



Notice of Ordinary Council Meeting and

Agenda

20 November 2017

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, 20 November 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 15th day of November 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.

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

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 16 October 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 16 October 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.

- . 23.10.2017 – Central Coast Interpretation Plan / Cultural Precinct update
- . 30.10.2017 – Food Organic Garden Organic Program / Safer Roads for Cyclists Options for Penguin Road / Animals Bylaw Progress Update / LGAT Conference Briefing – November 2017
- . 13.11.2017 – Central Coast Population Growth Strategy / Cradle Coast Authority update.

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 to report:

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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:

- . Richmond Fellowship Tasmania – Mad Hatters Tea Party celebrating Mental Health Week
- . Radio community reports
- . Cradle Coast Authority and Third Horizon Consulting – Shared Services presentation (Burnie)
- . XVI Australian Masters Games – pre-official opening VIP function (Devonport)
- . Cradle Coast Authority – regional development lunch–briefing
- . Ulverstone Bowling Club – medal presentation
- . Central Coast Community Safety Partnership Committee – meeting
- . International Cities, Town Centres and Communities Society – ICTC Mainstreet Conference 2017 (Melbourne)
- . Ulverstone River Edge Apartments – performed official opening

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- . Ms Justine Keay MP, Federal Member for Braddon – meeting
 - . Local Government Association of Tasmania – Mayor’s Professional Development Day and dinner (Hobart)
 - . Local Government Association of Tasmania – General Meeting (Hobart)
 - . Ulverstone Agricultural Show – attend Show Day Council booth
 - . Central Coast Council Annual General Meeting
 - . Cradle Coast Innovation – meeting
 - . TasWater – General Meeting and Annual General Meeting (Launceston)
 - . Vice-Regal visit to Central Coast by Her Excellency Professor the Honourable Kate Warner AC, Governor of Tasmania – Municipal tour, civic reception and dinner
 - . Central Coast Centenary Committee – Formal dedication and unveiling of World War 1 Veterans graves at Ulverstone General Cemetery
 - . Ulverstone RSL Sub-Branch – Remembrance Day Service
 - . Ulverstone Judo Club – medal presentations
 - . Cradle Coast Authority and Third Horizon Consulting – Shared Services report (Burnie)
 - . Department of Education – NAPLAN celebration event
 - . Probus Club of Central Coast – Christmas lunch
 - . Council and Central Coast Chamber of Commerce and Industry – quarterly meeting with President and Vice-President.”

The Deputy Mayor reports as follows:

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

- . Local Government Association of Tasmania – General Meeting (Hobart).”

Cr Carpenter reports as follows:

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

- . Australian Masters Games – Cycling Time Trial medal presentations
- . Australian Masters Games – VIP cocktail party (Burnie)
- . Cycling Australia 2017 Tour of Tasmania – race start and presentation to winner of Stage 3 Ulverstone-Penguin Road Race
- . Gunns Plains Potato Festival 2017 – events judging and book launch.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

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- “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.”

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:

- '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 –
 - (a) the general manager has reported the reason it was not possible to include the matter on the agenda; and
 - (b) the general manager has reported that the matter is urgent; and
 - (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.'

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

<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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NOTES

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 Community Shed Management Committee - meeting held 2 October 2017
- Central Coast Community Safety Partnership Committee - meeting held 25 October 2017
- Central Coast Youth Engaged Steering Committee - meeting held 26 October 2017
- Development Special Support Committee - meeting held 30 October 2017
- Forth Community Representatives Committee - meeting held 9 November 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 Annual General Meeting for the year ended 30 June 2017

The General Manager reported as follows:

“*PURPOSE*

This is a report on the conduct of the Council’s Annual General Meeting held on 7 November 2017.

BACKGROUND

The Annual General Meeting for 2017 was held on 7 November. A record of the meeting was kept by way of minutes. A copy of the minuted record is attached.

The *Local Government Act 1993* provides that any resolution passed at an annual general meeting is to be considered at the next meeting of the Council. There were no resolutions other than the one to receive the Annual Report.

DISCUSSION

Two members of the public attended the Annual General Meeting. The Mayor spoke in support of the Annual Report and a PowerPoint presentation of the highlights for the year was presented by the General Manager.

There is otherwise no discussion so far as this report is concerned.

CONSULTATION

Consultation is not required in respect of this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

This matter does not impact on resources.

CORPORATE COMPLIANCE

The holding of an annual general meeting is a statutory requirement.

The Central Coast Strategic Plan 2014–2024 includes the following strategy and key action:

Council Sustainability and Governance
• Effective communication and engagement.

CONCLUSION

It is recommended that this report be received.”

The Executive Services Officer reported as follows:

“A copy of the minutes of the Annual General Meeting for 2017 has been circulated to all Councillors.”

- “That the report on the conduct of the Council’s Annual General Meeting for 2017 (a copy of the minutes of the meeting, held on 7 November 2017, being appended to and forming part of the minutes of this ordinary meeting of the Council) be received.”
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9.3 Central Coast Population Growth Strategy

The General Manager reports as follows:

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

PURPOSE

The purpose of this report is to consider the adoption by the Council of a Central Coast Population Growth Strategy (the Strategy) dated November 2017.

BACKGROUND

A proactive, place-based approach by the Council is needed to address the challenges of predicted population decline and respond to opportunities for future Central Coast communities. The Australian Bureau of Statistics (ABS) and State Government Department of Treasury and Finance (Treasury), predict Tasmanian populations will decrease by the middle of this century.

The Strategy sets a moderate Central Coast population growth target in response to recent (actual) and long-term predictions of population decline. In line with ABS predictions, 2012 Treasury predictions for Central Coast were that populations would increase. However, the Central Coast population has decreased continually for the last five years. In developing the target for Central Coast, ABS and Treasury modelling were considered. The population target for Central Coast aims for a resident population count of 28,000 people by 2060 and identifies actions to reach the target.

DISCUSSION

Central Coast faces challenges for population growth and balance in the demographic profile. Firstly, it is harder for areas in rural and regional

Tasmania to compete for attraction and retention of residents than metropolitan areas, who provide attractive large urban centres and services.

The trend of ageing populations is not isolated to regional areas but rather commonplace throughout much of Australia. Challenges of ageing populations include high numbers of people retired from workforce participation and increased pressure on health services.

Challenges created by aging populations are compounded throughout rural and regional Australia by high out-migration of youth, anecdotally for work and opportunities in larger urban centres and cities. While some of these young people return home to raise or start a family, many don't. Ageing populations and high youth-out migration rates can result in high death and low birth rates, leading to a population in natural decline.

The Strategy and Action Plan responds to predicted population decline and emphasises a balanced and sustainable approach. Consideration is given to population growth initiatives at various government levels. Three Central Coast population growth scenarios are presented, with the moderate scenario to reach a resident population of 28,000 by 2060 nominated and outlined.

There are levers for the Council to reach the population target, respond to emerging challenges and develop new opportunities. These levers include actions to create jobs and develop the workforce; improve liveability of areas; and increase net migration. The Strategy's Action Plan addresses these levers and identifies four measurable objectives (or strategic outcomes): workforce development; supporting communities; supporting families; and supporting immigration.

A proactive and place-based approach is needed in response to predicted population decline by the middle of the century. Government's at all levels have an important role to play in addressing the link between population growth and outcomes for social and economic prosperity (leading to well-being). Local efforts need to compliment other population growth initiatives. Social capital has the ability to drive new approaches to development and service delivery and empower the community in creation of new approaches. Supporting our workforce and improving the liveability of our places, in particular for families and immigrants, is a planned and pro-active method to positively influence future Central Coast populations enabling the community to 'live their potential'.

CONSULTATION

A discussion paper was submitted and workshopped with the Council Senior Leadership Team on 22 January 2016. Population targets and actions to achieve them were developed and submitted to the General Manager on 15 February 2017. The draft Strategy and Action Plan has been presented to a Council workshop on 13 November 2017.

RESOURCE, FINANCIAL AND RISK IMPACTS

The primary resource associated with Strategy Action Plan is Council staff collateral. Other costs would need to be included in budget estimates.

Risks for the Council associated with not implementing the Strategy include:

- . Decreasing resident populations
- . Missed economic opportunities in attracting/retaining workforces
- . Ongoing exodus of the 15-40 year old population age segments, low return rates of youth diaspora and high migration of the older cohort
- . Increased challenges associated with an ageing demography, such as increased pressure for services and service delivery
- . Expectation gap - community perception that the Council should act to address population growth issues
- . Missed opportunities, including strategic planning.

CORPORATE COMPLIANCE

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

The Shape of the Place

- . Encourage a creative approach to new development.

A Connected Central Coast

- . Connect the people with services
- . Improve community well-being.

Community Capacity and Creativity

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

The Environment and Sustainable Infrastructure

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

Council Sustainability and Governance

- Improve service provision
- Improve the Council’s financial capacity to sustainably meet community expectations
- Effective communication and engagement
- Strengthen local–regional connections.

CONCLUSION

It is recommended that the Central Coast Population Growth Strategy dated November 2017 be adopted.’

The Strategy & Policy Officer’s report is supported.”

The Executive Services Officer reports as follows:

“A copy of the Central Coast Population Growth Strategy dated November 2017 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Central Coast Population Growth Strategy dated November 2017 be adopted (a copy being appended to and forming part of the minutes).”

9.4 Council and Development Support Special Committee meeting schedule 2018 (397/2011 – 12.12.2011)

The General Manager reports as follows:

“The Executive Services Officer has prepared the following report:

PURPOSE

The purpose of this report is to propose an adjustment to the Development Support Special Committee (DSSC) meeting schedule for December 2017 and January 2018, and to list the Ordinary Council meeting and DSSC meeting schedules for 2018.

BACKGROUND

The Council has a Policy in respect of holding DSSC meetings on the second and last Monday of each month. This was adopted by the Council at its meeting on 12 December 2011 (Minute No. 397/2011).

DISCUSSION

The Council's policy on the holding of DSSC meetings provides for them to be held on the second and last Monday of the month unless otherwise resolved by the Council. Such a resolution is warranted in this case.

There will be insufficient time prior to and immediately following the Christmas/New Year 2017 break to effectively prepare and distribute an agenda for a meeting on 8 January 2018. It is therefore proposed that the meeting scheduled for 8 January be postponed to 15 January 2018.

While this would make a four-week break from the 17 December 2017 ordinary Council meeting, it would shorten the break to the next scheduled DSSC meeting on 29 January back to two weeks.

The meeting scheduled for 31 December 2017 will not be held as the Council Administration Centre will be closed.

CONSULTATION

This proposal is consistent with the approach taken by the Council on such occasions in previous years following consultation with its officers and continuing to provide appropriate service to the public.

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposed changes may impact applications being advertised immediately prior to or over the Christmas/New year period. To appease this, an extension of time will be sought from applicants, which will enable the Council to meet the regulatory timeframes and is a better utilisation of Council resources available to prepare the meeting agenda.

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.

Council Sustainability and Governance

- Improve corporate governance
- Effective communication and engagement

CONCLUSION

It is recommended that the DSSC meeting on 31 December 2017 be cancelled and the meeting scheduled for 8 January 2018 be postponed until 15 January 2018, furthermore that the meeting schedules for Ordinary Council and DSSC meetings for 2018 be adopted (a copy of the schedules are appended to this report).’

The report is supported.”

The Executive Services Officer reports as follows:

“A copy of the meeting schedules for Ordinary Council and DSSC meetings for 2018 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Development Support Special Committee meeting on 31 December 2017 be cancelled and the meeting scheduled for 8 January 2018 be postponed until 15 January 2018, furthermore that the meeting schedules for Ordinary Council and Development Support Special Committee meetings for 2018 be adopted (copies being appended to and forming part of the minutes).”

9.5 Central Coast Interpretation Plan

The General Manager reports as follows:

“The Community Development Officer has prepared the following report:

PURPOSE

The purpose of this report is to consider the adoption by the Council of the Central Coast Interpretation Plan (the Plan) (a copy is appended to this report).

BACKGROUND

Central Coast Council has developed the Plan to guide the development of Interpretation across Central Coast. Historically Interpretation has been a series of one-off projects, without an underpinning positioning.

However, development of the Central Coast, Coast to Canyon Place Marketing Brand – Coast to Canyon, Great Natured Place, has created the perfect environment for the Council’s interpretation projects to be considered under its place brand positioning.

The Plan will:

- provide guidelines and structure for the identification and prioritising of Interpretation projects in Central Coast;
- allow key messages/themes to be presented and reinforced across Central Coast, while still allowing site-specific stories to be told;
- be used to seek and/or direct funding; and
- provide guidelines and structure which can underpin the development of all Interpretation for Central Coast even as its form alters to fit location and theme.

DISCUSSION

The Plan guides the planning, development, design and implementation of interpretation for the Central Coast.

The “thing” to be interpreted may be a place, a location, an aspect of cultural life, building, industry, a demonstration, something historical or a combination of things.

- Whichever form the interpretation takes, it must be appropriate for the site; and
- applicable to the people likely to interact with it.

This Plan ensures our interpretation builds on our Tourism and Place Brand, “Coast to Canyon Tasmania – Great Natured Place”, and is in step with Council’s current projects and priorities as outlined in the Central Coast Strategic Plan 2014–2024, and is an asset in building the tourism experiences and opportunities as identified in the Central Coast Council Destination Action Plan 2017, and is in alignment with the objectives set out in the Tasmanian Visitor Economy Strategy 2015.

CONSULTATION

Due to the diverse nature of the proposed interpretation projects (each project presenting challenges, conflicts and priorities) consultation will be required on each of the individual projects.

In identifying priority areas for interpretation, themes have come from the feedback provided in the Tourism and Place Brand Workshops, the Central Coast Strategic Plan Workshops and the Central Coast Council Destination Action Plan 2017, which identified assets and areas / stories of significance to the community.

RESOURCE, FINANCIAL AND RISK IMPACTS

The primary resource associated with the Plan’s development is Council’s staff collateral. Costs for individual interpretation projects would need to be budgeted for or grants/funding successfully applied for.

Risks associated with not implementing the Plan include missed opportunities in areas such as:

- . promoting and communicating the Central Coast as a place to live, work and invest;
- . enriching visitor experiences, including appreciation and understanding of heritage;
- . length of stay;
- . enhancing place identity;
- . improved leveraging from the place brand to improve destination awareness;
- . sharing our stories in creative, compelling and celebratory ways;

- . using interpretation and public art to create vibrant and shared spaces;
- . capturing the stories of our place and our people;
- . interpretation considered as part of all major infrastructure works and Council-developed community assets; and
- . improving the educational asset to local and visiting schools.

CORPORATE COMPLIANCE

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

Connected Central Coast

- . Develop a sense of place within our central business districts
- . Provide for a diverse range of movement patterns
- . Improve community well-being.

Community Capacity and Creativity

- . Community capacity building
- . Cultivate a culture of creativity in the community
- . Develop an interpretation Plan to showcase the stories of the Central Coast.

CONCLUSION

It is recommended that the Central Coast Interpretation Plan dated November 2017 be adopted.'

The report is supported.”

The Executive Services Officer reports as follows:

“A copy of the Central Coast Interpretation Plan dated November 2017 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Central Coast Interpretation Plan dated November 2017 be adopted (a copy being appended to and forming a part of the minutes.”

9.6 Ulverstone Cultural Precinct Master Plan 2017 (55/2012 – 20.02.2012)

The General Manager reports as follows:

“The Social Planning & Development Group Leader has prepared the following report:

PURPOSE

The purpose of this report is to seek adoption of the Ulverstone Cultural Precinct Master Plan 2017 (the Plan) including its draft Implementation Plan and to receive the Ulverstone History Precinct Review Project – Final Report – Engagement Plus – November 2017, as the record of the preparation of the Master Plan. This Plan was informed by the Ulverstone History Precinct Review undertaken during 2017.

BACKGROUND

At the Council meeting held 20 February 2012, it was resolved, “That the Council confirm that the current site of the Ulverstone History Museum and Woodcraft Guild building remain as the Ulverstone Cultural Precinct and adopt the Ulverstone History Museum Strategic Plan and Interpretive Strategy.”

A Visitor Services review was initiated in February 2014 to investigate the way visitor services was delivered from both the Penguin and Ulverstone Visitor Information Centres and to explore possible efficiencies in the delivery of services both to cut costs and also ways to improve the visitor experience. The project team was asked to specifically explore the feasibility of the Ulverstone Visitor Information Centre (UVIC) co-locating with the Ulverstone History Museum (UHM) on the Ulverstone Cultural precinct site. It was anticipated that among other efficiencies, it makes commercial sense to combine the UVIC and UHM volunteer resource under a single roof.

The Review Report delivered in October 2015, made the recommendation to:

“Explore development of the Ulverstone History Museum (in line with the Museum Strategic Plan) to include co-location and provision of Ulverstone Visitor information and Services.”

Furthermore, the report forecast that:

“...co-location will provide a tourism attraction and experience along with improved service; with potential increased opportunities for shared resources, including volunteers, and retail.”

In February 2017, the Council's "Ulverstone Cultural Precinct Review" project team was established to provide recommendations on:

- 1 what services could be located on the Cultural Precinct site and where these services would be located;
- 2 operational detail that explained how visitor services and tourism services in particular, would operate when co-located;
- 3 what complementary infrastructure might be needed to activate the precinct and enhance the visitor experience;
- 4 the provision of parking; and
- 5 funding opportunities that could progress the development of the site.

As part of the review a conceptual Plan (Master Plan) would be commissioned to provide a pictorial representation of the proposed new-look Cultural Precinct.

In February 2017 the Council appointed Engagement Plus (EP) to manage the community engagement component of the Ulverstone Cultural Precinct Master Plan and Launceston-based architecture firm ARTAS to provide the Master Plan.

The Final Master Plan has been completed and is attached as an Appendix to this report. The Ulverstone History Precinct Review Project – Final Report – Engagement Plus – November 2017 is also attached as an Appendix and is regarded as part of the Master Plan.

The Master Plan consists of a number of Plans and associated documentation including:

- . Ulverstone Cultural Precinct Master Plan 2017
- . Ulverstone Cultural Precinct Master Plan – 3D Renders
- . Ulverstone History Precinct Review Project – Final Report – Engagement Plus – November 2017
- . Attachment 1 – Stakeholder List – Ulverstone History Precinct Review Project – Engagement Plus
- . Attachment 2 – Demographic and Tourism Profile – Ulverstone History Precinct Review Project – Engagement Plus
- . Attachment 3 – Community Consultation Report – Ulverstone History Precinct Review Project – Engagement Plus.

The Plan has been developed as a dynamic document and is intended to inform the Council during future decision making. It is not intended to be an overly prescriptive Plan but rather to allow any new opportunities that arise between its adoption and as the site develops, to be sensitively incorporated into the Plan if considered appropriate. The Plan identifies a number of significant opportunities and associated constraints, which are included in the “3D renders” and documentation that assists with the interpretation.

Throughout the planning process the Council has offered in-principle support for the overall direction of the document through two Council workshops. Once adopted by the Council, the Plan will provide direction for the development of the precinct into the future.

DISCUSSION

As indicated, the proposal for the development of a new facility on the Ulverstone Cultural Precinct site has been discussed for many years and consideration of a new facility hosting Ulverstone Visitor Services was one of many recommendations to come out of the 2015 Ulverstone and Penguin Visitor Services Review.

Currently, the UHM does not have the temperature and humidity control necessary to operate comfortably year-round. The internal temperature fluctuations (summer through winter) make the venue not only uncomfortable for patrons but also unsuitable for any exhibitions affected by large temperature variations and damp conditions. For this, a future facility’s exhibition spaces would need to comply with Australian Museum Standards.

Visitations to the UHM have declined in recent years as visitors look to other more engaging experiences.

Research conducted by EP showcased examples of regional visitor information centres providing additional experiences to engage locals and visitors alike. Examples include Halls of Fame, Indigenous displays, art and craft displays, performance spaces, artisans at work and flexible community spaces for community group and business meetings.

The success of Ulverstone’s “Tastrofest” (astronomy festival) over the past two years has also provided an opportunity worthy of investigation. With Federal Government (Inspiring Australia – National Science Engagement Strategy) funding Council commissioned a feasibility study investigating the viability of a science centre and Planetarium in Ulverstone. The report delivered in May 2017 presented significant community and industry support.

“They expressed the success of the facilities were related to appropriate scale of the facility, quality exhibitions based upon

contemporary interest, a specialised marketing campaign and a dynamic educative program.”

The study did not consider in its scope a co-located UHM, UVIC and Science Centre facility.

There are many reasons for the development of the Ulverstone Cultural Precinct and the Plan along with the Ulverstone History Precinct Review Project – Final Report outline these in detail. Some of these include:

- . Identified in attached reports that the development would be advantageous in terms of Ulverstone and the wider region’s economic development;
- . Provides a Visitor Information Centre reception area with additional space for café and retail services;
- . Provides for exhibition spaces that feature permanent and “rolling” history exhibitions to Australian Museum Standards;
- . Provides flexible indoor spaces for community meetings and gatherings, workshops, recitals and performances;
- . Provides a science centre with space enough to host large-scale science exhibits;
- . Provides a Planetarium with seating sufficient to accommodate a class of science students or a wedding ceremony;
- . Plaza and open space across the site scattered with seating throughout allowing for outside events and pop-up activities;
- . Provision for all weather covered areas, sculptures and history wall to tell the story of the site;
- . Garden spaces for children’s play and featuring public art for formal and informal community gatherings;
- . An exhibition wall – a large external electronic sign to showcase works, advertise events, or make announcements;
- . Multi-level viewing points to Ulverstone’s Shrine of Remembrance;
- . Gateway feature entry points with sculpture and plantings along with wayfinding signage;

- . Connecting shared pathways weave throughout the site and provide connections to Reibey Street, the Quadrant and Main Street; and
- . Additional car parking to accommodate large vehicles, e.g. buses, caravans and campervans.

In effect, the Plan is designed to establish this Precinct as a regional focal point for visitors and locals alike. People will be drawn by a combination of attractive open spaces, engaging history, art and science exhibitions and a local history library. Also featuring will be impressive working displays by local artisans, attractive shopping options and a comfortable enclosed café space.

CONSULTATION

Consultation for the development of this Plan has been extensive and comprehensive with discussion being undertaken with the local community, local businesses, interested parties, tourist operators, the Education Department among many others, (refer to the Ulverstone History Precinct Review Project – Final Report – Engagement Plus – November 2017). A community stakeholder representative group met regularly throughout the length of the project to provide feedback.

The project had a dedicated page on the Council’s website where information was placed and opportunities to provide feedback were listed. An online survey tool was created.

There were community forums held, static displays placed in key locations in Penguin and Ulverstone and information stalls established in Ulverstone.

Two Councillor workshops were also undertaken at critical stages of the project.

RESOURCE, FINANCIAL AND RISK IMPACTS

There will be little impact on the budget for 2017–2018 in relation to the adoption of the Plan.

There will, however, be budget implications over time identified in relation to development of the precinct. The ARTAS estimate for “Total Development Cost” as per the Master Plan is \$7.5m. and this will be considered in the Long-term Financial Plan.

It is expected that bringing a number of services together will help offset the cost of operations, i.e. Visitor Information services, Woodcraft Guild, art.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Improve community wellbeing.

Community Capacity and Creativity

- Cultivate a culture of creativity in the community.

The Shape of the Place

- Improve the value and use of open space.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

- Improve service provision
- Improve the Council’s financial capacity to sustainably meet community expectations.

CONCLUSION

It is recommended that Ulverstone Cultural Precinct Master Plan 2017 including the Ulverstone History Precinct Review Project – Final Report – Engagement Plus – November 2017 be adopted.’

The Social Planning & Development Group Leader’s report is supported.”

The Executive Services Officer reports as follows:

“A copy of the Ulverstone Cultural Precinct Master Plan 2017 and Ulverstone History Precinct Review Project – Final Report – Engagement Plus – November 2017 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Ulverstone Cultural Precinct Master Plan 2017 including the Ulverstone History Precinct Review Project – Final Report – Engagement Plus – November 2017 (copies being appended to and forming part of the minutes) be adopted.”

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NOTES

COMMUNITY SERVICES

9.7 Statutory determinations

The Director Community Services reports as follows:

“A Schedule of Statutory Determinations made during the month of October 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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9.8 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 Items 9.9 and 9.10, 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.”

9.9 Visitor accommodation (backpackers hostel for 100 persons) – involving a discretionary use class and variations to provision of a water supply serving more than 10 people, proximity of a sensitive use to agricultural land, development within a proclaimed irrigation district and variation to car parking standards at 79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana) – Application No. DA217031

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA217031
<i>PROPOSAL:</i>	Visitor accommodation (backpackers hostel for 100 persons) – involving a discretionary use class and variations to provision of a water supply serving more than 10 people, proximity of a sensitive use to agricultural land, development within a proclaimed irrigation district and variation to car parking standards
<i>APPLICANT:</i>	GHD Launceston
<i>LOCATION:</i>	79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana)
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	13 October 2017

<i>REPRESENTATIONS EXPIRY DATE:</i>	28 October 2017
<i>REPRESENTATIONS RECEIVED:</i>	Sixty-four signatories submitted a “co-signed letter of submission”, 19 of whom are also represented on 13 other separate letters of representation
<i>42-DAY EXPIRY DATE:</i>	20 November 2017
<i>DECISION DUE:</i>	20 November 2017

PURPOSE

The purpose of this report is to consider an application to develop and operate a backpacker’s hostel facility, primarily for seasonal rural workers, in the Rural Resource zone. The proposed use and development of the land would be able to accommodate up to 100 persons and would be within the curtilage of an existing “required” dwelling and sheds at 79 Bonneys Lane, West Pine (accessed via Copes Road, Riana).

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – photographs; and
- . Annexure 5 – Statement of Compliance by the Council acting as the Road Authority.

BACKGROUND

Development description –

Application is made for a backpacker’s facility on a 20ha parcel of land identified as 79 Bonneys Lane, West Pine (CT131461/1).

The proposed facility would be located within the curtilage of existing development and would be able to accommodate up to one hundred seasonal workers during the berry and vegetable harvest period.

The Visitor accommodation use of land would encompass approximately 1.3ha, or 5.63%, of a 20ha parcel of land that currently supports a residential dwelling and several sheds.

The application includes the demolition of an existing shed, the construction of new buildings and the re-use of existing sheds and a dwelling resulting in the following:

- . the construction of up to five x 62.9m² accommodation units that would offer private, double bed and bunk-bed dormitory style accommodation options for up to 100 people;
- . the construction of two x 36m² amenity buildings (including verandah);
- . the construction of a 113.81m² indoor dining and lounge area;
- . the construction of a 132m² outdoor dining facility;
- . the construction of three x 13.56m² picnic/barbeque shelters;
- . the construction of a 40.5m² laundry facility;
- . the adaptation of two existing sheds as storage buildings;
- . the existing dwelling on-site would become a manager's dwelling for the accommodation complex;
- . the construction of a 405m² car park, able to accommodate 30 vehicles; and
- . the installation of on-site wastewater management systems to support the facility. The proposal would require the installation of three x 4,500L septic tanks and three sets of triple absorption trenches, each 22m x 1.8m x 0.6m.

Potable drinking water and stormwater disposal would also be required on-site.

The site would be accessed via a formed gravel road off Copes Road, Riana.

Site description and surrounding area -

The 20ha property is located approximately 7.8km south-west of the settlement of Penguin. The land is located towards the end of Copes Road, that is a narrow, part gravel, part sealed road.

The Visitor accommodation use of land would encompass approximately 1.3ha, or 5.63% of the 20ha parcel of rural land that is part of a larger agricultural property that is under single ownership, encompassing a total land area of 63.81ha over two Titles (CT131461/1 and CT246573/1).

Whilst the address of the land is identified as 79 Bonneys Lane, West Pine, the site's actual frontage and access is via Copes Road, Riana. The property is not

able to be accessed via Bonneys Lane, as much of the length of Bonneys Lane remains as unmade roadway.

The subject property, CT131461 / 1, comprises Class 2 prime agricultural land and is surrounded by Class 2 and Class 3 prime agricultural land.

Reticulated water, wastewater and stormwater disposal options are not available to the site.

The land is located within the Dial Blythe Irrigation District, is cleared of native vegetation and is a highly modified landscape.

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
26.1.2 Local Area Objectives	
<p>(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;</p> <p>(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;</p> <p>(c) Air, land and water resources are protected against –</p> <p style="padding-left: 20px;">(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: 20px;">(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>“Visitor accommodation” for 100 persons is a Discretionary use of the land in the Rural Resource zone.</p> <p>(a) Proposal does not satisfy the Objective. The proposed use is not a primary industry use of the site and would not be dependent upon access to a naturally occurring resource.</p> <p>(b) Proposal does not satisfy the Objective. The proposed use is not a Permitted use and is not reliant on air, land or water resources for primary industry production.</p> <p>(c)(i) Proposal satisfies the Objective. The proposal is for the development of land within the “house paddock” curtilage of existing, on-site, dwelling and sheds.</p> <p>(c)(ii) Proposal satisfies the Objective. The proposal is for a use and development that would not unduly conflict, constrain or interfere with the practice of</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>(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>primary industry. The backpacker’s facility would support and be associated with primary industry, in that the backpacker’s facility would accommodate seasonal fruit and vegetable workers.</p> <p>(d) Proposal does not satisfy the Objective. Use Class is not primary industry.</p> <p>(e) Proposal satisfies the Objective. The proposed development would be located within the curtilage of existing, on-site, dwelling and sheds and would not result in the loss of agricultural land, over and above existing loss.</p> <p>(f) Proposal satisfies the Objective. The use would be supporting the rural economy and primary industry activity through the provision of housing for seasonal agricultural workers, providing a labour supply to the industry. The proposed backpacker’s facility cannot be reasonably accommodated in the Riana or West Pine settlement areas, as these areas do not make provision for any land that is zoned “Rural Living”, where an alternate accommodation use may be established.</p>
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	<p>(g) Proposal satisfies the Objective. Proposed use would also be able to accommodate tourists seeking rural accommodation in the Penguin/West Pine area.</p> <p>(h)(i) Not applicable. Proposed use is not residential use and development.</p> <p>(h)(ii) Not applicable. Proposed use is not residential use and development.</p>
<p>26.1.3 Desired Future Character Statements</p>	
<p>Use or development on rural land –</p> <p>(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –</p> <ul style="list-style-type: none"> (i) expansive areas for agriculture and forestry; (ii) mining and extraction sites; (iii) utility and transport sites and extended corridors; and (iv) service and support buildings and work areas of substantial size, utilitarian character, and visual 	<p>(a)(i) Proposal is not consistent with Desired Future Character Statements. The proposed use and development is not a working landscape featuring agriculture or forestry.</p> <p>(a)(ii) Proposal is not consistent with Desired Future Character Statements. The proposed use is not mining and extraction.</p> <p>(a)(iii) Proposal is not consistent with Desired Future Character Statements. The proposed use is not utility and transportation sites or corridors.</p>

<p style="text-align: center;">prominence that are sited and managed with priority for operational efficiency</p> <p>(b) may be interspersed with -</p> <ul style="list-style-type: none"> (i) small-scale residential settlement nodes; (ii) places of ecological, scientific, cultural, or aesthetic value; and (iii) pockets of remnant native vegetation <p>(c) will seek to minimise disturbance to -</p> <ul style="list-style-type: none"> (i) physical terrain; (ii) natural biodiversity and ecological systems; (iii) scenic attributes; and (iv) rural residential and visitor amenity; <p>(d) may involve sites of varying size -</p> <ul style="list-style-type: none"> (i) in accordance with the type, scale and intensity of primary industry; and 	<p>(a)(iv) Proposal is consistent with Desired Future Character Statements. The proposed use would result in an accommodation facility that would support agriculture; specifically the berry and vegetable sectors.</p> <p>(b)(i) Proposal is not consistent with Desired Future Character Statements. Use and development is not within or interspersed by small scale residential settlement nodes.</p> <p>(b)(ii) Proposal is not consistent with Desired Future Character Statements. The subject and surrounding land is not identified as places of ecological, scientific, cultural or aesthetic value.</p> <p>(b)(iii) Proposal is not consistent with Desired Future Character Statements. The site does not support areas of native vegetation.</p> <p>(c)(i) Proposal is consistent with Desired Future Character Statements. The proposal would not unduly disturb the underlying physical terrain of the site.</p>
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<p>(ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;</p> <p>(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems.</p>	<p>(c)(ii) Proposal is consistent with Desired Future Character Statements. The proposal would not unduly disturb biodiversity or ecological systems on the site.</p> <p>(c)(iii) Proposal is consistent with Desired Future Character Statements. The proposed use would not disturb existing scenic attributes of the site.</p> <p>(c)(iv) Proposal is consistent with Desired Future Character Statements. Development would result in minimal disturbance to rural residential or visitor amenity in this area. Closest other dwelling is 750m to the north-west.</p> <p>(d)(i) Proposal is consistent with Desired Future Character Statements. The proposed use would support, and be associated with, primary industry.</p> <p>(d)(ii) Proposal is consistent with Desired Future Character Statements. Proposal is within the curtilage of existing development on the land and would support berry and vegetable production that are based on a naturally occurring resource.</p> <p>(e) Proposal is consistent with Desired Future Character Statements. The proposed use and development is the result of changing agricultural production</p>
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	<p>techniques in the area whereby highly intensive inputs are employed, including prime soils, a secure water supply and a reliance on intensive labour for harvesting.</p>
<p>26.3.1 Requirement for discretionary non-residential use to locate on rural resource land</p>	
<p>26.3.1-(P1) Other than for residential use, discretionary permit use must:</p> <ul style="list-style-type: none"> (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) be required to locate on rural resource land for operational efficiency: <ul style="list-style-type: none"> (i) to access a specific naturally occurring resource on the site or on adjacent land in the zone; (ii) to access infrastructure only available on the site or on adjacent land in the zone; (iii) to access a product of primary industry from a use on the site or on adjacent land in the zone; 	<ul style="list-style-type: none"> (a) Compliant. The use would support and be associated with primary industry through the provision of housing for seasonal agricultural workers. To the extent of such provision, assisting the supply of labour for primary industry activity, the development would satisfy the Local Area Objectives. (b) Proposed development would be consistent with Desired Future Character Statements. The proposed use would result in support buildings for agriculture. (c)(i) The proposal is consistent with Desired Future Character Statements (i), (ii) and (iv) in that the accommodation facility, including buildings and associated services, would be built within the curtilage of existing infrastructure on the land and

COMMUNITY SERVICES

<ul style="list-style-type: none"> (iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone; (v) if required <ul style="list-style-type: none"> a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose; b. for security; c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if 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 	<p>would support a primary industry use on land in the zone.</p> <ul style="list-style-type: none"> (c)(ii) The proposed development would be consistent with Desired Future Character Statements. The development would be contained within the curtilage of existing development on-site and would minimise the likelihood for the loss of primary industry land. (d)(ii) The proposed development would be consistent with Desired Future Character Statements. The intent of the development is to support primary industry developers. The facility would be managed by a primary industry operator and land owner. (d)(iii) The proposed development would be consistent with Desired Future Character Statements. The development would be contained within the curtilage of existing development on-site and would minimise the loss of land that lies within the Dial Blythe Proclaimed Irrigation District.
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<p>(viii) if a cost–benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</p> <p>(d) minimise likelihood for:</p> <p>(i) permanent loss of land for existing and potential primary industry use;</p> <p>(ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</p> <p>(iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad–scale irrigation development.</p>	
<p>26.3.2 Required Residential Use</p>	
<p>26.3.2–(A1) Residential use required as part of a use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p> <p>(b) be an ancillary dwelling to an existing lawful and structurally</p>	<p>Not applicable.</p> <p>No new required residential use proposed.</p>

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

<p>sound single dwelling;</p> <p>(c) not intensify an existing lawful residential use;</p> <p>(d) not replace an existing residential use;</p> <p>(e) not create a new residential use through conversion of an existing building;</p> <p>(f) be an outbuilding with a floor area of not more than 100m² appurtenant to an existing lawful and structurally sound residential building; or</p> <p>(g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p> <p>(h) there is no change in the title description of the site on which the residential use is located.</p>	
<p>26.4 Development Standards</p>	
<p>26.4.1 Suitability of a site or lot on a plan of subdivision for use or development</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>(a) Compliant. Land has an area of 20ha.</p> <p>(b)(i) Compliant. Total building area for proposed buildings would be 518.59m². Added to the re-</p>

<p>(b) if intended for a building, contain a building area</p> <p>(i) of not more than 2,000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</p> <p>(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>(v) clear of any registered right of way benefiting other land;</p> <p>(vi) clear of any restriction imposed by a utility;</p> <p>(vii) not including an access strip;</p> <p>(viii) accessible from a frontage or access strip.</p>	<p>use/conversion of existing shed buildings and a new car park, the Visitor accommodation use would comprise several buildings across an area of approximately 1,313m².</p> <p>(b)(ii) Compliant. Development would be clear of applicable front, rear and side boundaries.</p> <p>(b)(iii) Not applicable. No zone boundary setbacks apply.</p> <p>(b)(iv) Not applicable. No registered easements.</p> <p>(b)(v) Compliant. Development would be clear of benefiting right of way.</p> <p>(b)(vi) Not applicable. No restriction imposed by a utility.</p> <p>(b)(vii) Not applicable. No access strip.</p> <p>(b)(viii) Compliant. Land is accessible from a separate frontage to Copes Road (note: Bonneys Lane access is not a properly constructed roadway and it is not proposed the lane be formed).</p>
<p>26.4.1–(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</p>	<p>(a) Compliant. The land has existing, dedicated access off Copes Road, Riana.</p>

<p>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>(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 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>(b) Not applicable. Not an internal lot.</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Compliant. The land has a 480m frontage to Copes Road.</p> <p>(e) Compliant. Application is accompanied by a Traffic Assessment report by traffic engineer Terry Eaton, dated November 2016. The Council, in its role as the Road Authority, is satisfied with the recommendations of the report that states the site has adequate access to Copes Road. The Road Authority will require the widening of Copes Road, in accordance with the recommendation of the Traffic Assessment report, if the proposal is approved.</p>
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<p>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R31} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>(a) Not applicable. Site not able to connect to a reticulated water supply.</p> <p>(b) Non-compliant. Proposal would be able to accommodate up to 100 people per day. Refer to “Issues” section of this report.</p>
<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>	<p>(a) Not applicable. Site not able to connect to a reticulated sewer system.</p> <p>(b(i)) Not applicable. Satisfied by (b)(ii).</p>

<p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip.</p>	<p>(b)(ii) Not applicable. Satisfied by (b)(iii).</p> <p>(b)(iii) Compliant. The application is accompanied by an on-site site and soil assessment and wastewater design by SEAM Environmental, Reference 16066 dated 18 November 2016, in accordance with AS/NZS 1547:2012.</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) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(i) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(ii) Compliant. Site has an area of 20ha.</p>

<p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m²;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required 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>	
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26.4.2 Location and configuration of development	
<p>26.4.2-(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be set back:</p> <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 would be setback 100m from Bonneys Lane frontage and 270m from Copes Road frontage.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Compliant. Development would be 130m to nearest side boundary.</p> <p>(d) Compliant. Development would be 256m to rear boundary.</p> <p>(e) Compliant. No building area on a sealed plan.</p>
<p>26.4.2-(A2) Building height must be not more than 8.5m.</p>	<p>Compliant.</p> <p>Maximum building height would be 5.2m.</p>
<p>26.4.2-A3.1</p> <p>A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p>	<p>A3.1</p> <p>(a) Compliant. Proposed development would be approximately 1.35km from nearest ridgeline and would not project above the ridgeline.</p>

<p>(a) not project above an elevation 15m below the closest ridgeline;</p> <p>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) clad and roofed with materials with a light reflectance value of less than 40%.</p> <p>A3.2</p> <p>(a) Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>(b) Compliant. Proposed development would be setback 80m from waterbody (dam).</p> <p>(c) Compliant. Proposed development would be below canopy level of vegetation located 1.35km to the east of the site.</p> <p>(d) Compliant by condition to a Permit. Proposed buildings would be clad with Colorbond materials.</p> <p>A3.2</p> <p>(a) Not applicable. Not wind turbine or wind power pumps.</p>
<p>26.4.3 Location of development for sensitive uses</p>	
<p>26.4.3-(A1) New development for sensitive uses must:</p> <p>(a) be located not less than:</p> <p>(i) 200m from any agricultural land;</p> <p>(ii) 200m from aquaculture, or controlled environment agriculture;</p>	<p>(a)(i) Non-compliant. Proposed Visitor accommodation facility would be surrounded by agricultural land.</p> <p>Refer to “Issues” section of this report.</p> <p>(a)(ii) Not applicable. No aquaculture, or controlled environment agriculture.</p>

<p>(iii) 500m from extractive industry or intensive animal husbandry;</p> <p>(iv) 100m from land under a reserve management plan;</p> <p>(v) 100m from land designated for production forestry;</p> <p>(vi) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and</p> <p>(vii) clear of any restriction imposed by a utility; and</p> <p>(b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development.</p>	<p>(a)(iii) Not applicable. No non-blasting extractive industry in the surrounding area.</p> <p>(a)(iv) Not applicable. No land under a reserve management plan in surrounding area</p> <p>(a)(v) Not applicable. No intensive animal husbandry in surrounding area.</p> <p>(a)(vi) Not applicable. Land is not within 50m of Bass Highway or a railway line.</p> <p>(a)(vii) Not applicable. No restriction imposed by a Utility.</p> <p>(a)(ix) Non-compliant. Land is located within the Dial Blythe Proclaimed Irrigation District proclaimed under Part 9 of the <i>Water Management Act 1999</i> in February 2014.</p> <p>Refer to “Issues” section of this report.</p>
<p>26.4.4 Subdivision</p>	
<p>26.4.4-(A1)</p> <p>Each new lot on a plan of subdivision must be –</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

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<p>(a) A lot required for public use by the State government, a Council, a statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Councilor by a statutory authority.</p>	
<p>26.4.5 Buildings for Controlled Environment Agriculture</p>	
<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>(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>	<p>Not applicable. No controlled environment agriculture proposed.</p>
<p style="text-align: center;">CODES</p>	
<p>E1 Bushfire-Prone Areas Code</p>	<p>Not applicable. Code does not involve a subdivision or a vulnerable or hazardous use.</p>
<p>E2 Airport Impact Management Code</p>	<p>Not applicable. No Code in this Scheme.</p>

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

E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>Non-compliant.</p> <p>Traffic Generating Use and Parking Code requires that for Visitor accommodation use one car parking space be provided for each bedroom plus one space for every five bedrooms.</p> <p>With a limited capacity of 100 persons, this would require 17 (116.6) bedrooms at full occupation. Some bedrooms on-site would be able to accommodate up to four persons with options to be made available for two persons to be accommodated per bedroom. Generally, there would be a need to make provision for up to 36 car parking spaces on-site.</p> <p>The development proposes a total of 30 car parking spaces, determined by an assessment and recommendation by Traffic engineer Terry Eaton that the number of spaces should be 30% of the number of planned accommodation units for the development.</p> <p>Refer to “Issues” section of this report.</p>

E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>Compliant by condition to a Permit.</p> <p>(a) Table requires provision of an on-site parking space for a small rigid truck. Such a space is not shown on the plan but there is sufficient space on the land to accommodate this requirement.</p> <p>(b) Table requires provision of passenger vehicle pick-up and set-down facilities for visitor accommodation uses. Such a space is not shown on the plan but there is sufficient space on the land to accommodate this requirement.</p>
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater</p>	<p>Compliant by condition to a Permit.</p> <p>That the collection, drainage and disposal of stormwater be required as a condition of a 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,</p>	<p>(a) Compliant by condition to a Permit.</p>

<p>circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; (g) Be formed and constructed with compacted sub-base and an all-weather surface. 	<ul style="list-style-type: none"> (b)-(d) Compliant. The site has sufficient area to accommodate this requirement. (e) Each parking space is separately accessed from the driveway. (f) Vehicle manoeuvring area provides for the forward movement and passing of all vehicles within the site. (g) Plans indicate that vehicle parking and manoeuvring areas would be formed and constructed with compacted sub-base and an all-weather surface.
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<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Compliant by condition to a Permit.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable. Site not within 30m of a watercourse or waterbody.</p>

Issues –

1 Local Area Objectives and Desired Future Character Statements –

The purpose of the Rural Resource zone is to provide for the sustainable use and development of air, land and water resources for agriculture, aquaculture, forestry, mining and other primary industries, including quarrying.

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. The Local Area Objectives for the Rural Resource zone reference the requirement of use and development to be reliant upon, be associated with, or have an intention to use a naturally occurring resource (air, land and/or water) that is located on the subject site or on adjoining land.

The proposal, to develop a backpacker facility that will accommodate seasonal workers associated with agricultural activity, is considered to be development associated with a primary industry use of land. It may be argued that the success or otherwise of the berry and vegetable agricultural sector is reliant upon the provision of such a facility in the local area.

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

It may be considered that the subject proposal is a use that will not result in the loss of prime agricultural land or of land that may be subject to irrigation, as the development would be located within the curtilage of existing on-site infrastructure, including a dwelling and associated rural sheds. The proposed Visitor accommodation facility would not impinge onto surrounding land that may be grazed or cropped. The use will adjoin agricultural land, however given that the owner of the land is engaged in primary industry, and will manage the occupiers of the accommodation facility; fettering, constraint or conflict of adjoining agricultural activity would not be an anticipated outcome of occupation of the facility.

The proposed use of the land is able to adequately satisfy the Local Area Objectives and a majority of the relevant Desired Future Character Statements.

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.

It is considered the proposed development would not exclude the property from future broad scale irrigation and associated resource production. The proposed development would support a primary industry activity that relies on water security for resource development.

3 *Discretionary non-residential use on Rural Resource land –*

When assessing the discretionary use of Rural Resource land, the Planning Authority is to minimise the unnecessary loss of air, land and water resources and prevent unreasonable conflict or interference to existing primary industry use.

Performance Criteria 26.3.1-(P1) states that, other than for residential development, discretionary uses must meet at least one of the Scheme's requirements. The subject proposal is able to meet several of the Performance Criteria.

The accommodation development would support an intensive primary industry activity that relies on prime land, water security and a mass labour supply for resource development. Further, the developer has sought to locate the facility so that minimal loss of land resource would result.

4 *The development of a sensitive use on rural resource land –*

Visitor accommodation development is defined as a sensitive use under the Scheme. The Scheme's Acceptable Solution 26.4.1 requires that a sensitive use be setback a minimum of 200m from agricultural land. This is to minimise the proximity of a sensitive use to agricultural operational activities. Closer proximity, less than 200m, may result in the conflict, interference or fettering of primary industry activity on adjoining agricultural land.

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

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

It is considered the proposed Visitor accommodation development is able to satisfy the Scheme's Performance Criteria and would not result in the permanent loss or conflict, interference or fettering of adjoining agricultural land. Primarily, due to the fact that the accommodation facility is required to support seasonal workers within the agricultural sector, and because the owner/operator of the facility would also be involved in resource development, on agricultural land that is in close proximity to the proposed facility.

5 *Provision of a drinking water supply for more than 10 people –*

The applicant has advised that the development will be serviced with potable drink water via a private water scheme consisting of tank and bore water that will be treated in accordance with the Tasmanian Drinking Water Quality Guidelines and the requirements of the *Public Health Act 1997*.

6 *Car parking provision –*

The Scheme's E9 Traffic Generating Use and Parking Code requires that for Visitor accommodation use, one car parking space be provided for each bedroom, plus one additional space for every five bedrooms.

With a limited capacity of 100 persons, this would require 17 (16.6) bedrooms at full occupation. Some bedrooms on-site would be able to accommodate up to four persons with options to also be made available for two persons to be accommodated per bedroom. Generally, there would be a need to make provision for up to 36 car parking spaces on-site.

The development proposes a total of 30 car parking spaces, determined by an assessment and recommendation by traffic engineer Terry Eaton, that the number of spaces should be 30% of the number of planned accommodation units for the development.

The Scheme's Performance Criteria requires that the layout and construction of vehicle parking areas be adequate and appropriate for the nature and intensity of the proposed use, the physical characteristics of the site, the likely demand for parking and safety and security of users.

The provision of 30 car parking spaces on-site is in accordance with the recommendation of the traffic engineer. If additional space is required to service the facility, it is considered the subject parcel of land has adequate area for 36 spaces on site.

Referral advice -

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	Refer to Statement of Compliance issued by the Council acting in its capacity as the Road Authority, dated 18 October 2017.
TasWater	Not applicable.
Department of State Growth	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.

Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

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

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

Representations –

Sixty four signatories submitted a “co–signed letter of submission”, 19 of whom are also represented on 13 other separate letters of representation. Copies of submissions are provided at Annexure 3.

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 The population increase from the development will increase the already hazardous traffic situation.	Refer to Traffic Assessment Report at Annexure 2 and Council’s response at Annexure 5.
2 Nine Mile Road is a direct route to the Costa’s berry farm and additional vehicle traffic on Nine Mile Road will increase hazards.	Additional traffic will pass over Nine Mile Road. This would also be the case if the accommodation facility was to be located in Penguin.

<p>3 Septic tank and wastewater will contaminate local waterways.</p>	<p>The application is accompanied by a “Site and Soil Evaluation Summary” report. The report includes a wastewater system design by SEAM Environmental who are specialists in this area. The on-site design is in accordance with Australian Standard AS/NZS1547-2012 for on-site wastewater management.</p>
<p>REPRESENTATION 2</p>	
<p>1 The representor co-signed the joint letter of objection, however, now makes submission supporting the proposal.</p> <p>Farm operations will rely increasingly on high input, labor intensive crops and horticultural practices. Labor is hard to source and there is a lack of affordable accommodation facilities that cater to working travelers.</p>	<p>The representor supports the proposed development as it would support a growing, intensive agricultural sector.</p>
<p>REPRESENTATION 3</p>	
<p>1 The development of a sensitive use in the rural area could cause conflict into the future, if adjoining land that is also owned by the developer, is sold.</p>	<p>Refer to the “Issues” section of this report for discussion on the proximity of a sensitive use to agricultural land.</p>
<p>2 There will be sanitation issues with septic tank and water runoff. The septic tanks seem to be located very close to accommodation units.</p>	<p>The application is accompanied by a “Site and Soil Evaluation Summary” report. The report includes a wastewater system design by SEAM Environmental who are specialists in this area. The on-site design is in accordance with</p>

	Australian Standard AS/NZS1547-2012 for on-site wastewater management.
3 The representor discusses the likely Class of the facility, under the <i>Building Act 2000</i> .	The <i>Scheme</i> requires that all use and development be of a certain Use Class. In this case, "Visitor accommodation". The Class of the building under the <i>Building Act 2016</i> is not a planning matter, nor a Council matter. The Class of building and associated construction requirements would be determined by a Building Surveyor, at the time of lodgement of a Building Permit.
4 Who will govern the occupancy rate?	A Planning Permit may be conditioned to limit occupancy. Compliance with a Permit would be the responsibility of the Council.
5 The representor questions the legitimacy of assumptions in the Traffic Report. They state the report seems to be lacking information. The application needs to follow NCC minimum requirements, including accessible car parks and walkways to and from car parking areas.	The upgrade to Copes Road should cater for a higher number of traffic movements than that outlined in the Traffic Assessment Report. A Condition would also be placed on the Permit requiring construction of internal roadways and car parking areas in accordance with the standards for unsealed roads.
6 Copes Road is not totally sealed and is in a "just acceptable" condition.	Council acting as the Road Authority would require the developer to widen the gravel section of Copes Road (5.5m min.) in line with the recommendations of the Traffic Assessment Report. If the development proceeds, the Council proposes to maintain the width of the sealed section of

	<p>Copes Road (5.5m min.) in 2018–2019, by re–establishing the gravel shoulders. Refer to Annexure 5.</p>
<p>7 The plans do not show enough information to see how persons with a disability would access the site and buildings.</p>	<p>This is not a matter for the Planning Authority.</p> <p>A Building Surveyor would need to determine accessibility requirements for persons with a disability, in accordance with the <i>National Construction Code</i> and <i>Building Act 2016</i>. Both incorporate matters set out under the <i>Disability Discrimination Act 1992</i>.</p>
<p>8 There is not a fire report with the application, showing location of firefighting infrastructure such as sprinklers and back–up power supply systems.</p>	<p>This is not a matter for the Planning Authority.</p> <p>A Building Surveyor would need to determine building fire safety requirements in accordance with the <i>National Construction Code</i> and <i>Building Act 2016</i>.</p> <p>Following a directive from the Tasmanian Planning Commission in February 2017, Bushfire Hazard Management Plans are no longer required at the planning application stage of a development, except for applications for subdivision, hazardous and vulnerable uses (which does not include “Visitor accommodation” use of land) but would be required when making application for a Building Permit.</p>
<p>9 Nine Mile Road needs to be further upgraded.</p>	<p>The Council has recently undertaken upgrade works to Nine Mile Road. No further upgrade is scheduled at this time.</p>

REPRESENTATION 4		
1	<p>How will Copes Road handle additional traffic? It is narrow and now has wear and tear, potholes and corrugation bumps. There have been single vehicle accidents on Copes Road, where vehicles have hit fences.</p>	<p>Council acting as the Road Authority would require the developer to widen the gravel section of Copes Road (5.5m min.) in line with the recommendations of the Traffic Assessment Report. If the development proceeds, the Council proposes to maintain the width of the sealed section of Copes Road (5.5m min.) in 2018–2019, by re-establishing the gravel shoulders. Refer to Annexure 5.</p>
2	<p>Intersection of Copes Road and Pine Road – limited vision due to the crest on Pine Road.</p>	<p>This is an existing intersection with no reported crashes since the start of data collection in January 2001. Improvements to and around the Pine Road/Copes Road intersection are listed in the Council’s Long-term Financial Plan. Council can consider reprioritising this work to 2018–2019 if the development proceeds.</p>
3	<p>Concern that the accommodation complex is on prime agricultural land.</p>	<p>Refer to the “Issues” section of this report for discussion on the proximity of the development to agricultural land.</p>
4	<p>The only berry farm is on Zig Zag Road which is narrow and has blind corners.</p>	<p>Matters relating to Zig Zag Road are not relevant to the application.</p>
5	<p>How is it to be controlled that the accommodation is only to be used for berry harvesters?</p>	<p>If a Permit is issued, then it will be for “Visitor accommodation” for up to 100 persons. There would be no restriction on the type of worker or backpacker that could use the facility.</p>

REPRESENTATION 5	
1	<p>Concern that Bonneys Lane will be used to access the site.</p> <p>Bonneys Lane is not a properly made road and there is no intent, nor would there be authority given, for Bonneys Lane to be used to access the Visitor accommodation facility.</p>
REPRESENTATION 6	
1	<p>There is no guarantee that the facility will only operate during berry harvest time.</p> <p>This is correct. Despite the statement in the supporting documentation, if a Permit is issued then it will be for "Visitor accommodation" for up to 100 persons. The Scheme cannot condition a Permit to restrict the type of worker or backpacker that could use the facility. The facility may also be used during vegetable harvest time or by backpackers in general looking for affordable accommodation. The months the facility would be available would be a matter for management of the facility.</p>
2	<p>Land will be lost for primary industry and the accommodation will be located within 10m of agricultural land, not 200m as required.</p> <p>Refer to the "Issues" section of this report for discussion on the proximity of the development to agricultural land.</p>
3	<p>The removal of 12,000L/day will have a negative effect on groundwater available to other users.</p> <p>This is not a matter for consideration by the Planning Authority.</p>
4	<p>The site is a considerable distance from amenities such as shops, banks, transport,</p> <p>The site is located approximately 7.8km south-west of Penguin. The Scheme does not state that "Visitor accommodation" facilities must be located in urban areas. The proposal</p>

	medical assistance, entertainment etc.	is to be assessed on its ability to satisfy the Scheme's Acceptable Solutions and Performance Criteria.
5	The facility would be better placed near Sulphur Creek or Penguin or near Costa's berry farm on Zig Zag Road.	The facility is proposed for the subject site and must be assessed and determined against Scheme standards for the subject site.
6	The junction of Pine Road and Copes Road is not safe.	This is an existing intersection with no reported crashes since the start of data collection in January 2001. Improvements to and around the Pine Road/Copes Road intersection are listed in the Council's Long-term Financial Plan. Council can consider reprioritising this work to 2018-2019 if the development proceeds.
REPRESENTATION 7		
1	Roads in the vicinity of the development are narrow and often have large farm machinery on the road.	Council acting as the Road Authority would require the developer to widen the gravel section of Copes Road (5.5m min.) in line with the recommendations of the Traffic Assessment report. If the development proceeds the Council proposes to maintain the width of the sealed section of Copes Road (5.5m min.) in 2018-2019, by re-establishing the gravel shoulders. Refer to Annexure 5. All road users have to cope with the size and speed of farm vehicles using any rural road.
REPRESENTATION 8		
1	Development will lead to more noise and traffic in Bonneys Lane. The roads in the Bonneys Lane area are substandard.	Development will primarily rely on Pine Road and Copes Road.

<p>2 Users of the facility will quickly realise Bonneys Lane is the quickest route to the berry farm and will start to use Bonneys Lane.</p>	<p>The proposal makes no application to use Bonneys Lane. Any proposal to use Bonneys Lane as access to the facility would require lodgment of a new application and subsequent assessment by the Road Authority.</p>
<p>3 It makes more sense for the development to be in a town centre.</p>	<p>The site is located approximately 7.8km south-west of Penguin. The Scheme does not state that “Visitor accommodation” facilities must be located in urban areas. The proposal is to be assessed on its ability to satisfy the Scheme’s Acceptable Solutions and Performance Criteria.</p>
<p>REPRESENTATION 9</p>	
<p>1 The increase in traffic will result in an increase in noise levels and will have a negative impact on other users of Copes Road.</p>	<p>Copes Road is a public road and may be transversed by vehicular traffic if the road pavement is suitable. The level of increase in traffic is not considered to be of such significance that a noise issue would arise.</p>
<p>REPRESENTATION 10</p>	
<p>1 The proposal does not retain the land for primary industry.</p>	<p>Refer to the “Issues” section of this report for discussion on the zone’s Local Area Objectives and discretionary development in the Rural Resource zone.</p>
<p>2 The site does not maintain chemical spray buffer zones to the accommodation units.</p>	<p>The Scheme requires that a “sensitive use”, such as “Visitor accommodation” be setback 200m from agricultural land. Refer to “Issues” section of this report for discussion on this matter.</p>

	The actual setback required for spraying is not regulated under the Scheme.
3 The proposal could put underground water resource at risk.	<p>The Planning Authority is to be assured that the site has access to, or is able to develop, a potable water supply. In this case, stormwater would be collected and stored in tanks or underground water supplied by a bore.</p> <p>The amount of water that can be sourced from a bore is regulated by the State's Department of Primary Industries, Parks, Water and Environment (DPIPWE).</p>
4 The proposal could, and should, be located within a settlement.	The Scheme does not state that "Visitor accommodation" facilities must be located in urban areas. The proposal is to be assessed on its ability to meet or satisfy the Scheme's Acceptable Solutions and Performance Criteria.
5 There is no cost benefit analysis to support the facility.	This is correct. There is no cost benefit analysis of the proposal.
6 The gravel road to the site would benefit from an upgrade.	Council acting as the Road Authority would require the developer to widen the gravel section of Copes Road (5.5m min.) in line with the recommendations of the Traffic Assessment report. If the development proceeds the Council proposes to maintain the width of the sealed section of Copes Road (5.5m min.) in 2018-2019, by re-establishing the gravel shoulders. Refer to Annexure 5.

<p>7 A bushfire management plan has not been provided.</p>	<p>If a Permit is issued, a Bushfire Hazard Management Plan will be required to be lodged with a Building Permit application.</p>
<p>8 There is no provision on the site plan for motorcycle or disabled car parking.</p>	<p>The Traffic Assessment Report states 30 car parking spaces is satisfactory for the size of the development. However, car parking is a discretionary matter under the standards of the Scheme and additional parking would ordinarily be required. The need for motorbike parking spaces can be applied as a condition of Permit, if issued.</p>
<p>9 The proposal states the development also meets tourism and recreational needs, yet it is not for either of these uses.</p>	<p>If a Permit is issued, then it will be for “Visitor accommodation” for up to 100 persons. The Scheme cannot condition a Permit to restrict the type of worker or backpacker that could use the facility. The facility may also be used during vegetable harvest time, or by backpackers in general looking for affordable accommodation. The months of the year the facility would be available would be a matter for managers of the facility.</p>
<p>10 Accommodating workers in renovated shipping containers and farm buildings is not the ideal way to improve perception of the way overseas works are treated in this country.</p>	<p>Any building designated for the accommodation of people would need to meet the requirements of the <i>Building Act 2016</i> and the <i>National Construction Code</i> and be certified for such use by a registered Building Surveyor.</p>
<p>REPRESENTATION 11</p>	
<p>1 The law has no jurisdiction to restrict when the facility would be open, and who else would benefit from the facility?</p>	<p>If a Permit is issued, then it will be for “Visitor accommodation” for up to 100 persons. The Scheme cannot condition a Permit to restrict the type of worker or backpacker that</p>

	could use the facility. The facility may also be used during vegetable harvest time, or by backpackers in general looking for affordable accommodation.
2 The accommodation will be located within 10m of cultivated paddocks.	The Scheme requires that a “sensitive use”, such as “Visitor accommodation” be setback 200m from agricultural land. Refer to the “Issues” section of this report for discussion on this matter.
3 The development would be located within the Dial Blythe Irrigation District.	The matter of a Visitor accommodation use in a proclaimed irrigation district is discussed in the “Issues” section of this report.
4 The traffic report seems naive with regards to traffic movements and the size of farm vehicles that use Copes Road.	An upgrade of Copes Road should cater for a higher number of traffic movements than outlined in the Traffic Assessment report. All road users have to cope with the size and speed of farm vehicles using any rural road.
5 Bus services are not available.	The Scheme does not require that a development have access to public transport. Unless the manager organises a bus service to and from the berry farm, the occupants are expected to have their own vehicles or car pool.
6 Disability provision is not adequate.	This is a matter for consideration by a Building Surveyor when looking at an application for a Building Permit.
7 No fire plan included with the application.	A Bushfire Hazard Management Plan would be required at the Building Permit stage, not at the Planning Permit stage.

<p>8 Will use of the bore for water affect ground water table during the dry season?</p>	<p>The Planning Authority is to be assured that the site has access to, or is able to develop, a potable water supply. In this case, stormwater would be collected and stored in tanks or underground water supplied by a bore.</p> <p>The amount of water that can be sourced from a bore is regulated by the State's Department of Primary Industries, Parks, Water and Environment (DPIPWE).</p>
<p>REPRESENTATION 12</p>	
<p>1 Copes Road is only 3.5m wide which is the same width of our tractor that uses the road.</p>	<p>The Council acting as the Road Authority would require the developer to widen the gravel section of Copes Road (5.5m min.) in line with the recommendations of the Traffic Assessment report. If the development proceeds the Council proposes to maintain the width of the sealed section of Copes Road (5.5m min.) in 2018–2019, by re-establishing the gravel shoulders. Refer to Annexure 5.</p>
<p>2 The junction of Pine Road and Copes Road is at right angles and will cause traffic safety issues.</p>	<p>This is an existing intersection with no reported crashes since the start of data collection in January 2001. Improvements to and around the Pine Road/Copes Road intersection are listed in the Council's Long-term Financial Plan. Council can consider reprioritising this work to 2018–2019 if the development proceeds.</p>
<p>3 The rural amenity and degradation of agricultural land is to be protected under PAL (State Policy on the Protection of Agricultural Land).</p>	<p>Refer to the "Issues" section of this report.</p>

<p>4 Assumptions regarding fire-fighting, car parking and vehicle movements appear to be incorrect.</p>	<p>Following a directive from the Tasmanian Planning Commission in February 2017, Bushfire Hazard Management Plans are no longer required at the planning application stage of a development, except for applications for subdivision, hazardous and vulnerable uses (which does not include “Visitor accommodation” use of land) but would be required when making application for a Building Permit.</p>
<p>5 Development such as this puts more stress on law and order.</p>	<p>This is not a matter for consideration by the Planning Authority.</p>
<p>6 There is a lack of facilities, such as post office, chemist, doctors, bank in a rural area verses a town.</p>	<p>The Scheme does not state that “Visitor accommodation” facilities must be located in urban areas. The proposal is to be assessed on its ability to satisfy the Scheme’s Acceptable Solutions and Performance Criteria.</p>
<p>REPRESENTATION 13</p>	
<p>1 The roads in the area are narrow and not designed for a lot of daily traffic.</p>	<p>The Council acting as the Road Authority would require the developer to widen the gravel section of Copes Road (5.5m min.) in line with the recommendations of the Traffic Assessment report. If the development proceeds the Council proposes to maintain the width of the sealed section of Copes Road (5.5m min.) in 2018–2019, by re-establishing the gravel shoulders. Refer to Annexure 5.</p>
<p>2 Personal safety of family members due to additional personnel in the area.</p>	<p>This is not a matter for consideration by the Planning Authority.</p>

<p>3 This accommodation is better suited to a town such as Penguin where occupants can walk to shops and spend at local businesses.</p>	<p>The Scheme does not state that “Visitor accommodation” facilities must be located in urban areas. The proposal is to be assessed on its ability to satisfy the Scheme’s Acceptable Solutions and Performance Criteria.</p>
<p>REPRESENTATIONS RECEIVED AS A CO-SIGNED LETTER</p>	
<p>1 The community has not been consulted on this major development in the rural area.</p>	<p>The <i>Land Use Planning and Approvals Act 1993</i> makes provision for public exhibition and public comment in relation to the proposed development. Representations received must address the standards contained within the Scheme.</p>
<p>2 Copes Road is a small country lane, mostly gravel. Vehicles are already unable to pass at certain points on the road.</p>	<p>The Council acting as the Road Authority would require the developer to widen the gravel section of Copes Road (5.5m min.) in line with the recommendations of the Traffic Assessment report. If the development proceeds the Council proposes to maintain the width of the sealed section of Copes Road (5.5m min.) in 2018–2019, by re-establishing the gravel shoulders. Refer to Annexure 5.</p>
<p>3 The Copes Road/Pine Road junction is already problematic. It has been and will again be a school drop off point. View to the south of Pine Road is restricted.</p>	<p>This is an existing intersection with no reported crashes since the start of data collection in January 2001. Improvements to and around the Pine Road/Copes Road intersection are listed in the Council’s Long-term Financial Plan. Council can consider reprioritising this work to 2018–2019 if the development proceeds.</p>

<p>4 Bonneys Road is a small, winding road leading to the Costa berry farm. The increase in vehicle movements is a huge increase for such a small area.</p>	<p>The width and alignment of Bonneys Road is consistent with other roads in the area of a similar nature.</p>
<p>5 Opium poppy cropping and general farm security will incur greater risks.</p>	<p>This is not a matter for consideration by the Planning Authority.</p>
<p>6 The addition of 100 extra people in the area will have a negative effect on the lifestyle of those who live in the area.</p>	<p>This is not a matter for consideration by the Planning Authority.</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
- Encourage a creative approach to new development.

CONCLUSION

The representations received are deemed to have some points of merit. The proposed use and development of the land for Visitor accommodation would result in additional vehicle movements over Copes Road. Copes Road is currently not suitable for additional traffic impacts. To address this matter, the Council, acting in its capacity as the Road Authority, would require the developer to resurface and widen the gravel portion of Copes Road, as recommended in the Traffic Assessment report by traffic engineer, Terry Eaton. The Council would undertake to maintain the width of the sealed section of Copes Road, by re-establishing the gravel shoulders.

The proposal is otherwise considered to satisfy the Scheme’s Performance Criteria in that the potential for land use conflict between primary industry activity on site, and the proposed sensitive use, is unlikely given it is a primary industry producer who is to be the developer.

Further, the proposed development is able to meet key Local Area Objectives and Performance Criteria that seek to protect land for primary industry purpose. It is considered the proposal would not result in a risk of fettering or impose a likely constraint on resource production over viable agricultural land within the proclaimed Dial Blythe Irrigation District.

The development would support and be associated with an important agricultural sector. The accommodation facility would support a burgeoning industry in the municipal area, berry cropping, that relies on a high quality soil resource and a secure water supply (hence the preference to locate such cropping farms in a proclaimed irrigation area). The development would provide labor security and thus economic benefit to the berry and vegetable sector.

Any Permit issued would be for “Visitor accommodation” for up to 100 persons. The Scheme cannot condition a Permit to restrict the type of worker or backpacker that could use the facility. The facility may also be used during vegetable harvest time or by backpackers in general looking for affordable accommodation. The months the facility would be available would be a matter for management of the facility.

In summary:

- 1 The proposal is able to satisfy the Local Area Objectives for development and use in the Rural Resource zone in that the proposed use and development would support and be associated with agricultural land for sustainable, agricultural production.
- 2 The proposal is able to satisfy Performance Criteria for the “Discretionary” use of land in the Rural Resource zone in that the proposed “sensitive” use and development would support and be associated with resource development and would not be likely to constrain or fetter primary industry activity on adjoining land.

Recommendation –

It is recommended that the application for Visitor accommodation (backpackers hostel for 100 persons) – involving a discretionary use class and variations to provision of a water supply serving more than 10 people,

proximity of a sensitive use to agricultural land, development within a proclaimed irrigation district and variation to car parking standards at 79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana) 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 development must provide accommodation for a maximum of 100 persons.
- 3 The development must provide for thirty-six (36) on-site car parking spaces.
- 4 Access to and egress from the site must be via Copes Road, Riana.
- 5 A suitable rechargeable drinking water system must be installed with a capacity to service not less than 100 persons.
- 6 The development must make provision of a suitable on-site sewage treatment and disposal system.
- 7 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 8 Stormwater disposal must be clear of any defined building area, wastewater disposal area and access driveway.
- 9 Vehicle parking and manoeuvring areas must be designed and constructed in accordance with the "Unsealed Roads Manual – Guideline for Good Practice ARRB".
- 10 The on-site disposal of wastewater must be in accordance with Site and Soil Evaluation Summary and Wastewater System Design by SEAM Environmental dated 28 November 2016 and clear of any defined building area, stormwater disposal site or access driveway.
- 11 The development must make provision for a small rigid truck for loading and unloading and bus manoeuvring.
- 12 The layout of vehicle parking areas, loading area, circulation aisles and manoeuvring areas must be in accordance with AS/NZS2891.1 (2004) and AS/NZS2890.2 (2002).

