

Notice of Ordinary Council Meeting and

# Agenda

18 September 2017

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To all Councillors

NOTICE OF MEETING

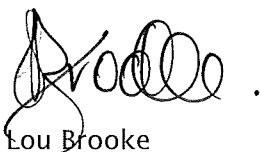
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 17 July 2017. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 7 January 2017.

Dated at Ulverstone this 13<sup>th</sup> day of September 2017.

This notice of meeting and the agenda is given pursuant to delegation for and on behalf of the General Manager.



Lou Brooke  
EXECUTIVE SERVICES OFFICER

# **Code of Conduct of Councillors**

## **PART 1 – Decision making**

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

## **PART 2 – Conflict of interest**

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

### **PART 3 – Use of office**

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

### **PART 4 – Use of resources**

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

### **PART 5 – Use of information**

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



## **PART 6 – Gifts and benefits**

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

## **PART 7 – Relationships with community, councillors and Council employees**

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

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

## **PART 8 – Representation**

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

## **PART 9 – Variation of Code of Conduct**

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

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*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 recommendations provided to the Council in or with the following agenda:

- (i) the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- (ii) where any advice is directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person.



Sandra Ayton  
GENERAL MANAGER

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## **AGENDA**

**COUNCILLORS ATTENDANCE**

**COUNCILLORS APOLOGIES**

**EMPLOYEES ATTENDANCE**

**GUEST(S) OF THE COUNCIL**

**MEDIA ATTENDANCE**

**PUBLIC ATTENDANCE**

**OPENING PRAYER**

May the words of our lips and the meditations of our hearts be always acceptable in Thy sight, O Lord.

**BUSINESS**

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## 1 CONFIRMATION OF MINUTES OF THE COUNCIL

### 1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous ordinary meeting of the Council held on 21 August 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.

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 21 August 2017 be confirmed.”
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- .....
- .....

## 2 COUNCIL WORKSHOPS

### 2.1 Council workshops

The Executive Services Officer reports as follows:

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

- 28.08.2017 – Coastal Pathway Coalition; Statewide Planning Scheme timeframes
- 04.09.2017 – Commercial/Industrial Land supply / Aged Persons Home Units review
- 11.09.2017 – Civic Centre upgrade concept plan; Cradle Coast Waste Management Group Governance; Bass Highway (Leith/Forth Intersections)

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This information is provided for the purpose of record only. A suggested resolution is submitted for consideration.”

- “That the Officer’s report be received.”

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### **3 MAYOR’S COMMUNICATIONS**

#### **3.1 Mayor’s communications**

The Mayor reports as follows:

“A Certificate and a cheque for \$2,000 will be presented at the meeting by Ms Gillian Mangan from the Heart Foundation in Tasmania, to recognise the Central Coast Council being awarded the Tasmanian State Winner in the Heart Foundation’s Local Government Awards for Councils with populations between 10,000 and 50,000 people.

Shortly after the opening formalities I propose to adjourn the meeting for 10–15 minutes to hear Ms Mangan’s address and presentation.”

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#### **3.2 Mayor’s diary**

The Mayor reports as follows:

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

- . Switch Tasmania (Cradle Coast Innovation) – meeting
- . North West Christian School – Grades 4,5,6 class talk on civic governance
- . Radio community reports
- . Cradle Coast Authority – Coastal Shared Pathway meeting (Burnie)



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- . Cradle Coast Authority – Representatives Group meeting (Burnie)
  - . University of Tasmania – University Symposium Networking Luncheon and Panel Discussion (Burnie)
  - . Community Safety Partnership Committee – meeting
  - . Cradle Coast Authority – National Skills Week event with Minister Jeremy Rockliff (Burnie)
  - . Cradle Coast Authority – Shared Services Project meeting (Burnie)
  - . XV1 Australian Masters Games – North-West Tasmania 2017 Games meeting
  - . Arts Health Agency – Carnival of the Here & Now (promoting the arts to the elderly event)
  - . Central Coast Chamber of Commerce and Industry – Business Breakfast
  - . Cradle Coast Authority – Board workshop (Burnie)
  - . Council Roundtable Working Group: Developing Dementia-Friendly Communities in Central Coast
  - . University of Tasmania and Institute for the Study of Social Change – Panel Discussion: The Future of Work in North West Tasmania (Burnie)
  - . Council-community morning tea – Ulverstone
  - . RAAF Association, North-West – Battle of Britain luncheon.”

The Deputy Mayor reports as follows:

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

- . Mersey Valley Devonport Cycling Club and Cycling Tasmania – Australian Junior Cycling National Road Championships medal presentations.”

Cr Carpenter reports as follows:

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

- . Darwin Football Association – annual dinner.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Mayor’s, Deputy Mayor’s and Cr Carpenter’s reports be received.”

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### 3.3 Declarations of interest

The Mayor reports 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 reports 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.”

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### 3.4 Public question time

The Mayor reports 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).”

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## 4 COUNCILLOR REPORTS

### 4.1 Councillor reports

The Executive Services Officer reports 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.”

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## 5 APPLICATIONS FOR LEAVE OF ABSENCE

### 5.1 Leave of absence

The Executive Services Officer reports 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.”

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## **6 DEPUTATIONS**

### **6.1 Deputations**

The Executive Services Officer reports as follows:

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

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## **7 PETITIONS**

### **7.1 Petitions**

The Executive Services Officer reports as follows:

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

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## **8 COUNCILLORS' QUESTIONS**

### **8.1 Councillors' questions without notice**

The Executive Services Officer reports as follows:

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

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- '29 (1) A councillor at a meeting may ask a question without notice –
- (a) of the chairperson; or
  - (b) through the chairperson, of –
    - (i) another councillor; or
    - (ii) the general manager.
- (2) In putting a question without notice at a meeting, a councillor must not –
- (a) offer an argument or opinion; or
  - (b) draw any inferences or make any imputations –
- except so far as may be necessary to explain the question.
- (3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.
- (4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.
- (5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.
- (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
- (7) The chairperson may require a councillor to put a question without notice in writing.'

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

- '8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.
- (6) A council by absolute majority at an ordinary council meeting, ..., may decide to deal with a matter that is not on the agenda if –

<i>Councillor</i>	<i>Question</i>	<i>Department</i>
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**8.2 Councillors’ questions on notice**

The Executive Services Officer reports 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.”

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## 9 DEPARTMENTAL BUSINESS

### GENERAL MANAGEMENT

#### 9.1 Minutes and notes of committees of the Council and other organisations

The General Manager reports as follows:

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

- . Central Coast Council Audit Panel – meeting held 7 August 2017
- . Devonport City Council and Central Coast Council Shared Audit Panel – meeting held 7 August 2017
- . East Ulverstone Swimming Pool Management Committee – meeting held – 10 August 2017
- . Cradle Coast Waste Management group – meeting held 14 August 2017
- . Turners Beach Community Representatives Committee – meeting held 24 August 2017
- . Central Coast Safety Partnership Committee – meeting held 30 August 2017
- . Central Coast Youth Engaged Steering Committee – meeting held 31 August 2017
- . Development Support Special Committee – meeting held 11 September 2017

Copies of the minutes and notes having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the (non-confidential) minutes and notes of committees of the Council be received.”

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#### 9.2 Cradle Coast Waste Management Group Governance Report

The General Manager reports as follows:

“*PURPOSE*



This report seeks to determine the Council's position in relation to creating a Regional Governance Structure to coordinate the management of all waste infrastructure and services in the region.

### *BACKGROUND*

The Cradle Coast Waste Management Group (CCWMG) is a Local Government skills based group, hosted by the Cradle Coast Authority (CCA) and was created in 2007 to provide an integrated regional approach to waste management. The current Cradle Coast Regional Waste Management Strategy 2017–2022 was prepared by the group and guides the development and implementation of actions for the Annual Plan and Budget each year. The Strategy and Annual Plan is endorsed by the seven (7) participating North West Councils (West Coast and King Island are not part of the CCWMG).

The Strategy has an overarching objective of diverting 50% of all municipal solid waste from landfill by 2022.

The CCWMG is an advisory group empowered to manage the funds that are received from a voluntary levy paid by councils of \$5/tonne of waste disposed at the Port Latta and Dulverton Landfills and relies heavily on voluntary collaboration and co-ordination across the Region.

The CCWMG entered into a Memorandum of Understanding in July 2013 between the CCA, CCWMG and Dulverton Waste Management (DWM) in which:

- . CCA provided executive, administrative, financial and communication support to the group; and
- . DWM project manage actions arising from the Strategy allocated by the CCWMG within agreed budget and timeframes.

### *DISCUSSION*

Each year levy funds of approximately \$380,000 are expended on programs to achieve the initiatives outlined in the CCWMG annual plan, derived from the five (5) year Strategy.

In April 2013, the Group commissioned a three (3) part study into the governance and management arrangements of waste management services in the Cradle Coast Region with clear program objectives to:

- . Achieve the goals and objects of the Cradle Coast Regional Waste Management Strategy 2017–2022; and

- . Provide best practice in both governance, management and cost effectiveness; and
- . Position the region to participate strongly in a future statewide waste management framework.

MRA Consulting Group undertook a three (3) part study (a copy is appended to this report).

- . Report Part 1 Scope which included a review of the current CCWMG structure and functioning, waste infrastructure service delivery arrangements; identify where achievement of the Strategy objectives are constrained by existing arrangements of ownership and operation of waste assets; and investigate the drivers for change to the CCWMG structure.
- . Report Parts 2 and 3 undertook an examination of alternative governance and management modes (Part 2) and a Business Case Analysis (Part 3) evaluating cost benefit and risks of a preferred governance model including a transition to a new proposed model.

*MRA Consulting Group report conclusions*

Part 1

Table 1 of the Executive Summary outlines the case for review of alternative governance arrangements.

The report finds a priority for reform in many areas of the Group's role and function, in particular policy development, administration and accountability of the voluntary levy expenditure, and procurement, economies of scale including capital expenditure of \$8.5m required over the next 5 years to meet the Strategy goals.

Parts 2 and 3

A number of alternative models of Governance were identified for discussion and further exploration. As a result of further workshopping the models determined of further assessment included:

- . the current status quo;
- . a self-standing joint authority of seven (7) member councils established under Section 30–39 of the Local Government Act 1993;

- . a self-standing joint authority of nine (9) member councils established under Section 30–39 of the Local Government Act 1993; and
- . a committee of the Cradle Coast Authority established in accordance with CCA's Partnership Agreement with the State Government.

The MRA reports concluded a self-standing joint authority governance model is most suited to the objectives of the CCWMG and recommended a thorough Assets Valuation Study be undertaken to understand the financial, commercial, staffing, service and liability risks prior to forming a joint authority and that to mitigate those potential risks, transitional arrangements should be staged, first by transferring primary programs and secondly assets be transferred once a joint authority is fully operational and success in delivery of goals has been demonstrated.

### *Cradle Coast Waste Management Group recommendation*

The CCWMG members have considered the reports and the recommendation that a self-standing joint authority is the most appropriate governance model for the management of waste management infrastructure and service delivery for the Cradle Coast region.

The CCWMG broadly endorses the reports and recommendation, but notes there are a number of issues to highlight that need to be considered further prior to committing to the establishment of a joint authority.

The CCWMG has a concern that many of the arguments or drivers for change identified in the Part 1 report are not examined in sufficient detail to support the information contained in Part 2 and 3 reports that provide a recommendation for a joint authority, particularly in relation to the current CCWMG decision making function and implementation arrangements.

### *Recommendation*

While there are concerns with how the new joint authority could work, it is noted the success of the Dulverton Waste Management Authority as a joint authority demonstrates that it can work, as long as, the governance arrangements are successfully put in place at the outset.

It is recommended that the Council approves in principle the establishment of a self-standing joint authority subject to a more detailed report on the staging of the implementation; i.e. transferring of primary programs and decision making, and then secondly the transfer of assets once a joint authority is fully operational and successful in delivery of the goals of the Cradle Coast Regional Waste Management Strategy.

*CONSULTATION*

Some considerable time ago there was consultation undertaken by CCWMG through two (2) workshops delivered by Mike Ritchie (from MRA).

*RESOURCE, FINANCIAL AND RISK IMPACTS*

If the recommendation receives in principle support from Councils then an implementation plan, including establishment of governance arrangements would be required and would be funded through the CCWMG annual budget.

*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
- . Contribute to the preservation of the natural environment.

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision
- . Effective communication and engagement
- . Strengthen local–regional connections.

*CONCLUSION*

It is recommended that the Council provides in principle support for the establishment of a self-standing joint authority subject to a more detailed report on the staging of the implementation i.e. transferring of primary programs and decision making; and

secondly, once a joint authority is fully operational and proven to be successful in delivery of the goals of the Cradle Coast Regional Waste Management Strategy that consideration by Councils be given to the transfer of assets to that authority.”

The Executive Services Officer reports as follows:

“A copy of the MRA Consulting Groups Study having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

■ “That the Council provides in principle support for the establishment of a self-standing joint authority subject to a more detailed report on the staging of the implementation i.e. transferring of primary programs and decision making; and

secondly, once a joint authority is fully operational and proven to be successful in delivery of the goals of the Cradle Coast Regional Waste Management Strategy that consideration by Councils be given to the transfer of assets to that authority.”

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COMMUNITY SERVICES

**9.3 Statutory determinations**

The Director Community Services reports as follows:

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

The Executive Services Officer reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”

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**9.4 Council acting as a planning authority**

The Mayor reports 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 Agenda Item 9.5, 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 reports 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.

A suggested resolution is submitted for consideration.”

- “That the Mayor’s report be received.”

9.5 **Utilities (Telecommunications tower with ancillary shed and equipment) – discretionary development in a Rural Resource zone and in a Proclaimed Irrigation District and on a ridgeline at 39 Creamery Road, Sulphur Creek – Application No. DA217022**

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION No.:</i>	DA217022
<i>PROPOSAL:</i>	Utilities (Telecommunications tower with ancillary shed and equipment) – discretionary development in a Rural Resource zone and in a Proclaimed Irrigation District and on a ridgeline
<i>APPLICANT:</i>	Visionstream Pty Ltd (on behalf of Telstra)
<i>LOCATION:</i>	39 Creamery Road, Sulphur Creek
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	19 August 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	2 September 2017
<i>REPRESENTATIONS RECEIVED:</i>	Four
<i>42-DAY EXPIRY DATE:</i>	25 September 2017
<i>DECISION DUE:</i>	18 September 2017

*PURPOSE*

The purpose of this report is to consider an application to erect a mobile phone telecommunications tower with ancillary shed and equipment at 39 Creamery Road, Sulphur Creek.

Accompanying the report are the following documents:

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

*BACKGROUND*

*Development description –*

Application is made to construct a mobile phone telecommunications tower on rural land at 39 Creamery Road, Sulphur Creek. The tower would be funded under the Federal Government Black Spot Program to provide mobile telecommunication services within and around Sulphur Creek.

The proposed development would encompass a 100m<sup>2</sup> lease area surrounded by 2.4m high security fencing and include the following infrastructure:

- . a 30m high telecommunication mono pole tower. The tower would be 31.3m high when antenna attachments are included;
- . six panel antennas;
- . six twin-mounted amplifiers (TMA's);
- . three remote radio units (Reruns);
- . a "Colorbond" 3m x 2.5m x 2.4m high (7.5m<sup>2</sup>) equipment shelter; and
- . ancillary equipment.

The tower site would be accessed via an existing crossover off Creamery Road.

*Site description and surrounding area –*

The development site is located on a 4ha elevated rural parcel of land that is cleared of native vegetation and currently supports a single dwelling with



outbuildings. The property is just south of the seaside residential settlement of Sulphur Creek.

The land primarily comprises Class 2, 3 and 4 and falls within the Dial Blythe Proclaimed Irrigation District. Approximately half the land area is identified as being subject to Low-Medium landslide risk.

Land to the immediate north is zoned Environmental Management due to the identified landslide risk. Land to the south, east and west is zoned Rural Resource.

The property is located approximately 25m east of the Bass Highway Utility zone boundary and is visible from the Bass Highway, when travelling west to east.

### *History –*

No history relevant to this application.

### *DISCUSSION*

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

## 26.0 Rural Resource Zone

CLAUSE	COMMENT
<b>26.1.2 Local Area Objectives</b>	
<p>(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;</p> <p>(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;</p> <p>(c) Air, land and water resources are protected against –</p> <p style="padding-left: 40px;">(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and</p> <p style="padding-left: 40px;">(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;</p> <p>(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;</p>	<p>(a) 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 primary industry that is dependent upon 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 would result in the permanent loss of land for the development of Utility infrastructure and has no reason to locate on the subject site for access to land, air or water resources.</p> <p>(c)(ii) Proposal satisfies the Objective. The proposed telecommunications tower would not unduly</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>conflict, constrain or otherwise interfere with the practice of primary industry on the site.</p> <p>(d) Proposal does not satisfy the Objective. The proposed use of the land is not a primary industry use.</p> <p>(e) Proposal satisfies the Objective. The proposed telecommunications tower would not unduly restrict sustainable agricultural production.</p> <p>(f) Proposal satisfies the Objective. Proposed development site is identified as an area most reasonably able to accommodate utility infrastructure (telecommunications tower).</p> <p>(g) Proposal does not satisfy the Objective. The proposal is not tourism or recreation use.</p> <p>(h)(i) Not applicable. Not Residential use.</p> <p>(h)(ii) Not applicable. Not Residential use.</p>
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26.1.3 Desired Future Character Statements	
<p>Use or development on rural land –</p> <p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –</p> <ul style="list-style-type: none"> <li>(i) expansive areas for agriculture and forestry;</li> <li>(ii) mining and extraction sites;</li> <li>(iii) utility and transport sites and extended corridors; and</li> <li>(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</li> </ul> <p>(b) may be interspersed with –</p> <ul style="list-style-type: none"> <li>(i) small-scale residential settlement nodes;</li> <li>(ii) places of ecological, scientific, cultural, or aesthetic value; and</li> <li>(iii) pockets of remnant native vegetation</li> </ul>	<p>(a)(i) Proposal is not consistent with Desired Future Character. Proposed development is not associated with a working landscape featuring agriculture or forestry.</p> <p>(a)(ii) Proposal is not consistent with Desired Future Character. Proposed development is not associated with mining and extraction.</p> <p>(a)(iii) Proposal is consistent with Desired Future Character. Proposed development is for utility infrastructure.</p> <p>(a)(iv) Proposal is consistent with Desired Future Character. Proposed 7.5m<sup>2</sup> shed would be a utility service building.</p> <p>(b)(i) Proposal is consistent with Desired Future Character. Proposal is located so as to be interspersed between existing residential settlement nodes.</p> <p>(b)(ii) Proposal is not consistent with Desired Future Character. Proposed development would not</p>

<p>(c) will seek to minimise disturbance to –</p> <ul style="list-style-type: none"> <li>(i) physical terrain;</li> <li>(ii) natural biodiversity and ecological systems;</li> <li>(iii) scenic attributes; and</li> <li>(iv) rural residential and visitor amenity;</li> </ul> <p>(d) may involve sites of varying size –</p> <ul style="list-style-type: none"> <li>(i) in accordance with the type, scale and intensity of primary industry; and</li> <li>(ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;</li> </ul> <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>impact on a place of ecological, scientific or cultural value, but may impact on the aesthetic values of the area.</p> <p>(b)(iii) Not applicable. The site is cleared of native vegetation.</p> <p>(c)(i) Proposal is consistent with Desired Future Character. The proposal would require development of vehicle parking and manoeuvring areas, the construction of a small service building and the construction of a tower within a 100m<sup>2</sup> lease area. It is considered this level of development would create minimal disturbance to the physical terrain.</p> <p>(c)(ii) Proposal is consistent with Desired Future Character. The site exhibits highly compromised natural biodiversity and ecological systems. The proposal would not disturb biodiversity or ecological systems on the site.</p> <p>(c)(iii) Proposal is not consistent with Desired Future Character. Proposed development would disturb existing scenic attributes of the site and</p>
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	<p>surrounding land and for those persons travelling along South Riana Road and Barrens Road.</p> <p>(c)(iv) Proposal is not consistent with Desired Future Character. Development would impact on visual rural residential amenity in this area.</p> <p>(d)(i) Proposal is not consistent with Desired Future Character. Development would not be associated with primary industry.</p> <p>(d)(ii) Proposal is not consistent with Desired Future Character. Development would not be associated with sustainable commercial production based on a naturally occurring resource.</p> <p>(e) Proposal is consistent with Desired Future Character. Proposal is significantly influenced by current and future changes in technology, with the use of the mobile phone expected to expand and offer wider applications, now and into the future.</p>
<b>26.3.1 Requirement for discretionary non-residential use to locate on rural resource land</b>	
26.3.1-(P1) Other than for residential use, discretionary permit use must:	<p>(a) Non-compliant. Proposal does not meet five out of ten of the Local Area Objectives of the Rural</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) be required to locate on rural resource land for operational efficiency:</p> <p>(i) to access a specific naturally occurring resource on the site or on adjacent land in the zone;</p> <p>(ii) to access infrastructure only available on the site or on adjacent land in the zone;</p> <p>(iii) to access a product of primary industry from a use on the site or on adjacent land in the zone;</p> <p>(iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone;</p> <p>(v) if required</p> <p>a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</p>	<p>Resource zone. Two of the ten Objectives refer to residential development and are not applicable to this application.</p> <p>(b) Non-compliant. Proposal does not meet seven of the Future Desired Character Statements of the Rural Resource zone. Six of the Statements are satisfied and one is not applicable to this application.</p> <p>(c)(i) Not applicable. Satisfied by (c)(vii).</p> <p>(c)(ii) Not applicable. Satisfied by (c)(vii).</p> <p>(c)(iii) Not applicable. Satisfied by (c)(vii).</p> <p>(c)(iv) Not applicable. Satisfied by (c)(vii).</p> <p>(c)(v)(a)Not applicable. Satisfied by (c)(vii).</p> <p>(c)(v)(b)Not applicable. Satisfied by (c)(vii).</p> <p>(c)(v)(c)Not applicable. Satisfied by (c)(vii).</p> <p>(c)(vi) Not applicable. Satisfied by (c)(vii).</p>
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<p>b. for security;</p> <p>c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;</p> <p>(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary 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</p>	<p>(c)(vii) Compliant. Proposal would provide essential utility infrastructure.</p> <p>(c)(viii) Not applicable. Satisfied by (c)(vii).</p> <p>(d)(i) Compliant. The proposal would result in the loss of a small area of agricultural land (100m<sup>2</sup>). This is considered to be a minimal loss of land for primary industry use.</p> <p>(d)(ii) Compliant. There is minimal likelihood the proposal would constrain, fetter or otherwise interfere with existing and potential primary industry use on the site and on adjacent land.</p> <p>(d)(iii) Non-compliant. The site is located in the Dial Blythe Proclaimed Irrigation District.</p> <p>Refer to "Issues" section of this report.</p>
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<p>primary industry use on the site and on adjacent land; and</p> <p>(iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development.</p>	
<p><b>26.3.2 Required Residential Use</b></p>	
<p>26.3.2-(A1) Residential use required as part of a use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p> <p>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</p> <p>(c) not intensify an existing lawful residential use;</p> <p>(d) replace a lawful existing residential use;</p> <p>(e) not create a new residential use through conversion of an existing building; or</p> <p>(f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p>	<p>Not applicable.</p> <p>The development is not a required residential use.</p>

(g) there is no change in the title description of the site on which the residential use is located.	
<b>26.3.3 Residential use</b>	
<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"> <li>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</li> <li>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</li> <li>(c) not intensify an existing lawful residential use;</li> <li>(d) not replace an existing residential use;</li> <li>(e) not create a new residential use through conversion of an existing building;</li> <li>(f) be an outbuilding with a floor area of not more than 100m<sup>2</sup> appurtenant to an existing lawful and structurally sound residential building; or</li> <li>(g) be home based business in association with occupation of an</li> </ul>	<p>Not applicable.</p> <p>The development is not a non–required residential use.</p>

<p>existing lawful and structurally sound residential building; and</p> <p>(h) there is no change in the title description of the site on which the residential use is located.</p>	
<p><b>26.4 Development Standards</b></p>	
<p><b>26.4.1 Suitability of a site or lot on a plan of subdivision for use or development</b></p>	
<p>26.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and</p> <p>(b) if intended for a building, contain a building area</p> <p>(i) of not more than 2,000m<sup>2</sup> or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</p> <p>(ii) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(iii) clear of any applicable setback from a zone boundary;</p> <p>(iv) clear of any registered easement;</p>	<p>(a) Compliant. The site area is 4ha.</p> <p>(b)(i) Compliant. The telecommunications tower lease area would be 100m<sup>2</sup> in land area.</p> <p>(b)(ii) Compliant. The 100m<sup>2</sup> telecommunications tower lease area would be setback approximately 320m from the western front boundary, 60m from the southern side boundary, approximately 27m from the northern side boundary and approximately 30m from the eastern rear boundary.</p> <p>(b)(iii) Compliant. There is no zone boundary setback applicable to the site.</p> <p>(b)(iv) Not applicable. There is no registered easement.</p> <p>(b)(v) Not applicable. There is no registered right of way.</p>

<ul style="list-style-type: none"> <li>(v) clear of any registered right of way benefiting other land;</li> <li>(vi) clear of any restriction imposed by a utility;</li> <li>(vii) not including an access strip;</li> <li>(viii) accessible from a frontage or access strip.</li> </ul>	<ul style="list-style-type: none"> <li>(b)(vi) Compliant. There is no restriction imposed by a utility.</li> <li>(b)(vii) Compliant. There is no access strip.</li> <li>(b)(viii) Compliant. The site has frontage to Creamery Road.</li> </ul>
<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"> <li>(a) across a frontage over which no other land has a right of access; and</li> <li>(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</li> <li>(c) by a right of way connecting to a road <ul style="list-style-type: none"> <li>(i) over land not required as the means of access to any other land; and</li> <li>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Frontage and access to Creamery Road.</li> <li>(b) Not applicable. Satisfied by (a).</li> <li>(c) Not applicable. Satisfied by (a).</li> <li>(d) Compliant. Frontage to Creamery Road is approximately 99m wide.</li> <li>(e) Compliant. Existing vehicular access is to the satisfaction of the Road Authority.</li> </ul>

<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 <sup>R31</sup> with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p>	<p>Not applicable.</p> <p>The development does not require a water connection.</p>

<ul style="list-style-type: none"> <li>a. a single dwelling; or</li> <li>b. a use with an equivalent population of not more than 10 people per day.</li> </ul>	
<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"> <li>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</li> <li>(b) by on-site disposal if: <ul style="list-style-type: none"> <li>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</li> <li>(ii) the development: <ul style="list-style-type: none"> <li>a. is for a single dwelling; or</li> <li>b. provides for an equivalent population of not more than 10 people per day; or</li> </ul> </li> </ul> </li> </ul>	<p>Not applicable.</p> <p>The development does not require a sewer connection.</p>

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<p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip.</p>	
<p>26.4.1–(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m<sup>2</sup>;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required</p>	<p>Compliant.</p> <p>The site is able to dispose of stormwater.</p>

<p>for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and</p> <p>e. not more than 50% of the site is impervious surface.</p>	
<b>26.4.2 Location and configuration of development</b>	
<p>26.4.2-(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:</p> <p>(a) not less than 20.0m from the frontage; or</p> <p>(b) not less than 50.0m if the development is for sensitive use on land that adjoins the Bass Highway;</p> <p>(c) not less than 10.0m from each side boundary; and</p> <p>(d) not less than 10.0m from the rear boundary; or;</p> <p>(e) in accordance with any applicable building area shown on a sealed plan.</p>	<p>(a) Compliant. Development is setback over 320m from Creamery Road frontage.</p> <p>(b) Not applicable. The development is not for sensitive use on land that adjoins the Bass Highway.</p> <p>(c) Compliant. The 100m<sup>2</sup> telecommunications tower lease area would be setback approximately 60m from southern side boundary and 27m from northern side boundary.</p> <p>(d) Compliant. The development will be setback approximately 30m from the eastern rear boundary.</p> <p>(e) Not applicable. There is no building area shown on a sealed plan.</p>



26.4.2–(A2) Building height must be not more than 8.5m.	Non-compliant. The tower would be 30m high.  Refer “Issues” section of this report.
<p>26.4.2–(A3.1) A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <p>(a) not project above an elevation 15m below the closest ridgeline;</p> <p>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) clad and roofed with materials with a light reflectance value of less than 40%.</p>	<p>(a) Non-compliant. The proposed development is located on a ridgeline.</p> <p>(b) Compliant. The proposed development is setback approximately 534m from a watercourse.</p> <p>(c) Non-compliant. The proposed development would not sit below the canopy of the nearest forest.</p> <p>(d) Compliant by a Condition to any Permit issued.  Refer to “Issues” section of this report.</p>
26.4.2–(A3.2) Wind power turbines and wind power pumps must not exceed 20m in height.	A3.2 Not applicable. The proposed development is not wind power turbines.

**26.4.3 Location of development for sensitive uses**

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

(a) be located not less than:

- (i) 200m from any agricultural land;
- (ii) 200m from aquaculture, or controlled environment agriculture;
- (iii) 500m from the operational area boundary established by a mining lease issued in accordance with the *Mineral Resources Development Act 1995* if blasting does not occur; or
- (iv) 1,000m from the operational area boundary established by a mining lease issued in accordance with the *Mineral Resources Development Act 1995* if blasting does occur; or
- (v) 500m from intensive animal husbandry;
- (vi) 100m from land under a reserve management plan;

Not applicable.

Not a sensitive use.

<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>	
<b>26.4.4 Subdivision</b>	
<p>26.4.4-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) to create a lot required for public use either State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>Not applicable.</p> <p>Not a subdivision.</p>
<b>26.4.5 Buildings for Controlled Environment Agriculture</b>	
<p>26.4.5-(A1) A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:</p>	<p>Not applicable.</p>

<p>(a) rely on the soil as a growth medium into which plants are directly sown;</p> <p>(b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.</p>	No controlled environment agriculture use.
CODES	
<b>E1 Bushfire-Prone Areas Code</b>	Not applicable. Development is not a subdivision, vulnerable or hazardous use.
<b>E2 Airport Impact Management Code</b>	Not applicable. Not in this Scheme.
<b>E3 Clearing and Conversion of Vegetation Code</b>	Not applicable. No land clearance proposed.
<b>E4 Change in Ground Level Code</b>	Not applicable. No cut and fill >1m.
<b>E5 Local Heritage Code</b>	Not applicable. No places of local heritage listed in this Scheme.
<b>E6 Hazard Management Code</b>	Not applicable. Area has Low and Medium landslide hazard, however development satisfies exemption from the Code under E6.4.4(c).
<b>E7 Sign Code</b>	Not applicable. No signage proposed.

<b>E8 Telecommunication Code</b>	
<b>E8.2 Application of this Code</b>	Code applies to telecommunications tower.
<b>E8.4 Use or development exempt from this Code</b>	Not exempt. Not a low impact facility.
<b>E8.6 Development Standards</b>	
<b>E8.6.1 Shared use and co-location</b>	
E8.6.1-(A1) A new freestanding aerial, tower, or mast must be structurally and technically designed to accommodate comparable additional users, including by the subsequent rearrangement of existing antenna and the mounting of antenna at different heights.	Compliant. The applicant advises the proposed tower would be able to accommodate additional infrastructure upgrades and carriers.
E8.6.1-(A2) New antenna must be located on an existing freestanding aerial, tower, or mast.	Non-compliant. A new tower is proposed.  Refer to "Issues" section of this report.
<b>E8.6.2 Health, safety and visual impact</b>	
E8.6.2-(A1) Telecommunication infrastructure must;  (a) be located within an existing utility corridor or site; or  (b) only erect and operate aerial telecommunication lines or additional supporting structures in residential and commercial	(a) Non-compliant. No existing utility corridor. A new tower is proposed for a "black spot" area.  (b) Not applicable. No aerial lines proposed.

<p>areas if overhead cables are operated by other existing utilities;</p> <p>(c) only clear vegetation if required for functional and safety requirements;</p> <p>(d) locate telecommunication infrastructure to:</p> <p>(i) avoid skyline positions and potential to be seen in silhouette;</p> <p>(ii) cross hills diagonal to the principal slope;</p> <p>(iii) cross at the low point of a saddle between hills; or</p> <p>(iv) be located around the base of hills or along the edge of existing clearings; and</p> <p>(e) screen equipment housing and other visually intrusive telecommunication infrastructure to view from public areas.</p>	<p>(c) Compliant. Land already cleared of vegetation for grazing and cropping purposes.</p> <p>(d)(i) Non-compliant. Tower would be located on a ridgeline and would be visible from the Bass Highway.</p> <p>Refer to "Issues" section of this report.</p> <p>(d)(ii) Not applicable. Applies to cable and line construction.</p> <p>(d)(iii) Not applicable. Applies to cable and line construction.</p> <p>(d)(iv) Non-compliant. Tower and shed located on a ridgeline.</p> <p>(e) Compliant by a condition to be applied to the Permit.</p> <p>Refer to "Issues" section of this report.</p>
<p>E8.6.2-(A2) The height of a freestanding aerial, tower, or mast must not be more than:</p> <p>(a) 60.0m on land within the Rural Resource or Rural Living zones;</p>	<p>(a) Compliant. Tower with attached panels would be 31.3m high.</p> <p>(b) Not applicable. Rural Resource zone.</p>

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<p>(b) 45.0m on land within the Light Industrial, General Industrial, Commercial, Utility, or Port and Marine zone;</p> <p>(c) 40.0m on land within the Local Business, General Business, or Central Business zone; and</p> <p>(d) 20.0m on land within the General Residential, Low Density Residential, Urban Mixed Use, Village, Environmental Living, Environmental Management, Major Tourism, Open Space, Community Purpose or Recreation zones.</p>	<p>(c) Not applicable. Rural Resource zone.</p> <p>(d) Not applicable. Rural Resource zone.</p>
<p>E8.6.2–(A3) A freestanding aerial, tower, or mast must be setback from the base of the tower to the exterior boundary of the site by:</p> <p>(a) not less than 60.0m or 300% of the height of the tower, whichever is the greater, in any residential zone; and</p> <p>(b) not less than 30.0m or 100% of the height of the tower, whichever is the greater, in any other zone.</p>	<p>(a) Not applicable. Not a residential zone.</p> <p>(b) Compliant. Tower would be setback 320m from Creamery Road in the Rural Resource zone and 57m to the nearest General Residential zone boundary.</p>
<p>E8.6.2–(A4) Telecommunication infrastructure servicing a network (facilities not requiring installation on an individual street basis) must not be located on land in a residential zone.</p>	<p>Compliant.</p> <p>Tower would be located in a Rural Resource zone.</p>

<p>E8.6.2–(A5) A freestanding aerial, tower, or mast must:</p> <ul style="list-style-type: none"> <li>(a) be finished and maintained with a galvanised steel surface or painted a neutral colour so as to reduce visual obtrusiveness;</li> <li>(b) not affix or mount a sign other than necessary warning or equipment information;</li> <li>(c) not be artificially lit or illuminated unless required for air navigation safety or for security;</li> <li>(d) if security fencing is required, such fencing must be of a design, material, and colour that reflect the character of the location; and</li> <li>(e) provide a buffer not less than 2.0m wide outside the perimeter of the compound of plant material to effectively screen the tower compound from public view and from adjacent land.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant by Condition. Galvanised slim line tower and proposed muted “Colorbond” shed colours. Condition to be applied to any Permit.</li> <li>(b) Compliant. No fixed signs.</li> <li>(c) Compliant. No illumination proposed.</li> <li>(d) Compliant. Transparent wire security fencing proposed.</li> <li>(e) Compliant by condition. Screen planting to be required by a condition to any Permit.</li> </ul>
<p>E8.6.2–(A6) If an antenna is installed on a structure other than a tower, the antenna and the support equipment must be painted a neutral colour that is identical to or closely comparable with the colour of the supporting structure so as to make the antenna and equipment as visually unobtrusive as possible.</p>	<p>Compliant.</p> <p>Fixed antennas would be of a neutral colour.</p>



## COMMUNITY SERVICES

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<p>E8.6.2–(A7) If an aerial, tower or mast is modified or replaced to facilitate collocation of additional antenna:</p> <ul style="list-style-type: none"> <li>(a) the modified or reconstructed tower must be of the same type as the existing tower unless reconstructed as a monopole tower;</li> <li>(b) the reconstructed tower must satisfy the applicable setback and separation distances; and</li> <li>(c) if there is more than one tower on a site, reconstruction must not occur unless the outcome is that only one tower is to remain on the site.</li> </ul>	<p>Not applicable.</p> <p>Not replacement or modification of an existing tower, mast or aerial.</p>
<p>E8.6.2–(A8) The location of aerial telecommunication infrastructure must:</p> <ul style="list-style-type: none"> <li>(a) provide clearance for vehicular traffic; and</li> <li>(b) not pose a danger or encumbrance to other users or aircraft.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Aerial infrastructure would be placed on a 30m high tower, clear of vehicular traffic.</li> <li>(b) Compliant. Applicant states that the tower would not pose a danger to other users or aircraft.</li> </ul>
<p><b>E9 Traffic Generating Use and Parking Code</b></p>	
<p><b>E9.2 Application of this Code</b></p>	<p>Code applies to all development.</p>

<b>E9.4 Use or development exempt from this Code</b>	<p>Not exempt.</p> <p>No Local Area Parking Scheme applies to the site.</p>
<b>E9.5 Use Standards</b>	
<b>E9.5.1 Provision for parking</b>	
<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. The site must provide for the number of workers on site. Number of workers would be a single vehicle intermittently for maintenance purposes.</p>
<b>E9.5.2 Provision for loading and unloading of vehicles</b>	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>(a) Compliant. Site has ample area for the loading and unloading of equipment.</p> <p>(b) Not applicable. Not for business, commercial, educational and retail use.</p>

<b>E9.6 Development Standards</b>	
<b>E9.6.2 Design of vehicle parking and loading areas</b>	
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"> <li>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</li> <li>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</li> <li>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</li> <li>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</li> <li>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</li> </ul>	Compliant. Land has ample area for on-site manoeuvring.

<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>	
E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.	Compliant by a condition to a Permit.
<b>E10 Water and Waterways Code</b>	Not applicable. Site is not within 30m of a waterway.
<b>Specific Area Plans</b>	No Specific Area Plans apply to this location.

### *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 primary industry purpose, referencing the requirement of use and development to be reliant upon, be associated with, or have an intention to use a naturally occurring resource (air, land and/or water) that is located on the subject site or adjoining land.

The zone may provide for other use and development that does not constrain or conflict with resource development uses and allows for the development of utility infrastructure that cannot reasonably be accommodated on land within a settlement or nature conservation area.

The subject proposal is for the development of utility infrastructure on rural land that adjoins the coastal residential settlement of Sulphur Creek, an area that is recognised as a "black spot" for mobile phone coverage. In this regard, the proposed utility use of the land satisfies Local Area Objective 26.1.2(f) and is considered to be appropriate development for the zone.

Similarly, the proposal satisfies Desired Future Character Statement 26.1.3(a)(iii) that allows for highly modified and relatively sparsely settled landscapes featuring utility sites and utility corridors.

#### *2 Development within the Dial Blythe 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 Dial Blythe Irrigation District. All surrounding land is also within the Dial Blythe Irrigation District.

The Dial Blythe Irrigation District comprises 12,568ha and is expected to have the capacity to supply 2,855ML 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 South Riana, Riana, Penguin, West Pine, Cuprona and Howth. Currently, the production of potatoes, other vegetables, poppies, pyrethrum, berries, beef and dairy produce are the primary activities in these areas.

The subject site is not currently irrigated. The proposed development would exclude the 100m<sup>2</sup> telecommunication tower lease area from primary industry activity. However, there is a trade-off to be considered when balancing the loss of agricultural land and the essential benefits mobile telecommunications can bring to the Sulphur Creek area.

### 3 *Ridgeline development –*

Acceptable Solution 26.4.2–(A3.1) requires that development not be on a ridgeline and be below the canopy of any adjacent forest or woodland vegetation.

The subject and surrounding land is of a relative high elevation and undulating. The proposed tower would be located on top of a ridgeline, rising above vegetation in this area, although some trees at the top of the property would provide a level of screening to the tower when viewed from the Sulphur Creek settlement. The proposed tower would be visible from the Bass Highway, when approaching the site from west to east, and would be visible from West Ridge Road that is aligned with a plateau in this area.

The Scheme's Performance Criteria 26.4.2–(P3.1) requires that the location, height and visual appearance of a structure have regard to the visual impact on the skyline, minimise height above adjoining vegetation, minimise impact on a shoreline, watercourse or wetland and minimise reflection of light from external surfaces.

The nature of a Utility such as a mobile phone telecommunications tower is that it seeks to be located in an area of high elevation, so as to achieve maximum coverage for the greatest distance. This is the reason so many telecommunication towers seek to locate on or near a ridgeline.

The proposed development would encompass a 100m<sup>2</sup> lease footprint over the 4ha rural site. The telecommunications tower, whilst it would be clearly visible when viewed from the Bass Highway, West Ridge Road and from private property to the south east; would not impose an

unreasonable or dramatically negative impact on the amenity of the Sulphur Creek residential area in general. The tower would be located over 400m from the nearest dwelling to the south, in the Rural Resource zone, and the proposed construction site has some existing tree screening that would offset a “full exposure” of the tower to the skyline.

The Scheme’s E8 – Telecommunications Code Acceptable Solution E8.6.2–(A1)(e) and E8.6.2–(A5)(e) requires that towers are screened from public view by a minimum 2m wide vegetation buffer around the lease area. This is considered to be an acceptable requirement for the development of high impact infrastructure in the Tasmanian landscape.

The tower would not impact on a waterbody or shoreline.

Mobile telecommunication services are necessary and relied upon, not only for emergency services, but also for many economic and social activities that are part of modern life. The construction of the telecommunications tower as proposed is a trade-off between skyline development and the loss of visual amenity, in exchange for improved telecommunication services in the Sulphur Creek area.

### *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	No conditions.
TasWater	Referral was not required.
Department of State Growth	Referral was not required.
Environment Protection Authority	Referral was not required.
TasRail	Referral was not required.
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 –*

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

The representations are summarised and responded to as follows:

REPRESENTATION 1	
MATTER RAISED	RESPONSE
1 The representors live approximately 400m south of the tower site. There is concern the tower will have negative short-term and long-term impacts on the health of surrounding residents due to the pulse electromagnetic radiation emitted from the mobile tower.	<p>This is not a matter for consideration by the Planning Authority. The development must be assessed and determined against the relevant Performance Criteria of the Scheme.</p> <p>Note: Telstra has undertaken a compliance report that predicts the levels of Electromagnetic Emissions (EME) from the proposed tower. The maximum environmental EME level predicted is substantially within the allowable limit under the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).</p>



<p>2 The 30m high tower would be in direct line of sight from the dwelling on adjoining land to the south. The tower would result in a negative impact on the visual amenity of the area and would ruin the enjoyment of a 180° view currently enjoyed by the residents of adjoining land.</p>	<p>The subject dwelling is approximately 400m south of the proposed tower site, located several metres lower than the land that is subject to the development proposal. The same dwelling is also located 110m from another utility; the Bass Highway. The proposed tower would be located on a ridgeline and would be visible from the existing dwelling and from surrounding land. For comment on visual impact of ridgeline development when viewed from other land, refer to the “Issues” section of this report.</p> <p>The Scheme’s E8 “Telecommunication Code” allows for the Council to apply a Condition requiring a minimum 2m wide vegetation buffer to the proposed facility. It is considered to be reasonable that the development be somewhat screened. Additional vegetation would not fully reduce the impact of the 30m high telecommunication tower, but would provide some visual relief from the utility tower in the landscape.</p>
<p>3 The tower would result in a negative financial impact on the value of the adjoining property.</p>	<p>This is not a matter for consideration by the Planning Authority.</p>
<p>REPRESENTATION 2</p>	
MATTER RAISED	RESPONSE
<p>1 The representors are developing a tourist accommodation facility and the</p>	<p>The representor’s land is located approximately 900m south-east of the proposed tower site.</p>

<p>proposed tower would significantly reduce the “site value” if guests must look directly at a tower whilst viewing a sunset.</p>	<p>A Planning Permit for DA214206 was issued in July 2015 for a Visitor Accommodation facility comprising a manager’s residence, two cabins and a shed with a part office area. On 7 December 2015, a Building Permit was issued for a shed and on 29 November 2016, a Building Permit was issued for a dwelling, visitor accommodation and office facilities.</p> <p>For comment on the visual impact of ridgeline development when viewed from other land, refer to the “Issues” section of this report.</p> <p>The Scheme’s E8 “Telecommunication Code” allows for the Council to apply a condition requiring a minimum 2m wide vegetation buffer to the proposed facility. It is considered to be reasonable that the development be somewhat screened. Additional vegetation around the base of the tower will not fully reduce the impact of the 30m high telecommunication tower, but would provide some visual relief from the utility tower in the landscape when viewed from a distance.</p>
<p>2 It is inconsistent that the area is subject to landslip, yet no geotechnical investigations are required.</p>	<p>The land is identified as Low to Medium landslide risk. The development is exempt from a planning assessment against the “Hazard Management Code” under E6.4.4(c) of the Scheme. The exemption relates to structures or buildings that are not habitable</p>

	<p>buildings and are not within an area required for hazard management.</p> <p>The proposed tower would require design and certification from a suitably qualified engineer for construction purposes.</p>
REPRESENTATION 3	
MATTER RAISED	RESPONSE
<p>1 The representors are concerned the tower will have negative short-term and long-term impacts on the health of surrounding residents, due to pulse electromagnetic radiation emitted from the mobile tower, and state that the precautionary principle must apply in this situation.</p>	<p>This is not a matter for consideration by the Planning Authority. The development must be assessed and determined against the relevant Performance Criteria of the Scheme.</p> <p>Note: Telstra has undertaken a compliance report that predicts the levels of Electromagnetic Emissions (EME) from the proposed tower. The maximum environmental EME level predicted is substantially within the allowable limit under the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).</p>
<p>2 The 30m high tower would result in a detrimental impact on the visual amenity of the area and would be a visual intrusion whilst viewing the ocean and landscape from homes and surrounding roads. The application only considered the negative impact of the tower from the northern aspect.</p>	<p>The representor's land is located approximately 1.2km south-east of the proposed tower site.</p> <p>The tower would be located on a ridgeline and would be visible from the representors property, and from surrounding land.</p> <p>For comment on visual impact of ridgeline development when viewed from other land, refer to the "Issues" section of this report.</p> <p>The Scheme's E8 "Telecommunication Code" allows</p>

	<p>for the Council to apply a condition requiring a minimum 2m wide vegetation buffer to the proposed facility. It is considered to be reasonable that the development be somewhat screened. This would not fully reduce the impact of the 30m high telecommunication tower, but would provide some visual relief from the utility tower in the landscape.</p>
<p>3 Future tourism developments could be greatly impeded.</p>	<p>The subject and surrounding land is zoned Rural Resource under the Scheme.</p> <p>The zone is intended primarily to provide for the sustainable use and development of resources for agriculture, aquaculture, forestry, mining and other primary industries. The protection of air, water and land resources for primary industry is the overriding consideration when assessing development and use in the Rural Resource zone.</p> <p>Any proposed use of the land for tourism activity or utility development, such as a telecommunications tower, are deemed to be “discretionary” use and development and must demonstrate that future primary industry would not be fettered or constrained by any such proposal.</p> <p>In the Rural Resource zone, the development of a tourism facility would undergo similar assessment as Utility development and would need to demonstrate that land was not impeded or compromised for</p>

	future primary industry use and development. Similar to the development of utility infrastructure, matters such as resulting and potential views from any such facility would be a secondary and discretionary consideration.
4 The tower would result in a negative financial impact on the value of the adjoining property. Properties would be devalued.	This is not a matter for consideration by the Planning Authority.
5 Tower location, Candidate D, at 401 Preservation Drive, Sulphur Creek would be a better location for the tower.	The property at 401 Preservation Drive, Sulphur Creek currently accommodates a Telstra exchange building on a 445m <sup>2</sup> parcel of land. The site is highly visible from the Bass Highway. This location was discounted by the applicant due to visual impacts and a reduction in potential coverage of the Sulphur Creek settlement.
REPRESENTATION 4	
MATTER RAISED	RESPONSE
1 The proposed tower is too close to the representors property and the small buffer of trees between the tower site and their home is inadequate to ensure no ill health risk. The tower will result in exposure to EME 24/7 and increased residential development over time will ensure increased output from the tower.	<p>This is not a matter for consideration by the Planning Authority. The development must be assessed and determined against the relevant Performance Criteria of the Scheme.</p> <p>Note: Telstra has undertaken a compliance report that predicts the levels of Electromagnetic Emissions (EME) from the proposed tower. The maximum environmental EME level predicted is substantially within the allowable limit under the Australian</p>

	Radiation Protection and Nuclear Safety Agency (ARPANSA).
2 The 30m high tower would result in continual noise implications.	<p>Noise nuisance is regulated under the Environmental Management and Pollution Control Act 1994.</p> <p>The Planning Scheme's E8 "Telecommunication Code" requires that the base of a telecommunications tower be setback a minimum of 30m from the boundary of the subject site. The objective of this standard may be to help mitigate nuisance such as noise.</p> <p>The proposal would be setback approximate 50m from the northern property boundary and satisfies the setback required from the base of a tower to the exterior boundary of the Rural Resource zone site – Standard E8.6.2–(A3)(b) of the Scheme's "E8 Telecommunication Code".</p>

*RESOURCE, FINANCIAL AND RISK IMPACTS*

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

*CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

*CONCLUSION*

A mobile phone telecommunications tower will seek to be located in an area of high elevation, so as to achieve maximum service coverage for the greatest

distance. The construction of the proposed telecommunications tower is a trade-off between the loss of visual amenity in the Sulphur Creek area in exchange for improved telecommunications services that are considered to be so necessary and relied upon, not only for emergency services, but for many activities that are part of modern life. It is considered the erection of a telecommunications tower in the proposed location is justified, provided vegetation screening of the facility is undertaken in association with the proposed development.

### *Recommendation –*

It is recommended that the application for Utilities (Telecommunications tower with ancillary shed and equipment) – discretionary development in a Rural Resource zone and in a Proclaimed Irrigation District and on a ridgeline at 39 Creamery Road, Sulphur Creek be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 The tower must be finished and maintained with a galvanised steel surface or painted in a neutral colour to reduce visual obtrusiveness.
- 3 The development is to provide a buffer not less than 2m wide outside the perimeter of the compound of plant material that would effectively aid in screening the tower and compound.
- 4 Vehicle access, parking and manoeuvring areas must be designed and constructed in accordance with the Unsealed Roads Manual – Guideline for Good Practice ARRB.

### Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.

- 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.'

The report is supported."

The Executive Services Officer reports as follows:

"A copy of the Annexures referred to in the Town Planner's report having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the application for Utilities (Telecommunications tower with ancillary shed and equipment) – discretionary development in a Rural Resource zone and in a Proclaimed Irrigation District and on a ridgeline at 39 Creamery Road, Sulphur Creek be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the application for this Permit, unless modified by a condition of this Permit.
- 2 The tower must be finished and maintained with a galvanised steel surface or painted in a neutral colour to reduce visual obtrusiveness.
- 3 The development is to provide a buffer not less than 2m wide outside the perimeter of the compound of plant material that would effectively aid in screening the tower and compound.
- 4 Vehicle access, parking and manoeuvring areas must be designed and constructed in accordance with the Unsealed Roads Manual – Guideline for Good Practice ARRB.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 'Substantial commencement' is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.



- 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."
- .....
- .....
- .....

INFRASTRUCTURE SERVICES

**9.6 Infrastructure Services determinations**

The Director Infrastructure Services reports as follows:

“There are no matters from the Infrastructure Services Department for decision at this meeting.”

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## NOTES

## ORGANISATIONAL SERVICES

### 9.7 Contracts and agreements

The Director Organisational Services reports as follows:

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

The Executive Services Officer reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”
- .....
- .....
- .....

### 9.8 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reports as follows:

#### *“PURPOSE*

This report is to inform the meeting of any correspondence received during the month of August 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 outlining guidelines when responding to family violence matters
- . Letter regarding vandalism at the Ulverstone cemetery.

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.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Director’s report be received.”

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## 9.9 Common seal

The Director Organisational Services reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 22 August 2017 to 18 September 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 reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “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.”

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#### 9.10 Financial statements

The Director Organisational Services reports as follows:

“The following Summary of Rates and Fire Levies of the Council for the period ended 31 August 2017 are submitted for consideration:

- Summary of Rates and Fire Service Levies.”

The Executive Services Officer reports as follows:

“Copies of the financial statements having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Summary of Rates and Fire Levies (a copy being appended to and forming part of the minutes) be received.”

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## 10 CLOSURE OF MEETING TO THE PUBLIC

### 10.1 Meeting closed to the public

The Executive Services Officer reports 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; and
- Minutes and notes of other organisations and committees of the Council.

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

A suggested resolution is submitted for consideration.”

■ “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

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; and
  - Minutes and notes of other organisations and committees of the Council.”
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The Executive Services Officer further reports 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.”



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# Associated Reports And Documents

## **DEVONPORT CITY COUNCIL & CENTRAL COAST**

### **SHARED AUDIT PANEL**

**Unconfirmed minutes of meeting held Monday 7 August 2017  
at Central Coast Council commencing at 2.32pm**

#### **Attendance**

Members – Robert Atkinson (Chair); John Howard; Ald Grant Goodwin & Ald Leon Perry (Proxy); Cr Gary Carpenter & Cr Philip Viney

Officers - Paul West (General Manager DCC), Kym Peebles (Executive Manager Organisational Performance DCC), Sandra Ayton (General Manager CCC) and Bill Hutcheson (Director Organisational Services CCC)

#### **Apologies**

Ald Charlie Emmerton

#### **1. Confirmation of the minutes**

The Panel resolved that the Minutes of Shared Audit Panel Meeting held on 5 June 2017 be confirmed as true and correct.

Carried Unanimously

#### **2. Matters arising from previous meeting**

It was noted that all outstanding matters from previous meetings of the Shared Panel had been addressed. PW advised that the draft Shared Services Report has not at this stage been provided to councils. Additional requests for data by the consultants has been provided by all councils. .

#### **3. Legislative**

##### **3.1 Legislative Compliance and Ethics**

- PW presented an example of the DCC bi-monthly Development and Health regulatory report that is presented to the Infrastructure, Works and Development Committee and ultimately to Council. The report contains a summary of all regulatory information for this Department. Similar reports are also provided to other Section 23 Committees as well as a General Manager's Report to the full Council meeting on a monthly basis.

JH noted the changes to the *Building Act* and questioned any potential future legal implications for Councils. PW indicated that the *Act* now requires notification of works at the end of construction and not at the beginning and that potentially raises issues for Councils. It has been indicated that there may be a review of the determinations and Council will participate in any review if required. The other impact for Council is the potential loss of supplementary rate revenue as Council does not have to be advised of some building works.

- SA presented the CCC Annual Action Plan which is reviewed by the Senior Management Group monthly and presented to Council on a quarterly basis. The Chairman noted the report and requested that both Councils provide updates on the Action Plans at future meetings.

#### **4. General Business**

6.1 TasWater – the Panel noted the draft legislation to allow the Government to assume ownership of TasWater is going to Parliament in early August 2017.

6.2 JH presented an overview of the recent Audit Office information session held in Burnie. The document is attached for reference.

BH and KP indicated that they had looked at the fraud assessment tool and plan to apply the tool to their respective councils'. The matter will be noted on a future Audit Panel agenda.

**Action: KP**

JH requested that each Council prepare a report on their readiness for the introduction of future accounting standards in 2018/19 onwards.

There being no further business relating to the Shared Audit Panel Meeting the Chair closed the meeting at 2.55pm.

**CENTRAL COAST COUNCIL  
AUDIT PANEL**



**UNCONFIRMED MINUTES OF MEETING**

Minutes of meeting held on Monday, 7 August 2017 at the Central Coast Council commencing at 3.00pm.

**1 Present**

Members – Robert Atkinson (Chairperson), John Howard, Cr Gary Carpenter & Cr Philip Viney.

Officers - Sandra Ayton (General Manager), Bill Hutcheson (Director Organisational Services), James Anderson (Finance Group Leader) and Rosanne Brown (Minute Secretary).

**2 Apology**

Nil.

**3 Confirmation of Minutes**

Moved by Cr Carpenter, seconded by John Howard and resolved unanimously that the minutes of the meeting held on 5 June 2017 be confirmed as true and correct.

**Business Arising**

Strategic Risk Register - Rob Atkinson queried status of review of the Strategic Risk Register.

*Action:* That the updated Strategic Risk Register be presented to the next Audit Panel Meeting.

*Responsible Officer:* Director Organisational Services.

**4 Risk Management**

4.1 Claims Update – Director Organisational Services reported as follows:

*“Executive Summary*

The following attachment provides detail of Workers Compensation Claims since the last Audit Panel Meeting.

*Background*

Previously the Audit Panel was provided with detailed information as provided by Council’s insurer. This information was extensive with little focus on any changes that had occurred since the last meeting. The information will now be summarized to highlight both trends and new information.

The first of the attached tables provides information which compares our claims history and premium paid on an annual basis. There are also a couple of graphs which show trends over the past five years. The second table provides details of any claims received since the last Audit Panel meeting. They have also been included in the first table. The third table provides details of claims that have been closed since the last Audit Panel Meeting and the final table provides details of all claims still open.”

General discussion followed regarding claims, OHS program and workforce planning.

The Workers Compensation Summary was circulated to all members.

The report was noted.

4.2 Potential claims – none to report.

4.3 Risk Management Initiatives – Fraud & Cyber Awareness Training – Director Organisational Services reported as follows:

*“Executive Summary*

Fraud and Cyber Awareness training was recently held for Central Coast Council. Following the training a survey was conducted to determine the effectiveness of the session.

*Background*

At the Audit Panel meeting of 5 June 2017 there was a recommendation that the Council conduct cyber risk training. As a result of this it was organized for Gavin Dyche from Council’s insurance broker (JLT) to conduct the training.

The training was held on 18 July 2017 with three sessions for general staff and a longer session for members of the Operational Leadership Team and the Strategic Leadership Team. The training was compulsory for all that attended work that day.

Following the training an online survey was conducted of the participants to determine the effectiveness of the session. The results of the survey are attached for your information. As can be seen from these survey results, the training was very well received and beneficial.

The training notes have also been passed on to the Human Resource area for inclusion as part of the staff induction program.”

The Fraud & Cyber Awareness Training Survey Results were circulated to all members.

The report was noted.

## **5 Financial Report**

5.1 Financial Report – year ended 30 June 2017. Director Organisational Services reported as follows:

“The Financial Statements are due to be submitted to the Tasmanian Audit Office by 15 August 2017. These draft Statements have been prepared in line with Accounting Standards and advice from the Audit Office.

The accompanying notes are incomplete with further work being required. An update of these notes will be provided at the meeting.”

The draft Financial Report for period ended June 2017 had been circulated with agenda. The Finance Group Leader advised the meeting that the financials are still a work in progress as waiting on information from outside parties (ie Dulverton) and that notes to the financials were still to be completed.

Discussion held on grants, underlying surplus, provisions, capital works, reserves and dividends as shown in the Financial Report as well as the format & deadlines for completion of reports.

*Action:* Agreed that to allow more time for preparation of financial reports, when setting meeting dates for the Audit Panel the August meeting should be pushed out closer to the date that reports are to be submitted to the Tasmanian Audit Office – suggest the second Monday of August.

*Responsible Officer:* General Manager.

*Action:* Copy of completed Financial Report for period ended June 2017 to be forwarded to Panel members once finalized.

*Responsible Officer:* Director Organisational Services.

Panel agreed that it is satisfied with the processes and systems in place for the preparation of the Financial Reports.

## 5.2 Tasmanian Audit Office Findings Progress Report – Director Organisational Services reported as follows:

### *“Executive Summary*

The attached report details the progress of the audit findings from the Tasmanian Audit Office. The report includes the original finding, the status of the finding and the officer responsible for dealing with the finding.

### *Background*

The Tasmanian Audit Office conducts the annual audit of Council’s financial statements. As part of each audit the Audit Office may deliver some findings for the organization to consider. These findings can vary from relating to non-conformance to legislation to suggested improvements to achieve best practice.

The Audit Office also conducts an interim audit in April/May where the focus will be on systems. An interim audit report is then produced with improvement opportunities.

The Council has reporting software that will now be used to capture these findings and their progress will be report back to the Audit Panel. At the end of each financial year, those findings that have been completed and reported to the Audit Panel, will be removed from the report. Findings that are ongoing but where controls have been put in place will also be removed.

This process will provide clearer and more comprehensive reporting to the Audit Panel.”

The Tasmanian Audit Office’s Interim Memorandum of Audit Findings Report had been provided to all members. Discussion ensued on the findings with main focus on the IT strategy and policies including possibility of shared services within IT.

The report was noted.

