or activity in the road reservation, and must be arranged prior to any work associated with the development being undertaken. Please contact the Council's Public Safety Coordinator on 0419 103 887;



- R6 Any damage or disturbance to roads, verges or roadside drains resulting from activity associated with the development must be rectified;
- R7 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R8 All works or activity listed above shall be at the developer's/property owner's cost.

Access cannot be provided to the Council's stormwater network for the property at Stubbs Road, Forth. The disposal of concentrated stormwater drainage from buildings and hard surfaces should be contained on-site and be dealt with by in-ground absorption, unless otherwise required and/or approved by the Council's Regulatory Services Group Leader or his representative.

This 'Statement of Compliance' is not an approval to work on any access or work in the road reservation, nor is it a planning permit for the dwelling and shed. This 'Statement of Compliance' is valid for a period of 2 years from the date of this letter.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA216229.

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

Yours sincerely

Philip Adams
ENVIRONMENTAL ENGINEER
Encl.

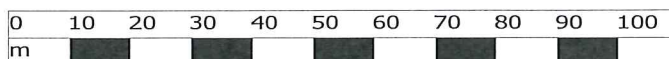
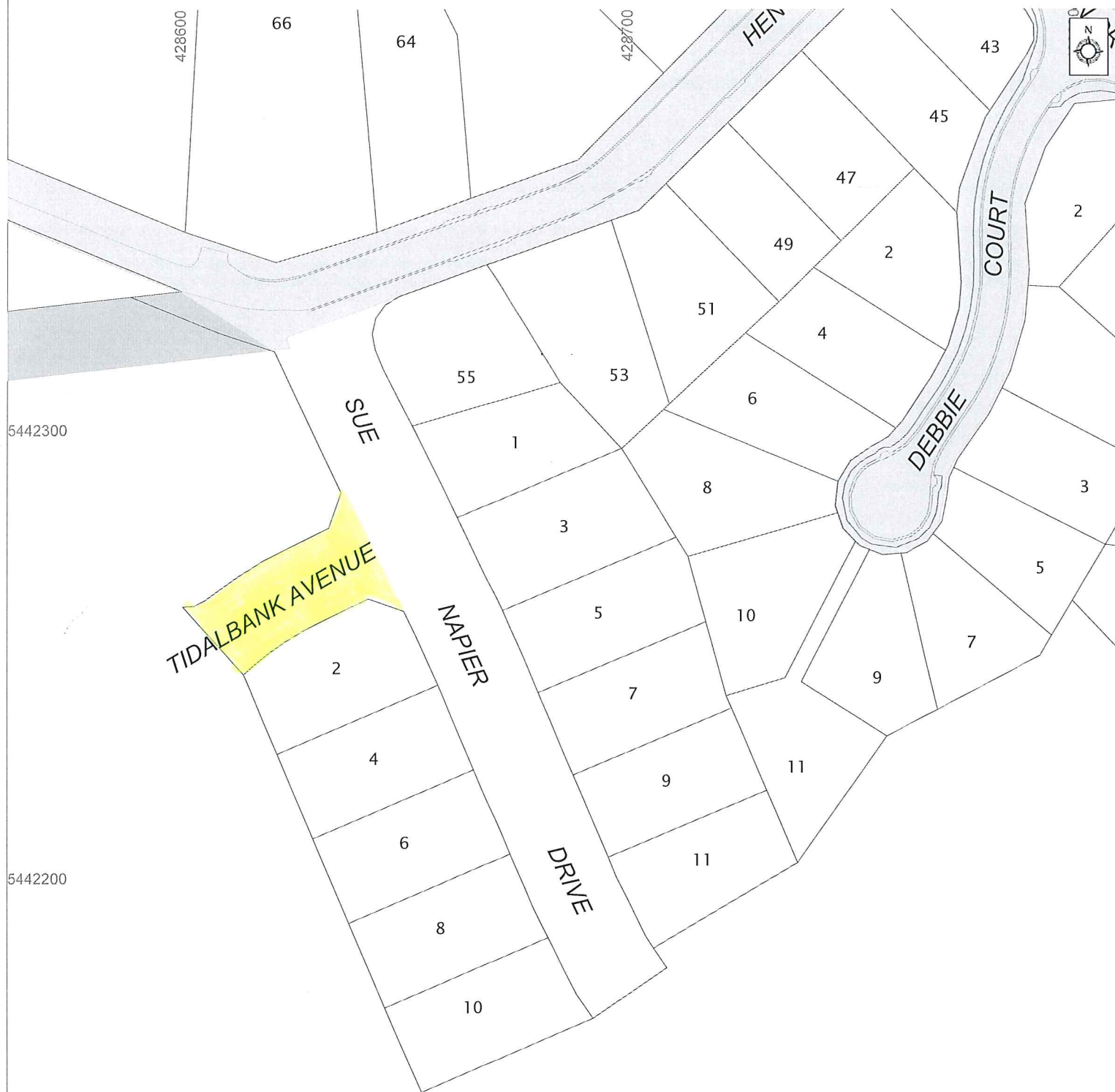
Administrative Assistant – Planning
Regulatory Services Administration Officer
Public Safety Coordinator