- 13 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 18 October 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached).

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 report having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

■ “That the application for Visitor Accommodation (backpackers hostel for 100 persons) – involving a discretionary use class and variations to provision of a water supply serving more than 10 people, proximity of a sensitive use to agricultural land, development within a proclaimed irrigation district and variation to car parking standards at 79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana) 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 development must provide accommodation for a maximum of 100 persons.
- 3 The development must provide for thirty–six (36) on–site car parking spaces.

- 4 Access to and egress from the site must be via Copes Road, Riana.
- 5 A suitable rechargeable drinking water system must be installed with a capacity to service not less than 100 persons.
- 6 The development must make provision of a suitable on-site sewage treatment and disposal system.
- 7 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 8 Stormwater disposal must be clear of any defined building area, wastewater disposal area and access driveway.
- 9 Vehicle parking and manoeuvring areas must be designed and constructed in accordance with the "Unsealed Roads Manual – Guideline for Good Practice ARRB".
- 10 The on-site disposal of wastewater must be in accordance with Site and Soil Evaluation Summary and Wastewater System Design by SEAM Environmental dated 28 November 2016 and clear of any defined building area, stormwater disposal site or access driveway.
- 11 The development must make provision for a small rigid truck for loading and unloading and bus manoeuvring.
- 12 The layout of vehicle parking areas, loading area, circulation aisles and manoeuvring areas must be in accordance with AS/NZS2891.1 (2004) and AS/NZS2890.2 (2002).
- 13 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 18 October 2017, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached) (a copy being appended to and forming part of these minutes).

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension 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.”
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9.10 Application for a zoning Amendment to the *Central Coast Interim Planning Scheme 2013* under s.33 of the *Land Use Planning and Approvals Act 1993* involving the rezoning of land from Rural Resource to Rural Living at 76 Reynolds Road, Heybridge – Application No. DA216239 (Amendment 1/2017)

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA216239 (Amendment 1/2017)
<i>PROPOSED AMENDMENT:</i>	Rezoning of land from Rural Resource to Rural Living
<i>PROPOSED DEVELOPMENT:</i>	Planning Scheme Amendment
<i>APPLICANT:</i>	EnviroPlan
<i>LOCATION:</i>	76 Reynolds Road, Heybridge
<i>CURRENT ZONING:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>LEGISLATION</i>	<i>Land Use Planning and Approvals Act 1993</i> (the Act)
<i>LOT DESCRIPTION</i>	CT168973/1
<i>PURPOSE</i>	

The purpose of this report is to consider an application by a third party to rezone a 4ha portion of a 7.36ha parcel of land located at 76 Reynolds Road, Heybridge from Rural Resource to Rural Living. The land is accessed via a right-of-way over 83 Allegra Drive, Heybridge.

Accompanying the report are the following documents:

- . Annexure 1 – location map, aerial view, zone map, land capability map and photographs
- . Annexure 2 – application documentation
- . Annexure 3 – Amendment for Certification
- . Annexure 4 – copy of Subdivision Plan for boundary realignment, approved 23 January 2017 and a copy of Bushfire Risk Report and Hazard Management Plan that accompanied the approved subdivision.

BACKGROUND

1 Proposed Amendment to Central Coast Interim Planning Scheme 2013 –

The applicant has requested that a 4ha portion of land identified as 76 Reynolds Road, Heybridge be rezoned from Rural Resource to Rural Living. The rezoning is to enable the future development of the land for residential purpose, a “Permitted” use class in the Rural Living zone.

Refer to Annexure 1 of this report for the location map, aerial view, zone map, land capability map and photographs and Annexure 2 for the application documentation.

2 Site description and surrounding area –

Location –

The land subject to the rezoning proposal is located approximately 2.4km south-east of Heybridge village and the Bass Highway/Heybridge roundabout.

The land comprises 7.36ha and is zoned Rural Resource. The land slopes steeply from west to east, with a flat plateau “building envelope” on the western boundary. The land has previously been the subject of a subdivision application – realignment of Title boundaries and was approved by the Planning Authority on 23 January 2017. A copy of the approved Subdivision Plan and the associated Bushfire Risk Report and Hazard Management Plan is provided at Annexure 4. The Final Plan of Survey for the subdivision has not yet been lodged with the Council for sealing. The realignment of property title boundaries will result in a separate 4ha parcel that is now the subject of this rezoning application.

The land is bound by a cluster of 15 Rural Living allotments to the west.

3 *Environmental quality –*

The flat, developable, western portion of the land has been cleared of native vegetation. Steeper slopes, boundary edges and on-site drainage swales support remnant vegetation with a replanting program currently being implemented over some sections of the land.

A Natural Values desktop report is provided by the applicant. The report provides general guidance on matters of national environmental significance, including species protected by the *Environment Protection and Biodiversity Conservation Act 1999*. The report identifies that threatened and endangered species may be located within 1km of the site.

The land may be subject to bushfire risk, given the characteristics of surrounding vegetation and the ground slope over portions of the land. A Bushfire Risk Report and Hazard Management Plan has been undertaken for the subject parcel, approved in January 2017 under a separate subdivision proposal. The Amendment would be referred to TasFire for comment during the statutory notification and agency referral stage of the Amendment process.

The site does not have an identified history of use that would result in the contamination of the land.

4 *Infrastructure provision –*

Roads – The land has frontage to Reynolds Road however, legal access is via a 6m wide right-of-way over 83 Allegra Drive, Heybridge.

Sewerage – The land is not serviced by a reticulated sewer system. On-site wastewater disposal would be required.

Water – The land is not serviced by a reticulated water system. On-site collection and storage of a potable drinking water system would be required.

Stormwater – The land is not serviced by a reticulated stormwater system. On-site collection, storage and disposal of stormwater would be required.

Public transport – The land is not located on a public transport route.

Electricity – Electricity would be available from a supply within the Allegra Drive road reserve.

Telecommunication – Telecommunication services would be available to the land.

5 *Surrounding land use patterns –*

Adjoining land and to the east and south is zoned Rural Resource. Adjoining land to the east accommodates dwellings on small rural allotments that have primarily been cleared of native vegetation.

Adjoining land to the north is zoned Environmental Management. This land is part of an elevated ridgeline that separates the subject parcel, at 76 Reynolds Road, from the Bass Highway and the Bass Strait shoreline. The land is covered with native vegetation.

Adjoining land to the west is zoned Rural Living and accommodates a cluster of rural living dwellings on allotments that range between 1ha and 4ha in area. The Rural Living area was subdivided in 2008.

History –

Portions of the land have recently been cleared of native vegetation, including stormwater drainage lines and some riparian land adjacent to an adjoining dam. The matter was referred to the Forest Practices Authority for inspection and investigation under the *Forest Practices Act 1985*, as clearance was across an area greater than 1ha. The property owners have begun to implement a revegetation plan, with planting along stormwater drainage swales and within 30m of the adjoining dam.

DISCUSSION

Legislative Requirements –

The *Land Use Planning and Approvals Act 1993* (LUPAA) provides that a Planning Authority may initiate a process to amend a Planning Scheme, either of its own motion or in response to a request by a third party.

The Act requires that a Planning Authority must be satisfied the proposed Amendment will further objectives of the Resource Management and Planning System and is in accordance with State policies.

A Planning Authority must certify any Amendment (Annexure 3) as being consistent with statutory requirements, before commencing a public notification of its intention to initiate an Amendment to a Scheme.

The notification process includes advertisement in the local paper, advice to adjoining landowners, occupiers and relevant interests, and display of the Amendment together with all supporting information.

Persons with an interest in the matter may inspect the Amendment and make representations.

The Planning Authority must consider all representations at the conclusion of the exhibition period and determine a response to each one. It must then provide a report to the Tasmanian Planning Commission (the Commission), indicating whether in its opinion any matter raised in representation justifies modification or withdrawal of the Amendment.

The Commission will review the matter and may hold a public hearing on all representations.

A final decision on whether to approve, reject, or modify the Amendment is made by the Commission.

There is no appeal process available to an applicant for rezoning if the Planning Authority refuses the request. The applicant may ask the Commission to review the process leading to the decision, but not the merits of that decision.

If a Planning Authority refuses to initiate a scheme Amendment, it is excluded from considering a similar request for a period of two years.

This report contains planning considerations relevant to the rezoning of the land that must be addressed in any submission to the Commission.

Assessment against legislative requirements –

The proposal is to be assessed in accordance with the provisions of LUPAA. In considering the rezoning proposal, the Planning Authority is to determine that the Amendment meets general requirements under s.32 of the Act, including:

- avoiding potential land use conflict with use and development that may be permissible under a Planning Scheme in the adjacent municipal area;

- . being, where practicable, consistent with the relevant regional land use strategy and any common provisions; and
- . having regard to environmental, economic and social impacts.

The Act also requires that the following provisions must be furthered or met:

- . Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania;
- . Schedule 1, Part 2 – Objectives of the Planning Process Established by the Act;
- . s.32 (1)(e) and (f) of the Act;
- . s.300 consistency with the Cradle Coast Regional Land Use Strategy;
- . State Policies;
- . National Environmental Protection Measures.

Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania –

“(a) to promote the sustainable development of natural and physical resources and the maintenance of the ecological processes and genetic diversity;”

As discussed in the History section of this report, a large portion of the land has been cleared of native vegetation. The owners are currently implementing a replanting program over stormwater swales and along the boundary adjoining a large dam to the south-east. The replanting works aim to re-establish native vegetation along riparian setbacks to drainage swales and the adjoining water body, and are in accordance with, and overseen by, staff of the Forest Practices Authority.

A Natural Values Atlas (NVA) report accompanies the application.

The report shows that several endangered and threatened species may be located within 1km of the land. There are no threatened fauna and flora species, or communities identified on the subject site, and thus, development of the subject site for residential purpose would not adversely impact on existing ecological processes and genetic diversity.

“(b) to provide for the fair, orderly and sustainable use and development of air land and water;”

The land is not suitable or appropriate for agriculture, grazing or other primary industry activity, such as quarrying or forestry.

This is primarily due to the slope of the land, a reliance on vehicular access via an area that is zoned to accommodate residential development; and that the land adjoins an area to the west that comprises a cluster of 15 adjoining rural residential lots with land areas ranging from 1 ha to 2ha.

It is considered that the rezoning is not likely to lead to any issues relating to the fair, orderly or sustainable use or development of air, land or water.

“(c) to encourage public involvement in resource management and planning;”

Public involvement would be encouraged through the statutory notification, representation and hearing processes provided for in the Act. The process would be consistent with this objective.

“(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);”

The rezoning would facilitate the expansion of residential use and development in this area. In this respect the rezoning could be considered to facilitate economic development.

“(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.”

The responsibility for resource management and planning is on established service providers and authorities and can be managed effectively through the process, as provided for in the Act.

Local government would be involved in the certification process, through the State government process of the Commission.

The community would be encouraged to participate in the approval process when the Amendment is placed on public exhibition and representations are able to be made.

Schedule 1, Part 2 – Objectives of the Planning Process Established by the Act –

“(a) to require sound strategic planning and co-ordinated action by State and local government;”

The proposed rezoning instrument and processes under the Act allow for an outcome that recognises that the current zoning of the land and associated land use classes are not compatible with the characteristics and attributes of the land.

“(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;”

The proposed rezoning process gives effect to the Clause.

“(c) to ensure that the effects on the environment are considered and provide for the explicit consideration of social and economic effects when decisions are made about the use and development of land;”

The objective is relevant and these issues are addressed in this report under Schedule 1, Part 1 – Objective (d) above and Schedule 1, Part 2 – Objective (f) below.

No environmental values would be adversely impacted by the proposed rezoning or subsequent development of the land.

“(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;”

For the purposes of this application, it is considered that the applicable system for rezoning land is adequate to ensure that land use and development planning and policy is integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels. It is considered the rezoning is consistent with State Policies, the Cradle Coast Regional Land Use Strategy 2010–2030 and the Central Coast Strategic Plan 2014–2024.

“(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;”

The s.33 process encourages the consideration of the rezoning and any future development approval process.

“(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;”

The partial rezoning of the subject land will allow for future application for the development of a rural residential living environment, adjoining other existing rural living allotments in this area.

“(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;”

The land has no known scientific, aesthetic, architectural, historical, or special cultural value.

“(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;”

The land is not serviced by reticulated water, sewer or stormwater systems. The Amendment would have no impact on public utilities.

“(i) to provide a planning framework which fully considers land capability.”

The Amendment process and Planning Scheme provisions allow for examination of land characteristics and capability.

Section 32(1)(e) of the Act – Avoid land use conflicts with use and development permissible –

This section of the Act requires that an Amendment of a Scheme must, as far as practicable, avoid the potential for land use conflicts with use and development that is permissible under the Scheme and applying to adjacent land.

The partial rezoning of the subject land will allow for future application for the development of a rural residential living environment, adjoining other existing Rural Living allotments in this area.

Section 32(1)(f) of the Act – Impact on the region as an entity in environmental, economic and social terms –

This section of the Act requires that an Amendment of a Scheme must have regard to the impact that the use and development permissible under the Amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Issues related to consideration under s.32 of the Act are addressed in this report under Schedule 1, Part 1 – Objective (d) above.

State Policies –

Tasmanian State Coastal Policy 1996 –

The site is within 1km of the coast (477m). Therefore, the State Coastal Policy applies. The site is located on an elevated area of land, behind a ridgeline that separates the land from the coast. There are no obvious coastal values or processes that relate to the site.

State Policy on Water Quality Management 1997 –

The Policy relates to the planning and design of stormwater and sewage infrastructure and the protection of surface and groundwater resources from pollution. There are no records that indicate existing problems with the management of stormwater or sewage in this location. It is considered that the rezoning would itself have no adverse impact on the Policy. All stormwater and wastewater management would be controlled by the Council through any future development approval process.

State Policy on the Protection of Agricultural Land 2009 –

The site is identified as Class 4 land, adjoining Class 5 land. The land is not suitable or appropriate for resource development or other primary industry activity. This is primarily due to the slope of the land, a reliance on vehicular access via an area that is zoned to accommodate residential development; and that the land adjoins an area that is designated for residential development, with a cluster of 15 adjoining rural residential lots to the west, with land areas of 1ha – 4ha.

National Environment Protection Measures –

In accordance with s.12A of the *State Policies and Projects Act 1993*, a National Environment Protection Measure (NEPM) is taken to be a State Policy. Therefore, the following need to be considered:

- . *Ambient Air Quality June 2002;*
- . *Air Toxics 2004;*
- . *Diesel Vehicle Emission 2001;*
- . *Assessment of Site Contamination 1999;*
- . *Used Packaging Materials 1999;*
- . *Movement of Controlled Waste Between States and Territories 1998;*
- . *National Pollutant Inventory June 2000.*

Given the previous and current use of the site is vacant land, no formal assessment for contamination was required. The Council has no record of the site being contaminated or any reason based on previous land use to suspect it may be contaminated. The NEPMs will have no effect on the proposed rezoning.

Central Coast Strategic Plan 2014–2024 –

The rezoning is supported by the Council’s Strategic Plan. The Strategic Plan is based on a series of values, including valuing and managing built and natural assets and degerming what is most achievable and sustainable over land, including identifying areas for rural living opportunity.

Cradle Coast Regional Land Use Strategy 2010–2030 –

The Act requires that an Amendment to a planning scheme is consistent with the regional land use strategy (*Cradle Coast Regional Land Use Strategy 2010–2030*).

The Strategy states that it, “...does not prescribe detailed requirements for individual land use decisions. It intends implementation will be achieved through the existing prescribed regulatory arrangements for land use planning including planning schemes.”

The Strategy classifies towns and small settlements into various activity categories.

Heybridge is identified as a small “node” locality that supports a permanent population, with a low but stable development growth strategy.

The Strategy however states the classification of centres *does not impose a hierarchy of economic, social or cultural importance*, but rather is to ensure a continuum of size and function, and an absence of unnecessary dysfunction for activities which are regionally important and which rely on a regional population.

The Strategy sets out some guidance that supports the Amendment, in that the provision of land for Rural Living style housing should include:

- . adequate opportunity for choice and diversity in housing; and
- . rural style housing should be created where there is no resulting increase in demand for inefficient infrastructure and service provision, risk to people or impact on resource development.

It is considered the Amendment meets the intent of the Strategy.

Gas Pipelines Act 2000 –

The gas pipeline is not located near the subject site and the requirements of the Act are not relevant in this case.

Other issues –

Matters affecting consideration of the Amendment are discussed above.

If certified, the Amendment would be placed on public exhibition and the Planning Authority must then provide a report to the Commission, indicating whether in its opinion any matter raised in representation justifies modification or withdrawal of the Amendment.

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 appearance before the Commission in relation to any hearing on matters raised in representation.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Encourage a creative approach to new development.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The proposed rezoning is consistent with the requirements of the Act in that it:

- complies with the Objectives of the Act;
- is consistent with the Council's Strategic Plan and the Cradle Coast Regional Land Use Strategy 2010-2030;
- complies with the State Policies;
- would not create any material land use conflicts; and
- would provide consistency in zone boundaries, rural residential development opportunity and access arrangements in the area.

On this basis, it is considered that the proposal to rezone land from Rural Resource to Rural Living has sufficient merit for the Amendment process to be initiated.

Recommendation –

It is recommended that:

- A pursuant to Section 34(1)(a) *Land Use Planning and Approvals Act 1993* the Planning Authority determine to initiate an Amendment to the *Central Coast Interim Planning Scheme 2013* to rezone a 4ha portion of land identified as 76 Reynolds Road, Heybridge from Rural Resource to Rural Living; and
- B the Council certify that Amendment 1/2017 meets the requirements of the *Land Use Planning and Approvals Act 1993* (appended to and forming part of the minutes).'

The report is supported.”

The Executive Services Officer reports as follows:

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

■ “That:

- A pursuant to Section 34(1)(a) *Land Use Planning and Approvals Act 1993* the Planning Authority determine to initiate an Amendment to the *Central Coast Interim Planning Scheme 2013* to rezone a 4ha portion of land identified as 76 Reynolds Road, Heybridge from Rural Resource to Rural Living; and
- B the Council certify that Amendment 1 /2017 meets the requirements of the *Land Use Planning and Approvals Act 1993* (a copy being appended to and forming part of the minutes).

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The Executive Services Officer further reports as follows:

“Should approval of the Amendment be granted, authorisation for affixing of the common seal to the Amendment is to be given at Agenda Item 9.14.”

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INFRASTRUCTURE SERVICES

9.11 Mersey–Leven Emergency Management Plan – Issue 3 – October 2017 (237/2011 – 18.07.2011)

The Director Infrastructure Services reports as follows:

“PURPOSE

The purpose of this report is for the Council to consider endorsement of the Mersey–Leven Emergency Management Plan – Issue 3 – October 2017.

BACKGROUND

The Mersey–Leven Municipal Combined Area includes the Council areas of Central Coast, Devonport, Kentish and Latrobe.

The Mersey–Leven Emergency Management Committee (the Committee) has been operating under the terms of the existing Mersey–Leven Emergency Management Plan December 2014 (the Plan). This Plan has been reviewed and was endorsed by the Committee at its meeting on 13 September 2017 and recently issued under the authority of the State Emergency Management Controller in accordance with the *Emergency Management Act 2006*.

DISCUSSION

The review of the Plan was undertaken in accordance with the requirements of the *Emergency Management Act 2006* and effectively the minor differences to the 2014 Plan include updating of personnel and responsible departments.

The Plan is provided to the Council for endorsement (Annexure 1) as Central Coast is one of the four member Councils of the Mersey–Leven Municipal Combined Area. Other Councils have endorsed the Plan or are considering formal endorsement during November.

CONSULTATION

The review of the Plan was undertaken by the four Municipal Coordinators in conjunction with the four Municipal Recovery Coordinators and the State Emergency Service Regional Manager. The Committee then reviewed the proposed Plan and endorsed it.

RESOURCE, FINANCIAL AND RISK IMPACTS

The project has been funded by each member Council through their normal employee salaries.

A full review of the Municipal Emergency Management Risk Register is being undertaken over the next six months to complete the project.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- . Improve community well-being.

The Environment and Sustainable Infrastructure

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

Council Sustainability and Governance

- . Improve the Council’s financial capacity to sustainably meet community expectations
- . Effective communication and engagement
- . Strengthen local–regional connections.

CONCLUSION

It is recommended that the Council endorse the Mersey–Leven Emergency Management Plan – Issue 3 – October 2017.”

The Executive Services Officer reports as follows:

“A copy of the Mersey–Leven Emergency Management Plan – Issue 3 – October 2017 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Council endorse the Mersey–Leven Emergency Management Plan Issue 3 – October 2017 (a copy being appended to and forming part of the minutes).”

ORGANISATIONAL SERVICES

9.12 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 October 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.”
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9.13 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 October 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 regarding the keeping of animals on suburban lots within Ulverstone.
- . Email regarding the ‘six and out’ rule and associated restrictions of the Penguin Cricket Club.

- . Letter outlining how to address financial abuse as part of the Family Violence Action Plan.
- . Letter of request for an additional waste bin in Ulverstone.
- . Letter regarding the future of the Penguin Cricket Club and request for financial assistance.
- . Letter requesting recognition of recent centenarian community member of Penguin.

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.”

9.14 Common seal

The Director Organisational Services reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 17 October to 20 November 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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NOTES

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;
- Minutes and notes of other organisations and committees of the Council
 - Dulverton Waste Management Authority Audit and Risk Committee; and
 - Dulverton Waste Management Authority Board;
- Transfer of State Growth assets;
- TasWater Quarterly Report to the Owners’ Representatives; and
- Lease and Management Agreement Wharf Precinct Restaurant (228/2012 – 20.08.2012).

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;
- information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;
- matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council; and
- proposals for the council to acquire land or an interest in land or for the disposal of land.

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;
 - . information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;
 - . matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council; and
 - . proposals for the council to acquire land or an interest in land or for the disposal of land.

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

- . Confirmation of Closed session minutes;
 - . Minutes and notes of other organisations and committees of the Council
 - . Dulverton Waste Management Authority Audit and Risk Committee; and
 - . Dulverton Waste Management Authority;
 - . Transfer of State Growth assets;
 - . TasWater Quarterly Report to the Owners' Representatives; and
 - . Lease and Management Agreement Wharf Precinct Restaurant (228/2012 - 20.08.2012)."
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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.”

Associated Reports And Documents



**Central Coast Community Shed Management Committee
General Meeting – Minutes of Meeting held at the Community Shed
Monday, 2 October 2017 commencing at 1.00pm**

Doc. ID:

1 PRESENT/APOLOGIES

Rob McKenzie (Chair), Cr Phil Viney, Pam Brooks, John Deacon, Lynne Jarvis, Merv Gee, Norm Frampton, Len Blair, Len Carr, Chris Fletcher

Minute taker: Chris Fletcher

Apologies: John Klop, Sam Caberica, Melissa Budgeon

2 CONFIRMATION OF MINUTES

It was resolved, "That the minutes of the meeting held on Monday, 4 September 2017 are confirmed as correct."

Carried

3 BUSINESS ARISING FROM MINUTES

. Seniors Week 2017

10.00am – 11 October 2017 – Chris to arrange funding through Senior's Week budget for Community Shed morning tea/BBQ as part of Seniors Week.

Chris to advertise on Facebook.

4 FINANCIAL REPORT

Cr Phil Viney moved and Norm Frampton seconded, "That the Financial Report be accepted."

Carried

5 GENERAL BUSINESS

. Lockers have been donated to the Community Shed. It was agreed that this would be a welcome addition, and add to Community Shed security.

John Deacon moved and Len Carr seconded, "That a locker be accepted and be available for members use."

Carried

Lynne reported that Coffin Club was OK with no major issues.

Supervisor Reports

John Deacon

- . Bicycles and skateboards removed from Reibey Street, between Victoria and Crescent Streets – a safety issue that needs to be addressed.
 - . Reports that animal pen development is progressing well.
 - . Len requested members look at securing the yard.
- 31/10/17 Safety Week (Work Safe) – Lunch forum at Surf Club, Ulverstone.

Len Carr

- . Requested that all teachers have Rob and/or Len B's phone number/s.

Norm Frampton

Nothing to report.

Merv Gee

Nothing to report.

Len Blair

September Stats

- . 79 ladies average
 - . 413 men
 - . New members 6 (7 in August)
 - . 71 fully paid up Community Shed members – men and women.
- . Concerned key has been left at the Community Precinct several times.
- Chris to pass on to Recreational Facilities Coordinator, Robert Bourke.
- Reported an audit of wood working machinery was being conducted – Shed has up to \$3000 to upgrade where necessary.

Pam Brooks

- . Ladies Shed – happy – all good.
- . Reported that there is a table available for Men's Shed to restore and use/sell. Collect from Small Change, Alexandra Road.

Cr Phil Viney

Reported no questions or concerns.

6 CLOSURE

As there was no more business to discuss the meeting closed at 1.45pm.

7 NEXT MEETING

The next meeting will be held on 13 November 2017 commencing at 1.00pm.

Central Coast Community Safety Partnership Committee

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

Wednesday, 25 October 2017 – Commencing at 10.00am

PRESENT

Cr Jan Bonde (Mayor – CCC); **Sandra Ayton** (General Manager – CCC); **Paul Breden** (Engineering Group Leader CCC); **Glen Lutwyche** (Principal Ulverstone High School [UHS] Schools Representative); **Insp. Shane Le Fevre** (Tasmania Police); **Garth Johnston** (Penguin Neighbourhood Watch); **Kathryn Robinson** (Community Development Officer – House Choices Tasmania); and **John Deacon** (Central Coast Community Shed).

1 WELCOME

The Mayor welcomed everyone to the meeting.

2 APOLOGIES

Melissa Budgeon (Community Wellbeing Officer – CCC); **Rowen Tongs** (Councillor – CCC); **Sgt Simon Conroy** (Tasmania Police); **Kate Wylie** (CCCCI); **Julie Milnes** (Health Promotion Coordinator (Mersey) DHHS); **Simon Douglas** (Ulverstone Community House); **Barry Isaac** (Community representative) and **Tameka Dornauf** (Coordinator – Community Housing Ltd).

3 MINUTES OF PREVIOUS MEETING

■ Kathryn Robinson moved and Sandra Ayton seconded, “That the minutes from the meeting held on Wednesday, 30 August 2017 be confirmed.”

Carried

4 MATTERS ARISING FROM PREVIOUS MEETING

There were no matters arising from the previous meeting.

5 COMMUNITY SAFETY ACTION PLAN 2017–2022

Action Report updates (attached)

(a) Actions and Tasks Progress Report

i Cyber Safety – A speaker has attended the school and spoke to the students on Cyber Safety. However, it was difficult to get parents to

attend the session. The Community House has also been running these types of workshop and this will be ongoing.

- ii Dementia Friendly Community – Council staff have held a workshop on ways the Council can make the Central Coast community a dementia friendly community. Looking at opportunities to work with business on ways business owners could make their business dementia friendly.
- iii Telstra are placing phone towers up at Riana and Preservation Bay. Gunns Plains is in the next round to have a phone tower installed. This will enable better phone coverage for these areas.
- iv Improve public lighting in Central Coast – The Council is to replace street lighting with LED lights which are cost effective. This will commence early next year. The Council is also looking at Smart Lighting and is working with southern councils on this project.

(b) Identify Champions (Task 2.3.4.9)

The Council is looking for community champions – Insp. Shane Le Fevre and Kathryn Robinson suggested that the Neighbourhood House and the Central Coast Community Shed should be recognised as identifiable champions as these organisations have helped people make significant changes in their lives.

The meeting agreed that a presentation be made to these two organisations in February 2018.

The meeting discussed recognising a champion bi-monthly and these champions would be considered at the end of the year for an overall winner.

(c) Safe Homes, Safe Families handouts:

- 1 Tasmania’s Family Violence Action Plan 2015–2020
- 2 Responding to Family Violence: A Guide for Service.

Email send out – Need an action for this. Need to put on Agenda for next meeting to come up with something to be proactive.

6 REPRESENTATIVE REPORTS

(a) **Crime Report**

Insp. Shane Le Fevre – Tasmania Police

Fires – We have experienced an increase in deliberately lit fires so far, this financial year. Some are still using flood debris to create fires on public beaches. Other recent fires have occurred in scrub at the eastern end of the East Ulverstone Football club and the toilet block in the Quadrant behind Repco.

The fire at Lloyds Dry Cleaners was not deliberate. On 23 November 2017 a 15- year-old youth as arrested lighting a fire nearby Buttons Creek at the beach.

This youth has recently come under attention for anti-social behaviour and is strongly suspected of other fires.

Action: Sandra to organise a meeting between Crown Land, the Minister Parks & Wildlife, Tas Fire Services, Tasmania Police and other interested parties to discuss the timber debris left on the beach and the removal of. This is based on the concerns from the community and the meeting on the debris being a fire hazard during the summer period.

Vehicle clamping – Presently we have seven vehicles clamped in the Central Coast Municipality for Hooning offences or evade police. Three of these are for an indefinite period until court proceedings conclude and application for forfeiture of these vehicles will be made.

Action: The meeting discussed concerns with the speeding mobility scooters in the CBD and agreed that an education program should be sent out through social media targeting this problem and incorporating scooters, skate boards and push bikes that are being ridden on the footpath in the CBD.

Minor criminal activity has continued until recently in the Kindred, Sprent areas. Policing activities have focused on an address on Swamp Road, recently youths were charged with multiple burglaries of vehicles in the area and motor vehicle stealing. The main offender has been RIC and since then reports of crime have ceased.

Penguin experienced significant issues with a group of youths who moved into Stubbs Court a couple of months ago "The Untouchables". The youths go unsupervised and over a short period were responsible for a steep increase in crime reported. They were arrested and charged with multiple offences of burglary, stealing, MV Stealing and other various offences. Strict bail conditions imposed including splitting them up and applying curfews bought instances of reported crime to an immediate halt.

We continue to monitor known drug offenders closely. Heavy scrutinisation in central Ulverstone has seen the offenders move out or be arrested and remanded in custody.

(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**

Glen Lutwyche reported that the school had applied for a grant to hold a Johnny Shannon workshop on mental health and depression with kids.

Glen asked if the car in James Street, Ulverstone that has been abandoned is in the Council's hands to be removed. Sandra Ayton said she would check with Cor Vander Vlist on the situation of the abandoned vehicle.

The Senior Students Formal was held recently, and the police were present to control the traffic flow at the school. It was an enjoyable evening.

The school is providing another lot of carparking spaces for year 11 and 12 students.

The results of the School Bus review will be out soon and any change in the bus route will mean hopefully no bus interchange at the school.

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

Nil

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

Kathryn Robinson reported that Ulverstone Neighbourhood House with Community Health and Housing Choices Tasmania, will be holding a Health Pit Stop Program and Spring BBQ at the Ulverstone Neighbourhood House. Residents also took a trip to the Rhododendron Gardens in Burnie.

The State Government has a program which supports the Rapid Rehousing of community who are experiencing Domestic Violence and Housing Choices Tasmania takes part in the program.

The Residents will be holding a pop up shop in East Devonport to support Anti-Poverty Week. This is to encourage residents to be involved in education, or volunteering. Helping to encourage residents to reconnect with the community.

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

Nil

- (i) **Community Report** **Garth Johnston/Barry Issac**

Garth Johnston reported there is graffiti on fences around the Penguin Recreation Ground. Paul Breaden will check on this and have it removed.

Garth reported that there are still people travelling down the wrong way in Arnold Street, Penguin.

People are still parking near the Food Bar where they shouldn't be. Sign needs to be moved to prevent this from happening.

(i) Central Coast Community Shed**John Deacon**

John reported that children from the West Ulverstone Primary School are attending regular sessions at the Community Shed. The Community get togethers at the Community Shed have increased. A BBQ is held once a month on a Friday and is well attended. John Deacon reported it is now official he is able to teach people who come to the Community Shed on how to use power machines, he has received his ticketed to do so.

(j) Council Report

Consultation process Kings Parade, Ulverstone – The Council is holding a consultation session with the land owners and interested parties who live in the area of Kings Parade on the redevelopment of the area. Suggestions will be looked at and placed into the 4 concept plans. Six people will be give roles with the project. Paul reported the Council will gauge the meeting that is to be held tonight on what representation is represented. The Council will look at traffic management and how the whole development will function.

No changes will be made as to Reibey street and Kings Parade as this area's traffic flow already marries together and flows well.

Garth Johnstone mentioned the new street signs in Burnie CBD have been changed. The new colour of the signs stands out and you can't miss them. He suggested that the Central Coast Council may like to look at them.

7 GENERAL BUSINESS

2018 Meeting dates – The meeting approved the dates for 2018.

Masters Games – John Deacon reported that the feedback from the people who attended the Judo in the master games was positive.

Devonport Show Cancelled – The public holiday is still a gazetted for Kentish, Latrobe and Devonport.

Ulverstone Show – To be held on Saturday 4 November and Sandra encouraged everyone to attend. Council staff (Jackie Merchant – Community Development Officer) will be holding an event at the show call the Big Dog Do.

8 CLOSURE

As there was no further business to discuss Mayor, Jan Bonde thanked everyone for attending and the meeting closed at 11.40am.

The next Committee meeting is to be held on Wednesday, 6 December 2017, commencing at 10.00am in the Council Chambers, Central Coast Council, 19 King Edward Street, Ulverstone. Morning tea will be provided.

**Central Coast
Youth Engaged Steering Committee
Minutes of the meeting held at
the Central Coast Council
Penguin District School, Ironcliffe Road, Penguin
on Thursday, 26 October 2017 at 9.15am**

Doc ID: 281263

PRESENT:

Philip Viney (Councillor/Accountant/Ulverstone Lions Club); **Jackie Merchant** (Community Development Officer – Central Coast Council [CCC]); **Kelly Conkie** (Work Placement Coordinator – UHS); **Adam Knapp** and **Ella Barron** (Student Reps. – UHS); **Mathew Grining** (Principal PDS); **Glenn Mace** (Principal – LCS); **Lili Squire** and **Brittany Clingeffer** (Student Reps – LCS); **Wayne Pepper** (Teacher – NWCS); **Isabel Porter** (Student Rep. – NWCS); **Chloe Casey** (Student Rep. – NWCS) and **Tarkyn Denmen** (Student Rep – PDS).



1 WELCOME

As the Student Representatives for the Penguin District School were an apology to the meeting and Matthew Grining chaired the meeting and welcomed everyone and declared the meeting opened at 9.25am and asked for any apologies.

2 APOLOGIES

Sandra Ayton (General Manager – Central Coast Council [CCC]); **Melissa Budgeon** (Community Wellbeing Officer – Central Coast Council [CCC]); **Cr Rowen Tongs** (Community Rep./Councillor– Central Coast Council [CCC]) **Glen Lutwyche** (Principal – UHS); **David McNeil** (Principal – NWCS); **Samantha Evans** (Student Rep. – UHS); **Poppy Giddings**, **Toni Hall** and **Ebony Raimondo** (Student Reps – PDS); **Maeve Stringer** (Student Reps. – LCS); **Michael Walsh** (Leven Training Centre) and **Kate Wylie** (Central Coast Chamber of Commerce Rep.);

3 SITE TOUR OF THE DIAL REGIONAL SPORT COMPLEX DEVELOPMENT

Matthew Grining introduced Tarkyn Denmen a student from Penguin District School who, along with other Penguin District School students, is following the development of the Dial Regional Sports Complex.

The meeting was then invited to walk over to the Dial Regional Sport Complex development to meet the Site Manager from VOS Constructions and Greg Osborne the Project Manager from the Central Coast Council and tour the site.

After the tour the meeting would reconvene at Penguin District School Campus.



As the tour of the Dial Sports Regional Complex development did not finish until 10.30am everyone agreed that the students would hand in their reports to the Minute Secretary for placement into the minutes for 26 October 2017.

The meeting did discuss point 6.1 from General Business:

6 GENERAL BUSINESS:

6.1 Stay Chatty Schools Program – Prior to the meeting closing Jackie Merchant handed out an information pamphlet to teachers and students on behalf of Melissa Budgeon and explained the program. Principals were interest in pursuing this information and asked if Melissa could follow up with more information and bring to the next meeting.

The meeting agreed that all other items listed on the agenda would be carried over to the next meeting which is to be held on 30 November 2017.

4 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting held on 31 August 2017 are to be confirmed at the next meeting.

4 MATTERS FOR DISCUSSION FROM PREVIOUS MEETING

Any items to be discussed from the previous meeting will be discussed at the next meeting.

4.1 Review of Youth Engaged Breakfast held on 21 September 2017

4.2 Tas Youth Local Government Forum 30 September 2017 – report from any students that attended

5 MEMBER REPORTS

Penguin District School – Student Representatives reported on school events:

- . Our school production has been announced for 2018. It will be a spin on the story of the lost Russian princess.
- . Grade 7 and 8's are participating in a Resilience Roadshow at Don College today.
- . Our term 4 option classes have commenced.
- . Our grade 7 and 8 girls played in a regional cricket final yesterday. Our grade 7's won the event and will now play in a state final in Hobart.
- . A number of our staff have been involved in the Masters Games with two teachers winning gold in their respective event.
- . Our school has confirmed that it will be progressing with grade 11 and 12 from 2019. This will be in partnership with Hellyer College.

Leighland Christian School – Student Representatives reported on school events:

- . 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.
- . 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. A few examples: the Prep class made all the students in Kinder a colourful and creative hat, the Kinder class made honey joys and delivered them to the Year 3 class as a surprise and the Prep class presented the Administration team with a beautiful vase of paper flowers and a card they had made.
- . 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; all primary classes travelled to Devonport to view 'Diary of a Wombat'; physical rec classes went to Kart Magic; Year 8 viewed the 'Footloose' performance at the Leven Theatre and our Year 7s went on an overnight camp to Circular Head.
- . 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.
- . We celebrated Book Week and on the 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 a photo booth and a morning tea for parents. A lot of fun was had by all.
- . Our 9/10 Netball team celebrated grand final success at Spreyton.
- . Our Primary Choirs and Band competed at the Devonport Eisteddfod.
- . Year 10s undertook work experience at various businesses along the coast.
- . One of our Year 10 Art Students was selected as a finalist for this year's 'The Tasmanian Young Artist Award'. His work will also be exhibited among 30 other artworks at the Tasmanian Craft Fair at Deloraine in November and is in the running to win a prize for \$500 for best student in the Year 7 – 10 category. The work is very detailed and required many hours of concentration using a few coloured biro's and a template.
- . Our second Twilight Fair for the year was held at the Burnie Campus last Friday evening. The theme was country. Thankfully the weather was good, attendance was fantastic, and the Fair was a great success.
- . Our Mission Group returned from Vanuatu last Friday after a highly successful and rewarding trip. Our twenty-two students volunteered in classrooms at the Life Changer Christian College helping students with English, Maths and Science from Kinder to Year 12; they sang at the local Church Service and assisted with building projects. Next Wednesday we

are holding a Vanuatu Celebration Service and students will share with the school and church communities what they experienced on the trip.

- . Two of our Year 10 students entered into the Apex Australia Teenage Fashion Awards State finals in Tasmania with outfits they had made out of baling twine, feed bags and materials found around the farm. One of the students came Runner Up in the Society and Environment category and competed at the National Finals in Western Australia last Saturday.

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

- . Buddy Seat – Lions Club of Penguin has kindly donated a ‘Buddy Seat’ which will encourage students making new friends and help them interact with new people.
- . Good Behaviour Day – Last Thursday some of the high school went to Kart Magic and had heaps of fun sliding in the go karts in the rain.
- . Our Principal – Mr McNeil our principal is on long service leave for his 60th. He headed up to where he used to teach in Macksville in New South Wales.
- . New Bus Driver – We have a new bus driver for our Ulverstone bus.
- . Work Experience – Some grade 10 students went on work experience during the last 2 weeks of term 3.
- . Grade 10 – Year 10 students have picked their subjects for year 11 at Don and or Hellyer.
- . Transition Camp – This year’s transition camp will be held during December 11th to 13th.
- . Final Exams 7–10 – Exams are coming up in the last week of November.
- . Outdoor Ed – Some of our outdoor education students are getting ready for the hiking expedition.
- . Voting – Voting for our new school captains for next year will commence soon.
- . 321 GO – Some of our primary students are competing in this year’s 321 GO.
- . Strings Group – The strings group at school has over 20 people and are working towards their performance.
- . Swimming achievements – On Monday, we handed out swimming achievements to the children who participated in school swimming in second term.
- . Orchard – Trees have been planted in our new orchard and if it goes well it will be extended.
- . Cancer Council – At the front office the school are selling bandanas for \$5 during this week for the cancer council.
- . M.D.T – The 2 M.D.T students are finishing off their major design projects. One of them is building a war helmet (Off Halo) and the other is building a Tardis TV cabinet.

Ulverstone High School – Student Representative reported on school events:

- Rehearsals for lion king production have started.
- Grade 7's went to the cows create careers day yesterday.
- Yesterday the 9/10s had a performer come in and present an act based on World War 1 and the Vietnam War.
- Our school athletics is on the 29th and 30th of November.
- Year 11/12's are preparing for exams, which start in a few weeks.
- Subject information night on Wednesday 1st November.
- Grade 8 science, geography field trip on 8th of November to fossil bluff.
- The SRC is holding a movie night on the 16th of November.
- Community concert is going to be held on the 23rd of November.

6 GENERAL BUSINESS

Other Items for discussion in general business would be carried over to the next meeting.

6.2 *Beacon in the School – update on program to date*

6.3 Approve meeting dates for 2018.

6.4 *Representation on the Youth Engage Committee – process of schools electing their representatives.*

7 REVIEW OF THE MEETING

Prior to the closure of the meeting at 10.40am there was general discussion around the tour. The Students and teachers felt the tour was informative.

8 NEXT MEETING

The next meeting to be held on Thursday 30 November 2017 at the Central Coast Council commencing at 9.15am.

As there was no further business to discuss the meeting concluded at 10.40am.

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, 30 October 2017 commencing at 6.00pm

Members attendance

Cr Jan Bonde (Mayor)
Cr Amanda Diprose
Cr Philip Viney

Cr Garry Carpenter
Cr Tony van Rooyen

Members apologies

Ms Sandra Ayton

Employees attendance

Director Community Services (Mr Cor Vander Vlist)
Director Infrastructure Services (Mr John Kersnovski)

Public attendance

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

CONFIRMATION OF MINUTES OF THE COMMITTEE

47/2017 Confirmation of minutes

The Director Community Services reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 11 September 2017 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

■ Cr Viney moved and Cr Carpenter seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 11 September 2017 be confirmed.”

Carried unanimously

MAYOR'S COMMUNICATIONS

48/2017 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 van Rooyen seconded, “That the Mayor's report be received.”

Carried unanimously

DECLARATIONS OF INTEREST

49/2017 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 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

50/2017 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 6.01pm. The workshop having been concluded, the Mayor resumed the meeting at 6.12pm.

DEPUTATIONS

51/2017 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.”

OPEN REPORTS

52/2017 Residential (outbuilding – shed) – variation to rear boundary setback at 41 Explorer Drive, Turners Beach – Application No. DA217052

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>DEVELOPMENT APPLICATION NO.:</i>	DA217052
<i>PROPOSAL:</i>	Residential (outbuilding – shed) – variation to rear boundary setback
<i>APPLICANT:</i>	Brett Gleeson
<i>LOCATION:</i>	41 Explorer Drive, Turners Beach
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	20 September 2017
<i>REPRESENTATIONS EXPIRY DATE:</i>	4 October 2017
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	26 October 2017 (extension granted until 20 November 2017)
<i>DECISION DUE:</i>	30 October 2017
<i>PURPOSE</i>	

The purpose of this report is to consider an application to construct a shed at 41 Explorer Drive, Turners Beach.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photographs;
- . Annexure 5 – Site Plan, Floor Plan and Elevations of proposed adjoining development at 5 Christina Court, Turners Beach; and
- . Annexure 6 – TasWater Submission to Planning Authority Notice TWDA 2017/01485-CC.

BACKGROUND

Development description -

Application is made to construct a 7m x 8m (56m²) shed within 100mm of the southern rear boundary of 41 Explorer Drive, Turners Beach. The shed would have a wall height of 2.7m and a maximum height of 3.66m. The shed would be of vertical, "Monoclad", Colorbond construction.

Site description and surrounding area -

The 757m² residential allotment is located in the residential area of Turners Beach, south of the Bass Highway. The allotment is relatively flat and accommodates a 220m², single-storey, three bedroom dwelling, constructed in 2014.

The land is not subject to the Turners Beach Specific Area Plan. Surrounding land to the east and west is developed to accommodate residential dwellings. A vacant residential allotment adjoins the land to the south. The land is fully serviced with connections to water, sewer and stormwater systems.

History -

No history relevant to this application.

DISCUSSION

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

General Residential

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

<p>10.3.2-(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.</p>	<p>Not applicable. Use is residential.</p>
<p>10.4.1 Residential density for multiple dwellings</p>	
<p>10.4.1-(A1) Multiple dwellings must have a site area per dwelling of not less than:</p> <p>(a) 325m²; or</p> <p>(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.</p>	<p>Not applicable. Not an application for multiple dwellings.</p>
<p>10.4.2 Setbacks and building envelope for all dwellings</p>	
<p>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:</p> <p>(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</p>	<p>(a) Compliant. Setback from primary frontage would be 28m.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Not applicable. Land does not abut the Bass Highway.</p>

<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 28m from primary frontage.</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. Shed would not be contained in building envelope 10.4.2A. Shed would be setback 100mm from the southern 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"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser). 	<p>(a)(ii) Non-compliant. Shed would project at a line of 45° at a height of 3.6m above natural ground level within 100mm of the southern rear boundary.</p> <p>Refer to “Issues” section of this report.</p> <p>(b)(i) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(ii) Compliant. Shed would be setback 100mm from the eastern side boundary for a length of 8m and 13.5m from the western side boundary.</p>
<p>10.4.3 Site coverage and private open space for all dwellings</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. Site coverage of existing and proposed development would be 37%.</p>

<p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>(b) Not applicable. No multiple dwelling development proposed.</p> <p>(c) Compliant. Area free from impervious surfaces would be 63%.</p>
<p>10.4.3-(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24.0m²; or</p> <p>(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(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. Dwelling would have ample, existing open space area.</p> <p>(a)(ii) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Compliant. Private open space would have a minimum horizontal dimension of 6m.</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 east and west 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. Private open space land is flat.</p> <p>(g) Compliant. Dwelling would have private open space area clear of vehicle access and parking areas.</p>
<p>10.4.4 Sunlight and overshadowing for all dwellings</p>	
<p>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>	<p>Compliant.</p> <p>Habitable rooms face north.</p>
<p>10.4.4-(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

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

<ul style="list-style-type: none"> (i) at a distance of 3.0m from the northern edge of the private open space; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <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"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling. 	
<p>10.4.5 Width of openings for garages and carports for all dwellings</p>	
<p>10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Not applicable.</p> <p>Shed would be 28m from the primary frontage.</p>

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.

Not applicable.

No deck or parking space with a surface or floor area more than 1m.

<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"> (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. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (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>Not applicable.</p> <p>No window or glazed door to a dwelling with a floor level greater than 1 m.</p>
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<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>10.4.7 Frontage fences for all dwellings</p>	
<p>10.4.7–(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p>	<p>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>10.4.8 Waste storage for multiple dwellings</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 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5m from a frontage; and</p> <p>(ii) is at least 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

10.4.9 Suitability of a site or lot for use or development

10.4.9–(A1) A site or each lot on a plan of subdivision must:

- (a) have an area of not less than 330m² excluding any access strip; and
- (b) if intended for a building, contain a building area of not less than 10.0m x 15.0m:
 - (i) clear of any applicable setback from a frontage, side or rear boundary;
 - (ii) clear of any applicable setback from a zone boundary;
 - (iii) clear of any registered easement;
 - (iv) clear of any registered right of way benefiting other land;
 - (v) clear of any restriction imposed by a Utility;
 - (vi) not including an access strip;
 - (vii) accessible from a frontage or access strip; and
 - (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.

- (a) Compliant. Site area is 757m².
- (b)(i) Non-compliant. Building area of shed would not be clear of applicable rear boundary setback.

Refer to “Issues” section of this report.
- (b)(ii) Not applicable. No zone boundary.
- (b)(iii) Not applicable. No registered easements.
- (b)(iv) Not applicable. No registered right of way.
- (b)(v) Not applicable. No restriction imposed by a Utility.
- (b)(vi) Not applicable. No access strip.
- (b)(vii) Compliant. Land is accessible from Explorer Drive.
- (b)(viii) Not applicable. Not a new residential lot.

<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: 20px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 20px;">(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: 20px;">(i) 3.6m for a single dwelling development; or</p> <p style="padding-left: 20px;">(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p>	<p>(a) Compliant. Frontage to Explorer Drive.</p> <p>(b) Not applicable. Not an internal lot.</p> <p>(c)(i) Not applicable. Satisfied by (a).</p> <p>(c)(ii) Not applicable. Satisfied by (a).</p> <p>(d)(i) Compliant. Development would have 20.09m wide frontage to Explorer Drive.</p> <p>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</p> <p>(e) Compliant. Development would have legal access to Explorer Drive in accordance with the <i>Local Government (Highways) Act 1982</i>.</p>
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<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. The Council’s Planning Permit would require compliance with its approval as a Stormwater Authority issued as a Statement of Compliance.</p>

10.4.10 Dwelling density for single dwelling development	
10.4.10-(A1) (a) The site area per dwelling for a single dwelling must – (i) be not less than 325m ² .	(a)(i) Compliant. Site area is 757m ² .
10.4.11 Development other than a single or multiple dwelling.	
10.4.11.1 Location and configuration of development	
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 ancillary to residential use.

<p>10.4.11.1–(A2) All buildings must be contained within a building envelope determined by –</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; (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; (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"> (i) not less than 1.5m from each side boundary; or (ii) less than 1.5m from a side boundary if – <ul style="list-style-type: none"> a. built against an existing wall of an adjoining building; or b. the wall or walls – <ul style="list-style-type: none"> i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; 	<p>Not applicable.</p> <p>Proposed development is ancillary to residential use.</p>
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<p>ii. there is no door or window in the wall of the building; and</p> <p>iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1-(A3) Site coverage must:</p> <p>(a) not be more than 50%; or</p> <p>(b) not be more than any building area shown on a sealed plan.</p>	<p>Not applicable.</p> <p>Proposed development is ancillary to residential use.</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 ancillary to residential use.</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 ancillary to residential use.</p>

10.4.11.2 Visual and acoustic privacy for residential development

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
 - (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or
- (b) if less than the setbacks in clause A1(a):
 - (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;
 - (ii) have a window sill height of not less than 1.8m above floor level;

Not applicable.

Proposed development is ancillary to residential use.

<ul style="list-style-type: none"> (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 (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>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 ancillary to residential use.</p>
<p>10.4.11.3 Frontage fences</p>	
<p>10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:</p> <ul style="list-style-type: none"> (a) not more than 1.2m if the fence is solid; or (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>Not applicable.</p> <p>Proposed development is ancillary to residential use.</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> <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) Not applicable. No zone boundary.</p> <p>(b) Not applicable. No zone boundary.</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>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>Not applicable.</p> <p>Development is not a sensitive use.</p>
10.4.13 Subdivision	
<p>10.4.13-(A1) Each new lot on a plan of subdivision must be -</p>	<p>Not applicable.</p>

(a) intended for residential use;	No subdivision proposed.
(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.	
10.4.13–(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot.	Not applicable. No subdivision proposed.
10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
E1 Bushfire–Prone Areas Code	Not applicable. Development is not a subdivision, vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation.
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1m.

E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	Not applicable. Not within a hazard mapped area.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be: (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;	(a) Compliant. Development comprises an existing internal two car garage.
E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2-(A1) There must be provision within a site for:	Not applicable for the development of a residential use class.

<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>E9.6 Development Standards</p>	
<p>E9.6.2 Design of vehicle parking and loading areas</p>	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>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> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p>	<p>Not applicable for the development of a residential use class in General Residential zone.</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>E10 Water and Waterways Code</p>	<p>Not applicable. Site is not within 30m of a waterway or waterbody.</p>
<p>Specific Area Plans</p>	<p>No Specific Area Plans apply to this location.</p>

Issues -

1 *Setback of development from the rear boundary -*

The Scheme's Acceptable Solution 10.4.2-(A3) requires that in the General Residential zone, a building be contained within a building envelope determined by:

- (a)(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
- (a)(ii) projecting a line at an angle of 45 degrees 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 8.50m above natural ground level.

The proposed shed would be outside the required building envelope for development on the site. The shed would be located 100mm from the southern rear boundary of the allotment.

An assessment against the Performance Criteria is required.

The Scheme's Performance Criteria 10.4.3-(P3) requires that the siting and scale of a building 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;
 - ii. overshadowing the private open space of a dwelling on an adjoining lot; or
 - iii. overshadowing of an adjoining vacant lot; or
 - iv. visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

2 *Overshadowing, visual impacts and separation between dwellings -*

The subject allotment has a north/south orientation. The proposed shed would be located to the south of the existing dwelling, on the southern rear boundary of the allotment. Adjoining residential land to the west and east is developed to accommodate single-storey dwellings.

The adjoining allotment to the south, identified as 5 Christina Court, Turners Beach is currently vacant. In July 2017, a No Permit Required stamp authorised the development of a single dwelling at 5 Christina Court, Turners Beach. This means the proposed dwelling for 5 Christina Court, Turners Beach met the Scheme's Acceptable Solutions for residential development. The development plans of the proposed dwelling details habitable rooms and a covered alfresco area on the northern elevation. Refer to Annexure 5.

Due to the north/south orientation of the subject allotment at 41 Explorer Drive, there would be some overshadowing and loss of sunlight to the dwelling that is to be constructed on adjoining land to the south at 5 Christina Court. Shadow diagrams for 21 June, that form part of the shed application, show that the shed would overshadow a portion of the northern area of 5 Christina Court at various times of the day. Rooms that are to be developed along the north side of the proposed dwelling include an alfresco area, lounge room, study and bedroom with ensuite. The lounge room and study are defined as habitable rooms. The bedroom is not defined under the Scheme as a habitable room. The alfresco area forms part of the proposed dwelling's private open space area.

The greatest overshadowing effect to adjoining land on 21 June would be in the morning, with an overshadowing effect likely to be over the alfresco area. The overshadowing effect reduces to a 5m coverage further to the east by midday, moving to the lounge room. The alfresco area of the proposed dwelling would be setback 8.8m from 41 Explorer Drive, and the lounge room approximately 8m. Given the 12 noon shadow effect would extend approximately 5m into 5 Christina Court, there would be no overshadowing effect to habitable rooms, or private open space areas that are directly accessible from the kitchen and dining room, after 12 noon. It is noted that the proposed kitchen and dining areas have sliding door access and focus towards the western side of the land.

The Scheme requires that no habitable room (excluding a bedroom) or private open space area be exposed to an unreasonable loss of amenity. Under the Scheme, for multiple dwelling development on a single lot, unreasonable loss of amenity means the loss of sunlight for more than three hours over such areas.

Given that minimal loss of sunlight would occur over habitable rooms and the alfresco area after 12 noon, it is considered that the proposed development satisfies the amenity test.

3 *Visual impact and separation of development –*

The visual impact and bulk of the shed would be minimal. The building would be a 7m x 8m (56m²) shed with a standard wall height of 2.7m and a maximum height of 3.66m. The Scheme allows for 8.5m high development in the General Residential zone, if within 4m of a rear boundary. The shed is considered to be suitable for, and complementary to, residential development in the urban area whereby single dwellings often have associated sheds and garages located to the rear of allotments.

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 2017/01485-CC at Annexure 6.
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
1 The proximity of the proposed shed will create overshadowing onto the adjoining property.	Some overshadowing of adjoining land on 21 June will occur. Refer to “Issues” section of this report.
2 The height and direct line of sight of the shed will have a visual impact on adjoining land.	The visual impact of the shed is considered to be proportional to the standard development of sheds and garages in the urban area. Refer to “Issues” section of this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The representation received is not considered to have sufficient merit on planning grounds to justify refusal of the proposed shed.

The proposal is considered to satisfy the Scheme's Performance Criteria in that the development of the shed would not result in a sustained or unreasonable loss of amenity due to overshadowing or visual impact on adjoining land at 5 Christina Court, Turners Beach. It is considered appropriate the proposed development be approved, subject to conditions.

Recommendation –

It is recommended that the application for Residential (outbuilding – shed) – variation to rear boundary setback at 41 Explorer Drive, Turners Beach be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by WEM3 Property Group, Project No. 17.06, Sheet Nos. 1–8, 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 2017/01485–CC dated 25 September 2017 (copy attached).
- 3 Stormwater 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.'

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 van Rooyen moved and Cr Viney seconded, “That the application for Residential (outbuilding – shed) – variation to rear boundary setback at 41 Explorer Drive, Turners Beach be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by WEM3 Property Group, Project No. 17.06, Sheet Nos. 1–8, 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 2017/01485–CC dated 25 September 2017 (copy attached) (a copy being appended to and forming part of the minutes).
- 3 Stormwater 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.

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- 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

Closure

There being no further business, the Mayor declared the meeting closed at 6.13pm.

CONFIRMED THIS DAY OF , 2017.

Chairperson

(cvv:km)

Appendices

Minute No. 52/2017 - Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2017/01485-CC - 41 Explorer Drive, Turners Beach - Application No. DA217052

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

Appendices

Submission to Planning Authority Notice

Council Planning Permit No.	DA2170/52	Council notice date	18/09/2017
TasWater details			
TasWater Reference No.	TWDA 2017/01485-CC	Date of response	25/09/2017
TasWater Contact	Rachael Wing	Phone No.	03 6345 6346
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	41 EXPLORER DR, TURNERS BEACH	Property ID (PID)	3074320
Description of development	Shed		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	Web 3 Property Group	17.06 Sheet 3	0
			Date of Issue
			2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
General			
For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards			
For application forms please visit http://www.taswater.com.au/Development/Forms			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by		<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">GENERAL COAST COUNCIL Submission to Planning Authority Notice - TasWater - Ref No. TWDA 2017/01485-CC 41 Explorer Drive, Turners Beach DA 217052 referred to in Minute No. 52/2017 of a meeting of the Development Support Special Committee held on 30/10/2017.</p> <p style="text-align: right;"><i>[Signature]</i> Executive Services Officer</p> </div>	
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



Forth Community Representatives Committee

Minutes of the 67th meeting held at the Forth Hall
Thursday, 9 November 2017 – commencing at 4.00pm

1 PRESENT

Forth Community Representatives: John French and Neil Armstrong

Council: John Kersnovski (CCC Director Infrastructure), and Cor Vander Vlist (CCC Director Community Services),

2 WELCOME/APOLOGIES

Apologies received: Ray Attril, Peter Miller, Sandra Ayton (CCC General Manager) Jackie Merchant (CCC Community Development Officer)

Cor Vander Vlist (CCC Director Community Services), chaired the meeting and welcomed everyone along and thanked them for their attendance.

3 MINUTES OF PREVIOUS MEETING

Minutes for the meeting held on Thursday, 3 August 2017 were confirmed.

4 MATTERS ARISING FROM PREVIOUS MINUTES

4.1 Report from meeting with Department of State Growth Representative:

a Sight Vision – Forth Hotel

John Kersnovski advised that the bush has been removed and that the Hotel has been asked to keep the tear drop banners out of the line of sight. *Completed*

b Traffic concerns Highway intersection

Cor Vander Vlist provided information to the group regarding a communication received by the Council from the Minister advising of the Government's intention to commence design work on an overpass, the temporary installation of electronic warning signage and the implementation of revised school bus arrangements to avoid right hand turns at the highway. *To be a continuing item.*

c Continuation of Cycleway

Cor Vander Vlist advised that the State Government has confirmed a commitment of \$450,000 towards the shared pathway project which

will enable the continuation of the cycleway over the old railway bridge across the Forth River and under the Highway into Forth. The project will now form part of the forward works program. *Completed*

d Forth Fire Station

This is an ongoing item. Despite approaches from the Council the local brigade has chosen to do nothing to address the flood light at the Forth Fire Station which is currently causing difficulties for traffic. Flashing lights need to be installed for safety of fire trucks and traffic leaving station in an emergency. John Kersnovski to approach Tasmania Fire Service and raise the issue with them.

e Melrose sign

The Department of State Growth have been approached on this. To be an ongoing item.

f George Street – Line of sight

John Kersnovski advised that Council have undertaken an analysis of the line of sight and found that it does meet the minimum standard. The Council believes that the hedge in question is located on private land and the current property owner is not prepared to remove or reduce it. John Kersnovski to check to see if any part of the hedge is outside the property boundary which might enable the Council to act. To be an ongoing item.

5 MATTERS FOR CONSIDERATION

5.1 Council Update

nil

5.2 Community Update

• **John French queried the following outstanding items**

- a Area on side of roadway coming out of Mell Street still has not been finalised. John Kersnovski to follow up.
- b There is still an issue with drainage at the bottom of the Forth Hill. There is a budget allocation to address this. John Kersnovski to confirm when the work is to be undertaken
- c Storm Water Drain at George Street is still blocking up. John Kersnovski to report back to next meeting

- d The road verge outside the Melgaard shop front has broken away again. The installation of kerb and channelling needs to be considered for this area and to be introduced into the Council's long term financial plan. John Kersnovski to follow up.
- e As the Forth Community 10-year plan was done in 2007, will there be a review of the old plan to see what has been accomplished and a new plan done for the next ten years. Cor Vander Vlist advised that all the Community Plans that were drafted in 2017 are now due for review and the Forth Plan will be included as part of the overall review process.

Peter Miller

- a Refill considerable pot hole and trench on the corner of George and James Street, Forth. John Kersnovski advised that this work has been undertaken.

7 NEXT MEETING

The next meeting will be held on Thursday, 1 February 2018 at the Forth Community Hall commencing at 4.00pm

8 MEETING CLOSED

As there was no further business to discuss the meeting closed at 4.35 pm.

Minutes of the Annual General Meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Tuesday, 7 November 2017 commencing at 7.00pm

Present

Cr Jan Bonde (Mayor)
Cr Garry Carpenter
Cr Gerry Howard
Cr Tony van Rooyen

Cr Kathleen Downie (Deputy Mayor)
Cr Amanda Diprose
Cr Rowen Tongs
Cr Philip Viney

General Manager (Ms Sandra Ayton)
Director Community Services (Mr Cor Vander Vlist)
Director Infrastructure Services (Mr John Kersnovski)
Director Organisational Services (Mr Bill Hutcheson)
Executive Services Officer (Mrs Lou Brooke)

Ms Annette Overton
Mr Warren Barker

Apologies

Cr John Bloomfield
Mr Jake Weeda

Media attendance

No media attendance.

Opening of meeting

The Mayor, in opening the meeting and welcoming those in attendance:

- . advised that the Annual General Meeting had been called in accordance with the requirements of the *Local Government Act 1993*;
- . advised that notice of the Annual General Meeting was given in The Advocate newspaper on Saturday, 21 October 2017; and
- . referred the public in attendance to the agenda prepared for the meeting and which incorporated procedures for the conduct of the meeting.

Introduction of councillors

The Mayor introduced the attending Councillors to the meeting.

Confirmation of the Minutes

■ Cr Howard moved and Cr Tongs seconded, "That the minutes of the annual general meeting held on 8 November 2016, as circulated be confirmed."

Carried unanimously

Annual Report

The Mayor reported that the Annual Report for the year ended 30 June 2017, including financial statements and audit opinion, had been advertised as available to the public from the Administration Centre and Service Centre and on the Council's website. Electors were invited to make written submissions relating to the Annual Report.

The Mayor spoke in support of the Annual Report.

Additional comment was provided by the General Manager with a PowerPoint display of highlights from the report.

Submissions

One written submission was received (via email) from Mr Jacob Weeda JP and is reproduced below along with responses to his questions.

Question 1

It is a concern to quite a few Ratepayers that the proliferation of Gorse has not been arrested in the municipality especially in and around Penguin.

This is a serious problem and will require a reasonable budgetary figure to start eradicating this scourge.

Response

Over recent years Gorse and Spanish heath have become significant weed pests in and around Penguin. The Central Coast Council receives many enquiries about the growing problem, especially when gorse is in flower and becomes more obvious. Unfortunately, much of the infestations of gorse are on Crown land and state highway reserves as well as on private owned lands.

On-going control by the Council, Clubs and private landowners in the area commenced in earnest four years ago, in response to the increased risk of far reaching weed spread in some cases as mountain bike usage gained popularity in the area. Although the weed issue is extensive, and the resources required to bring this under effective control are great, inroads are being achieved.

To this end, Council wishes to thank a member of the community, Dr Stefan Delitzsch and other concerned citizens who have been contributing to the treatment of the gorse at no expense or personal liability to landowners. Stefan has had success in getting numerous infestations under effective control and uses a qualified weed contractor to assist in this.

Unfortunately, once treated the affected areas require continuous treatment for a number of years due to the spread of seeds in affected areas and the consequent regrowth issues. In recent weeks large areas of gorse on Crown land along Preservation Drive have been slashed or treated and it is hoped that the Crown as responsible citizens will ensure that any regrowth is dealt with appropriately.

Question 2

Last year I briefly made the suggestion that the CC Council investigate the provision of a short term medium security prison in the CC area.

Two current Councillors John Bloomfield & Philip Viney are fellow Justices of the Peace, who may feel the same way. Offenders not granted after-hours bail have to be transported to the Launceston lock-up. A facility in our area would generate employment and be a non-polluting industry.

Response

Approaches were made to the State Government but there has been no interest shown from the State Government for the building of a short term medium security prison within Central Coast.

Question 3

People still ask about the copious amount of "firewood" on the beaches and as to who may recover it.

I asked the question last year and you suggested that any wood on 'wet' sand could be taken.

I think you missed someone's comment that "Wait till it has rained."

Anyway, may I suggest that this issue be clarified in the press.

That way people have tangible guidance on what is permitted as well as having the beaches cleaned up prior to the summer.

Response

The Council is very aware of the concern within the community in relation to the amount of timber on beaches which was mainly due to the flood event in June 2016. The Council's hands are tied as to what it can do as the beaches are under the umbrella of Crown Land Services and Parks and Wildlife.

At this time, despite numerous approaches by the Council, Parks and Wildlife will not permit any further removal of timber from the beaches.

At the last Community Safety Partnership Committee meeting it was agreed that the General Manager would convene a meeting of the relevant Minister and relevant heads of department to come to a resolution in how we can deal with this issue, not only in Central Coast but other Council areas as well.

Further comment

Every year I have expressed accolades for the amazing work done in and to the Municipality and I do so again.

As you know we had a few skirmishes this year but generally they have been resolved.

Even though I don't "win" many, at least the issues are thrashed out and compromises have been attained.

We are all on the same team, albeit tackling issues from a different perspective.

I am happy for you to broadcast this memo.

Regards, Jacob Weeda JP

Other Business

The Mayor invited questions and/or comments from the floor.

- . Mr Warren Barker indicated he had a question:

- 1 What is the Council's view or plans for the Aged Persons Home Units in Penguin, that are empty?

The Mayor referred the matter to the Director Community Services who advised that the Council have been working through a few scenarios, which includes the revision of the pet keeping policy and renting the units via real estate

agencies; these along with other scenarios will contribute to increasing the occupancy rates.

- Cr Viney moved and Cr Tongs seconded, "That the Annual Report be received."

Carried unanimously

Close of meeting

The Mayor closed the meeting at 7.52pm and, in doing so, thanked those in attendance for their participation.

Sandra Ayton
GENERAL MANAGER

Central Coast Population Growth Strategy

Nurturing our place...
it's in our nature

DRAFT – NOVEMBER 2017



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PURPOSE

The purpose of the Population Growth Strategy (the Strategy) is to proactively plan for and develop strategies to positively influence population growth in the Central Coast Local Government Area (LGA).

INTRODUCTION

Central Coast needs a population target and strategies that aim to achieve the target. According to the State Government and Australian Bureau of Statistics (ABS) predictions, without a population target and action plan, resident populations in Central Coast are predicted to decrease¹. Strategies to positively influence population growth can create social and economic benefits for the broad community over the long-term.

Like many populations throughout Australia, Central Coast has an ageing population. There are also low levels of youth living in and moving to Central Coast. At the point where there are more deaths than births due to an ageing population and low levels of residents in prime fertility (aged 25-39 years old), we will be in a state of natural decline.

The population target for Central Coast is based on ABS projections and is set at 28,000 residents by 2060. The population target and strategies for growth may help to tackle the predicted future decline of resident numbers in Central Coast.

Historically, Tasmania's population growth mirrored national levels but since the 1950s the State's fluctuating population has consistently been below national averages². The gap between the Tasmanian and Australian population growth rates is widening and projected to continue to do so. At 30 June 2006, the Tasmanian resident population was estimated to have reached 489,302 people, representing 2.4% of Australia's resident population³. The Cradle Coast Region's population in 2006 was 110,098 and the population in Central Coast LGA was estimated at 21,428 representing 4.4% of Tasmania's population⁴.

Between 2006 to 2016, population trends changed over the three geographical scales (Tasmania, the Cradle Coast Region and Central Coast LGA). Firstly, a significant spike in population growth occurred, followed by a downward trend after the Global Financial Crisis (GFC) of 2008. For the five year period between 2011 and 2016, Tasmania was the only geographical scale whose population increased.