### 5.3 Sundry Debtor Policy- Director Organisational Services reported as follows:

#### *“Executive Summary*

The attached Sundry Debtor Policy has been developed to enable Council to manage its outstanding debt. The Policy and procedures also ensure that all debtors are treated in an equitable manner

#### *Background*

Central Coast Council did not have a written policy for dealing with Sundry Debtors. While there was a procedure, it was not being implemented in a consistent manner. There were several sundry debtors with amounts that had been outstanding for some time and some of these amounts were substantial.

As part of the interim audit the Tasmanian Audit Office had also made comment that Council did not have a policy in place to deal with outstanding sundry debtors. The Tasmanian Audit Office have been provided with the policy and are satisfied with the document.”

A copy of the Sundry Debtor Policy had been circulated to all members.

The report was noted.

## **6 Major Projects**

The General Manager provided an update to Panel members on:

- 6.1 Dial Regional Sports Complex – work close to schedule, grounds to be sown by end of August. Preparation of leases, fees and charges commencing.
- 6.2 LED scheme for street lighting – Central Coast the only Council at this stage on the North West interested in pursuing this project so will be working with LGAT and a group from either the North or South.
- 6.3 Floods – still waiting on money from Treasury. Gunns Plains Road had been tendered and works underway. Nothing finalised re South Riana Road yet as still waiting on Consultant’s report.

## **7 General Business**

Cr Carpenter questioned how asset renewal ratios are determined. John Howard explained ratios and asset management plans compared to capital renewal.

**Meeting Closed:** 4.35pm

# East Ulverstone Swimming Pool Management Committee

## Meeting Minutes

**Thursday, 10 August 2017 at 3.30pm**

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Doc. ID: 275389

### **1 PRESENT/APOLOGIES**

#### **Present:**

**Education Department Representatives** – Alan Graham and Simon Dent.

**Council Representatives** – Liz Eustace; Steve Turner; and Cr Kath Downie.

**Community Representative** – Steve Crocker

**Apologies:** Wendy Cracknell, John Rigby and James Lyons.

### **2 CONFIRMATION OF MINUTES**

Alan Graham moved and Steve Turner seconded, "The minutes of the previous meeting dated Thursday, 25 May 2017 are accepted as a true and accurate record."

### **3 BUSINESS ARISING FROM THE PREVIOUS MINUTES**

#### **. Swimming Pool Key Return**

After a request for any outstanding keys, which are no longer required, to be returned, one after hours supervisor has returned his key and all other keys are still required.

### **4 EDUCATION DEPARTMENT REPORT**

Refer to attached report.

### **5 CORRESPONDENCE**

. Inward Phone call from member of public concerned about the water temperature at the pool.

. Outward Nil.

### **6 GENERAL BUSINESS**

. The Committee discussed the perceived water temperature issue and Alan advised the water temperature hadn't changed. At the time, the concern was raised there



had been several heavy frosts and the air temperature was a lot cooler which most likely made it feel colder than normal.

- . The pool after hours brochure needs updating, Steve to organise for this to be done.
- . An elderly lady has had a fall down the step outside the main entrance. This step can be difficult to see especially on overcast days or evenings as it blends in with the footpath. Investigation into what can be done to improve this situation is to be done.
- . A short discussion on ways to attract more after-hours users was had. This will be an agenda item for our next meeting.
- . General business mostly covered in Department of Education Report.

## **7 NEXT MEETING**

The next ordinary meeting of the Committee will be held on Thursday, 9 November 2017 at 3.30pm.

## **8 CLOSURE**

As there was no more business to discuss the meeting closed at 4.20pm.

# **East Ulverstone Swimming Pool Management Committee**

Meeting – 10 August 2017

Department of Education Report

## **Maintenance/Capital Works Projects – Recently Completed**

- Nil

## **Maintenance/Capital Works Projects – Incomplete**

- Building Heat/Cool Economy Cycle (as mentioned at many previous meetings)
  - Although installed, Klimate Solutions are required to connect new system to power, then it will be operational.
- Re-instatement of Change Room Extraction Ducting
  - Jason Bell from DoE Facility Operations has been contacted recently to include this project in this financial year's budget. Waiting for confirmation.
- Carpark Area
  - The council painter is to paint a pedestrian crossing from the entrance/exit to the carpark pathway. We are waiting for appropriate weather conditions and the availability of painter.
  - Also, would it be possible to have an adhesive, yellow, non-slip strip placed on the entrance step, as we had an elderly lady fall down the step - she claimed it was not clearly marked.
- Plant Room and Main Switch Boards
  - Both boards are to be refurbished (a recommendation made following a recent audit). Klimate Solutions have requested they commence the works in the first week of the school holidays. This will require the pool to be closed, as the power has to be turned off.
- Chlorine Tank Stirring Motor
  - This motor is to be replaced in the next few days. In the meantime, pool attendants/supervisors will be required to monitor the situation and manually stir while a new stirring motor is installed.

## **Other**

- DoE hire cost of the East Ulverstone Pool to the Central Coast Council
  - A reminder that the pool hire costs will rise in line with the 'most recent available annual CPI increase' at the beginning of each financial year beginning 1st July 2017.
- DoE 'Work Health and Safety – Checklists'
  - Following these audits, a number of issues have been identified. These issues will be flagged and addressed by the appropriate personnel so they can be rectified as soon as possible e.g. the carpet at the northern side of the deep end appears to have some algae growing – carpet cleaning is being tried and new cleaning products trialled. A suggestion has been made that we purchase a commercial carpet cleaner to help prevent the issue arising again. This will be discussed with James and Wendy (on their return).
- James Lyons on Long Service Leave
  - Brad Lyons and Michael Wilson are doing a great job in relieving for James. I would like to publicly thank them for their efforts while James has been away.

**Alan Graham (NW Co-ordinator SWSP) and John Rigby (Acting Principal Education Officer Health and Wellbeing).**

# CRADLE COAST WASTE MANAGEMENT MEETING

## 14 August 2017

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### MEETING HIGHLIGHTS

Dulverton Waste Management (DWM) on behalf of the Cradle Coast Waste Management Group, the Northern Tasmania Waste Management Group (NTWMG) and the Southern Tasmanian Councils Authority (STCA) have been working with Etela to develop a 5 Year Waste Communications Plan to be rolled out across the state.

A Red Cycle soft plastic collection is now available at Coles in Devonport and Ulverstone.

# CRADLE COAST WASTE MANAGEMENT GROUP



## UNCONFIRMED MINUTES

Meeting held Monday, 14 August 2017  
Cradle Coast Authority, 1-3 Spring Street, Burnie

### 1. WELCOME

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The Chair, Ms. Sandra Ayton, opened the meeting at 10:34 am and welcomed attendees.

Present at the meeting were:

- |                     |                       |                                  |
|---------------------|-----------------------|----------------------------------|
| • Ms. Mel Pearce    | Committee Member      | Dulverton Waste Management (DWM) |
| • Mr. Mat Greskie   | Committee Member      | Dulverton Waste Management (DWM) |
| • Ms. Kylie Lunson  | Proxy, Matthew Atkins | Devonport City Council           |
| • Mr. Brett Smith   | Committee Member      | Cradle Coast Authority           |
| • Mr. Don Thwaites  | Observer              | Kentish Council                  |
| • Ms. Jan Febey     | Committee Member      | Latrobe Council                  |
| • Ms. Bev Cumming   | Proxy, Rowan Sharman  | Burnie City Council              |
| • Ms. Lauren Clarke | Minutes Secretariat   | Cradle Coast Authority           |

Apologies were received from:

- |                      |                  |                                       |
|----------------------|------------------|---------------------------------------|
| • Mr. Rowan Sharman  | Committee Member | Burnie City Council                   |
| • Mr. Matthew Atkins | Committee Member | Devonport City Council                |
| • Mr. Bilal Akhtar   | Committee Member | Waratah-Wynyard/Circular Head Council |

The group discussed the departure of Bilal Akhtar from Circular Head and Waratah-Wynyard Councils. Daniel Summers from Waratah-Wynyard Council has been responding to Mel Pearce regarding waste related information. The group are concerned that there isn't a representative from Circular Head/Waratah Wynyard Councils on the CCWMG.

Sandra Ayton will address this issue at the General Managers meeting on Friday.

### 2. GOVERNANCE

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#### Confirmation of Minutes

The Unconfirmed Minutes of the 19 June 2017 meeting were presented at item 3.1 of the agenda.

#### MOTION

The CCWMG CONFIRM and ACCEPT the Unconfirmed Minutes of the 19 June 2017 meeting.

Moved: Brett Smith / Seconded: Mat Greskie / CARRIED

## **BUSINESS ARISING FROM MINUTES**

### **ACTION**

1. That agenda item 3.2 and 3.3 be rolled into one agenda item moving forward.

### **REVIEW OF ACTIONS LIST**

The group reviewed and noted the actions list.

## **3. FOR DECISION**

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### **FINANCIAL REPORT**

A briefing note and financial report were presented at item 4.1 of the agenda papers.

Mel Pearce has worked with the CCA in relation to the expenditure. There is an expense under the communications plan, part of which will be credited back to the group, which will be reflected in the 2017/18 financials.

The group NOTED the financial report as presented.

### **STCA PARTICIPATION & DWM VISIT TO STCA BOARD MEETING**

Mat Greskie went to Hobart with Amanda Wilson (Etala) to conduct a presentation on waste communication initiatives carried out by the CCWMG and Northern Tasmania Waste Management Group (NTWMG), to members of the STCA Board. The purpose was to discuss the possibility of participation from the South in conducting state-wide waste communications. The consensus was that the group were interested in the presentation and a representative from the South has been working with DWM, Etela and the NTWMG to produce a state-wide waste communications plan.

The group NOTED the report.

### **WASTE COMMUNICATION RFQ REPORT**

The Waste Communication RFQ Report was tabled for the CCWMG decision. After some discussion, it was agreed that Mel Pearce would make some minor amendments to the report and forward to the Group.

### **ACTION**

1. Mel Pearce to make minor amendments to the report and forward the updated version to the group for endorsement.

#### **4. FOR DISCUSSION**

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##### **SOFT PLASTIC COLLECTION UPDATE**

Mel Pearce advised the group that Coles in Devonport and Ulverstone are collecting soft plastics from the public free of charge.

The group agree that the CCWMG Chair be involved in a photo opportunity with a Coles employee to make the public aware of the free collection points. This photo opportunity could then encourage other supermarket chains to provide the same service.

##### **ACTION**

1. Mel Pearce to explore photo opportunity avenues and get the media involved.

#### **5. FOR NOTING**

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##### **WASTE TRANSFER STATION (WTS) SITE VISITS**

Mel Pearce informed the group that once a year she visits all the waste transfer stations (WTS) on the NW coast to give them an update of what the group has planned for the year and to receive feedback from the WTS staff.

Mel feels that this is well received and that the WTS appreciated being kept up to date. Sandra Ayton suggested that the CCWMG look at organising an annual informal catch up/debrief with WTS staff to discuss and receive feedback on waste related matters.

##### **ACTION**

1. Include Discussion/Ideas for WTS gathering on the October agenda.

##### **DWM MEDIA POLICY**

Mat Greskie informed the group that the purpose of this document is for DWM staff when communicating with or receiving queries from the media.

The group NOTED the Media Policy.

Brendan Taylor from the Environmental Protection Authority entered the meeting at 11:34 am to speak to the group about illegal dumping and left at 11:55 am.

The group thanked Brendan for his time.

## **2016/17 CCWMG PROJECT TASK LIST**

The 2016/17 project task list was included in the agenda for the information of the group. The data collection portal project has been carried forward into 17/18.

The group NOTED the 2016/17 project task list.

## **2017/18 CCWMG PROJECT TASK LIST**

The 2017/18 project task list was included in the agenda for the information of the group.

### **ACTION**

1. Mel Pearce to forward the documents for the strategic plan to Daniel Summers from Waratah Wynyard Council.

The group NOTED the 2017/18 project task list.

## **6. GENERAL BUSINESS**

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Mat Greskie – regarding the FOGO media information document circulated to the group on Friday, DWM were informally approached about it. FOGO is currently being considered by each council who are to bring a decision back to the CCWMG in the coming months. Sandra Ayton will ask the General Managers at the meeting on Friday where they're up to regarding FOGO. The group are happy to use the media release for FOGO, however it was requested that the CCA logo be taken off and replaced with the RethinkWaste logo.

Brett Smith advised that the CCA Board are currently looking at the committees across the organisation, which they'll be discussing at the next Board workshop in September 2017. They will be looking at the roles and relationships between the Board and committees.

## **7. NEXT MEETING AND MEETING CLOSE**

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The next meeting will be held on Monday 9 October 2017 at the Cradle Coast Authority Offices.

Meeting closed at 12:11 pm.

# Turners Beach Community Representatives Committee

Minutes of the meeting held in the Turners Beach Hall

Thursday, 24 August 2017 commencing at 4.00pm

**1 PRESENT**

**Community Representatives:** Waine Whitbread, Susan Spinks, Rod Priestley, Andrew Leary, Merryn Gilham, Tim Horniblow, Elaine Eiler, Barry Isaac

**Central Coast Council (CCC) Representatives:** Sandra Ayton (General Manager), Jackie Merchant (Community Development Officer) and Paul Breden (Engineering Group Leader)

**2 APOLOGIES:** Ben Kearney, Robert Best, John Kersnovski (Director Infrastructure Services) and Cor Vander Vlist (Director Community Services)

**3 MINUTES OF PREVIOUS MEETING**

Minutes for the meeting held on Thursday, 25 May 2017 were confirmed as true and correct.

**4 MATTERS ARISING FROM PREVIOUS MINUTES**

**a Turners Beach to Leith shared pathway**

Successful applicants under Community Infrastructure grants have yet to be announced. The Cradle Coast Authority is working on a proposal for a “whole of coast” approach to funding rather than each Council applying independently.

**b Review of bus services**

The Department of State Growth is still conducting a review of bus services across the coast with one of the aims to get an express service across the coast. Currently Burnie and Devonport have been the focus for consultation, but there will be more consultation around the internal linkages. Bus licences will be reviewed as part of this process.

**c Damaged areas in asphalt shared pathway near Camp Clayton.**

Areas of asphalt have broken up along the shared pathway. A maintenance crew has been assigned to deal with this issue. In another section the ground under the pathway has crystallised and no one is sure why but this is being checked.



**d Budget report**

- Funding for connecting the shared pathway has been held over.
- LED street lighting will be going up in the Central Coast during 2017/18, which will lead to significant cost savings.
- Albert Street pathway – north and south – will be explored to join the two.
- Tennis Courts – Club house will be removed, and fences renewed.
- The group reported that the old club house structure has now become unsafe so will be a priority to remove.
- Outfall at Boyd Street requires some back up, and options such as non-return valves will be explored.
- Toilets for tennis court / hall area are not in this budget.

**e Shared pathway opposite Seakist Cottages**

Council will place a dotted line on the blind corner of the pathway where the concrete joins the bitumen.

**f Tree Pruning**

Previous minutes stated tree pruning underway – will need to be double checked.

**g Viewing platform**

Previous minutes stated: *Shrubbery in front of the viewing platform will be removed and the area will be tidied up, including fence and railings etc. Shrubbery will be taken care of by community group. The Council will clean up after the work has been done.*

However, the platform has been removed instead. Council to report back to the Committee why there was a change in plan.

**h Bollards to keep designated pathway clear**

Bollards have been installed.

**i Retaining Wall at front of Turners Beach Hall**

The retaining wall has been partially repaired. Council to investigate and report back on when the other part will be repaired.

**j Discussion with Lions Club about Dog Bags**

Council was to approach Lions Club of Forth Valley about the possibility of dog bags for the caravan park path way to beach. To be followed up.

## 5 MATTERS FOR CONSIDERATION

### 5.1 COUNCIL UPDATE

#### a Dog Signs

Council is developing dog signs in line with the ones developed by Latrobe Council.

#### b Regarding dog complaints from the community

Council will be running a social media campaign coming into summer regarding responsible dog ownership, as well as holding a dogs' day out in conjunction with the Ulverstone Show and handing out information.

### 5.2 COMMUNITY UPDATE

## 6 MATTERS FOR CONSIDERATION

### 6.1 OTHER ITEMS

**Waine Whitbread** – *Roadside drainage* – Entrance way to the caravan park is a mud pool due to large vehicles parking inappropriately on the soft verge. Council will look at shaping up the verge and formalising to see if that can alleviate the problems.

*Service station* – has there been any further action on the service station site? It is again opened up at the side. The Council is continuing to pursue options in relation to this site.

**Rod Priestley** – reports that 50m west of La mar viewing point the river is undermining the bank. There is a fairly sheer face there now which may need to be monitored / checked for safety. However, the sand bags appear to be working. Paul Breden explained that coastal reserves are always changing and that this sounds like simply a beach and coastal erosion matter rather than one of infrastructure.

**Tim Horniblow** – Tim reports dog manure is a general problem, and that people are also starting to let their dogs encroach on the foreshore, so needs monitoring to make sure they don't go onto sensitive areas.

Tim also asked that Council be mindful of maintaining the tree canopy with any tree pruning.

**Susan Spinks** – Susan says she had asked the community garden group about Waine's offer to water plants if a tap was available – but they have left taps previously and they have been stolen.

**Merryn Gilham** – There is protruding metal at the service station which needs addressing as it is a safety issue. Cor Vander Vlist to investigate.

**Andrew Leary** – Andrew raised the issue of dogs on the beach. Council reiterated the steps they are taking, new signs, social media posts and education to address the problem.

## **7 NEXT MEETING**

As there was no further business to discuss the meeting closed at 5.00pm. The next meeting of the Committee will be held on 23 November 2017 at 4.00pm in the Turners Beach Hall.

## Central Coast Community Safety Partnership Committee

Minutes of a meeting held in the Central Coast Council Chamber,  
19 King Edward Street, Ulverstone

**Wednesday, 30 August 2017 – Commencing at 10.00am**

### PRESENT

**Cr Jan Bonde** (Mayor – CCC); **Sandra Ayton** (General Manager – CCC); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Paul Breden** (Engineering Group Leader CCC); **Katrina Rose** (Ulverstone Community House); **Ashleigh Leggatt** (Student – Ulverstone Community House); **Sgt Kym Turale** (Tasmania Police); **Kate Wylie** (CCCCI); **Kathryn Robinson** (Community Development Officer – House Choices Tasmania); and **Barry Isaac** (Community representative)

### 1 WELCOME

The Mayor welcomed everyone to the meeting.

### 2 APOLOGIES

**Garth Johnston** (Penguin Neighbourhood Watch); **Julie Milnes** (Health Promotion Coordinator (Mersey) DHHS); **Simon Douglas** (Ulverstone Community House); **Glen Lutwyche** (Principal Ulverstone High School [UHS] Schools Representative); **John Deacon** (Central Coast Community Shed); **Insp. Shane Le Fevre** (Tasmania Police); **Rowen Tongs** (Councillor – CCC) and **Tameka Dornauf** (Coordinator – Community Housing Ltd)

### 3 MINUTES OF PREVIOUS MEETING

■ Paul Breden moved and Melissa Budgeon seconded, “That the minutes from the meeting held on Wednesday, 28 June 2017 be confirmed.”

Carried

### 4 MATTERS ARISING FROM PREVIOUS MEETING

There were no matters from the previous meeting to discuss.

### 5 COMMUNITY SAFETY ACTION PLAN 2017–2022

Action Report updates (attached)

(a) Cyber Safety – school session, possible community session (timeframes)

Melissa is seeking any information and support from the school community regarding opportunities to run information sessions through schools for parents and students on Cyber Safety. The Ulverstone Neighbourhood House is now in partnership with LINC on Cyber Safety, holding information sessions and posting on Facebook.

Regular posts from the Police are being circulated by posting on social media outlets and website.

(b) Protective Behaviours – Community Program

In consultation with the schools, any gaps in delivery of this program in our community is to be determined. It was suggested that schools may be able to provide some background as to what programs and education is in place, and if there was a gap that the Committee could assist in addressing.

Update of action will be given each meeting.

(c) Grant opportunities for a VMS Board

The Council has applied for a \$25,000 community safety grant to promote road safety for events or road workers safety campaigns.

(d) Action Report update

Discussion about the Action Report ensued with groups committed to ensure that safety messages are shared through social media networks.

## 6 REPRESENTATIVE REPORTS

(a) Crime Report

**Sgt Kym Turale – Tasmania Police**

Minor incidents at the Senior Citizens Club and churches in the Penguin area as well as a campervan being broken into. Currently interviewing people on these incidents. The police are currently increasing their visual presence in Penguin and this seems to be working.

There was a car stolen from a carpark in Ulverstone recently which ended up in Burnie, the car was left unlocked. This highlights the need to run a refresher campaign, reminding people to lock up their vehicles and keep valuables out of site whilst parked in a public place.

There has been a CBD burglary in Ulverstone.

Katrina Rose reported that staff are concerned with the number of burn-outs happening around the West Ulverstone area and asked if the police could investigate.

Sgt Kim Turale reported that Police met with staff from the Community House to discuss better liaison and communications between the groups. Sgt Turale

commented on how well the Community House is run and the support and mentoring they provide within the community.

- (b) **Central Coast Chamber of Commerce & Industry Report (CCCCI)** **Kate Wylie**

Nil

- (c) **Primary Health Report** **Julie Milnes**

Nil

- (d) **Education (all schools) Report** **Glen Lutwyche**

Nil

- (e) **Ulverstone Neighbourhood House** **Simon Douglas**

Katrina Rose reported that they are down a staff member at the Ulverstone Neighbourhood House. There are currently two fulltime staff and a student, Ashleigh Leggatt.

Information sessions are being held at the House to educate parents on ways to speak to their children calmly – this is a six-week course. The regular youth programs are also still running, holding excursions within the Central Coast area with disengaged youth, encouraging them to visit different places and perhaps coaxing their parents to also visit.

The House is currently working in partnership with Ulverstone High School to engage students in a social enterprise, learning skills in small business – through providing catering to participants in the Community Services Certificate course that is also running at the House each week.

Discussion and consultation with user groups and residents in the area regarding setting up a Community Garden. Currently this is a work in progress looking at identifying a volunteer to coordinate and drive the project, also any available grants and doing a feasibility study to see if this is something that is needed and could be supported in the area.

- (f) **Housing Choices Tasmania (HCT) Report** **Kathryn Robinson**

Housing Choices Tasmania received an award for Leading Community Engagement Practice at the Australian Housing Institute Awards in Hobart for Tasmania, the award received for the HCT Resident Community Fund and Scholarship Program which has supported community development initiatives including three mural projects, two community gardens, a playground and 16 educational scholarships for youth aged between 17 to 20 years of age.

- (h) **Community Housing Report** **Tameka Dornauf**

Nil

- (i) **Community Report** **Barry Issac**

Barry Issac advised that the Turners Beach Neighbourhood Watch group has folded. This area is now serviced by the Turners Beach Community Representative Committee. This Committee is an advisory group to the Council and works with the Council on any issues that need discussing. Currently the Council and the Committee are discussing the Leith and Forth intersections along with complaints regarding dog issues. Barry also would like Sgt Kym Turale to look into the motorbike racing through Turners Beach Road and Westella Drive.

- (i) **Community Reports** **Garth Johnston**

Nil

- (j) **Central Coast Community Shed** **John Deacon**

The Community Shed continues to be very well supported and accessed by the community. Melissa reported on the Coffin Club and how this has taken off with recent interviews on the Seven network program The Project.

- (k) **Council Report**

Paul Breden reported on the development of the Wongi Lane bus interchange and its completion. Waiting on the installation of bus shelters and other finishing touches before being fully opened. Buses will enter Victoria Street, drive through Wongi Lane and go out onto King Edward Street. The Council is consulting with bus companies on the process of using this area.

Paul also reported that the Council is holding community consultation around the Queens Garden and Reibey Street intersection on the improvements that will be undertaken in that area.

## **7 GENERAL BUSINESS**

Nil

## **8 CLOSURE**

As there was no further business to discuss Mayor, Jan Bonde thanked everyone for attending and the meeting closed at 11.02am.

The next Committee meeting is to be held on Wednesday, 25 October 2017, commencing at 10.00am in the Council Chambers, Central Coast Council, 19 King Edward Street, Ulverstone.

**Central Coast  
Youth Engaged Steering Committee  
Minutes of the meeting held at  
the Central Coast Council  
Leighland Christian School, Ulverstone  
on Thursday 31 August 2017 at 9.15am**

Doc ID: 276573

**PRESENT:**

**Sandra Ayton** (General Manager – Central Coast Council [CCC]); **Philip Viney** (Councillor/Accountant/Ulverstone Lions Club); **Melissa Budgeon** (Community Wellbeing Officer – Central Coast Council [CCC]); **Kelly Conkie** (Work Placement Coordinator – UHS); **Adam Knapp, Samantha Evans** and **Ella Barron** (Student Reps. – UHS); **Mathew Grining** (Principal PDS); **Poppy Giddings, Toni Hall** and **Ebony Raimondo** (Student Reps – PDS); **Glenn Mace** (Principal – LCS); **Lili Squire** and **Brittany Clingeffer** (Student Reps – LCS); **Wayne Pepper** (Teacher – NWCS); **Isabel Porter** (Student Rep. – NWCS); and **Michael Walsh** (Leven Training Centre)




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**1 WELCOME**

Lili Squire chaired the meeting and welcomed everyone and declared the meeting opened at 9.25am.

**2 APOLOGIES**

**Cr Rowen Tongs** (Community Rep./Councillor– Central Coast Council [CCC]); **Kate Wylie** (Central Coast Chamber of Commerce Rep.); **Glen Lutwyche** (Principal – UHS); **David McNeil** (Principal – NWCS); **Chloe Casey** (Student Rep. – NWCS) and **Maeve Stringer** (Student Reps. – LCS).

**3 MINUTES OF THE PREVIOUS MEETING**

Mike Walsh moved and Poppy Giddings seconded, “That the Minutes of the previous meeting held on 27 July 2017 be confirmed”

**Carried**

**4 MATTERS FOR DISCUSSION FROM PREVIOUS MEETING**

**4.1 Tas Youth Local Government Forum**

Melissa handed out an email that was received regarding the date of when the forum is to be held along the North–West Coast, 30 September 2017. The organisers are very keen to have representation of students from the North–West Coast. Melissa encouraged students to attend and to contact her for further information.



**Penguin District School** – Student Representatives reported on school events:

- . Our primary campus student board is holding a movie night next Friday.
- . One of our grade 9's has been selected to participate in DIGIT 2018. This will have him heading to Monash University for a summer school and winter school with 60 other likeminded technology students.
- . We recently held the NW Maths Relay. Our grade 10 team and our grade 6 teams won the regional event in their divisions.
- . Last week was national science week. We had a range of demonstrations and completions from eye dissections to beat the teacher quizzes.
- . Book week was a busy time for our school. We had visiting author's, the primary campus dressed up as their favourite character and there are displays around the school involving the books that were shortlisted for book of the year.
- . Our school choirs are getting ready for the Devonport Eisteddfod in September.
- . Our pre-kindergarten programs have started.
- . Our parent group is running a Father's Day stall tomorrow.
- . Grade 10's had the opportunity to go to TAS TAFE yesterday in Devonport.
- . Two grade 10's have been selected for a placement at the North West Private Hospital.
- . Yesterday grade 9's participated in a health careers day at the Burnie Hospital.
- . We have a group of grades 8 to 10's currently at Mt Hotham on a ski trip.
- . Our primary grades have been taking part in a range of excursions to further their learning around local history.
- . Grade 6's are heading off to Canberra in a few weeks' time for five days.
- . Our music and drama classes are off to see Footloose, we hope this will be a good lead in for our school performance next year.

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**Leighland Christian School** – Student Representatives reported on school events:

- . Our Vanuatu Mission trip is drawing closer and funds raised for the Port Vila Christian Community School currently stand at \$4,500. Our students from Kinder to year 12 and staff, are wearing casual cloths today for a gold coin donation. The money from today will go towards water projects in Vanuatu. The next major fundraiser is a Car Boot Sale to be held in our school carpark on Saturday 23 September from 9am to 12 noon. The cost is \$15 per car boot. There will also be a sausage sizzle, cake stall, hair wraps, pre-loved clothing, tie-dye shirts and other items for sale. Our Vanuatu group is also calling for donations of basic school supplies to take with them to the Port Vila school.
- . Last week our Burnie Campus hosted 194 students from fellow Christian schools along the Coast to gather for a time of Praise and Worship, morning tea and social interaction. Scott Waterhouse from City Mission delivered an inspirational message to the students.
- . We participated in the Jeans for Genes day on 4 August to raise money for the Children's Medical Research Institute.

- . Our primary students have been showing Christ's love and spreading kind and positive thoughts throughout the School by doing 'Random Acts of Kindness' which was inspired by one of our primary teachers. For example, in term two the Prep class made all the students in Kinder a colourful and creative hat and the Kinder class made honey joys and delivered them to the Year 3 class as a surprise.
- . There have been excursions to Tastrofest at the Ulverstone Sports & Leisure Centre, Artrage in Burnie, our PE Extended class participated in Lawn Bowls at the Ulverstone Bowls Club; Music students attended a concert band workshop at Launceston Christian School and toured the Calvin Performing Arts Centre and all primary classes travelled to Devonport to view 'Diary of a Wombat'.
- . One of our Year 10 students was the Judge's Choice for the 2017 Chocolate Wonders of Wearable Art Competition at the Latrobe Winterfest. Her dress showcased Dream Chocolate wrappers and was called 'Dreaming of Rain'. The headpiece contained a light and had rain drops falling from it. It is located in our foyer as you enter the School, along with 3 other entries in the competition.
- . Last week we celebrated Book Week at both campuses with the theme being 'Escape to Everywhere'. On Friday the whole school, students and staff, dressed up for Book Week Character Day. There was an assembly and parade in the morning where certificates were presented, photos taken at photo booth and a morning tea for parents. A lot of fun was had by all.
- . Our 9/10 Netball team are celebrating winning their grand final at Spreyton on Saturday.
- . Our Burnie Campus is busy planning for our second Twilight Fair for the year. This will be held at the Burnie Campus on Friday 20 October from 4.00–8.00pm with lots of stalls and delicious food on offer.

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**North West Christian School** – Student Representatives reported on school events:

- . Hellyer College and Leighland Christian School came to talk to the year 10 students about year 11–12 options.
- . High School Students have started Racquetball at Ulverstone Sports Centre Ulverstone Sports & Leisure Centre.
- . Operation Christmas Child has started, this is filling a shoe boxes with items e.g. pencils, books, small items of clothing which will be given to children in poorer countries as a Christmas gift.
- . We have been fundraising to purchase a Water Pump for Cambodia and have raised nearly \$200 and are now aiming to purchase a second pump.
- . Tween Camp applications are now available.

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**Ulverstone High School** – Student Representative reported on school events:

- . Superhero themed social next Thursday money from that will go towards 40-hour famine.
- . Disability Expo today, which is to create a pathway for those interested in this area.

- 10 November year 12 formal dinner to be held on 28 September.
- UTAS representative came to talk to year 11 and 12 students about pathways into university.
- Year 11 and 12 hoodies have arrived and students are now wearing them.
- Grade 7 information night was last night.
- Don Taster Day for grade 10 is on Tuesday next week.
- SRC held a movie night on the 25 August.
- We held a Vietnam Veteran's Memorial on Friday 18 August.
- We now have two school buses.
- 7 September is the UTAS science and Engineering Awards.
- 25 October is the Cows Create Careers for grade 7.
- Moderation day tomorrow for year 11 and 12.
- Meningococcal immunisations will be held for year 10, 11 and 12 on 20 September.
- Footy colours day to be held 22 September.
- 26 September is information night for years 11 and 12.
- Netball Grand Final winner for year 9 and 10 Unicorns.
- Wear it purple day will be held soon.
- Rugby 7's played in the finals.
- 40-hour famine backpack challenge.

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## 6 GENERAL BUSINESS

- 6.1 *Youth Engaged Breakfast – 21 September 2017* – Melissa reminded Committee members to RSVP to the Council and confirmed who will be attending. The regular Youth Engaged Steering Committee meeting will be held in the same venue after the breakfast. Kellie Conkie confirmed that Nick Probus from the Beacon Foundation will be attending the meeting. Students from the Youth Engaged Committee will have their breakfast paid for by the Council.
- 6.2 *Beacon in the School – update on program to date* – Kellie Conkie presented a report to the meeting. (See attached)
- 6.3 *Australian Masters Games* – Sandra Ayton spoke to the meeting on the upcoming Australian Masters Games which are to be held the week commencing 20 October 2017 and there will be around 5,000 people attending the games on the North West Coast. The Council is working with local business to remain open longer during the day whilst this event is on. On the Thursday, Friday, Saturday and Sunday all participants will be heading to the Wharf Precinct in Ulverstone to register to participate in these games. Currently there have been main events organised for Friday to showcase the Central Coast region. There have been no events organised for the Saturday at this stage and Sandra has offered to the teachers and students at the meeting the opportunity to provide something through their schools either promoting their school or their region of the Central Coast. The opening ceremony will be held in Devonport, and closing ceremony will be held in Burnie. Melissa is to send through the PDF game program to the schools.

- 6.4 *Tour of Tasmania* – Melissa advised the meeting there will be an opportunity on Thursday 9 November for schools to invite elite cyclists to their schools to make a presentation to students. The organisers of Tour of Tasmania have asked for contact information on who, in each school would be best to person to liaise with.
- 6.5 *Representation on the Committee* – Mike Walsh requested that on the agenda for the next meeting a discussion be held on the process of schools electing their representatives on the Youth Engaged Steering Committee. He felt that schools need to encourage their male students to participate.
- 6.6 *Badges* – Sandra Ayton presented the Youth Engaged name badges to each of the students.

## 7 REVIEW OF THE MEETING

The Committee reviewed what had been discussed in today's meeting.

Melissa encouraged students and teachers to invite others to the *Youth Engaged Breakfast – 21 September 2017* and reminded them to RSVP.

## 8 NEXT MEETING

The next meeting to be held on Thursday 21 September 2017 at the Beachway Motel after the Business Breakfast which commences at 7am followed by the general meeting at 9.00am.

As there was no further business to discuss the meeting concluded at 9.53am.

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**Minutes of an ordinary meeting of the Development Support Special Committee held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 11 September 2017 commencing at 6.07pm**

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**Members attendance**

Cr Jan Bonde (Mayor)  
Cr Amanda Diprose  
Ms Sandra Ayton

Cr Garry Carpenter  
Cr Kathleen Downie

**Members apologies**

Cr Philip Viney

**Employees attendance**

Director Community Services (Mr Cor Vander Vlist)  
Director Infrastructure Services (Mr John Kersnovski)  
Town Planner (Ms Mary–Ann Edwards)

**Public attendance**

One member of the public attended during the course of the meeting.

**CONFIRMATION OF MINUTES OF THE COMMITTEE**

**40/2017 Confirmation of minutes**

The Director Community Services reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 10 July 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.”

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- Cr Carpenter moved and Cr Diprose seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 10 July 2017 be confirmed.”

Carried unanimously

## **MAYOR’S COMMUNICATIONS**

### **41/2017 Mayor’s communications**

The Mayor reported as follows:

“Under the terms of appointment of the Development Support Special Committee, it acts in agreed circumstances as if it were the Council and, accordingly, as a planning authority under the *Land Use Planning and Approvals Act 1993*.

Members 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.

In the event that items listed for consideration are referred, under the terms of the Committee’s appointment, to the Council (e.g. any matter the Committee cannot determine unanimously), or if the Committee is unable to make a determination within the relevant statutory time limit, such items will be referred to a meeting of the Council for a decision.”

- Cr Diprose moved and Cr Carpenter seconded, “That the Mayor’s report be received.”

Carried unanimously

## **DECLARATIONS OF INTEREST**

### **42/2017 Declarations of interest**

The Mayor reported as follows:

“Members 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 Director Community Services reported as follows:

“The *Local Government Act 1993* provides that a member must not participate at any meeting of a special committee in any discussion, nor vote on any matter, in respect

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of which the member has an interest or is aware or ought to be aware that a close associate has an interest.

Members 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 member 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.

### **ADJOURNMENT OF MEETING**

#### **43/2017      Adjournment of meeting**

The Mayor reported as follows:

“In order to effectively consider the reports before this meeting of the Committee it is appropriate that I adjourn the meeting to enable the related documents to be workshopped prior to resumption of the meeting and formal resolution of the agenda items.”

The workshop commenced at 6.08pm. The workshop having been concluded, the Mayor resumed the meeting at 6.09pm.

### **DEPUTATIONS**

#### **44/2017      Deputations**

The Director Community Services reported as follows:

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

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## OPEN REPORTS

### 45/2017      Residential (outbuilding – shed) – variation to the rear boundary setback standard at 149 Gawler Road, Gawler – Application No. DA217010

The Director Community Services reported as follows:

“The Graduate Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION No.:</i>	DA217010
<i>PROPOSAL:</i>	Residential (outbuilding – shed) – variation to the rear boundary setback standard
<i>APPLICANT:</i>	Helen Rappolt
<i>LOCATION:</i>	149 Gawler Road, Gawler
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	2 August 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	16 August 2017
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	8 September 2017 (extension granted until 18 September 2017)
<i>DECISION DUE:</i>	11 September 2017

#### *PURPOSE*

The purpose of this report is to consider an application to construct a small shed at 149 Gawler Road, Gawler.

Accompanying the report are the following documents:

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

#### *BACKGROUND*

##### *Development description –*

Application is made to construct an 18.5m<sup>2</sup> shed at 149 Gawler Road, Gawler. The small shed would be for residential purposes (storage).



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*Site description and surrounding area -*

The subject site is a 921m<sup>2</sup> residential allotment that contains two rear boundaries because of the shape of the allotment. The allotment adjoins a larger parcel of land to the north identified as 147 Gawler Road, Gawler. The 147 Gawler Road property is zoned both General Residential and Rural Resource. The shed would adjoin the boundary of 147 Gawler Road, Gawler zoned Rural Resource.

General Residential allotments located along Gawler Road share a zone boundary to the east with the Rural Resource zone.

*History -*

The application for the shed is a result of a complaint. The outbuilding is constructed.

*DISCUSSION*

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

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## General Residential

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

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.
<b>10.4.1 Residential density for multiple dwellings</b>	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:  (a) 325m <sup>2</sup> ; 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.
<b>10.4.2 Setbacks and building envelope for all dwellings</b>	
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. Setback from primary frontage would be 30m.  (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 30m from Gawler Road.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</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)(i) Not applicable. Lot is not an internal lot.</p> <p>(a)(ii) Non-compliant. Rear boundary setback would be 500mm.</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"> <li>(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</li> <li>(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</li> </ul> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</li> <li>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</li> </ul>	<p>Refer to the “Issues” section of the report.</p> <p>(b)(i) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(ii) Compliant. The proposed outbuilding would have a setback of 11m from the northern side boundary and 5m from the southern boundary.</p>
<p><b>10.4.3 Site coverage and private open space for all dwellings</b></p>	
<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>(a) Compliant. Proposed site coverage would be less than 50%.</p> <p>(b) Not applicable. No multiple dwellings.</p>

<p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m<sup>2</sup> 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>(c) Compliant. The site is 70% free from impervious surfaces.</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) 24.0m<sup>2</sup>; or</p> <p>(ii) 12.0m<sup>2</sup>, 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>(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>(a)(i) Compliant. Existing dwelling has ample private open space area exceeding 50m<sup>2</sup>.</p> <p>(a)(ii) Not applicable. Satisfied by (a)(i).</p> <p>(b)(i) Compliant. Existing private open space has a horizontal dimension of approximately 8m.</p> <p>(b)(ii) Not applicable. Not multiple dwellings.</p> <p>(c) Compliant. Dwelling is existing and has private open space that would be directly accessible from the dwelling. The shed would not impede this area.</p> <p>(d) Compliant. Private open space is located to the north-east and south-west of the dwelling.</p> <p>(e) Compliant. Private open space is existing and approved.</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>(f) Compliant. Land is flat.</p> <p>(g) Compliant. Private open space is clear of the area proposed for car parking.</p>
<b>10.4.4 Sunlight and overshadowing for all dwellings</b>	
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. Dwelling has existing habitable rooms facing north.
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	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>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"> <li>(i) at a distance of 3.0m from the window; and</li> <li>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <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> <ul style="list-style-type: none"> <li>(i) an outbuilding with a building height no more than 2.4m; or</li> <li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.</li> </ul>	
<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>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>



<p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> <li>(i) at a distance of 3.0m from the northern edge of the private open space; and</li> <li>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <p>(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.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> <li>(i) an outbuilding with a building height no more than 2.4m; or</li> <li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</li> </ul>	
<b>10.4.5 Width of openings for garages and carports for all dwellings</b>	
<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. Shed would be setback approximately 30m from the Gawler Road frontage.</p>

10.4.6 Privacy for all dwellings	
<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> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m: <ul style="list-style-type: none"> <li>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</li> <li>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</li> </ul> </li> </ul>	<p>Not applicable. No deck, parking space or carport with a surface or floor area more than 1 m.</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</p>	<p>Not applicable. No window or glazed door to a dwelling with a floor level greater than 1 m.</p>

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ground level, must be in accordance with (a), unless it is in accordance with (b):

(a) The window or glazed door:

- (i) is to have a setback of at least 3.0m from a side boundary; and
- (ii) is to have a setback of at least 4.0m from a rear boundary; and
- (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
- (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.

(b) The window or glazed door:

- (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
- (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>(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 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>Not applicable.</p> <p>No shared driveway or parking spaces.</p>
<p><b>10.4.7 Frontage fences for all dwellings</b></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>Not applicable.</p> <p>No front fence proposed.</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><b>10.4.8 Waste storage for multiple dwellings</b></p>	
<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 1.5m<sup>2</sup> 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>
<p><b>10.4.9 Suitability of a site or lot for use or development</b></p>	
<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 330m<sup>2</sup> excluding any access strip; and</p>	<p>(a) Compliant. Site area is 921m<sup>2</sup>.</p> <p>(b)(i) Non-compliant. The shed would be constructed 500mm from the rear boundary.</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"> <li>(i) clear of any applicable setback from a frontage, side or rear boundary;</li> <li>(ii) clear of any applicable setback from a zone boundary;</li> <li>(iii) clear of any registered easement;</li> <li>(iv) clear of any registered right of way benefiting other land;</li> <li>(v) clear of any restriction imposed by a Utility;</li> <li>(vi) not including an access strip;</li> <li>(vii) accessible from a frontage or access strip; and</li> <li>(viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.</li> </ul>	<p>Refer to the “Issues” section of the report.</p> <p>(b)(ii) Compliant. No applicable zone boundary.</p> <p>(b)(iii) Compliant. Shed would be clear of drainage and easement shown on Title.</p> <p>(b)(iv) Compliant. No registered right of way benefiting other land.</p> <p>(b)(v) Compliant. Shed would be clear of utilities.</p> <p>(b)(vi) Compliant. Shed would be clear of access strip.</p> <p>(b)(vii) Compliant. Land is accessible from Gawler Road.</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> <ul style="list-style-type: none"> <li>(a) across a frontage over which no other land has a right of access; and</li> <li>(b) if an internal lot, by an access strip connecting to a frontage</li> </ul>	<p>(a) Compliant. Existing separate access to Gawler Road provided.</p> <p>(b) Not applicable. Not an internal allotment.</p> <p>(c) Not applicable. Satisfied by (a).</p>

<p>over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(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>(d) Compliant. Width of frontage is 23.5m.</p> <p>(e) Compliant. The Road Authority have advised that the existing access is suitable for the development.</p>
<p>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>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated water system.</p>

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. The Council's Planning Permit would require a condition regarding stormwater management and disposal.
<b>10.4.10 Dwelling density for single dwelling development</b>	
10.4.10–(A1)  (a) The site area per dwelling for a single dwelling must –  (i) be not less than 325m².	(a) Compliant. Site area is 921m².
<b>10.4.11 Development other than a single or multiple dwelling.</b>	
<b>10.4.11.1 Location and configuration of development</b>	
10.4.11.1–(A1) The wall of a building must be set back from a frontage –  (a) not less than 4.5m from a primary frontage; and  (b) not less than 3.0m from any secondary frontage; or	Not applicable.  Proposed development is residential.



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<ul style="list-style-type: none"><li>(c) not less than and not more than the setbacks for any existing building on adjoining sites;</li><li>(d) not less than for any building retained on the site;</li><li>(e) in accordance with any building area shown on a sealed plan; or</li><li>(f) not less than 50.0m if the site abuts the Bass Highway.</li></ul>	
<p>10.4.11.1–(A2) All buildings must be contained within a building envelope determined by –</p> <ul style="list-style-type: none"><li>(a) the applicable frontage setback;</li><li>(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;</li><li>(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 –<ul style="list-style-type: none"><li>(i) not less than 1.5m from each side boundary; or</li><li>(ii) less than 1.5m from a side boundary if –</li></ul></li></ul>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

<ul style="list-style-type: none"> <li>a. built against an existing wall of an adjoining building; or</li> <li>b. the wall or walls – <ul style="list-style-type: none"> <li>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</li> <li>ii. there is no door or window in the wall of the building; and</li> <li>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.</li> </ul> </li> <li>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</li> </ul>	
<p>10.4.11.1 –(A3) Site coverage must:</p> <ul style="list-style-type: none"> <li>(a) not be more than 50%; or</li> <li>(b) not be more than any building area shown on a sealed plan.</li> </ul>	<p>Not applicable.</p> <p>Proposed development is residential.</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.	Not applicable. Proposed development is residential.
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:  (a) 6.0m; or  (b) half the width of the frontage.	Not applicable. Proposed development is residential.
<b>10.4.11.2 Visual and acoustic privacy for residential development</b>	
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:  (a) if the finished floor level is more than 1.0m above natural ground level:  (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	Not applicable. Proposed development is residential.

<p>(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> <p>(b) if less than the setbacks in clause A1(a):</p> <p>(i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;</p> <p>(ii) have a window sill height of not less than 1.8m above floor level;</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>

<b>10.4.11.3 Frontage fences</b>	
<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>
<b>10.4.12 Setback of development for sensitive use</b>	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(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.</p>	<p>(a) Compliant. The shed is ancillary to an existing sensitive use.</p> <p>(b) Compliant. The shed is ancillary to an existing sensitive use.</p>
<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) Bass Highway;</p> <p>(b) a railway;</p>	<p>(a) Not applicable. The development is not for a new sensitive use.</p> <p>(b) Not applicable. The development is not for a new sensitive use.</p>

(c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area.	(c) Not applicable. The land is not designated a future road. (d) Compliant. The nearest proclaimed wharf is located at Burnie approximately 25km west.
<b>10.4.13 Subdivision</b>	
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.
<b>10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision</b>	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.

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CODES	
<b>E1 Bushfire-Prone Areas Code</b>	Not applicable. Site is not in a bushfire-prone area.
<b>E2 Airport Impact Management Code</b>	Not applicable. No Code in the Scheme.
<b>E3 Clearing and Conversion of Vegetation Code</b>	Not applicable. No clearing or conversion of vegetation.
<b>E4 Change in Ground Level Code</b>	Not applicable. No change in ground level greater than 1m.
<b>E5 Local Heritage Code</b>	Not applicable. No Local Heritage Code in the Scheme.
<b>E6 Hazard Management Code</b>	Not applicable. Not within a hazard mapped area.
<b>E7 Sign Code</b>	Not applicable. No signage proposed.
<b>E8 Telecommunication Code</b>	Not applicable. No telecommunications proposed.
<b>E9 Traffic Generating Use and Parking Code</b>	
<b>E9.2 Application of this Code</b>	Code applies to all development.
<b>E9.4 Use or development exempt from this Code</b>	Not exempt.
	No local Area Parking Scheme applies to the site.

<b>E9.5 Use Standards</b>	
<b>E9.5.1 Provision for parking</b>	
<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 dwelling is existing. The construction of the outbuilding would not intensify the use or development of the site to require additional car parking requirements.</p>
<b>E9.5.2 Provision for loading and unloading of vehicles</b>	
<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 the development of a single dwelling.</p>
<b>E9.6 Development Standards</b>	
<b>E9.6.2 Design of vehicle parking and loading areas</b>	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Compliant by a Condition to be placed on the Permit.</p>



<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> <li>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</li> <li>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</li> <li>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</li> <li>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</li> <li>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</li> <li>(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</li> <li>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</li> </ul>	<p>Not applicable for the development of a single dwelling.</p>
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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.	Not applicable.  Land is zoned General Residential.
<b>E10 Water and Waterways Code</b>	Not applicable. Site is not within 30m of a waterway or waterbody.
<b>Specific Area Plans</b>	No Specific Area Plans apply to this location.

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*Issues –*

1     *Setback and building envelope for all dwellings –*

The Scheme's Acceptable Solution standard 10.4.2–(A3) "setbacks and building envelope for all dwellings" requires development to have a setback of 4m from the rear boundary.

Performance Criteria 10.4.2–(A3) states:

"The siting and scale of a dwelling 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 impact 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 that prevailing in the surrounding area".

The shed would have a setback of 500mm from the rear boundary to 147 Gawler Road.

The dwelling located at 147 Gawler Road is located approximately 8m from the side property boundary and approximately 20m from the shed location. No habitable room of the dwelling at 147 Gawler Road would be affected by the shed in its current location.

The shed is not located within the proximity of the private open space located at 147 Gawler Road. The existing vegetation between the two properties, and the location of the shed on the property at 147 Gawler Road assists with maintaining the privacy between the two properties and restricts overshadowing.

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The small shed would be screened by the existing boundary fence, and existing vegetation, there is no visual impact caused to the adjoining lot from the scale or bulk of the shed. The small shed is barely noticeable from the adjoining allotments. The shed is a relatively small outbuilding and considered minor development.

The shed would not change the separation between the dwellings on adjoining lots given the location to the rear of the allotment.

*Referral advice –*

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	No comment.
TasWater	Not required.
Department of State Growth	Not required.
Environment Protection Authority	Not required.
TasRail	Not required.
Heritage Tasmania	Not required.
Crown Land Services	Not required.
Other	Not required.

*CONSULTATION*

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

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

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### *Representations –*

One representation was received 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 Representor considers the building is too close to the boundary fence as it will impact on future repairs to the fence and it is an invasion of privacy. The proximity of the building to the fence constitutes a fire source, as there is combustible material on the representors property.	<p>The shed has satisfied the Scheme's Performance Criteria as outlined under the "Issues" section of this report.</p> <p>The location of the shed does not restrict future repairs to the fence. Access to the fence from 147 Gawler Road (representors property) is restricted due to growth and debris. The fence has concrete footings and is constructed from tin, repairs would be minimal.</p> <p>The shed does not constitute a fire hazard. Individual property owners are responsible for fire hazard management on their own property. Combustible materials located on the representors property are not the responsibility of the applicant and is not an issue that can be addressed through the planning legislation.</p>

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

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

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#### *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 representation received does not have sufficient merit on planning grounds to justify any additional conditions to the Permit issued.

The proposal is deemed to satisfy the standards of the Scheme relating to “setbacks and building envelopes for all dwellings” and should be approved subject to the standard conditions.

#### *Recommendation –*

It is recommended that the application for Residential (outbuilding – shed) – variation to the rear boundary setback standard at 149 Gawler Road, Gawler be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans and documentation drawn by the applicant dated June 2017, unless modified by a condition of this Permit.
- 2 The development must provide for the collection, drainage and disposal of stormwater.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 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

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by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work.'

The report is supported."

The Director Community Services reported as follows:

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

■ Cr Carpenter moved and Cr Downie seconded, "That the application for Residential (outbuilding – shed) – variation to the rear boundary setback standard at 149 Gawler Road, Gawler be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans and documentation drawn by the applicant dated June 2017, unless modified by a condition of this Permit.
- 2 The development must provide for the collection, drainage and disposal of stormwater.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 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

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**46/2017      Residential (dwelling and retaining walls) and outbuilding (shed) – variation to rear boundary setback and proximity of a sensitive use to Rural Resource zone boundary at 4 Mollie Place, Turners Beach – Application No. DA217025**

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION No.:’</i>	DA217025
<i>PROPOSAL:</i>	Residential (dwelling and retaining walls) and outbuilding (shed) – variation to rear boundary setback and proximity of a sensitive use to Rural Resource zone boundary
<i>APPLICANT:</i>	David George
<i>LOCATION:</i>	4 Mollie Place, Turners Beach
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	9 August 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	23 August 2017
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	15 September 2017 (extension granted until 18 September 2017)
<i>DECISION DUE:</i>	15 September 2017
<i>PURPOSE</i>	

The purpose of this report is to consider an application to construct a 324.58m<sup>2</sup> two-storey dwelling and 102m<sup>2</sup> shed on General Residential land at 4 Mollie Place, Turners Beach. The application also details ‘cut and fill’ works and stepped retaining walls that would each have a maximum height of 1 m.

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 2017/01239-CC.



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## *BACKGROUND*

### *Development description –*

Application is made to construct a 324.58m<sup>2</sup> two-storey brick dwelling on an internal vacant parcel of land at 4 Mollie Place, Turners Beach. The dwelling would have a maximum height of 7m above natural ground level and would be of brick and rendered “Rendex” cladding materials. The upper level would be the primary living space, access via an internal stairwell. The upper level would comprise three bedrooms, bathroom and laundry facilities, an ensuite and a separate lounge and open plan kitchen/living/dining area that would have access to a north facing deck. The lower level would accommodate a two car garage and rumpus room.

Development also comprises a 102m<sup>2</sup> shed and tiered retaining walls that would each have a maximum height of 1m.

### *Site description and surrounding area –*

The subject site is a 1,486m<sup>2</sup> residential allotment that forms part of the “Explorer Drive” staged subdivision area of Turners Beach. The lot was sealed by the Council in 2016. The allotment is an unusual shape, with the land accessed via a 10m long, 7m wide access strip off Mollie Place. This means the lot is considered to be ‘internal’ and the western boundary is deemed to be the rear of the allotment (although it would appear as a side boundary).

The land has a relatively steep slope, falling over 6m from south to north and is identified as subject to low level landslide risk.

The land is connected to reticulated stormwater, sewer and water systems.

The land falls within a bushfire-prone overlay area and would be subject to the recommendations of a bushfire hazard management plan at the time of application for a Building Permit.

Surrounding land to the east, west and north is characterized by single dwelling development. Land to the immediate south is zoned Rural Resource. The area is not subject to the Turners Beach Specific Area Plan.

### *History –*

No history relevant to this application.

## *DISCUSSION*

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

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## General Residential

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

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.
<b>10.4.1 Residential density for multiple dwellings</b>	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:  (a) 325m <sup>2</sup> ; 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.
<b>10.4.2 Setbacks and building envelope for all dwellings</b>	
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. Setback from primary frontage would be 25m.  (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 25m from the primary frontage, Mollie Place.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</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)(i) Non-compliant. Outbuilding would not be contained in building envelope 10.4.2A. Outbuilding would be setback 300mm from the rear boundary.</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"> <li>(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</li> <li>(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</li> </ul> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</li> <li>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</li> </ul>	<p>(a)(ii) Non-compliant. Outbuilding would not be contained in building envelope 10.4.2A. Outbuilding would be setback 300mm from the rear boundary and would have a wall height greater than 3m.</p> <p>Refer to “Issues” section of this report.</p> <p>(b)(i) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(ii) Compliant. Development (shed) would be setback 1m from the northern side boundary and (retaining walls) 10m from southern side boundary. Dwelling development meets the Scheme’s setback standards.</p>
<b>10.4.3 Site coverage and private open space for all dwellings</b>	
<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>(a) Compliant. Site coverage of proposed development would be 28%.</p>

<p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m<sup>2</sup> 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>(b) Not applicable. No multiple dwelling development proposed.</p> <p>(c) Compliant. Area free from impervious surfaces would be 72%.</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 style="padding-left: 40px;">(i) 24.0m<sup>2</sup>; or</p> <p style="padding-left: 40px;">(ii) 12.0m<sup>2</sup>, 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>(b) has a minimum horizontal dimension of:</p> <p style="padding-left: 40px;">(i) 4.0m; or</p> <p style="padding-left: 40px;">(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>(a)(i) Compliant. Dwelling would have ample open space area, including a 26.4m<sup>2</sup> deck accessed from the upper level of the dwelling.</p> <p>(a)(ii) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Compliant. Dwelling would have a raised deck area with a minimum horizontal dimension of 8.04m.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(i).</p> <p>(c) Compliant. Private open space would be directly accessible from habitable rooms.</p> <p>(d) Compliant. Private open space is to the north of the dwelling.</p> <p>(e) Compliant. Private open space is not located between the dwelling and the primary frontage.</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>(f) Compliant. Deck is flat.</p> <p>(g) Compliant. Dwelling would have private open space area clear of vehicle access and parking areas.</p>
<b>10.4.4 Sunlight and overshadowing for all dwellings</b>	
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).	<p>Compliant.</p> <p>Habitable rooms 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	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>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"> <li>(i) at a distance of 3.0m from the window; and</li> <li>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <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> <ul style="list-style-type: none"> <li>(i) an outbuilding with a building height no more than 2.4m; or</li> <li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.</li> </ul>	
<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>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>



<p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> <li>(i) at a distance of 3.0m from the northern edge of the private open space; and</li> <li>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> <p>(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.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> <li>(i) an outbuilding with a building height no more than 2.4m; or</li> <li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</li> </ul>	
<b>10.4.5 Width of openings for garages and carports for all dwellings</b>	
<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>Not applicable.</p> <p>Shed would be setback 25m from the frontage.</p>

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#### 10.4.6 Privacy for all dwellings

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:

- (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
- (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
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m:
  - (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
  - (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.

- (a) Compliant. Upper level deck would be setback 23m from northern side boundary and 3m from eastern side boundary.
- (b) Compliant. Upper level deck setback 7.1m from western rear boundary.
- (c)(i) Not applicable. Not a multiple dwelling.
- (c)(ii) Not applicable. Not a multiple dwelling.

<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> <ul style="list-style-type: none"> <li>(i) is to have a setback of at least 3.0m from a side boundary; and</li> <li>(ii) is to have a setback of at least 4.0m from a rear boundary; and</li> <li>(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</li> <li>(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.</li> </ul> <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> <li>(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</li> </ul>	<ul style="list-style-type: none"> <li>(a)(i) Compliant. Upper level habitable rooms would be setback 23m from northern side boundary and 3m from eastern side boundary.</li> <li>(a)(ii) Compliant. Upper level habitable rooms would be setback 7.1m from western rear boundary.</li> <li>(a)(iii) Not applicable. Not a multiple dwelling.</li> <li>(a)(iv) Not applicable. Not a multiple dwelling.</li> <li>(b)(i) Not applicable. Satisfied by (a).</li> <li>(b)(ii) Not applicable. Satisfied by (a).</li> <li>(b)(iii) Not applicable. Satisfied by (a).</li> </ul>
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<ul style="list-style-type: none"> <li>(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</li> <li>(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%.</li> </ul>	
<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 glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> <li>(a) 2.5m; or</li> <li>(b) 1.0m if: <ul style="list-style-type: none"> <li>(i) it is separated by a screen of at least 1.7m in height; or</li> <li>(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.</li> </ul> </li> </ul>	<p>Not applicable.</p> <p>No shared driveway or parking spaces.</p>

<b>10.4.7 Frontage fences for all dwellings</b>	
<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>
<b>10.4.8 Waste storage for multiple dwellings</b>	
<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 1.5m<sup>2</sup> 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>Not applicable.</p> <p>Not multiple dwelling development.</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><b>10.4.9 Suitability of a site or lot for use or development</b></p>	
<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 330m<sup>2</sup> excluding any access strip; and</p> <p>(b) if intended for a building, contain a building area of not less than 10.0m x 15.0m:</p> <p>(i) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(ii) clear of any applicable setback from a zone boundary;</p> <p>(iii) clear of any registered easement;</p> <p>(iv) clear of any registered right of way benefiting other land;</p> <p>(v) clear of any restriction imposed by a Utility;</p> <p>(vi) not including an access strip;</p> <p>(vii) accessible from a frontage or access strip; and</p>	<p>(a) Compliant. Site area is 1,486m<sup>2</sup>.</p> <p>(b)(i) Non-compliant. The development would not satisfy rear boundary setback requirements (shed).</p> <p>The building area of the dwelling would be clear of front, rear and side boundaries.</p> <p>Refer to “Issues” section of this report.</p> <p>(b)(ii) Non-compliant. The lot was sealed in 2016. Development would be setback 15.5m from Rural Resource zone boundary. The Scheme requires a 50m setback for lots sealed after 2013.</p> <p>Refer to “Issues” section of this report.</p> <p>(b)(iii) Not applicable. No registered easements.</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>(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>	<p>(b)(vi) Compliant. Development would be clear of access strip.</p> <p>(b)(vii) Compliant. Land is accessible from Mollie Place.</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>(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>(a) Compliant. Existing access to a frontage to Mollie Place.</p> <p>(b) Compliant. Dedicated access strip provides access to Mollie Place.</p> <p>(c)(i) Not applicable. Satisfied by (a) and (b).</p> <p>(c)(ii) Not applicable. Satisfied by (a) and (b).</p> <p>(d)(i) Compliant. Development would have 6m wide frontage to Mollie Place.</p> <p>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</p> <p>(e) Compliant. Site has existing legal access to Mollie Place.</p>

<p>(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>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>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated water system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.</p>
<p>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>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated sewerage system. The Council's Planning Permit would require compliance with TasWater's approval, included as an attachment to the Planning Permit.</p>
<p>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>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated stormwater system.</p>



<b>10.4.10 Dwelling density for single dwelling development</b>	
10.4.10-(A1)  (a) The site area per dwelling for a single dwelling must –  (i) be not less than 325m <sup>2</sup> .	(a)(i) Compliant. Site area is 1,486m <sup>2</sup> .
<b>10.4.11 Development other than a single or multiple dwelling.</b>	
<b>10.4.11.1 Location and configuration of development</b>	
10.4.11.1-(A1) The wall of a building must be set back from a frontage –  (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.	Not applicable.  Proposed development is residential.