Ian Reynolds
isgi_reynolds@internode.on.net

A COPY FOR YOUR INFORMATION

<p>CENTRAL COAST COUNCIL</p> <p>The Statement of Compliance</p> <p>I certify that this is for Vehicular Access & Drainage access for CT7334/4 Stubbs Road Forth</p> <p>Application No. DA216229 referred to in</p> <p>Minute No. 212/2017 of a meeting of the</p> <p>Council held on 17 / 7 / 2017</p> <p><i>[Signature]</i></p> <p>Executive Services Officer</p>
--

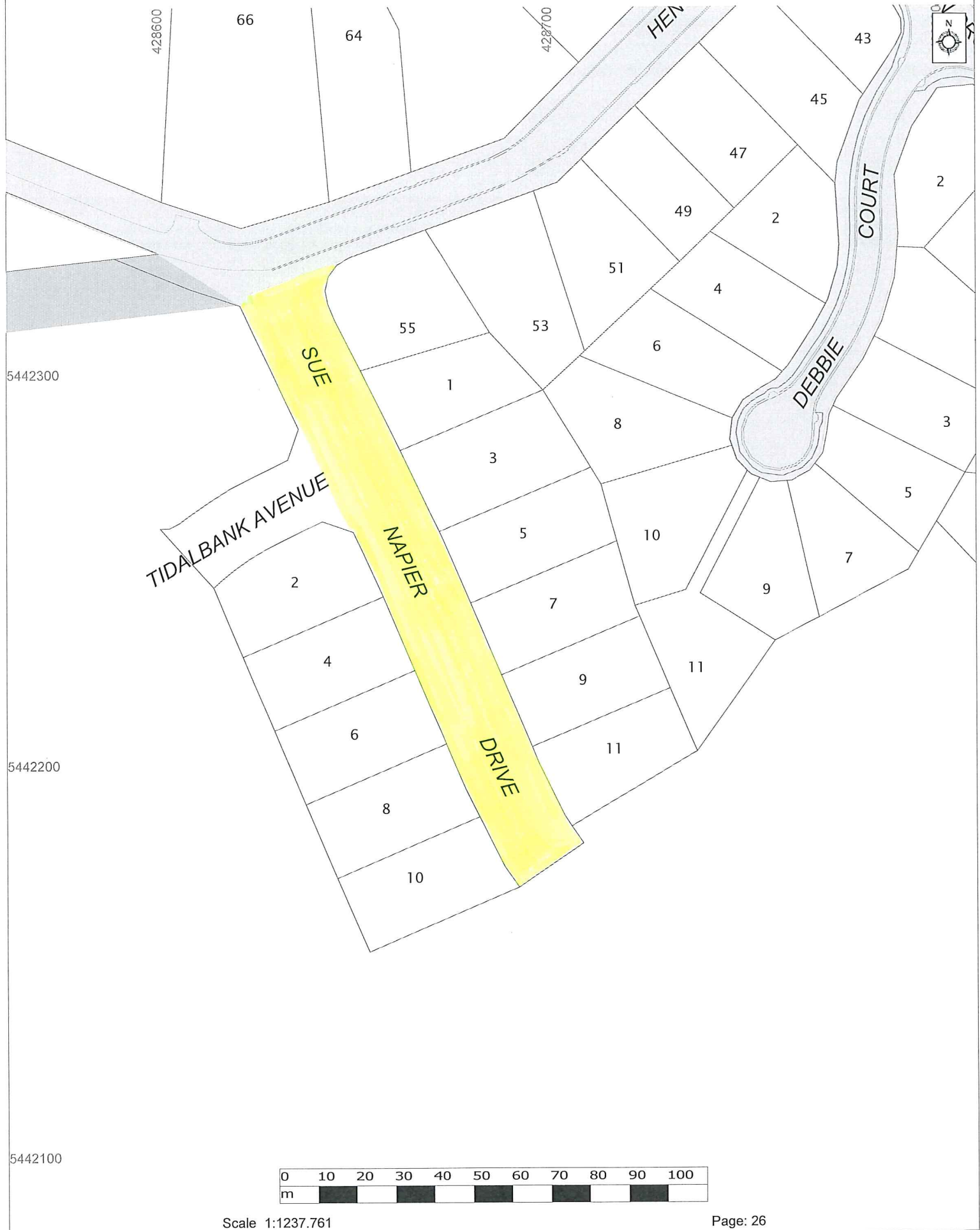
Tidalbank Avenue



Scale 1:1237.761

Page: 26

Sue Napier Drive



Asset Management Policy

April 2017

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PURPOSE

The Asset Management Policy supports Council's vision and strategic objectives, set guidelines for implementing consistent asset management processes throughout the Central Coast Council to manage assets so they provide the appropriate level of service to meet the community's needs and expectations in a financially sustainable manner.

To achieve this the Council recognises that assets must be planned, provided, maintained and refurbished so that they continue to meet the service delivery needs of the community, within the context of providing best value to the community.

OBJECTIVE

To provide and promote a constructive environment for undertaking asset management in such a way as to:

- . Ensure that the Council's services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment.
- . Safeguard the Council's assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets.
- . Create an environment where all Council employees take an integral part in overall management of the Council's assets by creating and sustaining asset management awareness throughout the organisation by training and development.
- . Ensure compliance with legislative requirements for asset management.
- . Ensure resources and operational capabilities are identified and responsibility for asset management is allocated.
- . Demonstrate transparent and responsible asset management processes that align with demonstrated best practice.
- . Continuous improvement and to seek innovative ways of meeting service delivery requirements.
- . Ensure risk management is considered.

The policy also defines the principles upon which the Council will consider asset issues within its decision-making process and to clarify the roles and responsibilities within the organisation for asset management.

SCOPE

This policy applies to all Council activities.

POLICY

- . The Council is committed to implementing a systematic asset management methodology in order to apply appropriate asset management best practice across all areas of the organisation. This includes ensuring that assets are planned, created, operated, maintained, renewed and disposed of in accordance with the Council's priorities for service delivery.
- . The Council owns and uses approximately \$504million (2016–2017) of non-current assets to support its core business of delivery of service to the community.
- . Asset management practices impact directly on the core business of the organisation and appropriate asset management is required to achieve our strategic service delivery objectives.
- . The Council will ensure that the Asset Management Plans are reflected in the Long-term Financial Plan.
- . The Council will plan for climate change adaptation and mitigation in the preparation of Asset Management Plans.