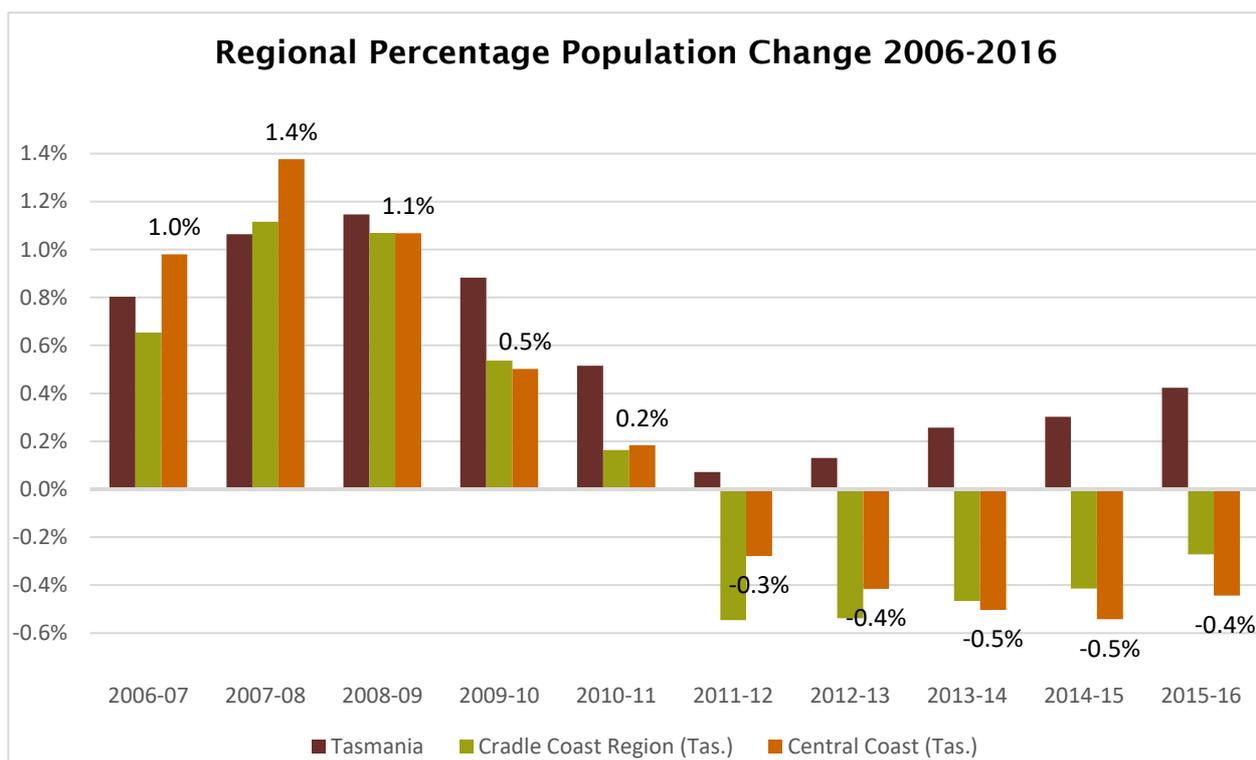
Determining the percentage population change for a period is a way to keep population growth figures relative across geographical scales. Data in Graph 1 compares population change over the three geographical scales for the 10 years between 2006 and 2016. The estimated resident population of Central Coast has been in decline for five year period between 2011 and 2016. In 2016, the estimated resident population in Central Coast was 21,851.

¹ Department of Treasury and Finance, (2014) '*Population*', Tasmania; and Australian Bureau of Statistics (2016), '*Population Projections, 2012 (base) to 2101 Australia*', cat. No. 3222.0

² ABS, '*Demography, Tasmania, 2014*', Cat 3311.6.55.001

³ Australian Bureau of Statistics (2017), '*Regional Population Growth*', Table 6: Estimated Resident Population Local Government Areas Tasmania, Cat 13218.0

⁴ The Cradle Coast Region is made up of the Burnie, Central Coast, Circular Head, Devonport, Kentish, Latrobe, Waratah/Wynyard and the West Coast LGAs.



Graph 1: 2006-2016 Percentage Population Change⁵

Governments at all levels have an important role to play in addressing the link between population growth and outcomes for social and economic prosperity (leading to well-being). It is important that the combined local efforts complement and make use of the learnings of other strategies, as well as the initiatives of neighbouring councils, the broader region and the State. However, they are no substitute for a community's own knowledge, networks, enterprise and institutions. It is local social capital, which has the ability to drive new place-based and collaborative approaches to community development and service delivery, building from existing capabilities and providing the basis for engaging local stakeholders in the development and delivery of their own meaningful solutions.

This Strategy is part of the Council's Social Planning Framework (the Framework). The Framework provides guidance for the Council's social planning direction and identifies priority areas for action to achieve outcomes. It comes from, and contributes to, the realisation of the community's vision and Strategic Plan (2014-2024), which outlines the things that need to be done to achieve the preferred future of 'living our potential'. The Framework also assists the Council, stakeholders, service providers and community groups to define their roles, allocate resources, make contributions, engage, communicate shared purpose and take action. To take action we will need to make use of approaches based on building relationships, strengthening networks and working collaboratively.

⁵ See note 3

RATIONALE

The table below outlines the current Central Coast profile⁶:

Central Coast	
People Factors 2015	<ul style="list-style-type: none"> . 21,948 estimated residents over area spanning 937km² . 24 people resided per square kilometre (population density) . 61% of the population was working age (15-64 years) . Median age of 45.4 years . 2% fertility rate . 204 births . 6.8% death rate (standardised per 1,000 population) . 257 deaths
Population Profile 2015	<ul style="list-style-type: none"> . 18.3% of the population was aged between 0 and 14 years . 10.6% of the population was aged between 15 and 24 years . 9.3% of the population was aged between 25 and 34 years . 11.3% of the population was aged between 35 and 44 years . 14.8% of the population was aged between 45 and 54 years . 15% of the population was aged between 55 and 64 years . 12.1% of the population was aged between 65 and 74 years . 6.4% of the population was aged between 75 and 84 years . 2.3% of the population was aged over 85 years
Migration Factors 2015	<ul style="list-style-type: none"> . 1,192 people arrived . 1,196 people departed . -4 net internal migration
Economic Factors	<ul style="list-style-type: none"> . 1,411 registered businesses in 2015 . The labour force participation rate in 2011 was 54.9% . The unemployment rate in 2011 was 6.3% . 21% of the population in 2011 participated in voluntary work . \$218,000 median house sale price in 2015 . \$43m value of total building approvals in 2016

⁶ Baseline data sources: Australian Bureau of Statistics (ABS) website, http://stat.abs.gov.au/itt/r.jsp?RegionSummary®ion=60810&dataset=ABS_REGIONAL_LGA&geoconcept=REGION&maplayerid=LGA2014&measure=MEASURE&datasetASGS=ABS_REGIONAL_ASGS&datasetLGA=ABS_REGIONAL_LGA®ionLGA=REGION®ionASGS=REGION, Population and Housing (2015); Estimated Resident Population by Sex by Age Group by LGA (2015); Industry of Employment by Sex (LGA); (2015) Selected Labour Force, Education and Migration Characteristics (LGA) (2015-2016); and Profile id (2017), <http://economy.id.com.au/central-coast>

CONTEXT

STATE LEVEL

The Tasmanian Government has set a target to grow the population to 650,000 people by 2050 to drive economic growth, create jobs and improve the standard of living for all Tasmanians. The State Government's Population Growth Strategy 2015 outlines their approach to growing our population in a balanced and sustainable way over the long-term. It identifies high level actions in three key areas⁷:

- . **Job creation and workforce development** - to facilitate job creation and identify current and future employment opportunities to inform investment in education and training and migration attraction strategies.
- . **Migration** - to actively pursue and facilitate overseas and interstate migration to Tasmania and encourage Tasmanians living elsewhere to come home.
- . **Liveability** - to build and promote Tasmania's liveability and foster a culture which is vibrant, inclusive, respectful and supportive.

The State Strategy considers that Tasmania's population is likely to begin to decline from around the middle of this century⁸. Tasmania is the only State or Territory in Australia projected by the ABS to enter population decline in the projection period.

REGIONAL LEVEL

The Cradle Coast Authority represents nine North West Tasmanian councils collectively as a region⁹. The Authority identified developing a Population Strategy as an action in the 2016 Annual Report.

LOCAL LEVEL

Tasmania currently has the oldest population in Australia and the State's population is ageing faster than any other State or Territory¹⁰. It is widely recognised that Central Coast has a significantly high proportion of persons aged 50 years (see Graph 2) and the in-migration of the older demographic is also significant. Graph 2 also illustrates the significant out-migration rate of our youth. While the older cohort brings with it experience and knowledge, an ageing demographic places a high demand on health and aged care services, meanwhile there is a diminishing supply of labour for productivity and economic growth.

⁷ Department of State Growth, (2015), 'Tasmania's Population Strategy', website, accessed 13 December 2016, <http://www.stategrowth.tas.gov.au/populationstrategy>.

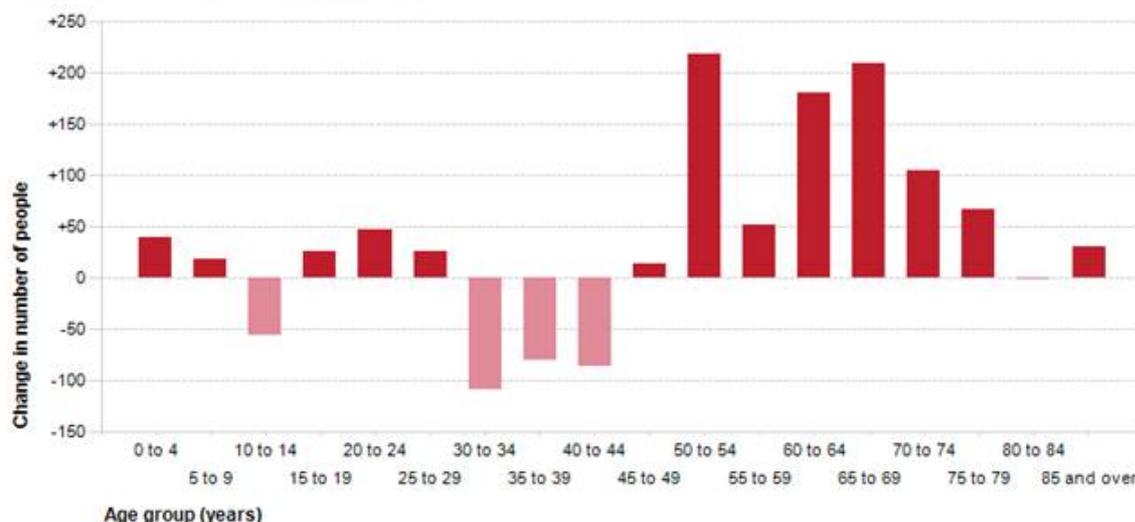
⁸ See note 1.

⁹ See note 3.

¹⁰ See note 1.

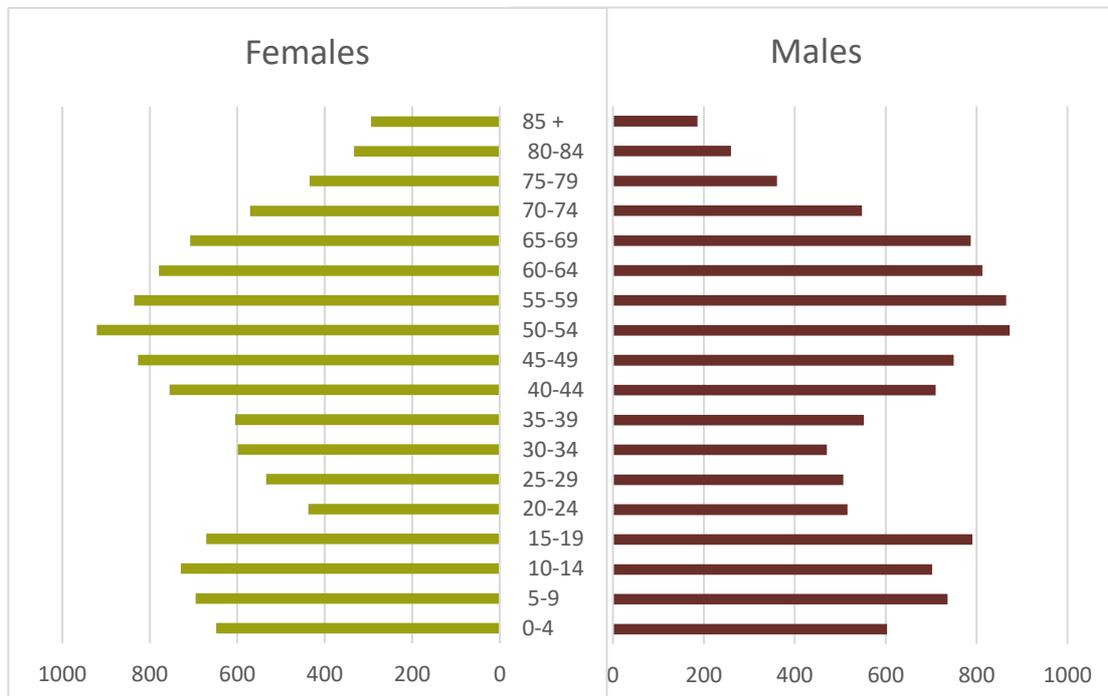
Change in age structure - five year age groups, 2006 to 2011

Central Coast Council area - Total persons



Graph 2: Change in Age Structure – 2006-2011¹¹

The 2016 age pyramid shown in Graph 3 reflects issues with our population profile. The age pyramid shown in Graph 3 also indicates slow population growth; the more rectangular in shape an age pyramid is, the slower the population growth and the more the graph looks like a pyramid, the faster the population is growing. The 2016 resident profile below indicates Central Coast population growth is negatively impacted by an ageing demographic and significant out-migration of the 15-40-year old age groups.



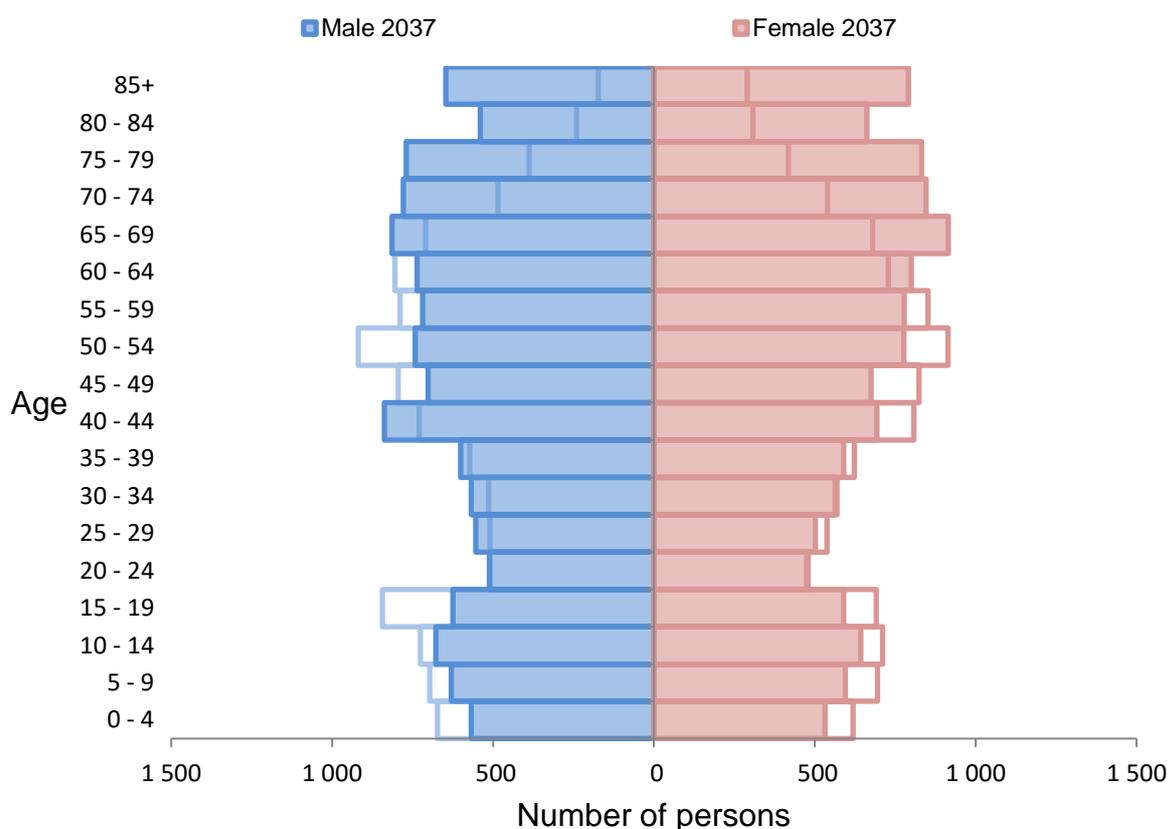
Graph 3: 2016 Resident Profile¹²

¹¹ Profile id, <http://profile.id.com.au/central-coast/five-year-age-groups>; ABS, *Census of Population and Housing*, 2006 and 2011.

¹² ABS, (2017), 'LGA Summary', website accessed 8 July 2017, http://stat.abs.gov.au/itt/r.jsp?RegionSummary®ion=60810&dataset=ABS_REGIONAL_LGA&geoconcept=REGION&maplayerid=LGA2014&measure=MEASURE&datasetASGS=ABS_REGIONAL_ASGS&datasetLGA=ABS_REGIONAL_LGA®ionLGA=REGION®ionASGS=REGION

The outward movement of youth aged 15-40 years from Central Coast can be caused by decisions to travel elsewhere for higher wages or increased job opportunities. For Central Coast to compete in the “New Knowledge” economy, it is important to retain our highly educated youth. Urban centres (such as Ulverstone and Penguin) need adequate physical and social infrastructure to counter the out-migration of youth. These structures support youth and include services, training provision and new technology. Youth out-migration reduces the number of people in Central Coast who are likely to start a family and raise children, which contributes to stagnant or decreasing populations. Graph 4 reflects this phenomena with the Department of Treasury and Finance (Treasury) projections suggesting high levels of younger and high levels of older age groups will be accentuated by 2037.

Central Coast age pyramid for 2037 (Medium Series projection, compared to 2012)



Graph 4: 2037 Age Pyramid compared to 2012¹³

POPULATION GROWTH TARGET

Three ‘scenarios’ for population growth in Central Coast have been considered; the current scenario, moderate-case scenario and best-case scenario. Population projections for these scenarios in Central Coast are illustrated in Graph 5. Treasury population projections between 2012 and 2037 for Central Coast are also illustrated in Graph 5. The ‘current scenario’ is based on the ABS projection that Tasmania’s populations will decrease by the middle of the century¹⁴.

¹³ Department of Treasury and Finance, (2014), *2014 Population projections for Tasmania and its Local Government Areas*, <http://www.treasury.tas.gov.au/economy/economic-data/2014-population-projections-for-tasmania-and-its-local-government-areas>, accessed 4 July 2017

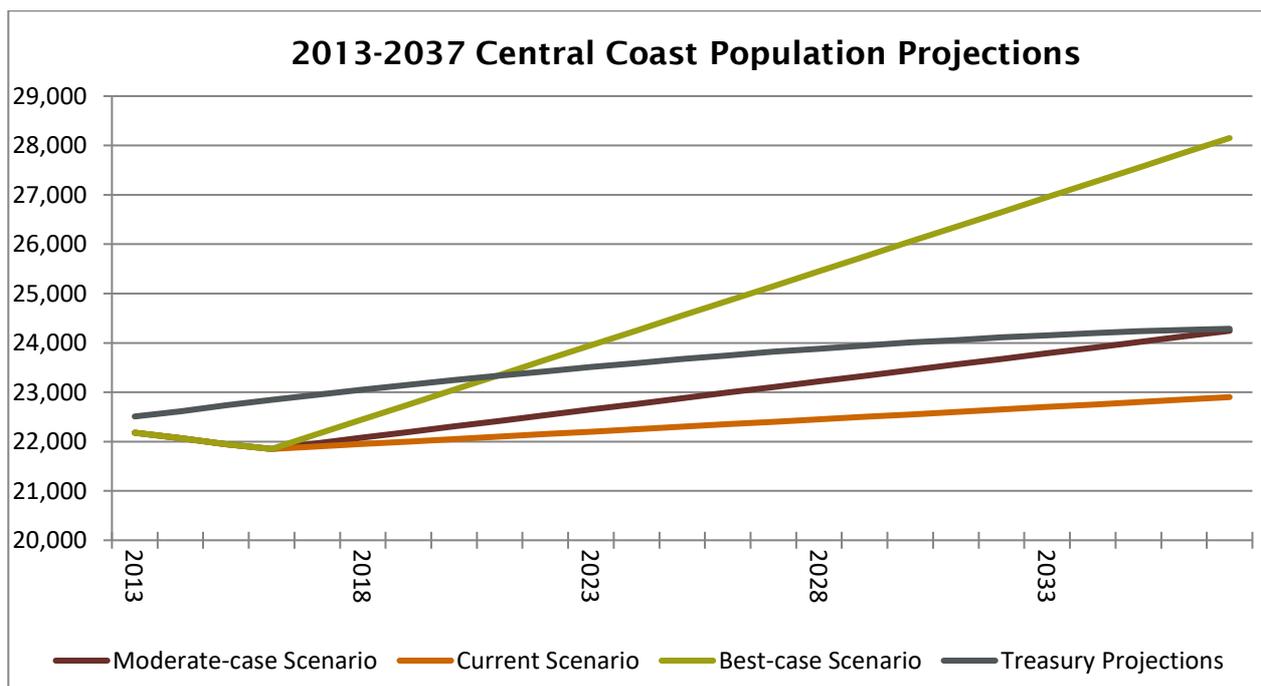
¹⁴ Australian Bureau of Statistics, *Regional Population Growth, Table 6 Estimated Resident Population, Local Government Areas, Tasmania*, cat 3218.0; Department of Treasury and Finance, (2014), *2014 Population projections for Tasmania and its Local Government Areas*, <http://www.treasury.tas.gov.au/economy/economic->

In accordance with this ABS projection, the current trend line seen in Graph 5 is based on the 0.22% increase equating to 50 people per year. This population growth is followed by a 0.22% decrease or 50 people per annum from around the middle of the century. The decrease in population numbers is the likely scenario if no strategies are implemented by the Council.

The moderate-case scenario for Central Coast sets a population target of 28,000 residents by 2060. This projection is based on a 0.58% increase in Central Coast’s population maintained at 114 additional people per annum, see Graph 5. The moderate-case scenario is the population projection scenario that has been set as the Central Coast target. This scenario was selected because it is a balance between an ambitious yet realistic target for the Council to adopt.

The State Government’s Population Growth Strategy relies on an ambitious 2.5% population growth increase to meet the population target of 650,000 people by 2050. The best-case scenario for Central Coast relies on a 1.34% increase in resident numbers equating to a consistent population increase of 300 people per annum.

Graph 5 also indicates the Treasury population projection for Central Coast to 2037. This grey line demonstrates that Treasury estimated positive population growth for the period 2013 to 2016, but the population change for this period has in fact been negative.

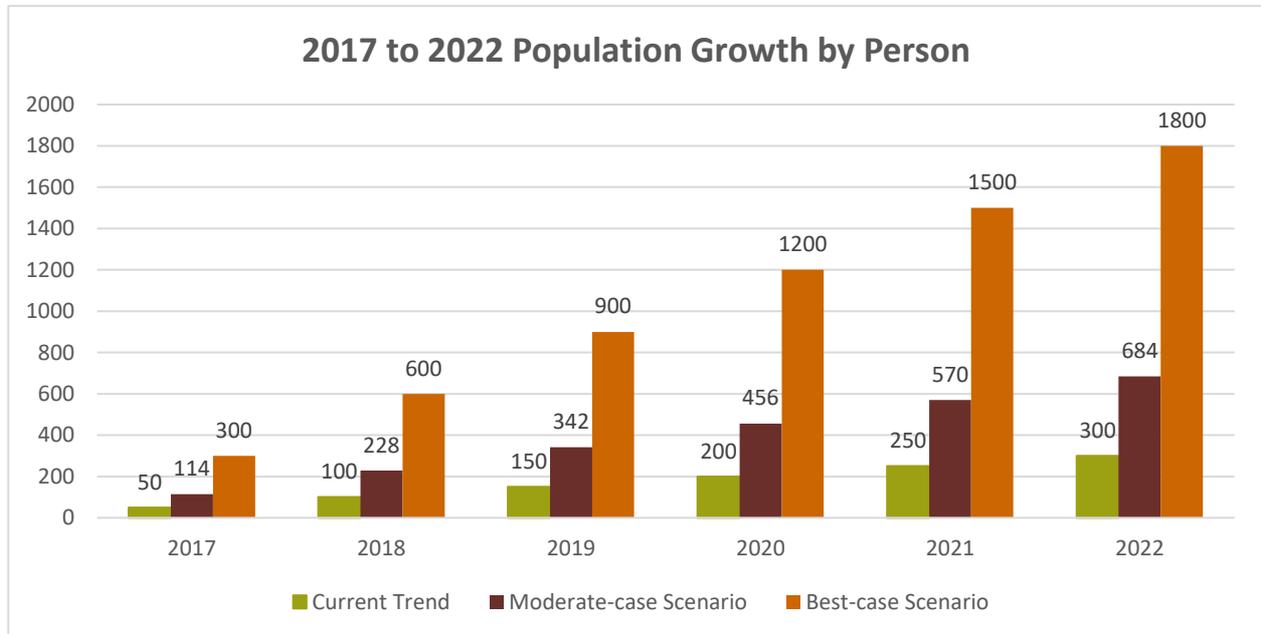


Graph 5: Central Coast Population Projections 2013 to 2037¹⁵

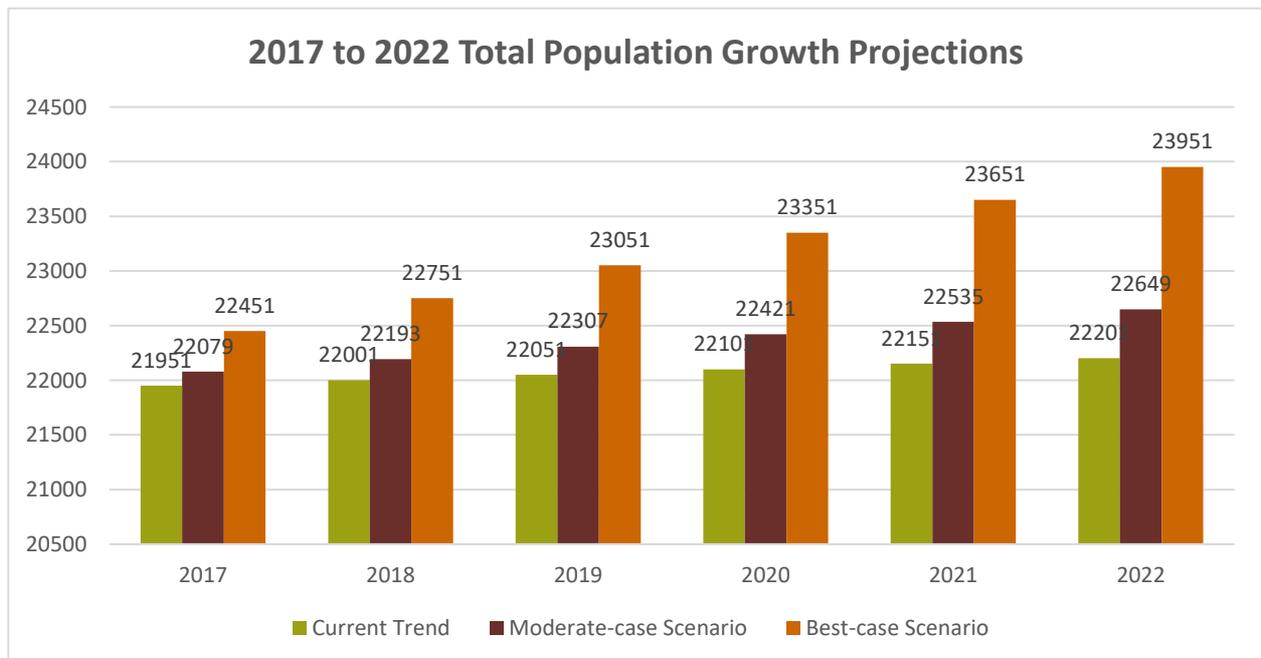
[data/2014-population-projections-for-tasmania-and-its-local-government-areas](#), accessed 4 July 2017

¹⁵ See above note 12

Targets for population growth by person in Central Coast for the period 2017-2022 are shown in Graph 6. The targets are based on the above described scenario formulas for the projected population growth and are detailed in Table 1. The moderate-case Central Coast population target aims for a 0.58% per annum increase, totaling a population increase of 2,394 people for the period 2017-2022. Graph 7 illustrates and Table 2 details total Central Coast population projections for the scenarios.



Graph 6: 2017 to 2022 Central Coast Population Growth by Person ¹⁶



Graph 7: 2017 to 2022 Total Central Coast Population Growth Projections¹⁷

¹⁶ See note 3

¹⁷ See note 3

Table 1: 2017 to 2022 Central Coast Population Growth by Person¹⁸

Growth / Person	2017	2018	2019	2020	2021	2022	Total
Current Trend	50	100	150	200	250	300	1050
Moderate-Case Scenario	114	228	342	456	570	684	2394
Best-Case Scenario	300	600	900	1200	1500	1800	6300

Table 2: 2017 to 2022 Total Central Coast Population Growth Projections¹⁹

Total Population	2017	2018	2019	2020	2021	2022	Total
Current Trend	22,611	22,661	22,711	22,761	22,811	22,861	136,416
Moderate-Case Scenario	22,867	22,981	23,095	23,209	23,323	23,437	138,912
Best-Case Scenario	23,611	23,911	24,211	24,511	24,811	25,111	146,166

APPROACH

COMMUNITY CAPACITY BUILDING

The community capacity building approach emphasises relationships, coalitions and consensus building, and voluntary/entrepreneurial action. Community building focuses on development of relationships within and outside the community and use of community assets to leverage assets from outside to solve common problems. Elements of capacity building include relationship building, leadership development, increasing organisational skills of residents and organisations, sustaining stakeholder engagement, developing a sense of common purpose and increased local institutional capacity. Community capacity building will be applied to achieve multiple goals (strategic outcomes).

Social Capital

Social capital is often seen as a main component of both community capacity building and effective civic capacity. Both concepts imply the need for social networks that connect people over time and promote their ability to identify and achieve shared, as well as individual goals. There are aspects of networks rich in social capital that have implications for the work of community capacity building: network closure, good information flow, and shared values and norms. The practice of community organising will be aimed at forming networks with these properties and used to enhance community capacity building in Central Coast.

¹⁸ See note 1

¹⁹ See note 1

VISION

WILLING AND ABLE

- . Population growth is supported and actively promoted in our community; and
- . Whatever we are doing or wherever we are, people in our community are open to diversity of all kinds.

LOCAL BUSINESSES

- . Our industry sectors and community groups support activities that promote Central Coast as a multi-dimensional place to work, live and invest; and
- . We work together and share knowledge for the benefit of all in our community.

OUR IDENTITY

- . We socialise and enjoy a variety of unique identities and experiences in our communities; and
- . Our vibrant, thriving and genuine communities are visible and admired by both visitors and investors.

GUIDING PRINCIPLES

The following principles will guide the work and approaches of the Council, stakeholders and community groups towards achieving positive change for population growth in Central Coast. The first four guide the Council's Framework, with the fifth specific to the Strategy.

MAKING A DIFFERENCE

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

INNOVATION

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

COLLABORATION

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

LEARNING

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

A FOCUS ON POPULATION GROWTH

- . Industry sectors and community groups promote the area as open to diversity;
- . Working together on relevant strategies to make a difference;
- . Aligning actions with local place values and identities to enhance liveability; and
- . Doing with, not doing for.

FUTURE DIRECTIONS AND STRATEGIC OUTCOMES

SOCIAL PLANNING FRAMEWORK MODEL

The Social Planning Framework places the Central Coast community vision at the centre. The Framework model illustrated in Figure 1 links priority areas (future directions) with dimensions of the Council’s Strategic Plan 2014-2024, World Health Organisation Social Determinants of Health and the State Government’s Healthy Tasmania Plan to place-based needs.

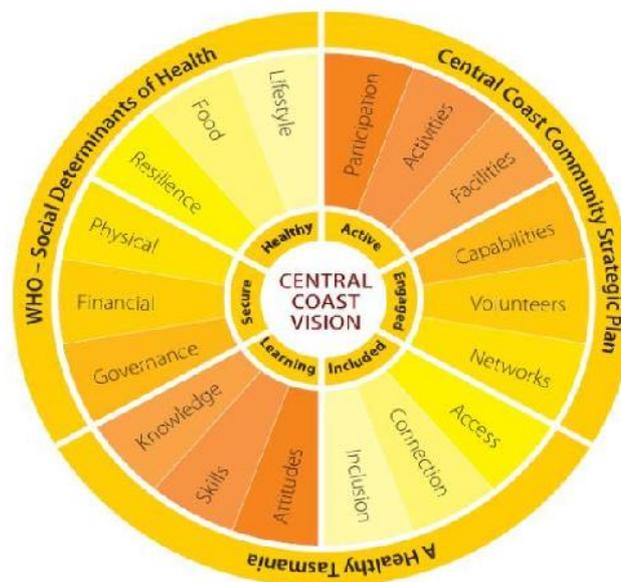


Figure 1: Social Planning Framework Model

KNOWING IF ANYONE IS BETTER OFF

The Council will take a Results Based Accountability (RBA) approach to measuring the performance of the Strategy. This approach starts with the end 'results' desired for a community or population group and then identifies the indicators, which can be measured to quantify the achievement of desired results. A measure of how well a program, agency or service system is working involves three types of interlocking measures shown below:

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

Performance Measures

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

FUTURE DIRECTIONS

The Action Plan identifies actions and related tasks that the Council will be able to undertake within the three roles of provider, facilitator and advocate. These actions aim to achieve the associated strategic outcome. Actions are categorised under the four priority areas (future directions) identified by the Framework to make a difference for Central Coast: engaged, included, learning and secure.

Engaged

Capabilities and networks to volunteer our time and skills and engage in decisions that affect us.

Included

Connectivity and inclusivity for our communities to access services, shops, education, work and play.

Learning

The knowledge, skills and commitment to learning needed to participate fully in society and reach our potential.

Secure

Local work opportunities and affordable living in a well-governed and safe community environment.

STRATEGIC OUTCOMES

Identifying strategic outcomes and indicators to measure enables evaluation of the Strategy's implementation and whether a positive difference is being made for the community. The strategic outcomes are:

1. **Supporting families**
2. **Supporting communities**
3. **Workforce development**
4. **Supporting immigration**

TIMINGS

Short-term	One year
Medium-term	One to three years
Long-term	One to five years (+)

ACTION PLAN

Engaged – Future Direction 1				SPF Priority Area	
Strategic Outcome	SPF Dimension	Action	Council Role	Timings	Resources
Supporting Families	Attitudes	Develop a social media campaign to encourage outdoor recreation in Central Coast parks and areas managed by the Parks and Wildlife Service	Provider	Short-term	Community engagement
Supporting Communities	Networks	Develop programs to support artists and the cultural community that acknowledge arts and culture as a key component of Central Coast's social and economic life	Provider	Medium-term	Council collateral
Supporting Communities	Networks	Continue to implement the Local Food Security Strategy with a focus on increasing local food production for the local supply chain	Provider	Medium-term	Council collateral
Workforce Development	Capabilities	Continue to support Switch Tasmania to support traditional, new and emerging businesses	Facilitator	Ongoing	Strategic alliance
Workforce Development	Capabilities	Investigate service level agreements with job service agencies to help match job seekers and employers looking for new recruits	Facilitator	Long-term	Council collateral

Included – Future Direction 2			SPF Priority Area		
Strategic Outcome	SPF Dimension	Action	Council Role	Timings	Resources
Workforce Development	Connection	Lobby the Cradle Coast Authority to develop a regional Innovation Action Plan to enable individuals and business to engage in the global economy, regardless of where they live	Advocate	Long-term	Council collateral
Workforce Development	Connection	Investigate developing trade expos with neighbouring councils	Facilitator	Medium-term	Strategic alliance
Supporting Communities	Connection	Develop a Guide to Relocation to the Central Coast and provide digitally on Council's website	Provider	Medium-term	Council collateral
Workforce Development	Connection	Investigate the barriers to ongoing and continuous learning and research technologies that may help to overcome these barriers	Provider	Long-term	Council collateral
Supporting Families	Connection	Develop strategic marketing promotions targeted to attracting families, retirees and creative professionals. Distribute through a range of channels including social media and websites	Provider	Short-term	Council collateral
Workforce Development	Access	Cross-promote and distribute educational institutions careers guides	Provider	Medium-term	Council collateral
Workforce Development	Access	Cross-promote job fairs in the region	Provider	Long-term	Council collateral
Supporting Communities	Access	Lobby State Government for increased number of public transport routes and frequency of transits	Advocate	Long-term	Council collateral
Workforce Development	Access	Lobby State Government to develop a register of available apprenticeships	Advocate	Long-term	Council collateral
Supporting Immigration	Access	Review the Council's New Residents information pack content and make available digitally	Provider	Short-term	Community engagement

Included – Future Direction 2			SPF Priority Area		
Strategic Outcome	SPF Dimension	Action	Council Role	Timings	Resources
Supporting Communities	Access	Support development of new/improved recreational and social development infrastructure	Provider	In progress	Policy
Workforce Development	Access	Collaborate with the Cradle Coast Authority, University of Tasmania and other post-secondary training providers to enhance access to information	Facilitator	Long-term	Council collateral
Supporting Families	Access	Enhance the Council's childcare provision presence on the website and other digital platforms	Provider	Medium-term	Community engagement
Supporting Immigration	Connection	Lobby State Government and the Cradle Coast Authority to develop Immigration Settlement Strategies	Advocate	Long-term	Council collateral
Supporting Communities	Inclusion	Support the community to increasingly improve age-friendly environments using mediums such as social media	Facilitator	Short-term	Community engagement
Workforce Development	Inclusion	In partnership with stakeholders and through a Mayor's Roundtable, aim to reduce unemployment	Facilitator	Medium-term	Community engagement

Learning – Future Direction 3				SPF Priority Area	
Strategic Outcome	SPF Dimension	Action	Council Role	Timings	Resources
Workforce Development	Attitudes	Establish a local award to recognise employers that create a positive work-life balance environment in partnership with the Chamber of Commerce	Provider	Long-term	Strategic alliance
Workforce Development	Attitudes	Provide online resources for small and medium-sized enterprises to support human resources, productivity and succession planning	Provider	Short-term	Community engagement
Workforce Development	Knowledge	Establish enhanced information-sharing processes with stakeholders such as: educational and training institutions; State and Regional bodies; Chambers of Commerce; boards of trade and industry associations to improve the collection of labour supply and demand information	Facilitator	Long-term	Strategic alliance
Workforce Development	Skills	Collaborate with educational institutions to make available a Career Pathways Guide to outline the range of career options possible upon completion of post-secondary degrees, diplomas, or certificates	Facilitator	Short-term	Council collateral

Secure – Future Direction 4				SPF Priority Area	
Strategic Outcome	SPF Dimension	Action	Council Role	Timings	Resources
Supporting Immigration	Physical	Lobby the Cradle Coast Authority for immigration supports throughout Central Coast	Advocate	Medium-term	Council collateral
Supporting Families	Physical	Review residential zoning, in particular, for areas that can be used for construction of affordable housing	Provider	In progress	Policy
Workforce Development	Physical	Identify new areas for industrial land zoning	Provider	In progress	Policy
Supporting Communities	Physical	Promote the Council's collaborative efforts to increase public safety in Central Coast	Provider	Short-term	Community engagement

MEASUREMENT

Strategic Outcome	How much did we do?	How well did we do it?	Is anyone better off?
Supporting Families	<ul style="list-style-type: none"> . # of services/programs developed or supported . # of community safety service/programs developed or supported 	<ul style="list-style-type: none"> . # of social media posts promoting activities for families . # of social media posts promoting community safety 	<ul style="list-style-type: none"> . # net migration for 15-40 year old age segments . Positive Community Survey gap analysis of community safety question/s
Supporting Communities	<ul style="list-style-type: none"> . # of community initiatives/programs developed or supported . # of initiatives/programs aimed at supporting youth 	<ul style="list-style-type: none"> . % increase of population number . # of community stakeholders engaged . Youth survey satisfaction rating 	<ul style="list-style-type: none"> . # of new community leaders/champions developed . # net migration for the 15-40 year old age segments
Workforce Development	<ul style="list-style-type: none"> . # of local businesses leveraging from the place marketing brand . # of education and training opportunities supported 	<ul style="list-style-type: none"> . # of new business start-ups . # of new collaborative networks formed . # of social media posts promoting educational opportunities 	<ul style="list-style-type: none"> . % increase in workforce participation . % increase in education attainment of Year 10 or above
Supporting Immigration	<ul style="list-style-type: none"> . # of promotional initiatives/activities aimed at attracting new residents 	<ul style="list-style-type: none"> . # promotional materials developed for different target groups 	<ul style="list-style-type: none"> . # net internal migration increase

COUNCIL

MEETING DATES 2018

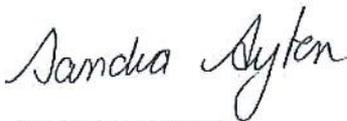
Ordinary meetings of the Council are held on the third Monday monthly, except for January and December as shown below.

Meetings are held in the Council Chamber, Administration Centre, 19 King Edward Street, Ulverstone and are open to the general public. Meetings commence at 6.00pm, and at 6.40pm 30 minutes is allocated to the public to ask questions of the Council.

The current agenda and minutes are available from either the Administration Centre or the Service Centre, Penguin, or can be accessed on the Council's website at www.centralcoast.tas.gov.au. (Agendas are available from the Thursday prior to each meeting.)

Ordinary Council Meeting dates for 2018 are scheduled as follows:

Monday 23 January
Monday 22 January
Monday 19 February
Monday 19 March
Monday 16 April
Monday 21 May
Monday 18 June
Monday 16 July
Monday 20 August
Monday 17 September
Monday 15 October
Monday 19 November
Monday 17 December.



SANDRA AYTON
General Manager



CENTRAL COAST COUNCIL

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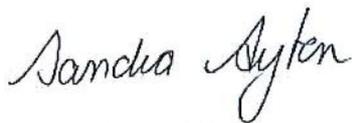
DEVELOPMENT SUPPORT SPECIAL COMMITTEE

MEETING DATES 2018

Meetings of the Development Support Special Committee are held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone. This Committee deals with matters of a land-use planning nature, particularly determination of applications. Although scheduled, meetings are only held if required. Persons interested in attending should contact the Land Use Planning Group (tel. 6429 8952) to find out if the meetings will be required on the scheduled date. The current agenda and minutes are available from either the Administration Centre or the Service Centre, Penguin, or can be accessed on the Council's website.

Meeting dates for 2018 are scheduled as follows:

Monday 15 January	Monday 9 July
Monday 29 January	Monday 30 July
Monday 12 February	Monday 13 August
Monday 26 February	Monday 27 August
*Tuesday 13 March	Monday 10 September
Monday 26 March	Monday 24 September
Monday 9 April	Monday 8 October
Monday 30 April	Monday 29 October
Monday 14 May	Monday 12 November
Monday 28 May	Monday 26 November
*Tuesday 12 June	Monday 10 December
Monday 25 June	



SANDRA AYTON
General Manager

Central Coast Interpretation Plan

Stories of Central Coast

NOVEMBER 2017



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INTRODUCTION

Central Coast Council has undertaken to develop this Interpretation Plan to guide the development of Interpretation across Central Coast.

Historically Interpretation has been a series of one off projects, without an underpinning positioning. However, development of the Central Coast, Coast to Canyon Place Marketing Brand – ‘Coast to Canyon, Great Natured Place’, has created the perfect environment for Council’s interpretation projects to be considered under its place brand positioning.

The Interpretation Plan is developed to:

- . provide guidelines and structure for the identification and prioritising of Interpretation projects in Central Coast
- . allow key messages/themes to be presented and reinforced across Central Coast, while still allowing site-specific stories to be told;
- . be used to seek and/or direct funding
- . provide guidelines and structure which can underpin the development of all Interpretation for Central Coast even as its form alters to fit location and theme.

Council Parks and Infrastructure signage is not included in this Plan, and the Ulverstone History Museum has an Interpretation Plan for its leading role projects.

SCOPE

This interpretation plan applies to projects developed within Central Coast, and which are a community asset managed and/or developed by Council or by Council in partnership. Interpretation will not be developed for infrastructure, assets or features which are privately owned or managed.

Council Parks and Infrastructure does not fall under the scope of this plan and will continued to be managed by the Engineering Department, nor will it cover basic wayfinding which is covered by the appropriate state body.

The Ulverstone History Museum has its own Interpretation Plan developed in conjunction with Arts Tasmania Roving Curators. This is the leading document for interpretation within the Museum, however projects undertaken collaboratively with Central Coast Council should be crossed referenced against this Interpretation Plan and the Central Coast Place Brand.

For Interpretation to be developed it must bring a benefit to its audience, as outlined in the section titled ‘Goals for our signage and Interpretation.’

The Central Coast Council Interpretation Plan is a guide to the planning, development, design and implementation of “compelling, good storytelling” (interpretation) for the Central Coast.

Interpretation is, at its simplest about helping people to understand something that the community feels is special and / or significant. The “thing” to be interpreted may be a place, a location, an aspect of cultural life, building, industry, a demonstration, something historical or a combination of things.

Interpretation can take on many forms, it may involve walks or tours with a guide, publications or panels, or an audio self-guided tour, to name just a few, whatever form the delivery takes however, it must be:

- . appropriate for the site; and
- . applicable to the people likely to interact with it.

This interpretation plan will provide a framework for Interpretation development across Central Coast, and ensure we are developing interpretation which builds on our *Tourism and Place Brand*, 'Coast to Canyon Tasmania – Great Natured Place', and that interpretation is in step with the Council's current projects and priorities as outlined in the *Central Coast Strategic Plan*, and is an asset in building the Tourism experiences and opportunities as identified in the *Central Coast Council Destination Action Plan 2017*, and is in alignment with the objectives set out in the *Tasmanian Visitor Economy Strategy 2015*.

Interpretation Australia defines interpretation as:

"Heritage interpretation communicates ideas, information and knowledge about natural or historic places in a way which helps visitors to make sense of their environment. Good interpretation will create engaging, unique and meaningful experiences for visitors."

Interpretation takes many forms including guided walks, talks, drama, art, sculpture, displays, signs, brochures and electronic media as well as any other way in which ideas can be communicated.

CENTRAL COAST IDENTIFIED GOALS FOR OUR SIGNAGE AND INTERPRETATION ENDEAVOURS:

Good interpretation should:

- . Enrich the visitor's experience by making it more meaningful and enjoyable;
- . Assist the visitor to develop a keener awareness, appreciation and understanding of the heritage being experienced;
- . Accomplish management objectives by encouraging thoughtful use of the resource by the visitor; and
- . Promote public understanding of heritage management organisations and their programs to the visitor.

For our community:

- . Identify our community assets;
- . Grow pride of place;
- . Create vibrant areas;
- . Share the positive stories;
- . Reinforce the Central Coast Place Brand;
- . Engage with our community;
- . Improve recognition of community identities;
- . Explore innovative practices and delivery option;
- . Share our stories in creative, compelling and celebratory way;
- . Use interpretation and public art to create vibrant and shared space;

- . Capture the stories of our place and our people;
- . Be considered as part of our major infrastructure projects and development of Council developed community assets;
- . Be an educational asset to local and visiting school groups.

TYPES OF INTERPRETATION AND THEIR AUDIENCES

Broadly speaking, interpretation with fit under three main areas, they are:

INTERPRETATION OF HERITAGE

Regardless of what the heritage item is that is being preserved, interpretation is a way of helping others to appreciate its importance. Interpretation of heritage, also frequently supports efforts to preserve it by convincing people of its value, and helping them appreciate its significance.

INTERPRETATION FOR TOURISM AND VISITORS

Interpretation is also an important part of tourism development. Interpretation can add depth to a visitors' experience by aiding exploration and understanding. Whilst interpretation can be seen to be a possible vehicle to make money (publications etc), it is arguably more valuable in its capacity to add to the tourism experience, thereby creating good impressions and leaving satisfied 'experience' customers.

INTERPRETATION FOR THE COMMUNITY

The development of interpretation and its placement into the community, has the ability to identify our community assets, grow the communities sense and pride of place, create vibrancy and share stories and celebrate history and achievement, and be an educational resource for local and visiting schools.

Involving local people in the development of interpretation can invigorate a sense of pride, and in some cases this may be a more important outcome of developing interpretation, and actual product becomes secondary.

NOTE: This interpretation plan does not cover 'way finding' which comes under the control of State Government bodies.

WHO ARE OUR VISITORS

Responses to The Central Coast Visitor survey 2016–2017 (ongoing), indicates that the main driver for visiting Central Coast is to see wilderness and wildlife and the natural scenery (41.67%), followed by spend time with relatives or friends who live in Central Coast (33.33%), and thirdly for outdoor adventure experiences (20.83%).

In 2016 Tourism Tasmania released figures which showed visitation to Tasmania at a 5 year high, with 485,774 visitors travelled to Cradle Coast in 2016 compared to 399,003 visitors in 2011.

Numbers visiting the Cradle Coast Region's visitors were up by 3 percent on the previous year.

The top two purposes of travel for visitors to the Cradle Coast Region was a holiday (63%) and to visit friends and relatives (19%), and whilst the top two attractions in the North-West region for visitors were Cradle Mountain (33%) and Gordon River (12%), this is consistent with the types of experiences and reasons that visitors are coming to Central Coast for.

KEY THEMES AND MESSAGES

Coast to Canyon – Great natured Place

Work completed in 2017 on the Central Coast Council's Place brand involved extensive community consultation through a series of workshops, and identified those Central Coast assets and attributes that the community value.

The two main assets identified for the Central Coast were first and foremost, the welcoming and close knit community of Central Coast, the people, and secondly the Central Coast natural features and surrounding landscapes.

This led to the revitalisation of the '*Canyon to Place*' brand, and the development of the new slogan or positioning, which is '*Coast to Canyon – Great Natured Place*', and the lead in line of "....., it's in our nature".

This positioning means that interpretation done for Central Coast should where possible have dual aspect to stories told, of not only the natural or historical asset, but also how that has shaped or been shaped by the people involved in its story.

CENTRAL COAST DESTINATION ACTION PLAN 2017–2020

In 2017, Cradle Coast Authority, in partnership with the Department of State Growth brought together representatives from stakeholder groups that benefit from the visitor economy; local government, state government agencies, industry and community to develop a plan which would identify the challenges and opportunities for Central Coast tourism, and set achievable priorities which would help increase Central Coast competitiveness, and develop the Destination Action Plan (DAP).

The DAP outlines that '*A core strategy is to recognise that visitors to the Cradle Coast region are primarily attracted to destinations and experiences*'.

In reviewing the current visitor economy, it states that '*the hinterland of the Central Coast which is acknowledged as a strength of the local tourism industry based on the natural products of the hinterland*'.

The Central Coast is home to many niche/gourmet products and producers, represented heavily by the Cradle to Coast Tasting Trail.

The DAP also identifies the growing RV market, Penguin village and the importance of sport and recreation within the Central Coast and as a positive way to grow the local tourism market.

From the DAP we can identify collective strengths which will be potentially further enhanced by interpretation, they include:

- . Beautiful scenery
- . Variety of natural areas
- . Food and paddock to plate
- . Adventure tourism
- . War memorial collective
- . Leven Canyon
- . Cycling / Mountain biking
- . Wildlife
- . Arts Community

In its Vision for the Central Coast the DAP also identified these areas which will be supported by the development of interpretation:

- . Expand visitor experiences
- . Revitalisation of destinations (maintained)
- . Coastal Pathway
- . More hinterland experiences
- . The Dial Range developed into a major MTB cycling and walking trail experience
- . Develop major attractions in Ulverstone which incorporates culture and history

The DAP also outlined challenges such as; brand positioning and identity, no dedicated marketing coordinator to oversee the brand, information and research and improving first impressions.

Although the Central Coast brand, 'Coast to Canyon, Great Natured Place' has been created since the DAP was developed, it should be acknowledged that coordination, information and research and improving first impressions will also be challenges faced when developing interpretation for Central Coast.

The DAP also identified opportunities for Central Coast, two of which are current Central Coast Council priority projects, these are:

- . The Dial Range Sports Complex – multi adventure and soft experiences; and
- . Shared Coastal pathway – the physical pathway and the marketing of it.

The DAP also identifies as a high priority (within the first year) these actions which relate to the development of interpretation in Central Coast:

- . Improvements to interpretation of key visitor sites and features of interest
- . Tracks and trails
- . History and heritage storytelling
- . Environmental interpretation and nature based experiences

CENTRAL COAST CURRENT INTERPRETIVE SITUATION

Central Coast currently has a collection of interpretation which has been in place for some time, and has generally been developed out of a requirement to give information to visitors and residents.

Those in italics are Central Coast Council initiatives.

Interpretation includes:

- . *The Stories of Ulverstone panels located in the main shopping precinct of Ulverstone*
- . *Mike Downey View*
- . Braddons lookout
- . *Leven Canyon Interpretation*
- . *Penguin Visitor Centre Information (outside)*
- . *Shropshire Park – information panels*
- . Three sisters – lay off interpretation panel

AUDIENCES

The 2007 – 2010 Visitor Interpretation Strategy outlined three main interpretation audience types for Central Coast according to interest categories, They were:

1 2007 NATURE DISCOVERERS

Existing tourers, as well as potential new visitors. They are likely to explore beaches and easily accessible natural attractions, they are not especially interested in nature based experiences that are physically challenging, such as long arduous walks.

2 2007 SPECIAL INTEREST / RECREATIONAL

This audience is particularly interested in specialist and recreational pursuits offered by the places that they visit. These interests include; gardens, rivers and beach fishing, golf, cycling, and water based pursuits.

3 2007 TASMANIANS

This audience is different to the other two in that they travel to the region for a purpose. The three primary reasons for a visit are visiting friends and relatives, events and festivals and the Penguin Market.

They may visit natural or other attractions with friends or relatives – in which case they follow similar patterns to audience one, Nature Explorers needs are similarly met by audience 2 interpretation.

Whilst these three broad categories remain constant, we see a shift in those identified areas of interest under the three banners, and a change in what's on offer in Central Coast.

1 2017 NATURE DISCOVERERS

Early responses to the Central Coast Visitor survey identifies “see wilderness and natural scenery” as the most common purpose for visiting Central Coast, with beaches being by far the most popular activity, followed by Gunns Plains Caves, Leven Canyon and the Ulverstone Wharf Precinct.

When questioned on what activities people planned on doing whilst in Central Coast; bushwalking less than two hours and 2–4 hours ranked as by far the most popular activities.

2 2017 SPECIAL INTEREST / RECREATIONAL

Since 2007 there has been significant growth in the special interest offerings in Central Coast in particular, Penguin Mountain Bike Park, niche producers and products (represented by the Cradle to Coast Tasting trail), adventure tourism is identified as a growth area, and going forward the Dial Sports Complex will add to this suite of offerings.

3 2017 TASMANIANS

For those audience members travelling to visit relatives and friends, their motivation for travel may be the same, but there is potential to add to their visitor experience from interpretation of identified assets, and improvements in infrastructure, and developments such as the Tasting Trail.

OVERARCHING THEME FOR CENTRAL COAST INTERPRETATION

In developing interpretation for the Central Coast, it is essential that all interpretation be developed under a consistent theme, in this case the Central Coast place brand, '*Coast to Canyon, Great Natured Place*'. The great natured place brand has been developed to reflect the great natured community of Central Coast, as well as its great natural assets.

Great natured place, allows us to tell the story of our natural assets, as well as our people. How our residents past and present have interacted with nature, and are affected and engaged by it is where we have opportunity to convey a sense of place, and portray authentically, our place and people.

Following are 4 theme areas. These have been developed from the information gathered in the DAP, the community consultation to develop the Capital brand, and to allow scope for the development of interpretation across all townships and localities of Central Coast over time.

It should be noted that inclusion under one theme does not preclude inclusion in another, for example interpretation of current agriculture, may contain a historical component.

THEME AREAS

- 1 Living history – current stories of people shaping our place and being shaped by it
- 2 Wilderness & Nature – the wild nature of our place
- 3 From Nature – Food Bowl, agriculture, wineries
- 4 History – shaped by the nature of place, railway, timber history
- 5 Heritage – understanding our places and items

1 *Living History – Interpretation Opportunities*

- 1.1 *Penguin Mountain Bike Park* – Park space history (speedway), community development of the site, key contributors, park plan and trail descriptions, sensitivity of the site. Walking trail interpretation is also important for this site.
- 1.2 *Dial Range sports complex* – Sports clubs history and significant sports men and women.

- 1.3 *Ulverstone Sport and Leisure Centre* – significant players and basketball club history, players, coaches, volunteers.
- 1.4 *Coastal Shared Pathway* – the pathway lends itself to multiple types of interpretation – as a progressive space that people travel through it could be utilised to tell a story on a timeline with staggered interpretation, but also as a series of sites for sculptural interpretation which could be anything from wildlife sculptures to stories of Ulverstone placed into facilities such as seats etc.
Interpretation will become even more important for this space once the old railway bridge becomes part of the shared pathway.
- 1.5 *Penguin* – Interpretive signage at front of Visitor Information Centre is currently faded and needs to be replaced.
- 1.6 *The Shrine of Remembrance (The Clock)*
- 1.7 *Apex Park*
- 1.8 *The Wharf Precinct*
- 1.9 *Penguin Recreation Ground History and re-development*

- 2 *Wilderness and Nature – Interpretation Opportunities*
 - 2.1 *Leven Canyon* – interpretation currently exists at Leven Canyon but could be updated and expanded.
 - 2.2 *Leven River* – the river supports many possible stories and crosses well into history and from nature interest areas
 - 2.3 *Dial Range* – as the dial range continues to be developed it will require interpretation and collaboration on projects with stakeholder groups
 - 2.4 *Wildlife* – builds the great natured place story
 - 2.5 *Birdlife* – builds the great natured place story
 - 2.6 *Astronomy viewing locations* – Opportunity for interpretation of night sky
 - 2.7 *Penguin to Cradle Trail* (subject to repair and development)
 - 2.8 *Geo-trail* – Ulverstone to penguin

- 3 *From Nature and industry – Interpretation Opportunities*
 - 3.1 *Agriculture* – transition from wilderness to farmland.
 - 3.2 *Industry* – forestry, mining
 - 3.3 *Ports* – Ulverstone and Penguin

- 4 *History*
 - 4.1 *Town Centre* – revitalisation of the ‘Stories of Ulverstone Boards.
 - 4.2 *Nietta Railway* – explore interpretation opportunities.
 - 4.3 *Wharf Precinct* – some interpretation included as part of pedestrian way finding.
 - 4.4 *Leven River* – export point for canned products for the war.

- 5 *Heritage*
 - 5.1 The Shrine of Remembrance
 - 5.2 Heritage homes and buildings of Central Coast
 - 5.3 The Wharf Precinct
 - 5.4 Ulverstone Museum Precinct – as part of precinct development and Master Plan.

PRIORITISING INTERPRETATION PROJECTS FOR CENTRAL COAST

Priority areas for investment in interpretation for Central Coast should in the first instance be aimed at visitors, and with the outcome being adding interest, understanding and connection to the Central Coast whilst here, leading to an improved experience in Central Coast.

Council projects currently developed or being developed (e.g. Shared pathway, Wharf Precinct) which are identified as tourism and visitor assets should take precedent over other interpretation opportunities to allow for a sense of completion to existing projects.

Initial focus on visitor interpretation will still have positive impacts for community, and build the experience on offer for those coming to visit friends and relatives.

DEVELOPING AN INTERPRETATION PLAN FOR INDIVIDUAL INTERPRETATION PROJECTS

Site choices for placement of interpretation

Each Interpretation project for Central Coast will require an Interpretation Project Plan.

Outlined below are the key considerations which should be covered off before any project goes ahead.

Content:

- . The theme of the proposed interpretation, make sure it is not too broad and cannot be claimed by other areas.
- . Who the interpretation is for?
- . What our visitors are like?
- . What are the audience expecting?
- . What are they likely to already know about the place / offering being interpreted?
- . How long are they likely to stay or engage with the interpretation?
- . Who are they travelling with?
- . Can they be moved from this experience/location to another.

Site:

- . How many are likely to be trying to access/engage with the interpretation at one time?
- . How will they access the interpretation site? On foot, parking required, pull off areas, safety considerations (rails, trip hazards, installation).
- . Being sympathetic to the site, ensuring that the interpretation does not detract from the thing being interpreted.
- . Disabled access, achievable or not.
- . What kind of interpretation is most suitable to location, e.g. remote, no mobile phone coverage.

MEDIA

Media choice will be determined on a case by case basis, but may include interpretation panels, QR codes to online reference, brochures, public art, infrastructure e.g. seats.

MARKETING AND PROMOTIONAL PROPOSAL

As part of any interpretation project, it is necessary to complete a 'Marketing and Promotional Proposal' – which forms part of the Place Marketing Framework. This will ensure that the interpretation is in line with the Council's Place Marketing Framework and will deliver a consistent image of Central Coast. Please refer to the Place Marketing Framework and complete the Marketing and Promotion Proposal.



Marketing and Promotional Proposal Completed (Attachment 1)

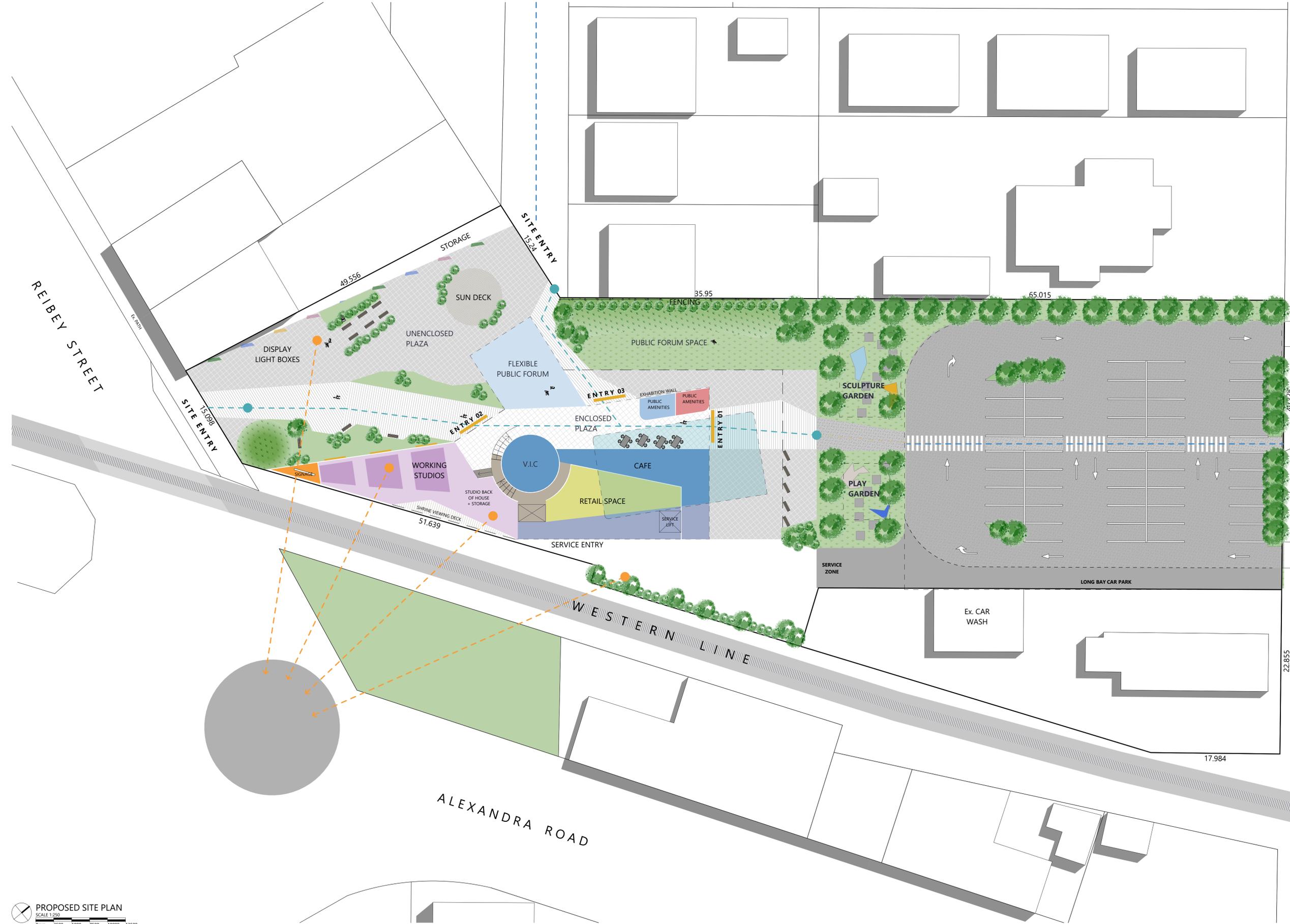
PUBLIC ART AS INTERPRETATION

If your project is a community initiated piece of Public Art please refer to the Council's 'Public Art Policy' for guidelines and complete the 'Community Initiated Public Art Application Form'.

Stg	Rev	Description	Date	Int.	App.
F	01	ISSUED FOR INFORMATION	9/14/2017	PL	HC
F	02	ISSUED FOR INFORMATION	9/15/2017	PL	HC
F	03	ISSUED FOR COSTING	9/18/2017	PL	HC
S	04	ISSUED FOR FUNDING	10/4/2017	LP	HC
S	05	ISSUED FOR INFORMATION	11/5/2017	LP	HC

ZONE AREAS	
OFFICES	75.00 SQM
CAFE	90.00 SQM
V.I.C.	50.00 SQM
RETAIL	95.00 SQM
ENC. PLAZA	180.00 SQM
WORKING STUDIO	175.00 SQM
EXHIBITION (ORANGE)	65.00 SQM
EXHIBITION (BLUE)	400.00 SQM
PLANATERIUM	95.00 SQM
SCIENCE CENTER	615.00 SQM

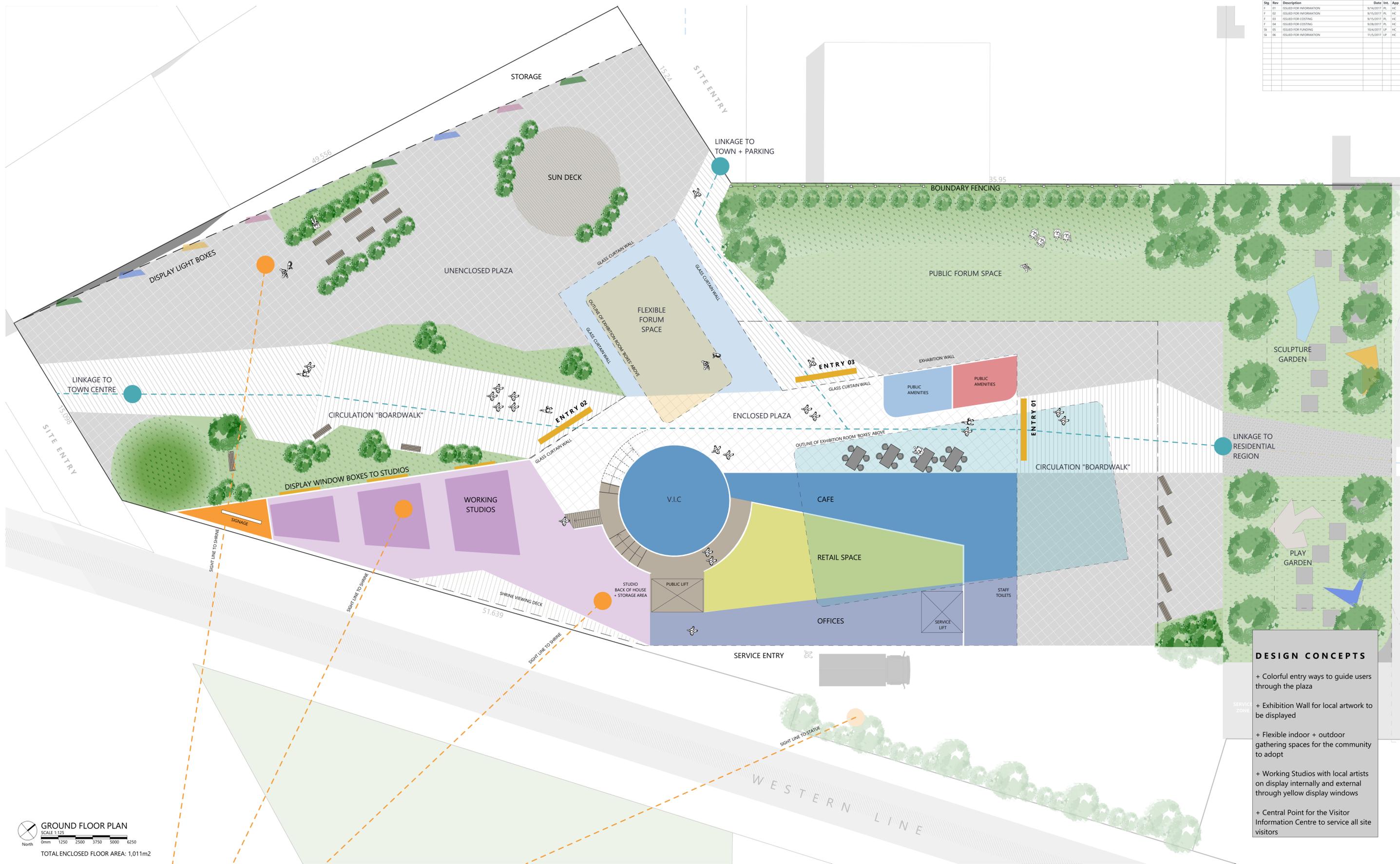
- DESIGN CONCEPTS**
- + Create a sense unveiling alleyways to strengthen existing pedestrian thoroughfares
 - + Open plaza design for the site to be accessed all hours
 - + Dynamic architectural elevations to draw visitors into the site



ULVERSTONE CULTURAL PRECINCT

CENTRAL COAST COUNCIL

Stg	Rev	Description	Date	Int.	App.
F	01	ISSUED FOR INFORMATION	9/14/2017	PL	HC
F	02	ISSUED FOR INFORMATION	9/15/2017	PL	HC
F	03	ISSUED FOR COSTING	9/15/2017	PL	HC
F	04	ISSUED FOR COSTING	9/28/2017	PL	HC
SK	05	ISSUED FOR FUNDING	10/4/2017	LP	HC
SK	06	ISSUED FOR INFORMATION	11/5/2017	LP	HC



- DESIGN CONCEPTS**
- + Colorful entry ways to guide users through the plaza
 - + Exhibition Wall for local artwork to be displayed
 - + Flexible indoor + outdoor gathering spaces for the community to adopt
 - + Working Studios with local artists on display internally and external through yellow display windows
 - + Central Point for the Visitor Information Centre to service all site visitors

GROUND FLOOR PLAN
 SCALE 1:125
 0mm 1250 2500 3750 5000 6250
 TOTAL ENCLOSED FLOOR AREA: 1,011m²

ULVERSTONE CULTURAL PRECINCT

CENTRAL COAST COUNCIL



VIEW 01 – View from Main Street carpark to Entry 01



VIEW 02 – View of site entry from Reibey Street



ULVERSTONE
CULTURAL PRECINCT

VIEW 03 – View of Alexandra Road, street elevation



VIEW 04 – View of Entry 02 from Reibey Street



VIEW 05 – View of Entry 03 from The Quadrant laneway



VIEW 06 – View of Entry 01 from carpark



VIEW 07 – Internal view of enclosed plaza looking towards Entry 01



Central Coast Council

Ulverstone History Precinct Review Project

Final Report

November 2017





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Section One: Executive Summary

Central Coast Council sought to develop a clear vision for the Ulverstone Cultural Precinct including a Master Plan for a co-located Ulverstone History Museum, Ulverstone Visitor Information Centre, Science Centre and Planetarium. The Ulverstone History Precinct Review was commissioned in April 2017 and Engagement Plus undertook the precinct review, including the community consultation, whilst ARTAS was engaged to develop the Master Plan for the site.