<p>10.4.11.1–(A2) All buildings must be contained within a building envelope determined by –</p> <ul style="list-style-type: none"> <li>(a) the applicable frontage setback;</li> <li>(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;</li> <li>(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 – <ul style="list-style-type: none"> <li>(i) not less than 1.5m from each side boundary; or</li> <li>(ii) less than 1.5m from a side boundary if – <ul style="list-style-type: none"> <li>a. built against an existing wall of an adjoining building; or</li> </ul> </li> <li>(iii) the wall or walls – <ul style="list-style-type: none"> <li>a. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</li> <li>b. there is no door or window in the wall of the building; and</li> </ul> </li> </ul> </li> </ul>	<p>Not applicable.</p> <p>Proposed development is residential.</p>
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<p>c. 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"> <li>(i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;</li> <li>(ii) be not less than 3.0m from a side boundary;</li> <li>(iii) be not less than 4.0m from a rear boundary; and</li> <li>(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or</li> </ul> <p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> <li>(i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;</li> <li>(ii) have a window sill height of not less than 1.8m above floor level;</li> </ul>	<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><b>10.4.11.3 Frontage fences</b></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"> <li>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</li> <li>(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.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Non-compliant. The lot was sealed in 2016. Dwelling development would be setback 15.5m to the Rural Resource zone boundary. The Scheme requires a 50m setback where a lot is sealed after 2013.</li> <li>(b) Non-compliant. The lot was sealed in 2016. Dwelling development would be setback 15.5m to the Rural Resource zone boundary. The Scheme requires a 50m setback where a lot is sealed after 2013.</li> </ul> <p>Refer to “Issues” section of this report.</p>
<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"> <li>(a) Bass Highway;</li> <li>(b) a railway;</li> <li>(c) land designated in the planning scheme for future road or rail purposes; or</li> <li>(d) a proclaimed wharf area.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Development would be greater than 692m from the Bass Highway.</li> <li>(b) Compliant. Development would be 973m from a railway line.</li> <li>(c) Not applicable. No land designated for future road or rail.</li> <li>(d) Not applicable. The nearest proclaimed wharf area is in Devonport approximately 15km to the east.</li> </ul>

<b>10.4.13 Subdivision</b>	
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.
<b>10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision</b>	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Not applicable.  No subdivision proposed.
CODES	
<b>E1 Bushfire–Prone Areas Code</b>	Not applicable. Not a subdivision, hazardous or vulnerable use.
<b>E2 Airport Impact Management Code</b>	Not applicable. No Code in the Scheme.

<b>E3 Clearing and Conversion of Vegetation Code</b>	Not applicable. No clearing or conversion of vegetation.
<b>E4 Change in Ground Level Code</b>	Not applicable. No change in ground level greater than 1m.
<b>E5 Local Heritage Code</b>	Not applicable. No Local Heritage Code in the Scheme.
<b>E6 Hazard Management Code</b>	Not applicable. Not within a hazard mapped area.
<b>E7 Sign Code</b>	Not applicable. No signage proposed.
<b>E8 Telecommunication Code</b>	Not applicable. No telecommunications proposed.
<b>E9 Traffic Generating Use and Parking Code</b>	
<b>E9.2 Application of this Code</b>	Code applies to all development.
<b>E9.4 Use or development exempt from this Code</b>	Not exempt.  No Local Area Parking Scheme applies to the site.
<b>E9.5 Use Standards</b>	
<b>E9.5.1 Provision for parking</b>	
<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. Development comprises an internal two car garage.</p>



<b>E9.5.2 Provision for loading and unloading of vehicles</b>	
<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>	Not applicable for the development of a single dwelling.
<b>E9.6 Development Standards</b>	
<b>E9.6.2 Design of vehicle parking and loading areas</b>	
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> <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>	Not applicable for the development of a single dwelling.

<p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the 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>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><b>E10 Water and Waterways Code</b></p>	<p>Not applicable. Site is 1.1 km off Bass Strait.</p>
<p><b>Specific Area Plans</b></p>	<p>No Specific Area Plans apply to this location.</p>

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*Issues –*

1      *Setback of shed from the rear boundary –*

The Scheme's Acceptable Solution 10.4.2–(A3) requires that a dwelling, including outbuildings with a wall height greater than 2.4m, be contained within a building envelope incorporating a setback distance of 4m from the rear boundary of a lot.

The proposal seeks a variation to this standard. The subject site is an internal allotment with no shared rear boundary to an allotment with the same frontage (as is usually the case with an internal allotment and as is defined in the Scheme). The rear boundary, whilst directly opposite to the allotment's frontage to Mollie Place, appears on first examination as a western side boundary to adjoining land at 1 Christina Court, Turners Beach. For the purposes of assessment, the western boundary is deemed to be the rear boundary, and the application was deemed to be discretionary due to the proposed 300mm setback from this western boundary. The shed's setback to the northern side boundary adjoining 33 Explorer Drive, is compliant.

Due to the slope of the land, the proposed shed would have a western elevation wall height ranging from 4.2m to 4.8m, supported by a foundation wall approximately 500mm above natural ground level in the north-western corner of the lot. The building would be setback 300mm from the allotment's western rear boundary, as defined and described above. The proposed shed thus falls outside the required building envelope in this area of the site.

Performance Criteria 10.4.2–(P3) requires that for variations to building envelope standards, there be no unreasonable loss of amenity through loss of sunlight to the habitable rooms of an adjoining dwelling, or overshadowing of private open space or a negative visual impact; and that there is adequate separation between buildings that is compatible with that prevailing in the surrounding area.

*Overshadowing –*

The proposed construction of the shed to within 300mm of the western rear boundary would not have a material overshadowing impact on adjoining allotments. The subject allotment is orientated north-south. The subject and adjoining lots receive direct or proportional amounts of sunlight from the east, then north and west

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for much of the day. Any shadow effect would primarily fall on the development site, not on adjoining land, and shadow would be well clear of any habitable rooms or north facing private open space areas of adjoining property.

*Visual Impact –*

The shed, with a 500mm foundation above natural ground level, would be 4.7m to 5.3m above natural ground in the north-western corner of the lot, due to a sloping ground level. Whilst the shed meets the northern boundary setback, which allows a development length of 9m to the property boundary, the height of the shed means the building would protrude outside the standard building envelope. The shed would block out some of the immediate view of the adjoining property owner to the north at 33 Explorer Drive, however the setback from the northern boundary is compliant with the Scheme standards and locating the shed in the proposed position, whilst visually apparent due to the built-up footing, is not unusual in this area.

*Pattern of Separation –*

The pattern of separation between residential buildings would not be materially different to other residential development approved in this area. Dwellings and associated outbuildings are constructed to achieve maximum site coverage and, despite the variation in boundary setback, the proposed shed would not be disparate from the established pattern of development in the area.

2 *Proximity of development to Rural Resource zone boundary –*

The Scheme's Acceptable Solution 10.4.9–(A1) requires that development in the General Residential zone be setback 50m from a Rural Resource zone boundary, where a lot was sealed after the Scheme came into effect. The Scheme came into effect in 2013. The subject allotment was sealed in 2016. The development on the site would be setback 15.5m from a Rural Resource zone boundary that is located to the south of the allotment.

Rural land that adjoins the allotment is steep, heavily vegetated with trees and has a cleared 'fire break' for approximately a 30m width; setback from the adjoining General Residential zone. The subdivision of land in this area of Turners Beach (Explorer Drive) was approved by the Council in January 2008. The developer has been progressively releasing allotments, with the subject lot sealed by the Council in

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2016. The proximity of the dwelling to a Rural Resource zone boundary will not result in a fettering of activity on rural land. Further, it is considered to be unwarranted that development meet a setback standard that was ratified in 2013; when the staged subdivision was approved by the Planning Authority in 2008. Nevertheless, the developer will need to meet stringent bushfire mitigation development standards when construction plans are examined by a Building Surveyor, due to the proximity of the lot to rural land.

*Referral advice –*

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	No comment.
TasWater	Refer to Submission to Planning Authority Notice TWDA 2017/01239-CC at Annexure 5.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral 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 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
REPRESENTATION 1	
1 The development of the dwelling would reduce views from 33 Explorer Drive and decrease the value of that adjoining property.	<p>The subject allotment is to the rear of 33 Explorer Drive, where the representation suggests enjoyment of views to the south will be impaired.</p> <p>The proposed dwelling at 4 Mollie Place meets the majority of the Scheme standards, other than being in close proximity to the Rural Resource zone boundary. The dwelling does not exceed the height standard of 8.5m above natural ground level and the Scheme does not protect views that may be experienced from adjoining property, where development is within the required setback and height standards.</p> <p>The representation may be referring to the location of the proposed shed, where the rear setback (in this case deemed to be the western boundary of the subject lot) does not meet Scheme standards and the building would be outside the standard building envelope due to the slope of the land in this area.</p>

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	For further discussion on the development of the shed, refer to the "Issues" section of this report.
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#### *RESOURCE, FINANCIAL AND RISK IMPACTS*

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

#### *CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

#### *CONCLUSION*

The representation does not contain sufficient merit to justify the addition of any restrictive condition to a Permit issued, or refusal of the development.

Given the orientation of allotments in this area and the slope of the land, it is justifiable that development would rely on tiered cut and fill and elevated footings to achieve a level build surface and vehicular access to the shed.

It is considered that ample sunlight falls on all properties throughout the day and the shed location would not result in a negative overshadowing impact on adjoining property. Further, the proximity of the dwelling to a Rural Resource zone boundary will not result in the fettering of activity on rural land, although the proximity to the zone may result in a higher standard of construction detail than is generally the case, to mitigate the risk of bushfire.

It is considered the proposal satisfies the Scheme's relevant Performance Criteria and approval of the dwelling, retaining walls and shed is justified.

The land is zoned General Residential. In summary, the development satisfies the key Local Area Objectives for the zone:

- 1 Suburban residential areas make efficient use of land and optimise available and planned infrastructure provision through a balance of infill and redevelopment of established residential areas and the incremental release of new land.

- 
- 2 Suburban residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public and social investment.

It is considered appropriate the proposed development be approved, subject to conditions.

*Recommendation –*

It is recommended that the application for Residential (dwelling and retaining walls) and outbuilding (shed) – variation to rear boundary setback and proximity of a sensitive use to Rural Resource zone boundary at 4 Mollie Place, Turners Beach be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the Site Plan and Drainage Plan by Yaxley Design and Drafting dated July 2017 and Drawing Nos. 216182-4, 216182-5, 216182-7, 216182-8 and 216182-11 dated July 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 2017/01239-CC (copy attached).
- 3 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 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



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required in accordance with the defined category of work must be attained prior to the commencement of work.’

The report is supported.”

The Director Community Services reported as follows:

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

■ Cr Diprose moved and Cr Carpenter seconded “That the application for Residential (dwelling and retaining walls) and outbuilding (shed) – variation to rear boundary setback and proximity of a sensitive use to Rural Resource zone boundary at 4 Mollie Place, Turners Beach be approved subject to the following conditions and notes:

1. The development must be substantially in accordance with the Site Plan and Drainage Plan by Yaxley Design and Drafting dated July 2017 and Drawing Nos. 216182-4, 216182-5, 216182-7, 216182-8 and 216182-11 dated July 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 2017/01239-CC (copy attached) (a copy being appended to and forming part of these minutes).
- 3 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 ‘Substantial commencement’ is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 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

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### **Closure**

There being no further business, the Mayor declared the meeting closed at 6.12pm.

CONFIRMED THIS                      DAY OF                      , 2017.

### **Chairperson**

(cvv:km)

### **Appendices**

Minute No. 46/2017 – Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2017/01239-CC – 4 Mollie Place, Turners Beach – Application No. DA217025

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## 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 Development Support Special Committee within these minutes:

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

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



Sandra Ayton  
GENERAL MANAGER

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# Appendices

## Submission to Planning Authority Notice

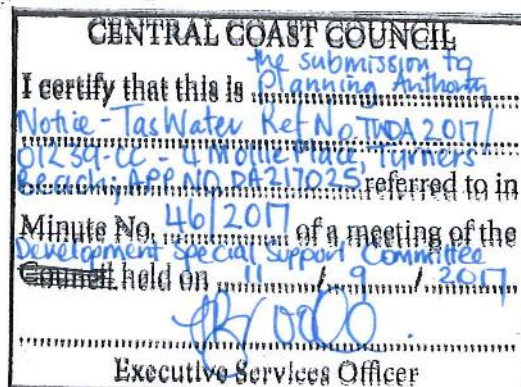
Council Planning Permit No.	DA217025	Council notice date	4/08/2017
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2017/01239-CC	Date of response	15/08/2017
TasWater Contact	David Boyle	Phone No.	6345 6323
<b>Response issued to</b>			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
<b>Development details</b>			
Address	4 MOLLIE PL, TURNERS BEACH	Property ID (PID)	3470892
Description of development	Residential (dwelling, retaining walls and outbuilding - shed)		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Yaxley Design & Drafting	219182-2	2	July 1017
<b>Conditions</b>			
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.			
<b>Advice</b>			
Nil			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			

**Authorised by**

**Jason Taylor**

Development Assessment Manager

<b>TasWater Contact Details</b>			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



# Coordinated Governance and Management of Waste Infrastructure and Services in the Cradle Coast Region

## Part 1 Report – A review.



### Document History:

Title	Date
CCWMG Coordinated Governance and Management of Waste Infrastructure and Services in the Cradle Coast Region – Interim Report	24.10.2013
Revision of Draft Interim Report	13.01.2014
Update of final data input on contracts	25.01.2014
Incorporation of comments/feedback from CCWMG	31.03.2014
Incorporation of final comments/feedback from CCWMG – FINAL VERSION	24.10.2014

This report has been prepared by MRA Consulting Group for **Cradle Coast Authority** in accordance with the terms and conditions of appointment. MRA Consulting Group (ABN: 58 428 736 838) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

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# Glossary

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Abbreviation	Definition
<b>BAU</b>	Business as Usual
<b>BWMC</b>	Burnie Waste Management Centre
<b>CCA</b>	Cradle Coast Authority
<b>CCWMG</b>	Cradle Coast Waste Management Group
<b>CCRRC</b>	Cradle Coast Resource Recovery Centre
<b>C&amp;D</b>	Construction and Demolition (waste)
<b>C&amp;I</b>	Commercial and Industrial (waste)
<b>DORF</b>	Dulverton Organics Recycling Facility
<b>DWM</b>	Dulverton Waste Management
<b>GHG</b>	Greenhouse gas
<b>LGA</b>	Local Government Area
<b>LF</b>	Landfill
<b>MGB</b>	Mobile Garbage Bin
<b>MRF</b>	Materials Recovery Facility
<b>MSW</b>	Municipal Solid Waste
<b>pa</b>	per annum
<b>Residuals/residual waste</b>	Garbage/residuals subsequent to recycling, i.e. waste disposed of in the red-lidded bin
<b>tpa</b>	Tonnes per annum
<b>TS</b>	Transfer Station

# 1 Executive Summary

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MRA Consulting Group (MRA) was engaged by the Cradle Coast Authority (CCA) to provide consultancy services for the coordinated governance and management of waste infrastructure and services in the Cradle Coast Region (CCR) in Tasmania.

The Cradle Coast Waste Management Group (CCWMG) was established by participating councils in 2004 to assist and coordinate waste and resource recovery activities across the region, arising from the Cradle Coast Waste Management (CCWM) Strategy.

Currently, the CCWMG consists of the following seven member councils:

- Burnie City Council;
- Central Coast Council;
- Circular Head Council;
- Devonport City Council;
- Kentish Council;
- Latrobe Council; and
- Waratah Wynyard Council.

CCA requested that MRA undertake research and stakeholder consultation as outlined in the following project scope for Part 1 of the project:

1. Review the current CCWMG structure and functioning, waste management infrastructure and operations throughout the CCR and compare these to future waste management requirements.
2. Identify areas where achievement of Strategy objectives may be **constrained by existing arrangements** for ownership and operation of waste management assets, facilities and services in the region.
3. Investigate the **drivers** for change to the CCWMG governance structure.

The CCWMG is a voluntary association of member councils and has no statutory basis. Implementation of the work plan relies heavily on voluntary collaboration across 9 organisations (seven councils, Dulverton Waste Management (DWM) and CCWMG).

The CCWMG members are drawn from Executive Management and Waste Officer roles in each of the participating councils. Each of these personnel has a council specific role and membership is voluntary. The CCWMG draws upon DWM as a de-facto consultant because it has resident and full time waste skills and resources. The CCWMG meets bi-monthly.

The report acknowledges that councils are under increasing pressure to create savings and efficiencies in all areas of their operations and to respond to calls for reform in traditional areas of local government activity.

This Part 1 report:

- Reviewed the range of existing services;
- Identified gaps in infrastructure and service provision;
- Identified likely future infrastructure costs;
- Determined future demand for infrastructure and services;
- Predicted likely operating costs and potential savings;
- Explored current attitudes towards the CCWMG service delivery via three stakeholder workshops; and

- Identified the key drivers for change in governance arrangements.

The findings of the report are summarised in Table 1.

**Table 1 The case for a review of governance arrangements**

Role and function	Observations on CCWMG	Priority for reform
<b>Policy</b>	There is a need to divert materials such as organics, to extend the life of the region's landfills and increase resource recovery rates.	✓
	There is a demonstrable lack of policy and project completion by the CCWMG.	
<b>Levy</b>	Introduction of a state-wide waste management levy may increase CCWMG expenditure to over \$1m per year requiring improved oversight and accountability.	✓
<b>Planning</b>	Waste generation will increase by at least an estimated additional 60% (58,000 t) over the next 20 years, based primarily on per capita consumption growth.	✓
	3 landfills and 7 Transfer Stations may not have capacity by 2030 based on current demand and future growth.	✓
	Infrastructure and service provision are not consistent across the region with key services, including drop off facilities, green waste shredding, composting, organics bins, C+I/C+D sorting not available.	✓
	Regional landfill void space will likely be consumed by 2028-2041.	✓
	Service delivery is patchy and inconsistent across the region particularly in respect of bins and education.	✓
<b>Procurement</b>	Significant economies of scale benefits are being missed. Only one contract (kerbside recycling) can be referenced as delivering economies of scale in purchasing.	✓
	Normal capital investment of \$15-20 million is expected in the next 16 years to meet growth requirements.	✓
	To meet the 5-year CCWMG goals approximately \$8.5 m is required in new capex over the next 5 years.	✓
	Operating expenditure is approximately \$10 million per year. A 10% saving through economies of scale equates to approximately \$1 m per year.	✓
<b>Market Development</b>	There is no consistent approach to market development across the region including for recyclables, organics, compost and household materials.	✓
<b>Education</b>	Education effort is sporadic and made overly complex by the variety of services and inconsistency of systems (such as bin and lid colours).	✓
<b>Reporting &amp; accountability</b>	There are no consistent rules of data capture or reporting.	✓
	There are no formalised accountabilities for CCWMG members for the delivery of projects.	✓
	In early 2013, CCWMG members and stakeholders judged the current form of the CCWMG as delivering 50% of the needs identified in the regional Strategy, however it is noted that improvement has occurred since that time.	✓

For these reasons the report finds there is a strong, if not compelling, case to be made for examination of alternative governance arrangements.

## 2 Introduction

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MRA Consulting Group (MRA) was engaged by the Cradle Coast Authority (CCA) to provide consultancy services for the coordinated governance and management of waste infrastructure and services in the Cradle Coast Region (CCR) in Tasmania.

The Cradle Coast Waste Management Group (CCWMG) was established by participating councils in 2004 to assist and coordinate waste and resource recovery activities across the region, arising from the Cradle Coast Waste Management (CCWM) Strategy.

Currently, the CCWMG consists of the following seven member councils:

- Burnie City Council;
- Central Coast Council;
- Circular Head Council;
- Devonport City Council;
- Kentish Council;
- Latrobe Council; and
- Waratah Wynyard Council.

West Coast and King Island Councils, though part of the CCR, do not participate in the CCWMG but are welcome to attend some of the CCWMG's meetings.

Dulverton Waste Management (DWM) is a joint authority that manages the Dulverton landfill and has four equity shareholder member councils that are also voting members of the CCWMG:

- Central Coast Council;
- Devonport City Council;
- Kentish Council; and
- Latrobe Council.

The DWM CEO is an invited participant in the group while DWM also act as a de-facto consultant to the group due to their experiences skills and resources. Representatives are also invited to some of the CCWMG's meetings.

### 2.1 Project Scope

In creating a regional, coordinated approach to the management of waste infrastructure and services in the CCR, CCA requested MRA undertake research and stakeholder consultation as outlined in the following project scope:

1. Review the current CCWMG structure and functioning, waste management infrastructure and operations throughout the CCR and compare these to future waste management requirements.
2. Identify areas where achievement of Strategy objectives may be **constrained by existing arrangements** for ownership and operation of waste management assets, facilities and services in the region.
3. Investigate the **drivers** for change to the CCWMG governance structure.
4. Investigate options for **alternative models** for ownership, management and governance of waste management assets, facilities and services that address these constraints.
5. Assess the **financial, legal and governance aspects of transition** to any new structures, their implications for councils, and propose strategies for staged transition.

## 3 Existing infrastructure and operations

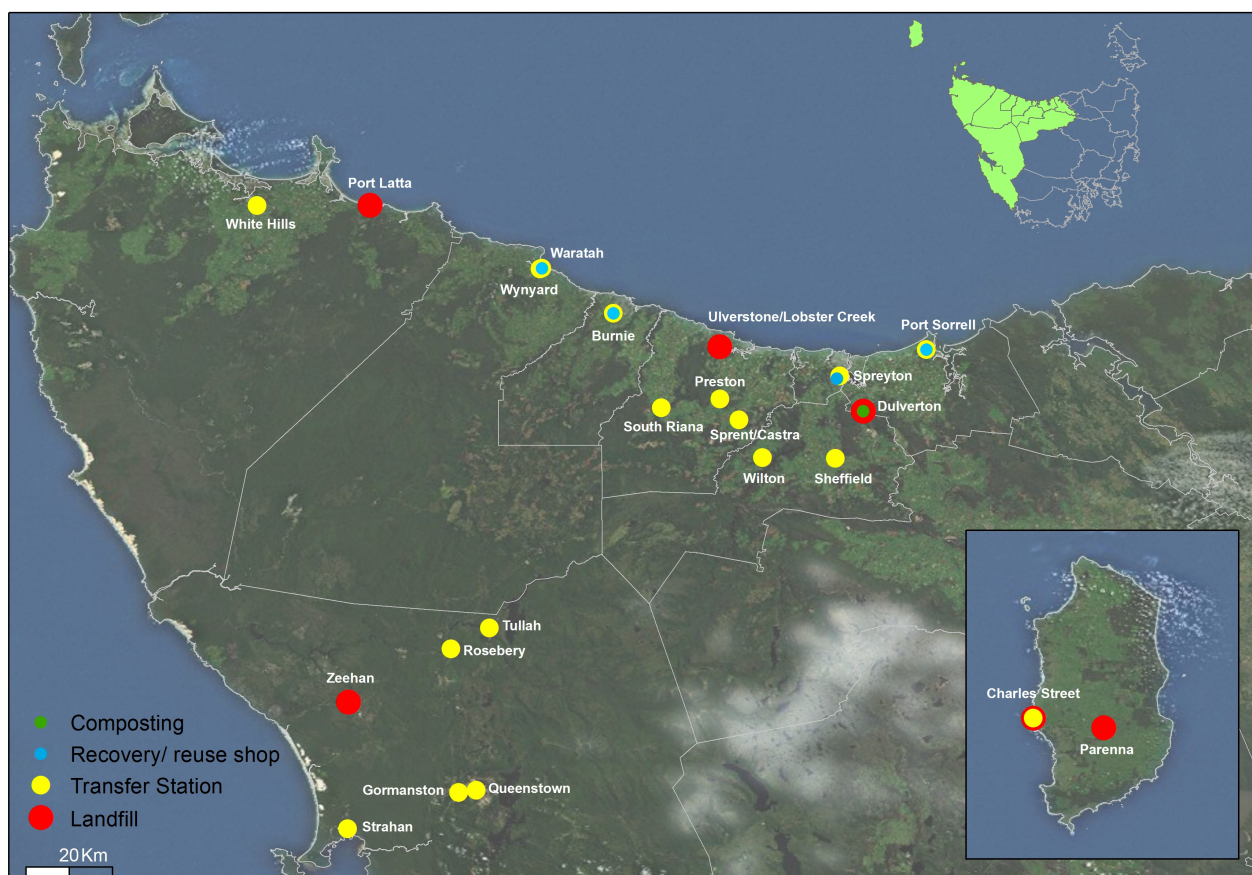
The first stage of the project involves a stock-take or audit of existing waste management operations in the region, including waste management services, delivery models, contracts, governance and management structures, infrastructure and assets, as well as consulting with relevant stakeholders.

This section is separated into an examination of the infrastructure and operations of the region, followed by a depiction of network arrangements between councils and waste management facilities, focusing on the movement of waste. The existing infrastructure is then compared against the CCWGMG 5 Year Strategy 2012-2017 'Needs for the Future' to establish the key areas that will require further development in order to achieve the relevant strategy objectives. Finally, a gap analysis is undertaken to identify the facilities that will require further development to meet the CCR's waste management needs in future.

### 3.1 Infrastructure and operations

MRA contacted each of the CCWGMG member councils to review the existing infrastructure ownership, contract of supply, capital and operational budgets, contracts for disposal and sale of commodities. The following section provides an overview of the details provided, separated out by council. The councils' responses differed with regard to detail provided, however, all information provided by councils is understood to be as accurate as possible at the time of writing this report, and has been documented. Figure 1 below charts the location of all council waste facilities in the region and Table 2 (end of section) gives a summary of waste services and infrastructure ownership, for each council.

Figure 1 Cradle Coast Infrastructure Map



### 3.1.1 Burnie

The Burnie LGA generates 13,506t of MSW, 2,073t of garden organics and 1,626t of recyclables. Burnie Council owns and operates the Burnie Waste Management Centre (BWMC), which is located in the outskirts of Burnie. Since the closure of the Burnie Landfill in late 2012, the site has continued as a transfer station for sorting and consolidation of materials for redistribution. The annual Council waste capital budget has been variable over the last few years due to the closure of the landfill and the redevelopment of the facility.

At the BWMC, TPI operate the waste transfer and resource recovery facility and a private operator manages the tip shop. Green waste is stockpiled and mulched, then supplied to the horticultural industry.

All residual waste is sent to Dulverton landfill on a daily basis. Agreements are in place for the recovery of valuable materials such as steel and cardboard. The recovered value of these materials is factored into the TPI contract.

Programs are also in place for the separation and processing of e-waste, gas bottles, waste oil (engine and commercial/industrial), batteries, glass, cans (aluminium and steel), hard plastic, liquid paperboard, plastic bags, concrete and timber.

Finally, Burnie's Kerbside Recycling Service (along with all of the other CCWMG member Councils) is contracted to Veolia, which operates a fortnightly collection and delivers the material to their Spreyton MRF.

### 3.1.2 Central Coast

The Central Coast LGA generates 13,093t of MSW, 990t of green waste or garden organics, and 2,801t of recyclables.

The Central Coast Council operates a landfill and three transfer stations. The Ulverstone Resource Recovery Centre (RCC) receives all waste streams but only inert waste is landfilled onsite. The site includes a transfer station and also operates a Tip Shop.

The other transfer stations within the LGA are Castra, Preston and South Riana Transfer Stations, which collected 237t, 203t and 256t of waste respectively in 2012/2013. Council is also a part owner of the DWM landfill and Dulverton Organic Recycling Facility (DORF). Programs are in place at the transfer stations for the separation and collection of e-waste, gas bottles, fluorescent tubes, waste oil (engine and cooking oil), vehicle batteries, paint, glass, cans (aluminium and steel), plastics, cardboard, tyres and green waste.

MSW from kerbside collection is transported directly to the DWM landfill. The Council's kerbside recycling service is contracted to Veolia, which operates a fortnightly service and delivers the material to their Spreyton MRF. As per Burnie, this is undertaken via the CCWMG regional recycling tender.

### 3.1.3 Circular Head

The Circular Head LGA generates 1,027t of MSW, 702t of garden organics and 750t of recyclables. Circular Head Council operates the Port Latta Landfill and White Hills Transfer Stations. A kerbside recycling service is contracted to Veolia, which operates a fortnightly service and delivers material to the Spreyton MRF.

### 3.1.4 Devonport

The Devonport LGA generates 13,640t of MSW and 3,480t of garden organics. Devonport City Council owns and operates the Spreyton Transfer Station facility as well as the trucks for general waste collection.



The Spreyton Transfer Station receives all general household, C&I and C&D waste from the LGA. Following an initial sort to remove recyclables, the materials are transported to DWM Landfill.

Organics that have been collected are mulched and transported to the DORF.

Devonport's Kerbside Recycling Service is contracted to Veolia, which operates a fortnightly collection and delivers material to their Spreyton MRF.

A Tip Shop is operated by a private contractor at the Spreyton Transfer Station. The Spreyton Transfer Station is located on the site of the closed landfill.

Programs are in place for the separation and storage of e-waste, gas bottles, waste oil (engine and C&I), batteries, glass, cans (aluminium and steel), hard plastic, liquid paperboard and plastic.

### 3.1.5 Kentish

The Kentish LGA generates 769t of MSW, 232t of garden organics and 273t of recyclables. Kentish Council operates the three transfer stations of Sheffield, Wilmont and Railton. Council is also a part owner of the DWM Landfill and DORF. Historic landfills are located at Sheffield and Railton, both these facilities were closed more than fifteen years ago. The Sheffield site has monitoring linked with the neighbouring sewage treatment facility but Railton does not have any monitoring in place.

### 3.1.6 King Island

Figures for waste generation throughout the King Island LGA were unobtainable. King Island Council operates two facilities, the Parenna Landfill and the Charles Street Transfer Station and Landfill. During 2012-2014 Council did not budget any funds to waste capital activities. Council's waste operational budget is approximately \$580,000 annually. No contracts are in place for the collection or disposal of materials and no materials are recovered for sale.

### 3.1.7 Latrobe

The Latrobe LGA generates 2,562t of MSW and 645t of garden organics. The predicted annual volume of kerbside recycling is 864t.

The only local waste facility owned by Latrobe Council is the Port Sorell Transfer Station. However, as Latrobe Council has an agreement with Devonport Council all properties south of the Frankford Highway use the Spreyton Transfer Station. Council also owns a share of the DWM landfill and DORF.

Latrobe's kerbside recycling service is contracted to Veolia, which operates a fortnightly collection and delivers materials to their Spreyton MRF. Sale of recyclables is included in this contract.

### 3.1.8 Waratah-Wynyard

The Waratah-Wynyard LGA generates 3,193t of MSW and 1,914t of garden organics.

Waratah-Wynyard Council operates two transfer stations, the Goldie Street and Waratah facilities. The Waratah facility is an unmanned site with skip bins. The Goldie Street Transfer Station is the main Council facility for waste management. Council also stockpiles small quantities of C&D materials, which are then recycled for road construction.

All Council MSW is directed to Port Latta Landfill.

A kerbside recycling service is contracted to Veolia, which operates a fortnightly collection and delivers the collected materials to their Spreyton MRF.

### 3.1.9 West Coast

Figures for waste generation throughout the West Coast LGA were unobtainable. West Coast Council operates a total of six waste management facilities across the LGA. The Transfer Station facilities include Tullah, Rosebery, Queenstown, Gromanston and Strahan. These transfer stations comprise unmanned sites with skip bins for general and commingled waste streams. The skips are transported to Zeehan Landfill, which is Council's main waste facility. Veolia collects commingled recycling on a monthly basis.

### 3.1.10 Summary of Services and Infrastructure

**Table 2 Summary of waste services and infrastructure ownership**

	Circular Head Council	Waratah-Wynyard Council	Burnie City Council	Central Coast Council	Devonport City Council	Latrobe Council	Kentish Council	King Island Council	West Coast Council
<b>Kerbside residual waste collection</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
<b>Kerbside recycling collection</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
<b>Green waste drop off</b>	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No
<b>Landfill Assets</b>	Port Latta Landfill	Closed landfill sited in Wynyard	Closed stage1, 2A	Ulverstone RRC Landfill and share of DWM	Share of DWM	Share of DWM	Share of DWM	Pareenna landfill and Charles St TS&LF	Zeehan Landfill
<b>Transfer Station Assets</b>	White Hills	Goldie St and Waratah	Burnie WMC	Ulverstone, Castra, Preston and South Riana	Spreyton	Port Sorell	Sheffield, Wilmont and Railton	NA	Tullah, Rosebery, Queenstown Gromanston and Strahan
<b>Other assets</b>	NA	Gravel pit (hills region) and closed landfill (Wynyard)	Reuse shop, Waste collection compound and closed landfill (Burnie WMC)	Reuse shop	Tip Shop Closed landfill (Spreyton)	NA	Several historic landfills, closed over 14 years ago (during 1980/90).	NA	Undisclosed



## 3.2 Network flows

MRA conducted a review of waste materials flow through the CCWMG region to identify network arrangements between various LGAs and council facilities in 2012-13.

Figure 2 illustrates the geographical flow of waste streams and

Figure 3 represents contractual flows between commercial entities in 2012-13.

**Figure 2 Waste flows between facilities; geographical flows**

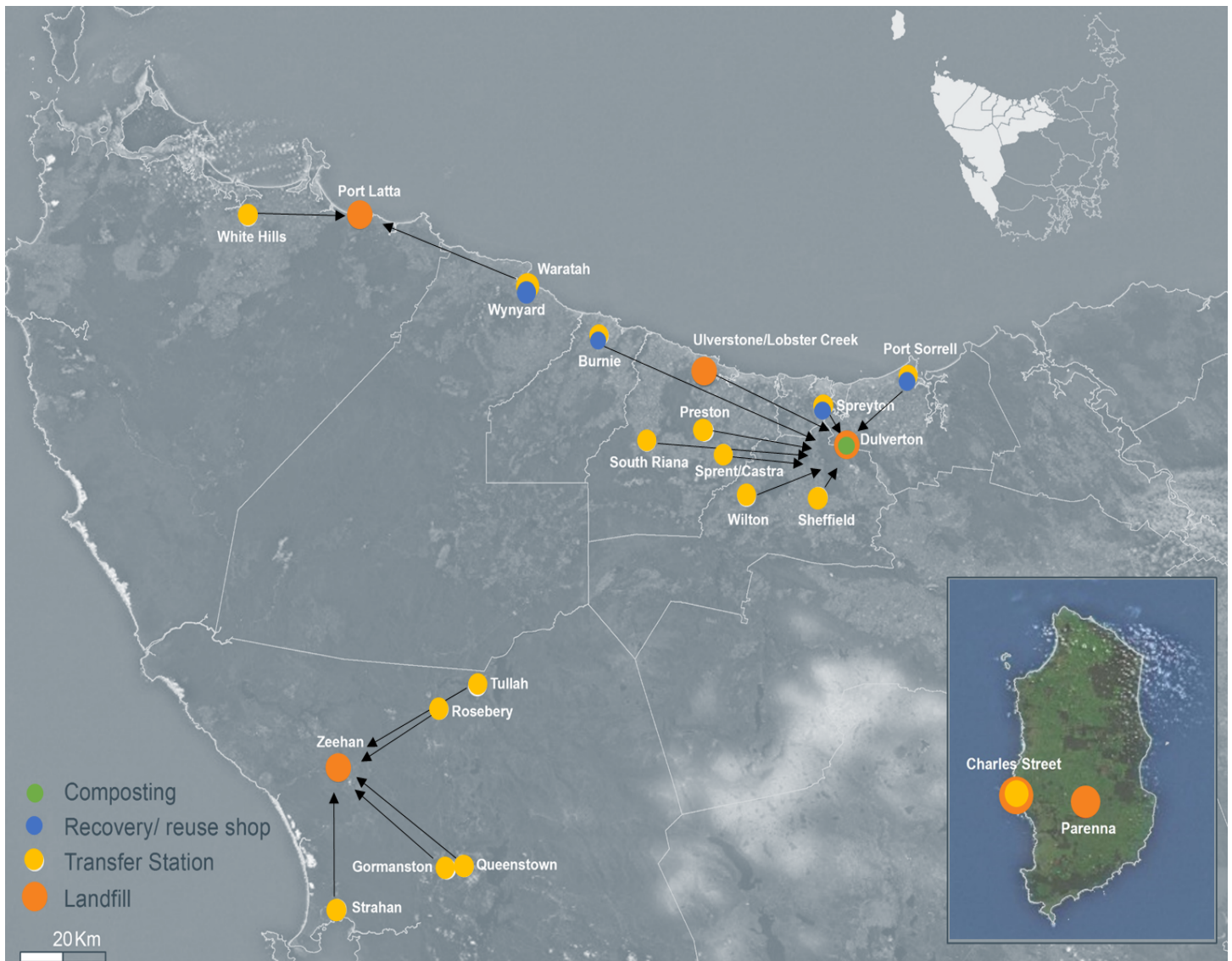
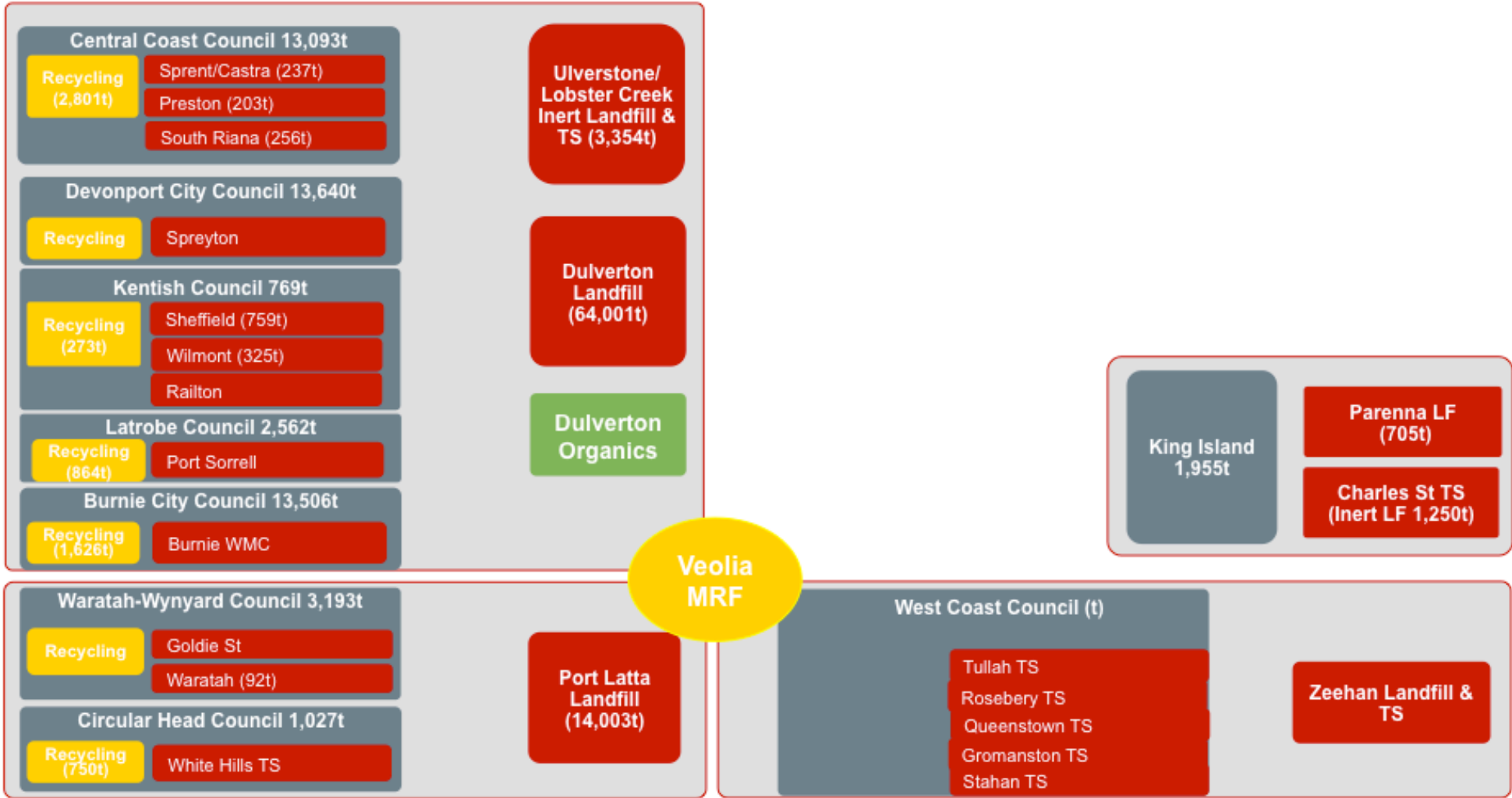


Figure 3 Waste contractual flows between councils and facilities



### 3.2.1 Landfilled material

MSW, C&I and C&D waste within the CCR is directed to one of the three main landfills, with the exception of King Island Council and West Coast Council that manage materials independently. Dulverton, Port Latta and Ulverstone RCC (closed for most filling) landfills are located on the Tasmanian North West coast.

#### 3.2.1.1 Port Latta landfill

Port Latta is owned by Circular Head Council and is situated to the North West of Cradle Coast Council. The landfill received 14,000 tonnes in 2011-2012 from Circular Head and Waratah-Wynyard Council. The two councils have a combined population of 22,589 residents (0.62t/person which is lower than the national average of 1.0 t/person).

#### 3.2.1.2 DWM landfill

DWM is a Joint Authority under the Local Government Act of Tasmania. It was established, and is owned by Central Coast, Devonport, Kentish and Latrobe Councils. It owns and operates the Dulverton landfill and Dulverton Organics facility.

The DWM Landfill is located in the Latrobe Council area and receives waste from the member councils (Central Coast, Devonport, Kentish, Latrobe), and Burnie Council. In 2012-2013, the landfill received 64,001 tonnes of waste from these councils, which have a combined population of 85,131 (0.75t/person which is lower than the national average of 1.0 t/person.)

The facility is also licenced to receive up to 'category two controlled waste'.

#### 3.2.1.3 Ulverstone RRC Landfill

Ulverstone RCC Landfill is owned and operated by Central Coast Council and includes an Inert Landfill, Transfer Station and Tip Shop. The facility receives waste from Central Coast, which is either landfilled, processed on site or consolidated for transport to DWM Landfill.

Only inert waste (C&D and C&I) is landfilled on site.

During 2012-2013, the site landfilled 3,354 tonnes of waste.

### 3.2.2 Resource recovery and Recycling

The core recycling systems in the region are:

- Fully-commingled recycling;
- Garden waste recycling;
- Bulky wastes; and
- Other minor streams including e-waste, timber, concrete and steel.

#### 3.2.2.1 Kerbside recycling

Commingled recycling across all councils within the region (with the exception of King Island) is processed by Veolia Environmental Services at their MRF in Spreyton. This contract was established by the CCWMG and has resulted in significant financial savings to the councils. It is an example of the benefits of joint approaches to waste management.

Veolia operates a fortnightly kerbside recycling collection service for the councils of Circular Head, Waratah-Wynyard, Burnie, Central Coast, Devonport, Latrobe and Kentish. The facility also receives recyclables from West Coast Council on a monthly basis and waste that has been separated at waste transfer stations throughout the region.

### 3.2.2.2 Garden waste

Many of the councils divert garden waste from landfill. The DORF organics processing facility has been established as part of the DWM facility, and is the main receiver of the region's garden waste and other organic material. The Kentish and Devonport Transfer stations mulch organics and consolidate their volumes before transporting the material to Dulverton. The Port Sorell transfer station and Burnie WMC mulch garden waste on site and sell it for re-use.

### 3.2.2.3 Minor streams and tip shops

The larger waste facilities, which include Burnie Waste Management Centre, Spreyton, Port Latta and Ulverstone, operate a combination of resource recovery centres and tip shops that support the diversion of materials from landfill. The Port Sorell transfer station also operates a Tip Shop.

Steel, paper/cardboard, e-waste, gas bottles, waste oil, batteries and tyres are separated and recovered. Items such as household goods and building materials are also separated and available for purchase from the Tip Shops.

## 3.3 Infrastructure needs assessment

In order to better understand future infrastructure requirements, MRA undertook an infrastructure assessment of major waste facilities.

Seven key transfer stations (TS) and landfills (LF) were evaluated across the Cradle Coast region:

- Goldie St TS;
- Spreyton TS;
- Burnie TS;
- Dulverton LF;
- Port Latta LF;
- Ulverstone Inert LF and TS; and
- Zeehan LF.

To evaluate the needs of the future, current services were compared to those required in order to meet the requirements of the CCWGMG 5 year goals. The goals that involve physical infrastructure provision are summarised in Table 3.

**Table 3 CCWMG 5 year goals and infrastructure required**

Goals	Physical Infrastructure need
Reduce greenhouse gas emissions	LFG gas capture and flare at all landfills (not a statutory requirement) Energy from Waste systems
Reduce organics at waste facilities	3 bin collection system Garden waste shredding C+I/C+D sorting capacity
Recover C&D waste materials	C+D separation excavators or C+D dirty MRF
Implement a regional pricing policy	Weighbridges at all sites for differential pricing
Increase waste facility resource recovery	3 bin collection system Garden waste shredding C&D separation excavators or C+D dirty MRF C&I sorting capacity Tip Shops and reuse centres
Rationalise waste infrastructure and services	Consolidation of TS and landfill assets
Improve waste data capture and reporting	Weighbridges at all LF and TS Truck scales -weight based charging for all C&I streams via Front Lift Trucks
Support extended producer responsibility	Drop Off Centre - E-waste, tyre, battery recovery stations at all sites
Improve household kerbside recycling	360 litre recycling bins

Table 4 indicates infrastructure availability and the gaps to meet the regional goals.

**Table 4 Infrastructure gaps to meet CCWMG 5 year goals**

Sites	Transfer Stations				Landfills		
Infrastructure required	Goldie St TS	Spreyton TS	Burnie TS	Dulverton LF	Port Latta LF	Ulverstone Inert LF & TS	Zeehan LF
Landfill gas flares (Not a statutory requirement)	-	-	-	X	X	X	X
3 bin collection system	X	X	X	X	X	X	X
Garden waste shredding	✓	✓	✓	✓	X	✓	✓
C&I /C&D sorting capacity via excavators	X	✓	✓	✓	X	✓	✓
C&I /C&D sorting capacity via dirty MRF	X	X	X	X	X	X	X
Weighbridge - differential pricing and data	X	✓	✓	✓	✓	X	X
Truck scales -Weight based charging for C&I streams via Front Lift Trucks	X	X	X	X	X	X	X
Drop Off Centre – e-waste, paints, batteries, oil, mattresses and other household wastes	✓	✓	✓	X	X	✓	✓
Tip shop/reuse centre	✓	✓	✓	X	X	✓	X
360 litre recycling bins	X	X	X	X	X	X	X

Table 4 indicates that all facilities (except for Port Latta) divert and recover garden waste with established green waste processing facilities, such as the DORF. Several councils separate and mulch material before sending to the DORF or other organics processing.

None of the Councils have introduced a 3-bin system for collection of food/garden waste (although trials have been conducted and further exploration is ongoing).

Four of the seven facilities assessed have weighbridges; Goldie St., Ulverstone RRC and Zeehan landfills do not. Weighbridges are integral to ensuring accurate and up to date data.

All facilities except for DWM provide services for the drop-off of other household hazardous or bulky wastes, such as paints, batteries, oils and mattresses. Spreyton and Burnie have drop off points for television and computer e-waste, under the National Television and Computer Recycling Scheme.

Four of the facilities have a tip shop/reuse centre in place (Goldie St, Spreyton, Burnie and Ulverstone), which is another effective way of engaging the community in resource recovery and improving their knowledge of waste.

The assessment indicates that the main infrastructure needs to meet the 5-year goals of the CCWMG are:

- 3 bin collection systems for food and garden organics to divert organics from landfill;
- C&I and C&D sorting systems utilising either excavators or simple dirty MRF technology;
- Weighbridges to record information and allow for targeted landfill pricing;
- Truck scales for weight-based charging to achieve differential pricing in the Commercial sector;
- Landfill flares if greenhouse gas reduction is a high priority; and
- Drop Off Centres for e-waste and household materials.

Note: Over a 5-year period Energy from Waste systems are unlikely to be sufficiently developed to be a viable option. Therefore, they are not considered further in this report.

Taking a conservative approach, a preliminary estimate of the approximate capital costs of the above infrastructure additions is set out in Table 5.

**Table 5 Estimated capital costs (\$million) to achieve the CCWMG 5 year plan**

Infrastructure cost \$millions	Circular Head	Waratah Wynyard	Burnie City	Central Coast	Devonport City	Latrobe	Kentish	King Island	West Coast
Landfills	Port Latta		Burnie	Ulverstone DWM	DWM	DWM	DWM	Pareenna	Zeehan
Landfill gas flares @ \$0.5m small \$0.8m moderate (not a statutory requirement)	\$0.5	-	-	\$0.2 DWM	\$0.2 DWM	\$0.2 DWM	\$0.2 DWM		\$0.5
Transfer stations	White Hills	Goldie St Waratah	Burnie	Castra Preston Sth Riana	Spreyton	Port Sorell	Sheffield Wilmont Railton	Charles St	Tullah Rosebury Queenst' n Groman' n Strahan
3 bin collection system Assuming \$45/bin/hh Not incl servicing	\$0.1	\$0.3	\$0.2	\$0.2	\$0.3	\$0.1	\$0.1	\$0.02	\$0.05
Garden waste shredding	\$0.1	✓	✓	✓	✓	✓	✓	✓	✓
C&I /C&D sorting capacity via excavators	\$0.3	\$0.3	✓	✓	✓	✓	✓	\$0.3	✓
Weighbridge - differential pricing and data	\$0.1	\$0.2	✓	\$0.1	✓	✓	✓	\$0.1	\$0.1
Truck scales -Weight based charging for C&I streams via Front Lift Trucks	-	\$0.1	-	-	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1
Drop Off Centre – e- waste, paints, batteries, oil, mattresses and other household wastes	\$0.2	✓	✓	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	✓
Tip shop/reuse centre	\$0.1	✓	✓	✓	✓ \$0.025	\$0.025	\$0.025	\$0.1	\$0.1
360 litre recycling bins Not including servicing Assuming \$90/bin for 25% of hh.	\$0.08	\$0.15	\$0.21	\$0.23	\$0.26	\$0.11	\$0.07	\$0.02	\$0.05
<b>TOTAL capital (Best estimate) (\$million)</b>	<b>\$1.48</b>	<b>\$1.05</b>	<b>\$0.41</b>	<b>\$0.93</b>	<b>\$1.09</b>	<b>\$0.74</b>	<b>\$0.70</b>	<b>\$0.84</b>	<b>\$0.90</b>
<b>TOTAL (best estimate) (\$ million)</b>	<b>\$8.13</b>								
<b>Uncertainty range (+/- 5%)</b>	<b>\$7.7-\$8.5</b>								

These figures must be regarded as preliminary only. They have only included the major infrastructure at the primary landfills and transfer stations. Upgrades for drop-off centres include the provision of additional safety, signage, earthworks and additional bins, as required. The figures do not include the operating costs of the new or additional services, which could be several multiples greater than the \$8.5 million capital expenditure when estimated over 5 operating years.

In order to obtain a more accurate estimate of capital costs, MRA suggests that a more thorough capital costs exercise be carried out in the near future.



## 3.4 Infrastructure gap analysis

The purpose of the gap analysis is to analyse infrastructure capacities against current and future waste generation, in order to determine whether there will be any shortfalls in the expected future facility capacity.

### 3.4.1 Current generation

The region currently generates 91,000 tonnes of waste (from a population of 114,111 people).

Existing waste facilities are able to accept all waste generated during 2013 throughout the region. All waste is either landfilled or processed at the DORF or Veolia MRF. The market for waste processing outputs is operating efficiently. That is, there is a market-clearing price, which sees all wastes either landfilled or recycled (albeit with significant subsidies from councils).

An efficient market with a market-clearing price does not imply that the service is free or should be free, to councils. The market-clearing price for recyclables in Tasmania is higher than most mainland states due to lower tonnages, fewer economies of scale and greater distances to markets. This is demonstrated by the higher gate fee subsidies payable to MRFs in Tasmania, than the mainland.

In respect of landfilling, the market-clearing price is generally lower than that of landfills in the mainland states due to lower landfill levies, cheaper land prices and lower labour costs. The same is true of organics composting facilities. Both are demonstrated by the lower gate fees payable in Tasmania.

An inefficient market with no market-clearing price would be signified by large scale stockpiling of waste and significant illegal dumping. Neither case exists.

### 3.4.2 Future waste generation

Waste generation rates rise over time as a function of population growth and increasing per capita consumption.

National waste generation has been between 2.5% per annum growth (over 30 years), and 7% in the last decade (National Waste Policy). Using these two factors provides a range of possible future tonnages of waste generation.

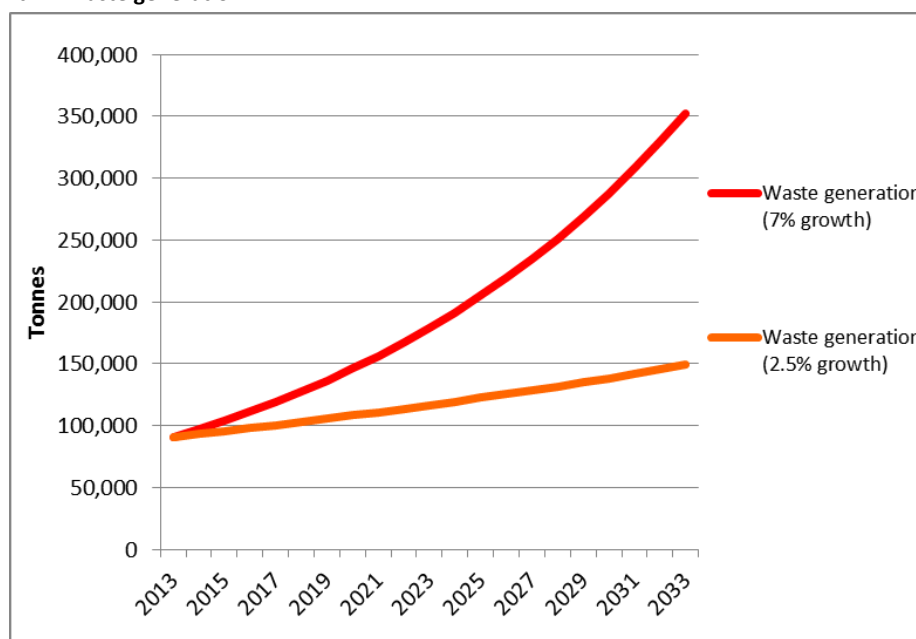
Given that the region's population growth rate has averaged 0.5% pa (while the Australian population growth rate averaged 1.5%), and the region's CPI averaged 1.8% pa (while the Australian rate averaged 2.4%), it is likely that the regional waste generation rates will be at the lower end of the 2.5-7% range of the National Waste Policy, and may even be as low as around 1-2%. However, in order to be consistent with the National Waste Policy, for the purposes of this study a waste generation growth rate of 2.5% has been assumed.

The total population of the CCR is likely to increase by approximately 11,000 people from 2013 to 2033.

The results of the waste generation assessment are presented in Figure 4.



Figure 4 - Forecast growth in waste generation



The amount of waste disposed of throughout the CCR is currently 91,000 tonnes (APC, 2012). At a 2.5% pa growth in waste generation, the total amount of waste requiring disposal would be approximately 149,000 tonnes in 2033. (At a 7% pa growth in waste generation, the total amount of waste requiring disposal in 2033 is approximately 350,000 tonnes.)

Table 6 depicts the current and future population and respective waste generation for each LGA (using 2.5% per annum growth to reflect the most likely future waste generation rate).

Table 6 Current and future population and waste generation, by LGA

Council	Population (current)	Waste generation (t)	Population (2033)	Waste generation 2033 (t, 2.5%pa,)
<b>Burnie</b>	20,148	16,067	22,193	<b>26,328</b>
<b>Central Coast</b>	22,365	17,835	24,509	<b>29,225</b>
<b>Circular Head</b>	8,291	6,612	8,602	10,834
<b>Devonport</b>	25,727	20,516	28,066	<b>33,619</b>
<b>Kentish</b>	6,367	5,077	7,917	8,320
<b>King Island</b>	1,599	1,275	1,328	2,089
<b>Latrobe</b>	10,524	8,393	14,724	13,752
<b>Waratah/Wynyard</b>	14,298	11,402	15,316	18,684
<b>West Coast</b>	4,792	3,821	3,303	6,262
<b>Total</b>	<b>114,111</b>	<b>91,000</b>	<b>125,957</b>	<b>149,114</b>

This suggests that the LGAs of Burnie, Central Coast and Devonport will have the highest rates of waste generation to 2033. They will require transfer station or local landfill capacities of approximately 26,000, 29,000 and 34,000 tonnes, respectively. The relationship between population, waste generation and facilities demand is illustrated in Figure 5 and Figure 6.