DEFINITIONS

Infrastructure Asset – a fixed asset that is controlled by the Council for the purpose of satisfying a service potential or enabling the Council to meet its corporate objectives.

Asset Management – combined, financial, economic, engineering and social planning management as applied to fixed assets.

Risk – probability and consequence of an event that could impact on the Council's ability to meet its corporate objectives.

Maintenance – all actions necessary for retaining an asset as near as practical to its original condition.

Rehabilitation – works to rebuild or replace parts or components of an asset to restore it to a required functional condition and extend its life.

Renewal – works to upgrade, refurbish or replace existing assets of equivalent capacity or performance capability.

Whole of Life – total cost of an asset throughout its life including planning, design, construction acquisition, operation, maintenance, renewal/ rehabilitation and disposal.

PRINCIPLES

Asset Management – objective is to meet the required level of service, in the most effective and efficient manner now and into the future.

Level of Service – meeting community expectations in relation to the quality and quantity of services delivered by the Council. In the context of asset management, this applies to the following asset classes: roads, bridges, sewerage, water supply, parks and recreation, waste management, buildings and facilities, stormwater, footpaths.

Whole of Life – when considering new assets whole of life funding needs to be allocated for the complete lifecycle of the asset.

Renew before New – emphasise integrating services while maintaining/upgrading/replacing existing assets rather than adding new asset to the Council's inventory, unless otherwise justified.

Financial Management – provide financial information in a responsible manner and in accordance with Australian accounting Standards and the Auditor Generals requirements.

Risk Management – the allocation of resources for and the setting of priorities for asset management practices will include a risk assessment.

CORPORATE FRAMEWORK

The Council's Asset Management Policy complements and builds upon the Council's Strategic Plan with its continued implementation and more formalised approach to asset management, principles and methodology, the Council will achieve significant benefits including:

- . A whole-of organisation approach to Asset Management;
- . Clear direction and responsibility for Asset Management;
- . A guide to better and more informed decision-making by Council, staff and community;
- . Integration of resources and knowledge and ability to plan for the present and future generations;
- . A framework to implement continuous improvement in Asset Management;
- . Meeting community needs and expectations;
- . Management of Council's risk;
- . Achievement of better resource efficiency through the use of integrated systems; and
- . Compliance with State and Federal legislation.

In developing this Policy, the Council recognises the importance of Infrastructure assets to its community as:

- . They are vital to the performance and growth of the local, state and national economy;
- . The quality of assets effects every member of the community and is critical to the community's standard of living;
- . Decisions today impact on future generations;
- . Infrastructure assets represent a large community investment; and
- . The Council has limited financial resources therefore it is imperative that these limited funds are spent wisely.

RESPONSIBILITY

The Council:

- . This policy is enacted through the Council, as custodians of the community assets, to demonstrate the organisation's commitment to the Council's vision and strategic objectives through an integrated and resourced asset management framework, set of processes and practices.

The Asset Management Team:

- . The function of the team is to overview the implementation of this policy and to provide the strategic direction for Asset Management. The Core function of the team is to ensure the needs and obligations of the Council are being fulfilled on behalf of the community.

The Asset Management Team consists of the following:

- . General Manager
- . Director Community Services
- . Director Infrastructure Services
- . Director Organisational Services
- . Asset & Facilities Group Leader
- . Finance Group Leader

STANDARD (INCLUDING RELEVANT LEGISLATION)

This Asset Management Policy has been developed in accordance with the International Infrastructure Management Manual 2015 and associated documents, , the National Asset Management Strategy (NAMS) and the Local Government Act 1993 sections 70C and 70F and the Local Government (Content of Plans and Strategies) Order 2014.

REVIEW

This policy will be reviewed every three years, unless organisational and legislative changes require more frequent modification.