The Ulverstone History Precinct Review project aimed to review the whole Cultural Precinct including the interests of the North-West Woodcraft Guild, the only other lessee of space in the precinct, as well as the functionality of the access points off Reibey Street, Main Street and the Quadrant Car Park into the Cultural Precinct.

Central Coast Council has worked with the local community and stakeholders to develop a clear vision for the Ulverstone Cultural Precinct. Community consultation aimed to determine community interest in the project and the needs of different groups. As a part of the community engagement activities a Community Group made up of industry and community representatives was established to provide input and feedback on each of the stages of the review project.

The Master Planning process, commencing with a visioning phase through to the development of final concept for the Ulverstone Cultural Precinct, was based on robust research, community involvement and key insights from the Council's project team. This process was undertaken using a comprehensive range of community consultation activities, including: advertising in newspapers and via social media, newsletters, direct letters to stakeholders, static information displays, community forums, information stalls at local events, a community advisory group, dedicated project web page and online survey.

Through the engagement process it became evident that the community supported the co-located History Museum and Visitor Information Centre, with the additional consideration of including other complimentary services and lease spaces, such as the North West Woodcraft Guild, tourist groups and dedicated retail space to support the attractions in the facility. In addition, the community sought a better layout of the site to improve the functionality, way-finding and open spaces associated with the site and access from Reibey Street, Main Street and the Quadrant Car Park.

Overall residents expressed a desire to see a new multi-faceted community facility that would incorporate new exhibition spaces for the arts and social history, a relocated visitor information centre and retail space, a café, active workshop spaces for woodworking and arts activities, a science centre and a planetarium. The vision developed for the Cultural Precinct combines arts, culture, tourism and science to create a vibrant community and education hub within the Central Coast region.

Visual material such as the Early Concept Plans developed by Tasmania architectural firm ARTAS helped to draw comment and clarify what was important for the Cultural Precinct for the future. The draft Master Plan was distributed to the community in September 2017 and was met with overwhelming support and positivity with almost all persons surveyed indicating that they were "looking forward to it happening."

The Master Plan designed for the Cultural Precinct includes a three storey facility and open spaces for the community and tourists to enjoy. The key features of the space include:

Improved public and civic spaces for residents and visitors such as:



- New and improved wayfinding, connectivity, and access through the site for pedestrians and cyclists;
- Standard and long bay car parking;
- Feature gardens, sculpture and play gardens;
- A public forum/amphitheater space;
- Music garden for public busking;
- Open-air plaza with public performance space; and
- A secondary enclosable all-weather plaza within the facility.

The all-weather plaza is co-located on the ground floor of the facility with:

- A relocated Ulverstone Visitor Information Centre (UVIC);
- Retail space to support the onsite activities;
- Café for visiting patrons;
- Viewing deck – overlooking the iconic Ulverstone Shrine of Remembrance;
- Special purpose workshop spaces suitable for woodcraft and other maker activities;
- Offices and storage associated with the VIC and centre management; and
- Public amenities – including showers for travelling tourists.

The first floor of the facility contains:

- A new contemporary museum space housing the Ulverstone Local History Collection and Research Library;
- A new special purpose exhibition space suitable for visual art, museum and science exhibits; and
- Elevated secondary viewing deck – overlooking the Ulverstone Shrine of Remembrance.

The second floor of the facility contains:

- A new science centre; and
- A new planetarium.

The cost for developing the Ulverstone Cultural Precinct is estimated to be \$8,263,904 (incl. GST), and critical to the implementation will be securing external funding from the State and Federal governments. The Council has recently submitted an application to the Federal government's Regional Jobs and Investment Program (RJIP) to support part of the project.

The Cultural Precinct aims to be a tourist destination offering a range of visitor experiences for local, regional, intrastate and interstate/international visitors. In addition, the Ulverstone Cultural Precinct will be an education hub for the area combining both arts and culture, and science and technology. The new public spaces will also provide an engaging community space for people to visit and recreate.



Structure of the Report

The Final Report for the Ulverstone History Precinct Review project has been structured in to seven sections as follows:

- Section One: Executive Summary .
- Section Two: Introduction
- Section Three: Background
- Section Four: Stakeholder Engagement.
- Section Five: Master Plan
- Section Six: Co-location, Partnerships and Funding
- Section Seven: Attachments



Section Two: Introduction

The decision to undertake the Ulverstone Cultural Precinct Review follows the Visitor Services Review conducted in 2015 with the Implementation Plan being considered by the Senior Leadership Team (SLT) in October 2016.

A key recommendation to come from the review was;

“Explore development of the Ulverstone History Museum to include co-location and provision of Ulverstone Visitor Information and Services.”

Alignment of Tourism Visitor Services and History Museum services would make better use of volunteer skills, provide a more central and accessible location for visitors and their vehicles, and provide a more diverse range of experiences for visitors at the one location.

As well, the implementation plan lists;

“Work towards our visitor information centres being a well-used community space.”

While work has already begun on making the Visitor Centre a more engaging and therefore interesting space to spend time in, there is limited space in the existing building to further expand the range of some its popular features.

With the Council’s decision to adopt the recommendation of the 2015 Visitor Services Review and the subsequent Implementation Plan, the way is now open to look critically at the Cultural Precinct space and how these services might best be provided. As well, this review will investigate other ‘sympathetic’ uses for the land space. Options that have been tabled in past meetings include a science (astronomy) centre, a multi-purpose undercover pavilion, an international flower garden and flower calendar and spaces for international games such as bocce or pétanque.

Fundamentally the review is about revitalising the current Cultural Precinct to make it a place that visitors and locals value and visit whether it be for a museum experience, to gather tourism information, to learn about science and its connection to local industries or as place to meet and enjoy the open spaces. It will consider the integration of visitor services, museum, gallery, retail and exhibition space, and take into account the Woodcraft Guild, and how it might value add to the visitor experience. The space has the potential to create a vibrant and dynamic socio-cultural precinct for the benefit of the Central Coast area and North-West region.

Scope of the Review

The review will investigate how the Council property 48 Main St, Ulverstone will best operate to serve the present and future purposes of the Ulverstone History Museum’s Strategic Plan and the Ulverstone Visitor Information Centre. In doing so the review will consider:

1. Trends in the delivery of visitor information services and be guided by the recommendations from the recently completed Local Visitor Services Review and the Central Coast Council’s Destination Action Plan.
2. What spaces are needed for the Ulverstone History Museum to operate sustainably around its core business as identified in its strategic plan and meet minimum Museum Standards for collections and displays.
3. How the provision of ‘history’ and ‘visitor’ services might best be served when co-located.



4. Whether there is a demand for other community facilities that are in keeping/sympathetic with 'history' and 'visitor' services and if so, how these facilities might operate within the total area.
5. Recommendations of the Science Hub Feasibility Study in future development planning
6. Inputs from businesses, art groups and nearby residents.
7. How the co-located functions and services would relate with each other and be best managed for overall quality and efficient service delivery.
8. Whether the existing buildings and infrastructure in the 'history precinct' have a role to play in the future space e.g. the North West Wood Craft Guild building.
9. The precinct as a whole, to ensure it is an attractive and engaging place for locals and visitors.
10. Adjacent areas, not included in the existing precinct that might be required to make the future precinct more functional e.g. acquiring additional land for parking or vehicle access.
11. Bus and car parking.
12. Gateways and visibility to the precinct.

Project outputs

At the end of this project a Master Plan will be provided, that details;

- what services will be delivered on the site and where these services will be located.
- how co-located services will interact to ensure smooth and efficient operations consistent with the outcome of the History Museum Strategic Plan and the Local Visitor Services Implementation Plan.
- preferred access and parking options.
- how the development needs to be staged if staging is required.
- complimentary infrastructure that might serve an identified community purpose. E.g. a community multi-purpose pavilion, flower calendar, boules rink etc
- the funding opportunities that exist to deliver the proposed developments including the sale of Council assets.
- timelines for the project.
- An Implementation Plan setting out suggested triggers for development of key stages.

A conceptual Master Plan will be commissioned to provide a visual representation of the proposed new-look history precinct.

Engagement Plus was commissioned to undertake the precinct review research and necessary community consultation activities to support the project objectives. Outcomes from these processes have been used to guide the Master Plan process undertaken by design team, ARTAS architects.

Timing of the Study

The project commenced officially in April 2017 with the final Master Plan to be completed by October 2017. This final Project Report and Master Plan is scheduled for consideration at the Council's November General Meeting.

During this project a funding submission was developed for the Federal Government's Regional Jobs and Investment Plan. The timing of the Master Planning was deliberately aligned to fit with the funding application.



Our Approach – Review Methodology

Methodology

The methodology included a community visioning approach to enable a clearer picture of the aspirations for the Ulverstone Cultural Precinct, incorporating benchmarking research, site analysis and engagement of key stakeholders both internal and external to council.

In light of the previous studies, reviews and development of a master plan that have occurred for the Ulverstone Cultural Precinct, it was important to provide a clear rationale and message about why another review was occurring.

Pivotal to the review project was the consultations with key stakeholders so as to ensure a wide range of input was received on the future directions for the site balanced with an understanding about what is required for contemporary cultural facilities from an industry perspective.

A Community Group representing different key stakeholders and interest groups were recruited and given a responsibility to provide direct input and feedback at key stages of the project.

The review project was completed over the following seven stages:

- Stage one: background research
- Stage two: site analysis
- Stage three: aspirations and visioning for the site
- Stage four: site and facility redevelopment options and opportunities
- Stage five: master planning and review
- Stage six: co-location planning and funding opportunities review
- Stage seven: final report

An overview of the key activities in each of these stages is outlined below:

1. Detailed background review and scoping of the study outcomes

This initial stage included:

- Detailed reading of the relevant plans and strategies related to the Cultural Precinct;
- Liaison with Project Team to clarify scope and goals of the Ulverstone History Precinct Review.
- Confirmation of all key stakeholders (intern and external), the risk profile for the project, the history of engagement activities related to this project and an understanding of the broader picture of Council's Destination Plan;

2. Detailed review of project site, facilities and assets

This stage included:

- Visit to Ulverstone Cultural Precinct including the Ulverstone Museum Centre and Ulverstone Visitor Information Centre site to inspect the current facility and surrounds;



- Discussions with staff and volunteers about current site usage and operations review.
- Internal workshop on an opportunities and constraints analysis of the existing site
- Individual meetings with representatives from the NW Woodcraft Guild, and Leven Regional Arts group
- Updating of demographic and visitor profile (one had been prepared for a separate Science Centre Feasibility Study).

3. Aspirations and visioning for the site

Key activities in this stage included:

- Developing community understanding of project and opportunities for contribution.
- Engaging with stakeholders that may be directly impacted, nearby residents and businesses.
- Establishing a Community Group (Advisory).
- Preliminary exploration of potential interest and need for cultural facilities.
- Determining visions for the site including potential users.
- Consolidating a draft facility component brief for the architects.
- Discussion with ARTAS about the project and proposed timeframes and expectations.

4. Site and facility redevelopment options and opportunities

This stage focused on the development of the early concepts for the Master Plan showing different layouts on the site (developed by ARTAS):

- Three Early Concept options were developed including indicative cost estimates for each.
- Community and stakeholder feedback on the three options (through Information and Feedback stalls, static displays, web page information, community forums, one on one meetings).
- Councilor workshop to brief the project and seek feedback on the early options.
- Preparation of summary of feedback for next iteration of concept development.

5. Preparations of Master Plan

This stage included:

- Preparation of draft Master Plan that reflected preferences and feedback from the consultation outcomes
- Consultation activities to obtain community feedback,
- Preparation of cost estimates for the draft Master Plan
- Analysis and discussion of the feedback from consultations on Draft Master Plan



- Development of Final Master Plan with associated costings.

6. Co-location Planning and Funding Opportunities Review

- Exploration of management and operational considerations
- Research into funding opportunities

7. Final Report

- Draft Final Report
- Presentation of the Final Report to Council.



Catchment Area for the Study

The Ulverstone Cultural Precinct is located in central Ulverstone at the current Historical Museum site. Ulverstone is one of the two larger townships in Central Coast Council area, with the town of Penguin being the other major township. The Central Coast Council local government area features both urban and rural areas with 86% of the area's population living along the coastal strip. Rural land is used largely for agriculture, including poppies, pyrethrum, peas, potatoes and onion growing, as well as timber production and livestock enterprises. Tourism is also an important industry.

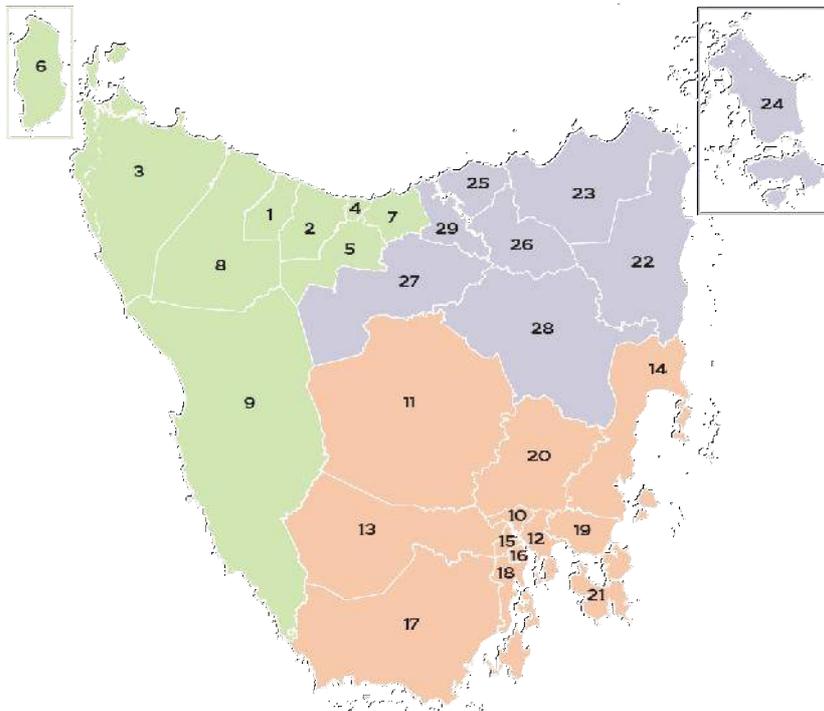
The Catchment Area for the Ulverstone Cultural Precinct includes the Cradle Coast Region and Meander Valley. The Catchment Area includes the local government areas of Burnie, Central Coast, Circular Head, Devonport, Kentish, King Island, Latrobe, Meander Valley, Waratah/Wynyard and West Coast Council.

The catchment area is in the North West of Tasmania and approximately 25,856 kilometers squared which represents 38% of Tasmania's land.

Cradle Coast Councils (green) and Meander Valley (purple)

- | | | |
|--------------------|--------------------|------------------|
| 1. Burnie | 2. Central Coast | 3. Circular Head |
| 4. Devonport | 5. Kentish | 6. King Island |
| 7. Latrobe | 8. Waratah-Wynyard | 9. West Coast |
| 27. Meander Valley | | |

Figure 1: Local Government Areas. Source www.planning.tas.gov.au/how_planning_works/council_regions





Community Demographic Overview

In 2016, there were 21,851 people living in the Central Coast, with the population increasing only slightly over the preceding decade. The growth rate in Central Coast is lower than the Tasmanian average and significantly lower than the Australian growth rate. There are 131,162 people living in the Catchment Area of the proposed Ulverstone Cultural Precinct area. The population peaked in 2011 at 133,706 people and has slightly declined since.

The population is ageing in Australia generally, however the median age of residents in the Central Coast Council and Cradle Coast Region is significantly higher at 46 and 44 years respectively, than the Australian average of 36 years,.

Within the Central Coast and the Cradle Coast Regions there are lower proportions of young workers (25-34 year old's) and parents and home builders (35 year to 49 year old's). Whilst there are higher proportion of older workers and pre-retirees (50-59 years), empty nesters (60-69) and seniors (70- 84 years).

The proportion of Indigenous residents living in Central Coast Council and the catchment area is notably higher than the Australian proportion, at almost 7% of the population compared with 2.8% across Australia.

Education levels are lower and persons living in the Central Coast and Cradle Coast have less formal education and are less likely to be participating in higher education. In addition, average household incomes are lower than the national average.

However, volunteering is higher in Central Coast Council with 23% of residents over 15 years having undertaken voluntary work through an organisation or group in the last 12 months compared with 19% across Australia.

The existing site and facilities

Ulverstone Cultural Precinct

The Ulverstone Cultural Precinct, 48 Main St is a Council owned area of approximately 5,931 square meters zoned "General Business' in the 2013 Interim Panning Scheme.

266sq m (9%) of the total precinct space is taken up by a building in the south-western corner currently leased by the North West Woodcraft Guild. The building comprises a gallery and work-working/machinery space. The Guild has had a lease on the building since 1997.

The main building on site, the History Museum and Research Library occupies 586 sq m (10%) of the total precinct space with an assortment of smaller 'history' building and storage spaces occupying a total of 196 sq m (3%) There is a stand-alone public toilet on site. The remainder of the site (77%) is garden/lawn, car parking and pathway space creating good opportunities for expansion of the facility space.

In terms of accessibility, there is the main vehicle entrance from Main Street, a pedestrian entrance from Reibey Street and a less formalized entrance on the western side of the site leading into the Quadrant. The site is bounded by commercial sites, a residential block and the rail corridor. The aerial photograph of the site and photographs of the museum and displays below are included for reference.



Figure 2: Aerial photograph of Ulverstone Cultural Precinct Site



Figure 3: Driveway for Ulverstone History Museum





Figure 4: Pedestrian entrance from Reibey Street



The Ulverstone Local History Museum

The History Museum was formally a 'Fielding workshop' although the property was Council owned. It was converted to the Ulverstone Local History Museum and officially opened in October 1992. The main exhibition space was renovated in 2015 to improve insulation, the electrical system and lighting as well as new internal toilet and meeting room. The project cost was \$250,000.

The History Museum currently serves three core purposes:

1. To provide local history information from its comprehensive local history collection
2. To provide a collection and displays relevant and accessible to scholastic endeavors
3. To provide a museum experience by exhibiting its collection of artefacts.

Occasionally community events are hosted by Council at the museum, the latest being a book launch. In recent times visitations to the Museum has diminished, despite there being a part-time Exhibition Coordinator employed since 2012. It is acknowledged and accepted that until the museum is fully temperature controlled it will not be able to host collections that are temperature sensitive. This severely limits display activity at the museum and in its present condition makes any April to September activity quite uncomfortably cold for patrons and volunteer staff.

The number of visitors to the Museum has varied over the past three financial years. Overall the number of days that the museum was opened has reduced and hence the visitor numbers has also reduced. The number of visitors compared with the total days open has increased with a visitor rate of 64% in 2015-2016 compared with 50% in 2013-2014.

The Ulverstone Visitor Information Centre

The core business for Visitor Information Centres is to provide a wide range of information, in a variety of formats, to visitors not familiar with the area and its attractions. Staff also advise on supportive services such as food and accommodation options and if requested make bookings on behalf of visitors.



Central Coast Council has been providing tourism visitor services since 1991, originally operating out of the Montgomery Room at the Ulverstone Civic Centre. The current, purpose built building officially opened in February 2006 and is a 274 square metre building located at 13-15 Alexandra Road, Ulverstone. It was built by Council to provide a full range of tourism visitor services and has full Information Centre yellow 'i' accreditation, supported by 35 registered volunteers.

The statistics indicate that there were approximately 23,000 visitors to the Ulverstone Information Centre in 2016. The most popular months for visits is between October - April. Over half of the visitors to the Ulverstone Information Centre were from other parts of Tasmania while 36% were interstate visitors and 7% were international visitors.

Figure 5: Ulverstone Visitor Information Centre





Section Three: Background Research

Central Coast Council Strategies and reviews

Background

Central Coast Council have undertaken several planning processes to develop a clear vision for the Ulverstone Cultural Precinct.

These planning processes which will be discussed below include:

- Central Coast Council Ulverstone Museum Strategic Plan and Interpretive Strategy October 2011
- Central Coast Council's 2015 Visitors Services Review
- Central Coast Council Local Economic Development Framework
- Central Coast Council Science Centre and Planetarium Pre-Feasibility Study 2017
- Central Coast Council Destination Action Plan 2017–2020 February 2017

Council's Visitor Services Review

A Visitor Services Review was conducted in 2015 and the report presented to the Council Senior Leadership Team (SLT) in October with the Implementation Plan going to SLT in July 2016. A key recommendation to come from the review was to:

“Explore development of the Ulverstone History Museum to include co-location and provision of Ulverstone Visitor Information and Services.”

Alignment of Tourism Visitor Services and History Museum services would make better use of volunteer skills, provide a more central and accessible location for visitors and their vehicles, and provide a more diverse range of experiences for visitors at the one location.

As well the implementation plan lists:

“Work towards our visitor information centres being a well-used community space.”

The UVIC team are successful and dynamic, having been recognised for their outstanding service by winning the Cradle Coast Regional Tourism Awards, ‘Visitor Services Award’ Additionally, work has been undertaken on making the existing Visitor Centre a more engaging and interesting space to visit, however there is limited space in the existing building to expand the range of features for the future.

Central Coast Council's 2014-2024 Strategic Plan

The Review of the Ulverstone Cultural Precinct aligns with the Council's 2014-24 Strategic Plan which outlines the Strategic Priorities for the Council. In particular the review aligns with two of the key Strategic Directions.

Strategic Direction 3: Community capacity building

“Support actions that improve educational attainment, retention and engagement.”

Strategic Direction 5: Improve service provision



“Implement recommendations of the Local Visitor Centre Process Review.”

The Ulverstone Cultural Precinct is also mentioned in the Central Coast Council’s 2016-17 Annual Plan. It states:

“Develop the Ulverstone History Museum/Visitor Information Centre Precinct Plan.”

Central Coast Council’s Visitor Destination Action Plan 2017-2020

The Central Coast Council’s Destination Plan was developed in conjunction with the Cradle Coast Authority. The Ulverstone Cultural Precinct and associated facilities is mentioned in this key document. The Visions for the Visitor Destination Action Plan included:

“Develop major attraction in Ulverstone which incorporates culture/history”

The Opportunities identified in the Central Coast Visitor Destination Action Plan include:

“Science Centre Hub in Ulverstone.”

In particular the Ulverstone Cultural Precinct and the associated infrastructure proposed at the site align with Priority 1 and 3 of the Central Coast Council’s Destination Action Plan 2017-2020 which have been outlined below.

Priority 1: *Improve the quality of visitor servicing and experience*

Action: Consider the establishment of a 'Visitor Experience Centre' as integrated visitor information, interpretation, soft adventure tour services, arts centre/gallery, and local produce/retail 'Hub' attraction.

Priority 3: *Infrastructure, product and experience development*

Action: Identify experience gaps and opportunities for development of new or improved visitor infrastructure, products and services. Consider: Ulverstone heritage/village, Unique 'Science Education Centre'.

Central Coast Council Local Economic Development Framework

The Central Coast Local Economic Development Framework identifies several opportunities for growth based upon the demographics of the local area. These include:

- *A growing ageing population provides the scope for the development of new services and employment opportunities;*
- *Attractive natural and built infrastructure provides the basis for the development of sporting, adventure and cultural attractions and events that should be attractive to visitors and potential new residents.*
- *The emergence of arts and culture, creative industries, sport and recreation activities within the region also provide new business and employment opportunities;*



- *Developing a sense of place, revitalising the central business districts and retail strips and supporting cultural events and activities will reinforce the liveability of Central Coast; and*
- *The demographic and economic profile of Central Coast lends itself to focusing investment and job creation on population / service related sectors (e.g. retail, accommodation and food, education & training, health care & social assistance.)¹*

The review of the Ulverstone Cultural Precinct addresses many of the identified opportunities for growth as outlined in the Local Economic Development Framework. In particular, the Cultural Precinct and associated facilities will attract arts and cultural activities, develop a sense of place and revitalise the Ulverstone urban hub and provide additional infrastructure and new business and employment opportunities.

Central Coast Council Science Centre & Planetarium Pre-Feasibility Study 2017

Following the success of the first Tastrofest event in 2015 Council has received numerous offers of support and encouragement to pursue the concept of a science centre and planetarium. Ulverstone was identified as an optimal location to explore the concept of a North West Science Hub given the success of the festival and due to its proximity between the larger cities of Devonport and Burnie. The region is also significant for observing the southern aurora, which when combined with a possible science centre and planetarium could provide visitors and the community an exciting experience in astronomy.

With funding support from Inspiring Australia, the Central Coast Council commissioned the completion of a feasibility study to determine the anticipated usage, capital and operational costs, potential partnerships and other revenue opportunities for the facility.

It is important to note that the feasibility study was focused on the science centre and planetarium in isolation of the history museum.

Sixty (60) schools in the catchment area were surveyed with 25% providing a return. Overall most of the respondents (schools) were pleased about the proposed science centre and planetarium in Ulverstone and thought that it would be a great facility in the North West. A significant proportion (87%) of respondents indicated that they would be likely or very likely to use the proposed science centre and planetarium. The number of likely visitors from each school varied from 15 students to 150 students per year with the most likely cohort being year 3-4 and year 5-6 groups.

Discussions with community groups indicated that there was keen interest to see a science centre and planetarium established in the north-west coast area. They stated that the facility would increase the opportunities for interested community members to get involved in astronomy and provide a place where the groups could meet and run education sessions and meetings.

The key focus for the Science Centre would be education and learning, incorporating local business and industries, agriculture, aquaculture, archaeology and astronomy.

The proposed concepts for the Science Centre and Planetarium facility would include:

- Flexible exhibition space allowing for at least two exhibitions per year

¹ Central Coast Local Economic Development Framework; 23 April 2014



- An audio-visual auditorium with minimum 9m dome
- Additional storage space to suit the expanded exhibition activities
- Additional car parking and improvements to pedestrian and vehicle entries/exits to the site
- Enhanced reception and foyer capacity

The activities and experiences that are being considered would include:

- Infant, primary and secondary curriculum based programs that encourage school and other visitor groups
- Diverse range of shows for all ages
- School holiday programs
- 'Hands on' exhibits that promote learning for all ages
- Exhibition 'sleep overs' to enable long distance visiting groups to have an 'immersive' experience
- Partnerships with other learning and community service groups to encourage lifelong learning opportunities
- Events including corporate and celebratory events occurring under the dome's projected night sky
- Opportunities to purchase science related gifts including Aurora images
- Expansion and development of the museum's volunteer program

State Government Strategy

The Tasmanian State Government's recently developed *T21 – The Tasmanian Visitor Economy Strategy 2015-2020* to improve the quality of visitor service and experience. The three priority actions for this Strategy are:

1. Reimagining our Visitor Information Centres.
2. Directional and way finding signage.
3. Gateways

The T21 Strategy identifies the need to develop a visitor centric approach to Visitor Information Centres (VIC) that provide a range of services and opportunities to engage in the local community. This model advocates for a co-location of activities to provide a better visitor experience. The Strategy is outlined below.

T21- Reimagining our Visitor Information Centres

“Visitor Information Centres (VICs) will continue to play a role for a proportion of visitors seeking face-to-face validation and word-of-mouth recommendations around their journey, whether pre-planned or not. It is recognised that the closer a visitor is to their destination, the more localised their information needs are as they become specific to the experiences available at the destination.

However, these types of traditional channels of visitor engagement were originally developed in a marketplace without the current range of digital promotion and distribution channels that today's traveller now has. Our visitors now engage with Tasmania through a range of sources at various stages of their journey that directly impact on decisions they



make about their holiday and their satisfaction with their visit. The challenge for a destination is to ensure information is available when our visitor wants it and in a way they want it.”

Actions

The Tasmanian Government in partnership with industry and Local Government will develop the framework for the optimal state-wide visitor information provision model. The model to include identification of the key locations which are the decision points for our visitors, including attractions and venue co-location options.

Aligned to the Tasmanian brand the framework will include an integrated digital strategy and booking system. The tourism industry in partnership with the Tasmanian Government to lead the development of a flagship Tasmanian Visitor Experience Centre (TEC). The TEC to be an attraction in its own right encompassing the guiding principles of visitor engagement and aligned with the Tasmanian brand. The TEC to have a visitor-centric approach that offers a great place to visit, to learn, to book, to buy, to download, to recharge, to talk with an informative local ambassador.²

Federal Government Strategy

RDA Tasmania Regional Plan July 2017 – June 2019

Tasmania has several challenges and opportunities that are unique as Australia’s only island state. Key policy areas and projects for Tasmania for 2016-2017 that relate to the Ulverstone Cultural Precinct outlined in the RDA Regional Development Plan for Tasmania include:

- Innovative solutions to access work and training, including better coordination of skills and training support available (getting through the mire)
- Industry clusters, innovation, and capability enhancement to improve business productivity, competitiveness and efficiency.
- Encourage school retention, understanding of career pathways, and formal education and training as an enabler to securing quality high skilled employment opportunities in growing industry sectors.
- Skills and training to key growth sectors (business & construction, tourism & hospitality, agriculture (particularly dairying, aquaculture, and farm management), aged care, disability support and advance manufacturing)
- collaborative infrastructure projects that support broader regional liveability or economic outcomes evidenced based identification of priority public infrastructure needs that support economic growth (for example tourist facilities, regional road networks)
- growth and productivity in wealth creating industry sectors including agriculture, food and beverage manufacturing and downstream processing, aquaculture, tourism, advanced manufacturing and forestry.

²State of Tasmania October 2016 Department of State Growth, T21 – The Tasmanian Visitor Economy Strategy 2015-2020



- Understanding the changing demographic trends and the impact on future drivers of wealth and wellbeing, particularly within Tasmania's rural communities.
- Support policies, programs and initiatives that focus Tasmania on being a healthy, connected community.
- Support whole of government approach to economic development and resulting priority projects that support key outcomes including increased employment, skill development and job participation

RDA Tasmania Strategic Priorities

1. Expand and grow economic activity in Tasmania
2. Increased collaboration and efficiencies between federal, state and local government; and between government and the private sector
3. Improve educational attainment and employability skills
4. Address the needs of Tasmania's changing demographic profile

Demographics and tourism profile

The study also included the revision of the demographic and visitor profile that was developed for the Science Centre and Planetarium Pre-Feasibility Study. The demographic profile was updated to include recently released 2016 Census data.

A detailed demographic and visitor profile is included in the Attachment 2, however outlined below is a snapshot of key data that is of interest to the project.

Summary of key demographic statistics

- There are 131,162 people living in the catchment area for the Ulverstone Cultural Precinct (2016 Estimated Resident Population).
- The median age of persons in the Cradle Coast Region and Central Coast Council is significantly higher than the Australian average at 46 and 44 years respectively compared to 38 years for Australia.
- There is a higher proportion of Indigenous persons living in Central Coast Council, Cradle Coast Region when compared with the National proportion.
- The proportion of person born overseas is lower; language other than English spoken is lower than the National proportion.
- The median household income is notably lower than the Australian median.
- There are higher proportion of couples without children households and a lower proportion of couple with children households.
- Rents and mortgage repayments were lower than the national average.
- There were higher proportion of home ownership.
- There were higher proportions of volunteering in Central Coast Council region.



Summary of key tourism statistics:

- Recent data indicates that the number of visitors in Tasmania is increasing annually. For the year ending September 2016 there were 1.19 million visitors to Tasmania up 4% from the previous year.
- The total number of visitors for the same period in the Cradle Coast tourism region where the proposed centre will be located has increased by 3% from 469,900 in September 2015 to 485,800 in September 2016.
- The number of interstate visitors to the Cradle Coast has increased to 393,700 in the year ending September 2016.
- Most visitors to the Cradle Coast were domestic travellers for overnight stays (58% in 2015/16) which is consistent for Tasmania overall
- The average length of stay for domestic overnight visitors in 2015/16 was 2.9 days which again was consistent with Tasmania overall
- The reason for stay for domestic overnight visitors in 2015/16 was predominantly holidays (61%), then visiting friends or family (21%) and 14% were staying overnight for business.

Comparison of like facilities

There are 14 museums located in the catchment area for this project. Most of the museums are historical museums based on local culture or heritage. In discussions with the project team three like facilities were identified and noted for some comparative analysis. These include the Wonders of Wynyard, Bass Strait Maritime Museum in Devonport and the QVMAG in Inveresk. An outline of the key aspects of these facilities is provided below.

Wonders of Wynyard Exhibition and Information Centre

The Wonders of Wynyard Exhibition Centre was officially opened in 2005. The Centre has:

- Wynyard Visitor Information Centre (volunteers)
- Wonders of Wynyard Gallery (the gallery features changing exhibitions of local "wonders", including artworks and displays of regional and state significance.)
- local resident Francis Ransley's collection of veteran motor cars
- retail for local arts and craft
- booking service

The \$1.4 million centre was jointly funded by the State and Federal Governments and the Waratah-Wynyard Council.

Entry to Visitor Centre and Gallery is free but there is a cost to go into the Veteran Car display.

Veteran Car Entry Fees		
Adult Entry	per person	\$ 8.00
Concession Entry	per person	\$ 7.00



Child Entry under 15 (must be accompanied by an adult)	per person	Free
School Groups (for up to 2 adults and 30 children)	per group	\$40.00
Annual Pass	per person	\$17.00
Group >15 people	per person	\$ 4.50

Opening hours

October- April: 9-5pm - 7 days a week

May- July: 10-4pm - 7 days a week

August- September: Monday-Friday- 9-5pm / Saturday-Sunday-10-4pm

Closed: Christmas Day, Boxing Day, Good Friday, ANZAC Day open 1pm - 5pm

Address: 8 Exhibition Link, Wynyard.

Website: <http://www.wondersofwynyard.com/>

<http://www.visitwaratahwynyard.com.au>

Bass Strait Maritime Museum

This museum around the Bass Strait is located in Devonport. The museum is home to photographs, models and collections about the Bass Strait. The museum has been recently upgraded. In 2012 the Devonport City Council, with funding assistance from the Australian and Tasmanian Governments, commissioned the development of a further addition and refurbishment of the original Harbour Master's house to become the Bass Strait Maritime Centre.

The former Harbour Master's House, connected by a linkway has been entirely renovated with 6 new exhibition areas. The Bass Strait Maritime Centre offers education program as well.

The centre is open 7 days a week from 10-5pm.

Adult \$10.00 Child \$5.00 Student or Concession \$8.00 and Family (five) \$25.00

Simulator passes: \$2.00 per 'Mission' (three attempts).

QVMAG Planetarium (Inveresk)

The Planetarium opened in 1968, and its home since 2009 has been the QVMAG Museum at Inveresk. The Planetarium operates a Zeiss ZKP3 star projector in conjunction with a full dome digital system. Each year, thousands of people gaze up onto its famous dome to watch exciting feature presentations. There are two shows a day from Tuesday- Saturday open to the public.

Admission: Adults - \$5, Children (aged 5+) - \$3, Families (up to four, max 2 adults) - \$13.

QVMAG- Phenomena Factory (Launceston)

The Phenomena Factory is Tasmania's newest interactive science centre located in Launceston. The Phenomena Factory is a free-entry interactive science centre providing hands-on education for kids of all ages.



Phenomena Factory is the result of a successful partnership between Rio Tinto Alcan and the Queen Victorian Museum and Art Gallery, with support from the Tasmanian State Government and the Launceston City Council.

The objective of the partnership is to encourage the community to explore and engage with science and technology. Phenomena Factory provides over 30 permanent exhibits and regularly changing programs and displays. The exhibition covers various educational subject areas with strong emphases in science. Educational resources are available to download before and after visits. The Phenomena Factory is open daily from 10-5pm. Entry is free.

Website: <http://www.qvmag.tas.gov.au/qvmag/index.php?c=32>

- **Visitor Statistics**

Overall visits to the QVMAG have been increasing over the past four years with a total of 133,663 visits to QVMAG in 2015-2016. Visits to the Planetarium have also been increasing overall at 6,905 in 2015-2016.

Table 1: QVMAG Statistics 2012 - 2016

	2012–13	2013–14	2014–15	2015–16
Total QVMAG attendance	126,410	128,734	133,233	133,663
Website visits	369,869	1,289,516	1,374,118	975,957
Animal Loan program	612	304	258	
Planetarium	6,511	6,200	5,995	6,905
Education	11,150	8,658	12,364	10,389
Exhibitions and displays produced	9	27	32	20
Exhibitions toured	-	1	1	1
Touring exhibitions	6	12	13	10
Public programs	186	206	229	450
Donations	24	1,120	67	95
Items added to collection databases	1,392	1,120	2,249	1,578
Volunteers	106	164	135	101

Source: QVMAG annual report 2012-2016 <http://www.qvmag.tas.gov.au/qvmag/index.php?c=23>



Section Four: Stakeholder engagement

The stakeholder analysis and engagement component of the review consisted of three main phases all of which contributed to the final Master Plan for the Precinct. These phases included:

- Phase 1: Aspirations and visioning for the site
- Phase 2: Early Concepts Plans Development
- Phase 3: Draft Master Plan Review

Within each of these phases a number of engagement activities were conducted which included newsletter and Communique, advertising, feedback forms, briefings and interviews, static displays, Information and Feedback stalls and online engagement.

A summary of the engagement activities undertaken has been included in the section below.

Project Team

An internal project team was established to guide the project and to ensure that the Review included data and information from all the key areas of Council. The members of the Project Team included:

- Chris Fletcher, Social Planning and Development, Group Leader
- Brittany Trubody, History Museum Coordinator
- Greg Osborne, Assets and Facilities Group Leader
- Justin Smith, Building Projects Coordinator
- Susanne Clear, Visitor Information Centre Coordinator
- Mary-Anne Edwards, Town Planner (as required)
- Cor Vander Vlist, Director Planning and Community Services

The Project Team was led by Community Services and met fortnightly to review the project including outcomes of the engagement activities.

Community Group (Advisory)

In addition to the engagement methods mentioned above, a Community Group was established to guide the project and provide feedback on the master planning concepts as they evolved. This group consisted of volunteers, user groups and industry representatives including Cradle Coast Authority, Chamber of Commerce and existing tourism attraction operators in the North West to input. The representation and members of this group included:

- Caves to Canyon, LTA – Gena Cantwell
- Central Coast Chamber of Commerce and Industry – Ben Hiscutt
- Cradle Coast Authority – Luke Mitchell/Theresa Lord
- North West Woodcraft Guild – Pat Milburn
- Ulverstone History Museum volunteers – Phil Walsh and Wendy Newton
- Ulverstone Visitor Information Centre volunteers – Kaye Ling and Norma Raspin
- Leven Regional Arts – Janice Stanfield



The Community Group met on five occasions at key milestones in the project and provided invaluable advice and support to the project.

Phase One: Aspirations and visioning for the site

Phase 1 of the community and stakeholder engagement component of the Review commenced in April 2017 and aimed to determine community interest and need for the Precinct. A range of different engagement techniques were employed including:

- Development of a dedicated webpage
- Development of an E Contact register
- Distribution of a Project Newsletter
- Direct mail of information about the project to key user/interest groups
- Paid advertisements and social media posts
- Feedback Forms

Face to face engagement was held in the local area with three Community Forums held and a market stall at the Cradle Coast Farmers Market. Interview and briefings were conducted with key user groups and included stakeholders who initiated contact about the project:

- Artco
- Kit and Margaret Campbell

The Community Group was recruited and met twice during this Phase- once prior to the commencement of the engagement activities outlined above, and once following- to review the feedback from the Aspirations and Visioning activities.

Feedback Form Results

A part of the engagement process a Feedback Form was distributed to key stakeholders in the region and the general community. The Feedback Forms could be completed online, hardcopy or emailed to Council. A total of thirty-nine (39) Feedback Forms were returned. In addition, a couple of respondents emailed feedback to the Council. The responses provided great and detailed information from the community about their ideas for the revitalization of the site.

There were some key themes that emerged from respondents about what opportunities they believed that the co-location of the Visitor Information Centre and the History Museum would create. These include increased patronage, developing a central location, boosting tourism and enhancing cultural understanding of the local area.

The main types of cultural activities respondents suggested that could be supported at the Cultural Precinct centred around space for multipurpose gallery style facility including storage, workshop space, gallery and sales point.

There were many suggestions on what would entice respondents to visit the Cultural Precinct but the majority of them focused on the provision of local information, interactive displays and professional changing exhibitions. In addition, the provision of a café/coffee shop in the area rated highly by respondents.



Thirty eight (38) respondents answered the question about what suggestions they would make for enhancement to the open space and landscaping of the Cultural Precinct. The main themes were around seating, developing an inviting space, providing interpretative trails/gardens/ walkways and providing plenty of parking.

There wasn't a clear direction about entry and exit points for the Cultural Precinct with some suggesting that Reibey Street would be a good entry if it was wider and others suggesting the Quadrant be linked and used as the entry/exit or Main Street as the entry/exit. There was no clear and obvious preference of use for Reibey Street by respondents.

However, there were some clear points which respondents thought were important to improve the entrance to the Cultural Precinct site from Reibey Street which included the need for clear signage, the need for good pedestrian access, the need for an icon such as an arch or gate to entice people in and curved distinct pathways to attract visitors.

A full copy of the results of the Feedback Survey can be found in Attachment 3.

Early Concept Ideas – Key Elements and Facilities

The community feedback has supported the proposed redevelopment of the Ulverstone Cultural Precinct site and expressed a desire to see the following service components and attractions included in the Early Concept Plans being developed for the future facility.

- A new relocated Ulverstone Visitor Information Centre
- A new contemporary Museum space that meets national standards for museum collection and display; housing the Ulverstone Local History Collection and Research Library
- Special purpose workshop space suitable for woodcraft and other maker activities
- Special purpose exhibition space suitable for visual art, museum and science exhibits.
- Science centre / planetarium
- Retail space to support the onsite activities
- A café or kiosk
- New and improved wayfinding, connectivity, access and open space.
- Standard and long bay car parking, feature gardens and play space

Early Concept Ideas – Local Influences

The community also provided many fascinating insights into the Conceptual Influences that might shape the look and feel of a new facility, including how the Ulverstone Region might be represented. Considerations were given to identifying what the region was 'known for' or 'proud of' and what historical events, industry and or social heritage might be worth encapsulating within the new space. In other words what was iconic to the Ulverstone township and the surrounding area?

Many ideas were put forward, but no single option was identified as being strong enough conceptually to be included as an additional standalone attraction, or a thematic influence over the other components listed above. Rather, each of the 'stories of us' emerged as being potentially



useful for breathing additional character and interest into the space through public art, interpretive panels, interior and exterior design or similar. They include:

- Story of Timber
- Story of Astronomy and Science
- Story of the Shrine of Remembrance (Memorial Clock Tower)
- Story of War Memorials
- Story of the Geological Features of the area and Coastline
- Story of Agricultural Industries (Potatoes, Berries, Pyrethrum)
- Story of The Indigenous Peoples of this Land
- Story of the Opening Up of North West Tasmania (Pioneering)
- Story of Cycling

These influences continue to be included and referenced in future imagining of the visual design elements and concepts for the site.

The Vision and Aspirations Phase sought to gather the community's initial feedback on the Ulverstone Cultural Precinct redevelopment concept, as outlined above. The outcomes from a range of engagement activities revealed a strong direction for some dedicated exhibition space, active and visible workshop spaces, science centre and planetarium in conjunction with a collocated Visitor Information Centre and upgraded Museum.

A summary of the ideas and vision for the site were provided to Tasmanian architect firm ARTAS, to develop three Early Concept Plans. These three Concept Plans were shared with the community in the second phase of consultation, to gather further feedback and comment and refine the concept again.

Phase Two: Early Concept Plan Developments

Phase Two of the engagement activities included the development of three early Concept Plans by ARTAS to provide a vision of how the Ulverstone community's ideas might work on the Ulverstone Cultural Precinct site. These three Concept Plans were then taken back to the community and key stakeholders to seek their feedback on the designs.

Throughout August 2017 the Early Concept Plans were presented to the community via community consultation events, the Council website, social media and static displays at Council's customer contact points. The community was asked to provide feedback on each of the concepts and suggestions for further refinement. Two community forums were held and two market stalls at Apex Park Markets and the Cradle Coast Farmers Market.

Information displays were provided at the Ulverstone Visitor Information Centre, Ulverstone History Museum, Penguin Service Centre and Central Coast Council Administration Centre.

The Community Group also met to discuss the Concept Plans.

Feedback Form

Three Early Concept Plans were developed from the results of the Phase One engagement with the community and were presented to the community to seek their feedback. The community was asked to consider the feedback from the earlier phase represented in a communique on the



project and the three Concept Plans. Each had different layouts, traffic flow, features and details for the community to consider.

A feedback form was distributed throughout the community and could be completed online, hardcopy or emailed to Council. The feedback form asked participants about the placement of the 14 design elements in the Concept Plan and also their likes and dislikes about each Plan.

Twenty-six (26) surveys were returned and there were several other emailed responses received which have been incorporated into the analysis. A full copy of the survey results can be found in Attachment 3 of the report.

How would you rate the placement of the following design elements in each of the concept plans?

Participants were asked to rate the location of the 14 design elements in each of the concept plans. Respondents were asked to rate each aspect out of 10, where a 10 rating indicated that they loved the concept and a 1 indicated they did not like the location of the design element in that Plan.

A mean for each of the aspects was derived and has been provided in the table below. The mean represents the average rating for each of the concept plans.

As can be seen from the table below each of the aspects of the Concept Plan attracted fairly similar ratings with only a few elements receiving a rating of over 7 for the location of the element in a particular plan. Concept Plan 3 received the highest rating overall however the mean was just over 6 in most cases.

Table 2: Do you like the placement of the following design elements of each of the concept plans?

14 Design Elements	Concept Plan 1	Concept Plan 2	Concept Plan 3	All Plans
	Mean	Mean	Mean	Mean
Pathways and connectivity for pedestrians and bicycles	5.8	6.6	7.2	6.5
Parking spaces	5.38	6.23	6.77	6.1
Long bay parking	5.71	5.79	6.63	6.0
Bus set down areas	5.48	6.25	6.32	6.0
Green space areas	5.08	5.08	6.46	5.5
Entrance areas to the site	5.5	5.46	6.08	5.7
Visitor Information Centre	4.69	5.88	5.65	5.4
Exhibition Space	5.44	6.36	6.68	6.2
Museum Space	5.96	6.08	6.79	6.3
Active Workshop Space	5.8	5.64	6.16	5.9
Science Centre / Planetarium	6.48	6.65	7.17	6.8
Retail Space	5.64	5.56	6.48	5.9
Café Space	5.84	5.64	6.4	6.0
Amenities	5.48	5.43	6.52	5.8
Mean for all aspects	5.59	5.96	6.52	6.0



Summary of engagement activities for Phase Two

Results from the community stalls, community forums, surveys and workshops indicated that there was strong support for Early Concept Plan Options 2 and 3 with some participants liking the idea of having a road through the site. However, it was concluded that Option 2, with some adjustments, was the best concept to progress towards a Draft Master Plan.

This was because Option 2 included a buffer zone to minimise disruption on adjoining residential properties and better considered pedestrian movement and operational requirements for the facility.

- Participants felt that the strong frontage onto Reibey Street was important, however the location of the 'Main Entrance' required consideration for different operational reasons:
 - Pedestrian access from Reibey Street and the Quadrant needs to have clear wayfinding.
 - It is important that the staffed entrance, with Visitor Information services, should be easily identified and seen by visitors travelling past in cars or campervans.
- The functions of the Visitor Information Centre, retail space and café space need to be located adjacent to each other to enable efficient use of staff and volunteers.
- It is important for the 'back-of-house' administration space, for staff and volunteers, to be located close to their respective front-of-house areas, to maximise efficiency and safety with regard to operational procedures.
- Museum and Exhibition spaces need to be adjacent to one another to enable efficient use of the strict climate control areas.
- There was strong support for the car park spaces on Main Street, with suggestions for interesting sculptural or science features through the main pedestrian spine of the car park.
- There were mixed views about the outdoor playground area. It was suggested that an internal play space could be catered for as part of the café area and that external areas could include a sculptural garden instead.
- There was strong support for the meeting places (or marshalling areas) and it was suggested that the other outdoor areas need to feature seating with some weather protection (for visiting groups, in particularly school groups).
- It was agreed that the final design should maintain strong vistas to the Shrine of Remembrance.
- It was noted that the existing buildings on the site are under review and this should be stated in the notations on the Draft Master Plan.

This new feedback was provided to architect firm ARTAS to assist them in developing a Draft Master Plan of the Ulverstone Cultural Precinct site.

Phase Three: Draft Master Plan for the Precinct

The Draft Master Plan was made available for public consideration and comment on 15 September 2017 and launched the third and final round of community consultation for this project. Scheduled community consultation activities for this stage included:

- The hosting of two Information and Feedback Stalls: one at Apex Park on Saturday 16 September and the other at the Cradle Coast Farmers Markets on Sunday 17 September.



Both market stalls were well patronised with project team members speaking to many residents over the two days.

- Information Displays located at Ulverstone Visitor Information Centre, Ulverstone History Museum, Central Coast Council Administration Centre and Penguin Service Centre.
- Online access to the Draft Master Plan documents and an online Feedback Form.
- A workshop with councillors
- The meeting of the Community Group to consider the Draft Master Plan designs and feedback from the community consultation activities.

Comprehensive feedback was gathered during the consultation period and has provided significant support for the design as presented, and well considered critical feedback to assist in the final round of refinements.

Feedback Form

A feedback form was distributed throughout the community and as before, could be completed online, hardcopy or emailed to Council. Twenty-four (24) surveys were returned and there were several other emailed responses received which have been incorporated into the analysis.

Overall there was great support for the Master Plan with most respondents fairly positive about the layout and design of the Cultural Precinct. A full copy of the results from the Feedback Form can be found in Attachment 3.

Summary of Community Feedback

- *Car Parking, Long Bay Parking and Passenger Set Down Areas*

Comments were overwhelmingly positive, with support given for the amount of parking, access from Main Street, one-way through traffic flow, long bay and bus parking, disability drop off and general landscaping and general design. Suggestions for improvement included providing covered weather protection for accessible parking.

- *Pedestrian Access and Pathways including casual meeting spaces and marshalling areas for groups.*

Comments were also extremely positive, with lots of compliments for the large amount of open space and the way that the design leads people, and tourists, through the site. People felt that it was connected, interactive and had good access, with support given for the viewing decks and gardens. The covered plaza space also received a significant amount of praise and support as it offered all weather spaces for the community and visitors.

Suggestions for improvement included; creating covered walkways from the car park drop off zone to the facility to assist in wet weather; and ensuring an allowance of space outside the workshop areas for tourist trains to stop at the centre in future; and that safety and lighting was a priority in the car park and Quadrant access designs. There were singular comments from a few participants regarding specific elements of the buildings appearance, such as the V-shaped posts.

- *Amenity and Presence to the Street Frontages*



Participants overwhelmingly supported the facility's presence a clear majority of responses calling the layout and design 'excellent' and expressing that it would be a 'destination', and easy to see from the street. People liked the light, modern structure and said that it looked inviting and interesting and would open the top end of the street. There were a small number of individually negative comments regarding aspects of the design, however these were vastly outweighed by the positive responses.

- *Overall design*

Participants were very receptive to the overall design of the facility. They liked the multi-use nature of the site and the combination of the facilities being included; specifically noting the museum, science centre and planetarium, covered plaza, café, exhibition spaces, workshop space and Shrine of Remembrance viewing platforms as positive inclusions. They thought the complex was a good idea, in a good location and that the design looked fresh and modern.

Critical feedback included many observations that the café's external position and unenclosed seating area was unsuitable for the local weather and should be relocated to within the enclosed plaza area. Suggestions for improvements included the inclusion of breastfeeding or parents/change rooms and accessible amenities, that the workshop space required a kitchen and the exhibition space was too small.

- *Cultural Requirements*

Participants overwhelming indicated their belief that the Draft Master Plan adequately provides for the cultural requirements of the Ulverstone Community. Comments supporting the proposal stated that the concept was perfect for tourism and residents alike, that it was a fantastic idea for the region, and an exciting opportunity for the town.

Criticism that the design did not adequately provide for the cultural requirements for the community related to the idea that no individual group should have exclusive use or arrangement with Council and that the facility should enable equal access for all groups.

Additionally, there were multiple comments that the exhibition space should have dedicated space for high end art exhibitions; that It could also have a performance space for live music, busking and intimate audiences; and that the final design needs to include input from the aboriginal community and stories from NW Tasmania and the Central Coast.

- *Additional Comments*

A wide range of constructive comments were also provided regarding the design and potential future use of the centre. Some unique direct quotes in the responses included the following:

- The science centre/planetarium is needed as it is too far to travel to take children to Launceston. Kids love Tastrofest and schools go too.
- It is a wonderful forward vision for tourism, particularly the science and technology. It would be the first for the coast and will attract young people to the region.
- The workshop space needs to be practical and safe for all age groups and users.
- The artworks should be of a very high standard and sourced from a variety of art groups.
- Renewable energy facilities, such as solar panels, should be incorporated to reduce energy costs to future ratepayers



- Bike hire facilities could be available so that visitors could access and enjoy the significant bike path network around the region.
- A sensory garden would be an inclusive design opportunity.
- The design needs to ensure that it is a child friendly space.

Enthusiasm for project

All participants that provided feedback to this round of consultation indicated that they were supportive of the project.

Less than 12% of participants indicated a level of enthusiasm of “a little excited” or less.

The remaining 88% were more than a little excited with 50% of all respondents indicating their enthusiasm as being “So Excited! I can’t wait for it to happen!”

The feedback gathered during the Draft Master Plan Phase was again provided to ARTAS to shape the final Master Plan design. The Master Plan and accompanying project report will be presented to Council for consideration in November 2017.



Section Five: Final Master Plan

Final Master Plan – key elements

The result of this comprehensive community engagement is the Ulverstone Cultural Precinct Master Plan. This Master Plan, produced by architecture firm ARTAS, has delivered an exciting and bold vision for the future of the current site; by collocating the existing Visitor Information Centre, History Museum and woodcraft facilities into a more creative, contemporary science, history, arts, education and cultural precinct on the Central Coast.

With the Visitor Information Centre as its central hub on the ground floor, the proposed facility will create a centrepiece for locals and visitors, pursuing guided tours, travelling exhibitions and exploring the wonders of science and astronomy, as has been evident from the increasingly successful Tastrofest, astronomy festival.

Several rounds of community consultation has resulted in a vision for the area and a comprehensive Ulverstone Cultural Precinct Master Plan. The newly designed Cultural Precinct includes a three storey complex and open spaces for the community and tourists to enjoy. The key features of the space include:

Improved public and civic spaces for residents and visitors such as:

- New and improved wayfinding, connectivity, and access through the site for pedestrians and cyclists;
- Standard and long bay car parking for travelers and touring groups;
- Feature gardens, sculpture and play gardens;
- A public forum space for small group gatherings;
- Music garden for public busking;
- Open-air plaza with public performance space; and
- A secondary enclosable all-weather plaza within the facility.

The all-weather plaza is co-located on the ground floor of the facility with:

- A relocated Ulverstone Visitor Information Centre (UVIC);
- Retail space to support the onsite activities and attractions;
- Café for visiting patrons;
- Viewing deck – overlooking the iconic Ulverstone Shrine of Remembrance;
- Special purpose workshop spaces suitable for woodcraft and other maker activities;
- Offices and storage associated with the VIC and centre management; and
- Public amenities – including showers for travelling tourists.

The first floor of the facility contains:

- A new contemporary museum space housing the Ulverstone Local History Collection and Research Library;



- A new special purpose exhibition space suitable for visual art, museum and science exhibits; and
- Elevated secondary viewing deck – overlooking the Ulverstone Shrine of Remembrance.

The second floor of the facility contains:

- A new science centre; and
- A new planetarium.

Some of the visual displays depicting the concepts and features of the Master Plan designs are shown in the following illustrations.

Figure 6: Reibey Street Main Entrance + Plaza View





Figure 7: View of entry from car park



Implementation Plan

Funding for the Project:

The total cost of developing the Cultural Precinct is \$8,263,904. The foremost success factor of the Ulverstone Cultural Precinct will be additional funding from the State and Commonwealth Governments. The Council has submitted an application to the Federal Government Regional Jobs Investment Plan Fund (RJIP) to support part of the project. The amount sought from RJIP is \$3.756m (ex. GST).

The Council has committed to also seek funding through the State Government in the coming budget (2018) so that the total contributing funds represents a third from Federal government, a third from State government and a third from Council.

An important consideration for the future implementation should the RJIP funding be successful, is that all efforts to secure State funding should be pursued before any construction activity of the new facility is commenced. This is to not compromise the RJIP funding. There is allowance within the RJIP program to negotiate a start date for the construction provided it is concluded by June 2020.

Progressing the project when funding is secured:

The project team have considered the critical tasks that are needed once funding is secured to move forward with implementing the Master Plan from an operational perspective. Estimated timeframes including durations have been outlined to help with more detailed planning at that time.

It should be noted that if the Council is successful with the RJIP application for funding then a separate project plan showing the details of the construction project will need to be provided as



part of the funding agreement arrangements. A nominal project plan was submitted as part of the recent funding application.

The Implementation Plan for the operational considerations are outlined in Table 3 below:

Table 3: Implementation Plan

Task Name	Duration	Start	Finish
Building Operational Considerations			
History Museum			
Collection Relocation Plan prepared	44 days	Mon 02-04-18	Thu 31-05-18
Collection relocation to temporary storage	65 days	Mon 01-04-19	Fri 28-06-19
Collection returned to new facility	22 days	Mon 01-06-20	Tue 30-06-20
Create a plan to find meaningful roles for historic buildings located in UCP grounds e.g. NM Station, Beach House etc	41 days	Mon 05-03-18	Mon 30-04-18
Implementation of the Plan for historical outbuildings	129 days	Mon 04-06-18	Thu 29-11-18
Ulverstone Visitor Information Centre			
Register UVIC for Sale with Real Estate Agent	1 day	Mon 06-01-20	Mon 06-01-20
New Facility Operations			
Internal			
Create an operational plan for Centre		Thu 01-03-19	Mon 30-04-19
Create an operational plan for Centre external spaces	43 days	Thu 01-03-19	Mon 30-04-19
Implement recruitment and selection process for Centre staff	65 days	Mon 02-03-20	Fri 29-05-20
Create an exhibition/events calendar for first two years of operation	65 days	Mon 02-07-18	Fri 28-09-18
Advertise commercial spaces		Mon 02-12-19	
Commence UMAG Branding		Thu 01-03-18	
Determine volunteer requirements for Centre and recruit accordingly	130 days	Mon 02-03-20	Fri 28-08-20
Create funding opportunities strategy for capital projects (Science Centre)	44 days	Mon 02-04-18	Thu 31-05-18
Pursue strategic partnerships with industry, education etc		Mon 02-07-18	ongoing
Conduct EOI for possible community user groups for Centre spaces	43 days	Mon 03-09-18	Wed 31-10-18
Create a Management Plan for UMAG publicity post funding announcement	39 days	Sun 07-01-18	Wed 28-02-18



Operational Structure			
Prepare an operational structure for the Project Management eg Project Leader	16 days	Fri 01-12-17	Fri 22-12-17
Prepare an operational structure for UMAG	66 days	Thu 01-03-18	Thu 31-05-18
Plan to gainfully involve HM volunteers in construction phase of development	20 days	Thu 01-02-18	Wed 28-02-18



Section Six: Co-location, Partnerships and Funding

Co-location

There was significant support from the Council staff, volunteers and community for the co-location of the Visitor Information Centre, History Museum and associated facilities. Alignment of Visitor Services and History Museum services would make better use of volunteer skills, provide a more central and accessible location for visitors and their vehicles, and provide a more diverse range of experiences for visitors at the one location.

Volunteers commented many times throughout the engagement that this colocation would be beneficial as it would enable a wider experience for the volunteers, increase safety for the volunteers, assist in coordination of volunteer staffing, reduce demand on volunteers and provide opportunities for them to learn new skills.

Exhibition spaces

The consultations have indicated that currently there is not enough exhibition space to meet the demand by the local community. In addition, there is a shortage of maker spaces for artists and cultural enthusiasts.

There is an exhibition space at the current UVIC that is in high demand with current requests to book the exhibition space being done 12 months in advance. The UVIC has hosted school art exhibitions and local art, craft and book exhibition launch and provided spaces for working crafts people in residence. The limited space at the UVIC restricts the number and volume of exhibitions, despite high demands.

The Gawler Room in the Civic Centre is currently being used by Leven Regional Arts group however the space is too large for art exhibitions and not suitable for workshop activities due to the carpeted flooring. A dedicated and purpose-built space in the Cultural Precinct that would enable the Leven Regional Arts group and other arts groups or individuals to operate more effectively and to attract touring exhibitions.

In addition, consultation with staff and community indicates that the current spaces that are available do not meet museum standards to allow high quality exhibitions to be shown as they are not temperature controlled. The proposed new facilities have been designed to ensure that they meet museum standards, and this will facilitate higher quality exhibitions to be shown locally.

The provision of the following additional spaces will enable more exhibition space to meet local demand:

- o Retail space (95 square meters)
- o Working studio (175 square meters)
- o Art exhibition space (65 square meters)
- o Museum exhibition space (400 square meters)
- o Science Centre (615 square meters)
- o Planetarium (95 square meters)
- o Enclosed semi covered plaza (180 square meters)

The provision of all these internal spaces and additional external spaces such as the open space elements, the feature garden, amphitheater space, sculpture garden, music garden and viewing decks, will provide many opportunities for additional events, programs, festivals and exhibitions,



including a range of permanent and periodical public art installations in and around the Ulverstone Cultural Precinct.

Partnerships

Woodwork Guild

The North West Woodwork Guild are the only lessee on the current site. They have expressed a desire to remain on the site and have indicated that they would like be part of the Cultural Precinct provided that it meets their current space and functional requirements.

Important considerations for this group are:

- the external service/entry points for materials and machinery,
- opportunities for outdoor areas to be used for woodcrafts,
- access to workshop space suitable for public access during master class activities
- no loss of income as a result of the retail space as they rely heavily on funds raised from sale of their woodworks.

Education

The consultations during the science centre feasibility study highlighted the strong interest from the education sector for the science centre, planetarium and museum attractions and programs. Considering the high profile and emphasis of activities associated with STEM, and the recent announcement of Ulverstone being a dedicated Science Hub in the national network, the Cultural Precinct offers a significant opportunity for partnerships in the education sector.

The addition of some arts exhibition opportunities will broaden the interest from school groups and potentially those studying in the tertiary sector.

Industry partnerships

There are many opportunities for the local industries to become involved in the Cultural Precinct through sponsorship, exhibitions, education, commercial hiring of spaces and donations.

Again, the science centre feasibility study consultations highlighted the opportunities to form partnerships with local industries so that the 'science' behind those industries could feature in the education and exhibition programs. While it was premature to go into detail about how those partnerships could be developed there was strong agreement for creating learning and job pathway links from the Cultural Precinct with the local industries.

Funding Opportunities

Desktop research was completed to source information about relevant funding programs for the capital expenditure for the Ulverstone Cultural Precinct.

Currently all major capital grants are closed (from first half of 2017) and awaiting announcements for next rounds of funding.

However, the research showed that there is a plethora of funding opportunities in the program and small capital fund areas. Some of the opportunities that have been identified in the research are provided in the segment below.



Federal - Regional Jobs and Investment Package

An application was sent into the RJIP fund on 19th October 2017. It is likely that the outcome of the submission will be announced in early 2018.

Federal- Building Better Regions Fund (BBRF)

Round one closed 28th February 2017. Engagement Plus spoke to Department and they are unsure when the next round will open- they are awaiting an announcement from the Minister but presumably there will be two rounds per year.

State- Tasmanian Community Fund

Grant Round 36 of the Tasmanian Community Fund will open at 8.00am on 20 January 2018.

From Grant Round 36, for five years (2018 to 2022), the large program grants provided in the first half of the calendar year (the even numbered grant rounds – 36, 38, 40, 42 and 44) will be focused on increasing workforce engagement.

Stage 1 applications for large program grants (\$100 000 to \$500 000) close at 5.00pm on 28 February 2018.

Applications for small grants (up to \$20 000) close at 5.00pm on 14 March 2018.

Applications for medium grants (between \$20 001 and \$90 000) close at 5.00pm on 4 April 2018.

Guidelines for grant round 36 will be available early January 2018.



Section Seven: Attachments

Attachment 1: Stakeholder List

Attachment 2: Demographic and Tourism Profile

Attachment 3: Detailed Community Consultation Report

Ulverstone Cultural History Review Project

Attachment 1 – Stakeholders Engaged in the Project

The following table includes a list of the various key stakeholders that have participated or been approached for this project.

Segment	Stakeholders
Tourism Sector	Gena Cantwell, Wings Wildlife Park
	Luke Mitchell, Cradle Coast Authority
	Teresa Lord, Cradle Coast Authority
Business Community	Ben Hiscutt, Central Coast Chamber of Commerce & Industry
	Kevin Abood, Window on the World Bookstore
	Dallas Page, Pedal Buggies Tasmania
	Neighbouring business within 200m radius
User Groups & Volunteers	Pat Milburn, NW Woodcraft Guild
	Leanne Midgley, NW Woodcraft Guild
	Phil Walch, Ulverstone History Museum
	Wendy Newton, Ulverstone History Museum
	Kaye Ling, Ulverstone Visitor Information Centre
	Norma Rospin, Ulverstone Visitor Information Centre
Arts & Cultural sector	Janice Stanfield, Leven Regional Arts Group
	Lesley Collins, Artco – coastal artisan collective
Education Sector	Glen Lutwyche, Ulverstone High School
	U3A Ulverstone
State agencies	Tas Rail
	State Growth
	Education Tasmania
Nearby residents	Residents within a 50m radius
Council staff/Project Team	Chris Fletcher, Social Planning & Development Group Leader
	Mary-Ann Edwards, Planning Services
	Susanne Clear, Visitor Information Centre Coordinator
	Brittany Trubody, History Museum Coordinator

	Greg Osborne, Assets and Facilities Group Leader
	Justin Smith, Building Projects Coordinator
	Cor Vander Vlist, Director Planning and Community Services
Community members	Kit and Margaret Campbell
	Bill Hearps
	Jean Kuns
	Jessie Pangas
	Graeme Bourke
	Liz Baade
	Bill & Adrienne Krist
	C Van Dinteren
	Heather Sturgess
	Sue Reynolds
	Joy Watson
	Ray Attrill
	Marilyn Brack
	Greg Blair
	Terry Jones
	John Doubleday
	Beryl Marshall
	Gail May
	Anthony Warwick
	June Hope
	Graeme Pickford
	Rosemary Braid
	Max Bentley
	June Pisarskis
	Sue Pitchford
	Rob van Tholen
	Jill Ball
	Kristin Oakes
	Felicity Harris
	Dianne Lawson

Ulverstone History Precinct Review

Attachment 2 - Demographic and Tourism Profile November 2017

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Executive Summary

The Ulverstone Cultural Precinct is located in Ulverstone, one of the two larger townships in Central Coast Council area, Penguin 10 kilometres away on the coast, is the other major township.

The Central Coast Council area features both urban and rural areas with 86% of the area's population living along the coastal strip. The Council area encompasses a total land area of about 930 square kilometres.

Rural land is used largely for agriculture, including poppies, pyrethrum, peas, potatoes and onion growing, and timber production and livestock enterprises. Tourism is also an important industry.

The Catchment Area for the Ulverstone Cultural Precinct includes the Cradle Coast Region and Meander Valley. The Catchment Area includes the local government areas of Burnie, Central Coast, Circular Head, Devonport, Kentish, King Island, Latrobe, Meander Valley, Waratah/Wynyard and West Coast Council.

In 2016, there was 21,851 people living in the Central Coast and the population has increased only slightly over the past decade. The growth rate in Central Coast is lower than the Tasmanian average and significantly lower than the Australian growth rate.

The population is ageing in Australia generally however the median age of residents in the Central Coast Council and Cradle Coast Region is significantly higher than the Australian average at 46 and 44 years respectively compared with 38 years for Australia.

Within Central Coast and the Cradle Coast Region there are lower proportions of young workers (25-34 year olds) and parents and home builders (35 year to 49 year olds). Whilst there are higher proportion of older workers and pre-retirees (50-59 years), empty nesters (60-69) and seniors (70- 84 years).

The proportion of Indigenous residents living in Central Coast Council and the Catchment Area is notably higher than the Australian proportion at almost 7% of the population compared with 2.8% across Australia.

Education levels are lower and persons living in the Central Coast and Cradle Coast have less formal education and are less likely to be participating in higher education. In addition average household incomes are lower than the National average.

Volunteering, however, is higher in Central Coast Council with 23% of residents over 15 years having undertaken voluntary work through an organisation or group, in the last 12 months, compared with 19% across Australia.

Community overview

Central Coast Council Area

The Central Coast Council includes a number of towns, both coastal and within the hinterland, the major towns being Ulverstone and Penguin. The Central Coast Council area is located on the north-west coast of Tasmania, about 20 kilometres west of Devonport and 30 kilometres east of Burnie. The Central Coast Council area is bounded by Bass Strait in the north, Devonport City in the east, the Kentish Council area in the south-east and south, the Waratah-Wynyard Council area in the south-west, and Burnie City in the west. The municipality contains two major centres Ulverstone and Penguin, smaller towns include Forth, and Turners Beach.