Figure 5 Population and waste generation 2013

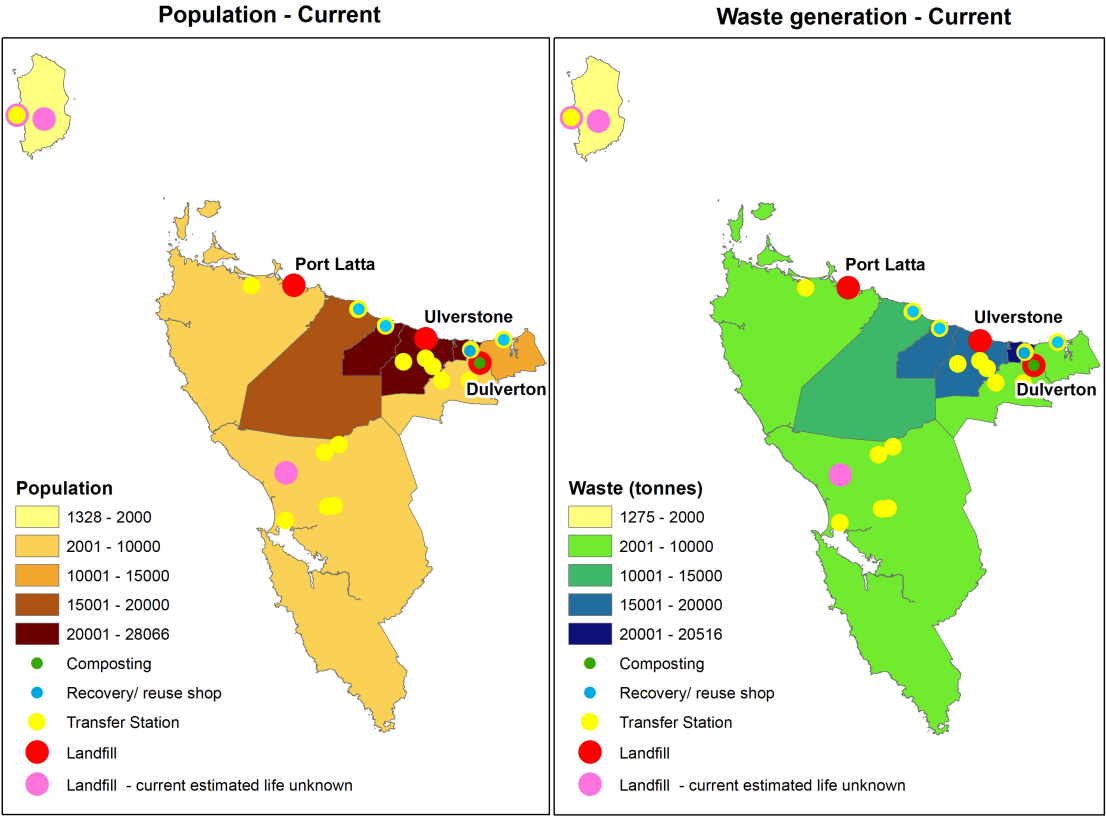
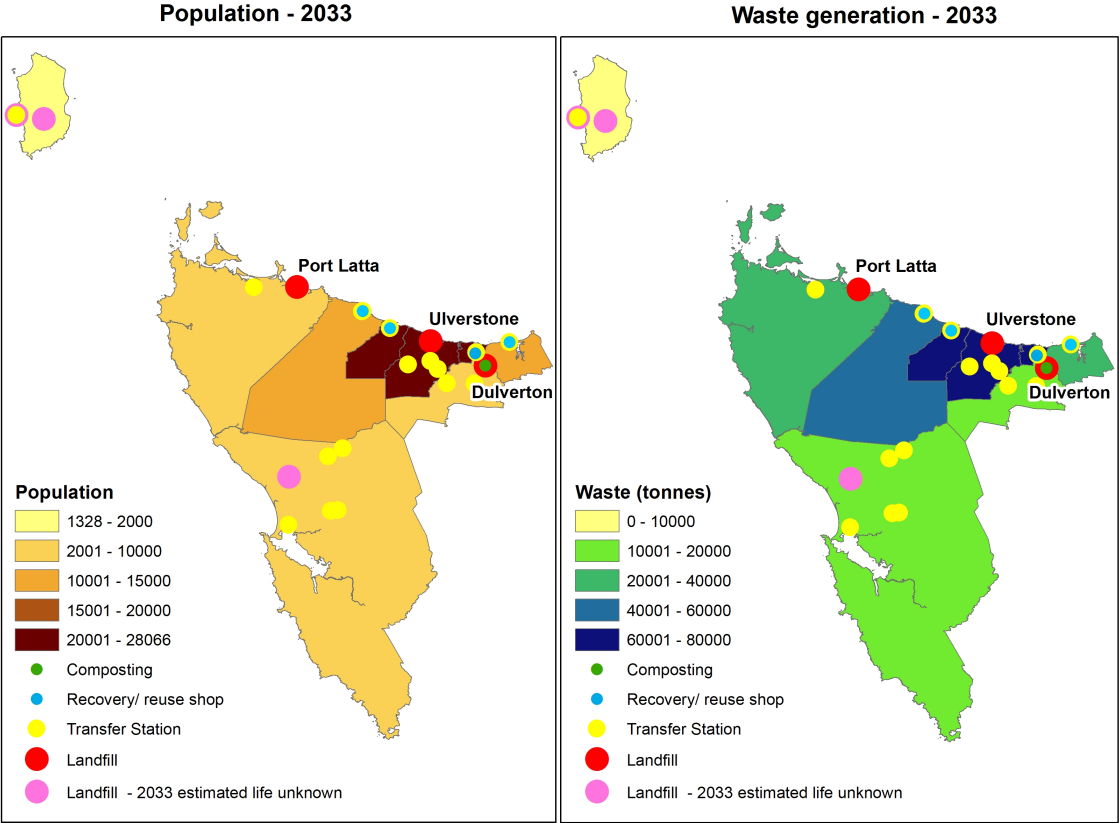


Figure 6 Population and waste generation 2033 (assuming 2.5% pa growth)



### 3.4.3 Waste processing facilities

#### 3.4.3.1 Landfill capacity

In summary, waste generation is expected to increase from 91,000t to 149,114t (60% total growth) at a minimum, by 2033 (assuming 2.5% cumulative growth).

Information on the expected<sup>1</sup> remaining life for the three landfills is detailed in Table 7. According to current estimates of remaining life, the Councils expect that each of these facilities will have available capacity to 2033 on current filling rates.

**Table 7 Landfill facilities and estimated remaining life for two growth rates**

Facility Name	Current estimated remaining life at current filling rates	Year that facility will be at capacity	Estimated remaining life at 2.5% pa generation growth	Year that facility will be at capacity	Estimated remaining life at 7% pa generation growth	Year that facility will be at capacity
<b>Ulverstone Landfill</b>	30 Years	2043	23 Years	2036	17 Years	2030
<b>Port Latta Landfill</b>	25 Years	2038	20 Years	2033	15 Years	2028
<b>Dulverton Landfill</b>	40 years	2053	28 Years	2041	20 Years	2033

Based on their current expected remaining life, Port Latta, Ulverstone and Dulverton landfills will continue to be in operation during the year 2033. At the high-end 7% pa growth rate, the facilities would be fully consumed by 2033 (or earlier).

[King Island's Parenna Landfill, Charles Street Landfill and West Coast's Zeehan landfills service low-density populations and are less critical to regional capacity. Despite this, costs of transport to distant landfills will be significant for these remote communities. Conserving their local landfill void space is therefore important.]

#### 3.4.3.2 Capacity of transfer stations and other facilities

Transfer station capacity needs to be provided to meet the expected growth in waste generation rates from 91,000t to 149,000t (60%) by 2033.

The local organics processing facility (DORF) and the Spreyton MRF for recyclables, have indicated they can accommodate the 50-60% increase in materials.

Table 8 summarises the capacity of each infrastructure element to absorb the growth demand to 2033, without upgrades to the facility.

<sup>1</sup> No information was made available to MRA to verify these estimates, or underlying assumptions. MRA has assumed that these numbers are based on historical data.

**Table 8 Facility capacity to accept increase in materials**

Facility	Owner	Capacity to absorb a 50%-60% materials increase
<b>Spreyton MRF</b>	Veolia	Yes
<b>Dulverton Organics Facility</b>	Dulverton Waste Management	Yes
<b>Burnie Waste Management Centre</b>	Burnie	Yes
<b>Sprent/Castra Transfer Station</b>	Central Coast Council	Yes
<b>Preston Transfer Station</b>	Central Coast Council	No
<b>South Riana Transfer Station</b>	Central Coast Council	Yes
<b>Ulverstone RRC Transfer Station</b>	Central Coast Council	Yes
<b>White Hills Transfer Station</b>	Circular Head Council	Yes
<b>Spreyton Transfer Station</b>	Devonport	Yes
<b>Sheffield Transfer Station</b>	Kentish	No
<b>Wilmont Transfer Station</b>	Kentish	No
<b>Railton (Depot)</b>	Kentish	No
<b>Charles Street Transfer Station</b>	King Island Council	Unknown
<b>Port Sorell Transfer Station</b>	Latrobe Council	Unknown
<b>Goldie Street Transfer Station</b>	Waratah-Wynyard	No
<b>Waratah Transfer Station</b>	Waratah-Wynyard	No
<b>Tullah Transfer Station</b>	West Coast	Unknown
<b>Rosebery Transfer Station</b>	West Coast	Unknown
<b>Queenstown Transfer Station</b>	West Coast	Unknown
<b>Gromanston Transfer Station</b>	West Coast	Unknown
<b>Strahan Transfer Station</b>	West Coast	Unknown

### 3.4.4 Summary

Demand for infrastructure transfer and processing capacity will grow by a minimum 60% by 2033 from 91,000 t to 149,000t/yr. This estimate is based on the lowest end of the National Waste policy range, i.e. 2.5% cumulative growth per annum over 20 years.

It is expected that the total existing regional landfill void space will be consumed by 2028-2041. Higher rates of filling will exhaust the available void space sooner. Port Latta landfill is predicted to reach capacity first, in 2028.

The Spreyton MRF can accommodate the predicted growth in kerbside recyclables. The DWM DORF also has capacity to accommodate the growth.

However, few, if any of the transfer stations can confirm that they are able to accept future growth in waste generation. The smaller transfer stations may, however, be able to increase capacity simply through

the addition of skip bins. Capacity and demand will depend on localised growth rates and diversion/recycling options adopted by each community.

Assuming landfill replacement costs of \$3 million per landfill (Port Latta and Ulverstone) and transfer station upgrades of around \$1m/station for the larger transfer stations, it can reasonably be expected that regional investment planning will reach \$10-15 million over the next 16-18 years

## 4 Performance compared to Best Practice

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The need for a regional, coordinated approach to the management of waste infrastructure and services is driven by both local and state-wide factors. The previous sections demonstrated that:

- A range of services are available in some communities but not in others;
- Significant infrastructure including landfills and transfer stations will need to be either expanded or duplicated in the next 20 years; and
- Achieving the CCWMG goals will require significant investment in new infrastructure.

### 4.1 Current situation - CCWMG

The CCWMG was established by participating councils in 2004 to assist and coordinate waste and resource recovery activities across the region, arising from the Cradle Coast Waste Management (CCWM) Strategy. It is a voluntary association of member councils and has no statutory basis. Implementation of the work plan relies heavily on voluntary collaboration across 9 organisations (seven councils, DWM and CCWMG).

The CCWMG members are drawn from Executive Officer roles in each of the participating councils. Each of these personnel has a council specific role and membership of the CCWMG is voluntary. The CCWMG draws upon DWM as a de-facto consultant because it has resident and full time waste skills and resources. The CCWMG meets bi-monthly.

### 4.2 A model of best practice

The recently published Victorian Waste Sector, Ministerial Advisory Committee Report (MAC) on Waste Governance sets out a Best Practice approach for the management and governance arrangements of regional waste management groups. The Best Practice learnings are a useful guide for the review of the governance arrangements of CCWMG.

The MAC report finds that the seven major roles or best practice functions of regional waste coordination bodies include:

1. Policy development and oversight;
2. Administration and expenditure of levy funds;
3. Planning for infrastructure and services;
4. Procurement of waste infrastructure and services;
5. Market development;
6. Education; and
7. Reporting, data and accountability (Wilson et al 2013).

The following discussion of the performance and governance of the CCWMG is clustered around these seven key themes.

## 4.3 Policy development and oversight

### 4.3.1 National Waste Policy framework

The National Waste Policy (NWP), agreed to by all Australian environment ministers in November 2009, sets Australia's waste management and resource recovery direction to 2020.

The aims of the National Waste Policy are to:

- Avoid the generation of waste;
- Reduce the amount of waste for disposal;
- Manage waste as a resource;
- Ensure that waste treatment, disposal, recovery and re-use is undertaken in a safe, scientific and environmentally sound manner; and
- Contribute to the reduction in greenhouse gas emissions, energy conservation and production, water efficiency and the productivity of the land.

Each of these aims is embodied in the work of the CCWMG. While not mandatory, the NWP sets the broad direction for waste management and consequently is of relevance to the CCWMG direction and mandate.

### 4.3.2 Direct Action for Carbon

The Federal Government's Direct Action policy on greenhouse gas emissions will have an impact on the three largest operating landfills in the region and on policies to divert organics from landfill generally.

Direct Action (once legislated) will:

- Allow eligible projects to generate "carbon credits" by reducing verifiable emissions below a baseline and sell these to the Federal Government via a reverse auction process. Projects which will generate saleable credits will likely include:
  - Capture and destruction of landfill gas; and
  - Diversion of organics from landfill via a 3 bin (organics) service by Councils.
- Require large scale polluters to pay a pollution price; and
- Require monitoring and reporting of emissions.

These actions are all consistent with the direction of the CCWMG, but will involve some investment in landfill gas flares and 3 bin (organics) collection services.

### 4.3.3 Tasmanian legal framework

Waste management activities by councils are generally empowered by three main pieces of legislation.

The *Local Government Act 1993* empowers councils to:

- Set a rate for garbage service; and
- Take action against a person that may be causing a 'nuisance'.

The '*Environmental Management and Pollution Control Act 1994*' (EMPC) deals with pollution issues and empowers councils to prevent or control pollution. It allows councils to issue Environmental Protection Notices and to ensure new businesses or activities do not cause environmental harm. The *EMPC Act* defines three levels of environmental harm:

- Nuisance - penalty up to \$30,000;
- Material environmental harm - penalty up to \$250,000 and 2 years prison; and
- Serious environmental harm - penalty up to \$1,000,000 and 4 years prison.

The *EMPC Act* also governs most of the State Government's activities in relation to waste management.

Finally, the *Litter Act 2007* authorises council officers to take action against persons found to be littering and describes actions that can be taken and penalties that may apply.

#### 4.3.1 Implications for CCWMG

The National Waste Policy sets direction for waste management and policies pertaining to carbon management and will determine the liability of landfills. Direct Action will require significant initiative by CCWMG if they are to take up the advantages offered, particularly in the areas of gas mitigation and diversion of organics.

The current CCWMG is neither resourced nor empowered to take up landfill gas capture nor the introduction of food and green collection services from households. Those roles currently rest with Councils.

The Tasmanian legislative framework and particularly the introduction of a State Waste Levy necessitate examination of transparency and governance arrangements in the CCWMG. The current structure of governance is not adequate for the management of new greater levy funds and projects.

The development of policy and programs at a regional level offers better coordination, economies of scale and consistency. Major issues requiring coordination in policy could include:

- Landfill void space management;
- Regional pricing policies for landfill and transfer stations;
- Household bin systems and colouring;
- Household Hazardous Waste treatment and collection;
- Illegal dumping;
- Regional education priorities;
- Commercial waste recovery and diversion from landfill;
- Construction waste recovery; and
- Regional procurement.

Many of these issues have been and remain on the CCWMG works program over the last five years. The review in the following section demonstrates that such policy development has not been effective for a number of reasons including resourcing and accountability.

### 4.4 Administering the proposed State waste levy

The State of Tasmania is currently considering the introduction of a state-wide waste levy. In July 2012, the Local Government Association of Tasmania passed a motion endorsing a \$10 per tonne statutory waste levy to be imposed at public and private landfills. The motion supported distribution of the funds via 20% to regional waste bodies, 10% to the EPA and 70% to the Waste Resource Funding Pool (LGAT 2012).

The introduction of a levy has several purposes:

- To encourage greater resource efficiency;
- Divert materials from landfill; and
- Serve as a source of funding for waste programs and infrastructure and/or service upgrades.

At \$10/t the levy will raise approximately \$5 million per year. With 20% to be distributed via regional waste bodies, over \$1m will be managed by the regional groups. Representing a fifth of the Tasmanian population, the CCWMG will likely receive \$0.2 m/year in funding. Funding will probably also be drawn directly from councils via the Waste Resource Funding Pool which will hold over \$3 million per year.



Introduction of a levy will require that the CCWMG operate at a new level of management and accountability.

According to Victoria's Ministerial Advisory Commission Report into Waste Governance, sound institutional arrangements are essential for transparent management of waste levy funds (Wilson et al 2013). The report suggests:

- Clear lines of accountability across agencies that deal with landfill levy funds management should be adopted;
- Potential conflicts of interest issues should be minimised; and
- Transparency is required in reporting levy revenue receipts and distributions.

Overall, the introduction of a statutory waste levy is likely to heighten the importance of the CCWMG, therefore, an appropriate and effective governance structure is required to meet this new responsibility.

CCWMG annual budgets are currently \$440,000 per year funded through the voluntary \$5/t landfill levy. This is likely to grow to over \$1m under the State levy arrangements, depending upon the scale of hypothecation.

#### 4.4.1 Accountability for levy expenditure

Current accountability for expenditure of the CCWMG monies is ad-hoc. No single individual is responsible for expenditure and management of funds. No single person can be held accountable for project delivery, expenditure or management of conflicts of interest.

As stated previously, the CCWMG is a voluntary association of member councils, each council is represented on the CCWMG by an Executive Officer and these officers have day-to-day management responsibilities within their councils. Their key accountabilities are to their employer council. There is no current formal accountability to the CCWMG for delivery, funds management or transparency. [The presence of DWM (as a surrogate consultant and advisor) on the CCWMG in an advisory capacity, further complicates the accountability arrangements.]

Expansion of revenues and levy funding via the State Government will necessitate examination of accountability and management arrangements within the CCWMG.

## 4.5 Planning for Infrastructure and Services

#### 4.5.1 Lack of project completion

As a voluntary association of member councils, the CCWMG has no statutory basis for making decisions that impose obligations upon the member councils. All such decisions must be ratified by each member council. For any individual decision to have a unified regional footprint, it needs to be ratified by each of the nine member councils separately.

The process for approval of strategy actions within member councils has the potential to hinder the ability of CCWMG to plan and deliver outcomes for waste management. Individual strategy actions and decisions are discussed in detail by CCWMG during its annual plan endorsement process. Each member council is also required to approve waste strategy actions when they endorse their own annual plans. This is quite inefficient both in terms of time and resources.

Feedback from CCWMG members has indicated frustration with the inefficiency of decision-making and strategy implementation. Decisions from councils generally take up to six months to obtain and often involve repeated briefings.

Assessment of CCWMG's Annual Plans confirms this problem. Since 2010 the same actions are repeated indicating either the process is still in-train or the action has not commenced (colours in Table 9 track each issue over 4 years). This is not a criticism of the CCWMG members, but an indication of the difficulty in driving projects to completion under the current structures.

Table 9 Repetition of actions - CCWMG strategies (2010, 2011, 2012, 2013)

2010	2011	2012	2013
<i>Trial of a kerbside organics (garden and food waste) collection service</i>	<i>Trial organics collection service</i>	<i>Review 2011/12 household organics trial</i>	<i>Review organics collection trial and regional roll out</i>
		<i>Consult/communicate outcomes of household organics trial review</i>	
<i>Continuation of the household hazardous waste collection program</i>	<i>Support HHW services</i>	<i>Controlled waste analysis for region</i>	<i>HHW</i>
	<i>Business case level 3 controlled waste cell</i>	<i>Household hazardous waste program investigation</i>	<i>Regional illegal dumping reporting</i>
<i>Illegal Dumping Minimisation Strategy</i>	<i>Produce an illegal dumping strategy</i>	<i>Implement household hazardous waste collection</i>	<i>Illegal dumping systems</i>
<i>State-wide collaboration and education to improve recycling participation and reduce contamination</i>	<i>Regional education plan and actions</i>	<i>Develop regional waste communications/education plan</i>	<i>Regional Education</i>
<i>Development of educational fact sheets</i>	<i>Review options for regionalisation of fees and services</i>	<i>Develop regional Pricing Policy and Implementation Plan</i>	<i>Regional Pricing Policy</i>
		<i>Business adoption of regional Pricing Policy</i>	<i>Community consultation on pricing policy</i>
			<i>Work with local waste companies on pricing policy</i>
<i>Investigation of the benefits and barriers - regionalisation of waste transfer station</i>		<i>Investigate potential regional waste governance and management structures</i>	<i>Regional waste governance review</i>
Support the State's Litter Reduction Program	Audit CC recycling contractor	Employment opportunity through reuse and recycling	Procurement policy
Landfill audit to determine the characteristics and source of waste	Review landfill audit especially concrete crushing actions	Implement development application conditions to support waste minimisation	Regional strategies for tyres, gas bottles, cooking oil
Development of an educational website	Grants program implementation		Waste Transfer Station guidelines
	E waste collection weekend	Standardise data collection and reporting from landfills and transfer stations	Training of staff for resource recovery
	Investigate silage wrap		Kerbside audits
	Inventory C+I services		Waste data
	Produce a biomass inventory for investors		Awards
	Update Hyder Carbon tax report		Trials to assist compost marketing
			Recycling at TS
			Grants program
			Feasibility study on C+D recycling

Clearly the structures and decision making within the CCWVG and with councils is problematic and requires reform. It is neither efficient nor effective at present.

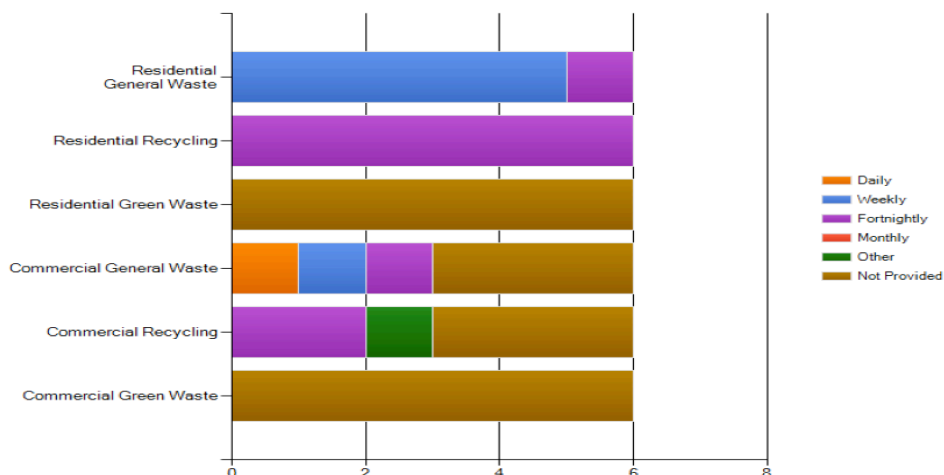
#### 4.5.2 Lack of service consistency

There is little consistency in the type and form of council waste services in the region. Inconsistencies between councils reduce the effectiveness of education and limit the ability to extract economies of scale in services procurement. The following sections outline some of the major inconsistencies.

##### 4.5.2.1 Household bin collection

Household kerbside residual waste collection services differ in frequency from weekly to fortnightly (Figure 7.)

**Figure 7 Council collection frequencies**



All councils provide a residential kerbside recycling service on a fortnightly basis as a result of the regional collection and MRF contract. This demonstrates the utility of cooperation and contract consolidation.

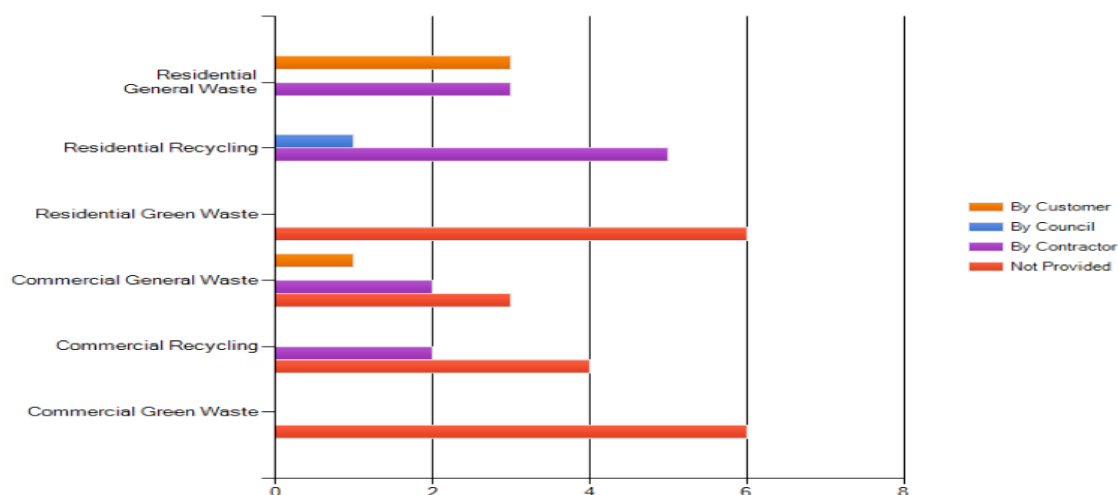
With regard to commercial waste services, there are four different service offerings by councils varying by frequency and type.

##### 4.5.2.2 Bin ownership

Figure 8 demonstrates that bins are mostly provided through contractors for the residential residual and recycling services. However, some councils either rely on the household to provide the bin, or provide the bin themselves. Bins are supplied by a contractor for commercial general waste in two LGAs and commercial recycling in two LGAs.

The economies of scale, realisable by regional purchasing of bins, are therefore not available.

**Figure 8 Bin provision**

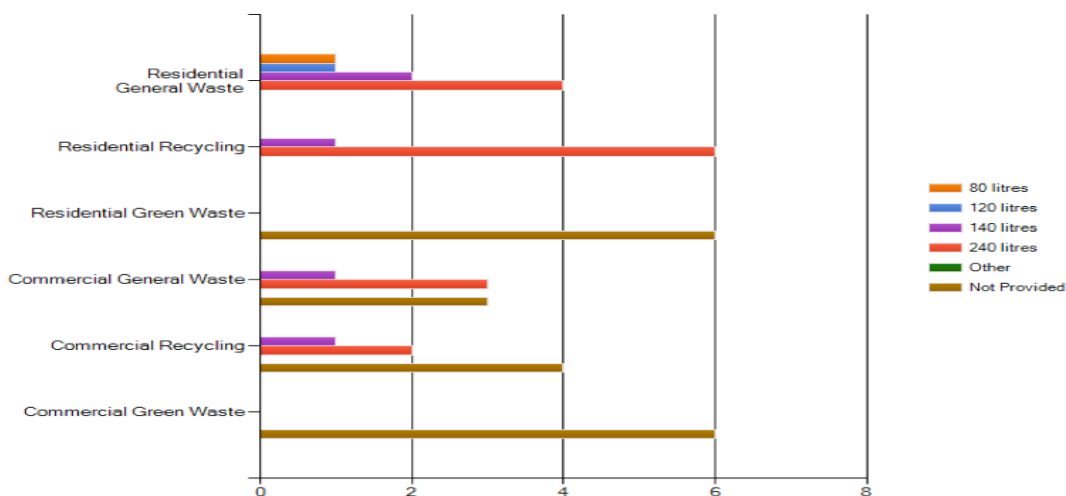


#### 4.5.2.3 Bin size and colour

There are considerable inconsistencies in terms of bin sizes and colours. Figure 9 demonstrates that bins offered for residential services range in size between 80L to 240L, with the majority of councils using 240L bins for both residual and recycling collection services.

The bins that are provided for the same commercial services are typically either 140L or 240L bins, with most councils using a 240L bin.

**Figure 9 Bin sizes**

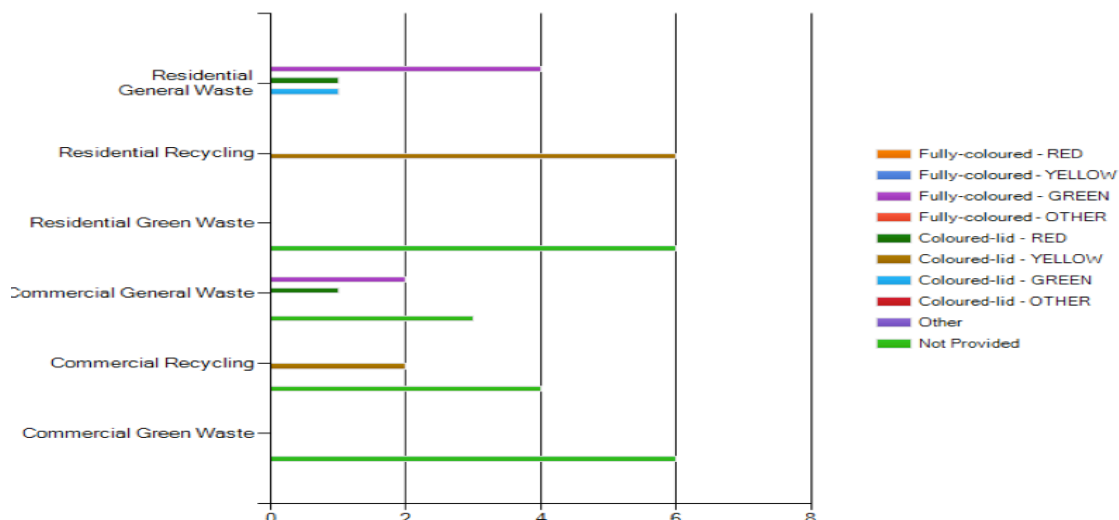


Bin lid colours are inconsistent across councils. This is problematic since bin colours should be universally representative of the same waste stream to facilitate education and reduction in contamination. Bin and lid colours have a material effect on costs with confusion driving up contamination and cross contamination between bins. Councils pay for such contamination in gate fees to MRF and organics processors. The MRF contamination rate for example in Northern Tasmania is estimated at 8-12% and is higher than the national average of 7%.

Bins should reflect the Australian Standards colours for bin lids. Currently, most councils use a bin that is entirely green in colour for the collection of residual waste, other councils use either a red or green-lidded bin (Figure 10).

All residential and commercial recycling bins have a yellow lid as per the relevant Australian Standard bin lid colour.

**Figure 10 Bin colours**



Waste services should be standardised between all councils. This will permit a consistent community education message and allow for the joint procurement of services and bins. It will reduce contamination processing costs and have a material benefit to ratepayers.

CCWMSG is the obvious vehicle for regional coordination of tenders and procurement. The absence of consistency is testimony to the difficulties of obtaining council cooperation and “buy in”.

## 4.6 Procurement of infrastructure and services

Adopting a governance model that permits joint procurement would both reduce costs and assist in developing reuse and commodity markets. This is particularly important in securing a stable waste-processing climate throughout the CCR.

CCWMSG has coordinated a limited number of regional contracts and in particular the kerbside recycling services contract. The tendering process took 18 months and each decision needed to be individually ratified by each council. The final contract is between the service provider and each council. Each council manages its contract and each has a contract supervisor.

There is little information available on the costs of services, by which to compare council versus regional contracts. However, assuming an average cost of waste management of \$100/t (+/- \$20/t) for collection and disposal, the estimated total waste management costs for the region amount of \$9.1m (+/-1.82m) per annum.

Table 10 below details the combined regional waste management budget (approximately \$9.4m per annum) using councils’ published cleansing rates.

**Table 10 Estimated waste management budget for the region**

Council	Number of households (Occupied private dwellings) 2012	Cleansing rate	Revenue
<b>Circular Head</b>	2,972	\$182	\$540,904
<b>Waratah-Wynyard</b>	5,375	\$215	\$1,155,625
<b>Burnie City Council</b>	8,700	\$312	\$2,376,504
<b>Central Coast Council</b>	8,286	\$176	\$1,458,336
<b>Devonport City Council</b>	10,083	\$217	\$2,188,011
<b>Latrobe Council</b>	4,581	\$161	\$733,751
<b>Kentish Council</b>	2,244	\$238	\$534,072
<b>West Coast Council</b>	1,931	\$207	\$399,476
<b>King Island Council</b>	676	\$154	\$104,104
<b>TOTAL</b>			<b>\$9,366,095</b>

A ten percent economy of scale through regional purchasing would result in a \$1 million saving to councils. Such a dividend from joint procurement is not uncommon in waste contracts across regional areas. A recent regional tender for MRF operations in Sydney delivered a 100% improvement in costs over the pre-existing local council contracts. Whilst partly due to changes in the market, the commercial gains also reflected the increased tonnages available in the regional contract.

Victoria's MAC report found that encouraging separate entities to use joint procurement processes is challenging, due to local councils' need to balance the requirements of local areas with collective objectives to reduce costs and improve environmental outcomes (Wilson et al 2013). The MAC recommended strengthened and resourced regional organisations of councils (in this case Statutory Authorities) to deliver waste programs.

Table 11 indicates that several Council contracts are entering renewal periods and that there are upcoming opportunities for joint or combined tendering. In particular this applies to household residual collections, household recycling and public place residual services, in the 2014-16 period.

**Table 11 Council contract renewal dates**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Circular Head Council											
Waratah - Wynyard Council											
Burnie City Council											
Central Coast Council											
Devonport City Council											
Latrobe Council											
Kentish Council											
King Island											
West Coast Council											

Legend	
Household residual collection	
Household Recycling collection	
Household Recycling processing	
Household Green waste collection & processing	
Public area bin collection	
CBD street bin collection	
Buildings & facilities waste collection	
Waste transfer operation and disposal	
Minor collection contracts	
Cardboard Recycling	

It is important to note that the contract commencement dates do not need to align for such joint or combined contracts to work. Staggered starts are readily managed by waste services companies and often benefit both the Council and the service contractor. Staggered starts permit bulk purchasing of equipment (particularly trucks) but with staggered delivery and roll-out.

## 4.7 Market Development

Very little market development work has been completed by the CCWMG. Table 9 in the previous section lists a number of laudable attempts at achieving market development via joint programs including:

- Compost and organics market development; and
- Household Hazardous Waste coordination and market arrangements.

Priorities for market development as identified in the MAC report could include:

- Compost;
- Kerbside recyclables;
- Plastic;
- Tyres;
- Oil;
- Timber;
- Concrete and C&D streams; and
- Source segregated food waste.



## 4.8 Education

Table 9 indicates that education has been high on the CCWMG agenda for more than four years. However, there is not, nor has there been a regional approach to the delivery of education services. (The absence of a State or National approach does magnify the challenge). Areas where regional education could be beneficial include:

- Contamination of recycling;
- Loss or leakage of recyclables into the garbage bin;
- Introduction of food/green bins;
- Commercial recycling; and
- Separation and recovery of food waste.

Such coordinated education programming is a key benefit of regionalisation.

## 4.9 Reporting, data and accountability

Consistent procedures and requirements for reporting are essential for up-to-date and accurate data throughout the region. Currently, individual councils are primarily responsible for reporting and data management. There are significant inconsistencies in the data collected and reported by each council. These inconsistencies include the quantity and types of waste accepted at each facility, void space available at landfills and waste generation.

CCWMG can and should play a significant role in improving and standardising data and reporting requirements amongst member councils. The Victorian MAC regarded this as one of the key benefits of regional coordination (Wilson et al 2013).

The CCWMG should ensure that:

- Roles and responsibilities in data collection are clearly articulated, within and between member councils;
- A single agency is responsible for the development and implementation of a data management governance framework; and
- A central data repository is established to allow collation and easy dissemination of data (Wilson et al 2013).

More than eighteen council staff are currently employed in waste management policy and programs on mainly a part time basis across the CCR. This equates to approximately 8 full-time-equivalent positions. Few are dedicated solely to waste management. One common issue raised in the consultation workshops undertaken as part of this project (referred to later), was the absence of full time qualified staff able to work on regional projects and who remain accountable for their delivery.

In fact, there are no positions or staff dedicated to delivery of regional actions. No-one is personally nor solely, accountable for delivery of regional actions. This means that despite best intentions, there is no method by which people are held accountable for delivery or non-delivery, of outcomes.

Options for remedying this situation range from appointment of dedicated staff, consolidation of waste functions right through to the establishment of a new delivery body. This paper has not addressed these options.

## 4.10 Summary

The existing performance of the CCWMG falls somewhat short of the best practice framework established by the Victorian MAC into the operation and priorities of regional waste coordination bodies. This

conclusion is reinforced by the Stakeholder and CCWVG self-assessment review, which is summarised in the next section.

# 5 Stakeholder review

MRA undertook a survey of participant councils and held three stakeholder workshops as part of this governance project. Representatives were drawn from Councillors, representatives of the Cradle Coast Authority, officers of councils, waste managers, waste consultants and operators, as well as members of the CCWMG itself.

Attendees were asked to score their collective performance on the needs identified in the CCWM Strategy on a scale of 1 to 10 with a score of 10 signifying 'Excellent Performance'. Table 12 presents attendee perceptions of how effective the CCWMG model is at meeting the needs of the Strategy (average scores).

**Table 12 Stakeholder scores for the CCWMG model meeting the needs of the Strategy**

Needs	Score (out of 10)
Reduce greenhouse gas emissions	3
Reduce organics at waste facilities	5.5
Recover C&D waste materials	3.5
Implement a regional pricing policy	1
Increase waste facility resource recovery	5.5
Rationalise waste infrastructure and services	<5
Improve waste data capture and reporting	5
Improve partnerships, policies and planning	7 <sup>2</sup>
Support extended producer responsibility	6.5
Educate and engage the community	3.5
Improve household kerbside recycling	7.5
Increase local employment opportunities in the waste management sector	3
Improve value for money for customers/owners of the service	3.5
<b>Overall average</b>	<b>4.6</b>

In summary, the current self-assessment by stakeholders is slightly less than 5 out of 10 or average at best. Major areas of improvement include:

- Reducing greenhouse gas emissions;
- Recovering C&D waste materials;
- Developing regional pricing policies and principles;
- Education;
- Increasing local employment; and
- Improving value for money (e.g. through economies of scale).

The following points summarise additional feedback:

- Councils are performing reasonably well but need a coordinated approach to waste management and recycling education.
- CCA is collecting the voluntary levy amounts but needs direction on where these funds need to be spent, in order to provide high quality waste management services in the CCR.
- More proactive community engagement on behalf of CCWMG is required to get an understanding of waste management service expectations in the community. The following areas in particular, should be addressed:
  - Green waste collections;
  - Rural area collections;

<sup>2</sup> The feedback received by MRA is that this score does not apply to the implementation phase

- Fortnightly general waste collections to encourage recycling; and
- Special waste collections e.g. e-waste.
- There is no consistent approach to market development across the region including for recyclables, organics, compost and household materials.
- There is a small amount of cross-border movement of waste due to community members trying to take advantage of differences in gate fees.
- Monitoring of illegal dumping incidents needs to be centralised – a regional register should be developed and an organisation should be appointed to manage the register.

### 5.1.1 CCWMG Member Survey

MRA conducted an online service satisfaction survey with council staff from the CCWMG member councils.

Key findings of the CCWMG member councils relating directly to governance included:

- Councils would support different institutional/governance arrangements that can deliver more efficiently and effectively.
- Councils see the state-wide levy as a driver for reconsidering current CCWMG structure, as current structure and resources sometimes hinders achievement of objectives.
- More cost effective structures to deliver regional programs (e.g. diversion target) are required.
- DWM was praised for its skills based board and Councillor representation.
- CCWMG/regional waste direction is hampered by lack of state direction.
- Four out of the six responding member councils were unclear as to how regional strategies connected to the overall CCWM Strategy landfill diversion target for MSW of 50% by 2017.
- Understanding of how the Cradle Coast Region was responding to waste management issues is not uniform.
- Improving investment strategies was necessary
- Improving transparency regarding costs to the region was required
- Instigating a regular reporting process was necessary.
- Illegal dumping, education, data management and reporting should be regionally coordinated.

There was an overwhelming willingness to explore governance arrangements, especially in respect to barriers to strategy implementation. Comments provided by Council respondents are summarised in Table 13.

**Table 13 Summary of responses to Council survey**

Question	Summary of responses from councils
<b>Do current CCWMG strategies give you clarity about the target of MSW 50% by 2017?</b>	<ul style="list-style-type: none"> <li>• Four councils did not agree, due to lack of clarity re. implementation</li> <li>• Lack of individual councils being proactive</li> <li>• Member commitment was an issue</li> <li>• Only one council agreed</li> </ul>
<b>Is Council clear on the strategic direction of regional and local approaches?</b>	<ul style="list-style-type: none"> <li>• Some councils are not clear on the strategic direction.</li> <li>• Familiarity with strategic direction is closely linked to membership in DWM and CCWMG.</li> <li>• Councils generally endorse/support the strategic direction.</li> </ul>
<b>How satisfied is your Council with current institutional arrangements?</b>	<ul style="list-style-type: none"> <li>• Four councils are satisfied.</li> <li>• Two councils are vaguely satisfied.</li> </ul>
<b>How might institutional arrangements be improved?</b>	<ul style="list-style-type: none"> <li>• Develop CCWM Authority, which employs professional officers, admin support and reports to CCWM Board, which represents councils' interests and partners with state and private sector to deliver state wide programs.</li> <li>• Asset ownership could/initially should remain with councils, subject to agreement on pricing and revenue systems developed by CCWM Board to achieve regional unity and consistency.</li> </ul>

Question	Summary of responses from councils
	<ul style="list-style-type: none"> <li>• Skills based membership.</li> <li>• CCWM Authority should distribute levy revenue if state levy is introduced.</li> <li>• Tasmanian Waste Advisory Council gives councils opportunity to have input into state strategy.</li> <li>• Further investment required</li> <li>• True costs need to be regularly published</li> <li>• Programs such as Illegal Dumping should be run on regional or state-wide basis.</li> </ul>
<b>What jurisdictional barriers has your Council faced in terms of delivering waste management services and programs in your LGA?</b>	<ul style="list-style-type: none"> <li>• Looking at each council's facilities in isolation does not allow for economies of scale.</li> <li>• Geographical features such as rural versus urban areas make finding regional solutions more difficult.</li> <li>• Issues with available man-hours of council officers not dedicated to waste.</li> <li>• Variation in fee structures throughout the region.</li> </ul>
<b>What barriers, in terms of economies-of-scale, are faced by your Council?</b>	<ul style="list-style-type: none"> <li>• Collection and processing of recyclables is not cost effective</li> <li>• No 'appetite' for rural waste collection service.</li> <li>• Mix between urban and rural areas.</li> <li>• Issues with available man-hours of council officers not dedicated to waste.</li> <li>• Too many transfer stations run in close proximity to each other.</li> <li>• Disused landfill sites are a significant issue.</li> </ul>

## 6 Conclusions of Part 1 report

Using the MAC findings as a template, Table 14 summarises the key priorities for reform, necessitating a review of organisational arrangements in the Cradle Coast region.

**Table 14 The case for a review of governance arrangements**

Role and function	Observations on CCWMG	Priority for reform
<b>Policy</b>	There is a need to divert materials such as organics, to extend the life of the region's landfills and increase resource recovery rates.	✓
	There is a demonstrable lack of policy and project completion by the CCWMG due to slow or inadequate decision making and buy in by Councils	
<b>Levy</b>	Introduction of a state-wide waste management levy will increase CCWMG expenditure by over \$1m per year requiring improved oversight and accountability	✓
<b>Planning</b>	Waste generation will increase by at least an additional estimated 60% (58,000 t) over the next 20 years, based primarily on per capita consumption growth.	✓
	3 landfills and 7 Transfer Stations may not have capacity by 2030 based on current demand and future growth.	✓
	Infrastructure and service provision are not consistent across the region with key services, including drop off facilities, green waste shredding, composting, organics bins, C+I/C+D sorting not available	✓
	Regional landfill void space will likely be consumed by 2028-2041.	✓
	Service delivery is patchy and inconsistent across the region particularly in respect of bins and education	✓
<b>Procurement</b>	Significant economies of scale benefits are being missed. Only one contract (kerbside recycling) can be referenced as delivering economies of scale in purchasing.	✓
	Normal capital investment of \$15-20 million is expected in the next 16 years to meet growth requirements	✓
	To meet the 5 year CCWMG goals, approximately \$8.5 m is required in new capex over the next 5 years.	✓
	Operating expenditure is approximately \$10 million per year. A 10% saving through economies of scale equates to approximately \$1 m per year.	✓
<b>Market Development</b>	There is no consistent approach to market development across the region including for recyclables, organics, compost and household materials.	✓
<b>Education</b>	Education effort is sporadic and made overly complex by the variety of services and inconsistency of systems (such as bin and lid colours).	✓
<b>Reporting &amp; accountability</b>	There are no consistent rules of data capture or reporting	✓
	There are no formalised accountabilities for CCWMG members for the delivery of projects.	✓
	In early 2013, CCWMG members and stakeholders judged the current form of the CCWMG as delivering 50% of the needs identified in the regional Strategy, however it is noted that improvement has occurred since that time.	✓

For these reasons there is a strong, if not compelling, case to be made for examination of alternative governance arrangements.

# Coordinated Governance and Management of Waste Infrastructure and Services in the Cradle Coast Region

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## PART 2 & 3 REPORT – ALTERNATIVE MODELS & BUSINESS CASE ANALYSIS



### Document History:

Title	Date
Coordinated Governance and Management of Waste Infrastructure and Services in the Cradle Coast Region - Part 2 & 3 Report – Alternative Models & Detailed Business Case Analysis	28.05.2014
Updated with clients comments	24.10.2014

This report has been prepared by MRA Consulting Group for **Cradle Coast Authority** in accordance with the terms and conditions of appointment. MRA Consulting Group (ABN: 58 428 736 838) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

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# Executive Summary

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MRA Consulting Group Pty Ltd (MRA) was engaged by the Cradle Coast Authority (CCA) to provide consultancy services for the coordinated governance and management of waste infrastructure and services in the Cradle Coast Region in Tasmania.

The Cradle Coast Waste Management Group (CCWMG) was established by participating councils in 2004 to assist and coordinate waste and resource recovery activities across the region, arising from the Cradle Coast Waste Management (CCWM) Strategy. Currently, the CCWMG consists of Burnie City, Central Coast, Circular Head, Devonport City, Kentish, Latrobe and Waratah Wynyard Councils.

CCA requested that MRA undertake an analysis of alternative models and associated business cases for Part 2 and 3 of the project. The review of alternative models addresses governance and management issues, financial and workforce implications, a preliminary cost/benefit and risk management analysis and recommendations for further detailed analysis of the selected options, including recommendations for transition towards the proposed model.

The following seven models were identified, but the only the first four were 'pre-selected' by the councils (during a workshop held by MRA) for further assessment:

1. Voluntary Association of 7 member councils (Status Quo);
2. Voluntary Association of 9 member councils;
3. Joint Authority of 9 member councils; and
4. As a Committee of the existing CCA.
5. Proprietary Limited company representing 9 member councils
6. Voluntary Association of 6 member councils with Dulverton Waste Management as another member
7. Two joint authorities – Dulverton Waste Management and a joint authority of the 5 member councils that are not members of Dulverton Waste Management.

This report summarises the results of a matrix assessment of alternative models against governance, planning, legal, financial, environmental, social and political criteria.

The report's findings are:

- Joint Authority governance model options in general are best suited to the objectives of the CCWMG and the Regional Waste Management Strategy
- A Self-Standing Joint Authority appears to be the (marginally) preferred governance model for the region
- A thorough Assets Valuation study needs to be undertaken prior to any change in governance, to deal with commercial value and relative contributions.
- Assuming the parties agree to new governance arrangements, the report finds that a staged approach to implementation will reduce risk and assist transition. First, primary programs (policy development, procurement, planning, market development and education) would be transferred to the newly created Joint Authority. Assets would be transferred at a later date, once the Joint Authority is fully operational and has demonstrated successes and delivery of the goals of the Regional Waste Management Strategy.



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# Glossary

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Abbreviation	Definition
<b>BAU</b>	Business as Usual
<b>BWMC</b>	Burnie Waste Management Centre
<b>CCA</b>	Cradle Coast Authority
<b>CCWMC</b>	Cradle Coast Waste Management Group
<b>C&amp;D</b>	Construction and Demolition (waste)
<b>C&amp;I</b>	Commercial and Industrial (waste)
<b>DORF</b>	Dulverton Organics Recycling Facility
<b>DWM</b>	Dulverton Waste Management
<b>GHG</b>	Greenhouse gas
<b>LGA</b>	Local Government Area
<b>LF</b>	Landfill
<b>MGB</b>	Mobile Garbage Bin
<b>MRF</b>	Materials Recovery Facility
<b>MSW</b>	Municipal Solid Waste
<b>pa</b>	per annum
<b>Residuals/residual waste</b>	Garbage/residuals subsequent to recycling, i.e. waste disposed of in the red-lidded bin
<b>tpa</b>	Tonnes per annum
<b>TS</b>	Transfer Station

# 1 Introduction

---

Mike Ritchie and Associates Pty Ltd (MRA) was engaged by the Cradle Coast Authority (CCA) to provide consultancy services for the coordinated governance and management of waste infrastructure and services in the Cradle Coast Region in Tasmania.

The Cradle Coast Waste Management Group (CCWMG) was established by participating councils in 2004 to assist and coordinate waste and resource recovery activities across the region, arising from the Cradle Coast Waste Management (CCWM) Strategy.

Currently, the CCWMG consists of the following seven member councils:

- Burnie City Council;
- Central Coast Council;
- Circular Head Council;
- Devonport City Council;
- Kentish Council;
- Latrobe Council; and
- Waratah Wynyard Council.

West Coast and King Island Councils, though part of the Cradle Coast Region, do not participate in the CCWMG but are invited to attend the CCWMG's meetings.

Dulverton Waste Management (DWM) is a joint authority that manages the Dulverton landfill and has four equity shareholder member councils that are also voting members of the CCWMG:

- Central Coast Council;
- Devonport City Council;
- Kentish Council; and
- Latrobe Council.

The DWM CEO is an invited participant in the CCWMG, while DWM also act as a de-facto consultant to the group due to their experiences skills and resources.

## 1.1 Project Scope

Following research and stakeholder consultation (Part 1), CCA requested MRA undertake an analysis of alternative governance models and associated business cases (Parts 2 and 3) to assist in creating a regional, coordinated approach to the management of waste infrastructure and services in the Cradle Coast Region.

This review of alternative models addresses governance and management issues, financial and workforce implications, preliminary cost/benefit and risk management analysis, and makes recommendations for further detailed analysis of the selected options, including recommendations for transition towards the proposed (recommended) model.

## 1.2 Alternative Models of Governance

MRA has held stakeholders briefing workshops with representatives from the seven member Councils to discuss the research cases listed in Table 1 below

**Table 1 Research Cases**

Type of Governance Model	Voluntary Association	Proprietary Limited	Joint Authority (Tas)/Body Corporate under the Act (Vic)	Statutory Authority
<b>Definition &amp; attributes</b>	No legal obligations between parties unless incorporated	<ul style="list-style-type: none"> <li>- Can enter into contracts</li> <li>- Run as a business</li> <li>- Limited to 50 shareholders</li> <li>- Cannot fundraise where documentation is to be issued</li> <li>- Can own, sell, dispose of property</li> <li>- Can sue and be sued in its corporate name</li> </ul>	<ul style="list-style-type: none"> <li>- Can enter into contracts</li> <li>- Has perpetual succession and a common seal</li> <li>- Can acquire, hold, dispose of property</li> <li>- Can sue and be sued in its corporate name</li> <li>- Members have to be councils</li> </ul>	<ul style="list-style-type: none"> <li>- Provides strategic advice to the Minister on policy development</li> <li>- Tied to an enabling Act of law</li> <li>- Has the power to make law – Regulations</li> </ul>
<b>Organisations researched</b>	<ul style="list-style-type: none"> <li>- Northern Tasmanian Waste Management Group</li> <li>- Cradle Coast Waste Management Group</li> </ul>	<ul style="list-style-type: none"> <li>- Kimbriki Environmental Enterprises Pty Ltd</li> </ul>	<ul style="list-style-type: none"> <li>- Cradle Coast Authority</li> <li>- DWM Group</li> <li>- Southern Waste Solutions</li> <li>- Southern Waste Strategy Authority</li> <li>- Metropolitan Waste Management Group</li> <li>- Barwon Regional Waste Management Group</li> </ul>	<ul style="list-style-type: none"> <li>- Waste Authority WA</li> </ul>

Attendees agreed that a number of these models of governance should not be pursued as they did not appropriately serve the needs of the CCWMG 5 Year Strategy 2012-2017 'Needs for the Future'. These included: Proprietary Limited Company representing the 9 member councils; Voluntary Association of 6 member councils with Dulverton Waste Management as another member; and two joint authorities – Dulverton Waste Management and a Joint Authority of the 5 member councils that are not members of Dulverton Waste Management.

The governance structure of Tasmania's other two waste management groups were discussed. The Northern Tasmanian Waste Management Group (NTWMG) is a Voluntary Association like CCWMG while the Southern Waste Strategy Authority (SWSA) is a Joint Authority. The latter encompasses membership of the 4 individual Councils that are members of the Southern Waste Solutions Joint Authority, which owns the Copping Refuse Disposal Site.

Attendees agreed that the following proposed alternative models of governance should be examined in further detail during Stages 2 and 3 of the project:

1. Voluntary Association of 7 member councils (Status Quo);
2. Voluntary Association of 9 member councils;
3. Joint Authority of 9 member councils; and
4. As a Committee of the existing CCA which is itself a Joint Authority.

Details on the structures of these alternative models of governance are provided in section 2 below.

## Stage 2 – Alternative Models

---

## 2 Alternative Governance Models Assessment

The following provides details of the proposed alternative models of governance, agreed upon during the CCWMG Stakeholder Briefing Meeting held on 21<sup>st</sup> June 2013 in Burnie, Tasmania.

### 2.1 Voluntary Association of 7 member councils (BAU)

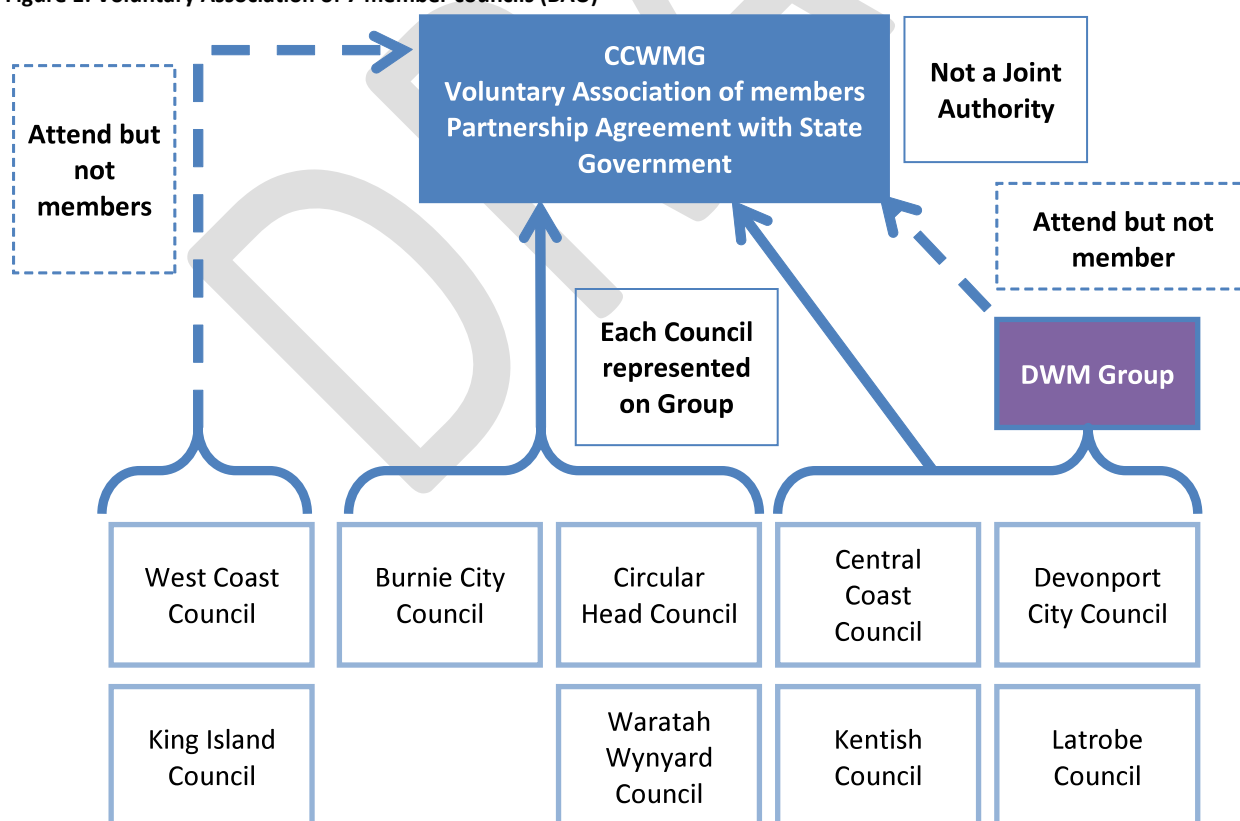
A voluntary association of seven member councils represents the current status quo with the CCWMG. There are no legal binding obligations between the members as the CCWMG is unincorporated.

West Coast and King Island Councils are invited to attend meetings but do not have voting rights as these Councils do not take part in the region's voluntary levy scheme.

Dulverton Waste Management also is represented at CCWMG meetings but does not have a vote, though the four member Councils of Central Coast Council, Devonport City Council, Kentish Council and Latrobe Council each have a vote.

Figure 1 presents the structure and interrelations of this governance option.

Figure 1: Voluntary Association of 7 member councils (BAU)



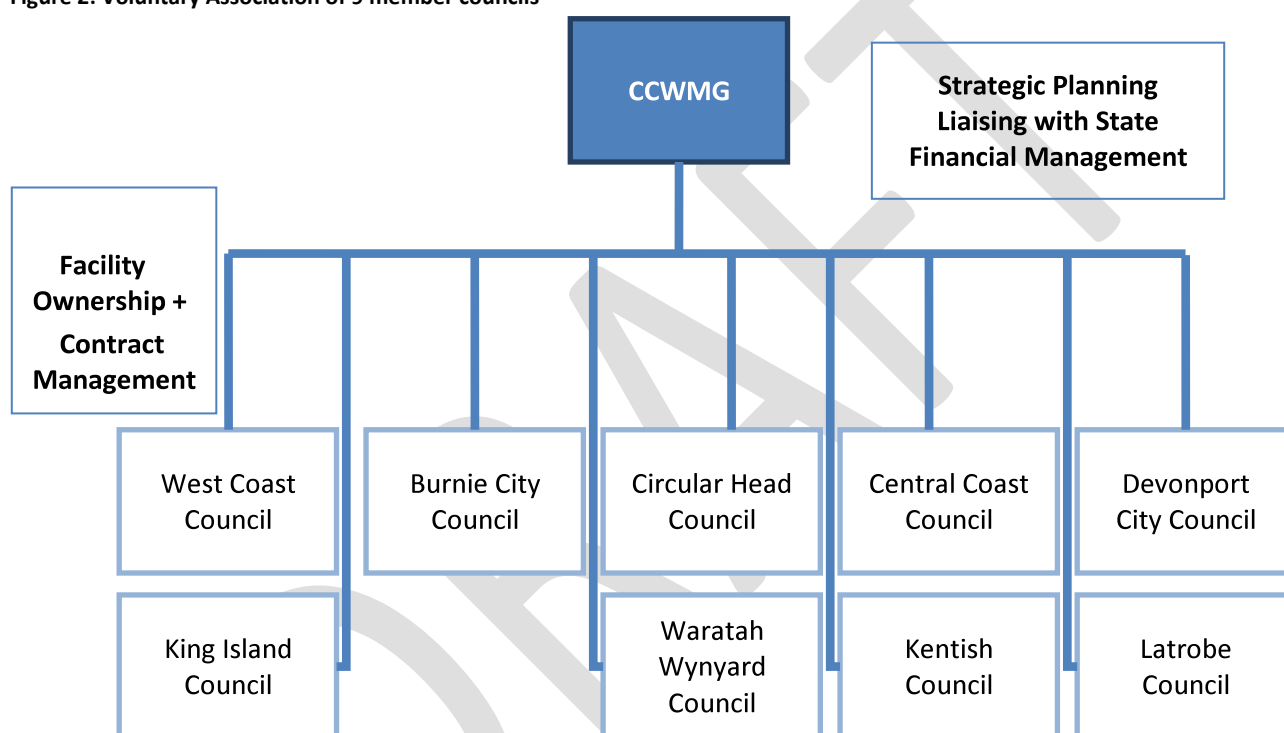
## 2.2 Voluntary Association of 9 member councils

This governance option would be very similar to the status quo of CCWMG, except for the provision of voting rights for West Coast Council and King Island Council.

In the interests of ensuring equity in CCWMG administration and operation, it is assumed Dulverton Waste Management would not be invited to future CCWMG meetings except in a technical advisory capacity.

Figure 2 presents the structure and interrelations of this governance option.

Figure 2: Voluntary Association of 9 member councils





## 2.3 Joint Authority of 9 member councils

CCWMG – with nine member councils - could also be set up as a Joint Authority under s30-39 of the Tasmanian *Local Government Act 1993*.

As a Joint Authority, CCWMG would be recognised as a legal entity, enabling it to undertake the following:

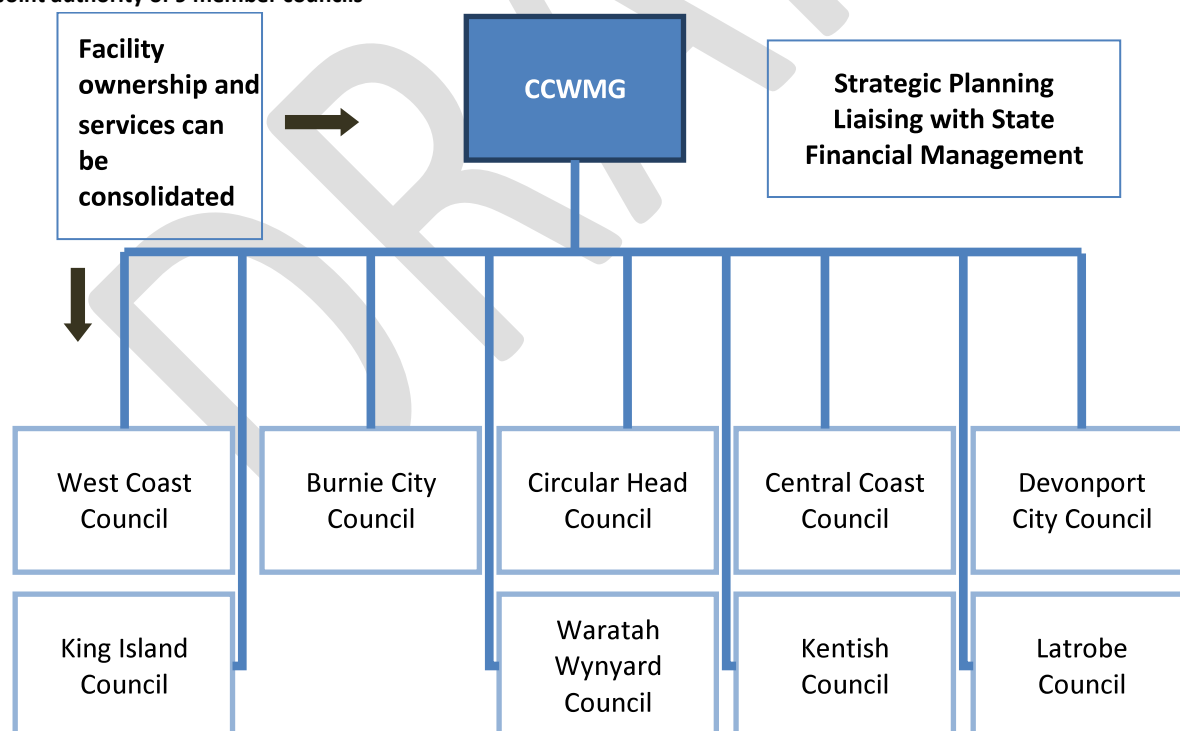
- Enter into contracts;
- Acquire, hold, and dispose of property;
- Sue and be sued in its corporate name; and
- Have perpetual succession and a common seal.