RELATED DOCUMENTS

- . Central Coast Council Strategic Plan 2014–2024
- . Corporate Folder (incl. LTFP)
- . Risk Management Policy

Sandra Ayton
GENERAL MANAGER
17 July 2017



SCHEDULE OF CONTRACTS AND AGREEMENTS
(Other than those approved under the Common Seal)
Period: 1 to 30 June 2017

Contracts

- . Contract for sale of real estate
Adrian Smith and Central Coast Council
Property at 12 King Edward Street, Penguin

Agreements

- . Tenancy Agreement
Unit 1 Cooida Court
35-37 Main Street, Ulverstone
- . Lease Agreement
Grazing land
Property at South Road, West Ulverstone

Cor Vander Vlist
ACTING GENERAL MANAGER



CENTRAL COAST COUNCIL

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

Period: 20 June 2017 to 17 July 2017

Documents for affixing of the common seal

Nil

Final plans of subdivision sealed under delegation

Final Plan of Survey
50 Reibey Street & 3 Wongi Lane, Ulverstone
(Ulverstone Club – subdivision – amalgamation of Titles)
Application No. DA216162

Cor Vander Vlist
ACTING GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 30 JUNE 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	103.39	15,038,148.67	103.97
Supplementary Rates	63,406.43	0.46	89,226.51	0.62
	14,083,979.46	100.00	14,463,396.17	100.00
Collected	13,233,626.32	93.96	13,679,705.21	94.58
Add Pensioners – Government	874,602.23	6.21	888,784.68	6.15
Pensioners – Council	34,300.00	0.24	35,105.00	0.24
	14,142,528.55	100.41	14,603,594.89	100.97
Remitted	56,536.20	0.40	934.40	0.01
Discount Allowed	548,893.72	3.90	585,367.13	4.05
Paid in advance	- 892,195.10	-6.33	- 989,341.98	-6.84
Outstanding	228,216.09	1.62	262,841.73	1.81
	14,083,979.46	100.00	14,463,396.17	100.00



Andrea O'Rourke
ASSISTANT ACCOUNTANT

3-Jul-2017

Works Program 2016-2017

(Schedule indicates site construction only)

Task Name	Budget	July					August					September					October					November					December					January					February					March					April					May					June				
Status		27	4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26											
	Works Schedule 2016-2017																																																												
	CAPITAL WORKS PROGRAM 2016-17																																																												
	Strategic Projects																																																												
	Dial Regional Sports Complex - Detailed Design																																																												
	Dial Regional Sports Complex - Construction																																																												
	Wongi Lane Bus Interchange																																																												
	Forth/Leith Shared Pathway																																																												
	Reibey Street Beautification																																																												
	Ulverstone Sports & Leisure Centre																																																												
	Anzac Park																																																												
	Property Management																																																												
	Dial Road Development																																																												
	East Ulverstone Industrial Estate																																																												
	Works Depot																																																												
	Penguin Depot																																																												
	Works Assistant Office																																																												
	Office Relocation																																																												
	Painting Program																																																												
	Office Roof Renewal																																																												
	Surveillance Cameras																																																												
	Emergency Services																																																												
	SES Building and Equipment																																																												
	Generator																																																												
	Roads - Urban Sealed																																																												
	Street Resealing																																																												
	Traffic Management/Safety Improvements																																																												
	Victoria Street Laneway																																																												
	Hobbs Parade																																																												
	Victoria Street																																																												
	Leven Street																																																												
	Hampson Street																																																												
	Main Road																																																												
	Turners Beach Road																																																												
	Ironcliffe Road Retaining Wall																																																												
	Safe Cycling Routes																																																												
	Railway Crossings																																																												
	Kerb Ramp Improvements																																																												
	Queen Street																																																												
	McDonald Street																																																												
	Crescent Street/Reibey Street/Kings Parade																																																												
	Kings Parade/Queen's Gardens																																																												
	Jermyn Street/Leven Street Intersection																																																												
	Main Road Pedestrian Crossing																																																												
	Roads - Rural Sealed																																																												
	Road Resealing																																																												

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]

Works Program 2016-2017

(Schedule indicates site construction only)

[illegible]