The Central Coast Council area features both urban and rural areas. Eighty-five per cent of the area's population live along the coastal strip. The principal townships are Ulverstone and Penguin, with smaller townships at Forth, Gawler, Heybridge, Leith, Sulphur Creek and Turners Beach. Rural land is used largely for agriculture, including poppies, pyrethrum, peas, potatoes and onion growing, and timber production and livestock enterprises. Tourism is also an important industry. The Council area encompasses a total land area of about 930 square kilometres.

European settlement dates from the late 1830s, when many timber-cutters arrived. Land was also used for agriculture. Growth took place during the late 1800s, when several ports operated and the railway line from Launceston was opened. The most significant residential development occurred from the 1950s into the 1970s. The population grew slightly from the 1970s to the 1990s. The population was relatively stable from 1991 to 2011, at about 20,000 people.

Major features of the Council area include Gunns Plains Cave, Leven Canyon, Dial Range, Preston Falls, Winterbrook Falls, Penguin Viewing Platform, Black Bluff, the Leven River, the Forth River, Wing's Wildlife Park, various state forests, Ulverstone Local History Museum, Perry-Ling Gardens and numerous beaches.¹

Catchment Area for Ulverstone Cultural Precinct

Tasmania's Central Coast is in the heart of the North West Coast. This landscape is not only attractive aesthetically; it is becoming increasingly attractive to investors, innovators, and entrepreneurs alike.

The Catchment Area for this project includes the Cradle Coast Region and Meander Valley. The Catchment Area includes the local government areas of Burnie, Central Coast, Circular Head, Devonport, Kentish, King Island, Latrobe, Meander Valley, Waratah/Wynyard and West Coast Council.

The Cradle Coast Region is a planning region for North West Tasmania. Many of the statistics in this profile reflect the Cradle Coast Region. The Cradle Coast Region is bounded by Bass Strait in the north, south and west, and the West Tamar and Meander Valley Councils to the east and south area, the Meander Valley Council area, the Central

¹ ID Consulting, *Central Coast Council Community profile*, <http://profile.id.com.au/central-coast>

Highlands Council area, the Derwent Valley Council area and the Huon Valley Council area in the east.

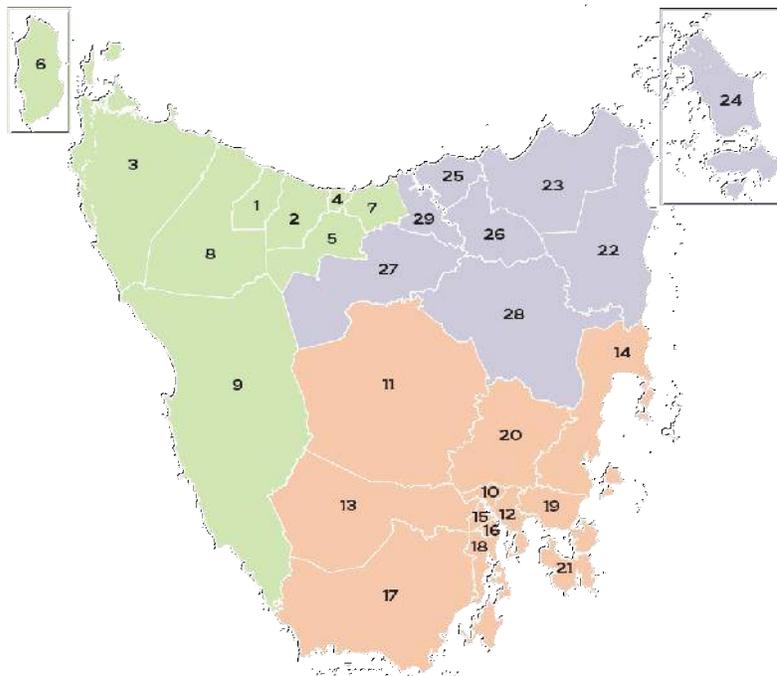
The Cradle Coast Region features both urban and rural areas. The urban areas include residential, industrial and commercial land use. More than 75% of the Region's population is concentrated in the towns and cities along the coastal strip between Wynyard and Latrobe, with the two major centres being Burnie and Devonport. Smaller townships are located at Latrobe, Penguin, Port Sorell, Queenstown, Railton, Rosebery, Sheffield, Smithton, Somerset, Stanley, Strahan, Tullah, Ulverstone, Waratah, Wynyard and Zeehan.

Rural land is used largely for agriculture (particularly dairy and beef farming and vegetable and crop growing, with some poppy and pyrethrum growing), and timber production. Mining and tourism are also important industries. The Cradle Coast Region encompasses a total land area of nearly 23,000 square kilometres. The LGA with the largest population in the Region is Devonport City, with the King Island Council area having the smallest population.

Catchment Area Map

Cradle Coast Councils (green) and Meander Valley (purple)

- | | | |
|--------------------|--------------------|------------------|
| 1. Burnie | 2. Central Coast | 3. Circular Head |
| 4. Devonport | 5. Kentish | 6. King Island |
| 7. Latrobe | 8. Waratah-Wynyard | 9. West Coast |
| 27. Meander Valley | | |



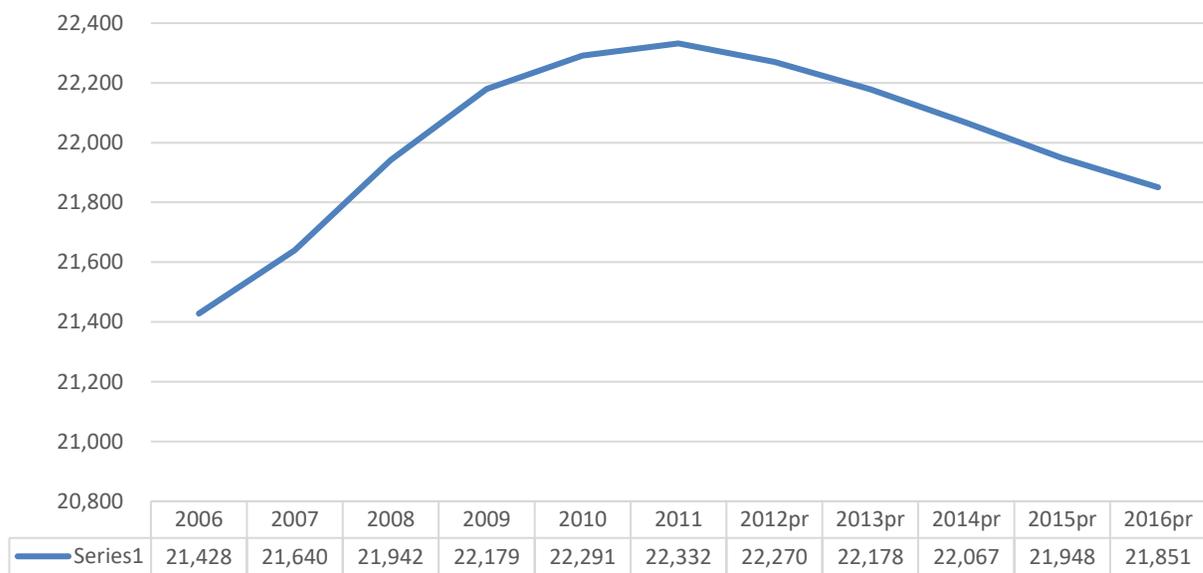
Source: www.planning.tas.gov.au/how_planning_works/council_regions

Population

Central Coast Council

Central Coast Council's population has remained fairly steady over the past decade increasing slightly to 21,851 people in 2016 representing an increase of 2% or 423 people. The population peaked at 22,332 people in 2011 but has fallen slightly over the past five years.

Estimated Resident Population Central Coast Council 2006-2016



Source: ABS - Regional Population Growth, Australia, 2016, 3218.0

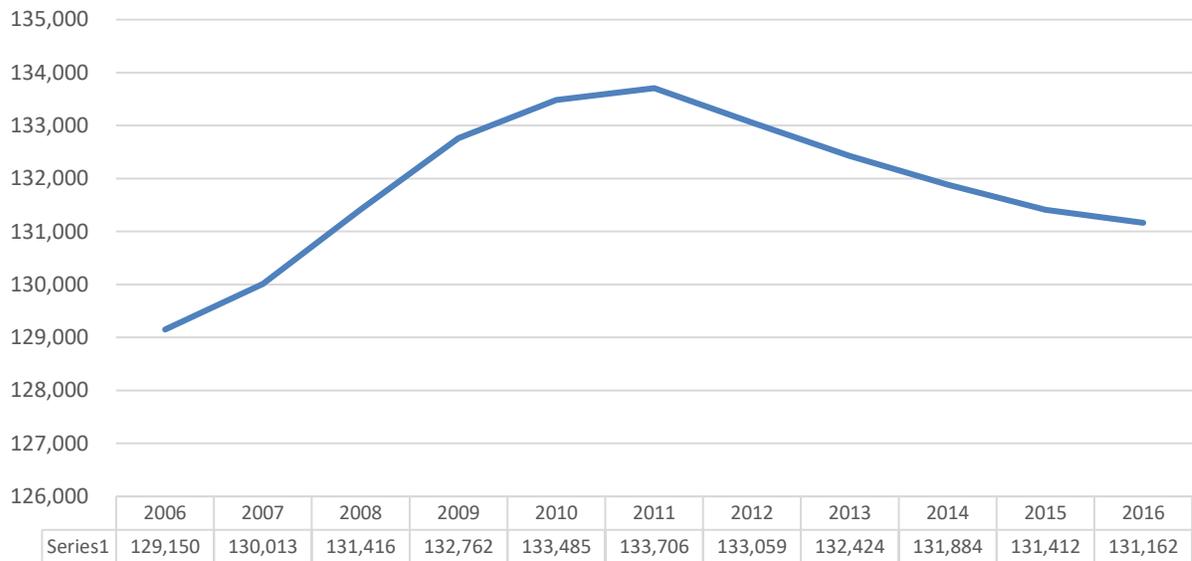
Catchment Area

There are 131,162 people living in the Catchment Area. The population peaked in 2011 at 133,706 people and has slightly declined since.

The estimated resident population of the Catchment Area has increased over the past decade from 129,150 people in 2006 to 131,162 people in 2016 representing an increase of approximately 1.5% or 2,012 people.

The areas with the largest population are Devonport (25,251 people) and Central Coast LGA (21,851 people).

Estimated resident population for catchment area
2006-2016



Source: ABS - Regional Population Growth, Australia, 2016, 3218.0

Table 1: ABS Estimated Resident Population 2016 by LGA in proposed catchment area

	2016 Estimated resident population	% of catchment area
Burnie (C)	19,304	14.7%
Central Coast (M) (Tas.)	21,851	16.7%
Circular Head (M)	8,173	6.2%
Devonport (C)	25,259	19.3%
Kentish (M)	6,303	4.8%
King Island (M)	1,617	1.2%
Latrobe (M) (Tas.)	10,940	8.3%
Meander Valley (M)	19,596	14.9%
Waratah-Wynyard (M)	13,883	10.6%
West Coast (M)	4,236	3.2%
Catchment area	131,162	100.0%

Source: ABS ERP 2016- <http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/3218.02016?OpenDocument>

Projected population

Central Coast Council

The population of Central Coast Council is expected to increase to 24,286 people over the next 20 years increasing by 1,335 people. The growth rate for Central Coast Council starts at 2% over 5 years and then decreases to 0.7% by 2037. The growth rate for Central Coast Council is lower than the growth rate for Tasmanian overall.

Catchment Area

The population of the Catchment Area is expected to grow over the next two decades although the growth rate is lower for this region when compared to the rest of Tasmania.

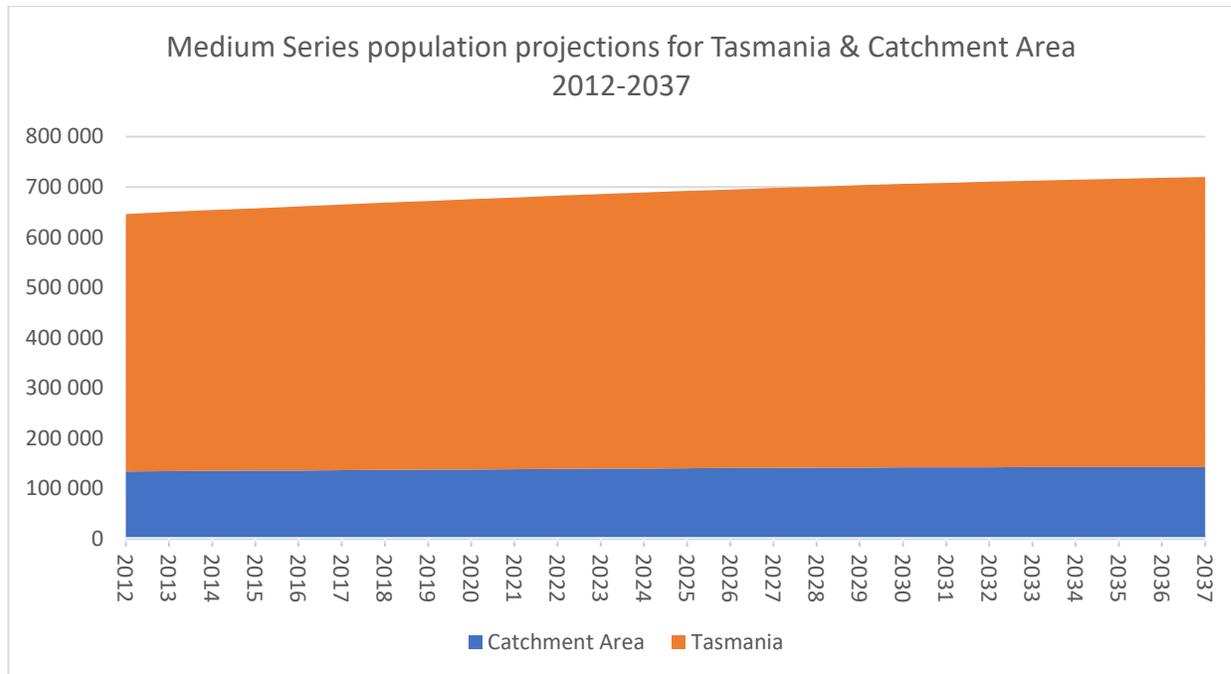
The population of the Catchment Area is expected to increase by 9,135 people from 2012-2037 indicating a growth of 6.8% over this period. The growth rate for this area is lower than the Tasmanian growth rate for this same period (12.6%).

Table 2: Population forecasts, medium series 2012-2037

	Central Coast Council		Catchment area		Tasmania	
	Population	Growth rate	Population	Growth rate	Population	Growth rate
2017	22,951		136,360		528,633	
2022	23,424	2.0%	138,767	1.77%	543,647	2.84%
2027	23,819	1.7%	140,805	1.47%	557,146	2.48%
2032	24,113	1.2%	142,229	1.01%	568,359	2.01%
2037	24,286	0.7%	142,879	0.46%	576,925	1.51%

Source: Dept of Treasury, Tasmanian Government

<https://www.treasury.tas.gov.au/domino/df/df.nsf/vcopol/397D0680E5DCC583CA257CEC0005F727>



Source: Dept of Treasury, Tasmanian Government

<https://www.treasury.tas.gov.au/domino/df/df.nsf/vcopol/397D0680E5DCC583CA257CEC0005F727>

Age distribution

Central Coast Council

Analysis of the service age groups of the Central Coast Council area in 2016 compared to Australia shows that there was a lower proportion of people in the younger age groups (0 to 17 years) and a higher proportion of people in the older age groups (60+ years).

Overall, 20.8% of the population was aged between 0 and 17, and 29.6% were aged 60 years and over, compared with 22.3% and 21.3% respectively for Australia.

There was a notable difference in the proportion of parent and homebuilders and young workers with a considerably lower proportions in Central Coast Council area.

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Parents and homebuilders (35 to 49) (-654 people)
- Seniors (70 to 84) (+405 people)
- Empty nesters and retirees (60 to 69) (+395 people)

- Secondary schoolers (12 to 17) (-258 people)²

Table 3: Age structure - Service age groups

Service age group (years)	2016			2011			Change
	Number	%	Australia %	Number	%	Australia %	2011 to 2016
Babies and pre-schoolers (0 to 4)	1,082	5.1	6.3	1,240	5.8	6.6	-158
Primary schoolers (5 to 11)	1,770	8.3	8.9	1,859	8.7	8.8	-89
Secondary schoolers (12 to 17)	1,596	7.5	7.1	1,854	8.7	7.8	-258
Tertiary education and independence (18 to 24)	1,541	7.2	9.2	1,438	6.7	9.4	+103
Young workforce (25 to 34)	1,937	9.1	14.4	1,922	9.0	13.8	+15
Parents and homebuilders (35 to 49)	3,678	17.2	20.2	4,332	20.3	21.2	-654
Older workers and pre-retirees (50 to 59)	3,434	16.1	12.7	3,260	15.3	12.8	+174
Empty nesters and retirees (60 to 69)	3,133	14.7	10.6	2,738	12.8	9.9	+395
Seniors (70 to 84)	2,673	12.5	8.6	2,268	10.6	7.9	+405
Elderly aged (85 and over)	522	2.4	2.1	447	2.1	1.9	+75
Total	21,366	100	100	21,358	100	100	+8

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

Catchment Area

The age profile of the Catchment Area is similar to the age profile for Tasmania overall. The profile highlights the population is ageing. However, in comparison to the Tasmanian average there are similar proportions of young children and school age children and there are higher proportions of older persons living in the Catchment Area.

² Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

Table 4: Age profile for Central Coast Council, Catchment Area and Tasmania.

	Central Coast		Catchment area		Tasmania		Australia
	Persons	%	Persons	%	Persons	%	%
0-4 years	1,082	5.1%	6,995	5.5%	28,469	5.6%	6.3%
5-9 years	1,226	5.7%	7,957	6.2%	31,514	6.2%	6.4%
0-9 years	2,308	10.8%	14,952	11.7%	59,983	11.8%	12.7%
10-14 years	1,314	6.1%	7,735	6.0%	30,219	5.9%	6.0%
15-19 years	1,305	6.1%	7,926	6.2%	31,078	6.1%	6.1%
20-24 years	1,064	5.0%	6,653	5.2%	29,865	5.9%	6.7%
10-24 years	3,683	17.2%	22,314	17.4%	91,162	17.9%	18.7%
25-29 years	930	4.4%	6,411	5.0%	28,703	5.6%	7.1%
30-34 years	1,009	4.7%	6,591	5.1%	29,328	5.8%	7.3%
35-39 years	1,048	4.9%	6,641	5.2%	28,333	5.6%	6.7%
25-39 years	2,987	14.0%	19,643	15.3%	86,364	16.9%	21.1%
40-44 years	1,243	5.8%	7,645	6.0%	31,495	6.2%	6.8%
45-49 years	1,389	6.5%	8,819	6.9%	34,512	6.8%	6.8%
50-54 years	1,659	7.8%	9,414	7.3%	35,538	7.0%	6.5%
40- 54 years	4,291	20.1%	25,878	20.2%	101,545	19.9%	20.0%
55-59 years	1,776	8.3%	9,710	7.6%	37,378	7.3%	6.2%
60-64 years	1,574	7.4%	9,128	7.1%	34,778	6.8%	5.6%
55-64 years	3,350	15.7%	18,838	14.7%	72,156	14.1%	11.8%
65-69 years	1,561	7.3%	8,789	6.9%	32,945	6.5%	5.1%
70-74 years	1,194	5.6%	6,685	5.2%	24,434	4.8%	3.8%
75-79 years	864	4.0%	4,871	3.8%	17,613	3.5%	2.8%
80-84 years	619	2.9%	3,327	2.6%	11,994	2.4%	2.0%
65- 84 years	4,238	19.8%	23,672	18.4%	86,986	17.1%	13.6%
85 years & over	522	2.4%	3,009	2.3%	11,767	2.3%	2.1%
Total persons	21,379	100%	128,306	100%	509,963	100%	100%

Source: ABS Census 2016

Education Profile

Schools overview

Within Central Coast Council there are 12 schools and 3,144 students attending the schools according to 2016 MySchool data. 15% of all students in the Catchment Area attend a school in Central Coast.

There are 73 schools located in the defined Catchment Area with 20,401 students attending schools in the area based upon 2016 data. The number of students attending schools in the area vary significantly from 26 students in the smaller rural schools to nearly 900 students at some of the larger high schools.

Table 5: Schools and number of students, by LGA, 2016

LGA	Number of schools	Number of students	% of total students
Meander Valley	8	1,859	9.1%
King Island	1	170	0.8%
Central Coast	12	3,144	15.4%
Circular Head	9	1,366	6.7%
Devonport	12	5,272	25.8%
Latrobe/ Kentish	9	2,126	10.4%
West Coast	4	409	2.0%
Wynyard/ Waratah	5	1,250	6.1%
Burnie	13	4,805	23.6%
Total	73	20,401	100.0%

Source: <https://www.myschool.edu.au/>

Education Facility attending

Central Coast Council

In 2016 there were 5,643 people attending an educational facility of which the most were attending primary school.

Analysis of the share of the population attending educational institutions in the Central Coast Council area in 2016 compared to Australia shows that there was a similar proportion attending primary school, a lower proportion attending secondary school, and a lower proportion engaged in tertiary level education.

Overall, 8.3% of the population were attending primary school, 5.6% of the population were attending secondary institutions, and 3.7% were learning at a tertiary level, compared with 8.2%, 6.2% and 6.8% respectively for Australia.

The major differences between the share of the population attending learning institutions in the Central Coast Council area and Australia were:

- A larger percentage of persons not attending (73.6% compared to 69.2%)
- A smaller percentage of persons attending University (1.7% compared to 5.0%)

Catchment Area

The ABS 2016 Census indicated that there were 19,230 people living in the Catchment attending primary school or secondary school. Another 2,438 were studying technical, further education or university.

There was a significantly lower proportion of persons attending university.

Table 6: ABS Census 2016- Educational facility attending.

	Central Coast		Catchment area		Tasmania		Australia
	Persons	%	Persons	%	Persons	%	%
Preschool	134	2.4%	864	2.5%	3,736	2.5%	4.8%
Primary - Government	1,297	23.0%	8073	23.3%	31,234	21.3%	18.2%
Primary - Catholic	309	5.5%	2052	5.9%	8,077	5.5%	5.3%
Primary - other non Government	172	3.0%	946	2.7%	4,467	3.0%	3.2%
Secondary - Government	767	13.6%	4887	14.1%	17,971	12.2%	11.5%
Secondary - Catholic	268	4.7%	1701	4.9%	6,630	4.5%	4.7%
Secondary - other non Government	164	2.9%	707	2.0%	4,840	3.3%	3.9%
Technical or further education institution	439	7.8%	2710	7.8%	10,630	7.2%	5.9%
University or tertiary institution	355	6.3%	2166	6.2%	18,250	12.4%	16.1%
Other	88	1.6%	584	1.7%	2,810	1.9%	2.8%
Not stated	1,650	29.2%	9995	28.8%	38,329	26.1%	23.7%
Total persons attending education institution	5643	100%	34685	100%	146974	100%	100%
% of population attending education institution	26.4%		27.0%		28.8%	30.8%	

Source: ABS Census 2016

Summary of key demographic statistics

- There are 131,162 people living in the catchment area for the Ulverstone Cultural Precinct (2016 Estimated Resident Population).
- The median age of persons in the Cradle Coast Region and Central Coast Council is significantly higher than the Australian average at 46 and 44 years respectively compared to 38 years for Australia.
- There is a higher proportion of Indigenous persons living in Central Coast Council, Cradle Coast Region when compared with the National proportion.
- The proportion of person born overseas is lower; language other than English spoken is lower than the National proportion.
- The median household income is notably lower than the Australian median.
- There are higher proportion of couples without children households and a lower proportion of couple with children households.
- Rents and mortgage repayments were lower than the national average.
- There were higher proportion of home ownership.
- There were higher proportions of volunteering in Central Coast Council region.

Table 7: Key Social Statistics for the Central Coast Council, Cradle Coast Region, Catchment Area, Tasmania and Australia

Demographics	Central Coast Council	Cradle Coast Region	Catchment Area	Tasmania	Australia
Population (ABS ERP 2016)	21,851	111,566	131,162	517,588	24,210,809
Growth 2006-2016 total persons (ABS ERP 2016)	423	1,771	2,012	28,286	
Growth rate (ABS ERP 2006-2016) %	2.0%	1.1%	1.5%	5.8%	
People aged 0–14 years (ABS Census 2016)	16.9%	17.8%	17.7%	17.7%	18.7%
People aged 15–64 years (ABS Census 2016)	60.8%	61.5%	61.5%	62.9%	65.6%
People aged 65 years and over (ABS Census 2016)	22.3%	20.8%	20.8%	19.4%	15.7%
Median age (ABS Census 2016)	46	44		42	38
% of Indigenous in population (ABS Census 2016)	6.9%	7.2%	6.5%	4.6%	2.8%
% born in Australia (ABS Census 2016)	84.2%	83.7%	83.5%	80.7%	66.7%
Language other than English at home (ABS Census 2016)2%	2%	2%		5%	21%
Overseas born (ABS Census 2016)	9%	9%		12%	26%
Median weekly household income 2016	\$1,002	\$990		\$1,098	\$1,431
Couples without children (ABS Census 2016)	47.0%	45.2%	45.1%	43.1%	37.8%
Couples with children (ABS Census 2016)	36.2%	36.5%	37.1%	38.2%	44.7%
One parent families' households (ABS Census 2016)	15.8%	17.2%	16.7%	17.4%	15.8%
Other family households (ABS Census 2016)	1.0%	1.0%	1.0%	1.3%	1.7%

Demographics	Central Coast Council	Cradle Coast Region	Catchment Area	Tasmania	Australia
Number of family households (ABS Census 2016)	5,9028	29,318	34,548	134,343	6,070,316
Lone person households (ABS Census 2016)	29%	28%	30%	28%	23%
Median weekly rent (ABS Census 2016)	\$210	\$210		\$230	\$335
Median mortgage (ABS Census 2016)	\$1002	\$1157		\$1,300	\$1,755
Owned outright (ABS Census 2016)	40.1%	36.3%	36.9%	35.7%	31%
Owned with a mortgage(ABS Census 2016)	33.3%	33.2%	33.5%	33.5%	34.5%
Rented (ABS Census 2016)	23.0%	26.8%	26.1%	27.3%	30.9%
Other tenure type (ABS Census 2016)	0.7%	0.7%	0.7%	0.8%	1%
Tenure type not stated (ABS Census 2016)	2.9%	2.9%	2.9%	2.6%	2.7%
Did voluntary work through an organisation or group (last 12 months)	23%	21%	21%	21%	19%
University attendance (ABS Census 2016 persons over 15 years) %	2%	2%		4%	5%

Cradle Coast Authority Community Profile by Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts.

Economic Profile

Table 9: Key Economic Indicators

	Central Coast Council	Cradle Coast Area
Gross regional product	\$0.76 billion	\$5.51 billion
% of State's GSP	2.9%	21%
Local jobs	6,759	51,168
Largest industry	Manufacturing	Manufacturing
Local businesses	1,366	7,632
Employed residents	10,161	51,423

The information presented here is derived from official sources of information (Australian Bureau of Statistics) as well as Australia's leading economic modellers, [NIEIR](#). Developed by ID Consulting.

Unemployment

Tasmania has experienced higher unemployment rates than the national average.

Unemployment in the Central Coast Council area has also declined over the past 6 years and is the same as the national unemployment rate at 5.87%. There were 543 people unemployed March 2017.

The unemployment rate in the Cradle Coast Region has fluctuated significantly over the past five years and is now lower than the Tasmanian average and similar to the Australian average.

Table 10: Unemployment Rates

Year- March quarter	Central Coast Council			Cradle Coast Region	Tasmania	Australia
	Unemployed people	Local resident workers	Unemploy ment rate %	Unemploy ment rate %	Unemploy ment rate %	Unemploy ment rate %
2017	543	10,859	5.87	5.81	5.8	5.9
2016	656	11,023	6.84	6.84	6.6	5.7
2015	693	10,681	7.58	7.58	6.8	6.10
2014	806	10,441	8.95	8.95	7.5	5.9
2013	824	10,278	9.09	9.09	7.30	5.5
2012	605	10,060	6.86	6.86	7.10	5.0
2011	750	10,573	7.84	7.84	5.6	4.90

Source: Australian Bureau of Statistics, [Labour force survey](#) catalogue number 6202.0, and Department of Employment, [Small Area Labour Markets, March 2016](#). Compiled and presented in economy.id by [.id](#)

Tourism Overview³

Central Coast – the municipality area

From a tourism perspective, the Central Coast Council is recognised for its geographical position within the North West Coast, considered as its name implies to be central within the North West Coast and an ideal location for visitors to base themselves to enjoy all that the North West has to offer. This also applies to the hinterland of the Central Coast which is acknowledged as a strength of the local tourism industry based on the natural products of the hinterland.

The Central Coast is home to many niche/gourmet products and producers, represented heavily by the Cradle to Coast Tasting Trail, and has a number of local markets that create both variety and diversity for visitors.

Ulverstone has been a holiday destination for the Tasmanian market for generations, the beaches, cafés and recreational opportunities appealing to families of all ages. Local caravan and holiday parks are booked out year by year and the Central Coast has developed a positive reputation within the growing RV market.

Charming Penguin enjoys a choice spot on the Bass Strait coastline. Offering visitors top-class coffee, food and wine ensures both locals and visitors are happy and the village really comes to life every Sunday when vendors set up stalls in the undercover Penguin Market. The Central Coast is well serviced by the local Council, Local Tourism Association and the Chamber of Commerce, and collectively these groups are ensuring a sustainable economic future for the Central Coast municipality and economy.⁴

Tourism is a major employer and contributor to the Tasmanian economy. *In 2015/16, the total tourism and hospitality sales in Cradle Coast Region was \$441.6m, the total value added was \$239.4m.*

³ Please note that most tourism data gathered is for the Cradle Coast planning region which includes all except one LGA – Meander Valley. Data has been gathered for Meander Valley however in some instances this data is gathered from different sources and for different time periods so can not be directly added to the Cradle Coast combined data. Separate tables have been included for Meander Valley for reference.

⁴Cradle Coast Authority, CENTRAL COAST Destination Action Plan 2017–2020 February 2017

Table 11: Tourism Employment

Cradle Coast Region		2015/16				2010/11			
Measure	Cradle Coast Region	% of total industry	Tas %	Cradle Coast Region as a % of Tasmania	Cradle Coast Region	% of total industry	Tas %	Cradle Coast Region as a % of Tasmania	2011 to 2016
Employment (total)									
Direct	3,255	6.4	7.2	18.9	3,508	6.8	7.3	20.2	-253
Indirect	627	1.2	1.6	16.1	669	1.3	1.6	17.1	-42
Total	3,882	7.6	8.8	18.4	4,177	8.1	8.9	19.7	-295
Employment (FTE)									
Direct	2,348	5.7	6.5	18.9	2,622	6.2	6.8	20.0	-274
Indirect	396	1.0	1.6	12.8	437	1.0	1.7	13.6	-41
Total	2,744	6.6	8.1	17.7	3,059	7.3	8.4	18.7	-315
Output/Sales (\$m)									
Direct	369.1	3.9	5.3	15.7	429.0	4.7	5.9	17.1	-59.9
Indirect	72.5	0.8	2.0	8.1	84.1	0.9	2.2	8.9	-11.6
Total	441.6	4.7	7.3	13.6	513.1	5.6	8.1	14.9	-71.5
Value added (\$m)									
Direct	210.8	4.4	5.4	17.5	203.4	4.4	5.2	18.4	7.4
Indirect	28.6	0.6	1.6	7.8	27.4	0.6	1.5	8.4	1.3
Total	239.4	5.0	7.1	15.2	230.8	5.0	6.7	16.1	8.6

Source: [National Institute of Economic and Industry Research \(NIEIR\)](#) ©2016. Compiled and presented in economy.id by [.id](#), the population experts. Data is based on 2014-15 constant prices for all years. NIEIR data are inflation adjusted each year to allow direct comparison, and new data releases normally adjust previous years' figures to a new base year.

Recent data indicates that visitors in Tasmania are increasing annually. Data from the Tasmanian Visitor Survey indicates:

- For the year ending June 2017, there were 1.27million visitors, up 9 per cent from 1.17 for the previous year.
- Total nights spent by visitors in the state increased by 6 per cent to 10.83 million.
- Visitor expenditure increased by 10 per cent to \$2.26 billion.
- The number of interstate visitors to Tasmania increased by 6per cent to 1.06million (was 997,800).⁵

The number of visitors for the same period in the Cradle Coast tourism region increased by 7% from 476,800 in March 2016 to 508,400 in March 2017.⁶

⁵ Tourism Tasmania, Tasmanian Visitors Survey, www.tourismtasmania.com.au

⁶ Ibid.

Table 12: Visitor Summary

	March 2016 Year End	March 2017 Year End	% change
Total visitors to Tasmania Region visited- Cradle Coast	476,800	508,400	7% increase
Interstate visitors to Tasmania Region visited- Cradle Coast	393,200	408,500	4% increase

Source: Tourism Tasmania, Tasmanian Visitors Survey, www.tourismtasmania.com.au

Most visitors to the Cradle Coast were domestic travel for overnight stays (58%) which is similar to trends for Tasmania overall. In 2015/2016 there were:

- 515,977 international visitor nights (12.1%),
- 2,390,202 domestic visitor night stays (58%), and
- 1,195,459 domestic day trips (29%).

The number of international visitors to the Cradle Coast has increased over the past seven years and the proportion of domestic day trippers has remained relatively the same.

Domestic overnight visitors to the Cradle Coast

The total number of visitors to the Cradle Coast Region has fluctuated over the past five years with an overall increase in the total number of domestic overnight visitors from 2008-2015.

In the 5 years up to 2015/16, there were an average of 604,483 domestic overnight visitors to the Cradle Coast Region. Average length stay for domestic overnight visitors was 2.9 days, similar to the average for Tasmania.

In the 5 years up to 2015/16, domestic overnight visitors to the Cradle Coast Region were more likely to be visiting on holiday, accounting for 61% of all visitors. 21% were visiting friends or relatives and 14% were on business.

Table 13: Domestic overnight Visitors - 5 year total Cradle Coast Region - 2011/12 to 2015/16

Main reason for trip	Cradle Coast Region				Tasmania			
	Visitors	%	Visitor nights	Average length of stay (days)	Visitors	%	Visitor nights	Average length of stay (days)
Visiting friends and relatives	682,933	20.9	2,856,825	4.2	3,573,855	23.1	13,444,592	3.8
Holiday	1,995,041	61.0	4,813,930	2.4	9,239,212	59.7	25,220,468	2.7
Business	462,368	14.1	1,553,721	3.4	2,011,373	13.0	5,420,490	2.7
Other reason	129,144	4.0	338,479	2.6	672,011	4.3	1,690,096	2.5
Total	3,268,186	100	9,562,956	2.9	15,477,539	100	45,775,647	3.0

Source: [Tourism Research Australia](#), Unpublished data from the *National Visitor Survey* 2016.

A 5 year aggregate is used here to minimize the figures which need to be suppressed, but sample sizes may still be too small for some categories. Compiled and presented by .id the population experts <http://economy.id.com.au/cradle-coast>.

Domestic daytrip visitors to the Cradle Coast

In the five years, up unto 2015/2016 approximately one in five domestic day trips in

Tasmania were in the Cradle Coast region (22%) which represents an average of 1,074,224 domestic daytrip visitors to the Cradle Coast Region.

The main reason for the domestic day trips to the Cradle Coast region was for a holiday (50%), visiting friends or relatives (27.7%) or business (9.8%).

Table 14: Domestic daytrip visitors - 5 year total Cradle Coast Region - 2011/12 to 2015/16

Main reason for trip	Cradle Coast Region		Tasmania	
	Visitors	%	Visitors	%
Visiting friends and relatives	1,458,653	27.2	6,043,055	24.4
Holiday	2,789,071	51.9	12,546,052	50.6
Business	483,456	9.0	2,728,373	11.0
Other reason	639,942	11.9	3,495,585	14.1
Total	5,371,123	100.0	24,813,065	100.0

Source: [Tourism Research Australia](#), Unpublished data from the *National Visitor Survey* 2016.

A 5 year aggregate is used here to minimize the figures which need to be suppressed, but sample sizes may still be too small for some categories. Compiled and presented by .id the population experts <http://economy.id.com.au/cradle-coast>.

International visitors to the Cradle Coast

In the 5 years up to 2015/16, there were an average of 64,604 international visitors to the Cradle Coast Region. Average length stay for international visitors was 6.4 days, lower than the average for Tasmania.

The total number of visitors over the past five years for the Cradle Coast indicates that, 73.1% of all international overnight visitors were likely to be visiting on a holiday while 12% were visiting family or friends, 5% were on business, 4% were on educational trips and 5% were on employment trips.

Table 15: International visitors - 5 year total Cradle Coast Region - 2011/12 to 2015/16

Main reason for trip	Cradle Coast Region				Tasmania			
	Visitors	Visitor nights	%	Average length of stay (days)	Visitors	Visitor nights	%	Average length of stay (days)
Visiting friends and relatives	39,965	289,911	12.4	7.3	299,810	2,951,687	17.1	9.8
Holiday	235,959	1,030,640	73.0	4.4	1,152,007	6,084,594	65.8	5.3
Business	15,475	108,735	4.8	7.0	90,802	593,632	5.2	6.5
Education	10,730	59,806	3.3	5.6	108,239	3,531,467	6.2	32.6
Employment	13,575	498,047	4.2	36.7	63,065	1,496,014	3.6	23.7
Other reason					36,219	643,209	2.1	17.8
Total	323,024	2,067,484	100	6.4	1,750,145	15,300,607	100	8.7

Source: [Tourism Research Australia](#), Unpublished data from the *National Visitor Survey* 2016.

A 5 year aggregate is used here to minimize the figures which need to be suppressed, but sample sizes may still be too small for some categories. Compiled and presented by .id the population experts <http://economy.id.com.au/cradle-coast>.

Ulverstone History Museum Visitor Profile

As the data below indicates the number of visitors varies over the past three financial years. Overall the number of days that the museum was opened has reduced over the past three years and hence the visitor numbers has also reduced. The number of visitors compared with the total days open has increased with a visitor rate of 64% in 2015-2016 compared with 50% in 2013-2014.

Table 16: Ulverstone History Museum Visitor profile 2013-2016

	School or Group		Visitors			
	Adults	Children	Family	Adults	Children	
2015-2016	36	111	12	386	48	116 Visitor Days/ 180 days open 64%
2014-2015	74	250	23	413	51	172 visitor days/ 304 days open 56%
2013-2014	122	280	8	597	34	168 visitor days/ 336 days open 50%

Visitor Information Centre Statistics for Ulverstone & Penguin

Each Visitor Information Centre keep statistics of visitors attending the centre. However, all the statistics are an estimate only. The centres have a door counter on the main door but many visitors come in through the back door which means they are not counted. In addition, the centre staff also take a manual count but again this is an estimate only due to potential for human error.

The statistics indicated that there are between 18,000-22,600 visitors to the Information Centre in Penguin each year and approximately 19,000- 27,000 visitors to the Ulverstone Information Centre per year.

The most popular months for visits is between October- April. Over half of the visitors to the Ulverstone Information Centre were from other parts of Tasmania while 36% were interstate visitors and 7% were international visitors.

Table 17: Ulverstone Visitor Information Centre Statistics by origin of visitor, July 2012- Dec 2015

Origin of visitors	International	Interstate	Tasmania	Total
Persons	2336	12,433	19,453	34,222
% of total	7%	36%	57%	100%

Table 18: Penguin Visitor Information Centre Statistics, 2008-2017 by month

Year/ Month	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
January	2380	2952	2525	2811	2602	2886	2412	2635	2833	3315
February	2322	2696	2468	2488	3168	2220	2359	2453	2731	2758
March	2284	2599	3102	3245	2779	2439	2042	2775	2793	
April	1944	1628	1947	1788	1988	1499	1562	1566	1935	
May	970	1196	1267	1066	870	978	1001	824	1000	
June	761	670	789	649	756	774	611	640	576	
July	873	910	976	699	738	712	693	622	660	
August	810	596	867	696	696	550	622	518	539	
September	749	889	908	884	950	950	970	970	1184	
October	1673	1507	1408	1423	1452	1522	1601	1574	3874	
November	1611	1508	1678	1640	1639	1607	2443	1636	2286	
December	1644	1740	1684	1851	1804	2004	2044	1717	2205	
Total persons	18021	18891	19619	19240	19442	18141	18360	17930	22616	6073

Table 19: Ulverstone Visitor Information Centre Statistics 2008-2016 by month

Year/ Month	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
January	3087	3540	3214	3461	2593	2602	2251	2202	2269	2129
February	3255	3206	3478	2647	2642	2467	2395	2423	2548	2142
March	2300	2988	3074	2972	2336	2473	2284	2375	2761	2311
April	1273	2466	2363	2879	2004	1796	1866	1841	1988	1667
May	1458	1975	1642	1762	1597	1518	1338	1340	1438	1776
June	1466	1444	1566	1362	1610	1296	1378	1459	1264	1247
July	1574	1780	1830	1232	1264	1516	1232	1781	1205	1595
August	1525	1526	1664	2022	1688	1626	1324	1301	1897	1415
September	1909	1663	1890	1712	1642	1897	1330	2298	1846	
October	2130	2282	2036	2021	1999	1615	1696	2320	1925	
November	1779	2284	2076	1946	2189	2076	887	1822	2044	
December	2027	2388	2329	1714	1763	1642	958	1966	1637	
Total persons	23783	27542	27162	25730	23327	22524	18939	23128	22822	

Ulverstone History Precinct Review

Attachment 3 – Community Consultation Report November 2017

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Executive Summary

The Ulverstone Cultural Precinct is a valued feature of the Central Coast region. As home to the Ulverstone History Museum and Research Library and North West Woodcraft Guild, the site showcases important local history information, artefacts and collections, and provides important educational resources to the community.

The Council has recently considered the option of the co-location of the Ulverstone Visitor Information Centre with the Ulverstone History Museum, creating an opportunity to revitalize how the precinct is laid out and servicing the cultural needs of the community.

This report provides a summary of the detailed responses to each of the questions posed in the Feedback Form.

The stakeholder analysis and engagement component of the review consisted of three main phases all of which contributed to the final Master Plan for the Precinct. These phases included:

- Phase 1: Aspirations and visioning for the site
- Phase 2: Early Concepts Plans Development
- Phase 3: Draft Master Plan Review

Within each of these phases a number of engagement activities were conducted which included newsletter and Communique, advertising, feedback forms, briefings and interviews, static displays, Information and Feedback stalls and online engagement.

Project Team

An internal project team was established to guide the project and to ensure that the Review included data and information from all the key areas of Council. The members of the Project Team included:

- Chris Fletcher, Social Planning and Development, Group Leader
- Brittany Trubody, History Museum Coordinator
- Greg Osborne, Assets and Facilities Group Leader
- Justin Smith, Building Projects Coordinator
- Susanne Clear, Visitor Information Centre Coordinator
- Mary-Anne Edwards, Town Planner (as required)
- Cor Vander Vlist, Director Planning and Community Services

The Project Team was led by Community Services and met fortnightly to review the project including outcomes of the engagement activities.

Community Group (Advisory)

In addition to the engagement methods mentioned above, a Community Group was established to guide the project and provide feedback on the master planning concepts as they evolved. This group consisted of volunteers, user groups and industry representatives including Cradle Coast Authority, Chamber of Commerce and existing tourism attraction operators in the North West to input. The representation and members of this group included:

- Caves to Canyon, LTA – Gena Cantwell
- Central Coast Chamber of Commerce and Industry – Ben Hiscutt
- Cradle Coast Authority – Luke Mitchell/Theresa Lord
- North West Woodcraft Guild – Pat Milburn
- Ulverstone History Museum volunteers – Phil Walsh and Wendy Newton
- Ulverstone Visitor Information Centre volunteers – Kaye Ling and Norma Raspin
- Leven Regional Arts – Janice Stanfield

The Community Group met on five occasions at key milestones in the project and provided invaluable advice and support to the project.

Through the engagement process it became evident that the community supported the co-located History Museum and Visitor Information Centre, with the additional consideration of including other complimentary services and lease spaces, such as the North West Woodcraft Guild, tourist groups and dedicated retail space to support the attractions in the facility. In addition, the community sought a better layout of the site to improve the functionality, way-finding and open spaces associated with the site and access from Reibey Street, Main Street and the Quadrant Car Park.

Overall residents expressed a desire to see a new multi-faceted community facility that would incorporate new exhibition spaces for the arts and social history, a relocated visitor information centre and retail space, a café, active workshop spaces for woodworking and arts activities, a science centre and a planetarium. The vision developed for the Cultural Precinct combines arts, culture, tourism and science to create a vibrant community and education hub within the Central Coast region.

Visual material such as the Early Concept Plans developed by Tasmania architectural firm ARTAS helped to draw comment and clarify what was important for the Cultural Precinct for the future. The draft Master Plan was distributed to the community in September 2017 and was met with

overwhelming support and positivity with almost all persons surveyed indicating that they were “looking forward to it happening.”

The Master Plan designed for the Cultural Precinct includes a three storey facility and open spaces for the community and tourists to enjoy. The key features of the space include:

Improved public and civic spaces for residents and visitors such as:

- New and improved wayfinding, connectivity, and access through the site for pedestrians and cyclists;
- Standard and long bay car parking;
- Feature gardens, sculpture and play gardens;
- A public forum/amphitheater space;
- Music garden for public busking;
- Open-air plaza with public performance space; and
- A secondary enclosable all-weather plaza within the facility.

The all-weather plaza is co-located on the ground floor of the facility with:

- A relocated Ulverstone Visitor Information Centre (UVIC);
- Retail space to support the onsite activities;
- Café for visiting patrons;
- Viewing deck – overlooking the iconic Ulverstone Shrine of Remembrance;
- Special purpose workshop spaces suitable for woodcraft and other maker activities;
- Offices and storage associated with the VIC and centre management; and
- Public amenities – including showers for travelling tourists.

The first floor of the facility contains:

- A new contemporary museum space housing the Ulverstone Local History Collection and Research Library;
- A new special purpose exhibition space suitable for visual art, museum and science exhibits; and
- Elevated secondary viewing deck – overlooking the Ulverstone Shrine of Remembrance.

The second floor of the facility contains:

- A new science centre; and
- A new planetarium.

The Cultural Precinct aims to be a tourist destination offering a range of visitor experiences for local, regional, intrastate and interstate/international visitors. In addition, the Ulverstone Cultural Precinct will be an education hub for the area combining both arts and culture, and science and technology. The new public spaces will also provide an engaging community space for people to visit and recreate.

Vision and Aspirations Stage

Three Early Concept Plans were developed from the results of the Phase One engagement with the community. These Concept Plans have been presented to the community to seek their feedback. The community was asked to consider the feedback from the previous survey, notes and communiques on the project and the three Concept Plans. Each had different layouts, traffic flow, features and details for the community to consider.

A feedback form was distributed throughout the community. The feedback forms could be completed online, hardcopy or emailed to Council. The feedback form asked participants about the placement of 14 design elements in the Concept Plan and also their likes and dislikes about each Plan.

Twenty-six surveys were returned and there were several other emailed responses received which have been incorporated into the analysis.

What opportunities are created by co-locating the Visitor Information Centre with the History Museum?

There were some key themes that emerged from respondents about what opportunities they believed that the co-location of the Visitor Information Centre and the History Museum would create. These include increased patronage, developing a central location, boosting tourism and enhancing cultural understanding of the local area.

- **Increased visitation**

There were 22 comments indicating that the co-location of the VIC and the History Museum would increase visitation to the museum and/or the information center.

Such comments include:

- *“the co-location of the two facilities would create strong synergy, visitors to one of the facilities would very likely be interested in the other and in many cases would take the opportunity to visit the other facility. It could reasonably be expected that this would result in more visits to both facilities than if they were located separately.”*
- *“Bring visitors to the town to same site at the history museum creating greater patronage for both.”*

- **Central site/synergy**

There were 16 comments indicating that the co-location of the VIC and the History Museum would create a synergy/ central site.

Such comments include:

- *“A central point for both understanding and experiencing the Central Coast region.”*
- *“Central site where the visitors can source information about the area as well as enhance their knowledge by understanding the history of the district.”*

- **Tourism attraction**

There were 14 comments that suggested that the co-location will attract tourism. Such comments include:

- *“A more central tourist destination where different cultural activities can be experienced, a center of social creativity.”*

- *“Visitors will be encouraged to visit and support both the visitors centre and museum. A more visible location and the size of the precinct will make it indeed visible. Parking for both.”*
- *“Visitors can include all 3 places in the one site. Visitors planning to visit only one of these might decide to visit all three.”*

- **Cultural awareness**

There were 10 comments which indicated that respondents thought that the co-location of the VIC and the Museum will enhance knowledge of history of the local area and enhance cultural activities/thinking/ideas. Such comments include:

- *“It would be better to be combined as visitors would be able to visit the history museum to become familiar with Ulverstone history as well as exploring the region.”*
- *“A way of linking our past and present; our culture and landscape and how people can 'taste local'. A more authentic visitor experience”*

- **Rationalisation of volunteer staff**

There were nine (9) comments from respondents which included that they thought an opportunity from the co-location was that staff could be rationalized and volunteers rationalized. Such comments included:

- *“With appropriate training, some of the staff/volunteers could develop the skills needed to operate in both facilities. This would result in less staff volunteers being required to run the co-located facilities compared to the facilities being located separately.”*
- *“Volunteers might not have to be totally alone on weekends (if museum is open). An attendant in one facility could possible manage more than one venue (if well planned).”*

Some of the other key ideas that respondents raised in this question about what opportunities the co-location of both the VIC and the History Museum would create include:

- Enables longer opening hours (4 comments)
- Has good off street parking/ less parking required overall (4 comments)
- It is now in a viable locations (3 comments)
- Reduced cost of management of two centres/ cost of infrastructure (2 comments)
- Opens up use of existing Visitor Information Centre for other purposes (2 comments).

Idea	Comments	Idea	Comments
Increase visitation	22	Longer opening hours	4
Synergy/central site	16	Parking	4
Attract tourism	14	Viable location	3
Enhance cultural awareness	10	Reduce costs	2
Rationalization of staff/volunteers	9	VIC site opportunities	2

Q1 What opportunities are created by co-locating the Visitor Information Centre with the History Museum?

Answered: 36 Skipped: 0

Visitor Experience Think Central Idea Facilities
Shared Resources Volunteer Better Parking
Museum Stop Shop Centre Increase
Tourists Locals

Assuming the layout and structures could change, what other cultural activities could be supported at the History Precinct site?

The main types of cultural activities respondents suggested could be supported at the History Precinct centered around space for multipurpose gallery style facility including storage, workshop space, gallery and sales point. Respondents suggested:

- Display/exhibition space for local craft/artists (12 comments)
- Space for Woodcraft Guild with possible viewing area (10 comments)
- Art gallery (9 comments)
- Sales point for local artists/craftsperson's (7 comments)
- Museum (5 comments)
- Workshop space for local artists/crafts persons (5 comments)
- Art storage area (4 comments)
- Space to conduct craft workshops (3 comments)

Such comments include:

- *"A multi-purpose gallery style facility. To show case and market the work of local artists and craftsmen. To provide a working space for local and perhaps to imported artists and crafts people to demonstrate their art or crafts as specialized display. To showcase imported travelling art and other exhibitions for a set period."*
- *"Workshop space for the NW woodcraft guild, sufficiently separated from the gallery facility that machine noise is not a problem to the gallery. The workshop could have viewing windows to allow visitors to safely observe work in progress."*
- *"People love to see others at work and making it would be great for visitors to interact informally with the woodworkers- even history volunteers preparing displays sorting collections, telling their own stories, local food is also a draw card."*

- *"I think it essential to have a retail outlet selling local produce and products."*
- *"Glass blowing/pottery/print making art studio within art space: The Mc Hugh family lived at a property at Isandula Road and in 1863 manufactured earthenware from clay mined on the property. These pieces were early forerunners to the valuable McHugh pottery available today. There was also a brickmaking kiln on West Gawler Road in the early 1900s."*
- *"A specialist gallery. For example see the National Art Glass Gallery at Wagga."*
- *"The woodworking workshop- display of Tasmanian timbers and shop. An area for local exhibits ranging from local artists, painters, writers with an avenue for sales. Promotion of the above and launches."*

Space for cultural events

In addition to these arts and cultural activities and spaces respondents suggested that there could be space for small performance, festival launches and cultural events. There were 9 comments that suggested that this could be included into the facility/site. Such comments included:

- *"civic space" for celebrations- highlight the clock like a town square "centre of our community" art focus"*

History hub/ education centre

A few respondents indicated the site could be home to local history activities (5 respondents) such as:

- Genealogy centre (1)
- Learning centre (2)
- Research centre for history (2)
- *"Geo-science site- exploring the NW Tasmania geological history with links/tours to key sites such as Leven Canyon, Goat Is, Braddon lookout, 3 sisters nature reserve, Penguin silver mine and other NE sites. Be the hub of NW regional experience, gain access to publishing rights to the Created by Chaos book by Peter Manchester Publish and sell."*

Space for groups/activities

Some respondents suggested groups that could be located at the site. Some of the groups that respondents suggested could be supported at the facility include:

- | | |
|------------------------------------|--------------------------|
| • Gardening club (2) | • Created by Chaos (1) |
| • Bike club (1) | • Men's Shed (1) |
| • Walking club (1) | • Steam machine Club (1) |
| • Fishing club (1) | • CWA (1) |
| • Planetarium (2) | • Scouts (1) |
| • Hub for NW Tassie experience (1) | • Craft/ Weaver club (1) |
| • Geo- science site (2) | |

Commercial usage

There were a few respondents who suggested commercial/business activities on the site including:

- Spaces for commercial businesses (1)
- Markets (1)
- Coffee shop (6)
- Food vans (2)
- Wifi lounge (2)

Such comments include:

- *“I think it would also be extremely beneficial to have a wifi lounge where tourists can catchup online and recharge, this would guarantee tourists call in and stay for an extended period of time.”*
- *“Communications centre supported with appropriate technology Wi Fi etc online access. “*
- *“There is a park in Brisbane down at Portside. They have brought more people to the area with food truck style shipping containers. I think the area to the left of the Milk bar hut would work.”*

Other comments

Other ideas mentioned include the development of the gardens (3 comments) and the need for outdoor seating (1 comment).

Idea	Comments	Idea	Comments
Display/exhibition space for local craft/artists	12	Space to conduct craft workshops	3
Space for wood work guild with possible viewing area	10	Art storage area	4
Art gallery	9	Space for cultural events	9
Sales point for local artists/craftsperson's	7	History hub	5
Museum	5	Commercial activities	12
Workshop space for local artists/crafts persons	5	Home for other groups	various

Q2 Assuming the layout and structures could change, what other cultural activities could be supported at the History Precinct site?

Answered: 35 Skipped: 3

Activities Selling History Place Exhibitions
Launceston Visitors Community Gallery
Period Centre Present Gardens Workshop

What facilities and experiences would entice you to visit the History Precinct site?

There were many suggestions on what would entice respondents to visit the History Precinct but the majority of them focused on the provision of local information, interactive displays and professional changing exhibitions. In addition, the provision of a café/coffee shop in the area rated highly by respondents.

Local history/ geographic/ tourism information

The respondents indicated that the precinct must be grounded in local information, history, artwork and tourism information. Fourteen respondents indicated that they would be enticed to visit the precinct if there was local arts/crafts/ geographic and historical information.

Such comments included:

- *“Geological information about the central coast region- its formation. Make more of a railway theme.”*
- *“Gallery and creative exhibitions. I love projects where contemporary/local artists engage with historic collections for example local produce, being open on weekends (where other things are closed).”*
- *“Indigenous history information specific to this area. Tribes. Languages, customs and culture...”*
- *Information and displays regarding the local agriculture industries which the NW Coast supports.”*

Café/coffee shop

Many respondents indicated that a café or coffee shop would be an attraction for ‘weary travelers’ and locals alike. Thirteen respondents indicated a café/coffee shop would be an attraction. Such comments included:

- *“A coffee lounge where visitors and artists, painters, writers are encouraged to stay within the precinct.”*
- *“A place for weary travelers to come and relax and also a coffee and tea area- some visitors centers on the mainland have these facilities.”*

- *“A small coffee shop - perhaps in the style of an old fashioned general store.”*
- *“There absolutely must be a good cafe. MUST. If I don't want to buy any souvenirs and am interested in the museum / art, a cafe would keep me there to spend money. Especially for visitors who want to get up early and go on the road. Offer fantastic coffee and they will come. Innovative and modern facilities with interpretation. The current visitor center building is incredible, don't go backwards.”*

Interactive displays/ interpretative displays

Eleven respondents suggested that the displays at the facility would need to be interactive and engaging to entice them to visit the center.

Such comments include:

- *“Augmented reality/virtual reality experiences for museum interpretation, education (i.e. planetarium) and historical tours.”*
- *“Historical re-enactments perhaps to coincide with significant dates, child friendly amenities, perhaps with an interactive historical play area where children were encouraged to touch.”*
- *“Activity for children (and grandchildren). It would be great to get local businesses in the towns to display small collections at significant times (eg ANZAC day, WWII, IWD etc) that could link people back to the museum to see more. Creates profiting of current history markets in the main street.”*

Professional changing exhibitions/ art gallery museum

Eight respondents suggested that the center needed to include professional, changing exhibitions at the museum and gallery to entice them to visit. Such comments included:

- *“A really good attractive museum with professional changing exhibitions include interactive exhibitions. An occasional festival. artist demonstrations, guest speakers (historical information).”*
- *“Regular changes of displays featuring different aspects of central coast.”*
- *“Contemporary exhibitions which change regularly and are advertised locally”*

Welcoming open space/ facilities

Eight respondents indicated that welcoming open spaces with places to sit and walk through would entice them the visit the History precinct. In addition, the provision of clean toilets was also important. Some comments from respondents include:

“An area to walk around and appreciate some garden art and sculptures. a bench seat to ponder a quiet area.”

“Having better set out more up to date facilities.”

Other facilities/ experiences that would entice respondents to visit the History Precinct

- Better signage (2)
- Good parking (1)
- Good vehicle access for campervans/ dump point (2)
- Live music/festival/markets (6)

- Retail (4)
- Specific displays geo science.
Created by chaos (1)
- Working art space/courses (2)
- Mural wall (1)
- Internet café (1)
- A map of local area (1)
- Incentive scheme (1)
- Better advertising (1)
- School tours (1)
- Public arts/ crafts (2)

Idea	Comments	Idea	Comments
Local history/ geographic/ tourism information	14	Welcoming open space/ facilities	8
Café/coffee shop	13	Live music/festival/markets	6
Interactive displays/ interpretative displays	11	Retail	4
Professional changing exhibitions/ art gallery museum	8		

Q3 What facilities and experiences would entice you to visit the History Precinct site?

Answered: 38 Skipped: 0

Central Coast Tourist History Geo
 Interactive Railway Line Coffee
 Main Street Facilities Access Interpretation
 Craft Local Produce

What suggestions would you make for enhancements to the open space and landscaping of the History Precinct site?

38 respondents answer this question with many various ideas raised. The main themes were around seating, developing an inviting space, providing interpretative trails/gardens/ walkways and providing plenty of parking.

Providing seating

Eleven comments were made about providing seating and picnic areas for visitors in the History Precinct. Such comments include:

- *“Outside seating and shelter.”*
- *“Landscaping upgraded- people friendly tables and benches.”*
- *“Lots of greenspace, picnic tables, utilize art and culture in the “courtyard” area. Make it a quirky, inviting space which makes people curious and comfortable.”*
- *“Additional seating and lighting in the park in colonial or settler style.”*

Developing an inviting space

Six comments were made about developing the History Precinct into an inviting, open space which would attract people into the area. Such comments include:

- *“Needs to be an obvious ‘stopping point’ for people entering and leaving the CBD. a sense from the outside of what the experience/interaction might be within.”*
- *“Remove some of the trees hiding the area from the street. Remove noxious plants such as cotoneaster. More seating and open areas to enjoy the sunshine (but some capacity for shade in summer).”*
- *“Better visual amenity through site or landscaping/structures to draw you in. Needs to be accessible and engaging.”*

Providing interpretative trails/ garden/ walkways

Six comments were made about creating wide open and inviting walkways such as interpretative walkways. Some of the comments include:

- *“Keep native flora especially eucalyptus and other large trees. Incorporate large railway into the garden walks eg sign posts, railway crossing signs. Identification signs for flora. other indigenous flora scattered throughout walkways/garden beds.*
- *“An innovative flower beds or arrangements that some part of Ulverstone history is reflected- local competition for IPADs.”*
- *Added planting of trees in the little park at the front of the library to create a substantial corridor or arbor of deciduous/ornamental trees through the center of the park. This would provide a focal point during autumn and subsequent changes of seasons- the change of seasons evidence by autumn foliage is something that visitors to Tasmania enjoy. “*

Serene open space

Five comments were made about making the space a serene open space for visitors and locals alike. Such comments include:

- “Serene park space with shade trees and gardens and some tables and seats. Landscaping in the park area to provide some banks and hollows to make it a more interesting than the present very flat area. An area for people to site, rest and enjoy the surroundings. a through path from Main street to Reibey St with adequate lighting.”
- “Modern/updated entry-way and signage, "village green" type area - seating and play area for children (nature play - natural resources).”

Idea	Comments	Idea	Comments
Tables/chairs seating areas	11	Local artworks	5
Needs to be inviting from outside	6	Mural, mosaics, sculptures	4
Interpretative trails/garden/walkways	6	Engage local garden club	4
Plenty of parking	6	Village green	4
Serene park space/ open space	5	Shelter	4
Local landscaping/ architects	5	Interactive displays/ playgrounds	3

Other suggestions include:

- Safe pathways (level paths) (2)
- Adequate lighting (2)
- Bus area pull in/covered bus stop (2)
- Dog stops/ bike stops (2)
- Remove green garages/ prison lock ups (2)
- Waste dump site (1)
- Lockable at night (1)
- Use clock in designs (1)
- Rock feature from local stone (1)
- Water bubbler (1)

Q4 What suggestions would you make for enhancements to the open space and landscaping of the History Precinct site?

Answered: 37 Skipped: 1

Art People Friendly Parking Children Seating
 Tables Landscaping Main Street Local Flora
 Needs Outside

What suggestions would you make to improve the entrance to the History Precinct site from Reibey Street?

There wasn't a clear direction about entry and exit points for the History Precinct with some suggesting that Reibey Street would be a good entry if it was wider and other suggesting the Quadrant be linked and used as the entry/exit or Main Street as the entry/exit. There was no clear and obvious preference of use for Reibey Street by respondents.

However, there were some clear point which respondents thought were important to improve the entrance to the History Precinct site from Reibey Street which include the need for clear signage, the need for good pedestrian access, the need for an icon such as an arch or gate to entice people in and curved distinct pathways to attract visitors.

Some of the comments include:

- *"Bigger bolder signage commencing at both- all entrances to town. Wider access from Reibey street keeping in mind safety turning concerns."*
- *"Engage a qualified artist through arts Tasmania public art site program to interpret the cultural, physical and aspirational aspects of the site to work with landscape designs for a progressive plan for the site that can be developed overtime."*
- *"There should be a laneway from Reibey Street to Main street so buses can easily enter park and leave"*
- *"Remove trees and open up the area. attractive low plantings. good signage for the precinct, attractive wide pathways."*
- *"Needs a stronger street presence, whether there is a new building on Reibey Street or a gateway feature/improved landscaping and better signage etc. Needs greater visual amenity through the site to draw people in."*
- *"Remove shrubbery besides railway Reibey Street as entry- exit on main street."*
- *"Pedestrian access only too close to island for vehicle access."*
- *"Difficult for vehicle access, pedestrian only. Extend road from Quadrant and make that the main access with onto Main street RV parking could be encouraged or allocated to the parking area in the Quadrant- busses would be able to drive through."*
- *"Information signage (brown sign) on highway with depiction of say the Clock or similar significant building."*
- *"Clear medium size bushes from park/street side area but retain tall eucalypts adjacent to railway line to maintain amenity."*
- *"A well-planned entry with plenty of signage and a nice garden without taking up too much parking space but the better entry would be better done in Main street- more room to entre from there."*
- *"One way entry from Main street and out through Quadrants, keep buses and larger RVs and caravans off Reibey street."*

Idea	Comments	Idea	Comments
Clear signage	16	Lockable at night	1
Add icon such as entry gate/ arch	10	Need to mindful of turning	3
Pedestrian access only/ good pedestrian access	9	Engage landscape designer to design	1
Curved wide distinct path	7	Interpretative walks	1
Open it up/ Remove shrubs/trees	7	Ease of access for Bus	3
Low plantings	2	Wider access from Reibey Street	3

Q5 What suggestions would you make to improve the entrance to the History Precinct site from Reibey Street?

Answered: 34 Skipped: 4

Pedestrian Landscaping Entrances Gate Street
 Road Signage Walk Parking Room Entry
 Foot Traffic

What else needs to be considered for the future vision of the History Precinct site?

There were over 35 ideas put forward by respondents in this final question about what else needs to be considered for the future vision of the History precinct. Many of the suggestions had been mentioned previously in the survey.

Some of the key ideas suggested include:

- Make sure sufficient car parking (6)
- Make it welcoming/lively (6)
- Signage (5)
- Museum needs to be adaptable/interactive (4)
- Promotion (3)
- Make it a tourist destination (3)
- Excellent/indoor toilets (2)
- Broad appeal of museum (2)
- Provision of coffee shop/café (2)
- Landscaping/vertical garden (2)
- Quality architects (2)
- Practicable architecture (2)
- Education/school tours (2)
- Make it a cultural centre as well as historic centre (1)
- Use local consultants (1)
- Cost of project (1)
- Provision of guided tours (1)
- Pedestrian/vehicle access (1)
- Co-location of commercial component (1)
- Design- building/interior graphic display (1)
- Lighting (1)
- Disability access (1)

- Take new approach/modern to VIC (1)
- Workshop (1)
- Woodwork guild to stay and upgrade (1)
- Patrick Blanc (1)
- Helmut Schwabe (1)
- Gates at each end/ ensure lockable (1)
- Opening hours (1)
- Relevance to community (1)
- Staff training (1)
- Layout internally (1)
- Clocks focus (1)
- Walkways/open space (1)
- Grand entrance (1)
- Free WIFI (1)
- Destination for new arrivals (1)
- Façade of museum upgrade (1)
- Fulltime curator (1)
- Retention of volunteers (1)
- Professional training of volunteers (1)
- Re housing of existing museum artefacts (1)
- Ongoing updates and enhancement of library (1)

Some of the key comments include:

- *“Old museums featured static and unchanging displays eg UHM, but modern museums need to be able to adapt and change as necessary or risk becoming irrelevant.”*
- *“Parking are to be adequate. Increase in population, increase in tourism. Make it a tourist destination even if they do not go elsewhere in the town.”*
- *“I think its important to remember that people want authentic - as in artifacts and people- but also the experience that links them to place and time. This is the challenge. Would also like to see a new approach to the VIC- which is very middle aged and bitsy. Less could be more in terms of displays, merchandise etc. The regional brand 'where will the stories take you' needs re interpreting into contemporary experiences.”*
- *“As more and more tourism resources go online visitors centres numbers are decreasing and will continue to do so. Any redevelopment needs to ensure tourists call in here for more than just information, free wifi and space to use it, excellent facilities toilets and maybe even showers for campers to use it, and connections to local stories, characters experience and produce is a key. Further thoughts: I recently spoke to someone who had moved to Tassie from NZ and she told me that there they have a program/persons responsible for new arrivals/integration to the areas. Perhaps this could be incorporate into the mission of the redevelopment precinct, the place to go to connect whether as a tourist, local or new resident in the area, to find out what is on, local clubs, groups and events of your interest.”*
- *“It needs to look enticing, I can't say that it does at the moment. I would love to see a vertical garden wall (it could hide the containers and other necessary things by unsightly). in the style of Patrick Blanc (google him). This would be a lovely landscaping challenge using Australian plants- maybe a first.”*
- *“Exhibitions need to be educational, broad appeal across all ages and high quality. Cycle hall of fame possibly expanded to the national cycle museum.”*
- *“Lively and open every day.”*
- *“For gods sake have some vision and think outside the square. This town needs a bloody good shakeup and some form of interest to ensure people want to stop, look and spend.”*
- *Making it a cultural centre as well as providing information and covering local histories.”*
- *“What other visitor services could be provided? What is the long term plan for that space? Added room hire? Functions? Exhibitions? Meetings? What does the visitor want? Assuming this precinct is not just about telling the community what it knows, it needs to have that visitor experience at the front and centre of its development. Look at Stone Henge? An example of a visitor centre and history museum combined to create a great experience.”*

Q6 What else needs to be considered for the future vision of the History Precinct site?

Answered: 32 Skipped: 6

Excellent Signage Layout Space Future
 Parking VIC Needs School Groups
 Displays Quality Local Key Main Street

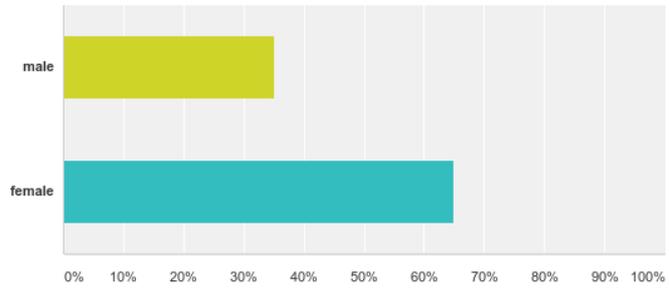
Demographics of respondents

What street do you live in?

Alexandra Rd	2
Allambie Crescent	1
Bellingers road	1
Braddon Street	1
Braids road	1
Dunning	1
Forth	1
Fulton ave	2
Harrison St	1
Highfield	3
John street	1
Lovett	1
Mc Donald Street	2
Ozanne Drive	1
Penguin road	1
River Road	1
South road	7
Stanley Street	1
West	1
Westfield Court	1
William Street	1
Wilmord	1
Total responses	33

Q9 I am

Answered: 37 Skipped: 1



Your age

	Number of respondents
25-35 y	4
36-45y	2
46-55y	2
56-65y	9
66-75y	12
76 +	3
	32

Early Concept Phase

How would you rate the placement of the following design elements in each of the concept plans?