A differentiating factor between CCWMG as a Joint Authority and CCWMG as a proprietary limited company is that in the case of a Joint Authority, current and future members can only be local councils in Tasmania.

In the case of a proprietary limited, members can be councils, companies, individuals, other Joint Authorities and/or other proprietary limited organisations.

Figure 3 presents the structure and interrelations of this governance option.

Figure 3: Joint authority of 9 member councils



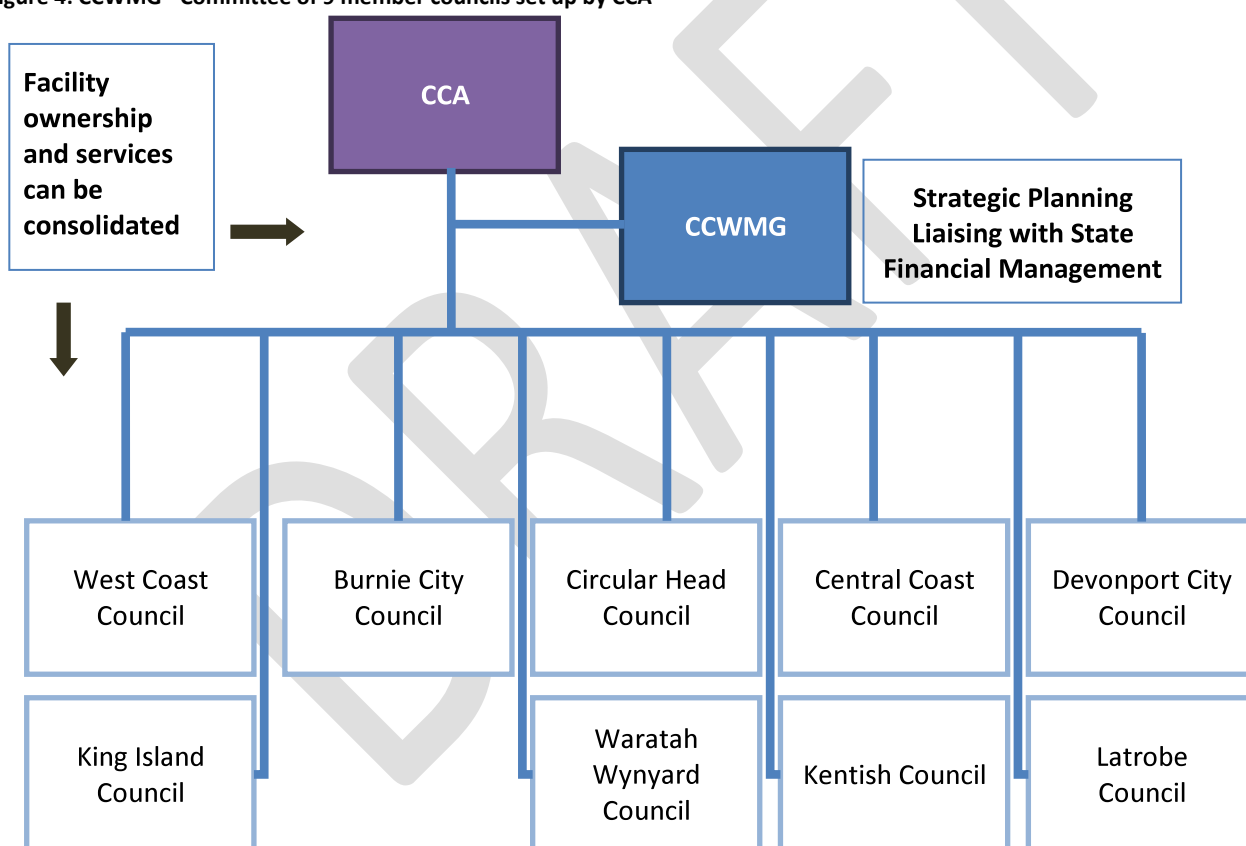
## 2.4 Committee of the Cradle Coast Authority

This governance option involves establishing the CCWMG as a committee of the existing Cradle Coast Authority, similar to the committees set up for the purposes of administering Natural Resource Management and Tourism functions across the Cradle Coast Region.

These committees were established as a result of the revised November 2003 Partnership Agreement between the Government of Tasmania and the Cradle Coast Authority which identifies Natural Resource Management and Waste Management as priorities for Environmental Planning and Land Management in the region (Schedule 5).

Figure 4 presents the structure and interrelations of this governance option.

Figure 4: CCWMG - Committee of 9 member councils set up by CCA



### 3 Structure & Function of Governance Models

This section provides details on the expected structure and function of the proposed alternative models of governance.

In providing these details, MRA has assessed each of the models on:

- Representation – the entities that are responsible for the governance and operation of the Group;
- Risk – whether risk lies with the legal entity created or the members;
- Required resources – the required number of staff and/or facilities for the operation of the Group under a particular governance model; and
- Scalability – whether the Group, once formed, will be able to take on new members.

Table 2 below summarises the Structure and Function of Voluntary Associations Governance Models.

**Table 2 Structure and Function of Voluntary Associations Governance Models**

Governance Structures	Voluntary Associations	
	Models	Status Quo - Voluntary association of 7
Entities	7 entities: Latrobe , Burnie City, Devonport City , Dulverton Waste Management Group, Cradle Coast Authority, Waratah Wynyard, Circular Head 2 visiting entities: King Island, West Coast	9 entities: Burnie City , Central Coast, Circular Head, Devonport City , Kentish, King Island , Latrobe, Waratah Wynyard, West Coast
Board Structure	Skills-based	Skills-based
Statutory Basis	Developed through a Partnership Agreement with the State Government	Partnership Agreement with the State Government extended to include West Coast and King Island Councils
Planning	A conduit for planning discussions and decisions	A conduit for planning discussions and decisions
Financial Management & Implications	CCA manages regional voluntary waste levy revenues on behalf of CCWMG	CCA manages regional voluntary waste levy revenues on behalf of CCWMG
	No change in efficiency of decision making, particularly relevant to prospective \$8.35M capex required to meet CCWMG Strategy goals (below).	No change in efficiency of decision making, particularly relevant to prospective \$8.35M capex required to meet CCWMG Strategy goals.
Workforce Implications	Minimal change in workforce as this is the status quo	Minimal change in workforce aside from additional Council representatives from King Island and West Coast Councils
Procurement	Delegated to Dulverton Waste Management	Delegated to Dulverton Waste Management
Education	Delegated to Dulverton Waste Management and individual Council members	Delegated to Dulverton Waste Management and individual Council members
Special Projects	Delegated to Dulverton Waste Management	Delegated to Dulverton Waste Management

Governance Structures		Voluntary Associations	
Models	Status Quo - Voluntary association of 7	Voluntary association of 9	
Market Development	Market development research to be undertaken. Sustainable procurement policies to be implemented by each Council to support market development.	Market development research to be undertaken. Sustainable procurement policies to be implemented by each Council to support market development.	

Table 3 summarises the Structure and Function of Joint Authority Governance Models.

**Table 3 Structure and Function of Joint Authorities Governance Models**

Table 3 Structure and Function of Joint Authorities Governance Models		
Governance Structures	Joint Authorities	
Models	Self-standing Joint Authority of 9 member councils	Committee of the Cradle Coast (Joint) Authority 9 Councils
Entities	9 entities: Burnie City, Central Coast , Circular Head, Devonport City, Kentish, King Island, Latrobe, Waratah Wynyard, West Coast	9 entities: Burnie City , Central Coast , Circular Head, Devonport City, Kentish, King Island, Latrobe, Waratah Wynyard, West Coast
Board Structure	Representative	Skills-based
Statutory Basis	Joint Authority established under s30-39 of the Tasmanian Local Government Act 1993	Committee of Cradle Coast Authority (Joint Authority) established in accordance with CCA’s Partnership Agreement with the Government of Tasmania
Planning	<ul style="list-style-type: none"><li>- Responsible for strategic waste management and resource recovery infrastructure planning, and</li><li>- Ensuring that statutory and regional planning processes support the sector.</li></ul>	Provides advice to CCA on strategic waste management and resource recovery infrastructure planning, and ensuring that statutory and regional planning processes support the sector.
Financial Management & Implications	<ul style="list-style-type: none"><li>- CCWMG manages and distributes revenue from regional voluntary waste levy as well as revenue from prospective state-wide levy.</li><li>- Greater efficiency in decision making regarding the \$8.35M capex expenditure.</li><li>- Greater efficiency in borrowing to cover costs of prospective capex, due to lower risk when Councils form one entity for a single loan.</li><li>- Dividends may be distributed to member Councils.</li><li>- In the case of insolvency, the Board may levy member Councils for contributions to meet obligations.</li></ul>	<ul style="list-style-type: none"><li>- CCA collects and distributes regional voluntary waste levy revenues on behalf of CCWMG.</li><li>- CCWMG is responsible for providing advice on how this revenue should be distributed.</li><li>- Greater efficiency in decision making regarding the \$8.35M capex expenditure.</li><li>- Greater efficiency in borrowing to cover costs of prospective capex, due to lower risk when Councils form one entity for a single loan.</li><li>- Dividends may be distributed to member Councils.</li><li>- In the case of insolvency, the Board may levy member Councils for contributions to meet obligations.</li></ul>

Governance Structures		Joint Authorities	
Models	Self-standing Joint Authority of 9 member councils	Committee of the Cradle Coast (Joint) Authority 9 Councils	
Workforce Implications	<ul style="list-style-type: none"><li>- Requires appointment of a Board and CEO, as well as Council representatives</li><li>- Likely that roles of waste officers in Local Councils will be replaced to some extent by staff within Joint Authority</li></ul>	<ul style="list-style-type: none"><li>- Requires appointment of a Board and CEO, as well as Council representatives</li><li>- The roles of waste officers in Local Councils would be replaced to some extent by staff within Joint Authority</li><li>- JA as a committee of CCA may require less additional (admin) personnel to be hired.</li></ul>	
Procurement	Responsible for joint procurement of infrastructure and services for the Cradle Coast region.	Responsible for joint procurement of infrastructure and services for the Cradle Coast region under delegation from the CCA.	
Education	Responsible for development of regional educational materials and programs.	Responsible for development of regional educational materials and programs under delegation from the CCA.	
Special Projects	Support, direct and coordinate strategic regional projects and plans. A Special Projects staff person employed by CCWMG will carry out these functions.	Provides advice to CCA and CCA's Special Projects staff person on the direction and coordination of special regional projects and plans.	
Market Development	Market development research to be directed and supported by CCWMG. A regional sustainable procurement policy will be developed.	Provides advice to CCA on research that needs to be undertaken for market development. Sustainable procurement policies to be implemented by each council to support market development.	

### 3.1 Qualitative assessment of the alternative governance models

In order to assess the merits of each governance model, MRA conducted a strengths, weaknesses, opportunities and threats analysis (SWOT) of each of the four governance models.

Each model's attributes were identified and informed by a literature review of the major practice functions (and defined roles of regional waste management bodies) as developed by the Victorian Ministerial Advisory Committee analysis of Victorian Governance Arrangements, and discussed within the Stage 1 Report. The detailed results of the SWOT analysis for each model are set out in the sections below.

#### 3.1.1 Voluntary Association of member councils (BAU)

The primary strength of the Voluntary Association models is that they are currently established and further coordination functions can be developed and implemented.

However, their main weakness - when compared to a Joint Authority - is that they cannot undertake any infrastructure or ownership functions such as raising debt, transferring assets or purchasing equipment. As such this model is unable to meet some of the expectations of the Councils including:

- Common pricing
- Common operations and synergies between facilities

- Common purchasing of operating of infrastructure
- Speed of decision-making
- Single points of accountability
- Addressing the other limitations discussed in the Stage 1 report.

There is also a risk that implementing one of the Voluntary Association models would lead to minimal (or even no) changes in performance and function when compared to the current arrangement.

DRAFT

**Table 4 SWOT Analysis of a Voluntary Association of 7 or 9 member councils**

Strengths	Weaknesses
<p>Ability to undertake the following program functions:</p> <ul style="list-style-type: none"> <li>• Policy development and oversight;</li> <li>• Planning for infrastructure and services;</li> <li>• Procurement;</li> <li>• Market development;</li> <li>• Education;</li> <li>• Comprehensive reporting;</li> <li>• Data management; and</li> <li>• Instil accountability.</li> </ul>	<p>Unable to undertake the following infrastructure and ownership functions:</p> <ul style="list-style-type: none"> <li>• Raise debt;</li> <li>• Transfer assets;</li> <li>• Transfer liabilities;</li> <li>• Employ staff;</li> <li>• Purchase Equipment;</li> <li>• Enter into contracts;</li> <li>• Acquire and dispose of property;</li> <li>• Sue and be sued; and</li> <li>• Become a recognised legal entity.</li> </ul>
Opportunities	Threats
<p>Formally include King Island and West Coast Councils in the CCWMG</p> <p>Ability to improve the performance of existing teams through management changes and a focus on joint operations and procurement</p>	<p>Continuation of (or minimal change from) BAU scenario, therefore, unlikely to improve on the shortfalls highlighted within Stage 1 report.</p>

### 3.1.2 Self-Standing Joint Authority

The Self-Standing Joint Authority model (7 or 9 councils) is the strongest governance model amongst those pre-selected by CCWMG. It allows for program, infrastructure and ownership functions to be carried out.

The main weakness and threat associated with the Joint Authority model are that councils could be expected to undertake an extensive asset valuation, before having to go through a rigorous merging process when joining the Joint Authority to ensure that risk and value is fairly distributed amongst Councils.

This could be mitigated however, by adopting a two-stage approach:

1. Phase 1 - Councils would only merge programs and activities (procurement, planning, education, market development, policy development); then
2. Phase 2 - Assets would be transferred once the Joint Authority is fully operational and recognised as an appropriate vehicle to achieve the goals of the CCWMG Regional Waste Management Strategy.

**Table 5 SWOT Analysis of a Self-Standing Joint Authority**

Strengths	Weaknesses
<p>Ability to undertake program functions including:</p> <ul style="list-style-type: none"> <li>• Policy development and oversight;</li> <li>• Planning for infrastructure and services;</li> <li>• Procurement;</li> <li>• Market development;</li> <li>• Education;</li> <li>• Comprehensive reporting;</li> <li>• Data management; and</li> <li>• Instil accountability.</li> </ul> <p>Ability to undertake the following infrastructure/ownership functions:</p> <ul style="list-style-type: none"> <li>• Raise debt;</li> <li>• Transfer assets;</li> <li>• Transfer liabilities;</li> <li>• Employ staff;</li> <li>• Purchase Equipment;</li> <li>• Enter into contracts;</li> <li>• Acquire and dispose of property;</li> <li>• Sue and be sued; and</li> <li>• Become a recognised legal entity.</li> </ul>	<p>Establishment of this governance model is likely to be a long-term process involving extensive consultation with CCWMG Councils.</p> <p>Extensive process required in valuing assets and infrastructure prior to merging ownership.</p> <p>Risks associated with existing infrastructure need to be accurately valued including:</p> <ul style="list-style-type: none"> <li>• Landfill void valuation</li> <li>• Engineering valuation</li> <li>• Pollution risk valuation</li> <li>• Landfill gas value and liability</li> <li>• Long term remediation and monitoring</li> </ul>
Opportunities	Threats
<p>Formally include King Island and West Coast Councils in the CCWMG.</p> <p>Establishes a proactive group to drive CCWMG policy objectives.</p> <p>Provides for two Phase implementation if selected by the Councils:</p> <p>Phase 1 – programs transfer</p> <p>Phase 2 – infrastructure and asset transfer</p>	<p>Limitations to valuation techniques for landfills.</p> <p>Uncertainty around pricing landfill gas with respect to Federal Government policies</p> <p>Requires significant valuation costs</p> <p>Possibility of unequal distribution of risk and value with regard to existing infrastructure and assets.</p>

### 3.1.3 Committee of the existing Cradle Coast (Joint) Authority

To set up the CCMWG as a committee of the existing CCA Joint Authority is attractive because it would overcome some of the limitations of a Voluntary Association, and can be established in a shorter timeframe than a self-standing Joint Authority.



However, this structure may lead to a lack of autonomy from the CCA, and could reduce the group's flexibility when implementing the CCWMG Waste Strategy.

There are two levels of intervention available to a JA model. Firstly changes to management systems such as policy development, procurement, education, marketing and purchasing. Secondly, intervention could include the transfer of assets and infrastructure to the JA. This would involve Councils ceding control, ownership and management of its waste management assets including landfills and transfer stations.

It would require an extensive assets and infrastructure valuation to ensure that Councils understand the relevant commercial puts and takes of transfer of ownership of their assets.

**Table 6 SWOT Analysis of a Committee of the existing Joint Authority (CCA)**

Strengths	Weaknesses
<p>Ability to undertake program functions including:</p> <ul style="list-style-type: none"> <li>• Ownership and management of landfills and transfer stations</li> <li>• Policy development and oversight;</li> <li>• Planning for infrastructure and services;</li> <li>• Common Procurement;</li> <li>• Market development;</li> <li>• Education;</li> <li>• Comprehensive reporting;</li> <li>• Data management; and</li> <li>• Instil accountability.</li> </ul>	<p>Potential lack of autonomy from the CCA in terms of both decision making and governance functions.</p> <p>Extensive process required in valuing assets and infrastructure prior to merging ownership.</p>
Strengths (cont.)	Weaknesses (cont.)
<p>Ability to undertake infrastructure and ownership functions including:</p> <ul style="list-style-type: none"> <li>• Raise debt;</li> <li>• Transfer assets;</li> <li>• Transfer liabilities;</li> <li>• Employ staff;</li> <li>• Purchase Equipment;</li> <li>• Enter into contracts;</li> <li>• Acquire and dispose of property;</li> <li>• Sue and be sued; and</li> <li>• Become a recognised legal entity.</li> </ul> <p>This governance model can be established over a short to medium term time horizon.</p>	<p>Requires an extensive process of negotiation with Councils to introduce either Phase 1 reform (programs and policy) or Phase 2 (transfer of assets and infrastructure).</p>
Opportunities	Threats

Formally include King Island and West Coast Councils in the CCWMG.	<p>Possibility of unequal distribution of risk with regard to existing infrastructure and assets.</p> <p>Establishment of rules for valuation of assets and ensuring that transfer of assets to a JA is managed.</p>
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### 3.1.4 Sustainability Index Modelling

In order to further analyse the efficacy of each governance model, a sustainability index modelling exercise was also undertaken. This process involves developing a set of criteria and objectives before ranking the ability of each option to achieve them.

The objectives against which the governance models were assessed were derived from the conclusions drawn from Table 14 of the Stage 1 report, which identified a number of factors as priorities for reform ((listed in the second column of Table 7 below).

When determining scores for this sustainability index modelling, MRA used a five point scale for which the ability of each governance model to achieve each reform was the main consideration. The scores ranged from 0 to 4, whereby 0 marks a very limited ability to achieve the objective and 4 marks a definite ability to achieve the objective.

The results of the assessment are summarised in Table 8 below.

**Table 7 Criteria for sustainability index scores**

CRITERIA	SCORE
Very limited ability	0
No improvement on existing ability	1
Possibility for improvement in ability	2
Significant improvement in ability	3
Definite ability	4

**Table 8 Qualitative sustainability index modelling of governance options**

		VA 7	VA 9	JA (self standing)	JA (committee)
<b>Policy</b>	Divert materials from landfill in order to extend the life of facilities	2	2	3	3
	Improve project completion rates	1	1	4	3
<b>Levy</b>	Improve oversight of levy funds	1	1	4	3
<b>Planning</b>	Coordinate development of infrastructure throughout region, to meet waste generation rates over next 20 years	1	2	4	4
	Implement key services such as drop off facilities, green waste shredding, C&I/C&D sorting	1	1	4	3
	Make infrastructure and service provision consistent throughout region	1	2	4	4
<b>Procurement</b>	Take advantage of economies of scale	1	2	4	4
	Manage expected capital investment of \$15-\$20M over next 16 years	0	0	4	3
	Further capital investment of \$8M to meet CCRWMG goals	1	2	4	4
	Reduce overlap in operating expenditure between Councils	1	1	4	4
<b>Market Development</b>	Adopt/implement consistent approach to market development (recyclables, organics, residual processing)	2	2	4	4
<b>Education</b>	Coordinated approach to education throughout region	1	2	4	4
<b>Reporting &amp; Accountability</b>	Instil consistent procedures for data capture and reporting	2	2	4	3
	Formalise accountability	0	0	4	4
<b>TOTAL SCORE</b>		<b>15</b>	<b>20</b>	<b>55</b>	<b>50</b>

Overall, the two Joint Authority governance models performed most strongly in terms of sustainability index modelling, achieving a score of 98% (55 out of 56) for the self-standing Joint Authority and 89% (50 out of 56) for the Joint Authority as a committee of CCA. The Voluntary Associations received comparatively low scores of 27% (15 out of 56) for the Voluntary Association of 7 Councils and 35% (20 out of 56) for the Voluntary Association of 9 Councils.

The main reason for the Voluntary Association governance models receiving a low score is that the lack of infrastructure and ownership functions combined with the cumbersome decision making process makes for difficult coordination and delivery of the objectives of the CCWMG strategy. These models are very close to the current business-as-usual situation which, as presented in Part 1, leads to a strong case for examination of alternative governance models. The Voluntary Association of 9 Councils score is marginally higher than the status quo as it offers some improvement in terms of coordinating infrastructure and services throughout the region and some economies of scale.

### 3.1.5 Preferred models

The preliminary recommendation of this Section 3.1 is that CCWMG should consider implementing either of the two Joint Authority governance models, as these models have performed more strongly than the Voluntary Associations models. Section 3.2 below provides further analysis of the two Joint Authority options, namely:

1. A Committee of the existing CCA Joint Authority, or
2. A Self-Standing Joint Authority.

## 3.2 Matrix Assessment of the two preferred models

The matrix assessment focused on key aspects of the two preferred models, including governance, accountability, planning and legal function, financial, environmental and social and political aspects. Specific criteria were again developed for each key aspect.

The two Joint Authority models (self-standing or committee of CCA) were ranked against each other using a 2 point scale. A score of 0 marks an inability to meet the criterion when compared to the other model, whilst a score of 1 marks an equivalent ability to meet the criterion. Weightings ranging from x1 (least significant) to x3 (most significant) were also allocated to both key aspects and criteria. The maximum possible score in this assessment framework is 181. Table 9 details the results of the matrix assessment.

**Table 9 Business case analysis matrix assessment**

Key Aspect	Aspect weighting	Criteria	Criterion weighting	JA self-standing	JA as committee
<b>Accountability</b>	3	Delegation of authority	3	1	0
		Risk management	3	1	1
		Existing binding contracts	3	0	0
		Data collection and reporting control	2	1	1
		Funding and grants management	2	1	1
		Relationship management	2	1	1
		Research and development	2	1	1
		Monitoring and evaluation	2	1	1
		Education and information assimilation	1	1	1
		Transition arrangements	1	0	0
<b>Financial</b>	3	Infrastructure cost	3	1	1
		Personnel cost	3	0	1
		Services cost	3	1	1
		Cost effectiveness of service delivery	3	1	0
		Governance costs	2	0	1
<b>Governance</b>	2	Clarity of goal setting, targets and reporting	3	1	1
		Transparency and accountability of decision making and budgeting	3	1	0
		Flexibility to accommodate changing systems and government legislation	2	1	1
		Synergies with existing systems and legislation	1	0	1
<b>Planning and</b>	2	Legal requirements	3	1	1

Key Aspect	Aspect weighting	Criteria	Criterion weighting	JA self-standing	JA as committee
legal		Implementation/planning	3	1	0
		Infrastructure planning	3	1	1
		Business planning and reporting	3	1	1
		Strategic infrastructure procurement	3	1	1
		Waste service procurement	3	1	1
		Waste policy planning	2	1	1
		Market development	2	1	1
Environmental	1	Resource recovery and diversion of waste materials from landfill	3	1	1
		Greenhouse gas emissions	3	1	1
		Vehicle movements (waste collection and transfer trucks)	2	1	1
Social and political	1	Social impacts upon the community	3	1	1
		Service delivery	3	1	1
Sub-total, non-weighted comparative score				27	26
TOTAL, WEIGHTED COMPARATIVE SCORE				152	139
(Total weighted comparative score, expressed in %)				84%	77%

### 3.3 Summary - the selected alternative governance model

While the non-weighted comparative scores are very close, the total comparative weighted scores show a preference for a self-standing Joint Authority model (84%) versus a committee of CCA of the existing CCA Joint Authority (77%).

However, both Joint Authority governance models received relatively similarly high scores, and it must be acknowledged that the minor differences between the two models could be considered as subjective, and more a reflection of the way weightings were set for the various key aspects and criteria.

In turn, the differences in scores were generally related to the risk of CCA interfering with the performance of the waste Joint Authority when set-up as a committee of CCA. In other circumstances the link between the Joint Authority committee and CCA was seen to be a positive, namely in relation to maintaining synergies with existing systems.

The business case for establishing a Self-Standing Joint Authority is discussed in the next section.

## Stage 3 – Business Case Analysis

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## 4 Cost Benefit Analysis of the selected model

### 4.1 The business case for a Self-Standing Joint Authority

The purpose of this business case analysis is to represent the incremental financial, environmental and social costs and benefits of transitioning to a self-standing Joint Authority governance arrangement. The analysis will draw from information obtained during Stage 1 and 2 of the project.

#### 4.1.1 Assumptions

The assumptions used include the following:

- The modelling horizon is 10 years. This timeframe is utilised as it is considered realistic for business planning models for infrastructure.
- Voluntary levy of \$10/t (currently supported by Tas LG assoc and is before the minister for consideration). Introduction of the levy has been assumed throughout, however it should be noted that whether or not the levy is introduced would make no incremental difference to the comparisons between governance structures in this business case.
- Joint Authority is operated as a self-standing entity;
- All 9 Councils become members of the Joint Authority;
- Most programs are run centrally; Council specific programs are managed by Council
- Infrastructure (landfills, transfer stations, Council MRFs and Council green waste processing sites) ownership is centralised
- It is assumed that under the status quo Councils would only manage to implement part of the Capex program within the modelling timeframe (10yrs).
- Moving to a Joint Authority would enable the region to implement the full CCWMG Regional Waste Management strategy; including the delivery of the required \$7.7-\$8.5m Capex program (refer to Table 5 of Part 1 report). The capex assumption are summarised in the table below:

Table 10 Comparative Capex Assumptions

\$ millions	Expected capital expenditure under the Status Quo	Expected capital expenditure under a Joint Authority	Net increase
Landfill gas flares	\$1.80	\$1.80	\$0.00
3 bin collection system	\$0.70 (only larger councils)	\$1.37	\$0.67
Garden waste shredding	\$0.10	\$0.10	\$0.00
C&I /C&D sorting	\$0.00 (not implemented within 10yrs)	\$0.90	\$0.90
Weighbridge	\$0.00 (not implemented within 10yrs)	\$0.60	\$0.60
Weight based charging	\$0.00 (not implemented within 10yrs)	\$0.60	\$0.60

Drop Off Centre	\$0.80 (only remote councils)	\$1.20	<b>\$0.40</b>
Tip shop/reuse centre	\$0.20 (only a few councils)	\$0.38	<b>\$0.18</b>
360 litre recycling bins	\$0.00 (not implemented within 10yrs)	\$1.18	<b>\$1.18</b>
<b>TOTAL capital</b>	<b>\$4.10</b>	<b>\$8.13</b>	<b>+\$4.53</b>

#### 4.1.2 Indicative incremental costs

##### *Additional Capex*

As discussed above, the establishment of a Joint Authority would lead to an increase in capital expenditure of around \$4.53m - amortised over the 10yrs modelling period (i.e. \$453,000 per annum).

It is also assumed that Capex projects would be structured in such a way that ensures the return on capital invested will cover both the operational costs related to that capital expenditure project (below) and the amortised costs of capital over the 10yrs modelling period.

No additional capex would be required for the establishment of the Joint Authority itself.

##### *Additional Opex*

It is anticipated that the additional operational expenditure (Opex) associated with the Joint Authority itself would be limited to a few additional administrative costs (office facilities, branding, general expenses, and other peripherals).

It is also expected that these additional costs would be offset by economies of scale realised in the process and the consolidation of existing resources, and that – in any case - would not amount to significantly more than the existing operational costs of running a voluntary association of seven councils.

Therefore the net incremental Opex associated with implementing the Joint Authority itself is negligible. Put simply the same costs as currently borne by Councils would be borne by the Joint Authority - with the level and timing of those cost transfers being only dependent upon Councils approach to consolidation.

The \$8.45m capital investment program would however lead to significant and ongoing operational costs that are - at this stage - unknown.

For the purposes of this business case, it is assumed that the return on capital invested will cover both these operational costs and the amortised costs of capital (above).

#### 4.1.3 Indicative incremental financial benefits

##### *Additional Levy revenue*

Preliminary discussions indicate that the introduction of the state-wide levy (\$10 per tonne of waste) will lead to an anticipated additional \$0.2M revenue for expenditure by CCWMG. This is because CCWMG annual budget is currently approximately \$440,000 per year, and funded through the voluntary \$5/t landfill levy. In total, levy generated revenue could grow to about \$1M with the introduction of the state-wide levy.



However, this revenue stream would not increase as a direct result of the establishment of the Joint Authority itself, and the **incremental** financial benefits are considered negligible.

#### *Additional revenue from sale of recyclables*

The establishment of a Joint Authority would strengthen the regional recycling markets and increase the regional resource recovery rates (and thus the quantity of recyclables sold by the Authority) beyond what would have otherwise happened under the status quo.

The quantum of the additional revenue for the sale of recyclables is unknown and hard to quantify at this stage. It is assumed however that they are not negligible and MRA recommends further detailed analysis to try and estimate these savings.

#### *Additional Membership revenue*

The group could also generate additional revenue through charging Councils a membership fee to join the Joint Authority. This membership fee could cover start-up, administration and financing costs, shortfalls between annual revenues and costs, contingency, long term site management and remediation etc.

The scope and value of the membership fee would need to be agreed collectively when setting up the Joint Authority.

For the purposes of this business case, it is assumed that the gate fees would cover direct costs, while the membership fees would fund education and other program works.

#### *Harmonisation of gate fees*

The establishment of a Joint Authority would enable the harmonisation of waste processing gate fees across the region towards the common goals of the Waste Management strategy. It is expected that this in turn would lead to added savings or revenue.

As mentioned in the Opex section above - and for the purposes of this preliminary business case only - it will be assumed that the gate fees will be set to ensure they cover both the operational costs and the amortised costs of capital.

#### *Economies of scale*

Financial benefits would also be generated through economies of scale.

First, savings could be generated from avoided duplication of staff. For the purposes of this preliminary business case only, it is assumed that the transfer of the procurement, policy development, planning, education and market development functions (aka "Phase 1" - Section 4.4 below) would lead to efficiencies of approximately 10%.

Following is an illustration of how the economies of scale can be calculated to provide an approximate value: The current cumulative budget for the region is estimated at around \$9.37m pa. Assuming that approximately 30% of that amount is used to deliver the 5 functions of Phase 1; the potential estimated economies of scale of 10% for Phase 1 could amount to approximately \$281,000pa.

In addition, during “Phase 2” (see section 4.4 below) assets would be transferred to the Joint Authority, and it is expected that the centralised planning capabilities of a Joint Authority and bargaining power would bring additional economies of scale for the region.

The quantum of these economies of scale is unknown and hard to quantify at this stage, and these have therefore not been modelled in this study. It is assumed however that they are not negligible and MRA recommends further detailed analysis to try and estimate these savings.

#### 4.1.4 Incremental Profit & Loss Statement

Table 11 below summarises the business case for the first year of the establishment of the Joint Authority, using an incremental Profit and Loss statement analysis for year one (including one-off establishment costs).

It shows that moving the establishment of the Joint Authority can be undertaken in a cost/revenue neutral way, and could potentially generate some savings for the region, depending on the size of the economies of scale, and provided that the member councils agree to harmonise gate fees and pay membership fees.

The main additional costs would simply result from the capital expenditure that a Joint Authority would enable.

**Table 11 Incremental P&L for the Establishment of a self-standing Joint Authority (\$ in first year)**

Incremental P&L For the Establishment of a self-standing Joint Authority		
Incremental Costs	Start-up costs (est., one-off cost)	- \$60,000
	Infrastructure assets valuation (est. one-off cost)	-\$100,000
	Additional Program Expenditure	- \$0
	Additional Capex (amortised over 10 years)	- \$453,000pa
	Additional Opex, including:	+ \$0
	• Labour	+ \$0
	• Expense (fuel, electricity etc.)	+ \$0
	• Cost of processing	+ \$0
	• Cost of sales (marketing, communications etc.)	+ \$0
	• Cost of disposal of residuals	+ \$0
	• Admin/ Insurance / Licence & approval fees etc.	+ \$0
	• Opex contingency	+ \$0
Total incremental costs in first year		- \$613,000

Incremental P&L For the Establishment of a self-standing Joint Authority		
Incremental Revenues	Savings (Phase 1)	\$280,000pa
	Savings (Phase 2)	> \$0 (TBC)
	Additional revenue from gate fees (cover both additional operational costs and amortised costs of capital)	+\$495,000pa (TBC)
	Additional revenue from sale of recyclables	> \$0
	Additional revenue from regional (voluntary) levy	\$0
	Additional revenue from state levy	> \$0
	Membership fees (total in first year)	> +160,000pa (TBC)
	<b>Total incremental revenue in first year</b>	<b>+ \$935,000</b>
<b>Net Profit or Loss</b>	First Year "Profit/Loss" against baseline case	<b>&gt; \$322,000 <sup>+</sup></b>

## 4.2 Environmental & Social Costs and Benefits of a Self-Standing Joint Authority

As discussed in Section 3.1.3, moving to a Joint Authority would most likely impact both the environment and the community. This is because the ability to conduct planning, policy, market development and education on a regional level - with accountability integrated into the governance arrangement - is likely to stimulate waste management initiatives on a larger (regional) scale than under the current arrangements.

Table 12 and Table 13 summarise the expected environmental and social impacts of moving from the current status quo to a Self-Standing Joint Authority.

**Table 12 Environmental impacts of moving from the current status quo to a Self-Standing Joint Authority**

Environmental issues	Impacts of moving from the current status quo to a Self-Standing Joint Authority
<b>Waste avoidance and diversion from landfill<sup>1</sup></b>	"In 2010/11 annual waste generation in Tasmania increased by 14%". Moving to a Self-Standing Joint Authority would help reduce the growth in waste generation through a whole of community approach to coordinate market pricing, infrastructure design and education
<b>Resource recovery</b>	"In 2010/11, Tasmania had Australia's second lowest resource recovery rate at around 33%, which reflects Tasmania's significant difficulties to transport recyclables to markets, its relatively under-developed resource recovery infrastructure and a very low landfill levy (\$2 voluntary landfill levy)". Moving to a Self-Standing Joint Authority would help address the region's resource recovery infrastructure issues.
<b>Organic waste management</b>	Organic waste represents around 50-60% of all waste generated by the municipal sector. Moving to a Self-Standing Joint Authority would improve the region's capacity to develop an efficient and viable organic waste management collection and processing system, at a regional scale.
<b>Special/Hazardous waste management</b>	The potential value of lower volumes of minor waste streams does not mean that they should be ignored. Their toxicity, profile or other characteristics

<sup>1</sup> All figures and assumptions are based on the Department of Environment's Waste generation and resource recovery in Australia Reporting period 2010/11

Environmental issues	Impacts of moving from the current status quo to a Self-Standing Joint Authority
	<p>mean that the region needs to have a broad spectrum approach and not simply focus on the big volumes in the MSW or C&amp;I streams. These streams include Tyres, Confidential paper, Cardboard, Polystyrene, Mattresses, Lead acid batteries, Pallets, Fluorescent Tubes, Nappies, Bulk Waste (council clean-up), Carpet and Underlay, Commercial Food, Vegetation (self-haul, C&amp;I and C&amp;D), Clothing and Textiles (Charities) etc.</p> <p>Moving to a Self-Standing Joint Authority would allow implementing a structured program of minor waste stream recycling would offer the member council the opportunity to make extra savings and generate extra income.</p>
<b>Regional Greenhouse Gas emissions</b>	<p>The Federal Government's recently announced Direct Action policy on greenhouse gas emissions will have a direct impact on the three largest operating landfills in the region and on policies to divert organics from landfill generally. Direct Action (once legislated) will:</p> <ul style="list-style-type: none"> <li>• Allow eligible projects to generate "carbon credits" by reducing verifiable emissions below a baseline and sell these to the Federal Government via a reverse auction process. Projects which will generate saleable credits will likely include: <ul style="list-style-type: none"> <li>○ Capture and destruction of landfill gas</li> <li>○ Diversion of organics from landfill via a 3 bin (organics) service by Councils.</li> </ul> </li> <li>• Require large scale polluters to pay a pollution price; and</li> <li>• Require monitoring and reporting of emissions.</li> </ul> <p>These actions are all consistent with the direction of the CCWMG but will involve significant new investment in gas flares and 3 bin (organics) collection services. These investments would be best coordinated through a Self-Standing Joint Authority</p>
<b>Vehicle Movements</b>	<p>In 2010, MRA conducted a study for Dulverton Waste Management on Regionalisation Options and Strategy. The study included analysis and recommendations on vehicle kilometres travelled (vkt) for thirteen at a subregional options, and demonstrated how a comprehensive, regional approach to waste management could allow the identification options with the lowest impacts on road usage.</p> <p>Moving to a Self-Standing Joint Authority would allow the extension of such analyses and initiatives to the whole region.</p>
<b>Landfill operations, closure and post closure management</b>	<p>Moving to a Self-Standing Joint Authority would help driving best practice environmental standards for landfills in line with the Landfill Sustainability Guide 2004 for the siting, design, operation and rehabilitation of landfills. In addition to providing acceptable standards.</p>

**Table 13 Social impacts of moving from the current status quo to a Self-Standing Joint Authority**

Social issues	Impacts of moving from the current status quo to a Self-Standing Joint Authority
<b>Employment (councils)</b>	<p>Moving to a Self-Standing Joint Authority would deliver economies of scale, including savings from avoided duplication of staff and the centralised planning capabilities, thus reducing the need for dedicate waste management staff at the council level.</p>

Social issues	Impacts of moving from the current status quo to a Self-Standing Joint Authority
<b>Employment (rest of the economy)</b>	<p>According to the federal Department of Environment, the estimated direct full time equivalent employment per 10,000 tonnes of waste is 9.2 for recycling and 2.8 for landfill disposal.</p> <p>Moving to a Self-Standing Joint Authority would help most likely result in increased employment throughout the region, as the move would support resource recovery in the region through the facilitated implementation of the CCWVG Regional Waste management strategy.</p>
<b>Service delivery</b>	<p>The quality, frequency and reliability of service would likely remain mostly unaffected by a move to a Self-Standing Joint Authority.</p>
<b>Day-to-day waste issues, resident complaints and queries</b>	<p>Individual Councils are better placed to address the residents' day-to-day waste management issues, such as complaints and queries.</p> <p>Appropriate arrangements would need to be made to ensure that moving to a Self-Standing Joint Authority should not impact on this aspect of service delivery.</p>
<b>Commercial (C&amp;I and C&amp;D) waste services</b>	<p>C&amp;I and C&amp;D waste represent 51% and 7% of all waste generated in Tasmania.<sup>2</sup></p> <p>Individual Councils are usually not best placed to ensure that appropriate waste management options are offered to the C&amp;I and C&amp;D sectors.</p> <p>Moving to a regional Self-Standing Joint Authority would allow the development and implementation of regional policies to address the sectors' performance</p>

Overall, the move would most likely improve the environmental and social performance of waste management sector in the region.

<sup>2</sup> Based on the Department of Environment's Waste generation and resource recovery in Australia Reporting period 2010/11 – which noted that the definition of 'clean fill' and 'materials for road construction at a landfill' in Tasmania is broader than other jurisdictions and encompasses includes some C&D materials such as brick and concrete rubble. This may partially explain the very low C&D generation tonnages in Tasmania, since materials are being sent to clean fill sites and are not reported as 'waste'.

### 4.3 Risk assessment of Self-Standing Joint Authority

MRA has undertaken a detailed risk assessment of moving from the current status quo to a Self-Standing Joint Authority.

Table 14 and Table 15 below summarise the key risk identified and the proposed risk mitigation measures that could be implemented by councils when establishing the joint Authority.

The study finds that the most efficient risk mitigation measure would be to undertake a thorough Assets Valuation study prior to forming the Self-Standing Joint Authority.

**Table 14 Key for the risk assessment of moving from the current status quo to a Self-Standing Joint Authority**

<b>RISK MATRIX</b>			<b>CONSEQUENCES</b>			
			<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
			<b>Insignificant</b>	<b>Minor</b>	<b>Moderate</b>	<b>Major</b>
			-No loss of autonomy -No increased financial liabilities -No change in distribution of risks between Councils - No change in existing Council structure	-Some loss of autonomy -Minor increase in financial liabilities -Minor change in distribution of risks between Councils -Minor change in existing Council structure	-Significant loss of autonomy -Significant increase in financial liabilities -Significant change in distribution of risks between Councils -Significant change in existing Council structure	-Major loss of autonomy -Major increase in financial liabilities -Major change in distribution of risks between Councils - Major change in existing Council structure.
<b>LIKELIHOOD</b>	<b>5</b>	<b>Almost Certain</b>	Moderate Risk (5)	High Risk (10)	High Risk (15)	Critical Risk (20)
	<b>4</b>	<b>Likely</b>	Moderate Risk (4)	Moderate Risk (8)	High Risk (12)	High Risk (16)
	<b>3</b>	<b>Possible</b>	Low Risk (3)	Moderate Risk (6)	Moderate Risk (9)	High Risk (12)
	<b>2</b>	<b>Unlikely</b>	Low Risk (2)	Moderate Risk (4)	Moderate Risk (6)	Moderate Risk (8)
	<b>1</b>	<b>Rarely</b>	Low Risk (1)	Low Risk (2)	Low Risk (3)	Moderate Risk (4)

**Table 15 Risk assessment summary of moving from the current status quo to a Self-Standing Joint Authority**

RISK		RANKING		MITIGATION STRATEGY	REVISED RANKING	
1	<b>Policy risk:</b> Policies developed by Joint Authority do not adequately take into account the nuances and unique contexts of each Council	9	Moderate	Individual Councils can adapt policies to their respective setting and continue to work to achieve waste management objectives through developing local waste management strategies.	2	Insignificant
		Possible	Moderate Risk		Unlikely	Low Risk
2	<b>Staffing risk:</b> Replacement of waste staff at individual Councils with waste staff at the Joint Authority, resulting loss of local knowledge	12	Major	Waste management staff in several member Councils currently works across more than one portfolio. In turn, replacing waste staff at individual local Councils may in fact be an opportunity for these staff to concentrate better on other portfolios. Staff hired through the Joint Authority will be skills-based staff. Councils will be able to continue to represent local issues/interests through membership representation.	4	Minor
		Possible	High Risk		Unlikely	Moderate Risk
3	<b>Infrastructure risk:</b> Extensive upgrades required for member Councils' facilities, requiring significant financial contributions from member Councils.	9	Moderate	Membership fees can be adjusted to a rate that compensates for this future possibility, in order to avoid a sudden requirement for an outlay in expenditure. A process of asset valuation will also be undertaken prior to forming the Joint Authority; this study will highlight the value and status of current infrastructure throughout waste management facilities.	2	Insignificant
		Possible	Moderate Risk		Unlikely	Low Risk
4	<b>Financial risk:</b> Joint Authority becomes insolvent, requiring member Councils to make financial contributions.	4	Major	Regular audits will be conducted on financial reporting, in order to ensure sound financial management.	3	Major
		Rarely	Moderate Risk		Rarely	Moderate Risk
5	<b>Financial risk:</b> Increased financial cost due to breach of environmental licensing controls at facilities/increase of GHGs etc.	6	Minor	Potential faults in facilities/infrastructure will be highlighted during initial valuation study, prior to forming the Joint Authority. Regular monitoring and reporting of the condition of facilities and emissions of GHGs will assist in preventing any environmental breaches.	2	Minor
		Possible	Moderate Risk		Rarely	Low Risk



RISK		RANKING		MITIGATION STRATEGY	REVISED RANKING	
6	<b>Financial risk:</b> Loss of revenue/profit currently generated by Council's assets	9	Moderate	Dividends may be paid out to member Councils in agreed proportion. However, this is unlikely to offset the loss faced by a small Council with a pre-existing highly profitable asset.	9	Moderate
		Possible	Moderate Risk		Possible	Moderate Risk
7	<b>Pricing risk:</b> Loss of control over gate fee pricing.	10	Minor	Changes to gate fee pricing can be agreed upon between Councils and implemented in a staged approach, in order to allow the respective communities/businesses to adjust to any price changes.	6	Minor
		Almost Certain	High Risk		Unlikely	Moderate Risk
8	<b>Service risk:</b> Services are standardised across the Cradle Coast region and are opposed by some local communities (e.g. reduction in residual waste bin capacity)	8	Minor	Community consultation and engagement will be undertaken prior to any major changes to services. Changes to services can be implemented over a longer timeframe and be implemented in a staged approach.  Member Councils implementing major changes to waste services will pair changes with an extensive education campaign.	6	Insignificant
		Likely	Moderate Risk		Possible	Low Risk
9	<b>Service risk:</b> Disruption to existing protocols for handling day-to-day waste issues, such as community complaints	8	Minor	Community complaints can still be received by member Councils using existing customer service systems. It is likely that staff within member Councils will need to continue to handle some day-to-day waste issues. Alternatively, arrangements could be made for all such issues to be fielded to the Joint Authority.	4	Insignificant
		Likely	Moderate Risk		Likely	Moderate Risk
10	<b>Liability risk:</b> Some member Councils take on increased liability due to the merging of assets and liabilities of all Councils.	12	Moderate	Liabilities (as well as dividends etc.) are distributed proportionally upon a pre-determined rationale, for example, according to the population of each LGA or according to the original financial position when joining the Authority. If this rationale does not adequately reflect the desired distribution of liabilities/risks, Councils can agree upon another rationale for distribution.	8	Minor
		Likely	High Risk		Likely	Moderate Risk
11	<b>Representation risk:</b> Councils will not have equal say in matters.	4	Minor	Each member Council will have the same (or otherwise agreed) number of representatives to the Joint Authority.	1	Insignificant
		Unlikely	Moderate		Rarely	Low Risk
12	<b>Withdrawal/asset risk:</b> Council withdraws from Joint Authority and key assets are	6	Moderate	Any assets within the municipality of the withdrawing Council will remain the property of the Joint Authority. If the Council wishes to regain ownership of the asset, it must purchase the asset from the Joint Authority.	2	Insignificant



12	<b>Withdrawal/asset risk:</b> Council withdraws from Joint Authority and key assets are located within that Council's municipality.	6	Moderate	Any assets within the municipality of the withdrawing Council will remain the property of the Joint Authority. If the Council wishes to regain ownership of the asset, it must purchase the asset from the Joint Authority.	2	Insignificant
		Unlikely	Moderate Risk		Unlikely	Low Risk

## 4.4 Transitional arrangements and other considerations

Part 1 and previous sections of this report have identified the move to a Self-Standing Joint Authority as the most desirable governance option to achieve the objectives of the CCWMG Regional Waste Management strategy. This option would nonetheless be a notable departure from the status quo and it is essential that member councils consider transitional arrangements and implementation issues

Section 4.3 identified some of the risks associated with moving to a Self-Standing Joint Authority and concluded that the most efficient risk mitigation measure would be to undertake an assets valuation study prior to forming the Self-Standing Joint Authority. This exercise would also be required as part of each council's due diligence review at the time of forming the Self-Standing Joint Authority.

However, the SWOT analysis of the Self-Standing Joint Authority (section 3.1.2) identified that the need for a comprehensive asset valuation and for thorough merging process as 'the main weakness and threat associated with the Joint Authority model', and proposed that Councils adopt a two-stage approach:

1. Phase 1 - Councils would only merge programs and activities (including procurement, policy development, planning, education and market development), then
2. Phase 2 - Assets would be transferred, once the Joint Authority is fully operational and demonstrated (to Councils) that it is able to achieve the goals of the CCWMG Regional Waste Management Strategy.

Table 16 below lists all the assets owned by Councils that would need to be transferred in Phase 2.

Table 16 Asset list

Facility	Owner
<b>Dulverton Organics Facility</b>	Dulverton Waste Management
<b>Burnie Waste Management Centre</b>	Burnie
<b>Sprent/Castra Transfer Station</b>	Central Coast Council
<b>Preston Transfer Station</b>	Central Coast Council
<b>South Riana Transfer Station</b>	Central Coast Council
<b>White Hills Transfer Station</b>	Circular Head Council
<b>Spreyton Transfer Station</b>	Devonport
<b>Sheffield Transfer Station</b>	Kentish
<b>Wilmont Transfer Station</b>	Kentish
<b>Railton (Depot)</b>	Kentish
<b>Charles Street Transfer Station</b>	King Island Council
<b>Port Sorrell Transfer Station</b>	Latrobe Council
<b>Goldie Street Transfer Station</b>	Waratah-Wynyard
<b>Waratah Transfer Station</b>	Waratah-Wynyard
<b>Tullah Transfer Station</b>	West Coast
<b>Rosebery Transfer Station</b>	West Coast
<b>Queenstown Transfer Station</b>	West Coast
<b>Gromanston Transfer Station</b>	West Coast
<b>Strahan Transfer Station</b>	West Coast

Councils would also need to allow sufficient time for the associated political process to run its course, and opportunities for the community to provide feedback on the proposal. In particular, the comparative analysis of governance models (Section 2) has shown that the difference between the two Joint Authority models is marginal, and that Joint Authority models in general are not entirely free of risks or threats.

Therefore MRA recommends that Councils follow the 6-step implementation plan below to ensure a successful transition to a Self-Standing Joint Authority:

1. Commence a comprehensive Assets Valuation study,
2. Develop the machinery of government for a new Self-Standing Joint Authority,
3. Progressively transfer responsibilities for programs (only) from Councils to the new Joint Authority; (including procurement, policy development, planning, education and market development),
4. Extensively consult stakeholders on the proposed plan to transfer infrastructure and ownership functions to the Joint Authority (including residents, businesses, community groups, councils and elected representatives)
5. Transfer assets to the Joint Authority (ensure that the transfer of assets is equitable and that all Councils either receive an appropriate share in the Joint Authority, or are compensated in line with the value of the assets they bring to the joint enterprise)
6. Dismantle the voluntary group once all programs and assets have been transferred to the Joint.

## Conclusion of Part 2 & 3 Report

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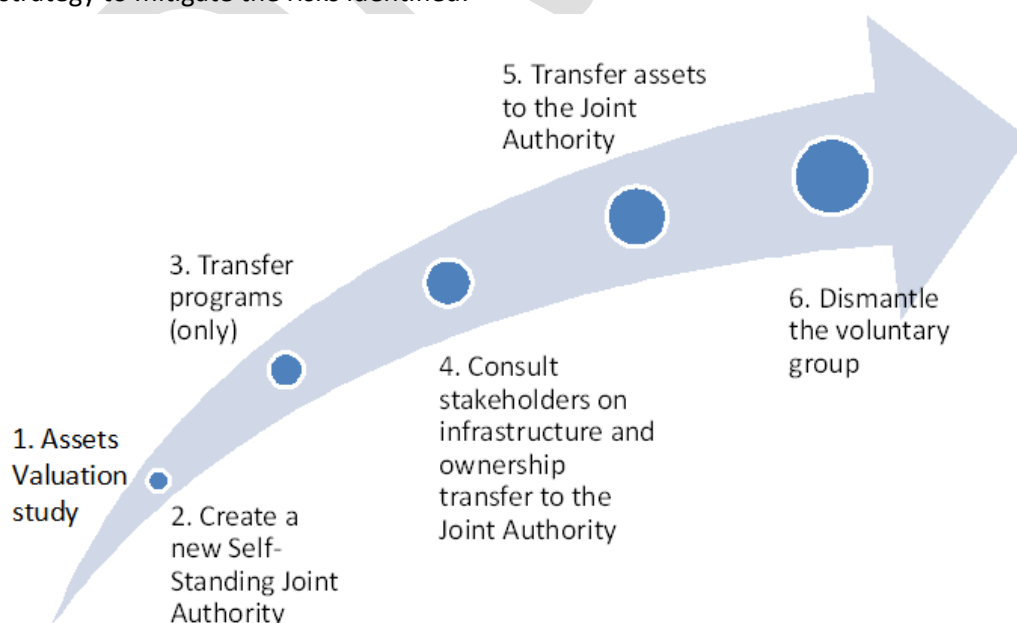
## 5 Conclusion

Part 1 of this report conducted a stocktake/audit of the performance of the existing waste management services and the stakeholders involved in ownership, delivery and management of these arrangements. It acknowledged that councils are under increasing pressure to create savings and efficiencies in all areas of their operations and to respond to calls for reform in traditional areas of local government activity.

In doing so, Part 1 identified 17 issues for improvement in 7 key areas (policy, management of the proposed waste levy, planning, procurement, market development, education, reporting & accountability), that together make a strong case for a review of governance arrangements.

Part 2 & 3 of the report investigated the various alternative models that exist to address governance and management issues, as pre-selected during a workshop with Councils. MRA examined the aptitude of various alternative governance models to address the major challenges identified in Part 1 using a comprehensive 'triple bottom line' framework and associated tools. The financial, environmental, social, workforce, cost/benefit, risk management and transitional implications of the models were considered when making recommendations on the preferred governance models.

The two preferred models are to set up the CCWMG as a Self-Standing Joint Authority OR a committee of the existing CCA Joint Authority - with the Self-Standing Joint Authority a marginally better choice, according to this study. MRA then developed a preliminary business case analysis of the transition to a Self-Standing Joint Authority, including a cost/benefit and risk assessment. The section shows that moving the establishment of the Joint Authority can be undertaken in a cost/revenue neutral way, provided that the members councils agree to harmonise gate fees and pay membership fees, and recommends the following transition strategy to mitigate the risks identified:



Whilst the process may take several months/years to be completed, MRA believes this roadmap will maximise the likelihood of achieving most if not all the goals of the CCWM Regional Waste Management Strategy.

DRAFT

# Central Coast Council

## List of Development Applications Determined

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

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216209	2 Susan Street Turners Beach 7315	Permitted Development Application	Subdivision (boundary adjustment)	02-May-2017	30-Aug-2017	13
DA216255	25 Forth Road Turners Beach 7315	Discretionary Development Application	Residential (outbuilding - shed and shipping container)	26-Jun-2017	01-Aug-2017	31
DA216253	1 Clerke Street Leith 7315	Discretionary Development Application	Residential (shed and carport)	28-Jun-2017	07-Aug-2017	29
DA216259	2 Bladen Lee Crescent Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - shed)	29-Jun-2017	01-Aug-2017	29
DA216257	8 Penguin Road West Ulverstone 7315	Discretionary Development Application	Residential (dwelling addition)	04-Jul-2017	17-Aug-2017	21
DA216261	145 Penguin Road Ulverstone 7315	Discretionary Development Application	Residential (dwelling alteration) and outbuilding (carport)	10-Jul-2017	09-Aug-2017	29
DA215208-1	8 Clerke Street Leith 7315	Discretionary Development Application	Residential (dwelling)	12-Jul-2017	18-Aug-2017	6
DA217004	38 West Ridge Road Penguin 7316	Discretionary Development Application	Residential (dwelling extension)	14-Jul-2017	09-Aug-2017	26
DA217002	25 Esplanade Turners Beach 7315	Discretionary Development Application	Residential (deck)	17-Jul-2017	04-Aug-2017	14
DA217005	54 Main Road Penguin 7316	Permitted Development Application	Business and professional services - (deck)	18-Jul-2017	07-Aug-2017	13
DA216258	38 Mission Hill Road Penguin 7316	Discretionary Development Application	Subdivision (two lots)	18-Jul-2017	07-Aug-2017	20
DA216100	815 South Road Penguin 7316	Discretionary Development Application	Resource development (shed)	21-Jul-2017	17-Aug-2017	21
DA217012	729 South Road Penguin 7316	Discretionary Development Application	Resource development (machinery shed)	21-Jul-2017	11-Aug-2017	21
DA217008	63 Lovett Street Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - shed)	24-Jul-2017	11-Aug-2017	18

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216075-1	9 Ploverton Court Gawler 7315	Discretionary Development Application	Residential (dwelling, shed and ancillary dwelling)	25-Jul-2017	03-Aug-2017	8
DA217006	21 Alexandra Road Ulverstone 7315	P1 Use DA	Educational and occasional care (education and training)	26-Jul-2017	08-Aug-2017	12
DA217014	801 South Road Penguin 7316	Discretionary Development Application	Residential (required dwelling and carport extension and deck) and Resource development (shed)	27-Jul-2017	18-Aug-2017	18
DA217009	56 Chellis Road Riana 7316	Permitted Development Application	Resource development (shed)	28-Jul-2017	07-Aug-2017	7
DA217026	1-3 Forth Road Turners Beach 7315	Discretionary Development Application	Residential (outbuilding - garage)	31-Jul-2017	24-Aug-2017	23
DA217021	94 Beach Road Leith 7315	Discretionary Development Application	Residential (outbuilding - shed)	31-Jul-2017	30-Aug-2017	28
DA217016	104 Mannings Jetty Road North Motton 7315	Permitted Development Application	Resource development (shed)	01-Aug-2017	08-Aug-2017	6
DA217015	10 Hilltop Avenue Gawler 7315	Discretionary Development Application	Residential (outbuilding - garage) and home based business (personal training gym)	07-Aug-2017	30-Aug-2017	19
DA217020	11 King Edward Street Penguin 7316	Permitted Development Application	Visitor accommodation	08-Aug-2017	09-Aug-2017	0
DA217024	149 Pine Road Penguin 7316	Permitted Development Application	Subdivision - boundary adjustment	09-Aug-2017	18-Aug-2017	8



**SCHEDULE OF STATUTORY DETERMINATIONS  
MADE UNDER DELEGATION**

Period: 1 August 2017 to 31 August 2017

Building Permits – 9

• New dwellings	4	\$1,743,108
• Outbuildings	2	\$115,000
• Additions/Alterations	2	\$205,000
• Other	0	\$0.00
• Units	1	\$345,000

Demolition Permit 0 \$0.00

Permit of Substantial Compliance – Building – 2

Notifiable Work – Building – 16

• New dwellings	4	\$1,160,000
• Outbuildings	6	\$236,000
• Additions/Alterations	5	\$202,800
• Other	1	\$250,000

Building Low Risk Work – 9

Plumbing Permits – 3

Certificate of Likely Compliance – Plumbing – 11

Notifiable Work – Plumbing – 0

Plumbing Low Risk Work – 0

Food Business registrations (renewals) – 14

Food Business registrations – 2

Temporary Food Business registrations – 0

Temporary 12 month Statewide Food Business Registrations – 2

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 0

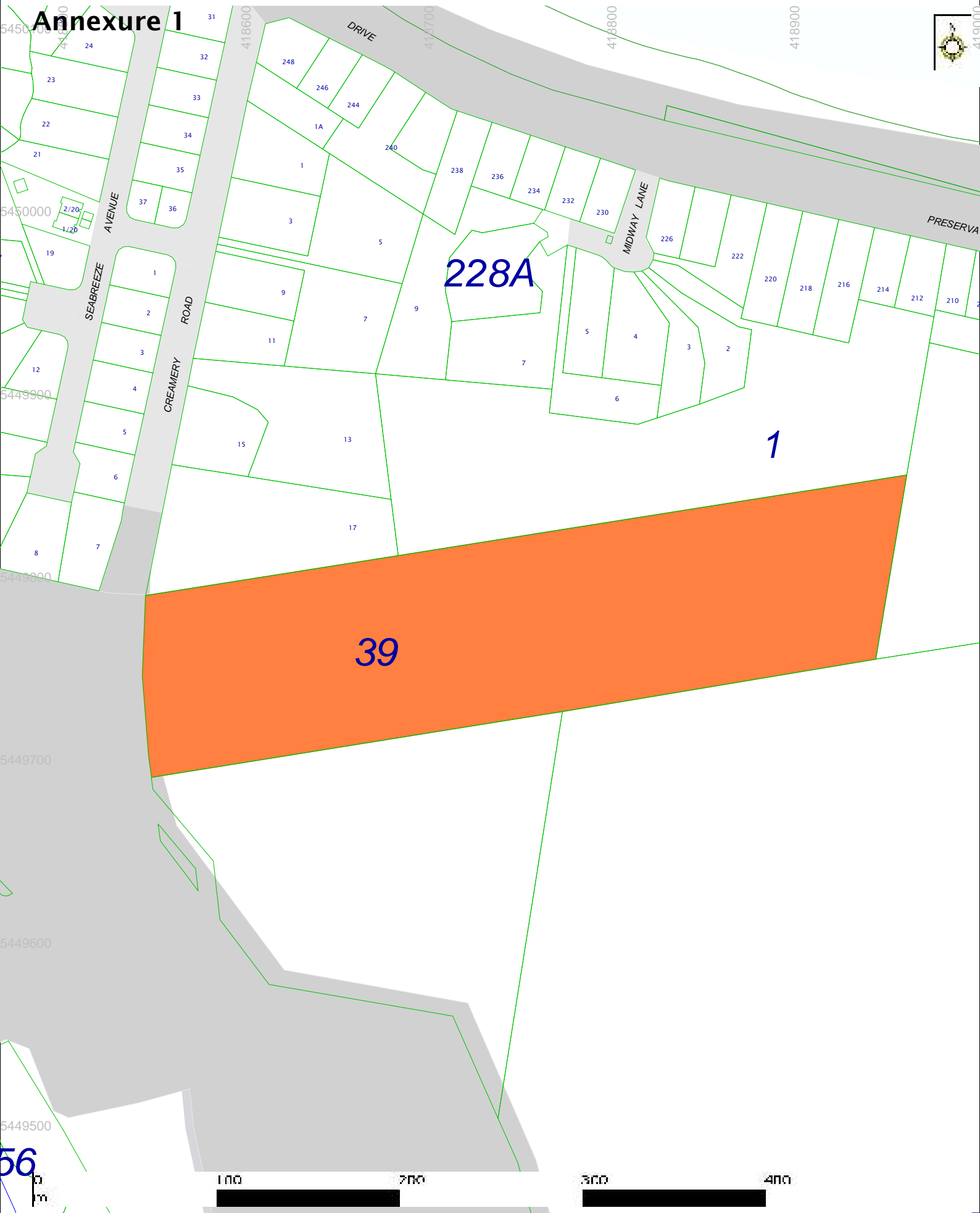
Temporary Place of Assembly licences – 0



Cor Vander Vlist  
DIRECTOR COMMUNITY SERVICES

# 39 Creamery Road, Sulphur Creek

## Annexure 1



DA217022

## Annexure 2

### CENTRAL COAST COUNCIL

PO Box 220  
19 King Edward Street  
ULVERSTONE TASMANIA 7315  
Ph: (03) 6429 8900  
Email: [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)  
www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)



CENTRAL COAST COUNCIL

### Land Use Planning and Approvals Act 1993

### Central Coast Interim Planning Scheme 2013

### PLANNING PERMIT APPLICATION

Office Use Only

Application No. DA 217022

Date Received 21/7/17

Zone Rural Resource

Fee \$ 635.00

Permitted ☐

Discretionary ☒

NPR ☐

### Use or Development Site:

Site Address

39 CREAMERY ROAD, SULPHUR CREEK

TAS 7316

Certificate of  
Title Reference

Lot 1 SP62887

Land Area

4 HA

Heritage Listed Property

YES ☐

NO ☒

### Applicant/s

First Name

Middle

Name

Surname or  
Company name

VISIONSTREAM P/L

Mobile

Postal Address:

Locked Bag 4001

Phone No:

03 9283 4484

HEATHERTON VIC

3202

Email address:

dyfomnead@visionstream.com.au

### OWNER (Note - if more than one owner, all names must be indicated)

First  
Name

John + Katrina

Middle  
Name

Surname

Hudson

Phone No

03 6435 4688

Postal Address:

39 CREAMERY ROAD

SULPHUR CREEK

7316

DEVELOPMENT SERVICES

Received: 21 JUL 2017

Application No:

Doc ID:

**PERMIT APPLICATION INFORMATION**

(If insufficient space, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Telecommunications facility

Use Class

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development

Development of a 30m telecommunications  
Monopole, 10x10m Compound, and associated Works

Value of the development — (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ 25,000 Estimate/ Actual

Total floor area of the development 100 m<sup>2</sup>**Notification of Landowner**

If land is NOT in the applicant's ownership

I, DYLAN MEAD, declare that the owner/each of the owners  
of the land has been notified of the intention to make this permit application.

Signature of Applicant



Date

14/07/17

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature

Date

If the permit application involves land owned or administered by the CROWN

I,

Jesse Bernard Walker being and as Team Leader, Crown Land Services (Unit Manager, Policy  
+ Projects) (Position No. 334958) as  
prescribed in Statutory Rules 116  
of 2011 and pursuant to an  
Instrument of Delegation dated  
the 10th day of October 2016.

responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date



**Applicants Declaration**

I/we Dylan Mead (VISIONSTREAM P/L)  
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s



Date

14/07/17

*NE: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.*

Office Use Only	
Planning Permit Fee	\$ .....
Public Notice Fee	\$ .....
Permit Amendment / Extension Fee	\$ .....
No Permit Required Assessment Fee	\$ .....
<b>TOTAL</b>	<b>\$ .....</b>
Validity Date	

Department of Primary Industries, Parks, Water and Environment

GPO Box 44, Hobart TAS 7001

Ph 1 300 368 550

Web [www.dpipwe.tas.gov.au](http://www.dpipwe.tas.gov.au)



Enquiries: Anne Maginnity  
Ph: (03) 6165 4364  
Email: [cls.enquiries@dpipwe.tas.gov.au](mailto:cls.enquiries@dpipwe.tas.gov.au)  
Our ref: LM-LM-AU-CW-252594

Visionstream Pty Ltd obo Telstra Corp Ltd  
Corporate Drive  
HEATHERTON VIC 3202

Email to: [timothy.nguyen@visionstream.com.au](mailto:timothy.nguyen@visionstream.com.au)  
[philip.adams@centralcoast.tas.gov.au](mailto:philip.adams@centralcoast.tas.gov.au)  
[admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au)

Dear Mr Nguyen,

**LODGEMENT OF PLANNING APPLICATION  
VISIONSTREAM PTY LTD OBO TELSTRA CORPORATION LTD  
TOWER INSTALLATION**

**39 CREAMERY ROAD, SULPHUR CREEK AND USE OF CROWN LAND FOR ACCESS**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Primary Industries, Parks, Water and Environment.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

  
Jesse Walker  
Team Leader (Unit Manager, Policy & Projects  
Crown Land Services

20 July 2017

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 21 JUL 2017

Application No:

Doc. ID:

## SEARCH OF TORRENS TITLE

VOLUME 62887	FOLIO 1
EDITION 4	DATE OF ISSUE 20 Oct 2015

SEARCH DATE : 16-Feb-2017

SEARCH TIME : 10.46 AM

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON

Lot 1 on Sealed Plan 62887 (formerly being SP1890)

Derivation : Part of Lot 4828 Gtd. to J.B. Collins, Part of

Lot 4631 Gtd. to G.C. Brooke

Prior CT 2418/76

SCHEDULE 1

M541419 TRANSFER to JOHN ANTHONY HUDSON and KATRINA ANNE  
HUDSON Registered 20-Oct-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C149830 TRANSFER - Land is limited in depth to 15 metres,  
excludes minerals and is subject to reservations  
relating to drains sewers and waterways in favour of  
the Crown

C149830 FENCING PROVISION in Transfer

E24400 MORTGAGE to Commonwealth Bank of Australia  
Registered 20-Oct-2015 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

130286 PLAN Lodged by DEPT OF TRANSPORT on 15-Jun-1998 BP:  
130286

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 21 JUL 2017

Application No:

Doc. ID:



Owner <u>Benjamin Bunnell</u>		<b>PLAN OF SURVEY</b>		Registered Number <b>S.P.1890</b>
Title Reference <u>ASA-1890</u>		By Surveyor <u>B. S. Banks</u>		Filed by <u>1890</u>
Lot Number		of land situated in the		Receipt No.
1	2	LAND DISTRICT OF DEVON.		Recording Clerk
Area		PARISH OF ASHWATER.		Witnesses
3		Gross: Part of Lot 444, ss. 0.0, granted to John Bennett Collins and part of Lot 444, ss. 0.0, granted to George Christopher.		Recorder of Titles
4		Scale: 1 inch = 100 feet		
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NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE

62887

Part of Lot 4828 Gtd to J. B. Collins (Not R.P. Act) (P.117239) (P.118362)

B. Bunnell OWS. (2270-2280)

P. V. Scott OWS. (1012-7000)

E. F. Bourke & Anr OWS. (2230-2240)

CENTRAL COAST COUNCIL DEVELOPMENT & REGULATORY SERVICES

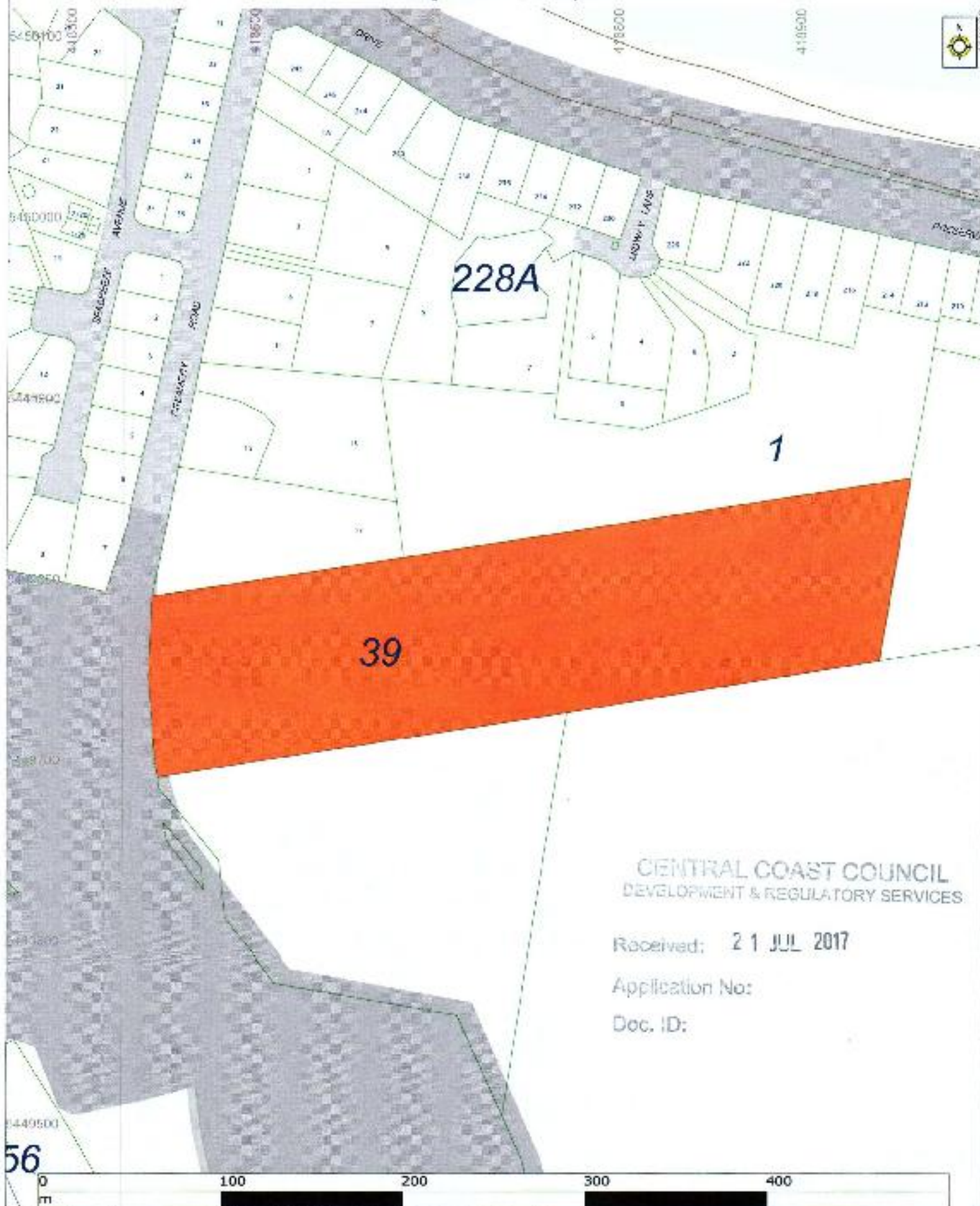
Received: 21 JUL 2017

Application No:

Doc. ID:



# 39 Creamery Road, Sulphur Creek



CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 21 JUL 2017

Application No:

Doc. ID:



DA217022

20 July 2017

Planning Manager  
Central Coast Council  
19 King Edward Street  
ULVERSTONE  
TAS  
7315

CENTRAL COAST COUNCIL

Division .....

Rec'd 21 JUL 2017

File No .....

Doc. Id .....

Dear Sir/Madam,

**Planning Permit Application, Proposed Telecommunications Facility at 39 Creamery Road, SULPHUR CREEK TAS 7316**

Please find attached planning permit application relating to the proposed development of a new 35m Telecommunications monopole and associated equipment at 39 Creamery Road, SULPHUR CREEK TAS 7316.

As a Licensed Carrier under the Commonwealth *Telecommunications Act 1997*, Telstra is also obliged to comply with the Industry Code; Communications Alliance Ltd C564:2001 *Industry Code – Mobile Phone Base Station Deployment* (refer to as the Deployment Code) in relation to the above proposal. Under the Deployment Code, Sections 4.1 and 4.2 are relevant to the preparation of the above planning permit application.

Telstra has applied the Precautionary Approach in the Selection and Design of the proposed site in accordance with Sections 4.1 and 4.2 of this Code.

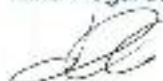
To assist in your assessment of the application please find enclosed:

- A completed application form;
- Property Title information;
- Site plans and elevations; and
- A written report assessing the proposal against the relevant planning instruments, including:
  - A copy of the Precautionary Approach Assessment (4.1 and 4.2 of the Deployment Code);
  - A copy of the EME (Electromagnetic Energy) Report;
  - A copy of the EPBC Report.

To arrange payment for this application, please contact Kristen Bell directly on (03) 9575 4155 for credit card payment over the phone.

Please do not hesitate to contact me immediately should you require any further information.

Kind Regards,



**Dylan Mead**  
Town Planner  
Visionstream  
on behalf of Telstra

Ph: (03) 9293 4984  
E: [dylan.mead@visionstream.com.au](mailto:dylan.mead@visionstream.com.au)

CENTRAL COAST COUNCIL

Division Plan-1an-5

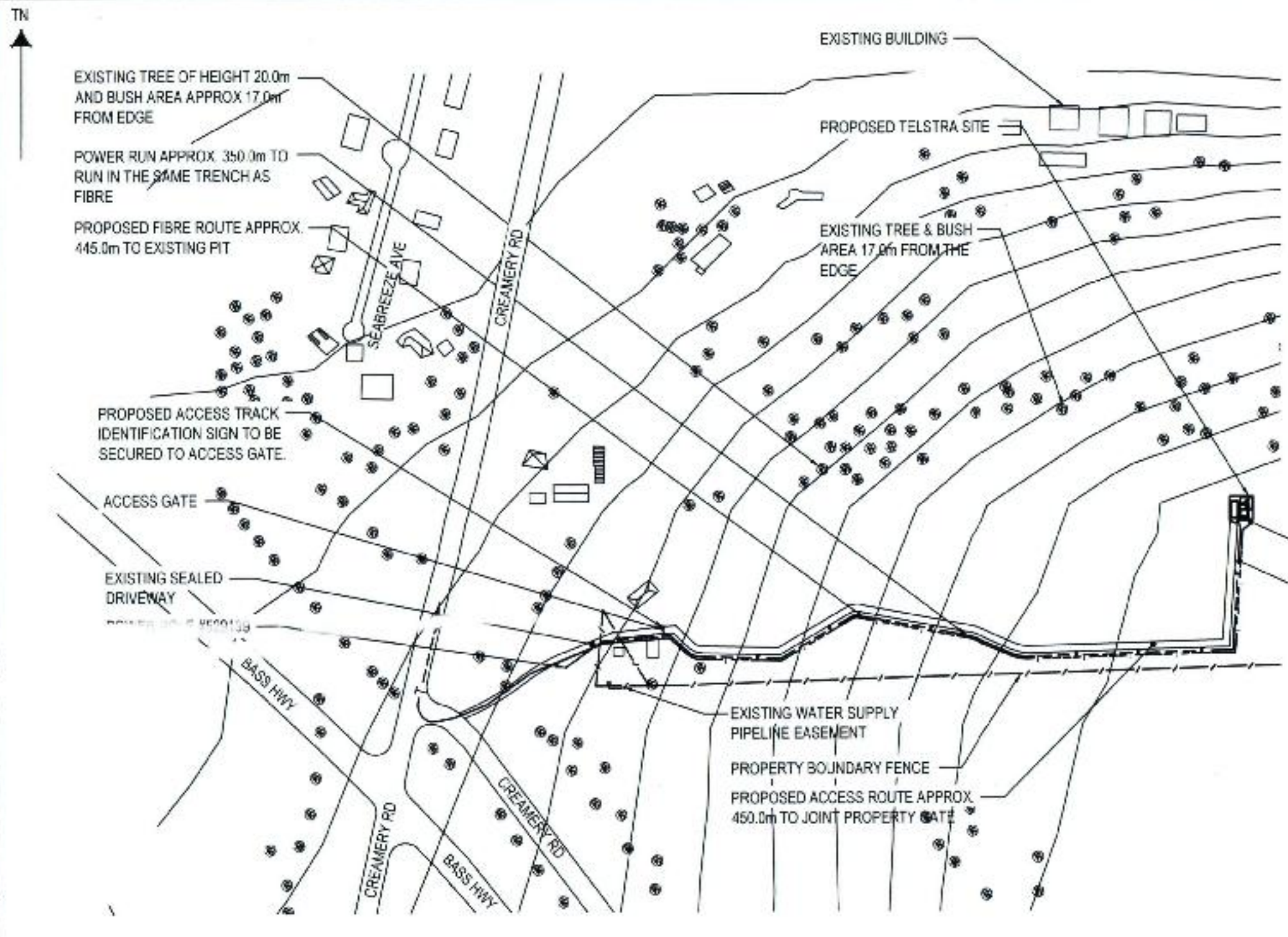
Rec'd 21 JUL 2017

File No .....

Doc. Id 273181



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 Telstra Mobile Network Planning Department, 100 Market Street, Melbourne, VIC 3000, Australia. 21 JUL 2017, 12:11 PM



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### LOCALITY PLAN

NOT TO SCALE

REFER TO SHEET S1-1 FOR SITE LAYOUT DETAILS.

POWER AND FIBRE TO FOLLOW PROPOSED ACCESS ROUTE.

**SITE ACCESS**  
SCALE 1:2000

20m 0 20m 40m 60m 80m 100m SCALE 1:2000

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**PROPERTY DESCRIPTION**

PART OF LOT 1 ON SEALED PLAN 62887

PARISH - ASHWATER

SITE STRUCTURE CO-ORDINATES (GDA94)	
GPS READING ACCURACY: ±10m	
CENTRE OF MONOPOLE	
LATITUDE	-41.099173° (GDA94)
LONGITUDE	146.033500° (GDA94)

**COMPLIANCE BOX**  
COMPLETED AS PER DESIGN  
ALTERATIONS IN RED

NAME (PRINT) \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**visionstream**

TO BE READ IN CONJUNCTION WITH SHEETS S1-1, S1-2, S3 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
1/10/2017	SH	ML	PRELIMINARY - 30060211/0209 VFL - LTE/700 / WCDMA/260	SR	JH	04.08.17	1

**PRELIMINARY**

**Telstra**

**MOBILE NETWORK SITE 313803**  
**SULPHUR CREEK**  
SITE ACCESS AND LOCALITY PLAN  
33 CREAMERY RD, SULPHUR CREEK, TAS 7316

OWN NO. **T110920** SH NO. **S1**

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Cad File: T110920\_S1.dwg



PROPOSED SIGNS TO BE UV STABLE  
STICKERS AND FIXED TO REAR OF ALL  
TELSTRA PANEL ANTENNAS (6 OFF)

PROPOSED SIGN TO BE SECURED  
1.5m AGL TO MONOPOLE USING  
STAINLESS STEEL STRAPS

PROPOSED TELSTRA 30.0m HIGH ROCLA  
MONOPOLE.

PROPOSED TELSTRA LTE700 GPS ANTENNA  
(1 OFF) ON STANDARD MOUNT

PROPOSED TELSTRA SHELTER FOUNDATION  
(4.2m x 3.7m INDICATIVE ONLY)

PROPOSED TELSTRA EWP / CHERRY PICKER PLANT  
LOCATION.

PROPOSED TELSTRA P5 ELECTRICAL PIT

PROPOSED TELSTRA LEASE AREA (10.0m x 10.0m)

PROPOSED U/G POWER ROUTE (APPROX. 350.0m)

PROPOSED SIGN TO BE SECURED  
TO COMPOUND ACCESS GATE  
USING STAINLESS STEEL STRAPS

PROPOSED 3.0m WIDE TELSTRA ACCESS ROUTE TO  
JOIN PROPOSED ACCESS ROUTE (APPROX. 450.0m)  
TO PROPERTY GATE

PROPOSED TELSTRA PANEL ANTENNAS, TMA'S & RRUS.  
REFER TO SHEET S1-2 FOR DETAILS.

PROPOSED TELSTRA (10.0m x 10.0m)  
COMPOUND STANDARD 3 WIRE STOCK  
FENCE WITH 3.0m WIDE ACCESS GATE.

PROPOSED TELSTRA MONOPOLE FOOTING  
(5.0m X 5.0m INDICATIVE ONLY)

PROPOSED 300W NEMA 20B (3.0m APPROX.) WITH  
SUPPORT POST (1 OFF) TO ACCOMMODATE  
FEEDERS (12 OFF)

PROPOSED TELSTRA (3.0m X 2.5m) ICS BS TYPE 1  
SHELTER TO ACCOMMODATE PROPOSED EQUIPMENT

PROPOSED TELSTRA U/G FIBRE ROUTE  
(INDICATIVE ONLY)

PROPOSED TELSTRA FIBRE PIT P6

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DEVELOPMENT & REGULATORY SERVICES

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Doc. ID:

# NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED  
AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS **EX** REFER TO 005486 DOCUMENTS FOR DETAILS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. ☒ PROPOSED TELSTRA LEASE AREA.

## SITE LAYOUT

SCALE 1:100

1m 0 1m 2m 3m 4m 5m SCALE 1:100

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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
1/10/2017	RH	VL	PRELIMINARY - 3000201/NO2015 VPL - LTE700/NO2015	SR	JH	(4/10/17)	1

**PRELIMINARY**

**Telstra**

MOBILE NETWORK SITE 313803  
SULPHUR CREEK

SITE LAYOUT  
39 CREAMERY RD, SULPHUR CREEK, TAS 7316

DWG NO. **T110920**

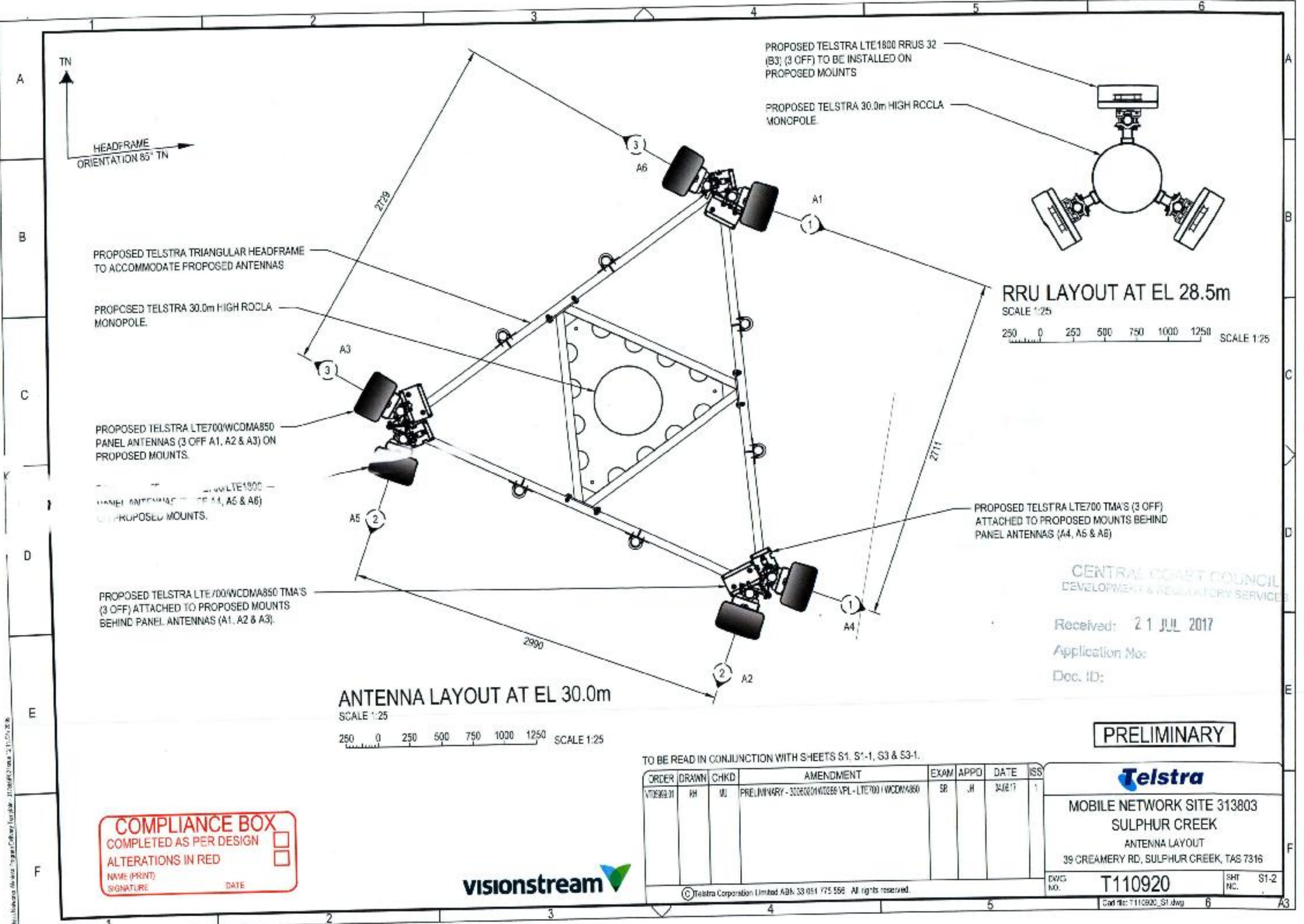
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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
V102939.01	RH	MI	PRELIMINARY - 3000001V102939 VPL - LTE700 / WCDMA850	SR	JH	24/6/17	1

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**PRELIMINARY**

**Telstra**

**MOBILE NETWORK SITE 313803**  
**SULPHUR CREEK**  
**ANTENNA LAYOUT**  
39 CREAMERY RD, SULPHUR CREEK, TAS 7316

DWG NO. **T110920** SHT NO. **S1-2**

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PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL TELSTRA PANEL ANTENNAS (6 OFF)

PROPOSED TELSTRA LTE700/WCDMA850 PANEL ANTENNAS (3 OFF, A1, A2 & A3) ON PROPOSED MOUNTS.

PROPOSED TELSTRA LTE700/LTE1800 PANEL ANTENNAS (3 OFF, A4, A5 & A6) ON PROPOSED MOUNTS.

PROPOSED TELSTRA LTE1800 RRUS 32 (B3) (3 OFF) TO BE INSTALLED ON PROPOSED MOUNTS

PROPOSED TELSTRA 30.0m HIGH ROCLA MONOPOLE

PROPOSED TELSTRA LTE700/WCDMA850 TMA'S (3 OFF) ATTACHED TO PROPOSED MOUNTS BEHIND PANEL ANTENNAS (A1, A2 & A3).

PROPOSED TELSTRA TRIANGULAR HEADFRAME TO ACCOMMODATE PROPOSED ANTENNAS

PROPOSED TELSTRA LTE700 TMA'S (3 OFF) ATTACHED TO PROPOSED MOUNTS BEHIND PANEL ANTENNAS (A4, A5 & A6)

▽ E.L. 31.3m (±100mm) RL 101.3m A.H.D.  
OVERALL HEIGHT

▽ E.L. 30.0m (±100mm) RL 100.0m A.H.D.  
C/L PROPOSED TELSTRA LTE700/WCDMA850 PANEL ANTENNAS (3 OFF, A1, A2 & A3)  
C/L PROPOSED TELSTRA LTE700/LTE1800 PANEL ANTENNAS (3 OFF, A4, A5 & A6)  
TOP OF PROPOSED MONOPOLE

▽ E.L. 28.5m (±100mm) RL 88.5m A.H.D.  
C/L PROPOSED TELSTRA LTE1800 RRUS 32 (B3) (3 OFF)

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ALTERATIONS IN RED  
NAME (PRINT) \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PROPOSED TELSTRA LCF78-50JA FEEDERS (12 OFF) TO BE RUN INTERNALLY TO MONOPOLE

**NOTES:**

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS **EX** REFER TO 005486 DOCUMENTS FOR DETAILS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. ☒ PROPOSED TELSTRA LEASE AREA.

PROPOSED 300W NEMA 20B (3.0m APPROX) WITH SUPPORT POST (1 OFF) TO ACCOMMODATE FEEDERS (12 OFF)

PROPOSED TELSTRA LTE700 GPS ANTENNA (1 OFF) ON PROPOSED STANDARD MOUNT.

PROPOSED TELSTRA (10.0m x 10.0m) COMPOUND STANDARD 3 WIRE STOCK FENCE WITH 3.0m WIDE ACCESS GATE.

PROPOSED TELSTRA (3.0m x 2.5m) ICS BS TYPE 1 SHELTER TO ACCOMMODATE PROPOSED EQUIPMENT

PROPOSED SIGN TO BE SECURED TO COMPOUND ACCESS GATE USING STAINLESS STEEL STRAPS

PROPOSED SIGN TO BE SECURED 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS

PROPOSED (10.0m x 10.0m) COMPOUND STANDARD STOCK FENCE WITH 3.0m WIDE ACCESS GATE.

PROPOSED TELSTRA P5 ELECTRICAL PIT

PROPOSED TELSTRA FIBRE PIT P6

▽ E.L. 0.00m (±100mm) RL 70.0m A.H.D.  
GROUND LEVEL

PROPOSED U/G POWER ROUTE (APPROX. 350.0m)

PROPOSED TELSTRA U/G FIBRE ROUTE (INDICATIVE ONLY)

PROPOSED TELSTRA (5.0m x 5.0m) MONOPOLE FOOTING (INDICATIVE ONLY)

**EAST ELEVATION**

SCALE 1:125

1.25m 0 1. 2.5m 3.75m 5.0m 6.25m SCALE 1:125

**PRELIMINARY**

TO BE READ IN CONJUNCTION WITH SHEETS S1-1, S1-2 & S3-1.

ORDER	DRAWN	CHECKED	AMENDMENT	EXAM	APPD	DATE	ISS
VT030901	RH	MI	PRELIMINARY - 30062011V0209	SR	JH	04/06/17	1



**MOBILE NETWORK SITE 313803**  
**SULPHUR CREEK**  
EAST ELEVATION  
39 CREAMERY RD, SULPHUR CREEK, TAS 7318

**T110920**

SHT NO S3



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A3V

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## TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L	ANTENNA BEARING (°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	110°	S1: LTE700 / S1: WCDMA850 S1: LTE700 / S1: WCDMA850
A2	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	200°	S2: LTE700 / S2: WCDMA850 S2: LTE700 / S2: WCDMA850
A3	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	300°	S3: LTE700 / S3: WCDMA850 S3: LTE700 / S3: WCDMA850
A4	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	110°	S1: LTE700 S1: LTE700 S1: LTE1800 S1: LTE1800 S1: LTE1800 S1: LTE1800
A5	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	200°	S2: LTE700 S2: LTE700 S2: LTE1800 S2: LTE1800 S2: LTE1800 S2: LTE1800
A6	ARGUS RVVPX310.11B-T2 PANEL 2533 x 350 x 208mm	INSTALL	30.0m	300°	S3: LTE700 S3: LTE700 S3: LTE1800 S3: LTE1800 S3: LTE1800 S3: LTE1800
A200	GPS ANTENNA KRE 101 2082/1 068 x 96	INSTALL	BASE OF GPS 3.0m	0°	-

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ALTERATIONS IN RED ☐  
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SIGNATURE: DATE:

**PRELIMINARY**

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ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
17099901	RH	ML	PRELIMINARY - 3000020 WCDMA VPL - LTE700 / WCDMA850	SR	JH	01.06.17	1

**Telstra**

MOBILE NETWORK SITE 313803  
SULPHUR CREEK  
ANTENNA CONFIGURATION TABLE  
39 CREAMERY RD, SULPHUR CREEK, TAS 7316

DWG NO:

T110920

SHEET NO:

S3-1

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A3V

# Planning Report

## Application for a Planning Permit

Proposed Telecommunications Facility at  
39 Creamery Road, SULPHUR CREEK TAS 7316  
(Lot 1 on SP62887)

Prepared on behalf of Telstra Corporation Limited by Visionstream Pty Ltd

July 2017

CENTRAL COAST COUNCIL  
DEVELOPMENT & REGULATORY SERVICES

Received: 21 JUL 2017

Application No:

Doc. ID:



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<b>Appendix 2</b>	Site Plans
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<b>Appendix 4</b>	Section 4.1 & 4.2 Precautionary Approach Checklists
<b>Appendix 5</b>	EME Report

## 1. EXECUTIVE SUMMARY

### 1.1 Site and Proposal Details

<b>Address of Site</b>	39 Creamery Road, SULPHUR CREEK TAS 7316
<b>Legal Property Description</b>	Lot 1 on Sealed Plan 62887 (formerly being SP1890)
<b>Local Authority</b>	Central Coast Council
<b>Permit Trigger</b>	Clause 26.0
<b>Zone and Overlay</b>	Rural Resource Zone (26.0) Landslip Hazard Overlay
<b>Use</b>	Telecommunications Facility
<b>Owner</b>	John Anthony and Katrina Anne Hudson 39 Creamery Road Sulphur Creek TAS 7316

### 1.2 Applicant Details

<b>Applicant</b>	Telstra Corporation Limited ABN 051 775 556 C/- Visionstream Pty Ltd Locked Bag 4001 Heatherton VIC 3202	
<b>Contact Person</b>	Dylan Mead	Ph. 03 9283 4984 <a href="mailto:dylan.mead@visionstream.com.au">dylan.mead@visionstream.com.au</a>
<b>Our Reference</b>	VT05999.01	



## 2 INTRODUCTION

This report has been prepared by Visionstream on behalf of Telstra as supporting information to a Planning Permit Application for the use and development of a new 30m telecommunications monopole at 39 Creamery Road, SULPHUR CREEK TAS 7316, formally known as Lot 1 on SP62887.

**Refer to Appendix 1 for Title details**

This report addresses the merits of the development with regard to the provisions of the *Central Coast Interim Planning Scheme 2013*.

## 3 THE PROPOSED DEVELOPMENT

The proposed telecommunications facility at 39 Creamery Road, SULPHUR CREEK TAS 7316, is comprised of the following:

- The installation of one (1) new 30m telecommunications monopole;
- The installation tower of six (6) panel antennas on a new triangular headframe at a height of 30m;
- The installation of six (6) Twin Mounted Amplifiers (TMAs) behind the proposed panel antennas;
- The installation of three (3) Remote Radio Units (RRUs) below the proposed panel antennas;
- The installation of one (1) new 3.0m x 2.5m Telstra equipment shelter used to house equipment associated with the facility;
- Installation of new 10m x 10m compound area to house the facility, this compound will be surrounded by a 2.4m high security chain wire fence;
- The installation of ancillary equipment.

**Refer to Plans attached at Appendix 2.**

## 4 PURPOSE OF THE PROPOSAL

There are two primary drivers for proposing the installation of a new telecommunications facility at 39 Creamery Road, SULPHUR CREEK TAS 7316, as follows:

- Capacity relief to existing Telstra sites  
To provide much needed capacity relief for the existing Telstra site in Sulphur Creek and carry new local cellular traffic in its vicinity. Surrounding sites have been expanded to their 3G maximum capability and the upgrade of this existing site is required to meet the traffic demand and growth in the area; and
- Reliable NextG Telstra services  
Providing the depth of coverage required to enable reliable NextG Telstra cellular services for local residents, businesses and other mobile users.

Telstra's 4GX service is bringing higher speeds and extra 4G coverage to a range of communities across the nation. 4GX includes services provided over Telstra's new 700MHz spectrum and deliver higher typical mobile speeds on compatible devices, allowing more Australians to experience more reliable connections and ultra-fast mobile internet. It also combines Telstra's 1800MHz and 700MHz spectrum bands to provide even faster 4G mobile web speeds on compatible devices.

In 4GX areas, people with compatible devices can look forward to:

- The fastest 4G speeds in Australia – Customers with 4GX category 6 devices can enjoy download speeds of between 2Mbps and 100Mbps. Customers with 4GX category 4 devices can enjoy typical download speeds of between 2Mbps to 75Mbps.
- Extra 4G coverage – 4GX will boost in-building coverage for 4G services bringing speedy mobile web access to more offices, bedrooms and lifts. And in regional areas, 4GX can go further than Telstra's existing 4G frequencies creating better 4G coverage.
- More 4G to share – 4GX will double Telstra's 4G bandwidth allowing people to enjoy their favourite content with fewer slowdowns even in peak hour or in crowded places like shops or on the bus.

## 5 MOBILE TELECOMMUNICATIONS NETWORKS

A mobile telecommunications network is made up of multiple base stations covering a geographic area. They work by sending and receiving low power radio signals from their antennas to mobile phones and other mobile devices such as tablets, wireless dongles etc. Base stations are designed to provide service to the area immediately surrounding the base station – can be up to several kilometers. Depending on the technical objectives of a base station, the physical characteristics of each telecommunications facility; such as its height, number and size of antennas, equipment, cabling etc. will vary.

As a general rule, the higher the antennas at a base station, the greater it's range of coverage and its ability to relieve capacity issues. If this height is compromised, additional facilities, and thus more infrastructure will be required for any given locality. The further a facility is located away from its technically optimum position, the greater the compromise of service. This may result in coverage gaps and require additional or taller base stations to provide adequate service.

Each base station transmits and receives signals to and from mobile devices in the area. As the mobile device user moves around, their device will communicate with the nearest base station/ facility to them at all times. If they cannot pick up a signal, or the nearest base station is congested (already handling the maximum number of phone calls or maximum level of data usage) the user may not be able to place a call, experience a call "drop out" or a slowing data rate while attempting to download content.

There are three main factors that can cause the above:

- You may be too far away from a facility to receive a signal, or there may be objects blocking the signal from the nearest facility; such as, hills, large trees or even trees. To ensure optimum service the radio signals transmitted between the facility antennas and mobile devices need to be unimpeded, maintaining a "line-of-sight" between them.
- The facility may be handling as much data download and calls as it can handle – call drop-outs and slower data rates can occur when too many users are connected to a facility at once.
- The depth of coverage (which affects the ability to make calls inside buildings), may be insufficient in some local areas.

The current proposal to upgrade the current facility will form part of Telstra's NextG network solution in the Sulphur Creek area and will deliver essential mobile services (voice calling, SMS), as well as live video calling, video-based content including: news, finance and sports highlights, and high-speed wireless internet – wireless broadband. With a coverage footprint of more than 2.1 million square kilometers and covering more than 98% of the Australian population, Telstra's NextG is Australia's largest and fastest national mobile broadband network and as such requires more network facilities, located closer together to ensure a high quality signal strength to achieve reliable service and the fastest possible data transfer rates.



## 6 SITE SELECTION PROCESS

Telstra commences the site selection process with a search of potential sites that meet the network's technical requirements, with a view to also having the least possible impact on the surrounding area. Telstra applies and evaluates a range of criteria as part of this site selection process.

Telstra assesses the technical viability of potential sites through the use of computer modelling tools that produce predictions of the coverage that may be expected from these sites, as well as from the experience and knowledge of the radio engineers.

There are also a number of other important criteria that Telstra uses to assess options and select sites that may be suitable for a proposed new facility. These take into account factors other than the technical performance of the site, and include:

- The potential to co-locate on an existing telecommunications facility.
- The potential to locate on an existing building or structure.
- Visual impact and the potential to obtain relevant town planning approvals.
- Proximity to community sensitive locations and areas of environmental heritage.
- The potential to obtain tenure at the site.
- The cost of developing the site and the provision of utilities (power, access to the facility and transmission links).

In making the proposal for this site at Sulphur Creek, Telstra has carefully weighed all of the above criteria. This analysis is detailed in the next section.

## 7 JUSTIFICATION FOR SITE SELECTION

Telstra carefully examined a range of possible deployment options in the area before concluding that a new telecommunications facility at 39 Creamery Road, Sulphur Creek (Lot 1 on SP62887) would be the most appropriate solution to provide necessary mobile phone coverage to the Sulphur Creek township and surrounding areas.

Accordingly, this section of the report will demonstrate the following:

- Colocation opportunities and existing telecommunications infrastructure within proximity to the proposed installation; and
- An analysis of the locations considered when determining an appropriate location for a new telecommunications installation within the required coverage area.

### 7.1 Colocation opportunities

The Communications Alliance Ltd. (formerly Australian Communications Industry Forum Ltd. - ACIF) *Industry Code C564:2011 – Mobile Phone Base Station Deployment* promotes the use of existing sites in order to mitigate the potential visual impact of facilities on the landscape. Accordingly, Telstra attempts to utilise, where possible, any existing infrastructure or co-location opportunities at first instance.

Below is a map of existing and proposed telecommunications facilities surrounding the Sulphur Creek area – the blue marker indicates the location of the proposed telecommunications facility at Creamery Road, Sulphur Creek, described as Lot 1 on SP62887. The nearest marker indicating a telecommunications facility refers to a proposed 35m monopole. It is our understanding that a development application (DA216106) for this structure was lodged, but has not progressed. Therefore, the only existing telecommunications facility within a relatively close proximity to the proposed site at Creamery Road is a 30m monopole located at Enterprise Avenue, Penguin. It is noted, however, that this structure already facilitates Telstra equipment – although the height and location (approx. 3km south east of Creamery Road proposal) of this tower is not able to service the additional area(s) required. As such, a new 30m monopole is proposed to fill this gap in the network.



Figure 1: Location of nearby existing telecommunications facilities – Source: RFNSA [www.rfnsa.com.au](http://www.rfnsa.com.au)

## 7.2 Candidates considered

As discussed above, a new telecommunications facility is required to service the Sulphur Creek and surrounding area(s) as there are no viable co-location options available. Accordingly, Visionstream on behalf of Telstra have undertaken investigations into the installation of a new telecommunications facility within the Sulphur Creek area.

Throughout this investigation, several candidates have been identified as potential sites. However only one of these has been deemed to be the most appropriate location to not only achieve the required coverage requirements, but also to fulfill the planning, property, design and construction objectives.



Candidate	Location	Proposal	Zoning	Overlays
Candidate A	39 Creamery Road Sulphur Creek, TAS 7316	Greenfield 30m monopole	26.0 Rural Resource Zone	105.LDS Landslip Hazard (Medium) Overlay
Candidate B	39 Creamery Road Sulphur Creek, TAS 7316	Greenfield 30m monopole	26.0 Rural Resource Zone	105.LDS Landslip Hazard (Medium) Overlay
Candidate C	9 Overall Street Sulphur Creek, TAS 7316	Greenfield 30m Monopole	10.0 General Residential Zone	N/A
Candidate D	401 Preservation Drive Sulphur Creek, TAS 7316	Greenfield 30m Monopole	26.0 Rural Resource Zone	N/A

Table 1: Proposed Candidates

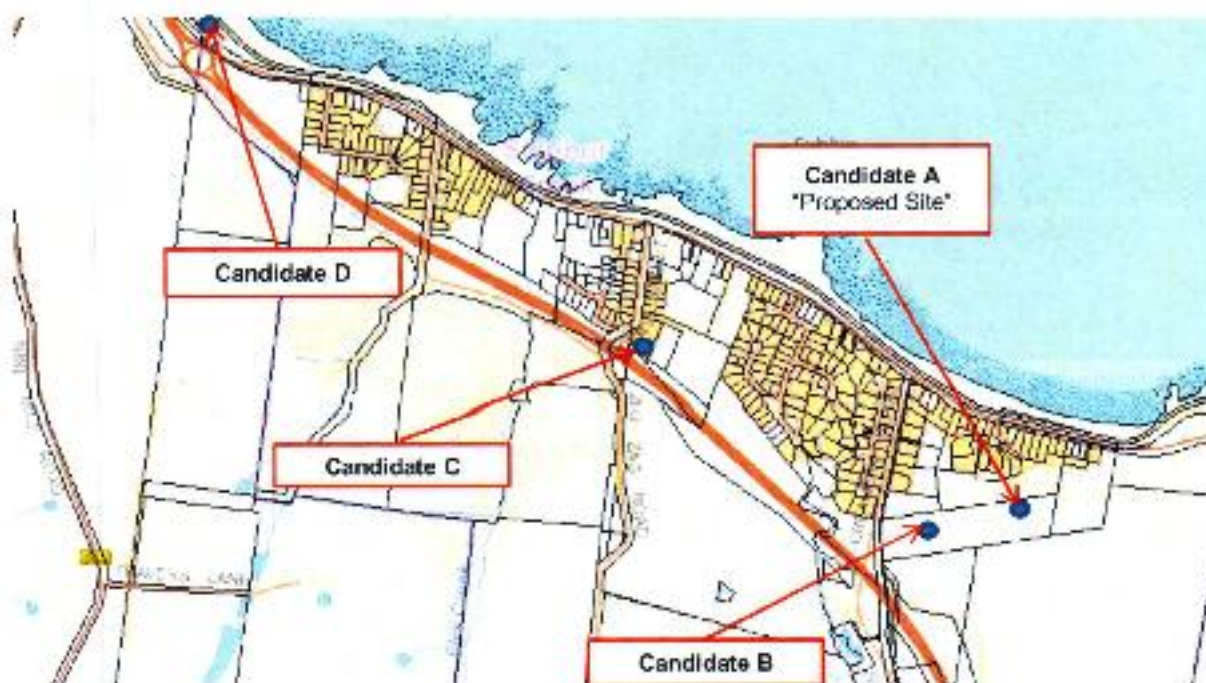


Figure 2: Proposed Candidates Map – Source: Tasmanian Planning Commission



**Candidate A: 39 Creamery Road Sulphur Creek, TAS 7316 - "Proposed Site"**

This candidate is positioned behind a row of mature vegetation atop an elevated section of land overlooking the Sulphur Creek township. The land is currently described as cleared, grazing land. Adjoining land uses are similar, with some higher intensity agricultural uses to the south. This location provides an adequate separation from neighbouring dwellings, and will not be highly visible from those dwellings to the north (at the base of the hill) given the screening and topography of the landscape. The position of the proposed facility also achieves an adequate setback from neighbouring dwellings to the south, west and east – with the closest neighbouring dwelling located approximately 400m to the south.

This candidate has been chosen as the proposed site due to its Rural Resource zoning, separation from neighbouring dwellings, existing vegetation screening, and its ability to fulfill the coverage objectives required for Sulphur Creek and surrounding area(s).



Figure 3: Candidate A – 39 Creamery Road Sulphur Creek, TAS 7316 - "Proposed Site" – Source: Visionstream 2017

**Candidate B: 39 Creamery Road Sulphur Creek, TAS 7316**

Candidate B is a similar candidate to Candidate A in many respects – it is positioned behind a row of mature vegetation, the land is cleared for grazing purposes, and adjoining land uses are similar, with some higher intensity agricultural uses to the south.

However, the location of this facility being approximately 200m to the west of Candidate A means that the number of dwellings within closer proximity of the facility increases significantly. The density of existing vegetation also diminishes towards the west, leaving this facility somewhat exposed to the medium density subdivision clustered along Creamery Road.

This candidate was discounted due to potential visual impacts on surrounding dwellings, particularly those to the west.



Figure 4: Candidate B – 39 Creamery Road Sulphur Creek, TAS 7316 – Source: Visionstream 2017



**Candidate C: 9 Overall Street, Sulphur Creek, TAS 7316**

Candidate C is proposed on land zoned General Residential, and is not covered by any relevant overlays. This Candidate is located within a small allotment currently used for industrial purposes. South of the proposed location is the Bass Highway, followed by a steeply elevated, and heavily vegetated, undulating landscape.

To the east is a large section of cleared land, separating the proposed location from the recently built subdivision area by approximately 170m. To the north and northeast, there are a number of residential dwellings in relatively close proximity. Furthermore, the relatively low ground elevation of this candidate would likely result in a reduction in the potential coverage required to service the Sulphur Creek and surrounding area(s).

This candidate was discounted due to potential visual impacts on surrounding dwellings, and due to the reduction in potential coverage.



Figure 5: Candidate C – 9 Overall Street, Sulphur Creek, TAS 7316 – Source: Visionstream 2017



**Candidate D: 401 Preservation Drive, Sulphur Creek, TAS 7316**

This candidate is located adjacent to the existing Telstra exchange building, on a small allotment located at the intersection of Nine Mile Road, Preservation Drive and the Bass Highway – the gateway from the west into Sulphur Creek.

The land is generally cleared, with an exchange building on the property and a warehouse to the west. There exists established vegetation to the north and east of the site, protecting distant views from these vantages. It is likely that a facility in this location would be quite prominent from the Bass Highway, although the site maintains good separation from residential uses. Furthermore, the relative distance from the Sulphur Creek would likely result in a reduction in the potential coverage required to service the Sulphur Creek and surrounding area(s).

This candidate was discounted due to potential visual impacts on surrounding dwellings, and due to the reduction in potential coverage.



Figure 6: Candidate D – 401 Preservation Drive, Sulphur Creek, TAS 7316 – Source: Visionstream 2017

**Conclusion**

Telstra has submitted this application for a new telecommunications facility in Sulphur Creek after a thorough investigation to improve coverage and capacity in the area and in order to improve mobile communications performance in the area.

Telstra does not propose the installation of a new telecommunications facility without exhaustively investigating possible alternatives, including co-location on existing infrastructure. In this case, Telstra concluded that there are no viable existing infrastructure within the Sulphur Creek area to achieve a co-location. While there are existing facilities within the broader area, they would not provide the required height or position to adequately service the surrounding area. As such, a new facility at Creamery Road, Sulphur Creek would be the most appropriate option to pursue when all factors including: the radio design, site construction and planning environmental issues were considered. It is submitted that the site is accessible, technically viable and will result in minimal impact on the amenity of the area, whilst also providing possible co-location opportunities for other carriers in the future.

As stated above, the site selection process carefully considered environmental and visual constraints,



## 8 SITE AND SURROUNDING AREA

Sulphur Creek is a small coastal township located along the Central Coast of northwest Tasmania. Sulphur Creek is located within the Central Coast Council region situated approximately 11km east of Burnie, and approximately 4km west of Penguin. The township of Sulphur Creek is divided into two primary landscapes. To the north there is the low-lying, shorefront residential and commercial precinct concentrated along the main thoroughfare "Preservation Drive". The landscape quickly inclines towards the south, and transforms into undulating, largely agricultural farmland and paddocks interspersed with networks of dense vegetation.

The proposed Telstra telecommunications facility is located on the elevated portion of the Sulphur Creek landscape. The area surrounding the proposed facility is primarily characterised as undulating, generally cleared agricultural land, with some scattered residential dwellings throughout the broader landscape. Immediately north of the proposed facility is a portion of large, mature vegetation, followed by a significant decline in land elevation leading towards the coast.

Sulphur Creek and its surrounds have been identified as an area requiring improved mobile phone coverage. The growth in residents and visitors over time, as well as the advancement in mobile technology, requires increased infrastructure capacity. As there is an exponential growth in the mobile data use on smartphones requiring additional infrastructure to provide adequate service provision to the expanding area, Telstra has proposed the development of new telecommunications infrastructure at 39 Creamery Road, Sulphur Creek.



Figure 7: Aerial View of Application Site and Surrounds – Source: Google Earth



Figure 8: Proposed compound area looking west – Source: Visionstream 2017



Figure 9: View from the proposed compound area looking north – Source: Visionstream 2017





Figure 10: View from the proposed compound area looking south – Source: Visionstream 2017

## 9 KEY REGULATORY FRAMEWORK

The following information provides a summary of the Federal legislation relevant to telecommunications development proposals.

### 9.1 Commonwealth Telecommunications Act, 1997

The *Telecommunications Act 1997* (the Act) came into operation on 1<sup>st</sup> July 1997. The Act provides a system for regulating telecommunications and the activities of carriers and service providers.

Under the Act, telecommunications carriers are no longer exempt from State and Territory planning laws except in three limited instances:

1. There are exemptions for inspection of land, maintenance of facilities, installation of 'low impact facilities', subscriber connections and temporary defense facilities. These exemptions are detailed in the *Telecommunications (Low-impact Facilities) Determination 1997* and the *Amendment No. 1 of 2012* and these exceptions are subject to the *Telecommunications Code of Practice 1997*;
2. A limited case-by-case appeals process exists to cover installation of facilities in situations of national significance; and
3. There are some specific powers and immunities from the previous *Telecommunications Act 1997*.

### 9.2 Telecommunications (Low-impact Facilities) Determination, 1997 and Amendment No.1 of 2012

The *Telecommunications (Low-impact Facilities) Determination* came into effect on 1<sup>st</sup> July 1997 and the *Amendment to the Determination (No.1 of 2012)* came into effect on 23<sup>rd</sup> November 2013.

The Determination contains a list of Telecommunications Facilities that the Commonwealth will continue to regulate. These are facilities that are essential to maintaining telecommunications networks and are unlikely to cause significant community disruption during their installation or operation. These facilities are therefore considered to be 'Low-impact' and do not require planning approval under State or territory laws.

However, as the proposed development requires a new 30m structure, the facility at Sulphur Creek does not fall under the Determination and, therefore, requires approval under State planning legislation.



### 9.3 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act* commenced on 16<sup>th</sup> July 2000. It introduces a new role for the Commonwealth Government in the assessment and approval of development proposals where those proposals involve actions that have a significant impact on matters of National Environmental Significance, the environment of Commonwealth owned land and actions carried out by the Commonwealth Government.

The proposal is not of National Environmental Significance, as it will not impact on:

- World Heritage Areas;
- Wetlands protected by International Treaty (The RAMSAR Convention);
- Nationally listed threatened species and communities;
- Nationally listed migratory species;
- All nuclear actions; or
- The environment of Commonwealth Marine areas.

**Refer to EPBC Act Protected Matters Report at Appendix 3.**

### 9.4 Communications Alliance Ltd. Code C564: 2011 Industry Code – Mobile Phone BaseStation Deployment

The new Communications Alliance Ltd. C564:2011 *Industry Code – Mobile Phone Base Station Deployment* (referred to as the Deployment Code) replaced the Australian Communications Industry Forum (ACIF) 'Industry Code - Deployment of Mobile Phone Network Infrastructure' (more commonly referred to as the ACIF Code) in July 2012. The purpose of the revisions incorporated in the new Deployment Code are to provide certainty and clarity for all parties in the implementation of the Code, for example, with regard to the consultation process with Council's and communities and with regard to providing and updating RF EMR Health and Safety Information, reports and signage in keeping with relevant standards.

Similar to the ACIF Code, the new Deployment Code cannot change the existing regulatory regime for telecommunications at local, State or Federal level. However, it supplements the existing obligations on carriers, particularly in relation to community consultation and the consideration of exposure to radio signals, sometimes known as electromagnetic energy (EME or EMR).

The Code imposes mandatory levels of notification and community consultation for sites complying with the Telecommunications (Low-impact Facilities) Determination 1997. It identifies varying levels of notification and/or consultation depending on the type and location of the infrastructure proposed.

The subject proposal, not being designated a 'Low-impact' facility, is not subject to the notification or consultation requirements associated with the Deployment Code. These processes are handled within the relevant State and Local consent procedures.

Nevertheless the intent of the Code, to ensure Carriers follow a 'precautionary approach' to the siting of infrastructure away from sensitive land uses, has been followed in the selection of this site as demonstrated in the Deployment Code section 4.1 Precautionary Approach Checklist which is attached at Appendix 4.

Included in the section 4.1 Checklist is a statement of how the public's exposure to EME from the site has been minimised. All emissions from the site will be well within the requirements of the relevant Australian Standard. Details of this standard are contained in the following section.

Also attached at Appendix 4 is the Deployment Code section 4.2 Precautionary Approach Checklist which demonstrates how the proposal has been designed in accordance with the Code's 'precautionary approach'.

This site has been selected and designed to comply with the requirements of the Deployment Code in so much as the precautionary approach has been adhered to and, as a result the best design solution has been achieved.

**Refer to Precautionary Approach Checklists in Appendix 4.**



## 9.5 Regional Policies

### Living on the Coast – The Cradle Coast Regional Land Use Planning Framework

The Cradle Coast Regional Land Use Planning Framework provides a guideline through which land use planning in the Cradle Coast region (incorporating Central Coast Council, among several others) should follow. Understanding that the Cradle Coast Region will in future see a growth in population, development and change in land use, the Framework seeks to strategically plan for this future. Through the cooperation of multiple local government areas, the Cradle Coast region can consistently work towards achieving the strategic goals of the region through utilising this Framework effectively.

*"The Cradle Coast Regional Land Use Strategy promotes wise use of natural and cultural resources, a prosperous regional economy, liveable and sustainable communities, and planned provision for infrastructure and services."*

In regards to the provision of infrastructure (and specifically telecommunications infrastructure) the Strategy, as stated in the Executive Summary "recognises the potential of new technology and innovative thinking must be accommodated in the opportunities to use and develop land".

Section 5 of the Framework *"Infrastructure – supporting people and economies"* states that "Emerging digital communication technologies will enhance participation and provide new opportunities for economic and social activity at a global scale".

Perhaps most relevant to this Development Application is Section 5.5 of the Framework *"Telecommunication"*. Section 5.5 discusses the importance of access to "high speed and large capacity telecommunication systems" in order to build and sustain economically thriving and livable communities. The Framework continues to acknowledge that access to high quality telecommunication services is becoming more and more of a necessity "business, advice, health, education, information and entertainment activities".

While Section 5.5. of the Framework discusses in detail the need for (and benefits of) telecommunications facilities, it also recognises that the "expansion of telecommunication networks usually involves the physical development of land to install communication towers", and that "development may have impact on the character and amenity of local environments".

Accordingly, Telstra have chosen a site location that considers the potential impact on the amenity and character of the Sulphur Creek area. The site location utilises several environmental factors (such as existing screening, separation from dwellings, placement within rural land use, and topography) to mitigate this potential impact, and strike a balance between service provision and amenity.

## 9.6 Central Coast Interim Planning Scheme 2013

The *Central Coast Interim Planning Scheme 2013* outlines the orderly Land Use and Development requirements within the Local Government Area of Central Coast Council. These requirements echo the objectives of the Planning Scheme, which outline the desired future outcomes of land use, development, social and economic growth in the Central Coast Area.

In regards to the proposed use of a telecommunications facility at 39 Creamery Road, Sulphur Creek, the *Central Coast Interim Planning Scheme 2013* does not specifically class "Telecommunications Facilities" as a use.

However, the Scheme defines the "Utilities" use class as:

*"Use of land for utilities and infrastructure including:*

***(a) telecommunications;***

*(b) electricity generation;*

*(c) transmitting or distributing gas, oil, or power;*

*(d) transport networks;*

*(e) collecting, treating, transmitting, storing or distributing water; or*

*(f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage."*

As defined in the *Telecommunications Code (EB)* within the *Central Coast Interim Planning Scheme 2013*: "Telecommunications Infrastructure" refers to "any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use, in or in connection with a telecommunications network".

Therefore, Telecommunications Infrastructure is classified under the use class "Utilities" per the *Central Coast Interim Planning Scheme 2013*.



## 10 STATUTORY CONTROLS

### 10.1 Zoning

Under the *Central Coast Interim Planning Scheme 2013*, the land on which the proposal is located is within the **Rural Resource Zone (26.0)**.

The Purpose Statements of the Rural Resource zone are:

- To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- To provide for other use or development that does not constrain or conflict with resource development USBs.