Participants were asked to rate the location of 14 design elements in each of the concept plans. Respondent were asked to rate each aspect out of 10, where a 10 rating indicated that they loved the concept and a 1 indicated they did not like the location of the design element in that Plan.

A mean for each of the aspects was derived and has been provided in the table below. The mean represents the average rating for each of the concept plans.

As can be seen from the table below each of the aspects of the Concept Plan attracted fairly similar ratings with only a few elements receiving a rating of over 7 for the location of the element in a particular plan. Concept Plan 3 received the highest rating overall however the mean was just over 6 in most cases.

Table: Do you like the placement of the following design elements of each of the concept plans?

14 Design Elements	Concept Plan 1	Concept Plan 2	Concept Plan 3	All Plans
	Mean	Mean	Mean	Mean
Pathways and connectivity for pedestrians and bicycles	5.8	6.6	7.2	6.5
Parking spaces	5.38	6.23	6.77	6.1
Long bay parking	5.71	5.79	6.63	6.0
Bus set down areas	5.48	6.25	6.32	6.0
Green space areas	5.08	5.08	6.46	5.5
Entrance areas to the site	5.5	5.46	6.08	5.7
Visitor Information Centre	4.69	5.88	5.65	5.4
Exhibition Space	5.44	6.36	6.68	6.2
Museum Space	5.96	6.08	6.79	6.3
Active Workshop Space	5.8	5.64	6.16	5.9
Science Centre / Planetarium	6.48	6.65	7.17	6.8
Retail Space	5.64	5.56	6.48	5.9
Café Space	5.84	5.64	6.4	6.0
Amenities	5.48	5.43	6.52	5.8
Mean for all aspects	5.59	5.96	6.52	6.0

Reasons for ratings

Respondents were asked to provide any comments that they had on the reasons behind their ratings. 19 respondents answered this question.

Overall some of the reasons why they provided positive comments were around:

- The parking plan in Concept Plan 3 (5 respondents)
- Good well proportioned layouts (2 respondents)
- Viewing area for the workshops space (2 respondents)
- Co-location of the Visitors Information Centre (2 respondents)
- Green spaces are well designed (1 respondent)

There were many reasons why respondents provided poor ratings for the various location of the 14 design aspects tested. Some of the main issues mentioned have been listed below.

- Need to better maximise Reibey Street frontage (3 respondents)
- Need to focus design/ layout on how the buildings will be staffed (3 respondents)
- Visitor information centre is not central/ too small (4 respondents)
- Amenities need to be close to café (3 respondents)
- Workshop space too small/ need to be better access (2 respondents)
- Too much green space/ trees- especially in parking area (2 respondents)
- No amenities in Concept 1 (2 respondents)
- Don't want café (2 respondents)
- Entry/Exit onto Main Street- need better street appeal (2 respondents)
- Placement/ size of museum (2 respondent)
- Questioning Planetarium (1 respondent)
- Exhibit space to big (1 respondent)
- Need walking path from Main Street to Reibey without going through buildings (1 respondent)
- Concept 3- info centre needs to maximise views of clock (1 respondent)
- Concept 1- pedestrian access not good (1 respondent)
- Playground disconnected (1 respondent)
- Leave the VIC where it is (1 respondent)
- Combine VIC with retail (1 respondent)
- Back of house space needs to be along the back of any Retail/Info Centre space maximising front of house and providing adequate storage and staff room (1 respondent).
- Meeting room space is also necessary so storage for chairs/equipment can make Exhibition/Cafe space multi-purpose (1 respondent).

Q2 Q1b: If you would like to provide any comments on the reasons behind your ratings, please do so here:

Answered: 19 Skipped: 7

Concept Carpark Plan 3 Access Amenities Option
Workshop Visitor Information Centre Main Street
Reiby Street

Concept Plan 1

Analysis of Concept Plan 1 indicates that the things that respondents liked the best were the location of the Science Centre/ Planetarium, museum space, pathways and connectivity for pedestrians and bicycles and café space- with these receiving the most number of higher scores. Respondents were least happy with the location of the Visitor Information Centre with a score of 4.69 out of 10. Less than half of respondents like the location of the Visitor Information Centre in the Concept Plan.

What do you like about Concept Plan 1?

There were 49 comments from respondents about what they liked about Concept Plan 1. 22 of the 26 survey participants provided at least one like about this concept plan. The main aspects that respondents liked about the Concept Plan 1 include:

- The main entry enables viewing of all areas and the layout/ visibility of site/ entry and exit of site (10 respondents).
- The walkability of the Concept Plan (8 respondents)
- The parking spaces (8 respondents)
- The compact nature- the café, retail and VIC all close together- close proximity (8 respondents)
- Active workshop space away from museum and exhibition space (4 respondents)
- Playground and green space (3 respondents)
- Gathering area/ combined outdoor covered all weather (3 respondents)
- Viewable working space (3 respondents)
- Outdoor dining area (3 respondents)
- Science centre (2 respondents)

Q3 Q2: In relation to CONCEPT PLAN #1, what are the three things that you like the most about this concept?

Answered: 22 Skipped: 4



What do you dislike about of Concept Plan 1?

There were 64 comments from respondents about what they disliked about Concept Plan 1. 23 of the 26 survey participants provided at least one dislike about this Concept Plan. There were many issues identified by respondents and they have been detailed below.

- Reduced parking/ inadequate parking/ unsafe parking (11 respondents)
- Not good frontage onto Main Street and concerns about Reibey Street (8 respondents)
- Playground/ garden too large (8 respondents)
- VIC too small or not enough space (6 respondents)
- Concerns about bike access/ pedestrian access- unsafe (5 respondents)
- Vehicle access not good (3 respondents)
- Café needs to be smaller (3 respondents)
- Museum space too small (2 respondents)
- Workshop space too small (2 respondents)
- Don't like retail and café area combined (2 respondent)
- Building too close to residential (1 respondent)
- Don't like covered walkways (1 respondent)
- Retail is in prime real estate (1 respondent)
- Amenities need to be need café (1 respondent)
- Traffic concerns (1 respondent)
- Buildings and layout could make it dark and shadowy (1 respondent)
- Too close to train line (1 respondent)
- Meeting point to far away (1 respondent)

Q4 Q3: In relation to CONCEPT PLAN #1, what are the three things that you don't like the about this concept?

Answered: 24 Skipped: 2

Pedestrian Complex Parking Cafe Bike
 Street Visitor Space Exhibition Parking Big Cafe
 Vehicle Access Frontage Space
 Visitor Information Centre Parking Retail
 Reiby Street

How would you rate the placement of the following design elements in Concept Plan 1?

	1/10	2/10	3/10	4/10	5/10	6/10	7/10	8/10	9/10	10/10	No. of responses	Mean
Pathways and connectivity for pedestrians and bicycles	8.7%	4.4%	4.4%	8.7%	26.1%	4.4%	13.0%	17.4%	4.4%	8.7%	100% (23)	5.78
Parking spaces	7.7%	3.9%	7.7%	7.7%	26.9%	15.4%	15.4%	7.7%	3.9%	3.9%	100% (26)	5.38
Long bay parking	4.2%	4.2%	4.2%	8.3%	29.2%	8.3%	25.0%	12.5%	0.0%	4.2%	100% (24)	5.71
Bus set down areas	4.0%	8.0%	4.0%	4.0%	36.0%	16.0%	12.0%	8.0%	4.0%	4.0%	100% (25)	5.48
Green space areas	4.2%	8.3%	16.7%	4.2%	20.8%	20.8%	12.5%	8.3%	4.2%	0.0%	100% (24)	5.08
Entrance areas to the site	15.4%	3.9%	7.7%	0.0%	15.4%	19.2%	11.5%	15.4%	7.7%	3.9%	100% (26)	5.50
Visitor Information Centre	19.2%	3.9%	11.5%	11.5%	15.4%	11.5%	11.5%	7.7%	3.9%	3.9%	100% (26)	4.69
Exhibition Space	8.0%	12.0%	4.0%	8.0%	16.0%	12.0%	16.0%	16.0%	4.0%	4.0%	100% (25)	5.44
Museum Space	4.2%	8.3%	4.2%	8.3%	8.3%	16.7%	25.0%	16.7%	4.2%	4.2%	100% (24)	5.96
Active Workshop Space	4.0%	0.0%	8.0%	16.0%	16.0%	8.0%	28.0%	16.0%	4.0%	0.0%	100% (25)	5.80
Science Centre / Planetarium	4.4%	8.7%	0.0%	0.0%	8.7%	21.7%	21.7%	21.7%	4.4%	8.7%	100% (23)	6.48
Retail Space	4.0%	8.0%	4.0%	16.0%	12.0%	12.0%	16.0%	28.0%	0.0%	0.0%	100% (25)	5.64
Café Space	4.0%	4.0%	4.0%	8.0%	28.0%	8.0%	24.0%	12.0%	4.0%	4.0%	100% (25)	5.84
Amenities	0.0%	4.8%	0.0%	14.3%	42.9%	14.3%	19.1%	0.0%	0.0%	4.8%	100% (21)	5.48

Concept Plan 2

Overall respondents liked the placement of the Science Centre/ Planetarium, the Exhibition Space, parking space and bus set down area the best of all the 14 design aspects in the Concept Plan. Respondents least likes the placement of the green space in Concept Plan 2.

What do you like about Concept Plan 2?

Respondents were asked what are the three things that they liked the most about Concept Plan 2. There were 53 comments from respondents about what they liked about Concept Plan 2. 21 of the 26 survey participants provided at least one like about this Concept Plan.

Respondents liked:

- Layout is user friendly/ better integration of facilities (13 respondents)
- More/better parking (9 respondents)
- Workshop/ exhibition space- larger, well positioned (6 respondents)
- Reduced green space, well positioned green space (6 respondents)
- Visitor Information Centre well positioned (5 respondents)
- Walkways/ pedestrian access/ bike track (5 respondents)
- Larger information centre (4 respondents)
- Short forecourt enhances the main entry and give street presence (4 respondents)
- Closer to Reibey Street frontage better street presence (3 respondents)
- Nothing (3 respondents)
- Meeting place is in a good place (2 respondents)
- Exterior car park and green space remain the same (1 respondent)
- Green space along resident boundary (1 respondent)
- Maximises space available (1 respondent)
- One way traffic through Quadrant carpark (1 respondent)
- Back of house/ offices at the rear (1 respondent)
- Active workshop in view of VIC- well positions (1 respondent)
- Tree lines (1 respondent)
- Science centre/ planetarium (1 respondent)
- Better integrations with Shrine of Remembrance (1 respondent)

Q5 Q4: In relation to CONCEPT PLAN #2, what are the three things that you like the most about this concept?

Answered: 21 Skipped: 5



What don't you like about Concept Plan 2?

There were 52 comments from respondents about what they disliked about Concept Plan 2. 23 of the 26 survey participants provided at least one dislike about this concept plan. There were many aspects identified that respondents disliked about the Concept Plan 2. The main things identified include:

- The layout of the retail space and connection to other aspects (11 respondents)
- The parking- too much or too little or layout of parking (7 respondents)
- Main entry only adjoins to retail and exhibition space (5 respondents)
- Entrance is boring (5 respondents)
- Active workshop space is a concern due to noise, dust or restricted access (5 respondents)
- Not enough green space/ no playground (4 respondents)
- Exhibition space is too big and no retail there (3 respondents)
- Retail needs to be combined with Information Centre (3 respondents)
- Café too big and not in good spot (3 respondents)
- Layout isn't free flowing/ access (3 respondent)
- Detail about internal space/ open plan? (2 respondents)
- The location of the VIC (2 respondents)
- Pathways (1 respondent)
- No outdoor space near café (1 respondent)
- Too close to the train line (1 respondent)
- Amenities too far from the café (1 respondent)
- Wood work space is not dedicated (1 respondent)
- Outdoor dining space (1 respondent)

Q6 Q5: In relation to CONCEPT PLAN #2, what are the three things that you don't like about this concept?

Answered: 23 Skipped: 3

Cafe Workspace Retail Space Information Centre
Looks Increased Cafe Think Space Carpark
Information Centre Parking
Parking Location Centre Entrance Exhibition

How would you rate the placement of the following design elements in Concept Plan 2?

	1/10	2/10	3/10	4/10	5/10	6/10	7/10	8/10	9/10	10/10	No. of responses	Mean
Pathways and connectivity for pedestrians and bicycles	4.2%	4.2%	4.2%	0.0%	16.7%	16.7%	8.3%	29.2%	8.3%	8.3%	100% (24)	6.58
Parking spaces	7.7%	7.7%	7.7%	0.0%	11.5%	7.7%	19.2%	15.4%	15.4%	7.7%	100% (26)	6.23
Long bay parking	4.2%	8.3%	12.5%	0.0%	20.8%	8.3%	12.5%	25.0%	4.2%	4.2%	100% (24)	5.79
Bus set down areas	4.2%	8.3%	4.2%	4.2%	8.3%	20.8%	4.2%	37.5%	4.2%	4.2%	100% (24)	6.25
Green space areas	8.0%	12.0%	4.0%	8.0%	28.0%	12.0%	16.0%	4.0%	4.0%	4.0%	100% (25)	5.08
Entrance areas to the site	7.7%	3.9%	7.7%	7.7%	15.4%	23.1%	15.4%	19.2%	0.0%	0.0%	100% (26)	5.46
Visitor Information Centre	7.7%	7.7%	3.9%	3.9%	23.1%	7.7%	3.9%	30.8%	11.5%	0.0%	100% (26)	5.88
Exhibition Space	4.0%	4.0%	0.0%	8.0%	20.0%	12.0%	12.0%	32.0%	0.0%	8.0%	100% (25)	6.36
Museum Space	4.2%	4.2%	4.2%	8.3%	12.5%	8.3%	29.2%	29.2%	0.0%	0.0%	100% (24)	6.08
Active Workshop Space	8.0%	0.0%	8.0%	8.0%	16.0%	24.0%	16.0%	16.0%	4.0%	0.0%	100% (25)	5.64
Science Centre / Planetarium	4.4%	8.7%	0.0%	0.0%	4.4%	26.1%	21.7%	13.0%	8.7%	13.0%	100% (23)	6.65
Retail Space	8.0%	8.0%	4.0%	8.0%	8.0%	24.0%	16.0%	24.0%	0.0%	0.0%	100% (25)	5.56
Café Space	4.0%	8.0%	4.0%	8.0%	24.0%	4.0%	28.0%	20.0%	0.0%	0.0%	100% (25)	5.64
Amenities	4.4%	4.4%	4.4%	13.0%	30.4%	17.4%	4.4%	17.4%	4.4%	0.0%	100% (23)	5.43

Concept Plan 3

Respondents were asked what are the three things that they liked and disliked about Concept Plan 3. Overall this Concept Plan rated the highest of all three Concept Plan in many aspects. This Concept Plan received the highest overall approval rating for the location of the 14 aspects of the plan and had high ratings for the location of the parking, retail space and long bay parking.

Respondents were least happy with the location of the exhibition space and pathways and connectivity for pedestrian and bicycles.

What do you like about Concept Plan 3?

There were 53 comments from respondents about what they liked about Concept Plan 3. 21 of the 26 survey participants provided at least one like about this Concept Plan.

Results indicate that respondents liked:

- Parking- close access and amount of parking (13 respondents)
- Reibey Street frontage/ connect/ entrance- ease of access, frontage (12 respondents)
- Traffic flow/ one way access/ Quadrant carpark (10 respondents)
- Layout/spacing of buildings (6 respondents)
- Best of the three Plans (4 respondents)
- Location of Visitor Information Centre and retail and café (4 respondents)
- Amenities near café (4 respondents)
- Viewable work spaces (3 respondents)
- Dispersed garden setting/sculpture space (2 respondents)
- Pedestrian access (2 respondents)
- Viewable workspaces (2 respondents)
- View of Shrine of Remembrance (2 respondents)
- Use of exhibition space (1 respondent)
- Science Centre/ Planetarium (1 respondent)
- Museum (1 respondent)

Q7 Q6: In relation to CONCEPT PLAN #3, what are the three things that you like the most about this concept?

Answered: 21 Skipped: 5



What don't you like about Concept Plan 3?

There were 59 comments from respondents about what they disliked about Concept Plan 3. 24 of the 26 survey participants provided at least one dislike about this Concept Plan. Responses were varied and a summary has been provided below.

Respondents disliked the following about Concept Plan 3:

- Playground- position, too large, too close to Main Street and wasted space (14 respondents)
- Parking- not enough, too close to residential, not good configuration (9 respondents)
- Museum/ Active workshop not big enough and separate from Information Centre (5 respondents)
- Workshop space only viewable via exhibition space (4 respondents)
- Parking area- take up space/ unsafe/ visibility (4 respondents)
- Café needs to be closer/ nearby (4 respondents)
- Buildings are too spread out (5 respondents)/ isolation of workers (3 respondents)
- No outdoor dining (3 respondents)
- Visitor Information Centre should be part of retail area (3 respondents)
- Quadrant congested/ too busy (3 respondents)
- Need larger exhibition space (2 respondents)
- Sculpture garden (2 respondents)
- Visitor Information Centre- not good location (2 respondents)
- Visitor Information Centre- too small (2 respondents)
- Railway line too close to development (1 respondent)
- No amenities (1 respondent)
- Not pedestrian friendly (1 respondent)
- Separate retail and café areas (1 respondent)
- Don't like covered walkways (1 respondent)

Q8 Q7: In relation to CONCEPT PLAN #3, what are the three things that you don't like the about this concept?

Answered: 24 Skipped: 2



How would you rate the placement of the following design elements in Concept Plan 3?

	1/10	2/10	3/10	4/10	5/10	6/10	7/10	8/10	9/10	10/10	No. of responses	Mean
Pathways and connectivity for pedestrians and bicycles	4.2%	0.0%	0.0%	8.3%	8.3%	16.7%	8.3%	20.8%	16.7%	16.7%	100% (24)	7.21
Parking spaces	3.9%	7.7%	3.9%	0.0%	11.5%	11.5%	3.9%	34.6%	15.4%	7.7%	100% (26)	6.77
Long bay parking	4.2%	4.2%	0.0%	12.5%	12.5%	8.3%	4.2%	37.5%	8.3%	8.3%	100% (24)	6.63
Bus set down areas	8.0%	4.0%	8.0%	8.0%	4.0%	12.0%	8.0%	32.0%	4.0%	12.0%	100% (25)	6.32
Green space areas	4.2%	0.0%	4.2%	4.2%	16.7%	16.7%	16.7%	29.2%	4.2%	4.2%	100% (24)	6.46
Entrance areas to the site	3.9%	3.9%	3.9%	11.5%	15.4%	23.1%	11.5%	11.5%	3.9%	11.5%	100% (26)	6.08
Visitor Information Centre	7.7%	11.5%	3.9%	3.9%	11.5%	15.4%	23.1%	15.4%	3.9%	3.9%	100% (26)	5.65
Exhibition Space	0.0%	8.0%	4.0%	4.0%	8.0%	16.0%	24.0%	16.0%	8.0%	12.0%	100% (25)	6.68
Museum Space	0.0%	4.2%	4.2%	12.5%	8.3%	4.2%	20.8%	29.2%	4.2%	12.5%	100% (24)	6.79
Active Workshop Space	0.0%	0.0%	8.0%	8.0%	20.0%	32.0%	12.0%	4.0%	8.0%	8.0%	100% (25)	6.16
Science Centre / Planetarium	0.0%	4.4%	4.4%	0.0%	4.4%	17.4%	30.4%	13.0%	8.7%	17.4%	100% (23)	7.17
Retail Space	0.0%	4.0%	0.0%	8.0%	16.0%	24.0%	12.0%	28.0%	4.0%	4.0%	100% (25)	6.48
Café Space	8.0%	0.0%	0.0%	8.0%	12.0%	12.0%	24.0%	28.0%	4.0%	4.0%	100% (25)	6.40
Amenities	0.0%	0.0%	0.0%	8.7%	13.0%	30.4%	26.1%	13.0%	4.4%	4.4%	100% (23)	6.52

Additional comments

Respondents were asked if they had any other comments to make about the Concept Plans that had not been covered previously. 20 respondents provided additional comments which have been analysed below. In addition the feedback from community members via emails and letters has been incorporated into this section of the report.

- Retail to be connected to the Visitor Information Centre
 - *“Retail sales should be controlled through the information centre as they are now.”*
 - *“Would also like to see the Retail area include the Information Centre and be a co-op for the worker / artists, etc.”*

- Woodwork guild- size of space, use of space and preference for wood work only
 - *“The Woodworking Active Workshop requires a dedicated space, no less than what the Workshop currently holds.”*
 - *“If the Woodcraft Guild is to be part of this, we would like to ask if any consideration was given to the fact that the Guild is a working / teaching group. Ages range from 12 to 91. We hold teaching courses for up to 10 members and also one on one training for newcomers. These lessons are sometimes held in the evening. Members come in from time to time to use the machinery and on any day we open, there could be up to 10 people using various machines. We also need storage for our timber, shelving & other items. We feel a shared working space would not be able to cater for this. Other groups wouldn't like the noise, dust, etc. Even with dust extraction, you still get dust.”*

- Disability access needs to be considered and incorporated into design
 - Use internal ramps to connect spaces- refer to submission and design notes

- Science Centre themes and ideas
 - *I love the Science theme and think all the stories suggested/discusses could fit under this banner. It also would be a great addition to the Coast where we want to encourage interest in education and learning and self esteem, an identity as an engaged, smart community full of opportunities and access to the latest scientific knowledge and resources. It would also be something very different to what else is being offered in the cultural/museum sector along the Coast. It would provide great opportunities for collaboration with Tastrofest, the Uni, the local agricultural sector, schools just to name a few examples.*
A big story for all the other stories to congregate under.
I can also envisage a cross disciplinary residency program operating out of this centre that invites a curated number of scientist, historians/artists/poets/writers to come and work, engage and run workshops in the centre throughout the year. Even four a year would be a great start. The feeling that there is always something happening, something fresh and new to engage with (which I think the museum lacks at the moment)

- Other ideas to be considered-

- Incorporation of Shrine of Remembrance and Clock into design and displays
- Model railway
- Use the parking space in the Quadrant.
- Use local timbers and external appearance to be sympathetic to the urban environment.
- Speed bumps to reduce hooning
- Seating for green spaces
- Increasing size of exhibition space
- Covered walkways
- Bike parking or rent a bike
- Have the amenities entrance the Visitor Information Centre
- Café to have nice views
- Use of local produce- food, wine etc
- Bill board advertising to attract visitors
- Add in plans to renew Reibey Street as part of the project
- Add sculpture on Reibey Street
- Security for the site
- Storage space
- Add half booths where different crafts can be made as a working exhibition
- Co-locate the art gallery from the Civic Centre to the History precinct.

Q9 Q8: If you would like to provide any additional comments about the Concept Plans, that have not been covered in the questions so far, please do so here

Answered: 20 Skipped: 6

Active Workshop Think Plan Main Street Needs
 Carpark Parking Information Centre

Having now seen the Early Concept Designs, please indicate your level of enthusiasm for the project?

Respondents were asked to indicate their enthusiasm for the project on the scale below, where 1 is supportive but not particularly excited and 10 is very excited.

The mean for this question was 7.32 with most respondents indicating that they were at least 'a little bit excited'.

Table: Please indicate your level of enthusiasm for the project?

	Responses	%
1- Supportive, but not excited	0	0.0%
2	1	4.0%
3	1	4.0%
4	1	4.0%
5- A little bit excited	2	8.0%
6	0	0.0%
7	5	20.0%
8	9	36.0%
9	3	12.0%
10- So excited! I can't wait for it to happen.	3	12.0%
	25	100%

Demographics of respondents

Where do you live?

What street do you live in?

- McKenna's Road
- Amherst Street, Ulverstone
- Braids Rd
- Braids Road
- Clara Street, West Ulverstone
- East Devonport
- Faber's Road Riana
- Fulton Street
- Hiller Street
- Holliview Way
- Linton Avenue, Heybridge
- Locket Street, East Ulverstone
- Loongana
- Main Street.
- Queen Street
- Reibey Street
- South Road West, Ulverstone
- Whitehill's Road
- Upper George street
- Victoria Street
- Westfield Court
- Wilmot Road

Respondents Age

The average of respondents was 60 years old.

Table: Age

	Number of respondents
25-35 y	2
36-45y	3
46-55y	3
56-65y	9
66-75y	6
76 +	2
Total responses	24

Draft Master Plan

This analysis relates to the Draft Master Plan that has been produced in response to the outcomes from the second round of community consultation – Early Concepts Stage. A feedback form was distributed throughout the community and could be completed online, in hardcopy or emailed to Council.

Twenty-four surveys were returned and there were several other emailed responses received which have been incorporated into the analysis.

Overall there was great support for the Master Plan with most fairly positive about the layout and design of the Precinct.

Car Parking, Long Bay Parking and Passenger Set Down Areas

Respondents were asked about what they like most about the car parking, long bay parking and passenger set down elements. There were 40 comments about the car parking, long bay parking and passenger set down elements.

The things that respondents liked most included:

- Lots of parking/ more room (7 responses)
- Good access from Main Street (4 responses)
- Separate one way entry/ exit (4 responses)
- Long bay parking is good (3 responses)
- Bus parking is good (3 responses)
- Everything is great (3 responses)
- Trees and garden (3 responses)
- Disability drop off and access (2 responses)
- Pedestrian access (1 response)
- Use of parking on Quadrant (1 response)
- Side access (1 response)
- No height restriction (1 response)
- Safety for pedestrian/ bikes (1 response).

Q1 What three things do you like most about the Car Parking, Long Bay Parking and Passenger Set Down elements in the Plan?

Main Street Entry and Exit Parking Good Access
Parking
Point Easy Access

Respondents were then asked what they disliked about the car parking, long bay parking and passenger set down elements in the plan. There were 32 responses.

The aspects that participants disliked the most were:

- Traffic issues with entrance/exit (5 responses)
- Too much parking (4 responses)
- Too much concert / not nice entrance (2 responses)
- Not enough parking (2 responses)
- Location of long bay parking is difficult to see/ location (2 responses)
- Need cover for disability parking (2 responses)
- Need weather protection (2 responses)
- Need wider entrance for caravans (1 response)
- Fence between park and road (1 response)
- Exit height for trees and shrubs (1 response)
- Caravan and main road entrance wont work (1 response)
- No clear view of parking/ difficult to see (1 response).
- Need volunteer parking (1 response)
- Need a good turning circle (1 response)

Q2 What three things do you not like about the Car Parking, Long Bay Parking and Passenger Set Down elements in the Plan?



Pedestrian Access and Pathways including casual meeting spaces and marshalling areas for groups.

Respondents were asked what they liked about the pedestrian access and pathways including meeting spaces and marshaling areas for groups.

There were 39 responses to this question. Participants indicated that the things they liked the most about the pedestrian access and pathways including casual meeting spaces and marshaling areas for groups included:

- Clear/ open/ plenty of space (5 responses)
- Leads people into site/ tourists (4 responses)
- Way finding / freedom of movement of site is good (4 responses)
- It's all good (4 responses)
- Safety is good (4 responses)
- It is connected and interactive (3 responses)
- Good access (3 responses)
- Covered/ all weather area (3 responses)
- Garden/ trees (2 responses)
- Seating (2 responses)

- Viewing decks (1 response)
- Layout suits ANZAC day (1 response)
- Its flat (1 response)
- Good that there are 3 access points (1 response)
- Like amphitheatre (1 response)
- Good for exercise (1 response)

Q3 What three things do you like most about the about the Pedestrian Access and Pathways elements in the Plan?

Weather Pedestrian
Main Street Space Looks Clear Reibey Street
Nice

Participants were asked what three things that they don't like about the pedestrian access and pathway elements in the plan. There were 20 responses to this question. The most common dislikes about the pedestrian access and pathways include:

- Not enough cover (2 responses)
- Disability- need covered access (2 responses)
- Lighting needed (1 response)
- Too much brick/ cement (1 response)
- Don't like v shaped posts (1 response)
- Need tourist train access (1 response)
- Need off road/over road access (1 response)
- Concerns about safety in the Quadrant for residents access (1 response)
- Laneway not appealing (1 response)
- Carpark safety (1 response)
- Need student assembly point next to wall (1 response)
- no access from VIC to downstairs clock viewing unless woodworking area is open (1 response)
- More water stations for hand washing and drink bottles to be refilled (1 response).

Q4 What three things do you not like about the Pedestrian Access and Pathways elements in the Plan?

Park Access

Amenity and Presence to the Street Frontages

Survey participants were asked about what three things they like/dislike most about the overall amenity of the design and its presence to the street frontages on Reibey Street and Main Street.

There were 44 comments from respondents about what they liked the most about the overall amenity of the design and its presence to the street frontage on Reibey Street and Main Street. Such comments include:

- Layout is excellent and design is excellent (11 responses)
- Street frontage is good (5 responses)
- Light modern structure (5 responses)
- Makes it a destination/ easy to see from street (5 responses)
- Like the glass element (4 responses)
- Its ok (4 responses)
- Looks inviting/ looks interesting (3 responses)
- Like view area to clock (3 responses)
- Open spaces (3 responses)
- Open up top end of street (2 responses)
- Big view (1 response)
- Pedestrian access/ bike access good (1 response)
- Parking (1 response)
- Space to 'make it sing (1 response)
- In keeping with the area (1 response)
- Access (1 response)
- One way is good (1 response)
- Ease to see it from the whole street (1 response)

Q5 What three things do you like the most about the overall amenity of the design and its presence to the street frontages on Reibey Street and Main Street?

Looks **Main Street**

Looks Modern **Street**

Participants were asked what three things that they did not like most about the overall amenity of the design and its presence to the street frontage on Reibey Street and Main Street.

There were 24 comments from respondents which included:

- Don't like the flat roof (2 responses)
- Don't like Reibey Street elevation/ entrance (2 responses)
- Car parking is not inviting (2 response)
- Blank wall (2 responses)
- Too much glass (2 responses)
- Need more storage (2 responses)
- There will be echoes noise from mezzanine (1 response)

- Car park too far away (1 response)
- Too much outdoor space (1 response)
- Too rigid (1 response)
- Location not good (1 response)
- Access difficult (1 response)
- Interior design dislike (1 response)
- Don't like buildings with pointy end- means wasted space (1 response)
- Need better signage- little to let people know the facilities are (1 response).

Q6 What three things do you not like about the overall amenity of the design and its presence to the street frontages on Reibey Street and Main Street?

Space Carpark Reibey st Elevation

Space

Overall design

Respondents were asked what they like the most about the overall design of the facility: including the combined facility elements of the Visitor Information Centre, Retail Space, Café Space, Museum, Exhibition Spaces, Active Workshop Space, Amenities, Back-of-House Administration, Science Centre and Planetarium.

Overall there were 50 responses to this question with comments including:

- Like the multi use of site for various facilities and the combination of facilities (9 responses)
- Like the science centre and planetarium (6 responses)
- Looks modern/fresh (4 responses)
- Good ide (4 responses)
- Museum (3 responses)
- Ease of access (3 responses)
- Workshops space (2 responses)
- VIC location (2 responses)
- Like the 3 stories (2 responses)
- Gardens (1 response)
- Clock viewing (1 response)
- New idea for town (1 response)
- Kids space (1 response)
- Close to main shopping area (1 response)
- Covered plaza (1 response)
- Café (1 response)
- Layout (1 response)
- Exhibition space (1 response)

Q7 What three things do you like most about the overall design of the proposed facility?

Centre Multi Idea Modern Looks Space
Space Idea Science Centre Access
Centre Workshop Space

Survey participants were asked what three things they disliked the most about the overall design of the proposed facility. There were 34 comments to this question. The results indicate that survey participants disliked:

- More space for café/ more indoor seating (5 responses)
- Who will use the spaces? Same groups? (3 responses)
- Lack of covered areas/shade sails (3 responses)
- Exhibition space not big enough (2 responses)
- Need more history incorporated/ museum (2 responses)
- Amenities (1 response)
- Need breastfeeding rooms/ change rooms (1 response)
- Disability access (1 response)
- Roof (1 response)
- Cover for working studio required (1 response)
- Need better entrance to Reibey St (1 response)
- Too big (1 response)
- No science centre (1 response)
- Blank walls (1 response)
- Workshop space needs kitchen and amenities (1 response)
- Need meeting space
- Louvre design (1 response)
- Too clinical (1 response)
- Need community art exhibition space (1 response)

Q8 What three things do you not like about the overall design of the proposed facility?

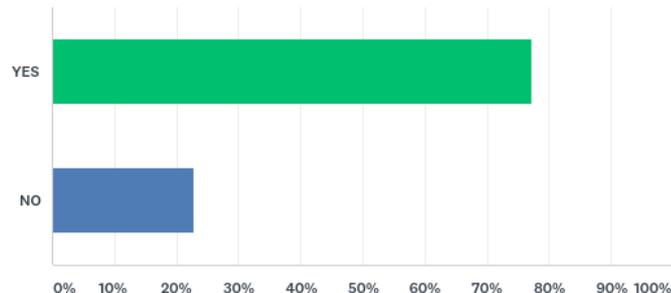
Group Needs Space History
Storage Big
Roof Workshop Needs space

Cultural Requirements

Respondents were asked if they believe that the Draft Master Plan design adequately provides for the cultural requirements of the Ulverstone community?

Of the 22 persons who responded 77% believed that the Draft Master Plan adequately provides for the cultural requirements and 23% believed it did not provided for the cultural requirements.

Q9 Do you believe that the Draft Master Plan design adequately provides for the cultural requirements of the Ulverstone community? Please Indicate your response by ticking 'Yes' or 'No':



Comments received include:

- *Perfect for tourism and for us who live here*
- *Fantastic idea for the region*
- *Seems to cover most needs of the community.*
- *I would think what is being proposed is an exciting opportunity for our town. If community groups are included, it should be open to all. The woodworker's guild should not be the only group to be able to get a brand new home paid for by the Council. Other groups can benefit from being in the same location as the Visitor's Information Centre and the people visiting. Our classes would like a new area that is supported by Council, so I would hope that the Council would consider all groups and their interests.*
- *Would be a wonderful facility for various groups & individuals to access, display, exhibit, meet, learn & educate regarding history, the arts, science and local information. Not just for tourists but for everyone.*

- *I believe there should be included a community art gallery exhibition area with temporary installations of high end art. artworks owned by the CCC could be part of these installations at various times for the community to view*
- *Dedicated art exhibition space required as we do not have one; allowing community art work which are housed within council chambers to be displayed for all to see, possibly rotating with other art works egg Artsco (who do not have a permanent display)*
- *Depends on cost of access to museum and science museum. This should be affordable for families.*
- *It looks like it's just for shopping and eating - the café and plaza is the biggest part of the plan. The design is boring - too boxy and no character. Too much open space that will go unused - like at the Pier area. This plan does not say 'cultural' to me.*
- *Needs to include Aboriginal community and stories from NW Tasmania and more importantly Central Coast. It could also have a performance space for musicians and intimate audiences. Space for busking and live music.*

Q9 Do you believe that the Draft Master Plan design adequately provides for the cultural requirements of the Ulverstone community? Please Indicate your response by ticking 'Yes' or 'No':

Live Science Community Art Needs Space Groups

Additional Comments

Survey participants were asked if they had any additional comments in regards to the Draft mast Plan. Comments received include:

- *Need a science centre / planetarium as it is too far to travel to take the kids to Launceston. Kids loved tastofest and their school went too. Museum needs to redesign exhibition as it is a bit stale.*
- *wonderful forward vision for the tourism particularly science and tech- first for the coast and will attract young people*
- *Workshop space needs to be practical and safe for all age groups who might use it.*
- *Re the art gallery comments- the artworks would need to be of a really high standard and sourced from a variety of art groups. Having seen the excellent art on display at TastroFest exhibition by ArtCo would they be able to curate the gallery using themes etc?*
- *Ensure no one community group can veto or prescribe users other groups desire to display. Should be part of council policy and or part of lease agreement. Ensure recurrent funding is available.*
- *Existing buildings incorporated? character*
- *I believe that it is very much in the Council's interest, when spending so much money on a new building to incorporate renewal able energy facilities such as solar panels to reduce energy costs to future ratepayers*
- *If this plan can bring people to Ulverstone and be sustainable financially, then it is very exciting indeed.*

- *The layout and positioning of the Café/Kitchen/Servery. I feel is in the wrong place and it looks to be honestly, an afterthought from where it is sited.*
- *Would be great in future if bike hire facilities could be available in this area so visitors could access & enjoy where the bike paths take them. Love the modern glass design.*
- *Concerns regarding the Café and outdoor eating area. The enclosed multi-use space is too far away to use for indoor eating & servicing tables. It must be where the café is for multiple reasons.*
- *Make sure displays are interactive, possibly an interactive sundial,*
- *Monopoly game for Tasmanian- attract tourists stamp competition for tourists- Tasmanian Passport destinations/ Stamp Planned by all of Tassie*
- *Railway trails- need to incorporate railway station into design for future train travel.*
- *Make sure there is well designed baby room*
- *Sensory garden*
- *Make sure design is child friendly space*

Q10 If you would like to provide any additional comments about the Draft Master Plan, that have not been covered in the questions so far, please do so here:

PLAN Facilities Café Coast Groups Future Believe
TastroFest

Enthusiasm for project

All respondents provided an answer to this question and 50% were 'so excited! I can't wait for it to happen'. Almost all respondents (22 respondents) were at least a little bit excited.

Table: Please indicate your level of enthusiasm for the project?

	Responses	%
1- Supportive, but not excited	1	4%
2	0	0%
3	1	4%
4	0	0%
5- A little bit excited	1	4%
6	0	0%
7	2	8%
8	4	17%
9	3	13%
10- So excited! I can't wait for it to happen.	12	50%
	24	100%

Demographics of respondents

Where do you live?

- Devonport
- Josephine
- Lovett
- McKenna's road
- Fulton street
- East Ulverstone
- Alice street
- John Street
- Main street
- George street
- South Road
- Queen
- Shaw
- Eastland Drive
- Henslows Road
- Water
- Gunns Plains
- Penguin road
- Stephen Street Forth
- Kindred Road Fort

Respondents Age

The average of respondents was 56 years old.

Table: Age

	Number of respondents
25-35 y	2
36-45y	5
46-55y	3
56-65y	5
66-75y	7
76 +	1
Total responses	23

Sex

25% of respondents were male and 75% were female.

Central Coast Council

List of Development Applications Determined

Period From: 01-Oct-2017 To 31-Oct-2017

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA216140	220 Kimberleys Road Ulverstone 7315	Discretionary Development Application	Extractive industry (Crushing and Screening Plant)	14-Feb-2017	20-Oct-2017	34
DA214069-1	Henslowes Road Ulverstone 7315	Discretionary Development Application	Two lot subdivision and two dwellings	28-Apr-2017	11-Oct-2017	43
DA217036	90 Leven Street Ulverstone 7315	Discretionary Development Application	Subdivision (relocation of adjoining rear boundaries) and Residential (multiple dwellings x three)	25-Aug-2017	03-Oct-2017	4
DA217007	60 Touchstone Lane Gawler 7315	Discretionary Development Application	Visitor Accommodation	30-Aug-2017	20-Oct-2017	47
DA217038	Arcadia Avenue Turners Beach 7315	Discretionary Development Application	Residential (dwelling and outbuilding)	31-Aug-2017	02-Oct-2017	28
DA217053	4 Water Street Ulverstone 7315	Discretionary Development Application	Residential (outbuildings - garage and carport)	01-Sep-2017	02-Oct-2017	27
DA217040	58 Main Street Ulverstone 7315	Permitted Development Application	Vehicle fuel sales and service (sign)	05-Sep-2017	03-Oct-2017	14
DA217033	8 Ozanne Drive Gawler 7315	Discretionary Development Application	Residential (outbuilding and residential building envelope)	07-Sep-2017	03-Oct-2017	25
DA217046	143 Isandula Road Gawler 7315	Discretionary Development Application	Residential (outbuilding - shed)	07-Sep-2017	02-Oct-2017	21
DA217055	21 Alexandra Road Ulverstone 7315	Discretionary Development Application	Business and professional services (dental surgery)	12-Sep-2017	02-Oct-2017	20
DA217050	1 Phoenix Court Ulverstone 7315	Discretionary Development Application	Residential (dwelling)	14-Sep-2017	06-Oct-2017	22
DA217044	9 Midway Lane Sulphur Creek 7316	Discretionary Development Application	Residential (dwelling) and outbuilding (shed)	14-Sep-2017	02-Oct-2017	18
DA217062	15 Elliott Street Ulverstone 7315	Permitted Development Application	Residential (Aged Care Facility) - refurbishment and extensions	15-Sep-2017	25-Oct-2017	14

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA217047	135 Preston Road Gawler 7315	Discretionary Development Application	Subdivision (two lots)	18-Sep-2017	18-Oct-2017	22
DA217061	27 William Street Ulverstone 7315	Discretionary Development Application	Residential (awning)	18-Sep-2017	20-Oct-2017	31
DA217037	Crescent Street Ulverstone 7315	Discretionary Development Application	Community meeting and entertainment (removable banner signs x two)	19-Sep-2017	10-Oct-2017	20
DA217059	78 Forth Road Turners Beach 7315	Discretionary Development Application	Residential (multiple dwellings x two)	20-Sep-2017	10-Oct-2017	20
DA217042	19 Chamberlain Street Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - shed)	20-Sep-2017	16-Oct-2017	23
DA217068	44 Clerke Street Leith 7315	Discretionary Development Application	Residential (outbuilding - carport for ancillary dwelling)	25-Sep-2017	18-Oct-2017	21
DA217064	77 Queen Street West Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - shed)	26-Sep-2017	18-Oct-2017	20
DA217025-1	4 Mollie Place Turners Beach 7315	Discretionary Development Application	Residential (dwelling and retaining walls) and outbuilding (shed)	27-Sep-2017	06-Oct-2017	9
DA217066	9 Shorehaven Drive Turners Beach 7315	Discretionary Development Application	Residential (outbuilding - shed)	28-Sep-2017	24-Oct-2017	25
DA217071	U 3/47 Alexandra Road Ulverstone 7315	Discretionary Development Application	Residential (awning)	03-Oct-2017	31-Oct-2017	24

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 October 2017 to 31 October 2017

Building Permits – 1

• New dwellings	0	\$
• Outbuildings	0	\$
• Additions/Alterations	1	\$100,000
• Other	0	\$
• Units	0	\$0

Permit of Substantial Compliance – Building – 1

Notifiable Work – Building – 11

• New dwellings	4	\$988,500
• Outbuildings	3	\$82,272
• Additions/Alterations	2	\$268,000
• Other	2	\$500,000

Building Low Risk Work – 2

Plumbing Permits – 2

Certificate of Likely Compliance – Plumbing – 7

Notifiable Work – Plumbing – 0

Plumbing Low Risk Work – 0

Food Business registrations (renewals) – 19

Food Business registrations – 2

Temporary Food Business registrations – 5

Temporary 12 month Statewide Food Business Registrations – 1

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 0

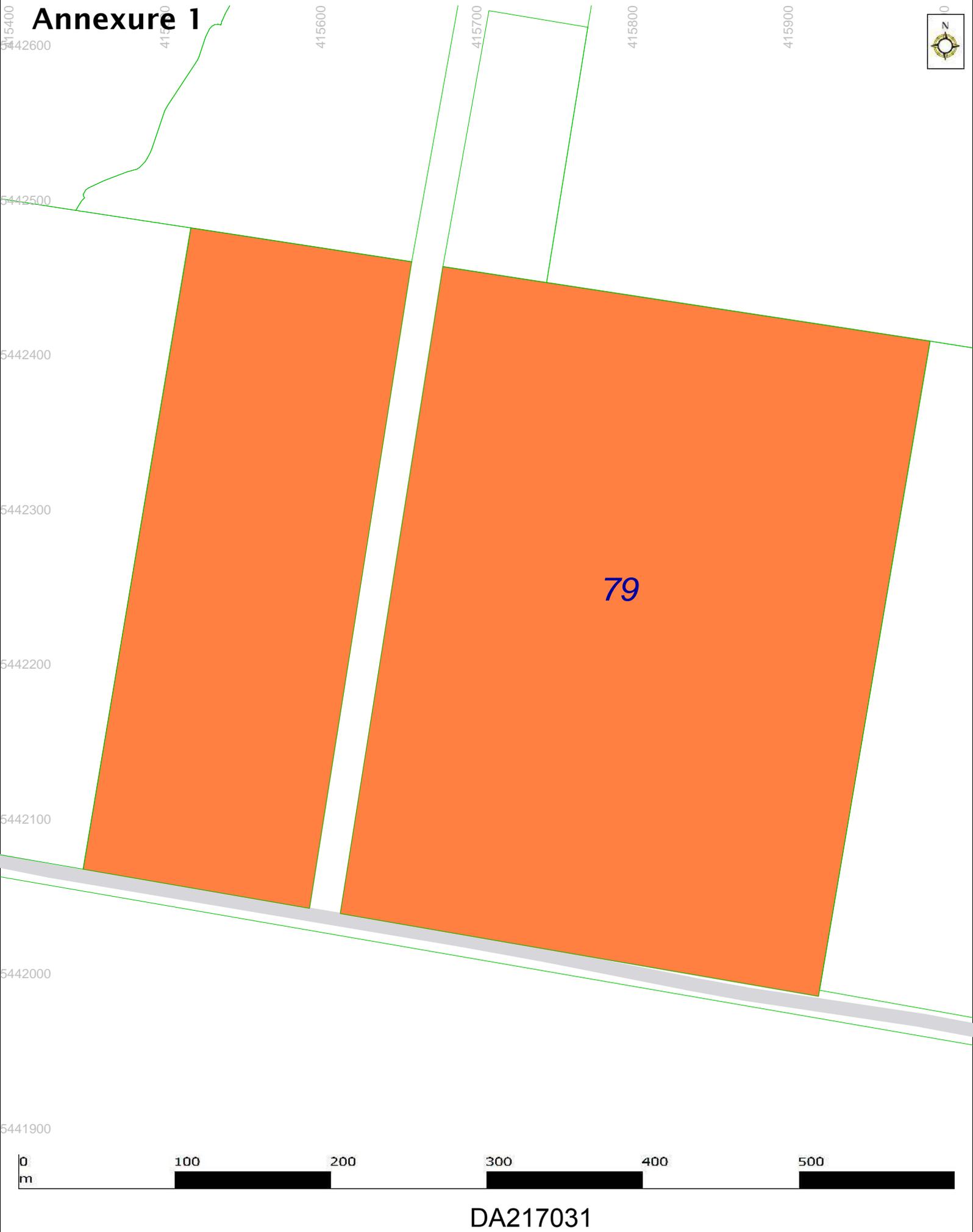
Temporary Place of Assembly licences – 0



Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

79 Bonneys Lane, West Pine

Annexure 1



DA217031

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
www: 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 _____

Date Received _____

Zone _____

Fee \$ _____

Permitted

Discretionary

NPR

Use or Development Site: VISITOR ACCOMMODATION - BACKPACKERS

Site Address 79 BONNEYS LANE (78 COFFS ROAD)

WEST PINE

7316

Certificate of Title Reference CT. 13146/1

Land Area

20ha

Heritage Listed Property

YES

NO

Applicant/s

First Name

Middle

Name

Surname or Company name

GHD PTY LTD.

Mobile

0408 123 770

Postal Address:

23 PATERSON ST

Phone No:

6332 5508

LAUNCESTON

7250

Email address:

john.ayers@ghd.com

Owner (Note – if more than one owner, all names must be indicated)

First Name

DARRYL

Middle

JOHN

Name

Surname

PURTON

Phone No

0400 512916

Postal Address:

40 79 BONNEYS LANE

WEST PINE

7316

PERMIT APPLICATION INFORMATION

(If insufficient space, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

SEASONAL WORKER ACCOMMODATION

Use Class

Office use only

VISITOR ACCOMMODATION

"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

REFER TO SUPPORTING SUBMISSION
AUGUST 2017.

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ 200,000 Estimate/ Actual

OWNER ADVISED

Total floor area of the development ... 675 ...m²

Notification of Landowner

If land is NOT in the applicant's ownership

I, _____, 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

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, _____ the Minister

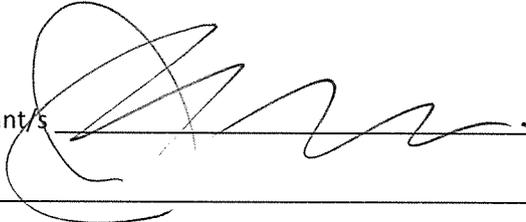
responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

Applicants Declaration

I/we JOHN DAVID AARPS SHD PTY LTD.
 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 8/08/17.

NB: 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	\$
TOTAL	\$
Validity Date	



SEARCH OF TORRENS TITLE

VOLUME 131461	FOLIO 1
EDITION 5	DATE OF ISSUE 01-Jun-2016

SEARCH DATE : 28-Feb-2017

SEARCH TIME : 11.19 AM

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON
 Lot 1 on Plan 131461
 Derivation : Whole of Lot 25161 Gtd to SH Dobson, Part of Lot 4770 Gtd to J Dooley and Part of Lot 4901 Gtd to WF Von Bibra.
 Prior CT 199069/1

SCHEDULE 1

M565541 TRANSFER to DARRYL JOHN PURTON Registered
 01-Jun-2016 at 12.01 PM

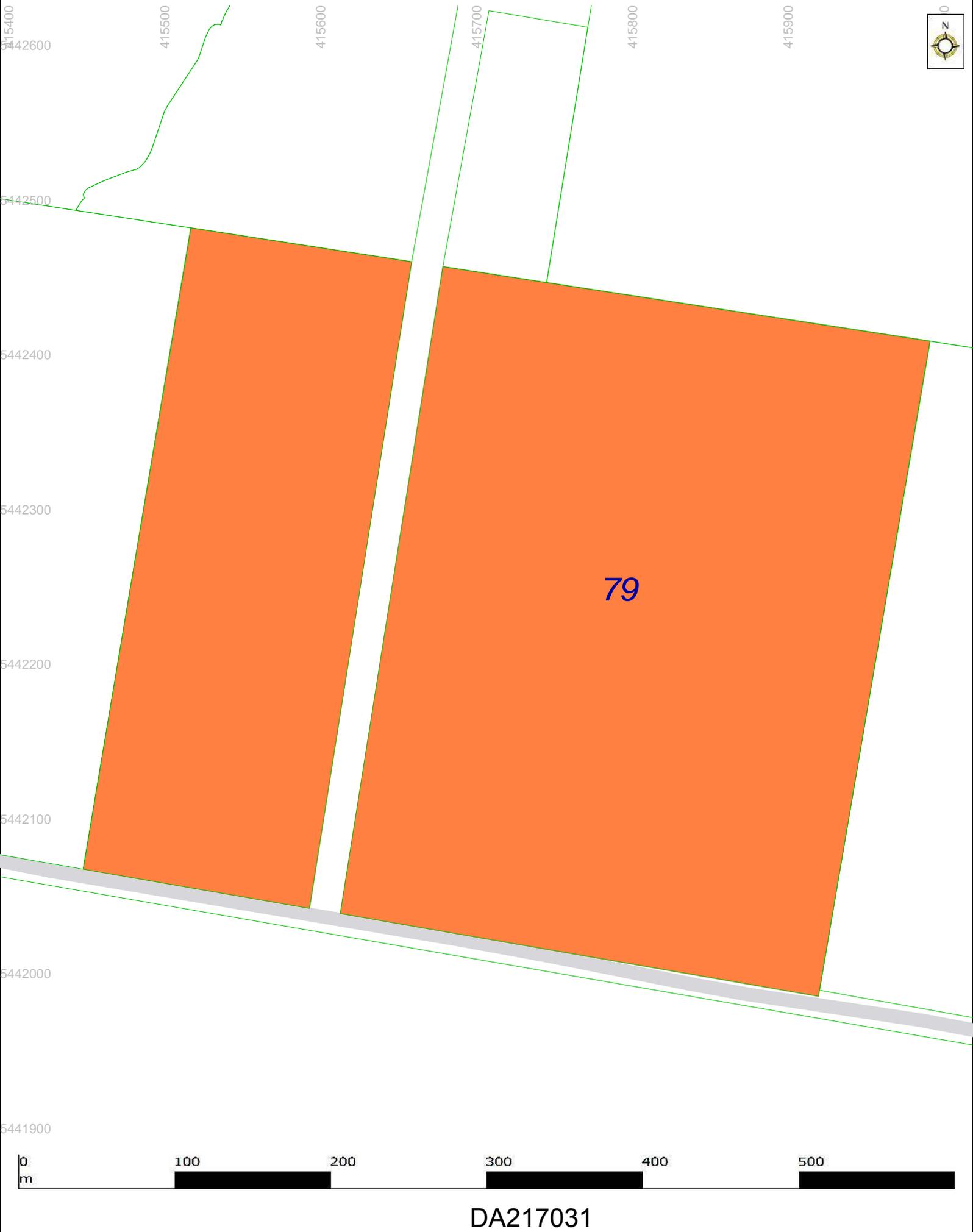
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: a right of carriageway (appurtenant to the land marked A.B.C.D. on P131461) over the roadway marked E.F.G.H. on Plan No. 131461
 E49559 MORTGAGE to Commonwealth Bank of Australia
 Registered 01-Jun-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

79 Bonneys Lane, West Pine



DA217031



9 October 2017

Mary-Ann Edwards
Town Planner
Central Coast Council
PO Box 220
Ulverstone TAS 7315

Our ref: 32/18355
22945
Your ref:

Dear Ms Edwards

**DA217031 - Visitor Accommodation - 79 Bonneys Lane West Pine
Additional Information**

I refer to your advice dated 15 August 2017 and provide the following in response.

1. A revised site plan is attached incorporating wastewater and stormwater systems in relation to the buildings refer Drawing No.216186-3. The plan shows the location of all wastewater and stormwater systems and the location water bore outlet to supply the development.
2. Revised floor plans and elevations are complete refer cover sheet Drawing Nos. 216186 -1-9; 12-13; 16-17; 20-28. All drawings have been revised and are included as attachments.
3. Potable water: the development will be serviced via a private water scheme consisting of tank and bore water which will be treated in accordance with the *Tasmanian Drinking Water Quality Guidelines* and the requirements of the Public Health Act 1997 . Registration and water quality management will be undertaken as part of the licencing process in accordance with any conditions of registration and the Act. For irrigation purposes, the property is also serviced by a 150 mm dia.water main which is shown on the plan together with the bore outlet and proposed water storage tanks (refer to Drawing No. 216186-3).
4. Given the confusion with the reference to site plan in the SEAM report, a revised plan has been included in that report and is referenced as 'Proposed Wastewater layout Plan". The revised report is also attached.

Sincerely
GHD Pty Ltd

John Ayers
Principal Planner
61 3 6332 5508

COVER SHEET

PROPOSED SHORT TERM ACCOMMODATION 79 BONNEYS LANE, WEST PINE DARRYL PURTON

DRAWING INDEX

DRAWING No.	DESCRIPTION	DRAWING No.	DESCRIPTION
1	COVER SHEET	20	PROPOSED LAUNDRY
2	LOCALITY PLAN	21	PROPOSED LAUNDRY ELEVATIONS
3	SITE & DRAINAGE PLAN	22	PROPOSED LAUNDRY SECTION
4	UNIT FLOOR PLAN (BUNKS)	23	PROPOSED DINING ROOM PLAN
4A	UNIT FLOOR PLAN (BEDS)	24	PROPOSED DINING ROOM ELEVATIONS
5	UNIT ELEVATIONS	25	PROPOSED DINING ROOM SECTION
6	UNIT SECTION	26	PROPOSED SITTING ROOM PLAN
7	UNIT FOOTING PLAN	27	PROPOSED SITTING ROOM ELEVATIONS
8	AMENITIES PLAN	28	PROPOSED SITTING ROOM SECTION
9	AMENITIES ELEVATIONS		
10	AMENITIES SECTION		
11	AMENITIES FOOTING		
12	KITCHEN PLAN		
13	KITCHEN ELEVATIONS		
14	KITCHEN SECTION		
15	KITCHEN FOOTING PLAN		
16	INDOOR DINING/KITCHEN FLOOR PLAN		
17	INDOOR DINING/KITCHEN ELEVATIONS		
18	INDOOR DINING/KITCHEN SECTION		
19	INDOOR DINING/KITCHEN FOOTING PLAN		

UNIT FLOOR AREAS		
EACH ROOM = 9.20 m ² (1.00 SQ.)	KITCHEN = 135.00 m ² (14.52 SQ.)	LAUNDRY = 50.83 m ² (5.47 SQ.)
TOTAL BLOCK = 62.55 m ² (6.73 SQ.)		DINING = 36.59 m ² (3.94 SQ.)
VERANDAH = 29.70 m ² (3.19 SQ.)	INDOOR DINING/KITCHEN AREAS:	SITTING = 46.50 m ² (5.00 SQ.)
AMENITIES FLOOR AREAS:	DINING = 75.81 m ² (8.15 SQ.)	
FEMALE/MALE EA = 13.50 m ² (1.45 SQ.)	ENTERTAINMENT = 38.00 m ² (4.08 SQ.)	
TOTAL BLOCK = 27.00 m ² (2.90 SQ.)	TOTAL BLOCK = 113.81 m ² (12.24 SQ.)	
VERANDAH = 9.00 m ² (0.97 SQ.)	VERANDAH = 17.97 m ² (1.93 SQ.)	

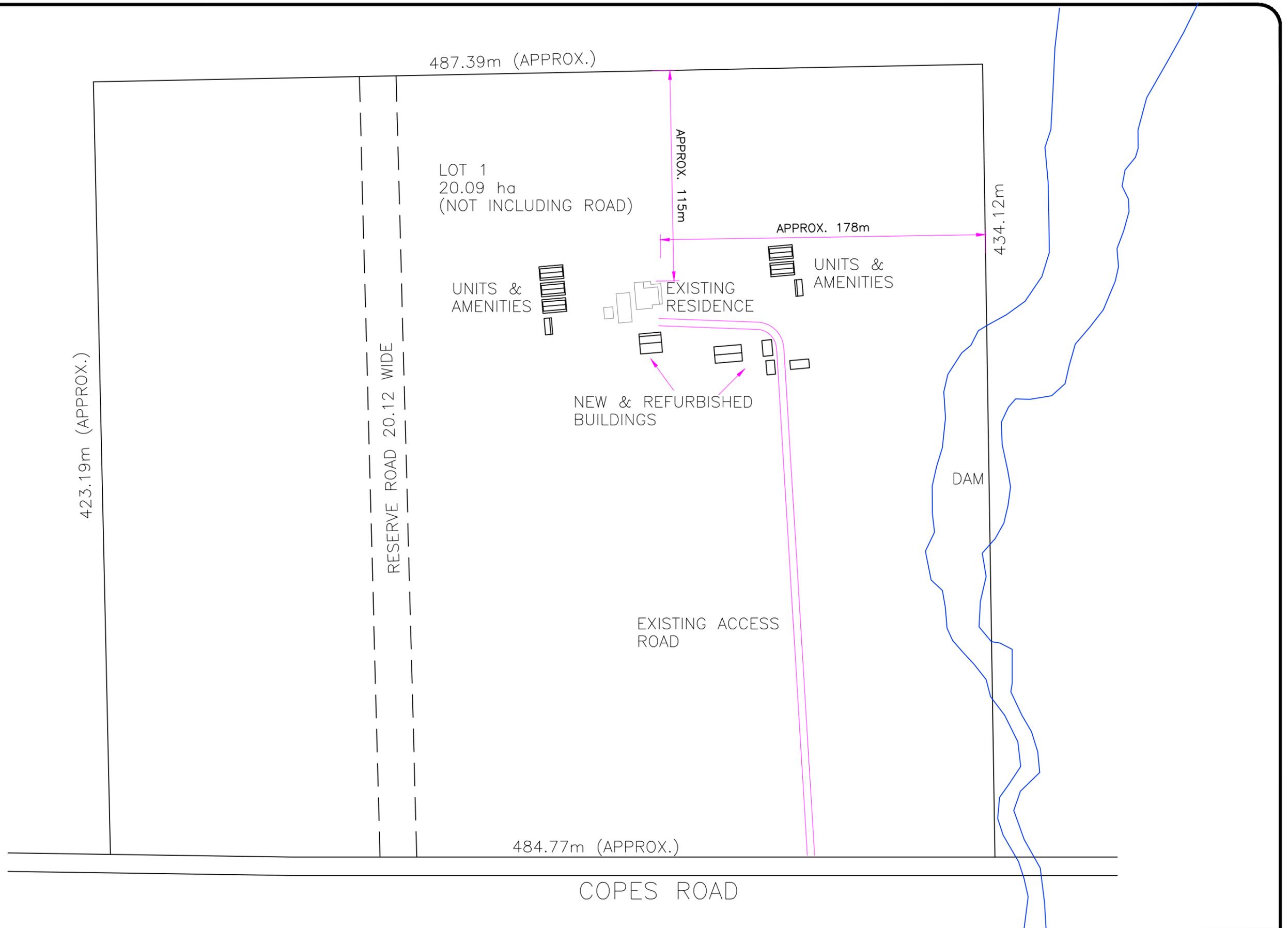
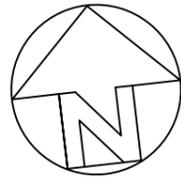
ATTACHMENTS

BUSH FIRE LEVEL	–
ENERGY EFFICIENCY	–
SITE CLASSIFICATION	–
WASTE WATER	–

SITE INFORMATION

TITLE REFERENCE	131461/1
WIND CLASSIFICATION	ASSUMED
SOIL CLASSIFICATION	ASSUMED
CLIMATE ZONE	7
BAL LEVEL	TO BE ASSESSED

REV.	AMENDMENT	DATE	TITLE DRAWING	 Ph: (03) 64372701 Fax: (03) 64370789 109A South Road Penguin TAS 7316 ABN: 17 060 943 437 TCC Accreditation No. CC706L Email: brian@yaxleydrafting.com.au	DATE	PROPOSED SHORT TERM ACCOMMODATION 79 BONNEYS LANE, WEST PINE FOR DARRYL PURTON	DRAWING No.	216186-1 of #
			COVER SHEET		OCT 16 DRAWN C.S.O CHECKED – SHEET SIZE A3 SCALE		REV. 0 DATE AUG 17	



REV.	AMENDMENT	DATE

TITLE DRAWING

LOCALITY PLAN

Ph: (03) 64372701
Fax: (03) 64370789

YAXLEY
DESIGN & DRAFTING
109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yaxleydrafting.com.au

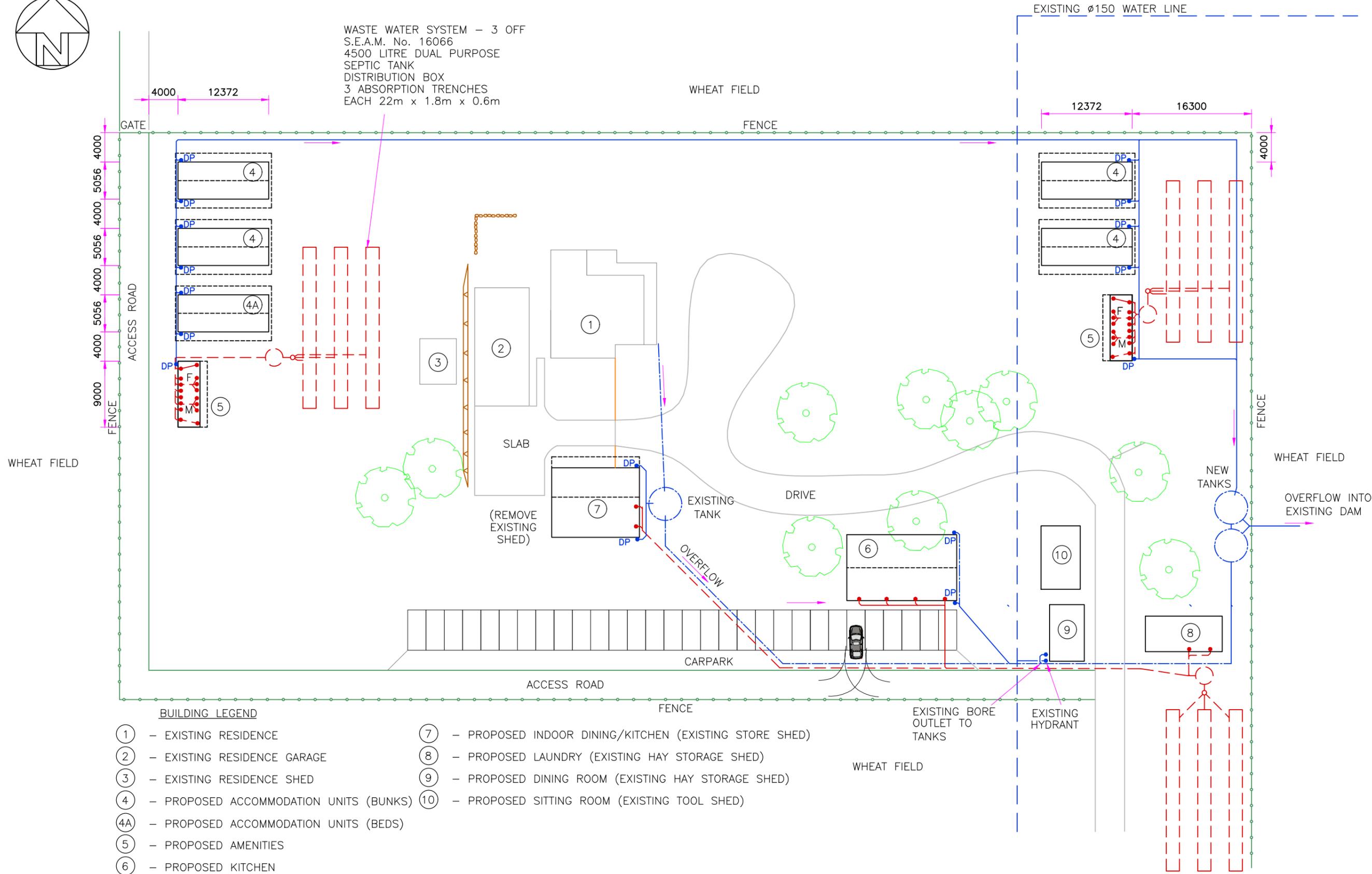
DATE: **OCT 16**
DRAWN: **C.S.O**
CHECKED: **-**
SHEET SIZE: **A3**
SCALE: **1 : 2000**

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
216186-2 of #	
REV.	DATE
0	AUG 17



WASTE WATER SYSTEM - 3 OFF
 S.E.A.M. No. 16066
 4500 LITRE DUAL PURPOSE
 SEPTIC TANK
 DISTRIBUTION BOX
 3 ABSORPTION TRENCHES
 EACH 22m x 1.8m x 0.6m



BUILDING LEGEND

- ① - EXISTING RESIDENCE
- ② - EXISTING RESIDENCE GARAGE
- ③ - EXISTING RESIDENCE SHED
- ④ - PROPOSED ACCOMMODATION UNITS (BUNKS)
- ④A - PROPOSED ACCOMMODATION UNITS (BEDS)
- ⑤ - PROPOSED AMENITIES
- ⑥ - PROPOSED KITCHEN
- ⑦ - PROPOSED INDOOR DINING/KITCHEN (EXISTING STORE SHED)
- ⑧ - PROPOSED LAUNDRY (EXISTING HAY STORAGE SHED)
- ⑨ - PROPOSED DINING ROOM (EXISTING HAY STORAGE SHED)
- ⑩ - PROPOSED SITTING ROOM (EXISTING TOOL SHED)

REV.	AMENDMENT	DATE

TITLE DRAWING

SITE & DRAINAGE PLAN

Ph: (03) 64372701
 Fax: (03) 64370789

YASLEY
 DESIGN & DRAFTING

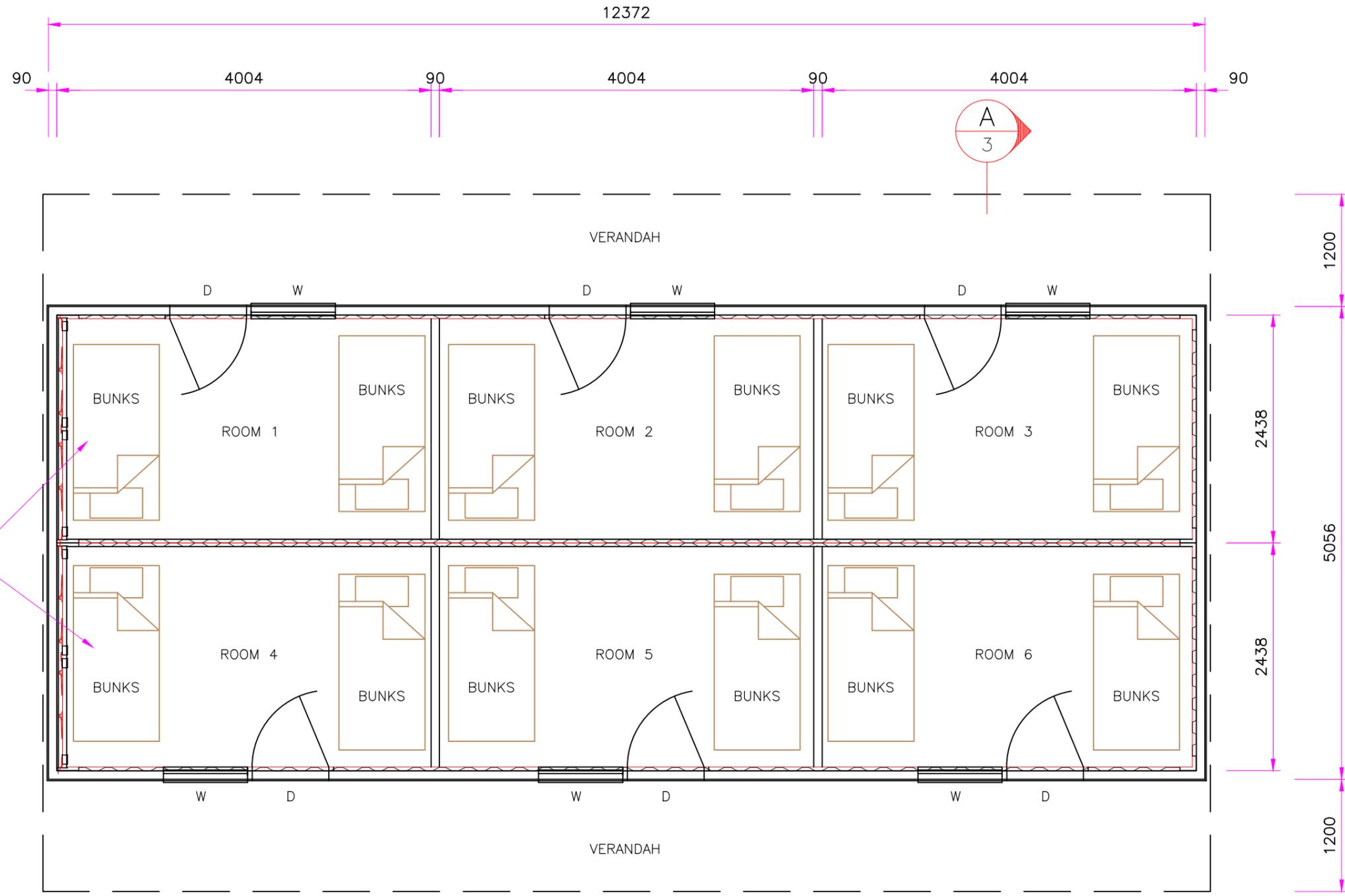
109A South Road Penguin TAS 7316
 ABN: 17 060 943 437
 TCC Accreditation No. CC706L
 Email: brian@yasleydrafting.com.au

DATE: OCT 16
 DRAWN: C.S.O
 CHECKED: -
 SHEET SIZE: A3
 SCALE: 1 : 500

PROPOSED SHORT TERM ACCOMMODATION
 79 BONNEYS LANE, WEST PINE
 FOR
 DARRYL PURTON

DRAWING No. **216186-3** of #

REV. 0 DATE AUG 17



2 x 40 FOOT CONTAINERS

WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	TYPE	FRAME
W	900	900	CLR S.G AWNING	ALUM'
D	2100	820	ALUM SWING	ALUM'

AREAS:
 EACH ROOM = 9.20 m² (1.00 SQ.)
 TOTAL BLOCK = 62.55 m² (6.73 SQ.)
 VERANDAH = 29.70 m² (3.19 SQ.)

REV.	AMENDMENT	DATE

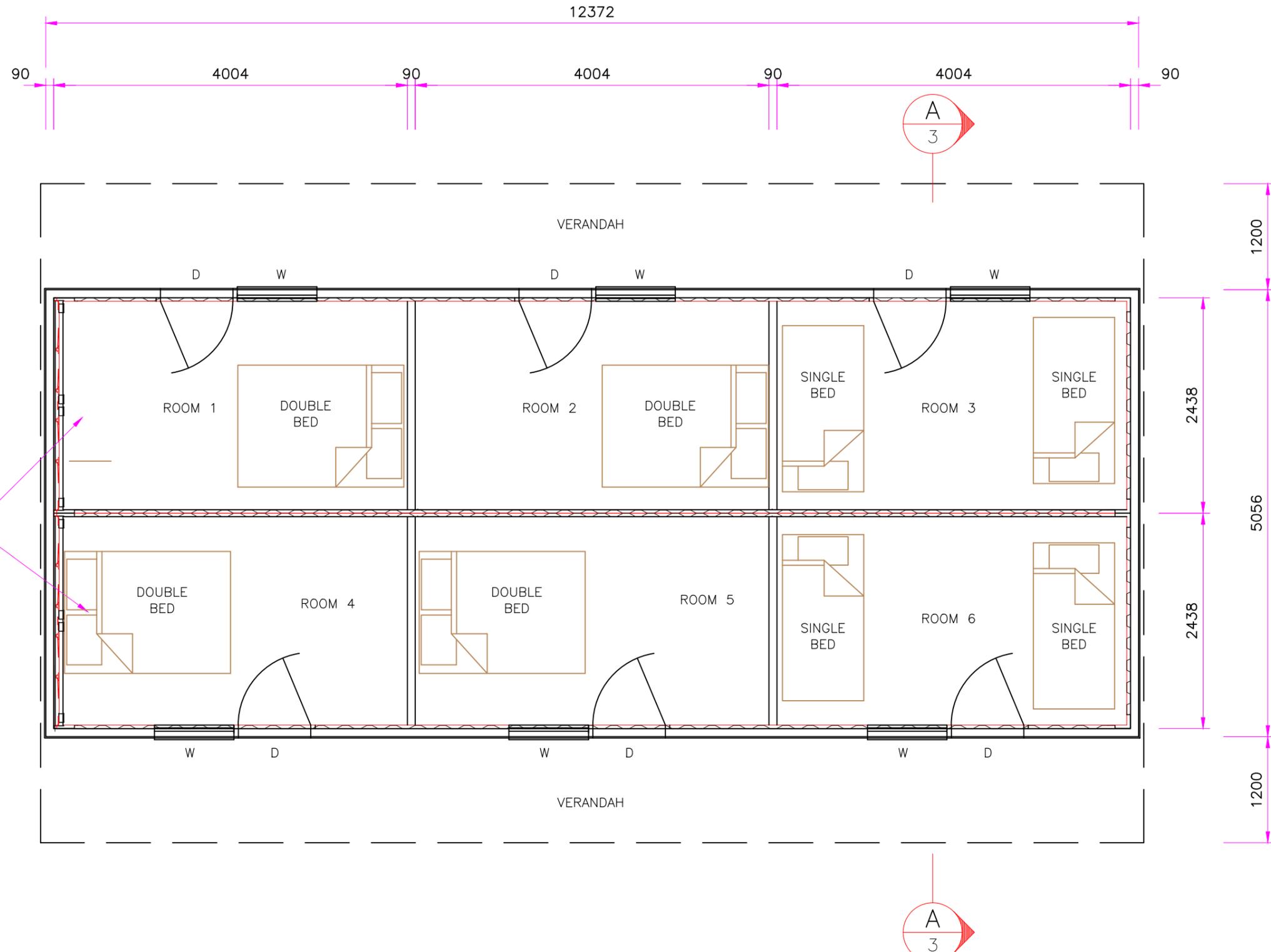
TITLE DRAWING
UNIT FLOOR PLAN (BUNKS)

Ph: (03) 64372701
 Fax: (03) 64370789
YASLEY
 DESIGN & DRAFTING
 109A South Road Penguin TAS 7316
 ABN: 17 060 943 437
 TCC Accreditation No. CC706L
 Email: brian@yasleydrafting.com.au

DATE: **OCT 16**
 DRAWN: **C.S.O**
 CHECKED: **-**
 SHEET SIZE: **A3**
 SCALE: **1 : 50**

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.
216186-4 of #
 REV. **0** DATE **AUG 17**



WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	TYPE	FRAME
W	900	900	CLR S.G AWNING	ALUM'
D	2100	820	ALUM SWING	ALUM'

AREAS:
 EACH ROOM = 9.20 m² (1.00 SQ.)
 TOTAL BLOCK = 62.55 m² (6.73 SQ.)
 VERANDAH = 29.70 m² (3.19 SQ.)

REV.	AMENDMENT	DATE

TITLE DRAWING

UNIT FLOOR PLAN (BEDS)

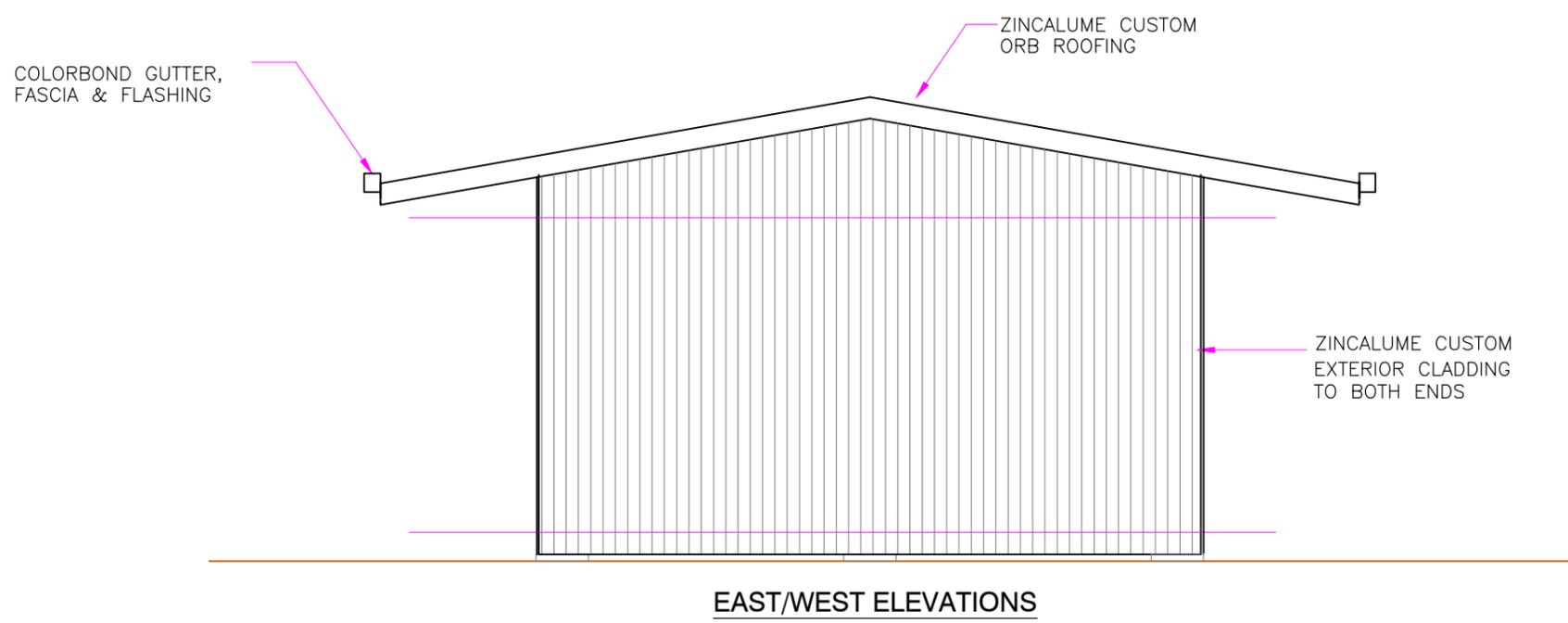
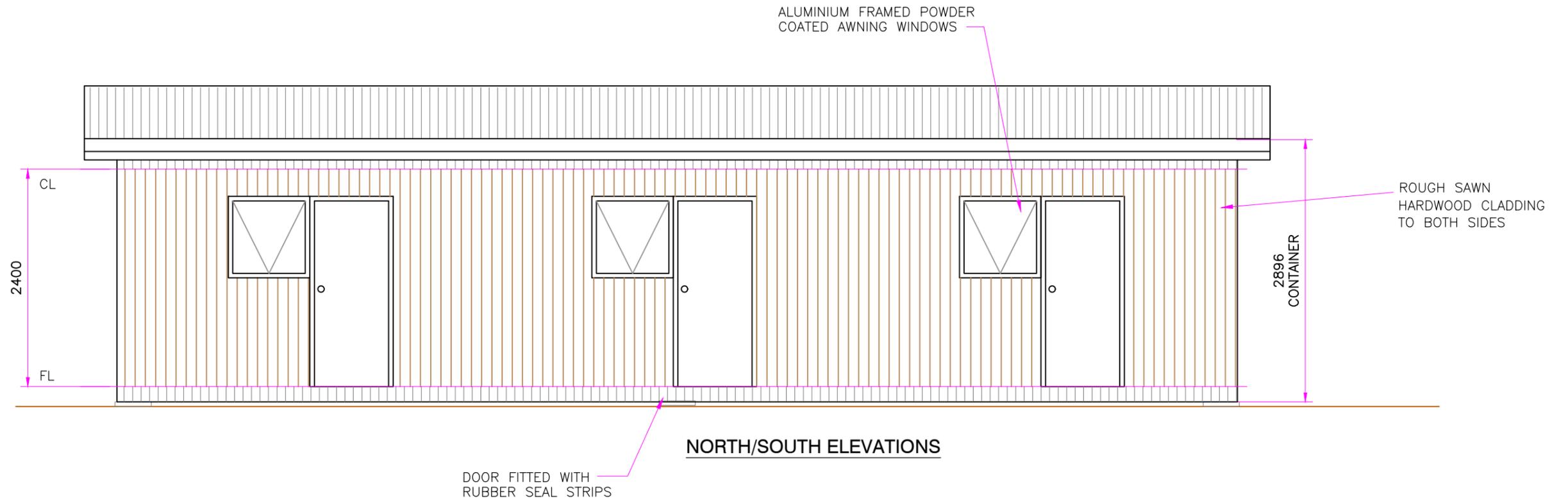


DATE: **OCT 16**
 DRAWN: **C.S.O**
 CHECKED: **-**
 SHEET SIZE: **A3**
 SCALE: **1 : 50**

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No. **216186-4A** of #

REV. **0** DATE **AUG 17**



REV.	AMENDMENT	DATE

TITLE DRAWING

UNIT ELEVATIONS

Ph: (03) 64372701
Fax: (03) 64370789

YASLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE: **OCT 16**

DRAWN: **C.S.0**

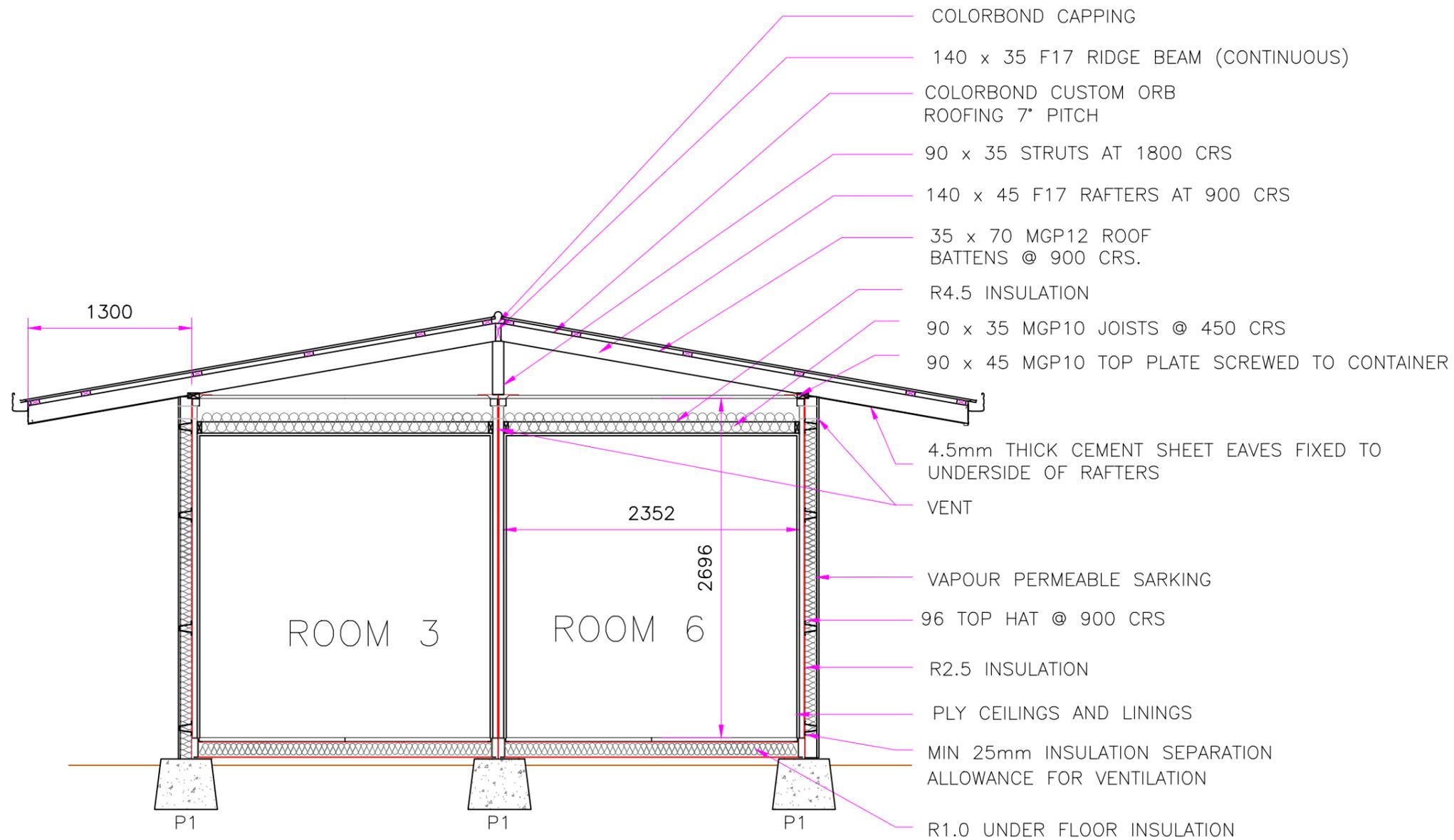
CHECKED: **-**

SHEET SIZE: **A3**

SCALE: **1 : 50**

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No. 216186-5 of #	
REV. 0	DATE AUG 17



REV.	AMENDMENT	DATE

TITLE DRAWING

UNIT SECTION

Ph: (03) 64372701
Fax: (03) 64370789

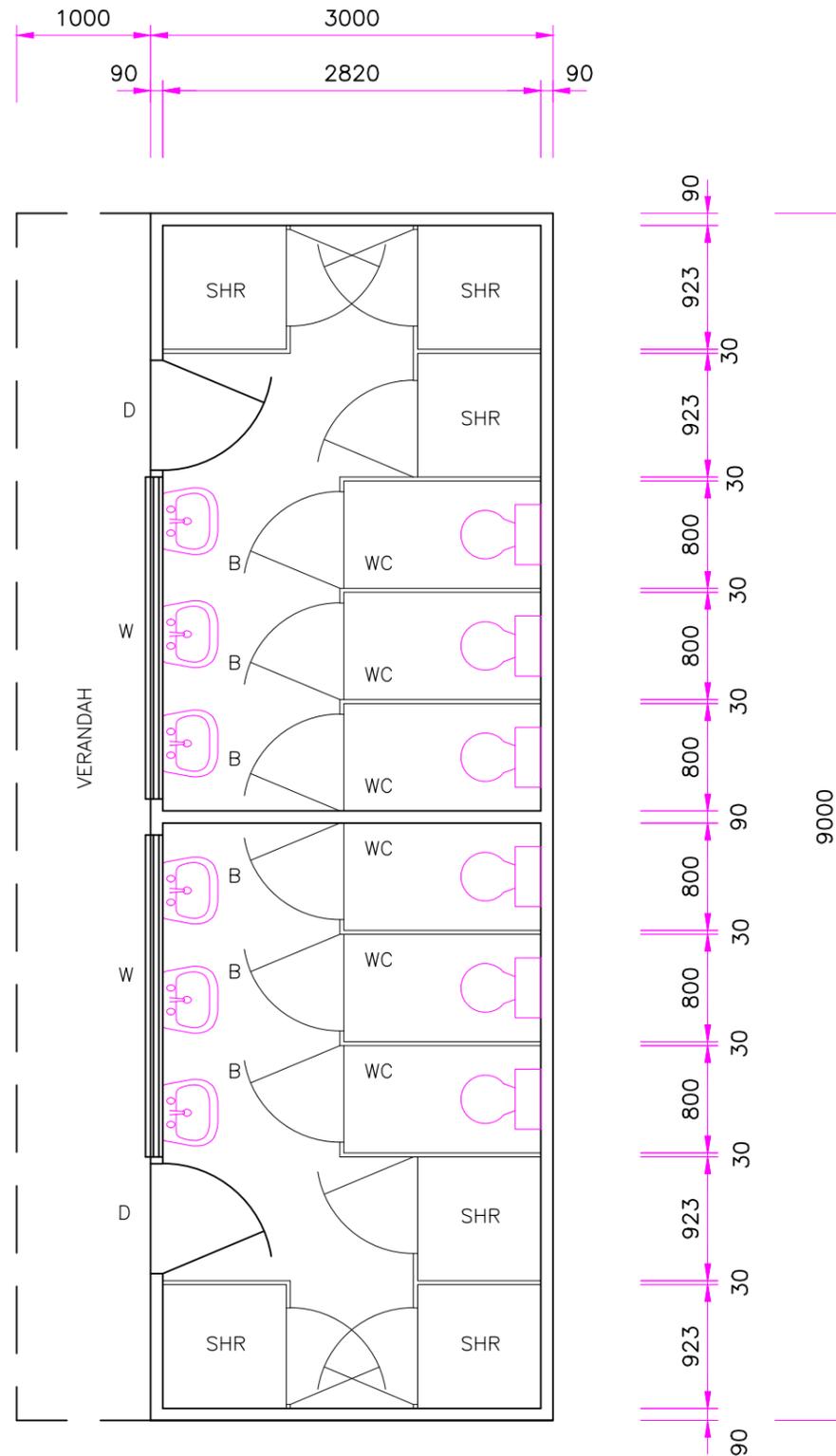
YASLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 40

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
216186-6 of #	
REV.	DATE
0	AUG 17



LAMINEX PARTITION WALLS

WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	TYPE	FRAME
W	600	2400	CLR S.G AWNING	ALUM'
D	2100	820	ALUM SWING	ALUM'

AREAS:
 FEMALE/MALE EA = 13.50 m² (1.45 SQ.)
 TOTAL BLOCK = 27.00 m² (2.90 SQ.)
 VERANDAH = 9.00 m² (0.97 SQ.)

REV.	AMENDMENT	DATE

TITLE DRAWING

AMENITIES PLAN

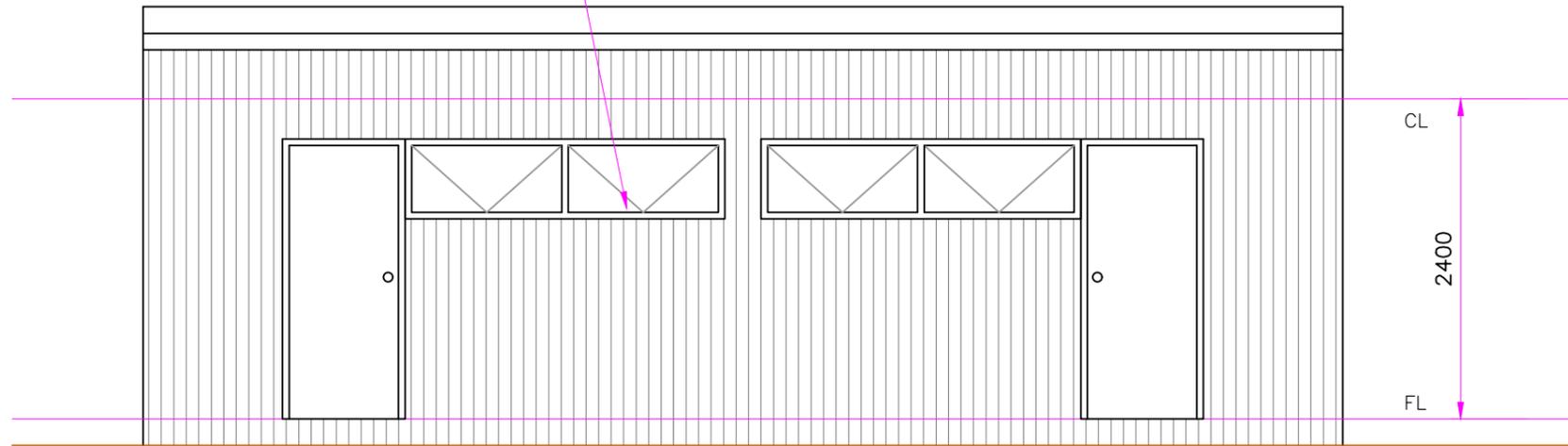


DATE: OCT 16
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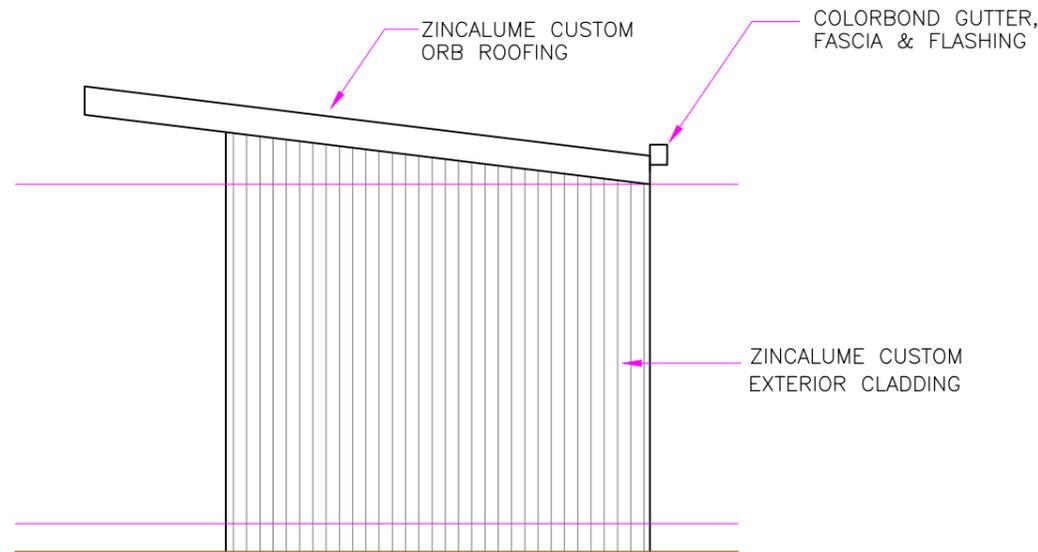
PROPOSED SHORT TERM ACCOMMODATION
 79 BONNEYS LANE, WEST PINE
 FOR
 DARRYL PURTON

DRAWING No. **216186-8** of #
 REV. 0 DATE: AUG 17

ALUMINIUM FRAMED POWDER
COATED AWNING WINDOWS



EAST ELEVATION



SOUTH ELEVATION

REV.	AMENDMENT	DATE

TITLE DRAWING

AMENITIES ELEVATIONS

Ph: (03) 64372701
Fax: (03) 64370789

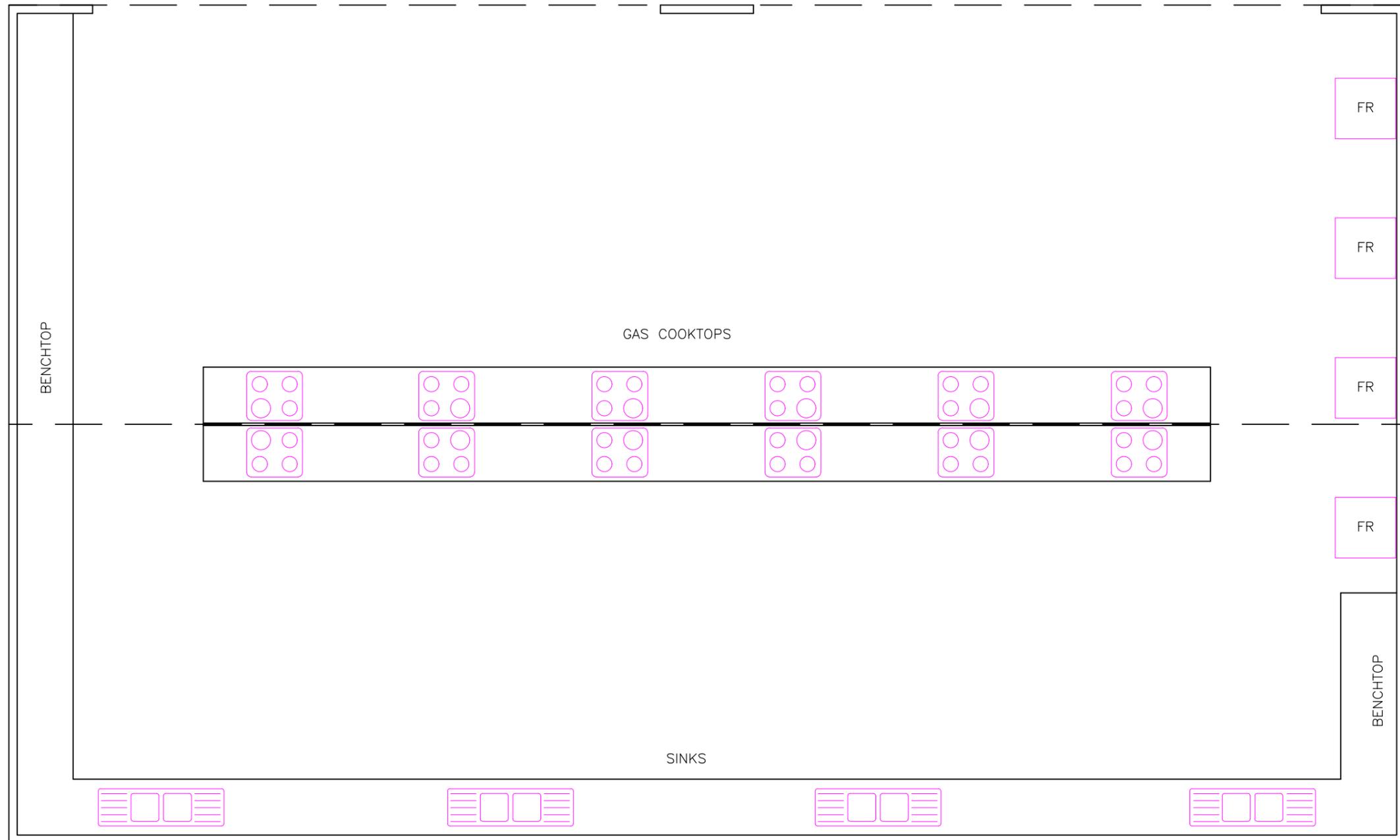
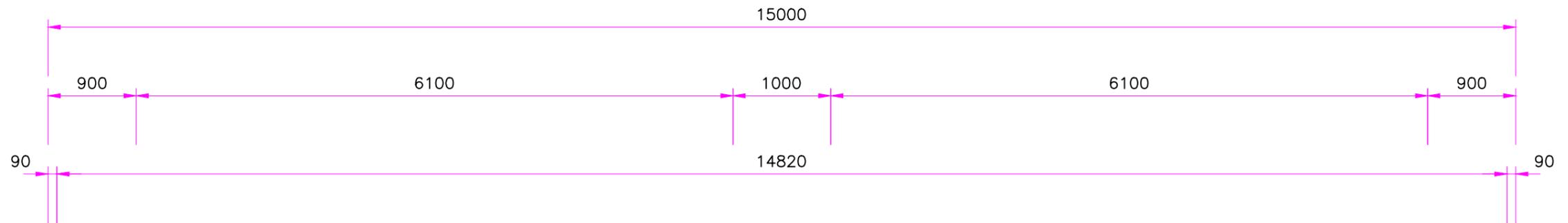
YASLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 50

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
216186-9 of #	
REV.	DATE
0	AUG 17



AREAS:

TOTAL BLOCK = 135.00 m² (14.52 SQ.)

REV.	AMENDMENT	DATE

TITLE DRAWING

KITCHEN PLAN



DATE: **OCT 16**
 DRAWN: **C.S.O**
 CHECKED: **-**
 SHEET SIZE: **A3**
 SCALE: **1 : 50**

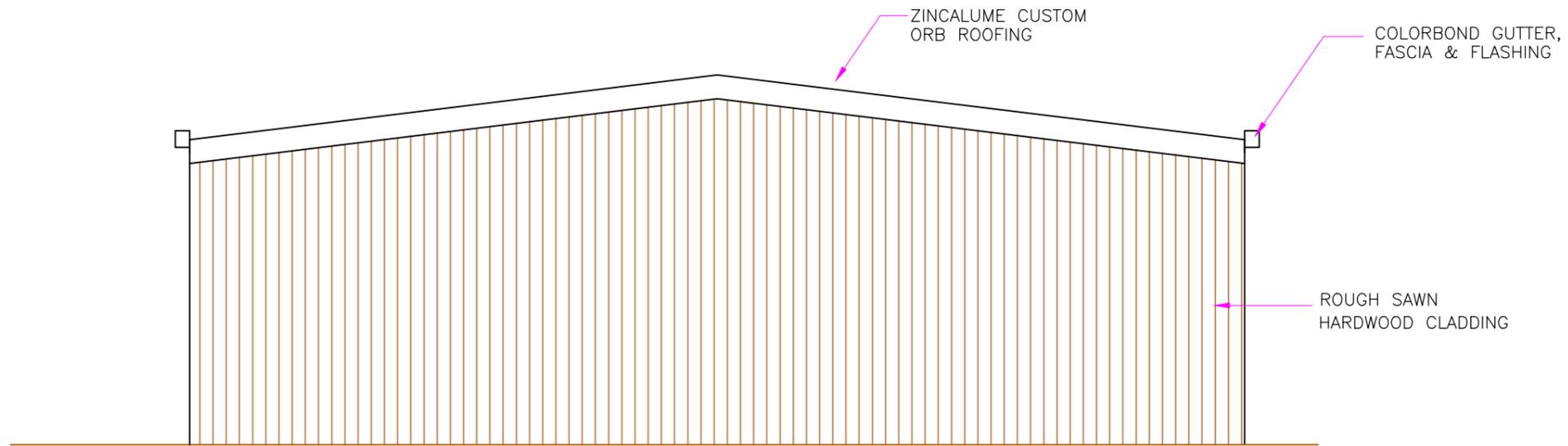
PROPOSED SHORT TERM ACCOMMODATION
 79 BONNEYS LANE, WEST PINE
 FOR
 DARRYL PURTON

DRAWING No.

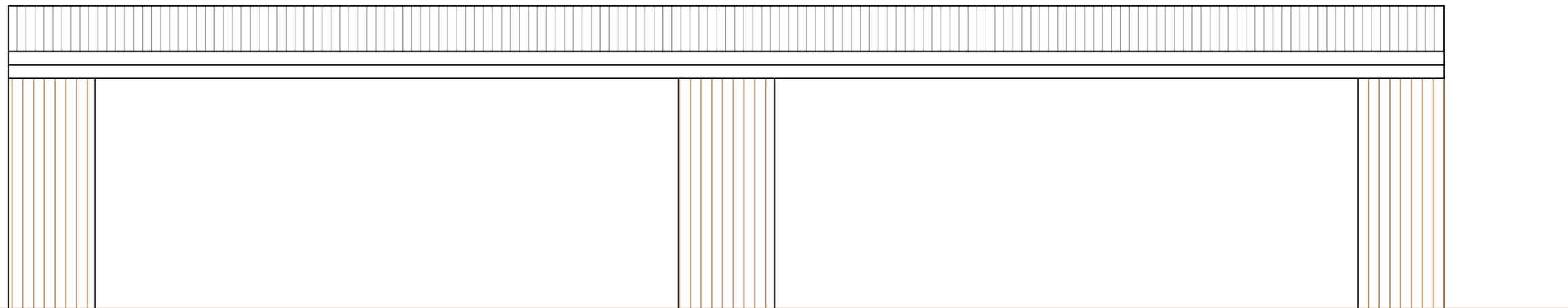
216186-12 of #

REV. **0**

DATE **AUG 17**



EAST.WEST ELEVATIONS



NORTH ELEVATION

REV.	AMENDMENT	DATE

TITLE DRAWING

KITCHEN ELEVATIONS

Ph: (03) 64372701
Fax: (03) 64370789

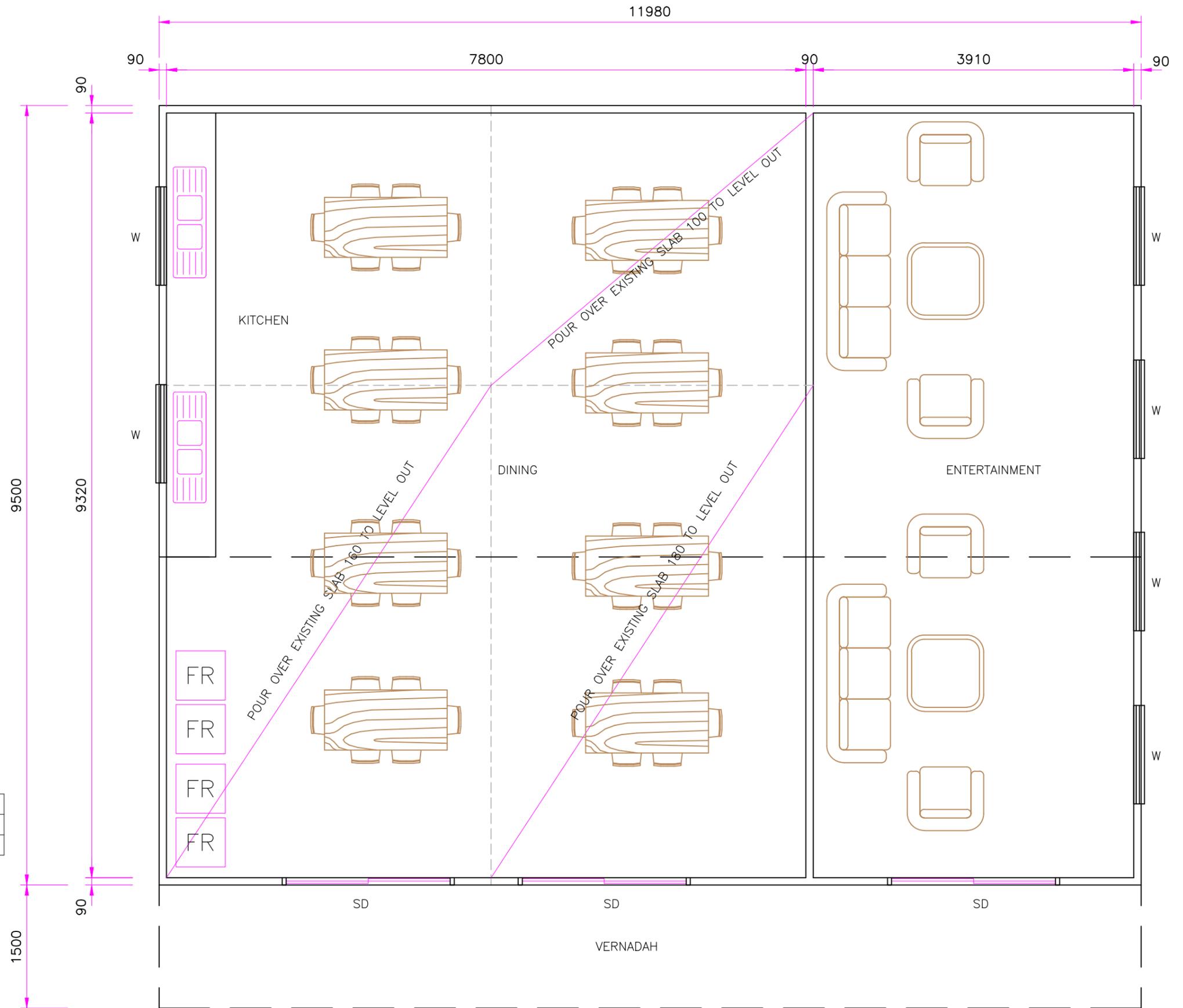
YASLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 50

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
216186-13 of #	
REV.	DATE
0	AUG 17



WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	TYPE	FRAME
W	900	1200	CLR S.G AWNING	ALUM'
SD	2100	2100	CLR S.G SLIDING	ALUM'

AREAS:
 DINING = 75.81 m² (8.15 SQ.)
 ENTERTAINMENT = 38.00 m² (4.08 SQ.)
 TOTAL BLOCK = 113.81 m² (12.24 SQ.)
 VERANDAH = 17.97 m² (1.93 SQ.)

REV.	AMENDMENT	DATE

TITLE DRAWING

INDOOR DINING/KITCHEN PLAN

Ph: (03) 64372701
 Fax: (03) 64370789
YASLEY
 DESIGN & DRAFTING
 109A South Road Penguin TAS 7316
 ABN: 17 060 943 437
 TCC Accreditation No. CC706L
 Email: brian@yasleydrafting.com.au

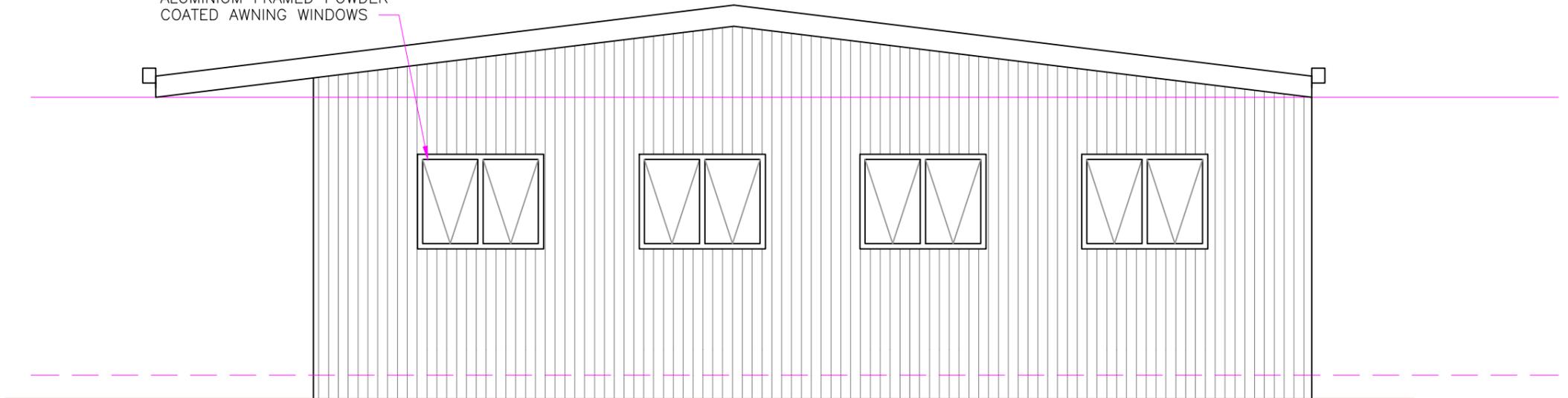
DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 50

PROPOSED SHORT TERM ACCOMMODATION
 79 BONNEYS LANE, WEST PINE
 FOR
 DARRYL PURTON

DRAWING No.
216186-16 of #

REV.	DATE
0	AUG 17

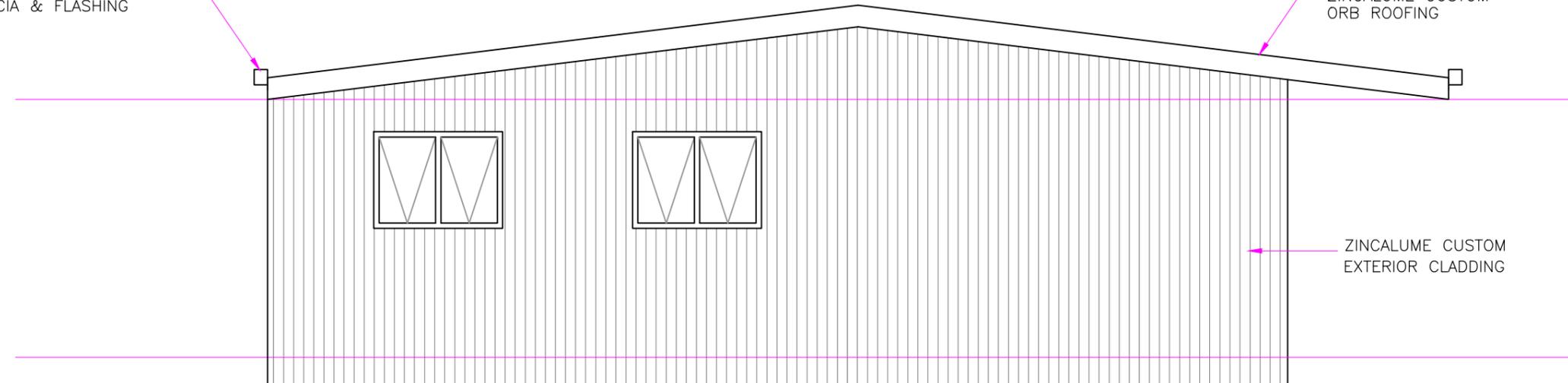
ALUMINIUM FRAMED POWDER COATED AWNING WINDOWS



WEST ELEVATION

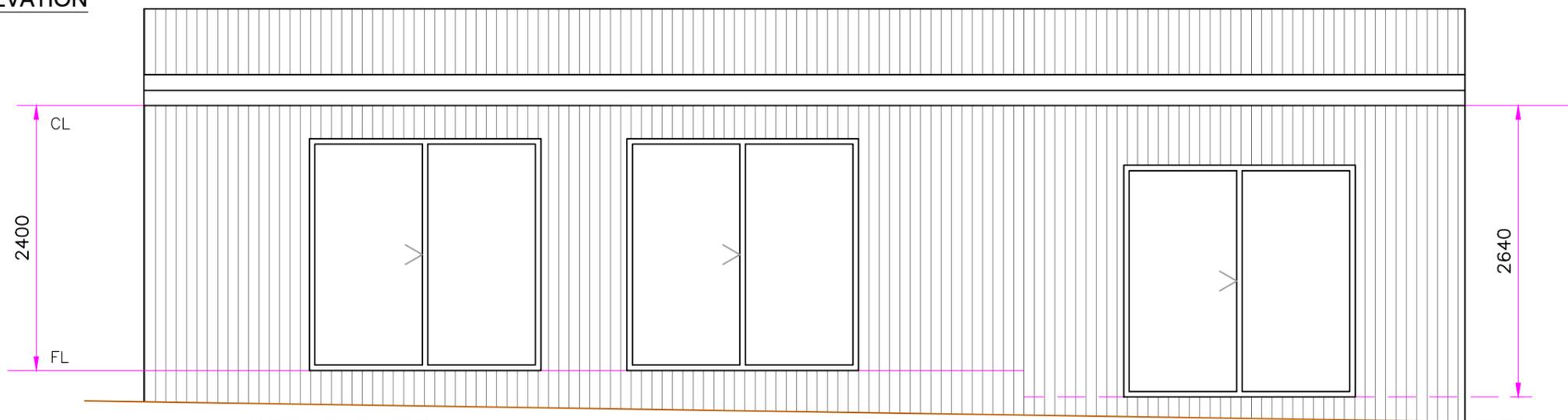
COLORBOND GUTTER, FASCIA & FLASHING

ZINCALUME CUSTOM ORB ROOFING



ZINCALUME CUSTOM EXTERIOR CLADDING

EAST ELEVATION



NORTH ELEVATION

REV.	AMENDMENT	DATE

TITLE DRAWING
INDOOR DINING/KITCHEN ELEVATIONS

Ph: (03) 64372701
Fax: (03) 64370789

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DESIGN & DRAFTING
109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 50

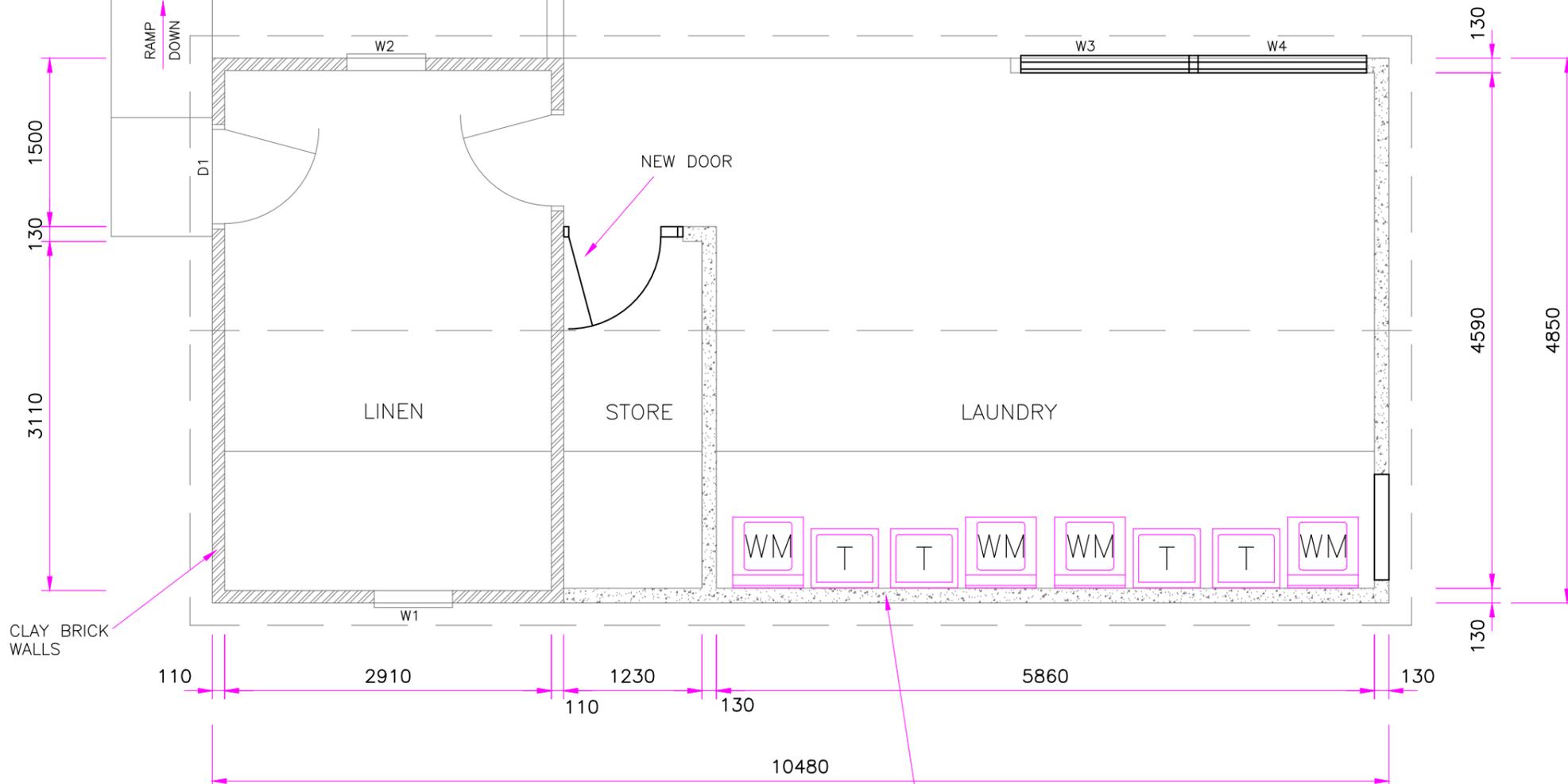
PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
216186-17 of #	
REV.	DATE
0	AUG 17



NEW CONCRETE STEPS

DOWN



AREA
LAUNDRY = 50.83 m² (5.47 SQ.)

WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	ORIENT	TYPE	FRAME	TIMBER HEAD
W1	1.03	0.70	S	S.G FIXED	ALUM'	EXISTING
W2	1.03	0.70	N	S.G FIXED	ALUM'	EXISTING
W3	0.70	1.50	N	CLR S.G AWNING	ALUM'	90 x 45 F17 SHW
W4	0.70	1.50	N	CLR S.G AWNING	ALUM'	90 x 45 F17 SHW
D1	2.00	0.82	W	TIMBER	ALUM'	EXISTING



REV.	AMENDMENT	DATE

TITLE DRAWING

PROPOSED LAUNDRY

Ph: (03) 64372701
Fax: (03) 64370789

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DESIGN & DRAFTING

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ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE: **OCT 16**

DRAWN: **C.S.O**

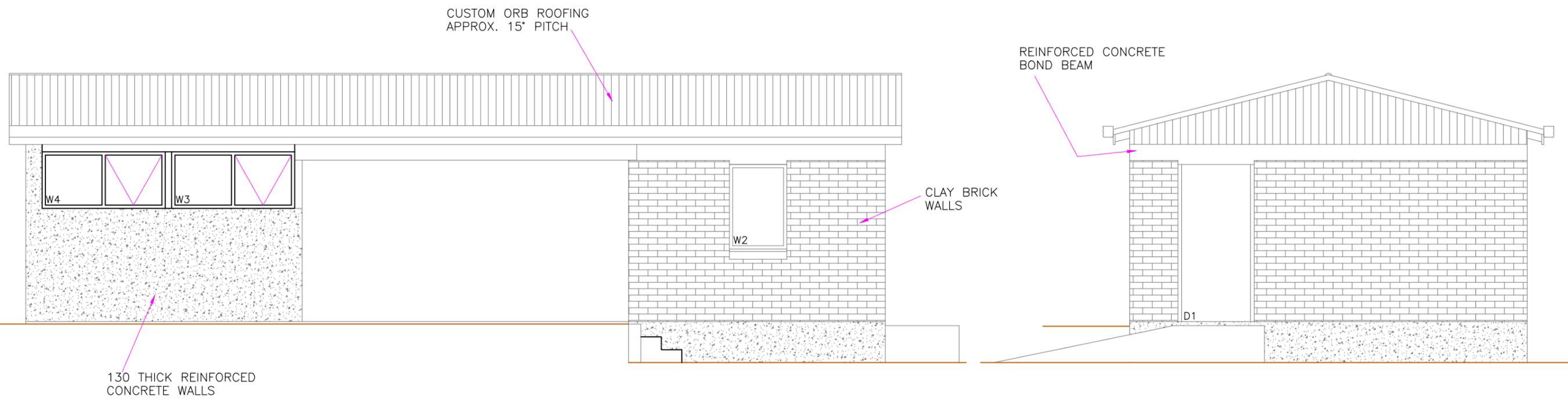
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SHEET SIZE: **A3**

SCALE: **1 : 50**

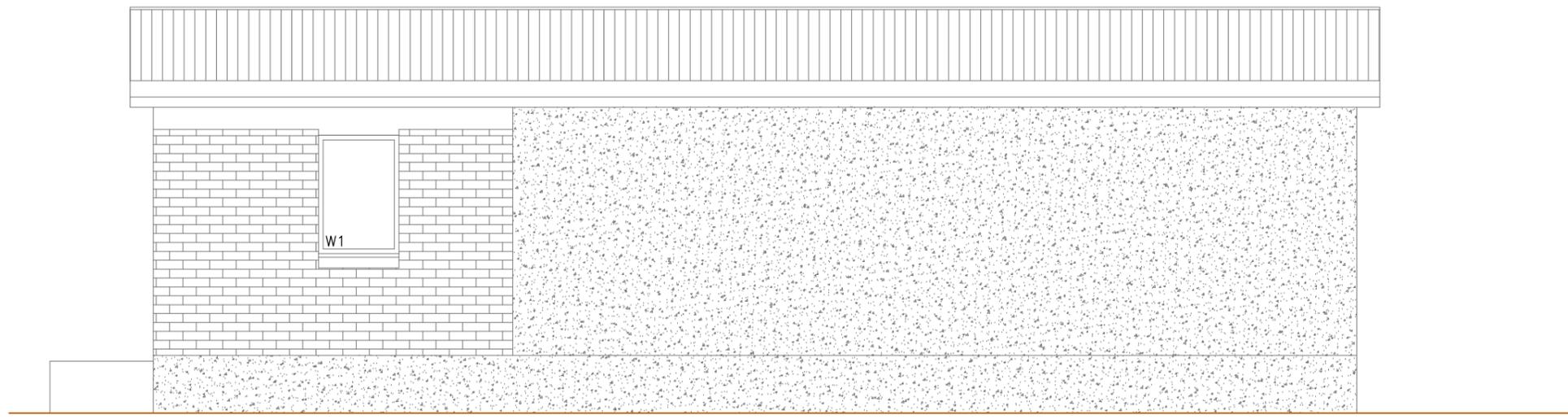
PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No. 216186-20 of #	
REV. 0	DATE AUG 17



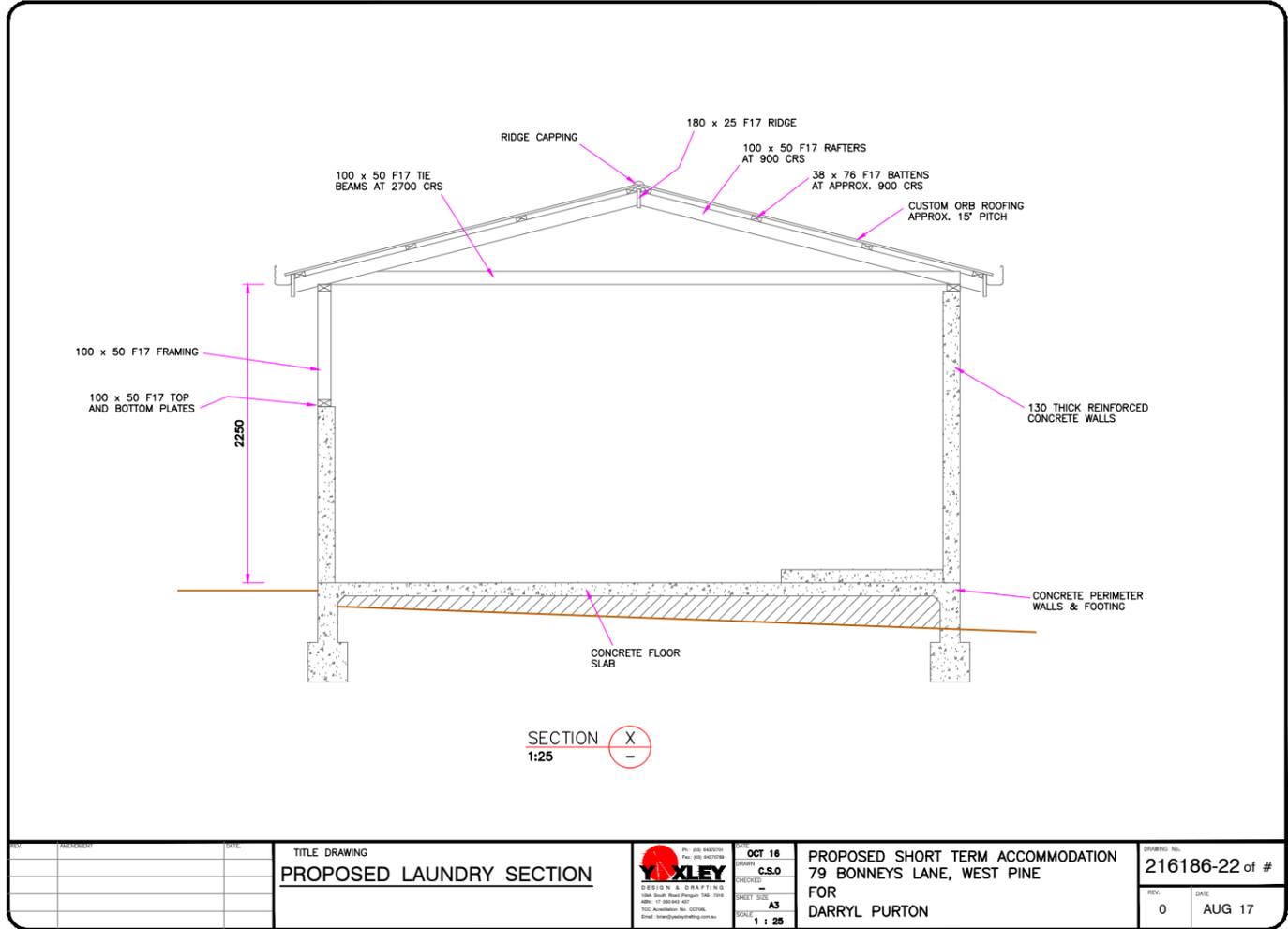
NORTH ELEVATION

WEST ELEVATION



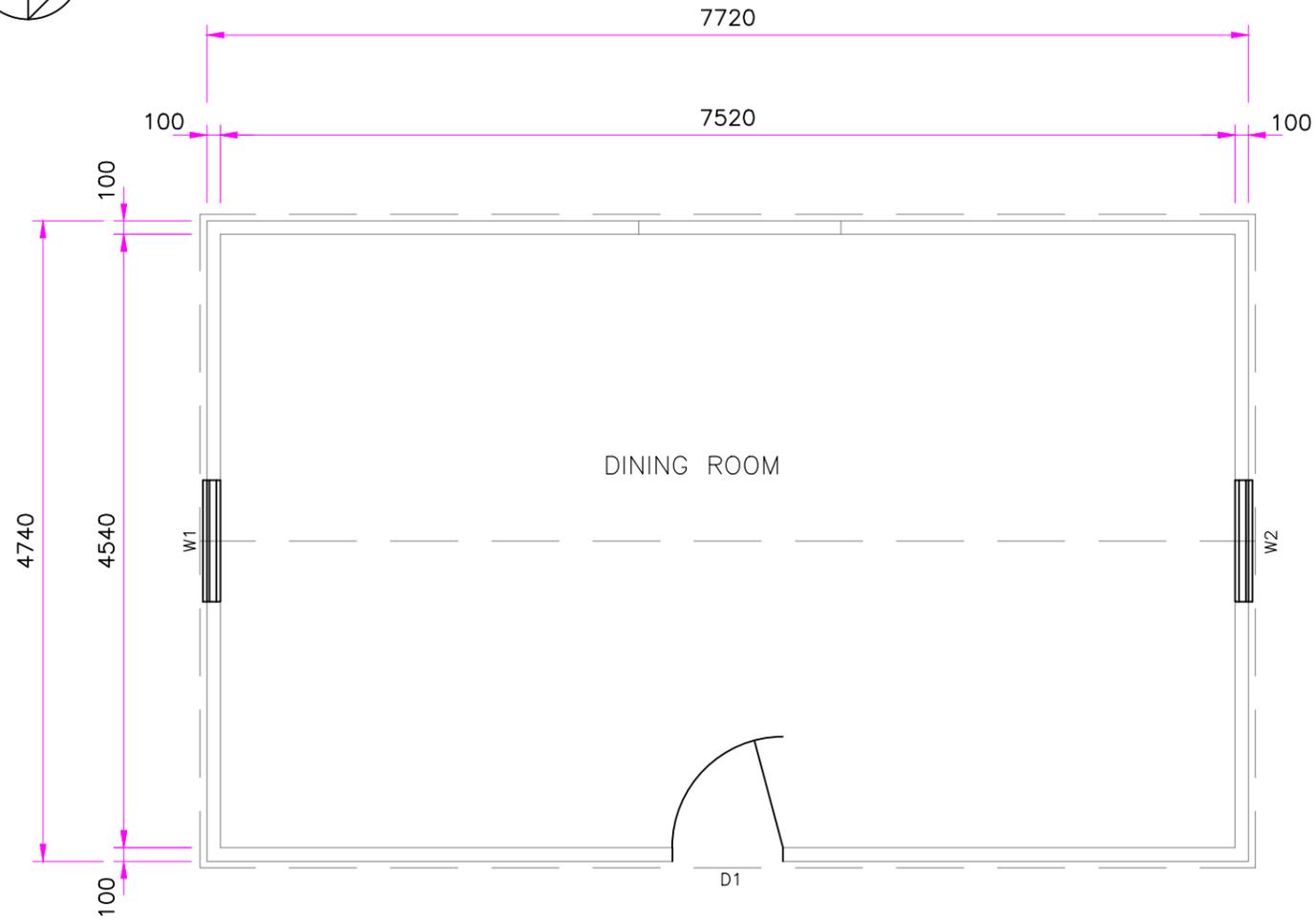
SOUTH ELEVATION

REV.	AMENDMENT	DATE	TITLE DRAWING	 Ph: (03) 64372701 Fax: (03) 64370789 109A South Road Penguin TAS 7316 ABN: 17 060 943 437 TCC Accreditation No. CC706L Email: brian@yaxleydrafting.com.au	DATE	OCT 16	PROPOSED SHORT TERM ACCOMMODATION 79 BONNEYS LANE, WEST PINE FOR DARRYL PURTON	DRAWING No.	216186-21 of #
			PROPOSED LAUNDRY ELEVATIONS		DRAWN C.S.O CHECKED - SHEET SIZE A3 SCALE 1 : 50	REV.		0	DATE



SECTION X
1:25

<table border="1"> <tr> <td>NO.</td> <td>DESCRIPTION</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DESCRIPTION	DATE										TITLE DRAWING PROPOSED LAUNDRY SECTION	 OCT 16 DESIGNED BY: C.S.O. CHECKED BY: - SHEET SIZE: A3 SCALE: 1:25	PROPOSED SHORT TERM ACCOMMODATION 79 BONNEYS LANE, WEST PINE FOR DARRYL PURTON	DRAWING No. 216186-22 of # REV. 0 DATE AUG 17
NO.	DESCRIPTION	DATE															



AREA
DINING = 36.59 m² (3.94 SQ.)

WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	ORIENT	TYPE	FRAME	TIMBER HEAD
W1	0.90	0.60	S	S.G FIXED	ALUM'	90 x 35 F17 SHW
W2	0.90	0.60	N	S.G FIXED	ALUM'	90 x 35 F17 SHW
D1	2.10	0.82	W	TIMBER	ALUM'	90 x 35 F17 SHW

REV.	AMENDMENT	DATE.