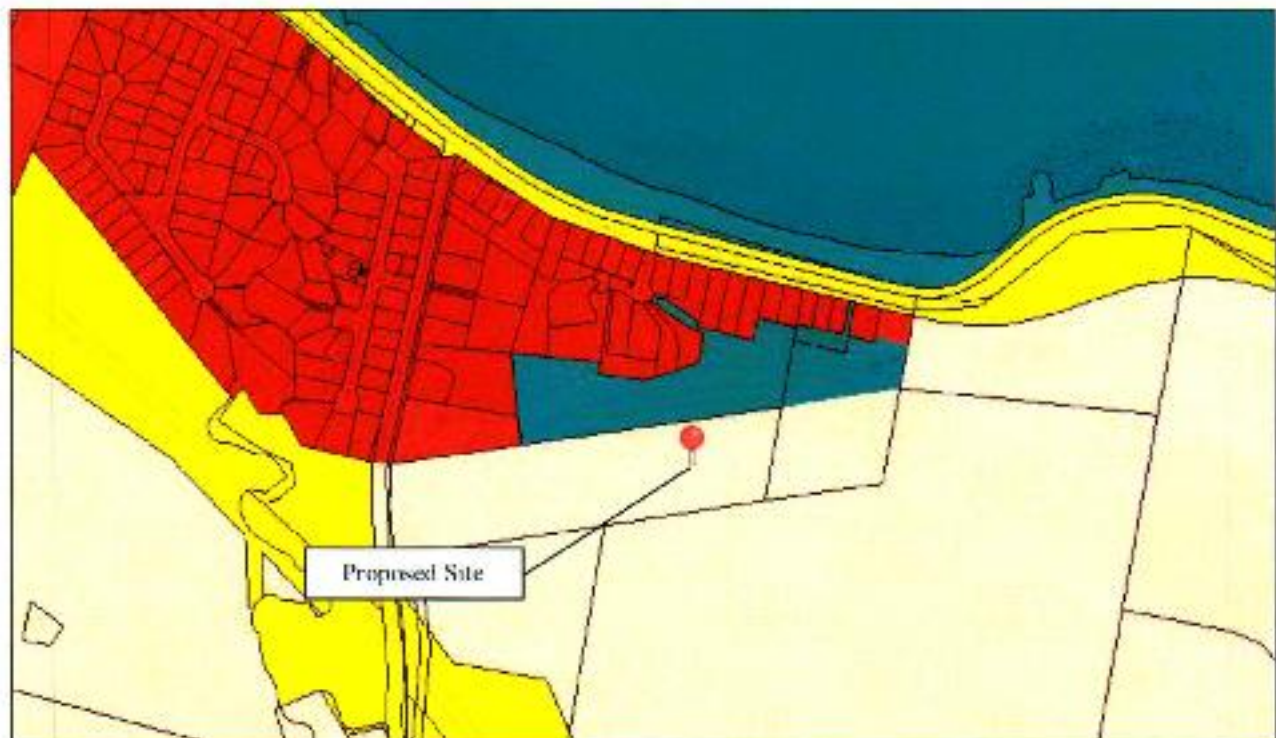


Figure 11: Zoning Map – Source: Tasmanian Planning Commission

The Local Area Objectives of the Rural Resource Zone (in accordance with Part D of the *Central Coast Interim Planning Scheme 2013*) are:

- (a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;
- (b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;
- (c) Air, land and water resources are protected against –
  - (i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and
  - (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;
- (d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;
- (e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;
- (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;
- (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



- (h) Residential use and development on rural land is appropriate only if –
- (i) required by a primary industry or a resource based activity; or
  - (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

In the case of the proposed telecommunications facility at 39 Creamery Road, Sulphur Creek, the facility seeks to utilise rural land for the purposes of economic, community and utility activity. The proposed facility will only require a small section of agricultural land (100m<sup>2</sup>) for the compound area, and is not considered to interfere with the purposes and objectives of the Rural Resource zone. The section of the rural allotment allocated for the proposed facility is flat, located just south of a steep decline which is heavily vegetated.

It is understood that the placement of the proposed facility on the rural allotment, as well as the relatively small amount of land required for the proposed facility, will not fragment the existing agricultural uses on the property.

Furthermore, the **Desired Future Character Statements of the Rural Resource Zone** (in accordance with Part D of the *Central Coast Interim Planning Scheme 2013*) are:

Use or development on rural land:

- (a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –
  - (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
- (b) may be interspersed with –
  - (i) small-scale residential settlement nodes;
  - (ii) places of ecological, scientific, cultural, or aesthetic value; and
  - (iii) pockets of remnant native vegetation
- (c) will seek to minimise disturbance to –
  - (i) physical terrain;
  - (ii) natural biodiversity and ecological systems;
  - (iii) scenic attributes; and
  - (iv) rural residential and visitor amenity;
- (d) may involve sites of varying size –
  - (i) in accordance with the type, scale and intensity of primary industry; and
  - (ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;
- (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

The proposed facility at 39 Creamery Road, Sulphur Creek is required to provide improved mobile telecommunications service to Sulphur Creek and surrounding area(s). Telecommunications infrastructure is understood to be a utility in accordance with the *Central Coast Interim Planning Scheme 2013*, which is specifically referred to as a Desired Future Character in the Rural Resource Zone.

While a utility is considered a compatible use and development within the Rural Resource Zone, the Desired Future Character Statement also specifies the need to minimise disturbance to the physical terrain, natural biodiversity and ecological systems, scenic attributes and rural residential and visitor amenity.

Disturbance to the physical terrain, ecological and biodiversity systems has been minimised by the retention of surrounding trees, and the relatively small amount of land required for the compound. In fact, these mature trees have been utilised as a visual buffer between major view lines and the proposed facility, as the trees will screen the majority of the facility. Visual impact mitigation has also been considered through the location of the facility, which achieves an adequate setback from neighbouring dwellings, and the design: including a slim-line monopole, which will be finished in muted colours and materials.



The proposed involves a non-residential use located on Rural Residential land. Accordingly, ***the Requirement for discretionary non-residential use to locate on rural resource land*** (in accordance with Part D of the Central Coast Interim Planning Scheme 2013) includes the following criteria:

Objective		
Other than for residential use, discretionary permit use of rural resource land is to minimise – (a) unnecessary loss of air, land and water resources of significance for sustainable primary industry and other permitted use, including for agricultural use dependent on the soil as a growth medium; and; (b) unreasonable conflict or interference to existing or potential primary industry use, including agricultural use, by other land use		
Acceptable Solutions	Performance Criteria	Assessment
<b>A1</b>  There is no acceptable solution	Other than for residential use, discretionary permit use must –  (a) be consistent with the local area objectives;  (b) be consistent with any applicable desired future character statement;  (c) be required to locate on rural resource land for operational efficiency  (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 – a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose; b. for security; c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose; (vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land; (vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or	The total amount of land required for Telecommunications facilities is inherently small. In the case of the proposal at 39 Creamery Road, the total space required for the compound is 10m x 10m (or 100m <sup>2</sup> ). Located on an approximately 4 Hectare allotment, it is calculated that the proposed compound will take up approximately 0.25% of the total land mass. This, as well as the location of the proposed facility on a flat section of land just south of a steep slope, will ensure that the proposed facility will not negatively impact the land for Rural Resource objectives.  The proposed facility is required to service and support all residents, businesses and visitors in the Sulphur Creek and surrounding area(s). Those who are serviced by the proposed facility include primary industry and other uses on land within the Rural Resource zone.  Telstra has undertaken a compliance report that predicts the maximum levels of radiofrequency EME from the proposed installation at 39 Creamery Road, SULPHUR CREEK TAS. The maximum environmental EME level predicted from this proposed facility is substantially within the allowable limit under the ARPANSA standard.  The proposed facility does not produce solid or liquid waste.



	<p>(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p> <p>(c) 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 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development.</p>	
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**Location and configuration of development** (in accordance with Part D of the *Central Coast Interim Planning Scheme 2013*) includes the following criteria:

Objective		
(a) The location and configuration of development is to provide a reasonable consistency between sites for setback from a boundary, height of buildings, and location within the landscape		
Acceptable Solutions	Performance Criteria	Assessment
<p><b>A1</b></p> <p>A building or a utility structure, other than a crop protection structure for an agricultural use, must be setback –</p> <p>(a) not less than 20.0m from the frontage; or</p> <p>(b) if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road;</p> <p>(c) not less than 10.0m from each side boundary; and</p> <p>(d) not less than 10.0m from the rear boundary; or</p> <p>(e) in accordance with any applicable building area shown on a sealed plan</p>	<p><b>P1</b></p> <p>The setback of a building or utility structure must be –</p> <p>(a) consistent with the streetscape; and</p> <p>(b) required by a constraint imposed by –</p> <p>(i) size and shape of the site;</p> <p>(ii) orientation and topography of land;</p> <p>(iii) arrangements for a water supply and for the drainage and disposal of sewage and stormwater;</p> <p>(iv) arrangements for vehicular or pedestrian access;</p> <p>(v) a utility; or</p> <p>(vi) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme;</p> <p>(vii) any lawful and binding requirement –</p> <p>a. by the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or</p> <p>b. an interest protected at law by an easement or other regulation</p>	<p>The proposed facility has been setback approximately 50m from the northern boundary of the allotment. This setback is primarily due to the significant sloping of the land towards the north (approx. 13m decline from monopole location and northern boundary). This distance from the boundary was also maintained for the protection of the trees to the north.</p> <p>The total space required for the compound is 10m x 10m (or 100m<sup>2</sup>). Located on an approximately 4 Hectare allotment, it is calculated that the proposed compound will take up 0.25% of the total land mass. This, as well as the location of the proposed facility on a flat section of land just south of a steep slope, will ensure that the proposed facility will not negatively impact the land for Rural Resource objectives.</p> <p>The proposed facility does not produce solid or liquid waste.</p>

<p>Building height must be not be more than 8.5m</p>	<p>Building height must -</p> <ul style="list-style-type: none"> <li>(a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling;</li> <li>(b) minimise apparent scale, bulk, massing and proportion in relation to any adjacent building;</li> <li>(c) be consistent with the streetscape and rural landscape;</li> <li>(d) respond to the effect of the slope and orientation of the site; and</li> <li>(e) take into account the effect and durability of screening other than vegetation to attenuate impact</li> </ul>	<p>By nature of radiofrequency technology, a mobile phone base station like the one proposed at 39 Creamery Road, must achieve an adequate height to ensure that the radio signal is transmitted properly. Nevertheless, the appropriate measures have been taken to mitigate the visual impact that this 30m high telecommunications facility have on the surrounding area:</p> <ul style="list-style-type: none"> <li>- The facility has been placed adjacent to large, mature vegetation, which will screen the majority of the facility.</li> <li>- The location of the facility achieves an adequate setback from neighbouring dwellings. This distance will assist in visually offsetting the height of the facility.</li> <li>- The design includes a slim-line monopole, which will be finished in muted colours and materials.</li> </ul>
<p><b>A3.1</b></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> <ul style="list-style-type: none"> <li>(a) not project above an elevation 15m below the closest ridgeline;</li> <li>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</li> <li>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</li> <li>(d) clad and roofed with materials with a light reflectance value of less than 40%.</li> </ul>	<p><b>P3.1</b></p> <p>The location, height and visual appearance of a building or structure except for wind power turbines or wind power pumps must have regard to -</p> <ul style="list-style-type: none"> <li>(a) minimising the visual impact on the skyline;</li> <li>(b) minimising height above the adjacent vegetation canopy;</li> <li>(c) minimising visual impact on the shoreline or a marine or aquatic water body, water course, or wetland where possible; and</li> <li>(d) minimising reflection of light from an external surface.</li> </ul>	<p>As discussed, the facility has been placed adjacent to large, mature vegetation, and is located on a flat section of land steeply elevated from the shoreline and Preservation Drive. The combination of this steep incline, as well as the thick vegetation to the north of the site will maintain a visual barrier from the shoreline and the main arterial road travelling through Sulphur Creek (Preservation Drive).</p> <p>Although the facility will be located on an elevated section of land, the protrusion into the view of the skyline is not expected to be significant.</p> <p>The design includes a slim-line monopole, which will be finished in muted colours and materials.</p>



Location of Development for Sensitive Uses (in accordance with Part D of the Central Coast Interim Planning Scheme 2013) includes the following criteria:

Objective		
<p>The location of development for sensitive uses on rural land does not unreasonably interfere with or otherwise constrain –</p> <ul style="list-style-type: none"> <li>(a) agricultural land for existing and potential sustainable agricultural use dependent on the soil as a growth medium,;</li> <li>(b) agricultural use of land in a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development;</li> <li>(c) use of land for agricultural production that is not dependent on the soil as a growth medium, including aquaculture, controlled environment agriculture, and intensive animal husbandry;</li> <li>(d) conservation management;</li> <li>(e) extractive industry;</li> <li>(f) forestry; and</li> <li>(g) transport and utility infrastructure</li> </ul>		
Acceptable Solutions	Performance Criteria	Assessment
<p><b>A1</b></p> <p>New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –</p> <ul style="list-style-type: none"> <li>(a) be located not less than –                             <ul style="list-style-type: none"> <li>(i) 200m from any agricultural land;</li> <li>(ii) 200m from aquaculture or controlled environment agriculture;</li> <li>(iii) 500m from the operational area boundary established by a mining lease issued in accordance with the Mineral Resources Development Act 1995 if blasting does not occur; or</li> <li>(iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the Mineral Resources Development Act 1995 if blasting does occur; or</li> <li>(v) 500m from intensive animal husbandry;</li> <li>(vi) 100m from land under a reserve management plan;</li> <li>(vii) 100m from land designated for production forestry;</li> <li>(viii) 50m from a boundary of the land to a road identified in Clause 26.4.2 or to a railway line; and</li> <li>(ix) clear of any restriction imposed by a utility; and</li> </ul> </li> <li>(b) not be on land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development</li> </ul>	<p><b>P1</b></p> <p>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 minimise –</p> <ul style="list-style-type: none"> <li>(a) permanent loss of land for existing and potential primary industry use;</li> <li>(b) likely constraint or interference to existing and potential primary industry use on the site and on adjacent land;</li> <li>(c) permanent loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development; and</li> <li>(d) adverse effect on the operability and safety of a major road, a railway or a utility</li> </ul>	<p>In the case of the proposal at 39 Creamery Road, the total space required for the compound is 10m x 10m (or 100m<sup>2</sup>). Located on an approximately 4 Hectare allotment, it is calculated that the proposed compound will take up 0.25% of the total land mass. This, as well as the location of the proposed facility on a flat section of land just south of a steep slope, will ensure that the proposed facility will not negatively impact the land for Rural Resource objectives.</p>



## 10.2 Overlays

Under the *Central Coast Interim Planning Scheme 2013*, sections of the land on which the proposal is located are within the Landslide (Medium) Hazard Map. Accordingly, the proposal at 39 Creamery Road, Sulphur Creek is subject to the Hazard Management Code. The Purpose Hazard Management Code is to:

- identify areas of likely risk for use or development from exposure to a natural or environmental hazard;
- minimise exposure of use or development to an unacceptable level of community risk from a natural or environmental hazard;
- minimise likelihood for use or development to trigger, spread, or intensify a natural or environmental hazard; and
- require a tolerable level of risk can be achieved and maintained for the type, scale, intensity, and anticipated life of a use or development



Figure 12 - Landslide (Medium) Hazard Map - Tasmanian Planning Commission

It is noted that while the location of the proposed facility is located in close proximity to the Landslide Hazard Overlay, it is technically located outside of this overlay. Nevertheless, this application will address the criteria relating to the Landslide (Medium) Hazard as a precautionary measure.

**Use likely to be exposed to a natural hazard** (in accordance with Part E of the *Central Coast Interim Planning Scheme 2013*) includes the following criteria:

Objective		
The level of likely risk from exposure to a natural hazard is tolerable for the nature and duration of a use.		
Acceptable Solutions	Performance Criteria	Assessment
<b>A1</b>  If a use is on land within an area of risk from exposure to a natural hazard as shown on a map forming part of this planning scheme -  (a) use must not be for a critical use, a hazardous use, or a vulnerable use;	<b>P1</b>  If use is on land within an area of risk from exposure to a natural hazard as shown on a map forming part of this planning scheme -  (a) a hazard risk assessment must demonstrate a tolerable level of risk	The proposal of a telecommunications facility adjacent to the Landslide (Medium) Hazard area is not for the purposes of residential uses.  As part of the development process, a geotechnical report will be developed,



<p>(b) use must not be residential use if the level of risk is medium or higher; and</p> <p>(c) a hazard risk assessment must demonstrate a tolerable level of risk can be achieved and maintained for the nature and duration of the use</p>	<p>can be achieved and maintained for the nature and duration of the use; and</p> <p>(b) if a critical use, a hazardous use, or a vulnerable use, a cost-benefit analysis in economic, environmental, and social terms must establish there is a significant benefit to the community and there is no alternate site</p>	<p>and can be provided to council as part of this application once the report is completed.</p> <p>The location of the proposed facility utilises a flat, stable section of land - as demonstrated by the fact that the site location is outside of the Landslide (Hazard) Medium area.</p>
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**Development on land exposed to a natural hazard** (in accordance with Part E of the *Central Coast Interim Planning Scheme 2013*) includes the following criteria:

Objective		
The level of likely risk from exposure to a natural hazard is to be tolerable for the type, form, scale and duration of each development		
Acceptable Solutions	Performance Criteria	Assessment
<p><b>A1</b></p> <p>If the site is within an area of risk shown on a natural hazard map forming part of this planning scheme:</p> <p>(a) a hazard risk assessment must determine -</p> <p>(i) there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure; or</p> <p>(ii) a tolerable level of risk can be achieved for the type, form, scale and duration of the development; and</p> <p>(b) if a hazard risk assessment established need to involve land on another title for hazard management consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the effected land to be managed in accordance with recommendations for hazard management</p>	<p><b>P1</b></p> <p>There is no performance criteria</p>	<p>The location of the proposed facility utilises a flat, stable section of land - as demonstrated by the fact that the site location is outside of the Landslide (Hazard) Medium area.</p> <p>Accordingly, it is considered that there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure(s).</p> <p>It must be noted that the purpose of a telecommunications facility is to provide a vital communication channel. It is understood that access to adequate communication channels is important in the event of any natural hazard.</p>

### 10.3 Telecommunications Code (E8)

Part E8 "Telecommunications Code" of the *Central Coast Interim Planning Scheme 2013* provides Development Standards telecommunications facilities within the Central Coast Local Government Area.

The purpose of this provision is to –

- (a) recognise equitable provision and access to high-speed broadband and telecommunication networks is essential for the prosperity, security, and welfare of the community;
- (b) require proposals for the installation of telecommunication and digital facilities to form part of a local or regional network plan for all carriers to enable consideration of proposals on a broader and potentially regional basis;
- (c) encourage shared use and co-location of facilities to minimise the number of towers and antenna within the municipal area;
- (d) minimise likely adverse impact of communication systems on community health and safety; and
- (e) minimise adverse visual impact of towers and antenna in urban, rural, and conservation settings

Part E8.4 "Use or development exempt from this Code" lists a number of exemptions under this Code: Development is exempt from this Code unless Code E2 applies if –

- (a) a low-impact facility;
- (b) works involved in the inspection of land by a carrier to identify suitability for its purposes;
- (c) a facility granted a facility installation permit by the Australian Communication Authority;
- (d) works involved in the maintenance of telecommunication facilities;
- (e) works meeting the transitional arrangements defined in Part 2 of Schedule 3 of the Telecommunications Act 1997; or
- (f) connection of a telecommunication line forming part of a telecommunication network to a building, structure, caravan or mobile home

In the case of the proposed development of a 30m telecommunications monopole at 39 Creamery Road, Sulphur Creek, there is no exemption applicable under Part E8.4.

As per Part E8.2 "Application of this Code", the Telecommunications Code applies for all telecommunications facilities, and a permit is required if this Code applies. Accordingly, a permit is required for the proposal of a 30m monopole at 39 Creamery Road, Sulphur Creek.

The Development Standards of a telecommunications facilities as stated in Part E8.6 are as follows:

**Shared use and co-location** (in accordance with Part E of the *Central Coast Interim Planning Scheme 2013*) includes the following criteria:

Objective		
Telecommunication infrastructure is to minimise the total number of required towers and antenna within the municipal area		
Acceptable Solutions	Performance Criteria	Assessment
<b>A1</b>  A new freestanding aerial, tower, or mast must be structurally and technically designed to accommodate comparable additional users, including by the subsequent rearrangement of existing antenna and the mounting of antenna at different heights	<b>P1</b>  It must not be possible for a new freestanding tower to include capacity for collocation of aerials for reasons of – (a) technical capacity; (b) structural capacity; or (c) security	The proposed 30m Telstra monopole is designed to have technical and structural capacity to facilitate additional equipment from other carriers (subject to design of future co-location).



<p><b>A2</b></p> <p>New antenna must be located on an existing freestanding aerial, tower, or mast.</p>	<p><b>P2</b></p> <p>There must be -</p> <p>(a) no existing tower or structure located within the network area with technical capacity to meet requirements for the antenna;</p> <p>(b) no existing tower or structure of sufficient height to meet the requirements of the antenna;</p> <p>(c) no existing tower or structure with sufficient structural strength to support the proposed antenna and related equipment;</p> <p>(d) risk of electromagnetic interference between the antenna and an existing antenna on the tower or structure;</p> <p>(e) disclosed limiting factors that render existing towers and structures unsuitable; or</p> <p>(f) no suitable alternate technologies that do not require the use of towers or structures such as a cable network. Cost of alternate systems which exceed cost of a tower are not presumed to render such technology unsuitable</p>	<p>As discussed in Section 7, any existing telecommunications facilities within the Sulphur Creek area have been investigated as potential co-location opportunities.</p> <p>The only existing telecommunications facility within a relatively close proximity to the proposed site at Creamery Road is a 30m monopole located at Enterprise Avenue, Penguin. It is noted, however, that this structure already facilitates Telstra equipment – although the height and location (approx. 3km south east of Creamery Road proposal) of this tower is not able to service the additional area(s) required, and as such, a new 30m monopole is proposed.</p> <p>Telstra has undertaken a compliance report that predicts the maximum levels of radiofrequency EME from the proposed installation at 39 Creamery Road, SULPHUR CREEK TAS. The maximum environmental EME level predicted from this proposed facility is substantially within the allowable limit under the ARPANSA standard.</p> <p>There are no other suitable alternative technologies available that would fulfill the coverage objective required by Telstra.</p>
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Health, safety and visual impact (in accordance with Part E of the *Central Coast Interim Planning Scheme 2013*) includes the following criteria:

Objective		
Telecommunication Infrastructure is to minimise likely adverse effect on –		
(a) health and safety of the community; and		
(b) visual amenity of a locality by reducing prominence of telecommunications infrastructure		
Acceptable Solutions	Performance Criteria	Assessment
<p><b>A1</b></p> <p>Telecommunication infrastructure must –</p> <p>(a) be located within an existing utility corridor or site; or</p> <p>(b) only erect and operate aerial telecommunication lines or additional supporting structures in residential and commercial areas if overhead cables are operated by other existing utilities;</p> <p>(c) only clear vegetation if required for functional and safety requirements;</p>	<p><b>P1</b></p> <p>Telecommunication infrastructure must minimise the visual impact of infrastructure within the surrounding natural or built environment.</p>	<p>The proposed 30m Telstra monopole has been strategically placed within rural zoned land, and has been designed to ensure that the coverage objectives are met by the smallest structure possible.</p> <p>There is no vegetation removal proposed as part of this application. In fact, the site location strategically utilises the large trees to the north for the purposes of screening the proposed facility.</p>

<p>(d) locate telecommunication infrastructure to –</p> <p>(i) avoid skyline positions and potential to be seen in silhouette;</p> <p>(ii) cross hills diagonal to the principal slope;</p> <p>(iii) cross at the low point of a saddle between hills; or</p> <p>(iv) be located around the base of hills or along the edge of existing clearings; and</p> <p>(e) screen equipment housing and other visually intrusive Telecommunication Infrastructure to view from public areas</p>	<p>Although the proposed facility is to be located on a hilltop, the facility's positioning behind large trees on the hilltop will ensure that views from the base of the hill will not be significantly impacted, as the steep angle and tree screening will create a visual barrier. Furthermore, the visual impact on views from the hilltop looking north will be mitigated by the trees, which will create a backdrop for the majority of the pole.</p> <p>The proposed facility achieves an adequate separation from surrounding dwellings. The closest neighbouring dwelling is located approximately 125m northwest of the proposed site – however, it should be noted that this dwelling is towards the base of a steep decline in relation to the proposed monopole location (proposed Monopole elevation = 73m A.H.D.; Dwelling = 40m A.H.D.). This significant drop in elevation, as well as screening in between the monopole and dwelling will likely result in very little visual impact to the dwelling.</p> <p>To the south, the closest dwelling is located approximately 390m from the proposed monopole. While the elevation is similar to that of the proposed monopole, the setback from the dwelling, as well as the vegetation backing the monopole, the visual impact of this proposed monopole to the northerly views of this dwelling is not expected to be significant.</p>
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<p><b>A2</b></p> <p>The height of a freestanding aerial, tower, or mast must not be more than:</p> <p>(a) 60m on land within the Rural Resource or Rural Living zones;</p> <p>(b) 45m on land within the Light Industrial, General Industrial, Commercial, Utility, or Port and Marine zone;</p> <p>(c) 40m on land within the Local Business, General Business, or Central Business zone; and</p> <p>(d) 20m on land within the General Residential, Low Density Residential, Urban Mixed Use, Village, Environmental Living, Environmental Management, Major Tourism, Open Space, Community Purpose or Recreation zones</p>	<p><b>P2</b></p> <p>A freestanding aerial, tower, or mast must only exceed prescribed height limits if -</p> <p>(a) a pattern of infrastructure or vegetation above the specified height limit exists in a particular location;</p> <p>(b) it has no adverse impact on heritage or ecological value or significant visual amenity; or</p> <p>(c) required for operational efficiency of the facility within the network</p>	<p>The proposed tower is located on land zoned Rural Resource (26.0). The proposed height of the monopole is 30m. According to A2, a facility must not exceed 60m in a Rural Resource zone. In this case, the proposed monopole is half of the maximum allowable height in the Rural Resource Zone.</p> <p>It is also noted that the proposed 30m monopole is bordered by 20m high trees to the north. It is understood that these trees will screen the majority of the proposed monopole and compound area.</p>
<p><b>A3</b></p> <p>A freestanding aerial, tower, or mast must be setback from the base of the tower to the exterior boundary of the site by -</p> <p>(a) not less than 60m or 300% of the height of the tower, whichever is the greater in any residential zone; and</p> <p>(b) not less than 30m or 100% of the height of the tower, whichever is the greater, in any other zone</p>	<p><b>P3</b></p> <p>The setback of a freestanding aerial, tower or mast must not be less than is -</p> <p>(a) necessary for operational efficiency; and</p> <p>(b) without risk for the health and safety of existing and potential use on adjacent land</p>	<p>The proposed facility has been setback approximately 50m from the northern boundary of the allotment. This setback is primarily due to the significant sloping of the land towards the north (approx. 13m decline from monopole location and northern boundary). This distance from the boundary was also maintained for the protection of the trees to the north.</p> <p>The allotment is currently used for agricultural uses. It is not expected that the relatively small amount of land required for the facility (10m x 10m) will fragment the land. Surrounding land uses are also used for varying intensities of agriculture. The proposal is not expected to impact adjacent land uses.</p>
<p><b>A4</b></p> <p>Telecommunication infrastructure servicing a network (facilities not requiring installation on an individual street basis) must not be located on land in a residential zone</p>	<p><b>P4</b></p> <p>Location of telecommunication infrastructure servicing a network (facilities not requiring installation on an individual street basis) on land within a residential zone must be required for operational efficiency of the network</p>	<p>The proposed facility is not located within a residential zone. The proposed facility is located within the Rural Resource Zone.</p>

<p><b>A5</b></p> <p>A freestanding aerial, tower, or mast must –</p> <p>(a) be finished and maintained with a galvanised steel surface or painted a neutral colour so as to reduce visual obtrusiveness;</p> <p>(b) not affix or mount a sign other than necessary warning or equipment information;</p> <p>(c) not be artificially lit or illuminated unless required for air navigation safety or for security;</p> <p>(d) if security fencing is required, such fencing must be of a design, material and colour that reflect the character of the location; and</p> <p>(e) provide a buffer not less than 2.0m wide outside the perimeter of the compound of plant material to effectively screen the tower compound from public view and from adjacent land</p>	<p><b>P5</b></p> <p>The location of the tower must be sufficiently remote from other use and unlikely to have adverse visual impact</p>	<p>As discussed, the proposed facility achieves an adequate separation from surrounding dwellings. The closest neighbouring dwelling is located approximately 125m northwest of the proposed site – however, it should be noted that this dwelling is towards the base of a steep decline in relation to the proposed monopole location (proposed Monopole elevation = 73m A.H.D.; Dwelling = 40m A.H.D.).</p> <p>This significant drop in elevation, as well as screening in between the monopole and dwelling will likely result in very little visual impact from the dwelling.</p> <p>To the south, the closest dwelling is located approximately 390m from the proposed monopole. While the elevation is similar to that of the proposed monopole, the setback from the dwelling, as well as the vegetation backing the monopole, the visual impact of this proposed monopole to the northerly views of this dwelling is not expected to be significant.</p> <p>Beyond the residential uses to the north (at a significantly lower ground elevation), the majority of adjoining land is currently used for agricultural uses of varying intensities.</p> <p>The proposed facility will consist of non-reflective material, coloured in neutral, muted tones.</p>
<p><b>A6</b></p> <p>If an antenna is installed on a structure other than a tower, the antenna and the support equipment must be painted a neutral colour that is identical to or closely comparable with the colour of the supporting structure so as to make the antenna and equipment as visually unobtrusive as possible</p>	<p><b>P6</b></p> <p>The location of the antenna must be sufficiently remote from other use and unlikely to have adverse visual impact</p>	<p>Not applicable in this instance.</p>



<p><b>A7</b></p> <p>If an aerial, tower or mast is modified or replaced to facilitate collocation of additional antenna –</p> <p>(a) the modified or reconstructed tower must be of the same type as the existing tower unless reconstructed as a monopole tower;</p> <p>(b) the reconstructed tower must satisfy the applicable setback and separation distances; and</p> <p>(c) if there is more than one tower on a site, reconstruction must not occur unless the outcome is that only one tower is to remain on the site</p>	<p><b>P6</b></p> <p>It must be necessary for operational efficiency to –</p> <p>(a) replace an aerial, tower or mast with a structure other than a monopole;</p> <p>(b) locate a replacement aerial, tower or mast otherwise than in accordance with the applicable setback and separation distances; and</p> <p>(c) to replace an aerial, tower or mast and retain another aerial, tower or mast on the same site</p>	<p>The proposal at 39 Creamery Road, Sulphur Creek is for a new monopole and associated equipment.</p> <p>Any future upgrades and/or co-locations will likely be undertaken in accordance with the conditions detailed in the <i>Telecommunications (Low-Impact Determination) Act 1997</i>.</p>
<p><b>A8</b></p> <p>The location of aerial telecommunication infrastructure must –</p> <p>(a) provide clearance for vehicular traffic; and</p> <p>(b) not pose a danger or encumbrance to other users or aircraft</p>	<p><b>P8</b></p> <p>There are no performance criteria</p>	<p>The location of the proposed telecommunications facility is not understood to cause any interference with vehicular traffic during construction or during ongoing maintenance.</p> <p>The proposed facility is not with the operational airspace of Wynyard Airport of Devonport Airport.</p>



## 11 OTHER PLANNING CONSIDERATIONS

### 11.1 Visual Amenity

By nature of radiofrequency technology, a mobile phone base station like the one proposed at 39 Creamery Road, must achieve an adequate height to ensure that the radio signal is transmitted properly. Nevertheless, the appropriate measures have been taken to mitigate the potential visual impact that this 30m high telecommunications facility might have on the surrounding area.

- The proposed 30m Telstra monopole has been strategically placed within rural zoned land, and has been designed to ensure that the coverage objectives are met by the smallest structure possible;
- The site location strategically utilises the large trees to the north for the purposes of screening the proposed facility;
- The design includes a slim-line monopole, which will be finished in muted colours and materials;

Although the proposed facility is to be located on a hilltop, the facility's positioning behind large trees on the hilltop will ensure that views from the base of the hill will not be significantly impacted, as the steep angle and tree screening will create a visual barrier.

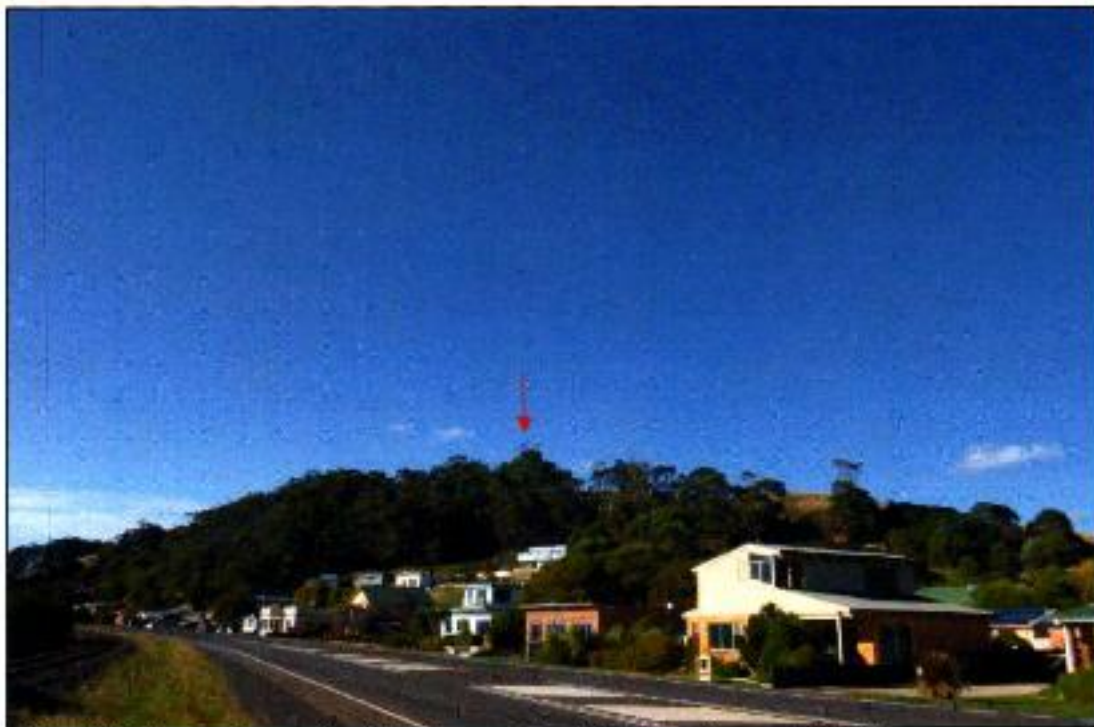


Figure 13 - View from Preservation Drive (Approx. 390m North West of proposed facility)

The proposed facility achieves an adequate separation from surrounding dwellings. The main thoroughfare (Preservation Drive) is located approximately 250m north of the proposed facility. The land south of Preservation Drive has a very steep elevation, which plateaus approximately 250m south of Preservation Drive. The elevation of this land, measuring from Preservation Drive to the plateau where the facility is proposed, increases from 9m A.H.D. to 73m A.H.D, which is an increase in elevation by 64m within a relatively short distance (See Figure 14). This significant elevation within a short distance, combined with the large trees bordering the plateau of the hilltop, ensures that the visual impact of the proposed facility is mitigated from those travelling along Preservation Drive, and from those dwellings perched on the hillside.

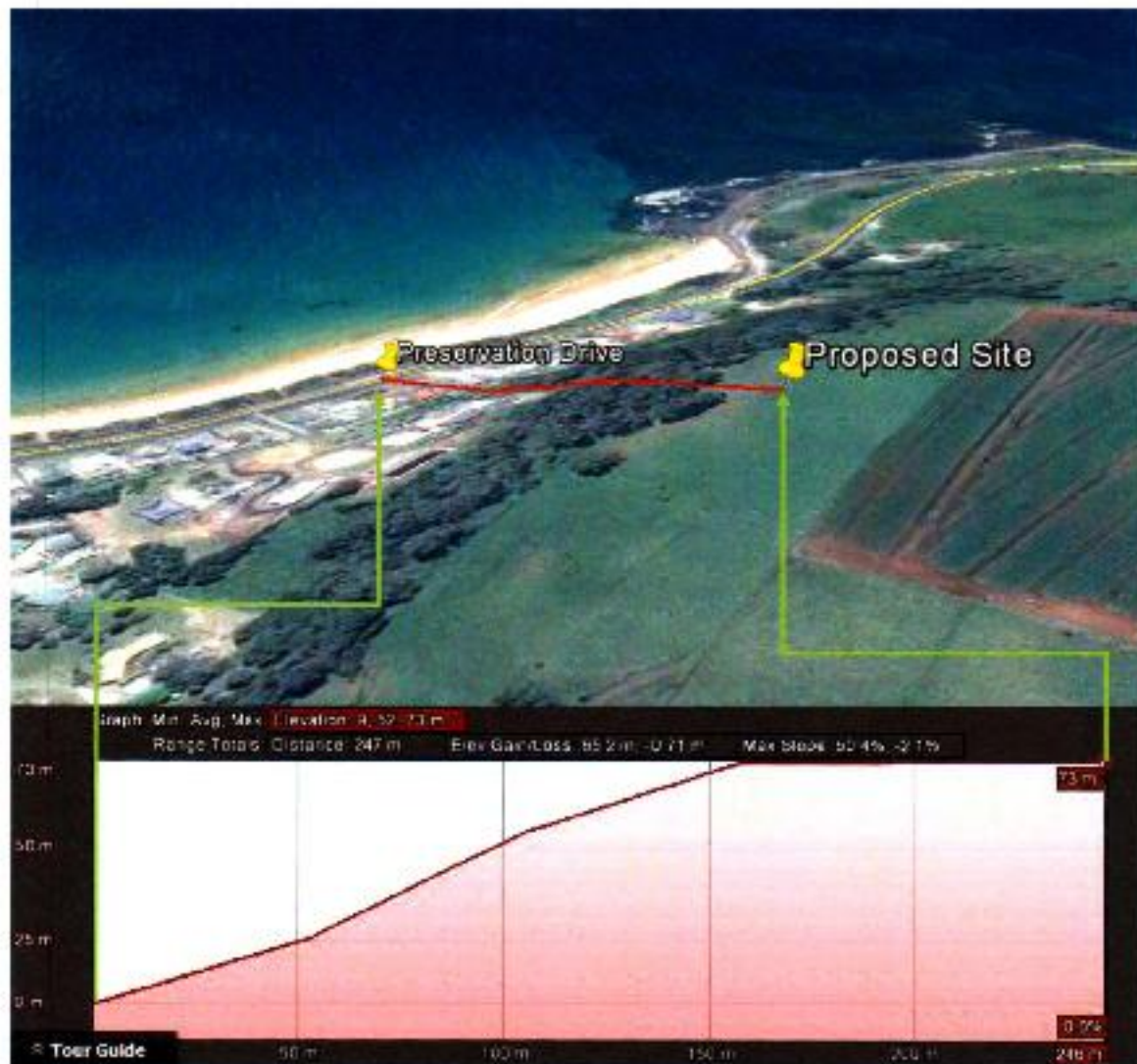


Figure 14- Elevation Profile from Preservation Drive to Proposed Facility (Approx. 240m north of proposed facility) (Source: Google Earth).





Figure 15 - View from Preservation Drive (Approx. 230m North of proposed facility)

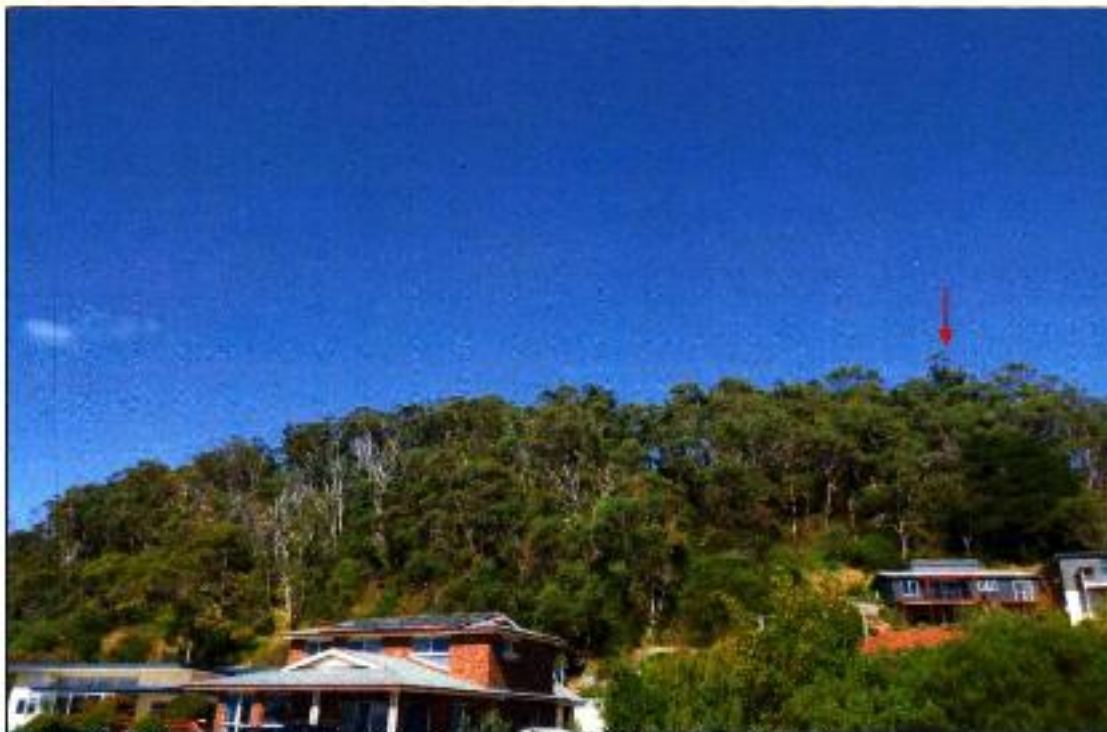


Figure 16 - View from Preservation Drive (Approx. 230m North of proposed facility)

To the south, the closest dwelling is located approximately 390m from the proposed facility. While the elevation is similar to that of the proposed facility, the setback from the dwelling will assist in visually offsetting the visual impact that the height of the facility might have on surrounding dwellings. The facility has been placed adjacent to large, mature vegetation, which will act as a backdrop to the facility, screening much the monopole,



Figure 17 - View from Proposed Facility looking south.



Figure 18 - View from Proposed Facility looking west.





Figure 19 - View from Proposed Facility looking north.



Figure 20 - View from Proposed Facility looking east.

Considering the surrounding rural/agricultural uses of allotments surrounding the proposed facility (to the south, east and west), the sufficient separation from residential dwellings, and the backdrop of trees to the north of the facility, the visual impact of the proposed 30m facility on this surrounding area is considered to be low to moderate.

Views from the north, particularly for those travelling along Preservation Drive, and for those dwellings along face of this hill, are not considered to be significantly impacted by the proposed facility. Factoring in the steep



elevation, and dense vegetation screening the facility, the proposed monopole and compound are not considered to be visually imposing.

## 11.2 Heritage

A heritage search was undertaken in the relevant Local, State and Nation Heritage Registers. No Heritage Items have been identified within, or adjacent to the proposal at 39 Creamery Road, Sulphur Creek.

## 11.3 Flora and Fauna

The proposed telecommunications facility and associated earthworks maintains an adequate setback from any surrounding mature vegetation. The site location and access track will utilise a cleared section of land. Flora and Fauna will not be adversely affected by the proposed facility at 39 Creamery Road, Sulphur Creek.

## 11.4 Bushfire Requirements

None identified.

## 11.5 EME and Health

Telstra acknowledges some people are genuinely concerned about the possible health effects of electromagnetic energy (EME) from mobile phone base stations and is committed to addressing these concerns responsibly.

Telstra, along with the other mobile phone carriers, must strictly adhere to Commonwealth Legislation and regulations regarding mobile phone facilities and equipment administered by the Australian Communications and Media Authority (ACMA).

In 2003 the ACMA adopted a technical standard for continuous exposure of the general public to RF EME from mobile base stations. The standard, known as the *Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003*, was prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and is the same as that recommended by ICNIRP (International Commission for Non-Ionising Radiation Protection), an agency associated with the World Health Organization (WHO). Mobile carriers must comply with the Australian Standard on exposure to EME set by the ACMA.

The Standard operates by placing a limit on the strength of the signal (or RF EME) that Telstra can transmit to and from any network base station. The general public health standard is not based on distance limitations, or the creation of "buffer zones". The environmental standard restricts the signal strength to a level low enough to protect everyone at all times. It has a significant safety margin, or precautionary approach, built into it.

On numerous occasions over the past 10 years the Victorian Civil and Administrative Tribunal has ruled that in regard to EME, that it was obliged to apply the relevant regulatory standards as it finds them - not to pioneer standards of its own. It states that the creation of new standards is a matter for other authorities with special expertise such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

In order to demonstrate compliance with the standard, ARPANSA created a prediction report using a standard methodology to analyse the maximum potential impact of any new telecommunications facility. Carriers are obliged to undertake this analysis for each new facility and make it publicly available.

Importantly, the ARPANSA-created compliance report demonstrates the maximum signal strength of a proposed facility, assuming that it's handling the maximum number of user's 24-hours a day.

In this way, ARPANSA requires network carriers to demonstrate the greatest possible impact that a new telecommunications facility could have on the environment, to give the community greater peace of mind. In reality, base stations are designed to operate at the lowest possible power level to accommodate only the number of customers using the facility at any one time. This design function is called "adaptive power control" and ensures that the base station operates at minimum, not maximum, power levels at all times.

Using the ARPANSA standard methodology, Telstra is required to complete and make available an EME report which predicts the maximum environmental EME level the facility will emit. Telstra has undertaken a compliance report that predicts the maximum levels of radiofrequency EME from the proposed installation at 39 Creamery Road, SULPHUR CREEK TAS. The maximum environmental EME level predicted from this proposed facility is substantially within the allowable limit under the ARPANSA standard.

**Refer to the EME Report attached at Appendix 5.**



Telstra relies on the expert advice of national and international health authorities such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) for overall assessments of health and safety impacts.

The WHO advises that all expert reviews on the health effects of exposure to radiofrequency fields have concluded that no adverse health effects have been established from exposure to radiofrequency fields at levels below the international safety guidelines that have been adopted in Australia.

Telstra has strict procedures in place to ensure its mobile phones and base stations comply with these guidelines. Compliance with all applicable EME standards is part of Telstra's responsible approach to EME and mobile phone technology.

#### 11.6 Traffic Generation

After the construction period, the only traffic generated by the facility will be associated with maintenance vehicles. It is estimated that maintenance of the facility will generate only 1-4 visits per year and it will remain unattended at all other times. The traffic generation will therefore be minimal and not sufficient to create any adverse impacts in this regard or by creating a demand for parking facilities.

#### 11.7 Utility Services

All services required for the ongoing operation of the facility are capable of being provided to the facility without impacting on the supply or reliability of these services to any existing consumers in the locality. No stormwater, sewerage or waste management facilities are required.

#### 11.8 Noise

Noise and vibration emissions associated with the proposed facility will be limited to the initial construction phase. There will be some low-level noise from the ongoing operation of air conditioning equipment associated with the facility once installed.

Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation, and will generally accord with the background noise levels prescribed by Australian Standard AS1055.

#### 11.9 Social and Economic Impacts

The proposed development should provide significantly enhanced mobile coverage to Sulphur Creek and the surrounding area(s). This is expected to be of particular benefit for residential dwellings in the area, as well as businesses operating in the rural and commercial precincts throughout.

The growth in residents and visitors over time, as well as the advancement in mobile technology, requires increased infrastructure capacity. As there is an exponential growth in the mobile data use on smartphones requiring additional infrastructure to provide adequate service provision to the expanding area, Telstra has proposed the development of new telecommunications infrastructure at 39 Creamery Road, Sulphur Creek.

#### 11.10 Access

The proposed facility will have restrictions aimed at preventing public access, including a secured compound fence with a locked gate and warning signs placed around the facility.

## 11 CONCLUSION

This application seeks to facilitate the development of a telecommunications infrastructure within the Sulphur Creek area. It achieves the development of a new Telstra 30m monopole as well as the installation of antennas and ancillary equipment.

The facility has been strategically sited and designed to minimise visibility within the surrounding environment as much as practicable. In this regard Telstra considers that the proposal satisfies the requirements of the Code, whilst also addressing coverage deficiencies within the local area.

The proposed works provide the community with reliable 4G access which in turn supports the various rural, commercial and tourist industries in the region and forms part of a wider plan to ensure reliable and accessible coverage during emergency situations such as bush fires.

The proposed telecommunications facility at 39 Creamery Road, SULPHUR CREEK will form an integral component in Telstra's national 4GX network. This 4G service brings higher speeds and extra 4G coverage to a range of communities across the nation. 4GX will include services provided over Telstra's new 700MHz spectrum and deliver higher typical mobile speeds on compatible devices, allowing more Australians to experience more reliable connections and ultra-fast mobile internet.

The proposal will ensure that customers in Sulphur Creek and its surrounds will have access to the best possible mobile phone and mobile broadband service.

Telstra, together with Visionstream have undertaken an assessment of the relevant matters as required by the *Telecommunications Act 1997*, and the *Central Coast Interim Planning Scheme 2013*. The proposal is considered appropriate in light of the relevant legislative, environmental, technical, radio coverage and public safety requirements.

The proposed facility is considered appropriate for the subject site for the following reasons:

- The proposal achieves the development of new Telstra infrastructure serving the Sulphur Creek community via the construction of a new 30m monopole.
- The proposal is consistent with the relevant provisions of the *Central Coast Interim Planning Scheme 2013*.
- The facility will ensure the provision of significantly improved mobile phone coverage and competition in regional and remote Australia, including along major transport routes, in small communities and in locations prone to experiencing natural disasters.
- The new facility will provide much needed capacity relief for the surrounding existing Telstra sites, and carry new local cellular traffic in its vicinity. Surrounding sites have been expanded to their maximum capability and this additional site is required to meet the traffic demand and mobile data usage growth in the Sulphur Creek area.
- The proposal will maintain and improve Telstra NextG communications services to the area, including voice calls, video calling and Wireless Broadband – a high speed wireless internet service via the 3G/4G phone network.
- The proposed installation will provide possible opportunities for future co-location on the lattice tower by other carriers.
- Emissions from the proposed facility will be significantly below the Australian Radiation Protection and Nuclear Safety Agency standards adopted by the Australian Communications and Media Authority.

The assessment of the proposal demonstrates that the proposal represents sound and proper town planning and it is respectfully requested that permission is granted for this Permit application.





SEARCH OF TORRENS TITLE

VOLUME 62887	FOLIO 1
EDITION 4	DATE OF ISSUE 20-Oct-2015

SEARCH DATE : 16-Feb-2017

SEARCH TIME : 10.46 AM

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON  
Lot 1 on Sealed Plan 62887 (formerly being SP1890)  
Derivation : Part of Lot 4828 Gtd. to J.B. Collins, Part of  
Lot 4631 Gtd. to G.C. Brooke  
Prior CT 2418/76

SCHEDULE 1

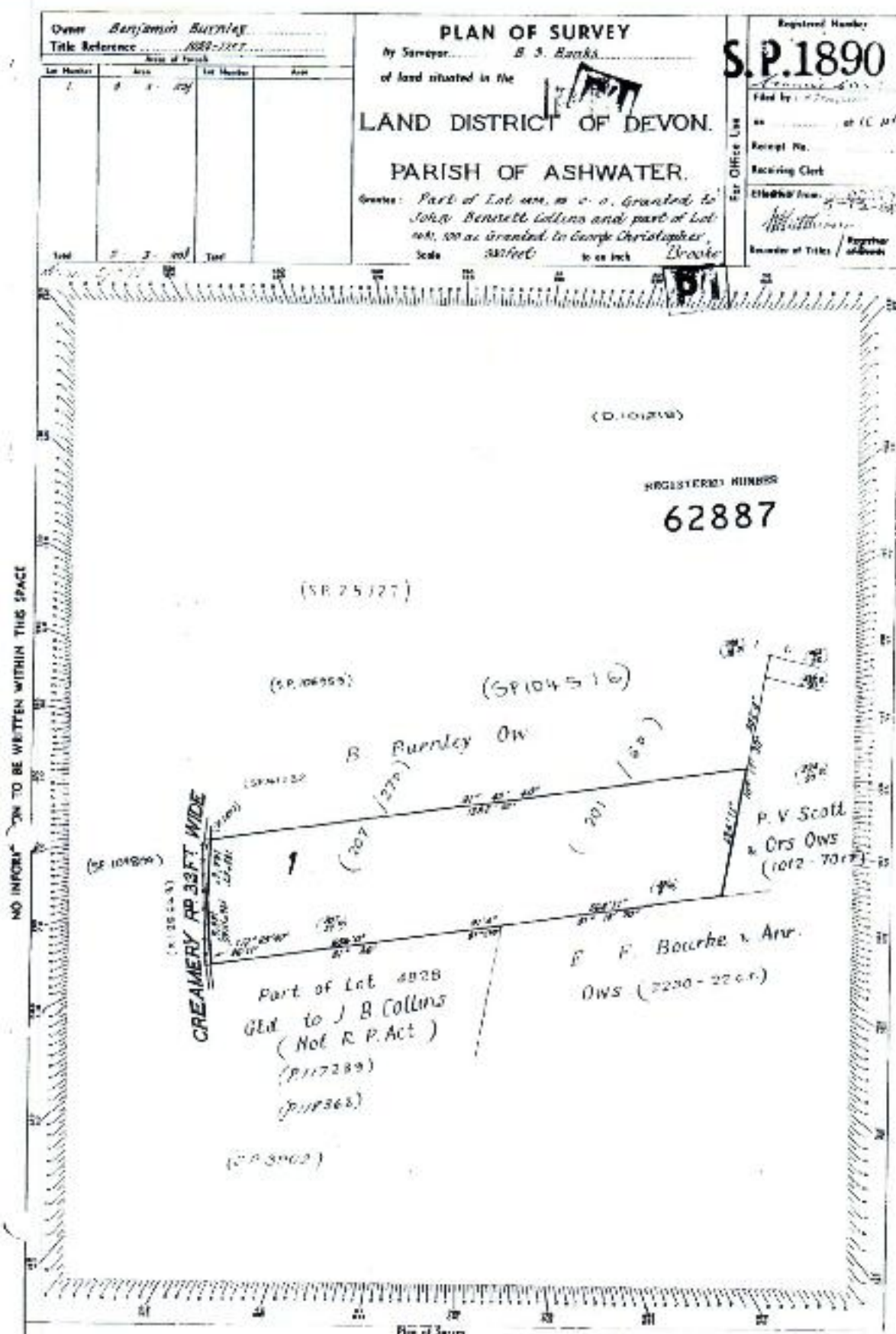
M541419 TRANSFER to JOHN ANTHONY HUDSON and KATRINA ANNE  
HUDSON Registered 20-Oct-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
C149830 TRANSFER - Land is limited in depth to 15 metres,  
excludes minerals and is subject to reservations  
relating to drains sewers and waterways in favour of  
the Crown  
C149830 FENCING PROVISION in Transfer  
E24400 MORTGAGE to Commonwealth Bank of Australia  
Registered 20-Oct-2015 at 12.02 PM

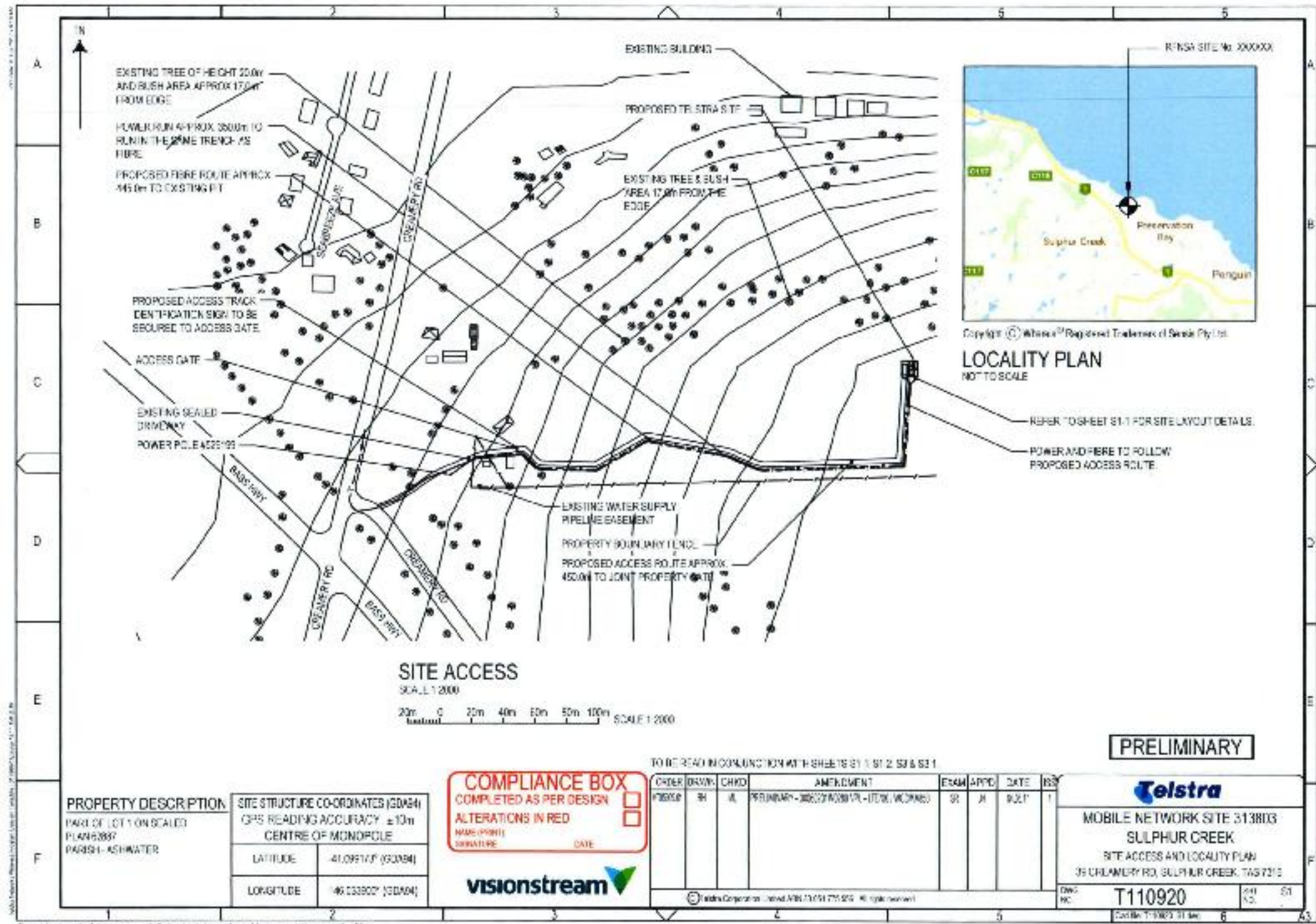
UNREGISTERED DEALINGS AND NOTATIONS

130286 PLAN Lodged by DEPT OF TRANSPORT on 15-Jun-1998 BP:  
130286



## Appendix 2 – Site Plans





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### LOCALITY PLAN

NOT TO SCALE

REFER TO SHEET S1.1 FOR SITE LAYOUT DETAILS.

POWER AND FIBRE TO FOLLOW PROPOSED ACCESS ROUTE.

### SITE ACCESS

SCALE 1:2000

20m 0 20m 40m 60m 80m 100m SCALE 1:2000

**PRELIMINARY**

#### PROPERTY DESCRIPTION

PART OF LOT 1 ON SCALED PLAN 62887  
PARISH - ASHWATER

#### SITE STRUCTURE CO-ORDINATES (GDA84)

GPS READING ACCURACY ±10m  
CENTRE OF MONOPOLE

LATITUDE	41.095147° (GDA84)
LONGITUDE	146.033907° (GDA84)

**COMPLIANCE BOX**

COMPLETED AS PER DESIGN ☐

ALTERATIONS IN RED ☐

NAME (PRINT) \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_



TO BE READ IN CONJUNCTION WITH SHEETS S1.1, S1.2, S1.3, S1.4 & S1.5

ORDER	DRWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
P00001	SH	AL	PRELIMINARY - 2005/02/08 (PL - UTDR, VICOMAS)	SR	JH	9/2/11	1

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**MOBILE NETWORK SITE 313803**

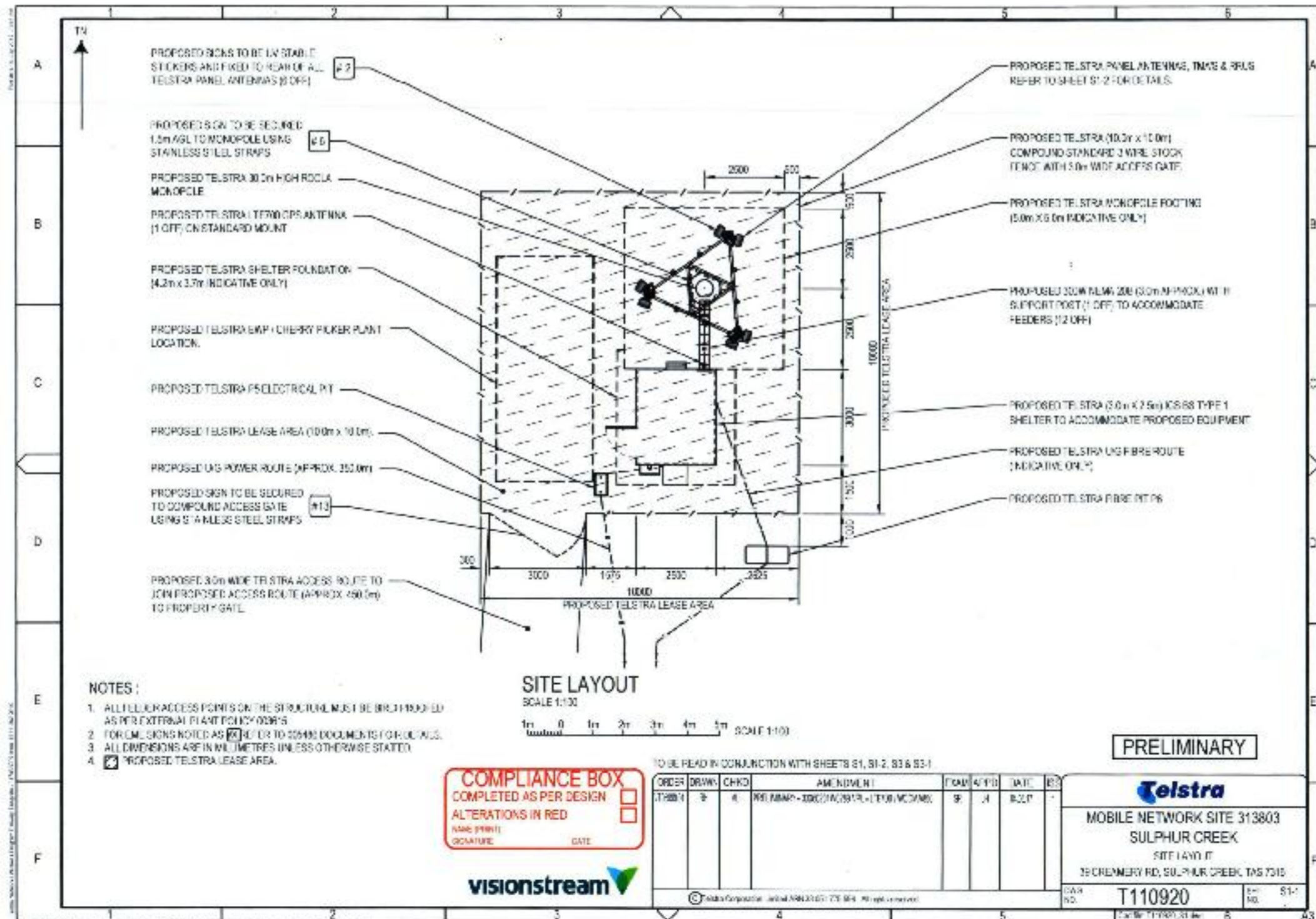
**SULPHUR CREEK**

SITE ACCESS AND LOCALITY PLAN

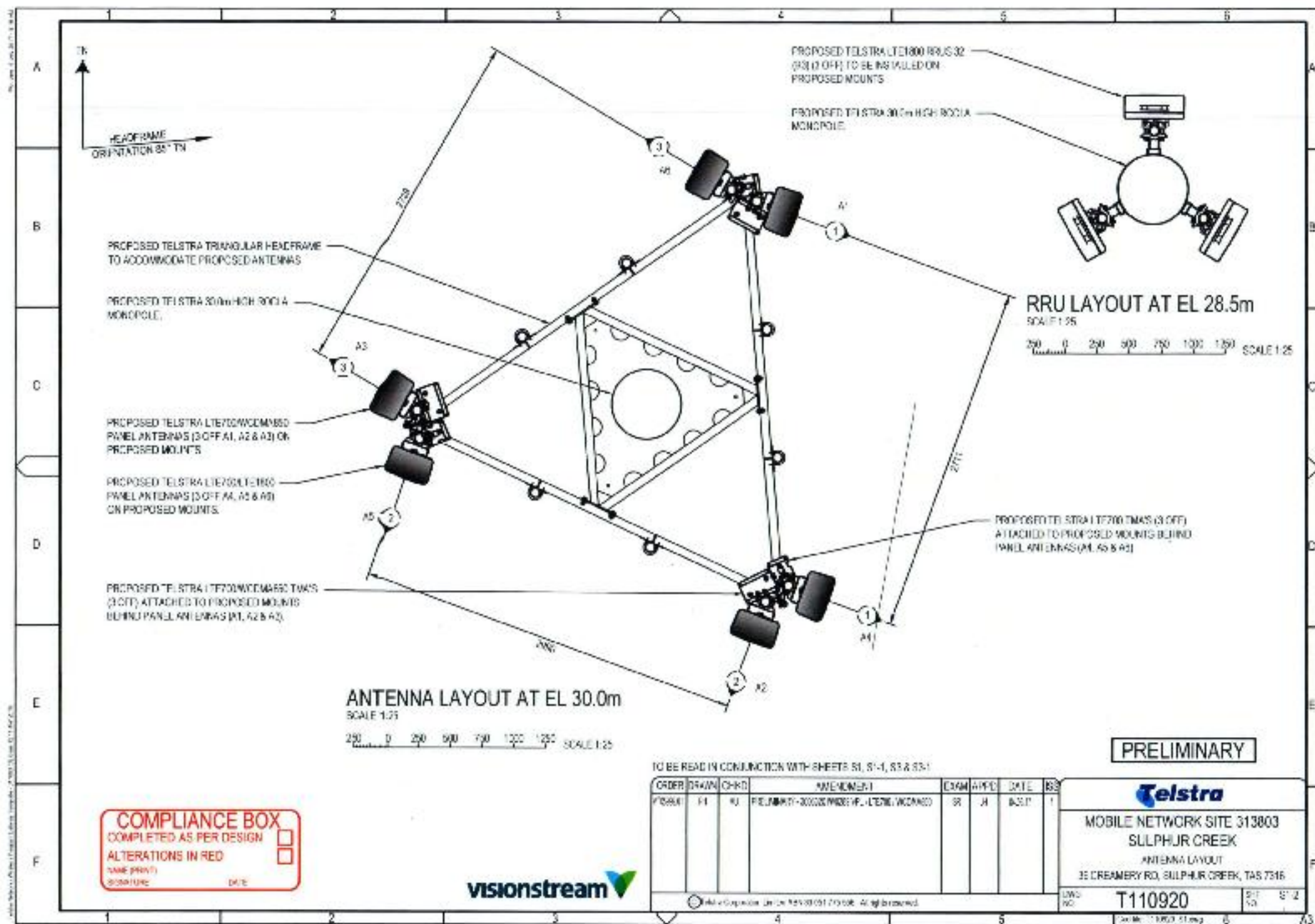
39 CREAMERY RD, SULPHUR CREEK, TAS 7215

DWG NO. **T110920**

Rev No. 1 of 1











# TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No.	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT Q1 A 3.1.1	ANTENNA BEARING m°/1	SECTOR NO. & TECHNOLOGY
A1	ARGUS RV4PXS115-T2 PANEL 2533 x 360 x 208mm	INSTALL	300m	110°	S1: LTE700, S1: WCDMA800 S1: LTE700, S1: WCDMA800
A2	ARGUS RV4PXS115-T2 PANEL 2533 x 360 x 208mm	INSTALL	300m	290°	S2: LTE700, S2: WCDMA800 S2: LTE700, S2: WCDMA800
A3	ARGUS RV4PXS115-T2 PANEL 2533 x 360 x 208mm	INSTALL	300m	300°	S3: LTE700, S3: WCDMA800 S3: LTE700, S3: WCDMA800
A4	ARGUS RV4PXS115-T2 PANEL 2533 x 360 x 208mm	INSTALL	300m	110°	S1: LTE700 S1: LTE700 S1: LTE1800 S1: LTE1800 S1: LTE1800
A5	ARGUS RV4PXS115-T2 PANEL 2533 x 360 x 208mm	INSTALL	300m	290°	S2: LTE700 S2: LTE700 S2: LTE1800 S2: LTE1800 S2: LTE1800
A6	ARGUS RV4PXS115-T2 PANEL 2533 x 360 x 208mm	INSTALL	300m	300°	S3: LTE700 S3: LTE700 S3: LTE1800 S3: LTE1800 S3: LTE1800
A200	CPE ANTENNA KRE 121 20624 206 x 95	INSTALL	BASE OF GPS 3.0m	0°	-

COMPLIANCE BOX

COMPLETED AS PER DESIGN

ALTERATIONS IN RED

NAME (PRINT)

SIGNATURE

DATE

PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1.1, S1.2 & S3

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPRO	DATE	BS
PRELIM	SH	NU	PRELIMINARY - 2000210251P - L15W - WCDMA800	SH	SH	04/01/11	-



MOBILE NETWORK SITE 313803  
SULPHUR CREEK  
ANTENNA CONFIGURATION TABLE  
2000210251P - L15W - WCDMA800

Drawn by: T110920  
Sheet No: 53-1



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File: T110920.dwg

33V

Appendix 3 – EPBC Act Protected Matters Report



## EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 13/07/17 16:12:25

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



This map may contain data which are  
©Commonwealth of Australia  
(Geoscience Australia), ©PSMA 2010

[Coordinates](#)

Buffer: 1.0Km



## Summary

### Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

<a href="#">World Heritage Properties:</a>	None
<a href="#">National Heritage Places:</a>	None
<a href="#">Wetlands of International Importance:</a>	None
<a href="#">Great Barrier Reef Marine Park:</a>	None
<a href="#">Commonwealth Marine Area:</a>	None
<a href="#">Listed Threatened Ecological Communities:</a>	1
<a href="#">Listed Threatened Species:</a>	45
<a href="#">Listed Migratory Species:</a>	30

### Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

<a href="#">Commonwealth Land:</a>	None
<a href="#">Commonwealth Heritage Places:</a>	None
<a href="#">Listed Marine Species:</a>	64
<a href="#">Whales and Other Cetaceans:</a>	10
<a href="#">Critical Habitats:</a>	None
<a href="#">Commonwealth Reserves Terrestrial:</a>	None
<a href="#">Commonwealth Reserves Marine:</a>	None

### Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

<a href="#">State and Territory Reserves:</a>	None
<a href="#">Regional Forest Agreements:</a>	1
<a href="#">Invasive Species:</a>	28
<a href="#">Nationally Important Wetlands:</a>	None
<a href="#">Key Ecological Features (Marine)</a>	None



## Details

### Matters of National Environmental Significance

#### Listed Threatened Ecological Communities

[ [Resource Information](#) ]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
<a href="#">Giant Kelp Marine Forests of South East Australia</a>	Endangered	Community may occur within area

#### Listed Threatened Species

[ [Resource Information](#) ]

Name	Status	Type of Presence
<b>Birds</b>		
<a href="#">Aquila audax</a> <a href="#">fasciatus</a> Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Species or species habitat likely to occur within area
<a href="#">Calidris canutus</a> Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Ceyx azureus</a> <a href="#">diemenensis</a> Tasmanian Azure Kingfisher [26977]	Endangered	Species or species habitat likely to occur within area
<a href="#">Diomedea antipodensis</a> Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Diomedea antipodensis</a> <a href="#">gibsoni</a> Gibson's Albatross [62270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Diomedea epomophora</a> Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Diomedea exulans</a> Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Diomedea sanfordi</a> Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Fregatta grallaria</a> <a href="#">grallaria</a> White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Lathamus discolor</a> Sw Ill Parrot [744]	Critically Endangered	Breeding likely to occur within area

Name	Status	Type of Presence
<a href="#"><u>Limosa lapponica baueri</u></a> Bar-tailed Godwit (baueri), Western Alaskan Bar-tailed Godwit [86380]	Vulnerable	Species or species habitat may occur within area
<a href="#"><u>Limosa lapponica menzbieri</u></a> Northern Siberian Bar-tailed Godwit, Bar-tailed Godwit (menzbieri) [86432]	Critically Endangered	Species or species habitat may occur within area
<a href="#"><u>Macronectes giganteus</u></a> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area
<a href="#"><u>Macronectes halli</u></a> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
<a href="#"><u>Numenius madagascariensis</u></a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<a href="#"><u>Pachyptila turtur subantarctica</u></a> Fairy Prion (southern) [84445]	Vulnerable	Species or species habitat known to occur within area
<a href="#"><u>Phoebastria fusca</u></a> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area
<a href="#"><u>Pterodroma leucoptera leucoptera</u></a> Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area
<a href="#"><u>Sternula nereis nereis</u></a> Australian Fairy Tern [82950]	Vulnerable	Breeding likely to occur within area
<a href="#"><u>Thalassarche bulleri</u></a> Buller's Albatross, Pacific Albatross [84460]	Vulnerable	Species or species habitat may occur within area
<a href="#"><u>Thalassarche bulleri platei</u></a> Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Species or species habitat may occur within area
<a href="#"><u>Thalassarche cauta cauta</u></a> Shy Albatross, Tasmanian Shy Albatross [82345]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#"><u>Thalassarche cauta steadi</u></a> White-capped Albatross [82344]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#"><u>Thalassarche chrysostoma</u></a> Grey-headed Albatross [86491]	Endangered	Species or species habitat may occur within area
<a href="#"><u>Thalassarche impavida</u></a> Campbell Albatross, Campbell Black-browed Albatross [84459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#"><u>Thalassarche melanophrys</u></a> Black-browed Albatross [86472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#"><u>Thalassarche salvini</u></a> Salvin's Albatross [84463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#"><u>Thinornis rubricollis rubricollis</u></a> Hooded Plover (eastern) [86726]	Vulnerable	Species or species habitat likely to occur within area
<a href="#"><u>Tyto novaehollandiae castaneops (Tasmanian population)</u></a> Masked Owl (Tasmanian) [87061]	Vulnerable	Species or species



Name	Status	Type of Presence habitat known to occur within area
<b>Crustaceans</b>		
<a href="#"><i>Astacopsis gouldi</i></a> Giant Freshwater Crayfish, Tasmanian Giant Freshwater Lobster [64415]	Vulnerable	Species or species habitat may occur within area
<b>Fish</b>		
<a href="#"><i>Galaxiella pusilla</i></a> Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Vulnerable	Species or species habitat may occur within area
<a href="#"><i>Prototroctes maraena</i></a> Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area
<b>Mammals</b>		
<a href="#"><i>Balaenoptera musculus</i></a> Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
<a href="#"><i>Dasyurus maculatus maculatus</i> (Tasmanian population)</a> Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area
<a href="#"><i>Dasyurus viverrinus</i></a> Eastern Quoll, Luaner [333]	Endangered	Species or species habitat may occur within area
<a href="#"><i>Eubalaena australis</i></a> Southern Right Whale [40]	Endangered	Species or species habitat known to occur within area
<a href="#"><i>Megaptera novaeangliae</i></a> Humpback Whale [38]	Vulnerable	Species or species habitat known to occur within area
<a href="#"><i>Perameles gunnii gunnii</i></a> Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area
<a href="#"><i>Sarcophilus harrisii</i></a> Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
<b>Plants</b>		
<a href="#"><i>Caladenia caudata</i></a> Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area
<a href="#"><i>Glycine latrobeana</i></a> Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area
<a href="#"><i>Thelymitra jonesii</i></a> Sky-blue Sun-orchid [76352]	Endangered	Species or species habitat may occur within area
<b>Reptiles</b>		
<a href="#"><i>Chelonia mydas</i></a> Green Turtle [1765]	Vulnerable	Breeding likely to occur within area
<b>Sharks</b>		
<a href="#"><i>Carcharodon carcharias</i></a> White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area

#### Listed Migratory Species

[ Resource Information ]

\* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
------	------------	------------------

#### Migratory Marine Birds



Name	Threatened	Type of Presence
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<a href="#">Ardenna carneipes</a> Flesh-footed Shearwater, Fleishy-footed Shearwater [82404]		Species or species habitat likely to occur within area
<a href="#">Diomedea exomphora</a> Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Diomedea exulans</a> Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Macronectes giganteus</a> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Macronectes halli</a> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
<a href="#">Phoebastria fusca</a> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Sternula albifrons</a> Little Tern [82849]		Species or species habitat may occur within area
<a href="#">Thalassarche bulleri</a> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area
<a href="#">Thalassarche cauta</a> Tasmanian Shy Albatross [89224]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Thalassarche chrysostoma</a> Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area
<a href="#">Thalassarche melanophrys</a> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<b>Migratory Marine Species</b>		
<a href="#">Balaena glacialis australis</a> Southern Right Whale [75529]	Endangered*	Species or species habitat known to occur within area
<a href="#">Balaenoptera musculus</a> Blue Whale [38]	Endangered	Species or species habitat likely to occur within area
<a href="#">Caperea marginata</a> Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area
<a href="#">Carcharodon carcharias</a> White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Chelonia mydas</a> Green Turtle [1785]	Vulnerable	Breeding likely to occur within area
<a href="#">Lagenorhynchus obscurus</a> Dusky Dolphin [43]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
<a href="#">Lamna nasus</a> Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area
<a href="#">Megaptera novaeangliae</a> Humpback Whale [36]	Vulnerable	Species or species habitat known to occur within area
<b>Migratory Terrestrial Species</b>		
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]		Species or species habitat known to occur within area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat known to occur within area
<b>Migratory Wetlands Species</b>		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
<a href="#">Calidris canutus</a> Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<a href="#">Limosa lapponica</a> Bar-tailed Godwit [844]		Species or species habitat likely to occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area

## Other Matters Protected by the EPBC Act

Listed Marine Species	[ Resource Information ]	
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<a href="#">Ardea alba</a> Great Egret, White Egret [59541]		Species or species habitat likely to occur



Name	Threatened	Type of Presence within area
<a href="#">Ardea ibis</a> Cattle Egret [59542]		Species or species habitat may occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
<a href="#">Calidris canutus</a> Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [856]		Species or species habitat may occur within area
<a href="#">Diomedea antipodensis</a> Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Diomedea epomophora</a> Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Diomedea exulans</a> Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Diomedea gibsoni</a> Gibson's Albatross [64466]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Diomedea sanfordi</a> Northern Royal Albatross [64450]	Endangered	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<a href="#">Haliaeetus leucogaster</a> White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
<a href="#">Himantopus caudatus</a> White-throated Noddy [682]		Species or species habitat known to occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
<a href="#">Limosa lapponica</a> Bar-tailed Godwit [844]		Species or species habitat likely to occur within area
<a href="#">Macronectes giganteus</a> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Macronectes halli</a> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
<a href="#">Mylagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat known to occur within area

Name	Threatened	Type of Presence
<a href="#"><u><i>Numerius madagascariensis</i></u></a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<a href="#"><u><i>Pachyptila lutea</i></u></a> Fairy Prion [1086]		Species or species habitat known to occur within area
<a href="#"><u><i>Phoebastria fusca</i></u></a> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area
<a href="#"><u><i>Puffinus carneipes</i></u></a> Flesh-footed Shearwater, Fleishy-footed Shearwater [1043]		Species or species habitat likely to occur within area
<a href="#"><u><i>Sterna albifrons</i></u></a> Little Tern [813]		Species or species habitat may occur within area
<a href="#"><u><i>Thalassarche bulleri</i></u></a> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area
<a href="#"><u><i>Thalassarche cauta</i></u></a> Tasmanian Shy Albatross [89224]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
<a href="#"><u><i>Thalassarche chrysostoma</i></u></a> Grey-headed Albatross [86491]	Endangered	Species or species habitat may occur within area
<a href="#"><u><i>Thalassarche impavida</i></u></a> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#"><u><i>Thalassarche melanochrois</i></u></a> Black-browed Albatross [86472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#"><u><i>Thalassarche salvini</i></u></a> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#"><u><i>Thalassarche sp. nov.</i></u></a> Pacific Albatross [86511]	Vulnerable*	Species or species habitat may occur within area
<a href="#"><u><i>Thalassarche steadi</i></u></a> White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
<a href="#"><u><i>Thinornis rubricollis</i></u></a> Hooded Plover [59510]		Species or species habitat likely to occur within area
<a href="#"><u><i>Thinornis rubricollis rubricollis</i></u></a> Hooded Plover (eastern) [66726]	Vulnerable	Species or species habitat likely to occur within area
<b>Fish</b>		
<a href="#"><u><i>Heraldia nocturna</i></u></a> Upside-down Pipefish, Eastern Upside-down Pipefish, Eastern Upside-down Pipefish [66227]		Species or species habitat may occur within area
<a href="#"><u><i>Hippocampus abdominalis</i></u></a> Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area
<a href="#"><u><i>Hippocampus breviceps</i></u></a> Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area



Name	Threatened	Type of Presence
<a href="#"><u>Histiogamphelus briggsii</u></a> Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area
<a href="#"><u>Histiogamphelus cristatus</u></a> Rhino Pipefish, Macleay's Crested Pipefish, Ring-back Pipefish [66243]		Species or species habitat may occur within area
<a href="#"><u>Hypseognathus rostratus</u></a> Knifesnout Pipefish, Knife-snouted Pipefish [66245]		Species or species habitat may occur within area
<a href="#"><u>Kaupus costatus</u></a> Deepbody Pipefish, Deep-bodied Pipefish [66246]		Species or species habitat may occur within area
<a href="#"><u>Kimbleus bassensis</u></a> Trawl Pipefish, Bass Strait Pipefish [66247]		Species or species habitat may occur within area
<a href="#"><u>Lisocampus caudalis</u></a> Australian Smooth Pipefish, Smooth Pipefish [66249]		Species or species habitat may occur within area
<a href="#"><u>Lissocampus nana</u></a> Javelin Pipefish [66251]		Species or species habitat may occur within area
<a href="#"><u>Maroubra perserrata</u></a> Sawtooth Pipefish [66252]		Species or species habitat may occur within area
<a href="#"><u>Mitotichthys semistriatus</u></a> Halfbanded Pipefish [66261]		Species or species habitat may occur within area
<a href="#"><u>Mitotichthys tuckeri</u></a> Tucker's Pipefish [66262]		Species or species habitat may occur within area
<a href="#"><u>Notiocampus ruber</u></a> Red Pipefish [66265]		Species or species habitat may occur within area
<a href="#"><u>Phyllopteryx taeniolatus</u></a> Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area
<a href="#"><u>Pugnaso curtirostris</u></a> Pugnose Pipefish, Pug-nosed Pipefish [66269]		Species or species habitat may occur within area
<a href="#"><u>Solegnathus robustus</u></a> Robust Pipehorse, Robust Spiny Pipehorse [66274]		Species or species habitat may occur within area
<a href="#"><u>Solegnathus spinosissimus</u></a> Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area
<a href="#"><u>Stigmatopora argus</u></a> Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area
<a href="#"><u>Stigmatopora nigra</u></a> Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area
<a href="#"><u>Stigmatopora olivacea</u></a> a pipefish [74966]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
<a href="#">Stipeocampus cristatus</a> Ringback Pipefish, Ring-backed Pipefish [66278]		Species or species habitat may occur within area
<a href="#">Urocampus carinirostris</a> Hairy Pipefish [66282]		Species or species habitat may occur within area
<a href="#">Vanacampus phillipi</a> Port Phillip Pipefish [66284]		Species or species habitat may occur within area
<a href="#">Vanacampus poecilolaemus</a> Longsnout Pipefish, Australian Long-snout Pipefish, Long-snouted Pipefish [66285]		Species or species habitat may occur within area
<b>Mammals</b>		
<a href="#">Arctocephalus forsteri</a> Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area
<a href="#">Arctocephalus pusillus</a> Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat may occur within area
<b>Reptiles</b>		
<a href="#">Chelonia mydas</a> Green Turtle [1765]	Vulnerable	Breeding likely to occur within area
<b>Whales and other Cetaceans</b>		<b>[ Resource Information ]</b>
Name	Status	Type of Presence
<b>Mammals</b>		
<a href="#">Balaenoptera acutorostrata</a> Minke Whale [33]		Species or species habitat may occur within area
<a href="#">Balaenoptera musculus</a> Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
<a href="#">Caperea marginata</a> Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area
<a href="#">Delphinus delphis</a> Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area
<a href="#">Eubalaena australis</a> Southern Right Whale [40]	Endangered	Species or species habitat known to occur within area
<a href="#">Globicephala macrorhynchus</a> Short-finned Pilot Whale [62]		Species or species habitat may occur within area
<a href="#">Grampus griseus</a> Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area
<a href="#">Lagenorhynchus obscurus</a> Dusky Dolphin [43]		Species or species habitat may occur within area
<a href="#">Megaptera novaeangliae</a> Humpback Whale [38]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Tursiops truncatus s. str.</a> Bottlenose Dolphin [68417]		Species or species habitat may occur within area

## Extra Information

### Regional Forest Agreements

[ [Resource Information](#) ]

Note that all areas with completed RFAs have been included.

Name

State

[Tasmania RFA](#)

Tasmania

### Invasive Species

[ [Resource Information](#) ]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.

Name	Status	Type of Presence
<b>Birds</b>		
<i>Acridotheres tristis</i> Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
<i>Alauda arvensis</i> Skylark [656]		Species or species habitat likely to occur within area
<i>Anas platyrhynchos</i> Mallard [974]		Species or species habitat likely to occur within area
<i>Carduelis carduelis</i> European Goldfinch [403]		Species or species habitat likely to occur within area
<i>Carduelis chloris</i> European Greenfinch [404]		Species or species habitat likely to occur within area
<i>Columba livia</i> Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
<i>Passer domesticus</i> House Sparrow [405]		Species or species habitat likely to occur within area
<i>Streptopelia chinensis</i> Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
<i>Sturnus vulgaris</i> Common Starling [389]		Species or species habitat likely to occur within area
<i>Turdus merula</i> Common Blackbird, Eurasian Blackbird [596]		Species or species



Name	Status	Type of Presence habitat likely to occur within area
<b>Mammals</b>		
<i>Canis lupus familiaris</i> Domestic Dog [82654]		Species or species habitat likely to occur within area
<i>Felis catus</i> Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
<i>Lepus capensis</i> Brown Hare [127]		Species or species habitat likely to occur within area
<i>Mus musculus</i> House Mouse [120]		Species or species habitat likely to occur within area
<i>Oryctolagus cuniculus</i> Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
<i>Rattus rattus</i> Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
<i>Vulpes vulpes</i> Red Fox, Fox [18]		Species or species habitat likely to occur within area
<b>Plants</b>		
<i>Asparagus asparagoides</i> Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
<i>Asparagus scandens</i> Asparagus Fern, Climbing Asparagus Fern [23255]		Species or species habitat likely to occur within area
<i>Chrysanthemoides monilifera</i> Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i> Boneseed [16905]		Species or species habitat likely to occur within area
<i>Cytisus scoparius</i> Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
<i>Genista linifolia</i> Flax-leaved Broom, Mediterranean Broom, Flax Broom [2800]		Species or species habitat likely to occur within area
<i>Genista monspessulana</i> Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
<i>Lyodium ferocissimum</i> African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
<i>Rubus fruticosus</i> aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
<i>Salix</i> spp. except <i>S. babylonica</i> , <i>S. x calodendron</i> & <i>S. x reichardtii</i> Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [65497]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Ulex europaeus		
Gorse, Furze [7693]		Species or species habitat likely to occur within area

## Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans. State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull) or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

## Coordinates

-41.09917 146.0339



## Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- [Natural history museums of Australia](#)
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

Appendix 4 – Section 4.1 and 4.2 Precautionary Approach Checklists

<b>Issue Date</b>	13/07/2017	<b>Carrier</b>	Telstra	<b>Site Name</b>	Sulphur Creek	<b>RFNSA No.</b>	7316009
				<b>Address</b>	39 CREAMERY RD SULPHUR CREEK TAS 7316		
<b>Description of Infrastructure</b>	The proposed facility will be comprised of: A 30m high Telstra monopole; Six (6) panel antennas mounted on a headframe attached to the top of the monopole; An equipment shelter to house electrical equipment associated with the facility; Ancillary equipment including cabling and security fence.						

4.1 Application of Precautionary Approach to Site Selection		
Section No.	Industry Code C564:2011 Requirement	Carrier Comments
	<b>For each site the Carrier must have regard to:</b>	
4.1.3	For <b>new</b> sites, once the preferred option has been selected, the Carrier must make available to the public on request the summary of the sites considered and the reasons for the selection of the preferred option.	<p>In this instance, the preferred option is a new site.</p> <p>A summary of all the sites considered is included in the planning assessment report and this summary is available to all members of the public on request.</p>
4.1.5 (a)	The reasonable service objectives of the carrier including (i) the area the planned service must cover (ii) power levels needed to provide quality of service (iii) the amount of usage the planned service must handle	<p>i) The area to be covered is the district of Sulphur Creek and surrounding area.</p> <p>ii) The transmit power settings at this facility will be set to accomplish the desired coverage, capacity and call quality within the areas listed above. The specifications provide for the ability for the facility to reduce the transmitting power to each user based on the radio environment.</p> <p>iii) This site is a regional site providing improved coverage, call quality and capacity. The proposed facility will offer enhanced service to the region, particularly during peak holiday periods.</p>



#### 4.1 Application of Precautionary Approach to Site Selection

Section No.	Industry Code C564:2011 Requirement For each site the Carrier must have regard to:	Carrier Comments
4.1.5 (b)	Minimisation of EMR exposure to public	<p>This facility is designed and will be installed in accordance with relevant regulations relating to exposure to EME.</p> <p>The environmental EME level is minimised through radio network design. Adaptive power control is the network feature that automatically adjusts the power and hence minimises EME from both the base station and the handset.</p> <p>Another feature, called discontinuous transmission, reduces EME emissions by automatically switching the transmitter off when no speech or data is sent.</p> <p>The site has been designed to restrict public access to any areas that exceed the general public exposure limits.</p>
4.1.5 (c)	The likelihood of an area being a community sensitive location.	<p>A review of community sensitive locations both at and surrounding the site has been undertaken as part of the site selection process. This assessment takes into account the environmental and community issues that have been identified. The likelihood of the area being a community sensitive location is considered moderate. The introduction of a new monopole will have a measureable visual impact on the area, however the site is located behind mature vegetation on an elevated section of agricultural land assists in screening and reducing the visual impact of the facility.</p>
4.1.5 (d)	The objective of avoiding community sensitive locations	<p>Telstra seeks to avoid community sensitive locations when siting new telecommunications facilities.</p> <p>Telstra has selected a site that is located at a distance from residences and community sensitive locations.</p>
4.1.5 (e)	Relevant state and local government telecommunications planning policies	<p>The proposed facility requires a planning permit pursuant to the Central Coast Planning Scheme. All relevant state and local planning policies have been considered and addressed as part of the permit submission to Council.</p>
4.1.5 (f)	The outcomes of consultation processes with Councils and Interested and Affected parties as set out in Section 6.7	<p>Telstra will also give full consideration to any comments received during Council's consultation process.</p>



4.1 Application of Precautionary Approach to Site Selection		
Section No.	Industry Code C564:2011 Requirement For each site the Carrier must have regard to:	Carrier Comments
4.1.5 (g)	The heritage significance (built, cultural and natural)	A review of the heritage significance both at and around the site has been undertaken as part of the site assessment process. This assessment has taken in to account any built, cultural and natural factors that have been identified. The proposed site is not located in a heritage precinct and is not heritage listed.
4.1.5 (h)	The physical characteristics of the locality including elevation and terrain	The physical characteristics of the proposed site have been considered including the elevation and terrain. • The proposed site is AHD 72.8m • The terrain is flat, but atop a steep elevation. The area cleared, although trees border the northern property boundary. • The site is positioned in a cleared section of agriculturally used land adjacent to existing vegetation which will assist in minimising visual impact of the facility. • This site maximises the RF performance by utilising a 30m monopole which will ensure coverage objectives are met.
4.1.5 (i)	The availability of land and public utilities	There exists a range of public utilities within the area, and the predominant use of land in the area is for commercial purposes. As such, a new tower site is required in this area. There are no low-impact solutions.
4.1.5 (j)	The availability of transmission to connect the radiocommunications infrastructure with the rest of the network, e.g. line of sight for microwave transmission	The proposed site will utilise fibre transmission.
4.1.5 (k)	The radiofrequency interference the planned service may cause to other services	Radio propagation analysis has been used to select appropriate antenna tilts to meet the requirements for coverage from the facility, while minimising interference to the existing network.  Due consideration has been given to control interference to other services, for example: Transmitters are designed to comply with ACMA regulations which minimise

#### 4.1 Application of Precautionary Approach to Site Selection

Section No.	Industry Code C564:2011 Requirement For each site the Carrier must have regard to:	Carrier Comments
		spurious interference to other services.
4.1.5 (l)	The radiofrequency interference the planned service could experience at that location from other services or sources of radio emissions	Radio propagation analysis has been used to ensure the new facility can be integrated with the existing network while minimising the interference to the new facility.
4.1.5 (m)	Any obligations, and opportunities, to co-locate facilities	Desktop studies of the area and an actual site assessment has been undertaken. All existing infrastructure were considered as part of this study. However, no suitable opportunities for collocation were identified.
4.1.5 (n)	Cost factors	Preliminary costing of the proposed facility has been undertaken. The costs are considered to be reasonable.



4.2 Application of Precautionary Approach to Infrastructure Design		
Section No.	Industry Code C564:2011 Requirement For each site the Carrier must have regard to:	Comments on how the Carrier has had regard to each item
4.2.3 (a)	the reason for the installation of the infrastructure considering – coverage, capacity and quality	This facility is intended to provide enhanced the capacity of mobile phone services to the area.
4.2.3 (b)	the positioning of antennas to minimise obstruction of radio signals	The antennas have been located at the most appropriate location, so as to not interfere with existing radio signals. This location meets the objectives outlined in 4.2.3 (a).
4.2.3 (c)	the objective of restricting access to areas where RF exposure may exceed limits of the EMR standard	This facility is designed and will be installed in accordance with Telstra Document 005486 to restrict public access to any areas that exceed the general public EME exposure limits.
4.2.3 (d)	the type and features of the infrastructure that are required to meet service needs including: (i) the need for macro, micro or pico cells; and (ii) the need for directional or non-directional antennas	This facility is described in the section on "description of infrastructure" outlined in the Precautionary Approach Checklist.
4.2.3 (e)	the objective of minimising power whilst meeting service objectives	The transmit power settings at this facility will be set to accomplish the desired coverage, capacity and call quality. The Over the Air specifications provide for the ability for the facility to reduce the transmitting power to each user based on the radio environment.
4.2.3 (f)	whether the costs of achieving this objective are reasonable	Telstra has undertaken preliminary costing of this facility and are of the opinion these costs are reasonable.
4.2.5	Site EMR assessments for Mobile Phone Radiocommunication Infrastructure must be made in accordance with the ARPANSA prediction methodology and report format (see Appendix B – Additional Design Information and Appendix C – ARPANSA EME Report Format)	EME assessment has been made in accordance with ARPANSA has been completed and is available the RF National Site Archive.







## **Environmental EME Report**

### **1 Midway Lane, SULPHUR CREEK TAS 7316**

**This report provides a summary of Calculated RF EME Levels around the wireless base station**

**Date 16/6/2017**

**RFNSA Site No. 7316009**

### **Introduction**

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 1 Midway Lane SULPHUR CREEK TAS 7316. These levels have been calculated by Telstra using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.58% of the public exposure limit.

### **The ARPANSA Standard**

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

### **How the EME is calculated in this report**

The procedure used for these calculations is documented in the ARPANSA Technical Report "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <http://www.arpansa.gov.au>.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- the base station automatically adjusts transmit power to the minimum required.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

These levels are cumulative and take into account emissions from all wireless base station antennas at this site.

The EME levels are presented in three different units:

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m<sup>2</sup>) – the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

### **Results**

The maximum EME level calculated for the proposed systems at this site is 3.47 V/m equivalent to 31.96 mW/m<sup>2</sup> or 0.58% of the public exposure limit.

## Radio Systems at the Site

There are currently no existing radio systems for this site.

It is proposed that this base station will have equipment for transmitting the following services:

Carrier	Radio Systems
Telstra	LTE1800 (proposed), WCDMA850 (proposed), LTE700 (proposed)

## Calculated EME Levels

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined.

Distance from the antennas at 1 Midway Lane in 360° circular bands	Maximum Cumulative EME Level at 1.5m above ground – all carriers at this site					
	Existing Equipment:			Proposed Equipment		
	Electric Field V/m	Power Density mW/m <sup>2</sup>	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m <sup>2</sup>	% ARPANSA exposure limits
0m to 50m				3.013	24.087	0.28%
50m to 100m				1.18	3.72	0.081%
100m to 200m				3.47	31.96	0.58%
200m to 300m				3.4	30.64	0.54%
300m to 400m				2.47	16.13	0.28%
400m to 500m				1.85	9.088	0.16%
<b>Maximum EME level</b>				3.47	31.96	0.58
	177.43 m from the antennas at 1 Midway Lane					

## Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest that have been identified through the consultation requirements of the Communications Alliance Ltd Deployment Code C564 2011 or via any other means. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Additional Locations	Height / Scan relative to location ground level	Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment		
		Electric Field V/m	Power Density mW/m <sup>2</sup>	% of ARPANSA exposure limits
1 No locations identified				



## RF EME Exposure Standard

The calculated EME levels in this report have been expressed as percentages of the ARPANSA RF Standard and this table shows the actual RF EME limits used for the frequency bands available. At frequencies below 2000 MHz the limits vary across the band and the limit has been determined at the Assessment Frequency indicated. The four exposure limit figures quoted are equivalent values expressed in different units – volts per metre (V/m), watts per square metre (W/m<sup>2</sup>), microwatts per square centimetre (µW/cm<sup>2</sup>) and milliwatts per square metre (mW/m<sup>2</sup>). Note: 1 W/m<sup>2</sup> = 100 µW/cm<sup>2</sup> = 1000 mW/m<sup>2</sup>.

Radio Systems	Frequency Band	Assessment Frequency	ARPANSA Exposure Limit (100% of Standard)
LTE 700	758 – 803 MHz	750 MHz	37.6 V/m = 3.75 W/m <sup>2</sup> = 375 µW/cm <sup>2</sup> = 3750 mW/m <sup>2</sup>
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m = 4.50 W/m <sup>2</sup> = 450 µW/cm <sup>2</sup> = 4500 mW/m <sup>2</sup>
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m = 4.50 W/m <sup>2</sup> = 450 µW/cm <sup>2</sup> = 4500 mW/m <sup>2</sup>
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m = 9.00 W/m <sup>2</sup> = 900 µW/cm <sup>2</sup> = 9000 mW/m <sup>2</sup>
LTE2100, WCDMA2100	2110 – 2170 MHz	2100 MHz	61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 µW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup>
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 µW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup>
LTE2600	2620 – 2690 MHz	2600 MHz	61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 µW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup>
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 µW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup>

## Further Information

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).

Information about RF EME can be accessed at the ARPANSA website: <http://www.arpansa.gov.au>, including:

- Further explanation of this report in the document: 'Understanding the ARPANSA Environmental EME Report'
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report, 'Radio Frequency EME Exposure Levels - Prediction Methodologies'
- the current RF EME exposure standard  
Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), 2002, 'Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields — 3 kHz to 300 GHz', Radiation Protection Series Publication No. 3, ARPANSA, Yallambie Australia.  
[Printed version: ISBN 0-642-79400-6 ISSN 1445-9760] [Web version: ISBN 0-642-79402-2 ISSN 1445-9763]

The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at <http://emr.acma.gov.au>

The Communications Alliance Ltd Industry Code C564:2011 'Mobile Phone Base Station Deployment' is available from the Communications Alliance Ltd website, <http://commsalliance.com.au>

Contact details for the Carriers (mobile phone companies) present at this site and the most recent version of this document are available online at the Radio Frequency National Site Archive: <http://www.rfnsa.com.au>



## Annexure 3

PO Box 02  
PENGUIN TAS 7316

Ph 64 371779

30 August 2017

The General Manager  
Central Coast Council  
19 King Edward Street  
ULVERSONE TAS 7315

CENTRAL COAST COUNCIL  
TELECOMMUNICATIONS LABORATORY SERVICES

Received: - 1 SEP 2017

Application No:

Doc. ID:

Dear Sir/Madam

Objection to the development application DA217022 – 39 Creamery Road Sulphur Creek – Utilities  
(Telstra Telecommunications Tower with ancillary shed and equipment)

As residents and landowners of the adjoining property at 55 Creamery Road Sulphur Creek we are concerned about the negative impacts the erection of a 30metre telecommunications tower will have on our health, visual amenity (views) and land value. Our primary objections are outlined below:

1. The short and long term negative health impacts from the pulse electromagnetic radiation emitted from mobile towers;

'Studies have shown that people more exposed to radiation from mobile phone base stations experience uncomfortable symptoms such as headaches, nausea, fatigue, sleep problems, concentration problems, depression and loss of libido. These effects have been found at levels many hundreds of times lower than levels approved by international guidelines and standards.' [www.emraustralia.com.au/emr-solutions/mobile-nbn-towers](http://www.emraustralia.com.au/emr-solutions/mobile-nbn-towers) other research has shown that neurological disorders increase and anecdotal reports of increases of cancer are concerning.

The residence on our property is approximately 400metres from the proposed site and as outlined in Appendix 5 of the Report EME measures radiation to be at 28% of the safety standard limit. As such residents will be subject to Radio Frequency which the house is currently free from. We do not want to be subject to any level of Radiation.

2. Negative impact on the visual amenity/aesthetics a 30metre tower would cause.

The proposed site is in the direct line of sight from the house on our property and as such substantially ruins the enjoyment of our 180 degree panoramic ocean views.

The report gives no consideration to the negative impact on the view of all the residents to the south, (west and east) of the tower. As most of the land is prime agricultural land (and of significantly more value than the continued reference of 'grazing land' used in the report) there is little in the way of tall vegetation to shield residents to the south from looking at the tower.

Having a 30metre telecommunication tower 40metres from the boundary fence will reduce our quiet enjoyment of our property. The tower will infiltrate our view of the coast from the entire property. The property is a working agricultural enterprise and we are concerned by the health impacts for working regularly in such close proximity to the tower, at times only 40metres away.

The Report gives no consideration to the negative visual impact from any position but north of the tower and then only from the bottom of Midway Drive. Residences extend approx. 2/3 up the incline.

3. Negative financial impacts on property values may be affected by the proposed tower site

We hold serious concerns of the impact having a 30metre telecommunications tower 40metre from our boundary fence will have on our property value. Our property is currently a residence with an agricultural enterprise, however, we feel the construction of the tower will prevent us from the ability to diversify our business to cater for other business opportunities generated by tourism such as development of accommodation etc. We hold concerns that the tower would significantly reduce the sale price of our property should we decided to sell in the future with buyers being deterred from buying a property sitting under a telecommunications tower.

Also with population increasing in Sulphur Creek should zoning change in the future we are concerned the value of the land as suitable for residential properties is seriously devalued.

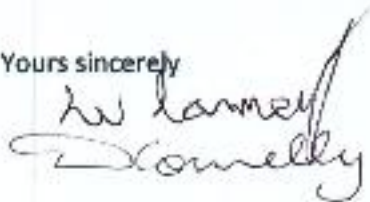
4. Future tourism developments could be greatly impeded by an artificial metallic mobile tower, as it would detract from views to the ocean and surrounding land

To summarise, as residents to the adjoining property we strongly object to the proposed mobile tower at any position on 39 Creamery Road, Sulphur Creek due to the:

- Negative intrusion the tower will have our view – visual amenity
- Health risks from exposure to mobile pulse EME radiation emissions
- Devaluation of our property value
- Potential impact on future tourism developments.

We consider Candidate D to be a more suitable site, should a safe and visually accommodating site not be secured, this tower should not be constructed.

Yours sincerely



Wayne and Deborah Connelly



## PENGUIN RETREAT

205 West Ridge Road, Penguin, Tasmania 7316

1 September 2017

CENTRAL COAST COUNCIL

The General Manager  
Central Coast Council  
19 King Edward Street  
Ulverstone TAS 7315

Division .....

Rec'd 01 SEP 2017

File No .....

Doc. Id .....

Dear Ms Ayton

Re: DA217022 – 39 Creamery Road Sulphur Creek – Utilities (Telstra Telecommunications Tower with ancillary shed and equipment)


We are disappointed to read the above DA proposal and wish to express our strong opposition to this development in that location on the following grounds.

At present, we are only one (1) month from completing our tourism development at the end of West Ridge Road, DA214206. The site has been developed with the visual aspect and experience of this view as the major driver to the anticipated success of attracting guests to our accommodation. The site value will be significantly diminished if our guests have to look directly at this tower while viewing the sunset.

We also find it inconsistent that the area proposed is subject to landslip, considering the degree and cost of our geotech investigations to ensure we did not build any structure on landslip potential areas when completing our DA.

If the DA217022 proceeds in the present site, we wish to advise that we will seek legal advice in relation to the potential diminished value of our development.

Yours Faithfully



Hugh and Elizabeth Witten

Erika Krumins & Dirk Fuellgrabe  
189 West Ridge Rd  
PO Box 258  
Penguin Tas 7136

CENTRAL COAST COUNCIL

30 August 2017

To: The General Manager  
Central Coast Council  
19 King Edward Street  
Ulverstone TAS 7315

Division .....  
Rec'd 01 SEP 2017  
File No .....  
Doc. Id .....

Dear Madam or Sir

**Re: DA217022 – 39 Creamery Road Sulphur Creek – Utilities (Telstra Telecommunications Tower with ancillary shed and equipment)**

As residents of West Ridge Road, Penguin we value our health and panoramic views of the horizon and ocean. We, the undersigned, object to the proposed mobile tower application, for the following reasons:

- 1. Health impacts from pulse electromagnetic radiation emitted from mobile towers presents a genuine health risk to us as neighbouring residents in the short and long term.**

1.1 It is scientifically proven that pulse radiation emitted from mobile towers penetrates the body tissue and negatively impacts human health. The public and industry can be naïve of the serious health risks from exposure to mobile tower radiation and place complete trust in any relative safety standards. International and national safety standards specific to mobile tower radiation and exposure limits vary. The limits are influenced by accuracy and bias of perceived radiation exposure limits, measurement technologies, proven versus anecdotal health effects (both need to be considered), telecommunication investments, government policy and economic development demands.

1.2 An example of this is the standard used in the Application Report the Radio Communications Electromagnetic Radiation Human Exposure Standard was developed in 2003 when mobile phone use was in its infancy and is now almost 15 years old. Given the persistent concerns regarding safety of telecommunication towers on public health and the enormous increase in mobile phone and internet use in the past 15 years the appropriateness of using this standard should be questioned.

1.3 While current legislation allows public exposure of up to 1,000  $\mu\text{W}/\text{cm}^2$  (equiv. to 10,000  $\mu\text{W}/\text{cm}^2$  squared), numerous peer reviewed studies prove adverse health effects from exposure of  $<10 \mu\text{W}/\text{cm}^2$  (or  $<100 \text{ mW}/\text{M}^2$  squared) including: Leukaemia cancers, chromosome and blood cell changes, birth/miscarriage risks, nervous system effects, irritability, appetite loss, fatigue, headaches, difficulty concentrating, sleep disturbances. Even at 0.0008-0.41  $\mu\text{W}/\text{cm}^2$  (or 4.1  $\text{mW}/\text{m}^2$  squared) had been proven to cause negative effects on memory, attention, reaction and endurance\*

\* (refer to studies on pp 25-26 of Fact Sheet in EMR Australia Pty Ltd report:

[www.emraustralia.com.au/LiteratureRetrieve.aspx?ID=66546](http://www.emraustralia.com.au/LiteratureRetrieve.aspx?ID=66546) )

[www.abc.net.au/local/stories/2011/12/08/3386776.htm](http://www.abc.net.au/local/stories/2011/12/08/3386776.htm)

[www.emraustralia.com.au/emr-solutions/mobile-nbn-towers](http://www.emraustralia.com.au/emr-solutions/mobile-nbn-towers)

**2. Detrimental impact on visual amenity/aesthetics a tower would be a visual intrusion while viewing the ocean and landscape from our homes, properties and surrounding roads.**

2.1 The Application makes numerous reference to the established vegetation on the adjoining property between the proposed site and Preservation Drive to the north, there are several issues with this:

- 2.1.1 The land holding the vegetation is privately owned and with recent changes to legislation allowing 20% vegetation removal per year on agricultural properties this vegetation cannot be guaranteed as a cover for any period of time.
- 2.1.2 Figure 13 and 14 of the report are dated and do not show more recent houses that have been built further up Midway Drive closer to the proposed site
- 2.1.3 The Application states that the trees are 20m in height, thus giving the impression that only 10m of the tower will protrude above the tree line. This is an incorrect assumption to make. As stated in the Report on page 34 section 11.1 Visual Amenity '*measuring the from Preservation Drive to the Plateau where the site is proposed increased from 9m A.H.D to 73 A.H.D which is an increase in elevation by 64m within a relatively short distance.*' However, this does not increase visual coverage from the trees as the Report states rather the steep slope of the land reduces the reach of the trees. In fact figure 3 on page 10 of the Report is the best representation of how sparse the tree coverage actually is from the top of the plateau.

2.2 The main failing of the Application in regard to Visual Amenity is that only the negative visual impact of the tower from the Northern aspect is considered.

2.3 Our property at 189 West Ridge Rd, Penguin is situated approximately 900m to the south east of the proposed tower site (effectively sitting south of the head land between Sulphur Creek and Preservation Bay) from our property we have 180 degree ocean views and will have full sight of the 30m tower (as will our neighbours). The land behind our property has numerous hills, yet continually rises for a further 10km inland. As a consequence residents further back, who have built their houses to take advantage of the coastline views will have an unfiltered view of the tower protruding from the plateau – as will tourists as they drive from attractions in Gunns Plains, Dial Ranges and other tourist attractions to the south.

2.4 It should be noted that a building application from neighbours to the north of our property was almost declined until they could prove that the proposed buildings would not be a visual intrusion on the skyline – the council raised the issue (not surrounding residents)- and the buildings in question were only approx. 1-2 m at most above the skyline. The possibility exists that the council could be perceived as discriminatory to resident's building applications and inappropriately favourable to corporate applications should the council not stringently raise and investigate the negative visual intrusion of the proposed 30m!!! tower – from every aspect, north, south, east and west.

2.5 Driving west along West Ridge Road there is an uninterrupted view of the coast line to Table Cape. There are no trees or vegetation that will filter the 30m tower from rising like a huge pimple in this otherwise pristine landscape. I and other residents of West Ridge Road have purchased their properties because of this view.



### **3. Future tourism developments could be greatly impeded**

3.1 It is a well known fact that many tourists visit Tasmania to enjoy its natural beauty. Erecting a 30m tower on the top of a plateau above the sublime coastline does not have a neutral impact, no matter how muted the colours used in construction. An artificial metallic mobile tower 30m in height, will as it would detract from views to the ocean and surrounding land. Given the value of tourism to the local area, the beautiful views of the coastline should be treated and an income generating asset. As such it does not make sense to devalue an asset that contributes to employment and investment in the local community.

3.2 As stated above West Ridge Road possesses stunning uninterrupted views of the coastline to Table Cape. Most of the traffic generated along West Ridge Road is tourist having a scenic drive and enjoying the view. We have been advised by volunteers at the Penguin Tourist Information Centre that they regularly suggest to tourists that they drive west along West Ridge Road to enjoy the beautiful view to Table Cape.

### **4. Negative financial impacts on property values may be affected by the proposed tower site**

4.1 Devaluation of properties in the immediate area and those with views negatively impacted by the 30m tower is a serious and valid concern. The resulting loss of surrounding property values could be in the millions, as future buyers will 'balk' and be put off from buying properties in proximity to a mobile tower due to obvious visual and radiation health concerns.

4.2 In conclusion, we strongly reject the proposed mobile tower at any position on 39 Creamery Road, Sulphur Creek, because of the:

- Health risks from exposure to mobile pulse EME radiation emissions with some effected residential properties within 150m of the proposed site (the precautionary principal must apply).
- Negative Impacts on visual amenities
- Risk of reducing future property values and sales and;
- Impediment to future tourism developments.

4.3 Our suggestion is that Candidate D would be the best site for the proposed tower as there are very few dwellings in the immediate vicinity and the area is one of the less picturesque on the coast already having a fertilizer business, Highway with large round-about and large asphalted area for bus stop and car parking and Transport Inspection Station. As the population density increases further east along Preservation Drive most of the residents at sea level would not have their view impacted and residents at Howth with views are situated significantly higher than the 30m tower and would look over the tower rather than at it.

If a genuinely safe and visually accommodating site cannot be secured, this tower should not be constructed.

Kind regards



Erika Krumins &



Dirk Fuellgrabe

6 Midway Lane  
Sulphur Creek  
TAS 7316

---

Attention: General Manager  
Central Coast Council  
Ulverstone 7315

1<sup>st</sup> September 2017

Dear Sir or Madam:

Re: Telstra tower proposal for Creamery Road

Sulphur Creek is currently expanding and we appreciate the need and benefits of improved telecommunications. However, we would like to object to the Telstra tower at the proposed site at Creamery Road for the following reasons:

1. Too close to our property. I feel that the small buffer of trees and the actual distance between the site and our home is inadequate to ensure no ill health risk.
2. Exposure to EME 24/7. With increased residential properties in the area and over time, there will ensue increased output from the tower
3. Continual noise implications

I trust that you will reconsider the location and move it further back away from the residential cluster in this area.

I am sure Telstra can locate a suitable position for the tower away from any residential properties.


Yours faithfully

Magdi & Angela Ghali

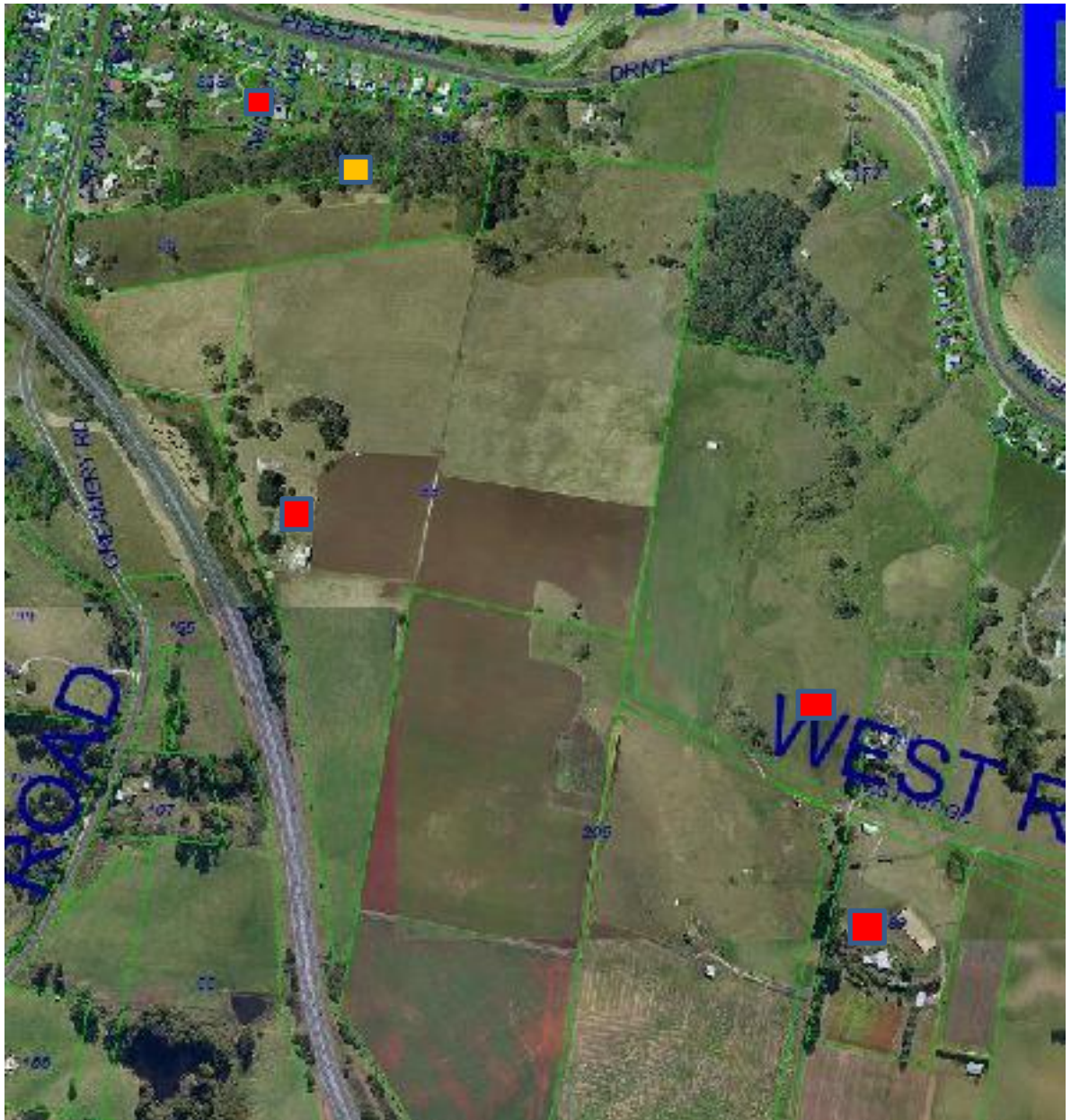
## Annexure 4





Aerial View –39 Creamery Road, Sulphur Creek

 Proposed tower location





 Proposed tower location

 Location of representors

## **SCHEDULE OF CONTRACTS AND AGREEMENTS**

(Other than those approved under the Common Seal)

Period: 1 to 31 August 2017

### *Contracts*

- . Contract No. 1/2017-2018  
TasSpan Civil Contracting Pty Ltd  
Design and construction of Leven River bridge replacement –  
Taylors Flats Road, Loongana  
Net Price \$679,535.70 (incl. GST)

### *Agreements*

- . Tenancy Agreement  
Unit 10 Annlyn  
25–29 Lovett Street, Ulverstone
- . Licence Agreement  
Batten Park, Ulverstone  
Ulverstone Rodeo Committee
- . Community Infrastructure Fund – Minor Grant Program 2017  
Grant Agreement – CIF–MN00019  
Crown and Central Coast Council  
Ulverstone Sports and Leisure Centre – Solar Panel Installation  
Grant amount \$50,000.00
- . Community Infrastructure Fund – Minor Grant Program 2017  
Grant Agreement – CIF–MN00056  
Crown and Central Coast Council  
Top Preston Falls – Proposed Access Track and Viewing Platform  
Grant amount \$36,000.00

- . Property Management Authority  
Harcourts Ulverstone  
Unit 5 Banyanda  
19 Helen Street, West Ulverstone
- . Lease Agreement  
Penguin History Group Inc.  
Penguin Station
- . Licence for use of premises  
Penguin District Primary School Campus  
Outside School Hours School Care Service



Sandra Ayton  
GENERAL MANAGER



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

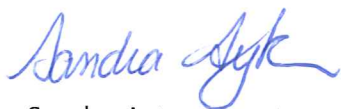
Period: 22 August 2017 to 18 September 2017

*Documents for affixing of the common seal*

- Nil

*Final plans of subdivision sealed under delegation*

- Final Plan of Survey  
Lot 12, Hales Street, Penguin  
Application No. SUB2003.20
- Amendments to Sealed Plans  
1A Main Road, Penguin – CT163889/1 & CT163889/2  
Application No. SPA217001
- Final Plan of Survey  
2A Dial Road, Penguin – subdivision and amalgamation of Titles.  
Application No. DA213101
- Amendment to a Sealed Plan  
3 Shaw Street, Ulverstone – CT61730/8  
Application No. SPA217002



Sandra Ayton  
GENERAL MANAGER

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

	2016/2017		2017/2018	
	\$	%	\$	%
Rates paid in Advance	-	892,195.10	-	989,341.98
Rates Receivable		228,216.09		262,841.73
Rates Demanded		15,038,148.67		15,552,596.16
Supplementary Rates		-		-
		14,374,169.66		14,826,095.91
		100.00		100.00
Collected		9,684,422.55		10,103,893.52
Add Pensioners – Government		825,518.49		855,248.04
Pensioners – Council		31,640.00		32,550.00
		10,541,581.04		10,991,691.56
		73.34		74.14
Remitted		-		-
Discount Allowed		556,971.39		587,052.66
Paid in advance		255,227.69		296,101.86
Outstanding		3,530,844.92		3,543,453.55
		14,374,169.55		14,826,095.91
		100.00		100.00



Rachel Morris  
ASSISTANT ACCOUNTANT

4-Sep-2017