TITLE DRAWING

PROPOSED DINING ROOM

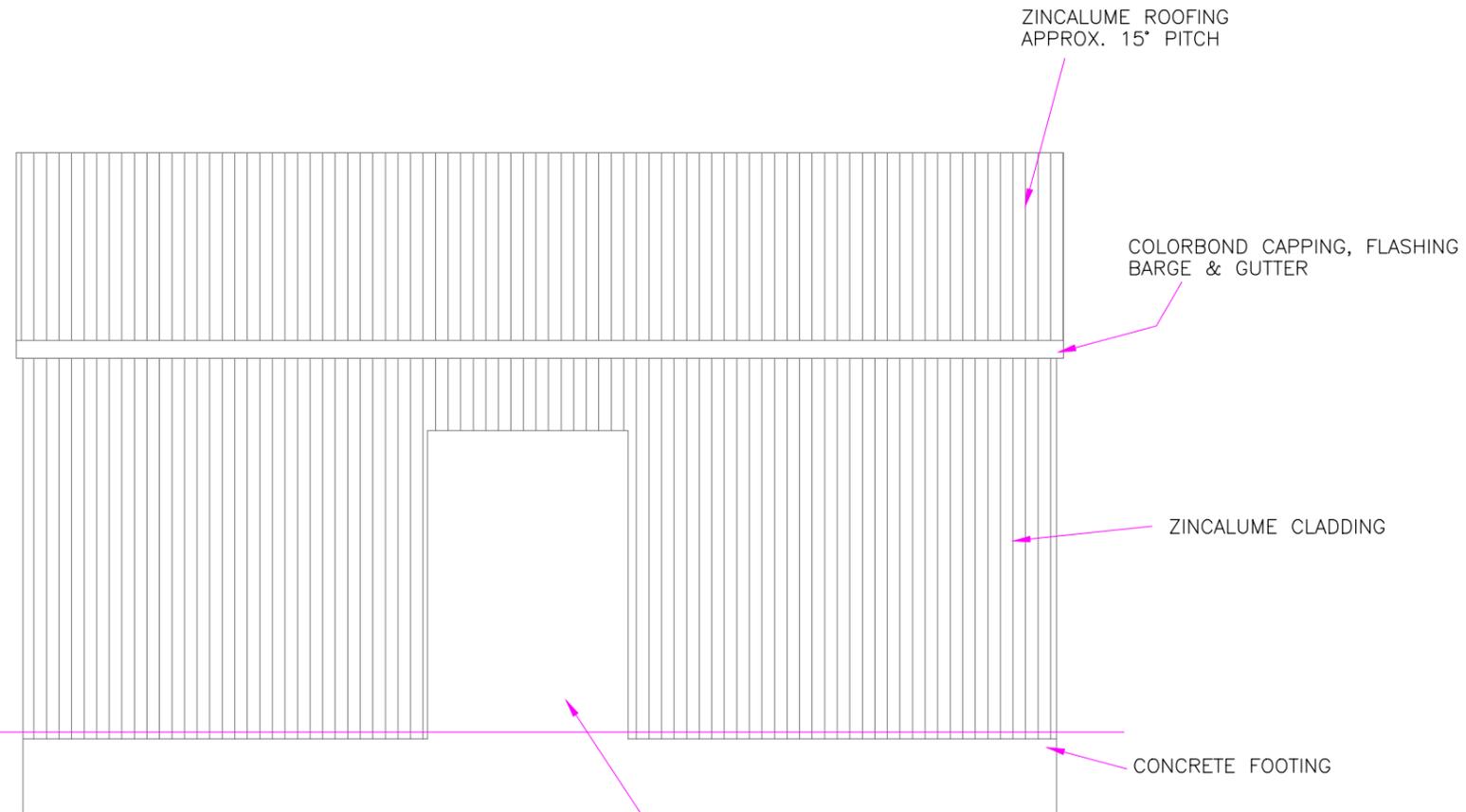


DATE: **OCT 16**
DRAWN: **C.S.O**
CHECKED: **-**
SHEET SIZE: **A3**
SCALE: **1 : 50**

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

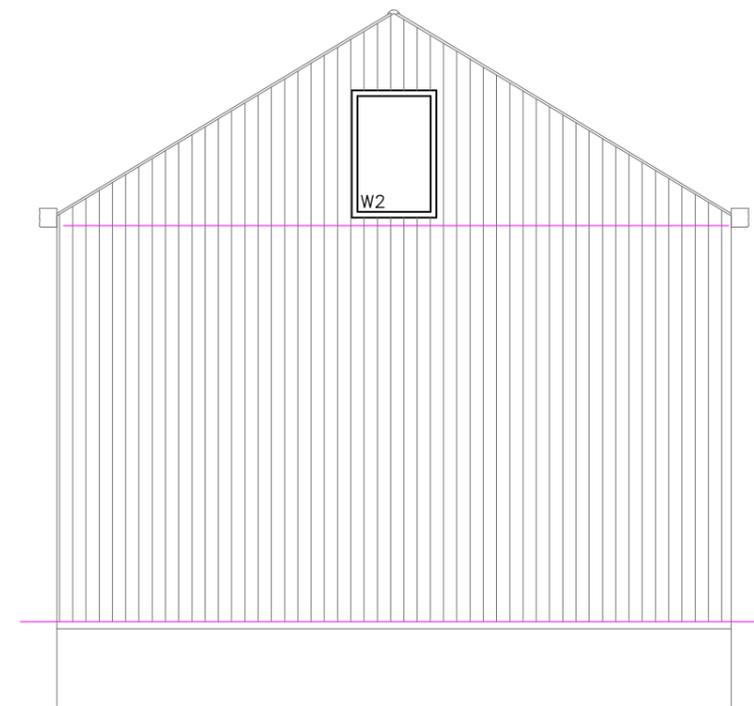
DRAWING No. **216186-23** of #

REV. **0** DATE **AUG 17**

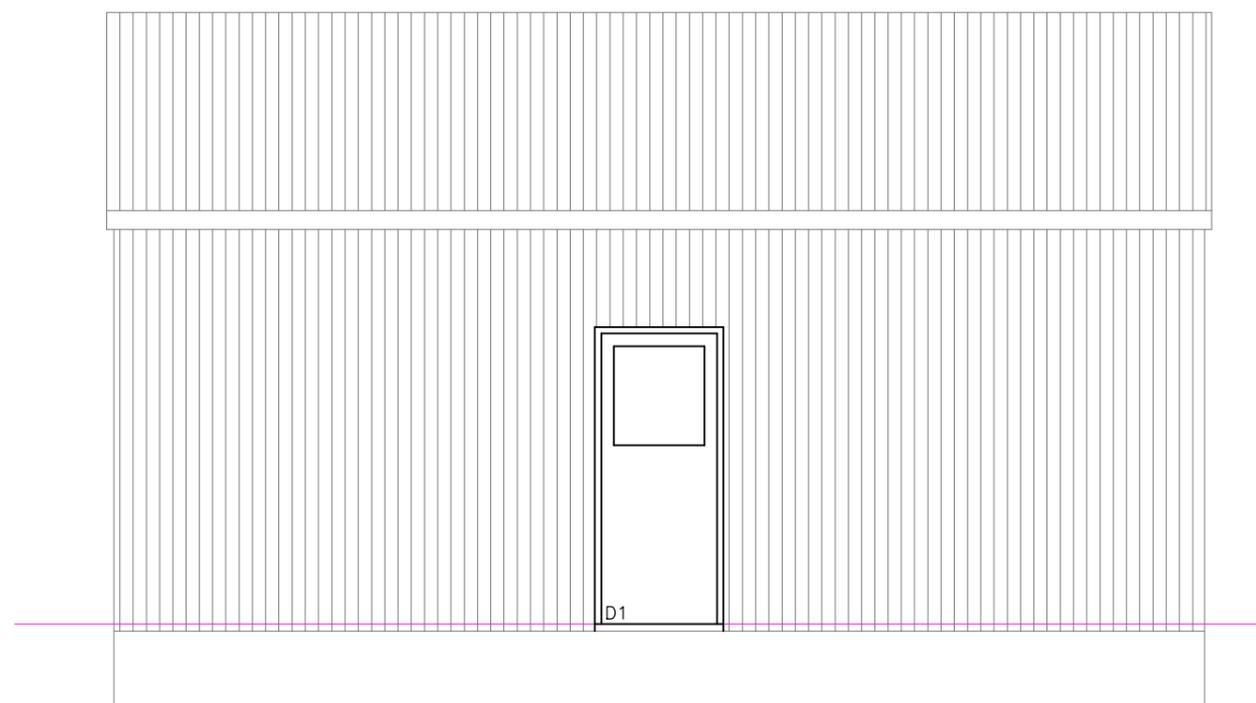


WEST ELEVATION

EXISTING OPENING TO BE WALLED IN FINISHED TO MATCH EXISTING



NORTH ELEVATION



EAST ELEVATION

REV.	AMENDMENT	DATE

TITLE DRAWING

INDOOR DINING ELEVATIONS

Ph: (03) 64372701
Fax: (03) 64370789

YASLEY
DESIGN & DRAFTING

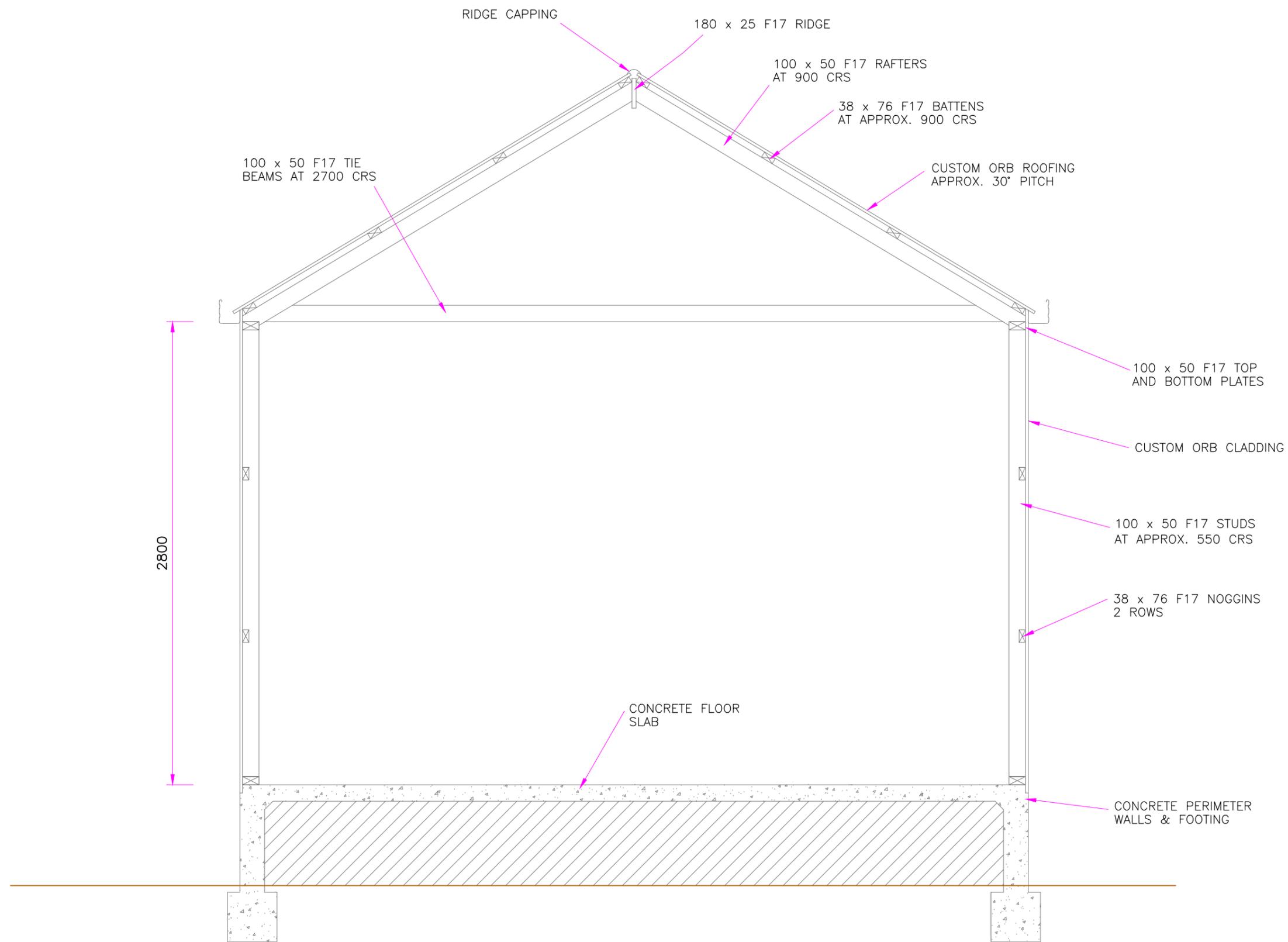
109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 50

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.
216186-24 of #

REV.	DATE
0	AUG 17



REV.	AMENDMENT	DATE

TITLE DRAWING

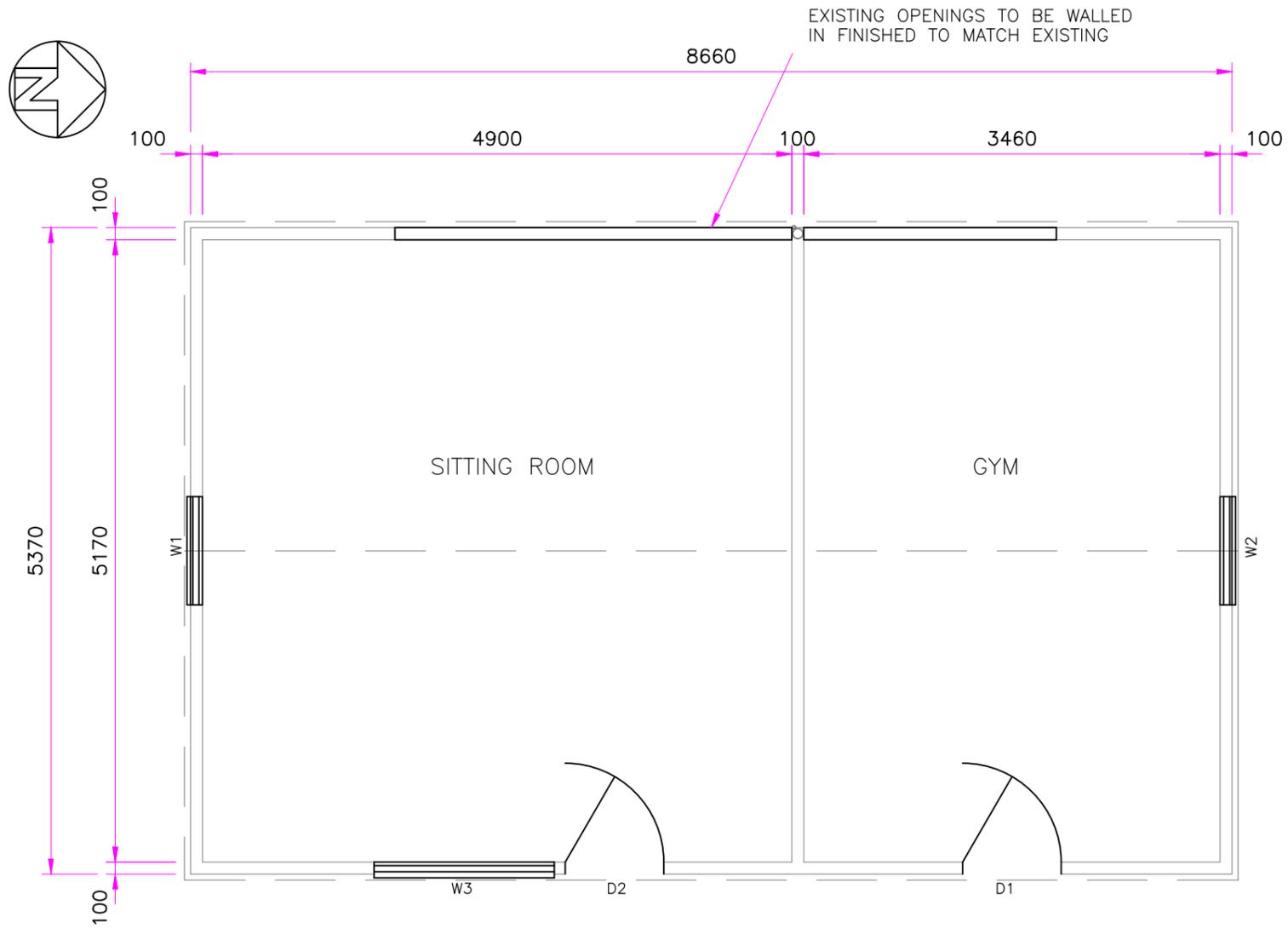
INDOOR DINING SECTION

Ph: (03) 64372701
 Fax: (03) 64370789
YASLEY
 DESIGN & DRAFTING
 109A South Road Penguin TAS 7316
 ABN: 17 060 943 437
 TCC Accreditation No. CC706L
 Email: brian@yasleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 25

PROPOSED SHORT TERM ACCOMMODATION
 79 BONNEYS LANE, WEST PINE
 FOR
 DARRYL PURTON

DRAWING No.	
216186-25 of #	
REV.	DATE
0	AUG 17



AREA
SITTING = 46.50 m² (5.00 SQ.)

WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	ORIENT	TYPE	FRAME	TIMBER HEAD
W1	0.90	0.60	S	S.G FIXED	ALUM'	90 x 35 F17 SHW
W2	0.90	0.60	N	S.G FIXED	ALUM'	90 x 35 F17 SHW
W3	1.00	1.50	E	S.G FIXED	ALUM'	90 x 35 F17 SHW
D1	2.10	0.82	E	TIMBER	ALUM'	90 x 35 F17 SHW
D2	2.10	0.82	E	TIMBER	ALUM'	90 x 35 F17 SHW

REV.	AMENDMENT	DATE

TITLE DRAWING

PROPOSED SITTING ROOM

Ph: (03) 64372701
Fax: (03) 64370789

YASLEY
DESIGN & DRAFTING
109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE: **OCT 16**
DRAWN: **C.S.O**
CHECKED: **-**
SHEET SIZE: **A3**
SCALE: **1 : 50**

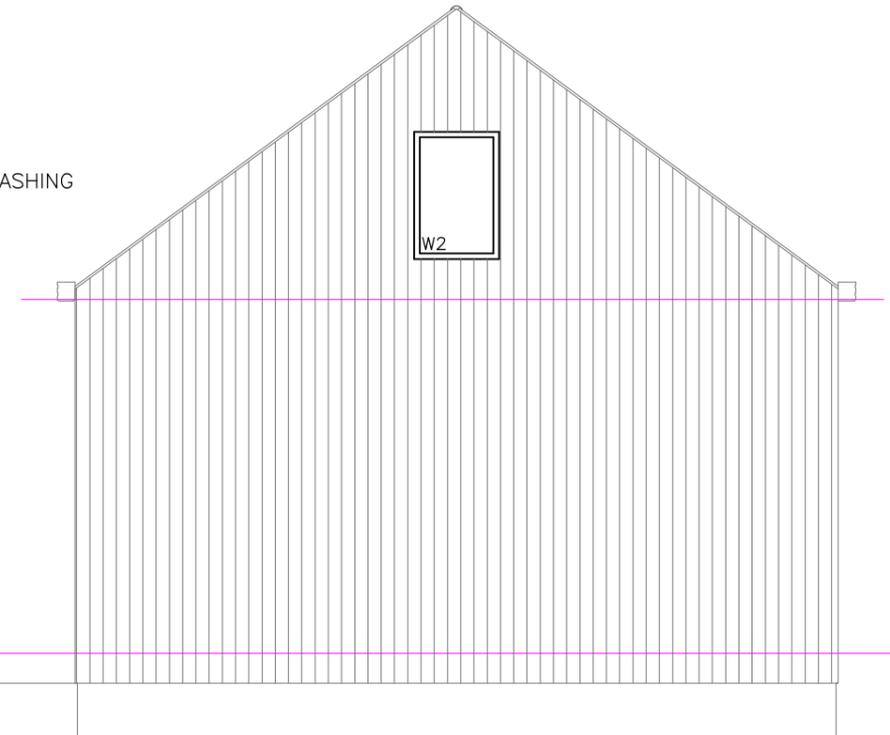
PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No. 216186-26 of #	
REV. 0	DATE AUG 17

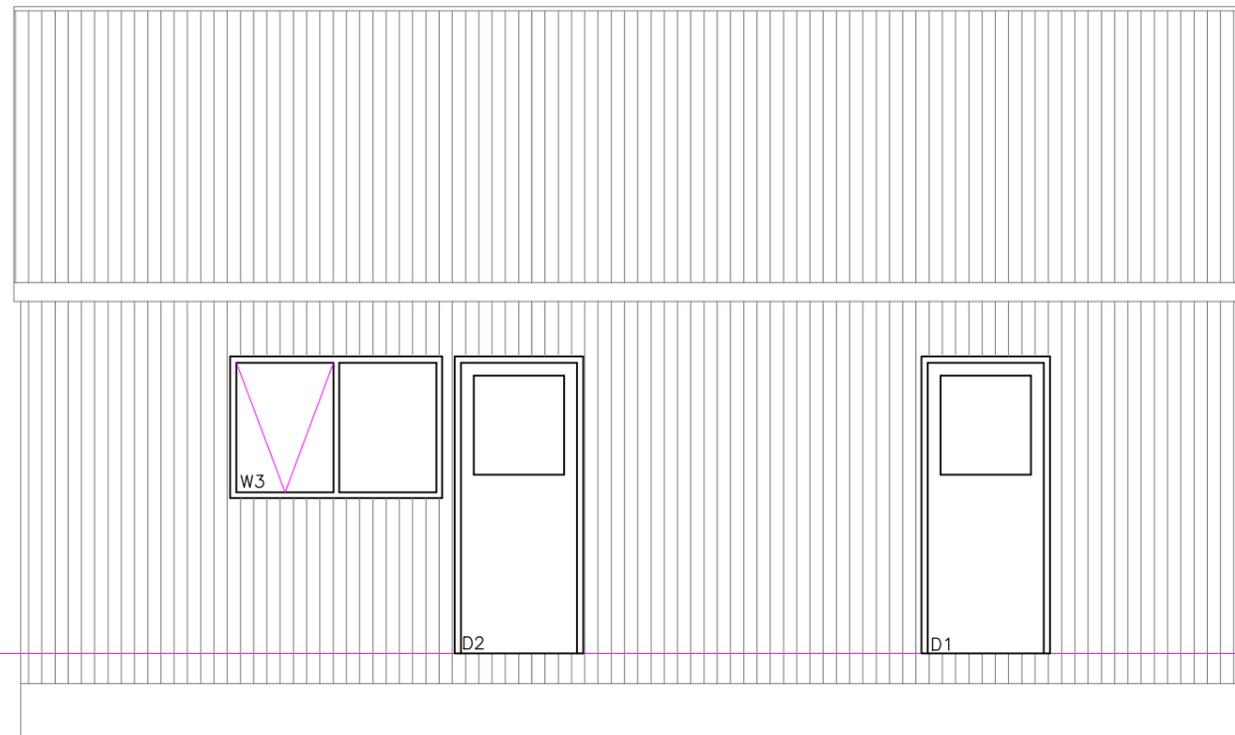


WEST ELEVATION

EXISTING OPENINGS TO BE WALLED IN FINISHED TO MATCH EXISTING



NORTH ELEVATION



EAST ELEVATION

REV.	AMENDMENT	DATE

TITLE DRAWING

SITTING ROOM ELEVATIONS

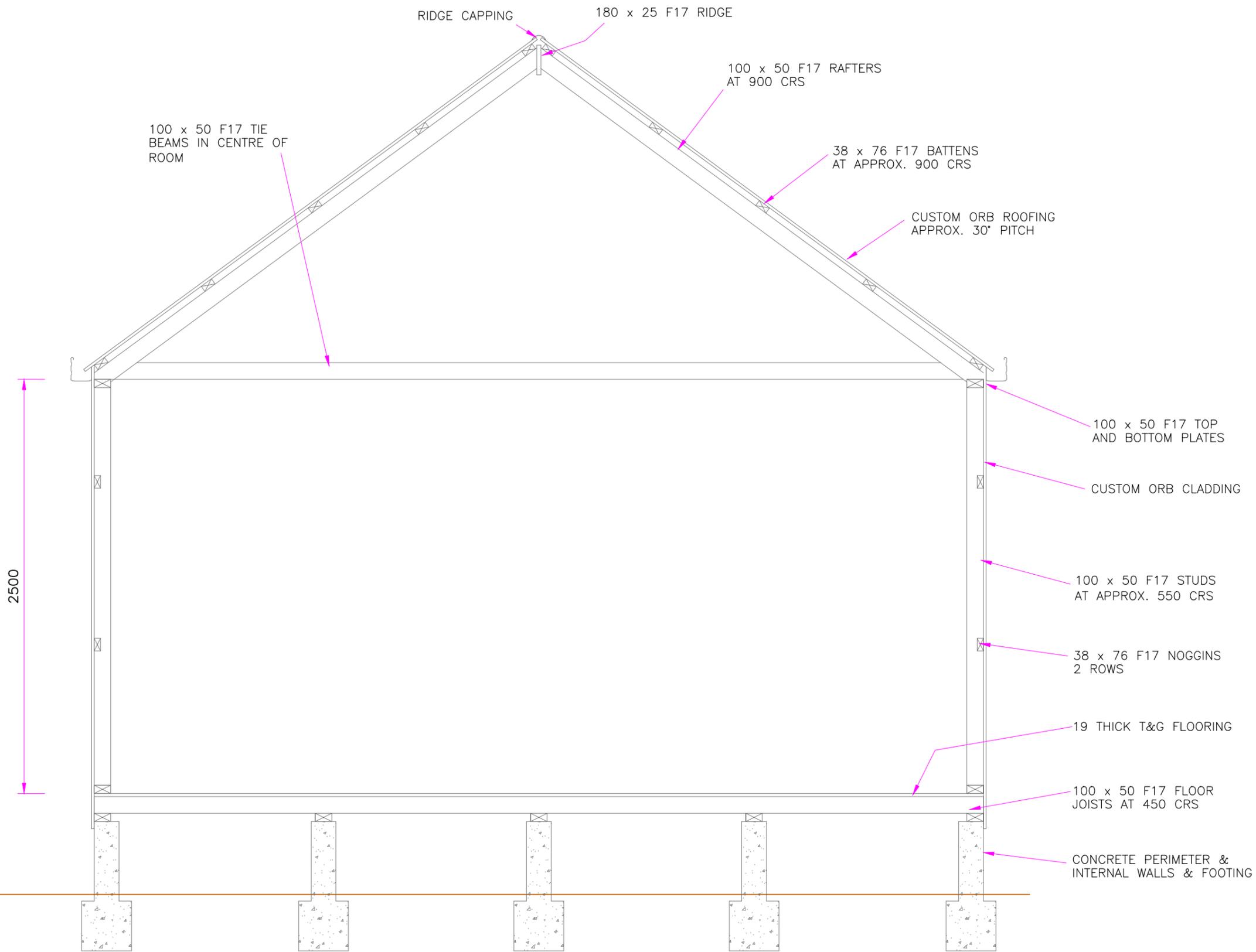


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DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 50

PROPOSED SHORT TERM ACCOMMODATION
 79 BONNEYS LANE, WEST PINE
 FOR
 DARRYL PURTON

DRAWING No.	
216186-27 of #	
REV.	DATE
0	AUG 17



REV.	AMENDMENT	DATE

TITLE DRAWING

SITTING ROOM SECTION

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YASLEY
DESIGN & DRAFTING

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ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE: OCT 16
DRAWN: C.S.O
CHECKED: -
SHEET SIZE: A3
SCALE: 1 : 25

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No. 216186-28 of #	
REV. 0	DATE AUG 17

Executive summary

GHD Pty Ltd has been engaged by Darryl Purton to prepare an application for the development of seasonal worker accommodation, which will be developed on his farm property at 78 Copes Road West Pine. Note that the title details reference the property as 79 Bonney's Lane.

The proposal will provide accommodation for up to 100 seasonal workers engaged in berry picking in the West Pine locality. The accommodation facility itself will operate during the berry harvest season annually.

The use is needed in the locality as there are often between 400-800 seasonal workers engaged in harvesting berries within the area currently.

The structures to house and service the seasonal workers will be located within the area of the existing farm outbuildings previously used as shed, yards and storage associated with the on farm operations.

Importantly the position of the seasonal workers accommodation on the property is within the curtilage of the existing supporting farm infrastructure, which ensures that no agricultural land will be converted for the purpose of the development.

In terms of potential land use conflict, all adjacent agricultural activities are on land owned by the proponent and the paddocks developed for irrigation such that there would be no changes to the layout and use of the land as a result of the proposed development.

This type of development is envisaged by the planning scheme, which enables the development of visitor accommodation within the *Rural Resource zone*. The **Local Area Objectives** paragraph (g) provides:-

Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry.

The zone purpose statements aver that the *Rural Resource zone is to provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.*

The accommodation located in an area central to the farming operations will enable the housing of a most valuable resource enabling sustainable harvesting of crops grown in the locality.

The development is seen as an opportunity to value add agricultural production within the Central Coast municipality addressing a clear need for seasonal worker accommodation.



Figure 1 - View development site from Copes Road

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Appendix A - Title Documentation
Appendix B - Development Drawings
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Appendix E - Site & Soil Assessment
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1. Introduction

1.1 Summary

GHD Pty Ltd has been engaged to prepare an application for the development of seasonal worker accommodation on the farm property located at 78 Copes Road West Pine. The proposal will provide accommodation for up to 100 seasonal workers engaged in berry picking in the West Pine locality. The accommodation facility will only be in use during the berry production season.

The submission includes supporting reports from Terry Eaton Traffic Engineer (traffic assessment), Macquarie Franklin (land capability) and Seam Environmental (wastewater and drainage management).



Figure 2 - View of property from Copes Road

1.2 Purpose of this report

The supporting planning report reviews the proposal against the relevant provisions of the *Central Coast Interim Planning Scheme 2013* drawing upon the analyses undertaken into the key areas of land capability, traffic and wastewater management.

1.3 Scope and limitations

This report: has been prepared by GHD for Darryl Purton and may only be used and relied on by Darryl Purton and Central Coast Council for the purpose agreed between GHD and the Darryl Purton as set out in this report. GHD otherwise disclaims responsibility to any person other than Darryl Purton arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report. The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

GHD has prepared this report on the basis of information provided by Darryl Purton and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information

2. Site

2.1 Title Subject site

The development described in Certificate of Title Folio 13146 Volume 1, will be established within the developed curtilage of the property. The area contains the existing dwelling outbuildings, and associated facilities. The title refers to the property as 79 Bonney's Lane, but otherwise the property is known by the physical address 78 Copes Road.

The site is approximately 20 hectares in area and has as its frontage Copes Road, which extends west from Pine Road. Secondary access is potentially possible through Bonney's Lane which although formed remains undeveloped.

Located as it is within the farmland district, the property is well suited to the provision of supporting accommodation for the seasonal workers which will service nearby agricultural enterprises.

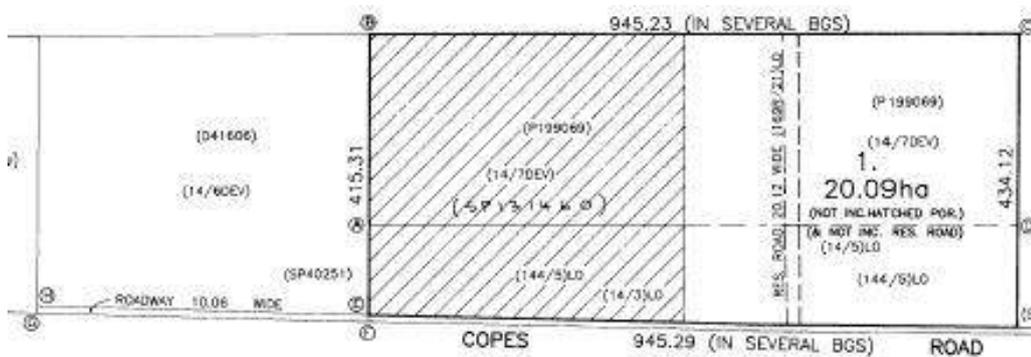


Figure 3 - Title Plan CT131461/1

The Purton property has been developed as an irrigated cropping enterprise operated in conjunction with the title to the east. (CT246573/1-43.72ha). The total area of the property (incorporating both titles) is 63.81ha. The land within CT 13146/1 contains the existing dwelling and outbuildings and provides the footprint for the proposed development. Access to the site has been recently upgraded from its junction with Copes Road.



Figure 4 - Title areas CT 131461/1 and CT 246573/1



Figure 5 - Locality Plan

2.2 Services

Water wastewater and drainage:

There are no reticulated services to the site. Water supplies are via tank and bore water whilst wastewater and drainage will be managed on site. The details of wastewater management are included at Appendix E and discussed further at section 3.

Road Access: Access from Copes Road via Pine Road.

2.3 Zone Plan



Figure 6 - Zone Plan - Rural Resource zone

2.4 Hazard mapping



Figure 7 - Hazard Bands

2.5 Surrounding area

The locality is a significant cropping and berry farming operation. The Costa Group one of Australia's largest grower, packer and marketer of premium quality fresh fruit and vegetables are preeminent in the locality, growing berries (strawberries, blackberries, blueberries and raspberries) for both local and international markets under the Driscoll's brand. The Costa berries are a leader in frozen berries supplying supermarkets and producers throughout Australia. Many of the seasonal worker will work in the berry picking operations.



Figure 8 – Costa Group berry operations



Figure 9 – Berry paddocks



Figure 10 - Berry growing operations.



Figure 11 - Costa Group operations

3. The Proposal

The development proposes the establishment of short-term accommodation facilities on site at 78 Copes Road. The development will provide accommodation for seasonal workers employed in the region through the harvesting period each year. The facility will only operate through this period.

Seasonal worker accommodation allow guests to rent a bed usually a bunk bed, in a dormitory style sharing common facilities (bathrooms, lounge, dining and kitchen facility).

The development will include the following structures: *accommodation and amenities rooms, picnic shelter, enclosed and outdoor dining areas, and laundry and associated car parking.*

The accommodation facilities consist of 4' structures fitted out for residential accommodation incorporating 6-rooms and bunks to sleep 4 people per room.

Proposed Building Facilities		Area – m ²	Number
Accommodation unit		62.9	4
Amenities		36 (includes veranda)	2
Indoor Dining & Lounge		113.81	1
Outdoor Dining Facility		132	1
Picnic/BBQ shelter		13.56	3
Laundry		40.5	1
Existing Buildings			
Proposed Storage sheds		42.5	2
Dwelling		186.25	
Shed		120	

The accommodation and amenity units will be colorbond clad include pitched roof and eaves with ceiling heights of 2.4 metres. The maximum height of the structures to roof apex is 3.45 m.

The development drawings are included at Appendix B.

The property owner/manager will be responsible for ground maintenance general upkeep and refuse removal but the facility will be otherwise self-contained with occupants being responsible for their own housekeeping, cleaning and laundry and kitchen requirements.

3.1 Traffic and car parking

It is noted that seasonal workers often share car use and provide a demand for bus travel. It is understood that potential demand for bus travel could be met by existing bus services along Pine Road, Smith’s coaches depot being located south of Copes Road.

The proposal will provide 30 dedicated spaces to service the backpacker accommodation and sufficient area is available adjacent the internal road system to address any additional demand. The TIA notes that vehicle parking represents approx. 30% of anticipated residents but should be sufficient based upon the assumption of low vehicle ownership among seasonal worker.

The existing on farm road network and hardstand areas is considered adequate for the pickup and set down of residents, and commercial vehicles serving the site.

The TIA at Appendix D addresses the relevant provisions of *Code E9 Traffic Generating Use and Parking Code* and provides an assessment at pages 6-8.



Figure 12 - Development Curtilage

The curtilage of the existing development on site the area shown in Figure 12 is approximately 1.3ha or 5.63% of the title area of the property. As can be seen from the aerial photograph the development will be contained within the current developed area.

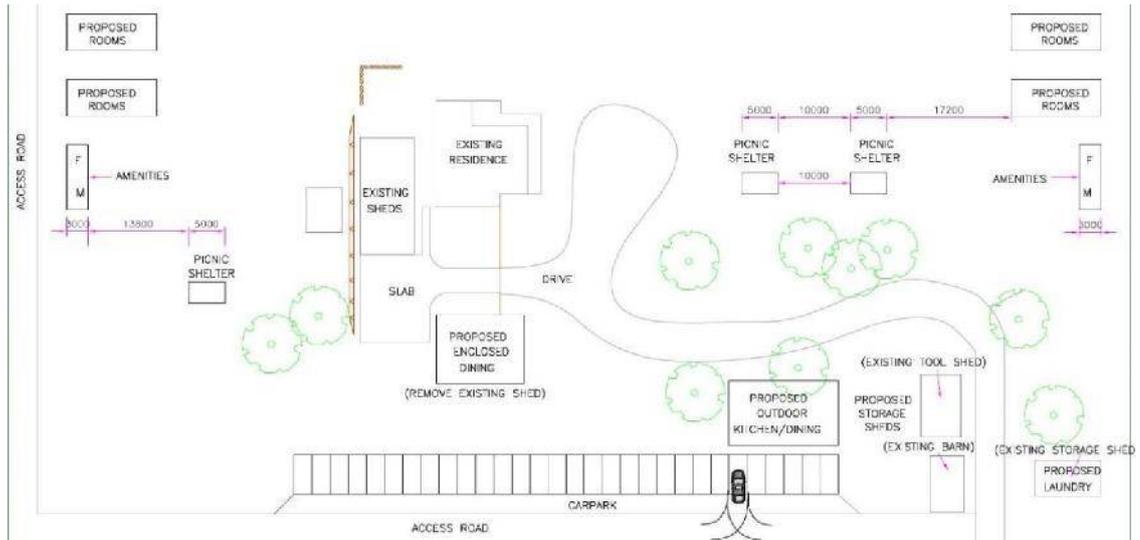


Figure 13 - Layout within development precinct

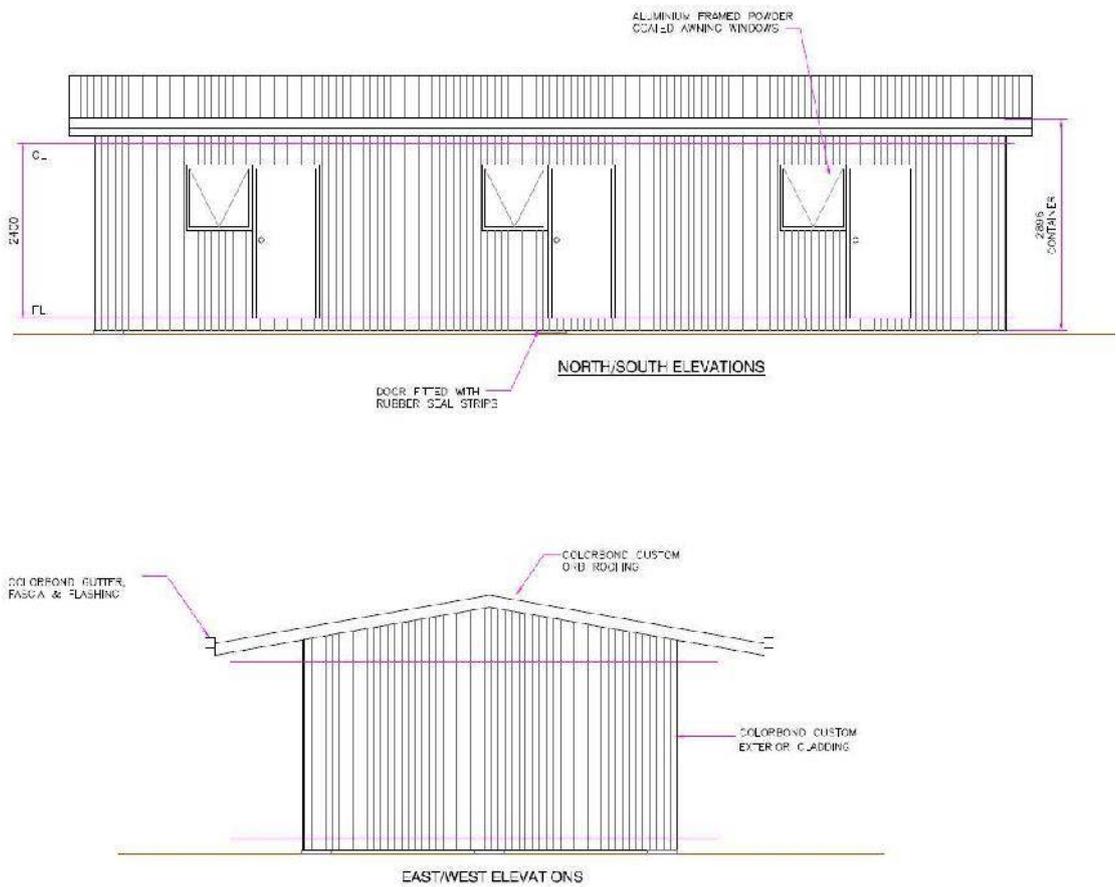


Figure 14 - Unit elevations

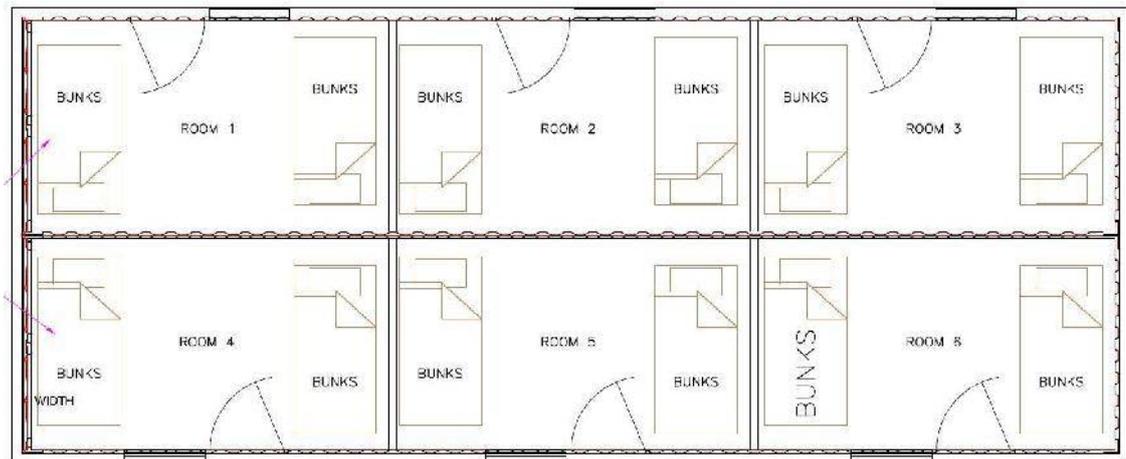


Figure 15 - Unit floor plan

3.2 Wastewater management

Seam Environmental has undertaken an analysis of water balance and the management of wastewater associated with the development. In order to manage wastewater *Seam* propose the three separate areas as follows:

Accommodation Rooms 1 – Collect all wastewater in a new 4,500L dual-purpose septic tank and gravity feed the wastewater through a 3-way distribution box and three absorption trenches with each trench dimensioned – 22 m x 1.8 m x 0.6 m.

Accommodation Rooms 2 – Collect all wastewater in a new 4,500L dual-purpose septic tank and gravity feed the wastewater through a 3-way distribution box and three absorption trenches with each trench dimensioned – 22 m x 1.8 m x 0.6 m.

Laundry facilities – Collect all wastewater in a new 4,500L dual-purpose septic tank and gravity feed the wastewater through a 3-way distribution box and three absorption trenches with each trench dimensioned – 22 m x 1.8 m x 0.6 m.

A total projected maximum wastewater loading of 12,000L per day is calculated based upon the standard AS/NZS 1547:2012 – *Fully serviced Campgrounds using bore water*.

Figure 17 ***below shows the proposal for waste management relative to the proposed development on the site.***

4. Planning Assessment

4.1 Use Categorisation

The seasonal accommodation proposed falls within the use class **Visitor Accommodation** and is defined as – *use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpacker’s hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.*

For the purposes of assessment against the Interim Scheme standards, Council is of the view that the use is also classified as a *sensitive use*, a view held on the basis that the definition of sensitive use includes a *caravan park*.

It is submitted that the seasonal worker accommodation as proposed will provide temporary accommodation for the explicit purpose of seasonal picking for which the tourists will be engaged. This is reinforced because the use will only operate through the harvest season.

Notwithstanding, the application is also assessed against the provisions of *clause 26.4.3 – Location of development for sensitive use*.

4.1.1 Zone Purpose

26.1.1	Zone Purpose Statements
26.1.1.1	<i>To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining or other primary industries, including opportunities for resource processing</i>
26.1.1.2	<i>To provide for other use or development that does not constrain or conflict with resource development uses</i>

Response Clauses 26.1.1 and 26.1.226.1.1	Complies
26.1.1 - The purpose of the proposed development is to provide accommodation for workers employed as seasonal pickers on farms within the locality. The berry industry depends heavily upon the engagement of seasonal workers, and the provision of accommodation in the immediate area adds significantly to the sustainability of these agricultural operations. In particular, the subject area has no practical use for agriculture and the development and use will not constrain the future agricultural use of the adjoining/neighbouring farmland.	
26.1.2 – The Macquarie Franklin analysis concludes that the development will not unreasonably constrain primary industry activities of neighbouring properties, the development is the same distance as the existing dwelling on the property to neighbouring agricultural activities. The report notes the proposed residential development complies with the specified buffers to extractive industries, intensive animal husbandry, reserved land and productive forestry.	
Whilst the residential accommodation will be located within 10m from cultivated paddocks, these are farmed by the operator of the backpacker facility and the accommodation is solely for seasonal use as such land use conflict will not arise.	

4.1.2 Local Area Objectives

26.1.2	Local Area Objectives
--------	-----------------------

- (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 significance for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes.*

Response	Complies
(a)	The priority purpose of the land will not change because of the development. In fact, it is argued that the introduction of the seasonal worker accommodation will add value to the existing rural operations.
(b)	Air land and water resources will not be impacted by the development.
(c)	There will be no permanent loss of resources nor will the development exclude or unduly conflict, constrain or interfere with the practice of primary industry or other use dependent upon the soil as a growth medium. The site of the development and associated structures has been determined by <i>Macquarie Franklin</i> to have no practical use for agriculture.
(d)	The primary industry use of the property will be unaffected by the introduction of the development.
(e)	The use and development does affect sustainable production.
(f)	The location of the development will add to the effective and efficient use of the surrounding berry farming operations in particular. Whilst the facilities could be provided at Penguin and Sulphur Creek, the location within the rural area is a significant benefit to the farming operations in the immediate locality.
(g)	Clearly, the use is to be undertaken in association with primary industry.

4.1.3 Desired Future Character Statements

26.1.3	Desired Future Character Statements
--------	-------------------------------------

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) *Has a high level or likelihood to create disturbance to – (i) physical terrain, (ii) natural biodiversity and ecological systems, scenic attributes and (iii) expectation for bucolic 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.*

Response Clauses 26.1.3	Complies
(a)	The development will not impact significantly upon the rural landscape, nor will it impact the operational efficiency of the existing or future operations either of the development site or of adjoining properties.
(b)	The development will occur within the curtilage of the existing buildings servicing the current operations, but will otherwise not impact the rural land.
(c)	There will be minimal disturbance of the physical terrain, natural biodiversity and ecological systems. Whilst the introduction of more buildings onto the site will impact the vista of the landscape this will be only to the extent of the concentration of structures at the location.
(d)	The use and development will not impact the sustainable commercial production on the property, nor those within the locality.
(e)	Again, the use and development is not contrary to the DFC statement.

4.1.4 Use Standards

26.1.3 Requirement for discretionary non-residential use to locate on rural resource land

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
<p>A1 <i>There is no acceptable solution.</i></p>	<p>P1 <i>Other than for residential use, discretionary permit use must –</i> (a) <i>be consistent with the local area objectives;</i> (b) <i>be consistent with any applicable desired future character statement;</i> (c) <i>be required to locate on rural resource land for operational efficiency –</i> (i) <i>to access a specific naturally occurring resource on the site or on adjacent land in the zone;</i> (ii) <i>to access infrastructure only available on the site or on adjacent land in the zone;</i> (iii) <i>to access a product of primary industry from a use on the site or on adjacent land in the zone;</i> (iv) <i>to service or support a primary industry or other permitted use on the site or on adjacent land in the zone;</i> (v) <i>if required –</i> a. <i>to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose;</i> b. <i>for security;</i> c. <i>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;</i> vi) <i>to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land;</i> vii) <i>to provide an essential utility or community service infrastructure for the</i></p>

	<p>(viii) <i>if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and</i></p> <p>(d) <i>minimise likelihood for -</i></p> <p>(i) <i>permanent loss of land for existing and potential primary industry use;</i></p> <p>(ii) <i>constraint or interference to existing and potential primary industry use on the site and on adjacent land; and</i></p> <p>(iii) <i>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.</i></p>
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Response Clauses 26.1.3		P1 Complies
(a)	The use and development achieves consistency with the local area objectives.	
(b)	The use and development is consistent with the Desired Future Character Statements.	
(c)	<p>Location of the development on the land provides the opportunity for real operational efficiencies for the many rural production units in the locality. The location of the facility within the existing developed curtilage means that good rural land is not compromised and its situation suggests that land use conflict and hence fettering will not arise.</p> <p>The use will enable access to the local resources as envisaged by paragraphs (c) (i) – (iv).</p> <p>The development will allow for value-adding in terms of the workforce for the rural operations in the locality.</p> <p>The introduction of accommodation for seasonal workers is important to the sustainability of the rural enterprise within the locality and more broadly for the GDP of Tasmania.</p> <p>In the absence of a cost-benefit analysis, it is reasonable to conclude that the benefits to the industry are significant.</p>	
(d)	<p>(i) The Macquarie Franklin analysis concludes that the site upon which the use is to be developed has no practical use for agriculture. The curtilage of the development will minimise the permanent loss of land for existing and potential primary industry use.</p> <p>(ii) Given the seasonal nature of the use which has a direct relationship with rural industry, the use and development is unlikely to constrain or interfere with existing and potential for primary industry use on the site and on adjacent land.</p> <p>(iii) The property is within an irrigation district managed by Tasmanian Irrigation, Dial Blythe Scheme but the site is not on irrigable land and is a site which has not been subject to Farm Water Access Plan assessment as currently viewed as part of the existing residence surround.</p>	

4.1.5 Development standards

Clause 26.4.2 - Location and configuration of development

Objective	
<p>The location and configuration of development is to provide a reasonable consistency between sites for setback from a frontage, height of buildings, and location within the landscape</p>	
A1	P1
<p>A building or a utility structure must be setback from the frontage -</p> <ul style="list-style-type: none"> (a) not less than 20.0m; or (b) the development is for sensitive use on land that adjoins a road specified in Table A1 to this clause, not less than the setback specified from that road; (c) not less than 10.0m from each side boundary; and (d) not less than 10.0m from the rear boundary; or (e) in accordance with any applicable building area shown on a sealed plan of subdivision. 	<p>The setback of a building or utility structure from a frontage must be –</p> <ul style="list-style-type: none"> (a) consistent with the streetscape; and (b) required by a constraint imposed by – <ul style="list-style-type: none"> i) size and shape of the site; ii) orientation and topography of land; iii) arrangements for a water supply and for the drainage and disposal of sewage and stormwater; iv) arrangements for vehicular or pedestrian access; v) a utility; or vi) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme; vii) any lawful and binding requirement (c) 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 (d) an interest protected at law by an easement or other regulation.
A2	P2
<p>Building height must be not be more than 8.5m</p>	<p>Building height must -</p> <ul style="list-style-type: none"> (a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling; (b) minimise apparent scale, bulk, massing and proportion in relation to any adjacent building; (c) be consistent with the streetscape and rural landscape; (d) respond to the effect of the slope and orientation of the site; and (e) take into account the effect and durability of screening other than vegetation to attenuate impact.
<p>Response A1 and A2 Complies\</p> <p>The development will be setback well in excess of the required standard.</p>	

Clause 26.4.3 - Location of new sensitive use development

<p><i>Objective</i></p> <p><i>The location of sensitive use development on rural land does not unreasonably interfere with or otherwise constrain –</i></p> <ul style="list-style-type: none"> (a) <i>Agricultural land for existing and potential sustainable agriculture use dependent on the soil as a growth medium;</i> (b) <i>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;</i> (c) <i>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;</i> (d) <i>conservation management;</i> (e) <i>extractive industry;</i> (f) <i>forestry; and</i> (g) <i>transport and utility infrastructure</i> 	
A2	P2
<p><i>New sensitive use development must –</i></p> <ul style="list-style-type: none"> (a) <i>be located not less than –</i> <ul style="list-style-type: none"> i) <i>200m from any agricultural land;</i> ii) <i>200m from aquaculture or controlled environment agriculture;</i> iii) <i>500m from extractive industry or intensive animal husbandry;</i> iv) <i>100m from land under a reserve management plan;</i> v) <i>100m from land designated for production forestry;</i> vi) <i>50m from a boundary of the land to a road identified in Clause 26.4.2 or to a railway line; and</i> vii) <i>clear of any restriction imposed by a utility; and</i> (b) <i>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.</i> 	<p><i>New sensitive use development must minimise –</i></p> <ul style="list-style-type: none"> (a) <i>permanent loss of land for existing and potential primary industry use;</i> (b) <i>likely constraint or interference to existing and potential primary industry use on the site and on adjacent land;</i> (c) <i>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;</i> (d) <i>adverse effect on the operability and safety of a major road, a railway or a utility.</i>
Response Clauses 26.4.3	P1 Complies
	<ul style="list-style-type: none"> (a) Macquarie Franklin are of the view that the development will not unreasonably constrain primary industry activities of neighbouring properties. The development is the same distance as the existing dwelling on the property to neighbouring agricultural activities. <p>Of particular importance is the purpose of the sensitive use – which is to provide residential accommodation for seasonal workers employed on farm.</p> <ul style="list-style-type: none"> a. This section of the property will not benefit from the application of broad-

scale irrigation development - refer Macquarie Franklin discussion of the issue page 11 of their report.

- b. The use and development will not adversely effect the operation and safety of a major road, a railway or a utility.

5. Code assessment

5.1 Traffic generating Use and Parking Code

A traffic assessment has been completed by Terry Eaton Traffic Engineer and is included as Appendix D. The assessment concludes that the development is compliant with Code E9 provided that site infrastructure works are undertaken in accordance with the recommendations of the report.

E9.5 – Use Standards

Clause E9.5.1 – Provision for Parking

Objective:

Provision is to be made for convenient, accessible, and usable vehicle parking to satisfy requirements for use or development without impact for use or development of other land or for the safety and operation of any road.

Acceptable Solutions	Performance Criteria
A1	P1
<p>Provision for parking must be -</p> <ul style="list-style-type: none"> 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; b) Motor bike parking at a rate of 1 space for every 20 vehicle parking spaces; c) Parking spaces for people with disabilities at the rate of 1 space for every 20 parking spaces or part thereof; and d) Bicycle parking at the rate of 1 space for every 20 vehicle parking spaces or part thereof. 	<ul style="list-style-type: none"> a) It must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking; or b) Adequate and appropriate provision must be made for vehicle parking to meet - <ul style="list-style-type: none"> i) Anticipated requirement for the type, scale, and intensity of the use; ii) Likely needs and requirements of site users; and iii) Likely type, number, frequency, and duration of vehicle parking demand.

Comment: Complies A1 (a) Complies; P1

A1(a) The development proposes a total of 30 car spaces while the table requirement is 29:
P1(b)

(i)

The proposal will provide 30 dedicated spaces for the proposed accommodation, and additional spaces beside the internal road system can be applied to address excess demand. The available spaces represent 30% of the numbers planned for the accommodation and given the low vehicle ownership expected suggests that this number will be sufficient.

(ii) The site will be used by seasonal worker only, and it is anticipated the car parking provided will be sufficient to meet their needs.

(iii) The vehicles are passenger vehicles for transport to and from the berry farm estimated at approx. 30 two-way movements per day i.e. leaving the site early morning and returning mid-afternoon. This will occur for the duration of the berry harvest season, approx. 5 months. The existing farm operation and servicing of accommodation facilities to be by existing farm vehicles with parking available at the residence.

E9.5.2 Provision for loading and unloading of vehicles

Objective:

Provision is made for conveniently located and accessible areas for the loading and unloading of goods and materials and for the pick-up and set-down of passengers from vehicles.

Acceptable Solutions	Performance Criteria
A1	P1
<p><i>There must be provision within a site for -</i></p> <p>a) <i>On-site loading area in accordance with the requirement in the Table to this Code; and</i></p> <p>b) <i>Passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of 1 space for every 50 parking spaces.</i></p>	<p>a) <i>It must be unnecessary or unreasonable to require arrangements for loading and unloading of vehicles; or</i></p> <p>b) <i>Adequate and appropriate provision must be made for the loading and unloading of vehicles to meet-</i></p> <p>i) <i>Likely volume, type and frequency of vehicles associated with the delivery and collection of goods and passengers; and</i></p> <p>ii) <i>Likely frequency and duration of requirements for delivery and collection of goods or people.</i></p>

Comment: Complies

- (a) The existing on farm road network and hardstand areas are considered adequate for the pick-up, set down and commercial servicing of the development.
- (b) Bus servicing is not contemplated but the internal road layout and the turning area near the residence provides an acceptable layout for any future bus set-down and pick-up at the site.

Clause E9.6.1 – Road Access

Objective:

Arrangements for vehicular access to a road and for junctions with a road are to protect safety and operation of a road.

Acceptable Solutions	Performance Criteria
A1	P1
<p>There must be an access to the site from a carriageway of a road R36 –</p> <p>a) permitted in accordance with the Local Government (Highways) Act 1982;</p> <p>b) permitted in accordance with the Roads and Jetties Act 1935; or</p> <p>c) permitted by a license granted for access to a limited access road under the Roads and Jetties Act 1935.</p>	<p>There is no performance criteria.</p>
<p>Comment: Complies with (a) refer to page 7 of the Traffic Assessment.</p>	

Clause E9.6.2 - Design of vehicle parking and loading areas

Objective:

Vehicle circulation, loading, and parking areas–

- a) protect the efficient operation and safety of the road from which access is provided;
- b) promote efficiency, convenience, safety, and security for vehicles and users; and
- c) provide an appropriate layout and adequate dimension to accommodate passenger or freight vehicle associated with use of the site.

Acceptable Solutions	Performance Criteria
A1.1	P1
<p>All development must provide for the collection, drainage and disposal of stormwater; and</p> <p>A1.2</p> <p>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/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles;</p>	<p>The layout and construction of a vehicle parking area, loading area, circulation aisle, and manoeuvring area must be adequate and appropriate for –</p> <p>a) The nature and intensity of the use;</p> <p>b) Effect of size, slope and other physical characteristics and conditions of the site;</p> <p>c) Likely volume, type, and frequency of vehicles accessing the site;</p> <p>d) Likely demand and turnover for parking;</p> <p>e) Delivery and collection vehicles;</p> <p>f) Familiarity of users with the vehicle loading and vehicle parking area;</p> <p>g) Convenience and safety of access to the site from a road;</p>

<p>c) <i>Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities;</i></p> <p>d) <i>Be in accordance with AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities;</i></p> <p>e) <i>Each parking space must be separately accessed from the internal circulation aisle within the site;</i></p> <p>f) <i>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</i></p> <p>g) <i>Be formed and constructed with compacted sub-base and an all-weather surface.</i></p>	<p>h) <i>Safety and convenience of internal vehicle and pedestrian movement;</i></p> <p>i) <i>Safety and security of site users; and</i></p> <p>j) <i>The collection, drainage, and disposal of stormwater.</i></p>
--	---

Comment: Complies Refer to TIA sections 4 and 5.

- (a) All parking is designed to be compliant with AS2890.1;
- (b) Not applicable;
- (c) Not applicable, bit onsite space available;
- (d) Not applicable;
- (e) Each parking space can be accessed from the internal access road;
- (f) Forward movement for all vehicles can be achieved;
- (g) Vehicle parking areas, circulation aisles and manoeuvring areas will be constructed in accordance with Council's engineering standards.

A2	P2
<p><i>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.</i></p>	<p><i>Design of internal access roads and vehicle circulation, movement and standing areas for permitted use on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be adequate and appropriate for the likely type, volume, and frequency of traffic.</i></p>

Comment: Refer to Traffic Assessment pages 7 and 8.

6. Conclusion

The report demonstrates that the proposal complies with the provisions and standards of the *Central Coast Interim Planning Scheme 2013*.

This type of development is envisaged by the planning scheme, which enables the development of visitor accommodation within the *Rural Resource zone*. The Local Area Objectives paragraph (g) provides:-

Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry.

The zone purpose statements state that the *Rural Resource zone* is to provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

The proposed seasonal worker accommodation located in an area central to the farming operations will enable the housing of a most valuable resource enabling sustainable harvesting of crops grown in the locality.

The proposal will provide accommodation for up to 100 seasonal workers engaged in berry picking in the West Pine locality. The accommodation facility itself will operate during the berry harvest season annually. The use is needed in the locality as between 400-800 backpackers are currently engaged in harvesting berries within the area.

The structures to house and service the seasonal workers will be located within the area of the existing farm outbuildings previously used as shed, yards and storage associated with the on farm operations.

Importantly the position of the seasonal workers accommodation on the property is within the curtilage of the existing supporting farm infrastructure, which ensures that no agricultural land will be converted for the purpose of the development.

In terms of potential land use conflict, all adjacent agricultural activities are on land owned by the proponent and the paddocks developed for irrigation such that there would be no changes to the layout and use of the land as a result of the proposed development.

Finally, the development is seen as an opportunity to value add agricultural production within the Central Coast municipality addressing a clear need for seasonal worker accommodation.

Appendices

Appendix A - Title Documentation



SEARCH OF TORRENS TITLE

VOLUME 131461	FOLIO 1
EDITION 5	DATE OF ISSUE 01-Jun-2016

SEARCH DATE : 28-Feb-2017

SEARCH TIME : 11.19 AM

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON
 Lot 1 on Plan 131461
 Derivation : Whole of Lot 25161 Gtd to SH Dobson, Part of Lot 4770 Gtd to J Dooley and Part of Lot 4901 Gtd to WF Von Bibra.
 Prior CT 199069/1

SCHEDULE 1

M565541 TRANSFER to DARRYL JOHN PURTON Registered
 01-Jun-2016 at 12.01 PM

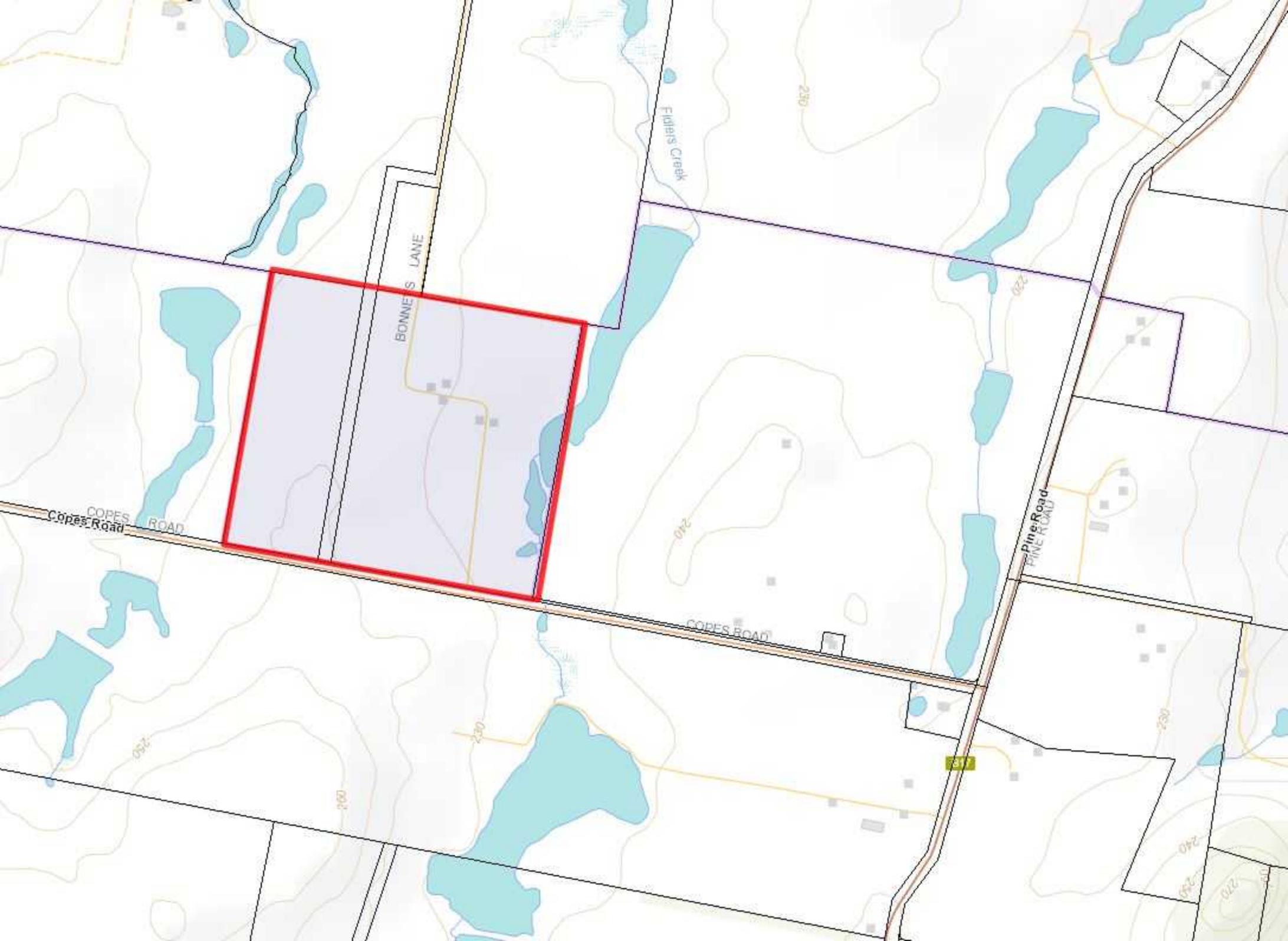
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: a right of carriageway (appurtenant to
 the land marked A.B.C.D. on P131461) over the roadway
 marked E.F.G.H. on Plan No. 131461
 E49559 MORTGAGE to Commonwealth Bank of Australia
 Registered 01-Jun-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Appendix B - Development Drawings



BONNETS LANE

COPE'S ROAD
Copes Road

COPE'S ROAD

Pine Road
PINE ROAD

Fiddlers Creek

230

220

240

250

260

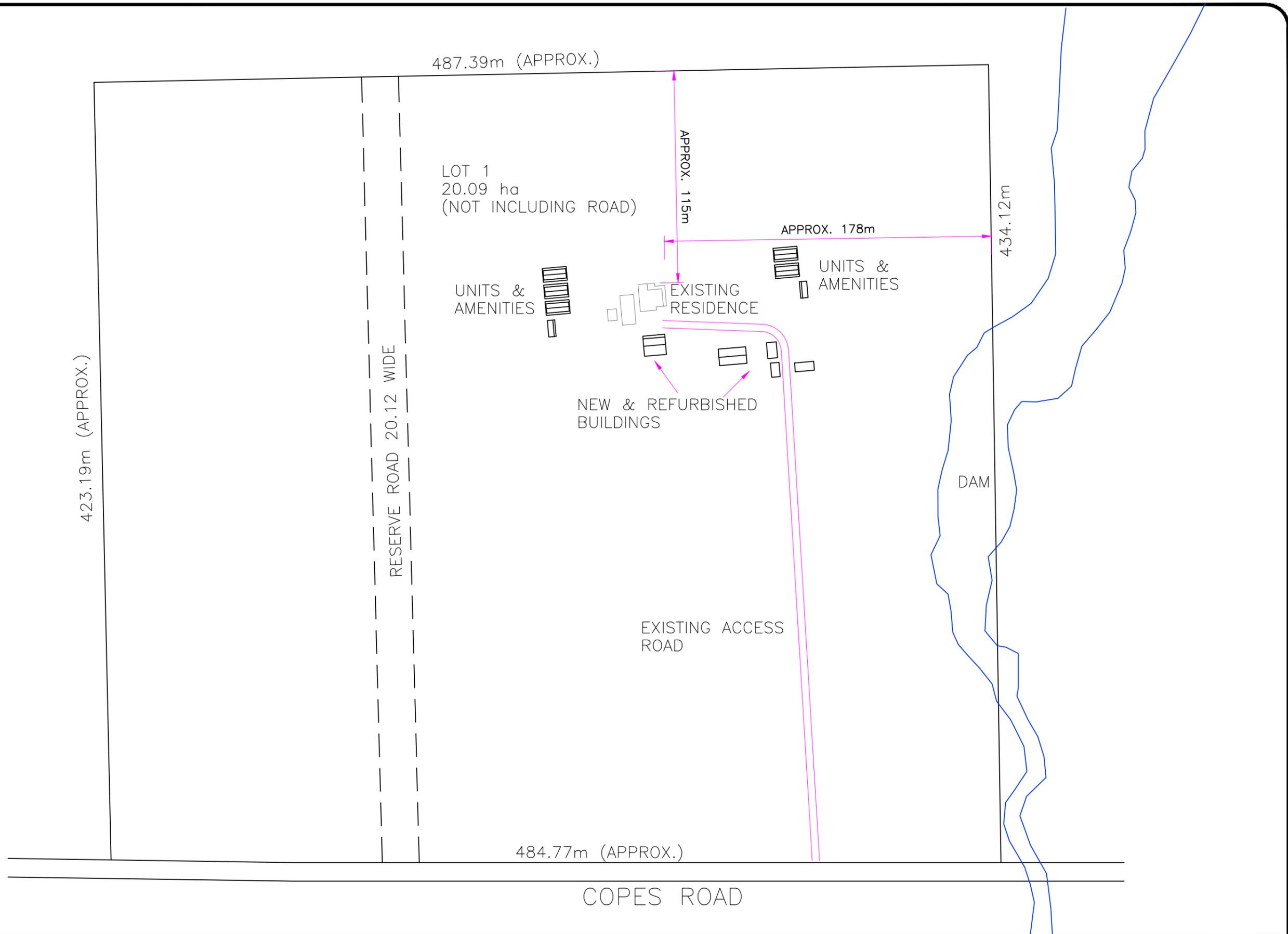
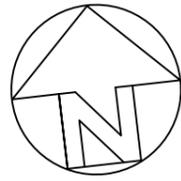
260

262

240

240

270



REV.	AMENDMENT	DATE

TITLE DRAWING

LOCALITY PLAN

Ph: (03) 64372701
Fax: (03) 64370789

YAXLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yaxleydrafting.com.au

DATE: **OCT 16**

DRAWN: **C.S.O**

CHECKED: **-**

SHEET SIZE: **A3**

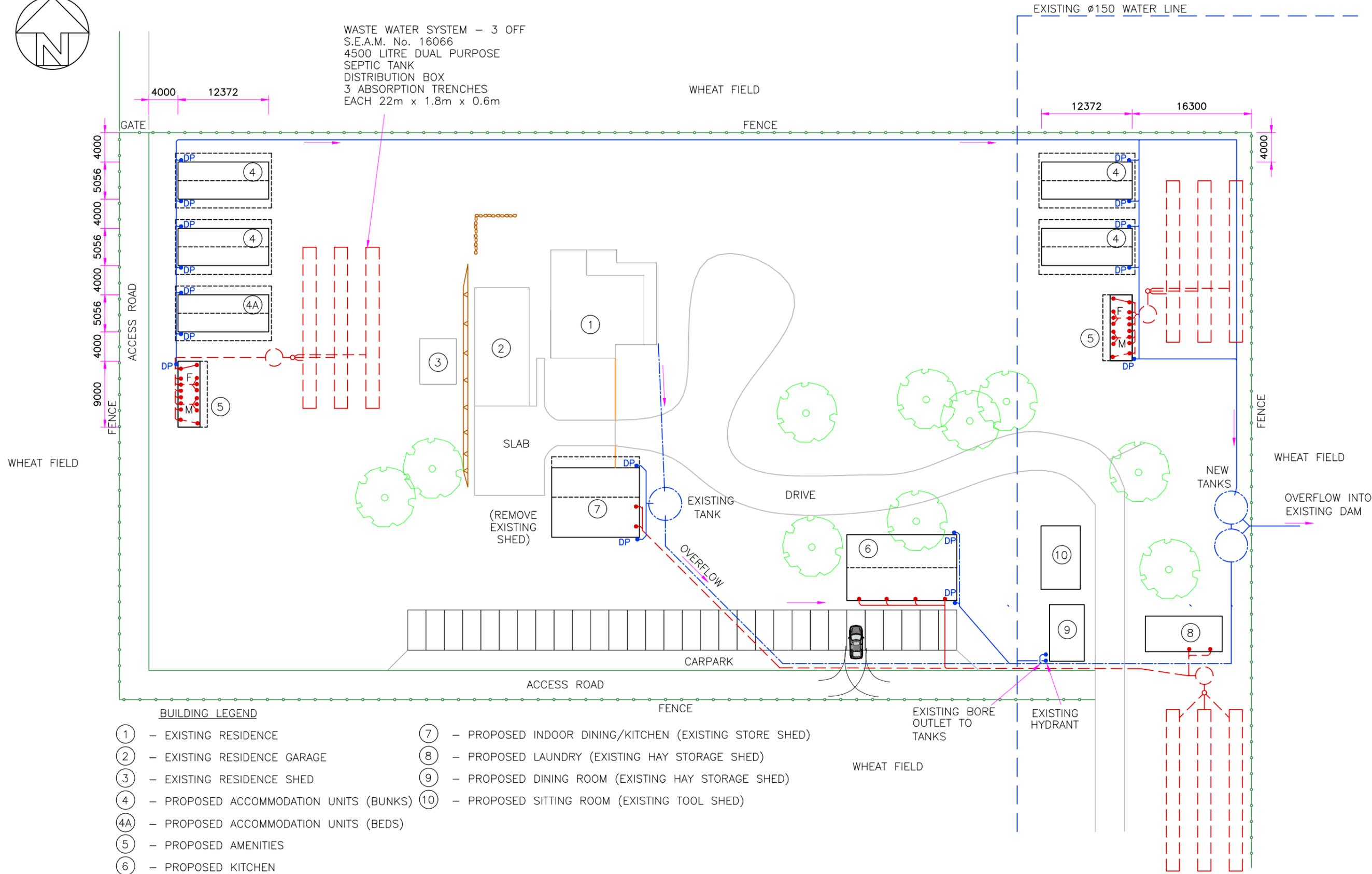
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PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No. 216186-2 of #	
REV. 0	DATE AUG 17



WASTE WATER SYSTEM - 3 OFF
 S.E.A.M. No. 16066
 4500 LITRE DUAL PURPOSE
 SEPTIC TANK
 DISTRIBUTION BOX
 3 ABSORPTION TRENCHES
 EACH 22m x 1.8m x 0.6m



BUILDING LEGEND

- ① - EXISTING RESIDENCE
- ② - EXISTING RESIDENCE GARAGE
- ③ - EXISTING RESIDENCE SHED
- ④ - PROPOSED ACCOMMODATION UNITS (BUNKS)
- ④A - PROPOSED ACCOMMODATION UNITS (BEDS)
- ⑤ - PROPOSED AMENITIES
- ⑥ - PROPOSED KITCHEN
- ⑦ - PROPOSED INDOOR DINING/KITCHEN (EXISTING STORE SHED)
- ⑧ - PROPOSED LAUNDRY (EXISTING HAY STORAGE SHED)
- ⑨ - PROPOSED DINING ROOM (EXISTING HAY STORAGE SHED)
- ⑩ - PROPOSED SITTING ROOM (EXISTING TOOL SHED)

REV.	AMENDMENT	DATE

TITLE DRAWING

SITE & DRAINAGE PLAN

Ph: (03) 64372701
 Fax: (03) 64370789

YASLEY
 DESIGN & DRAFTING

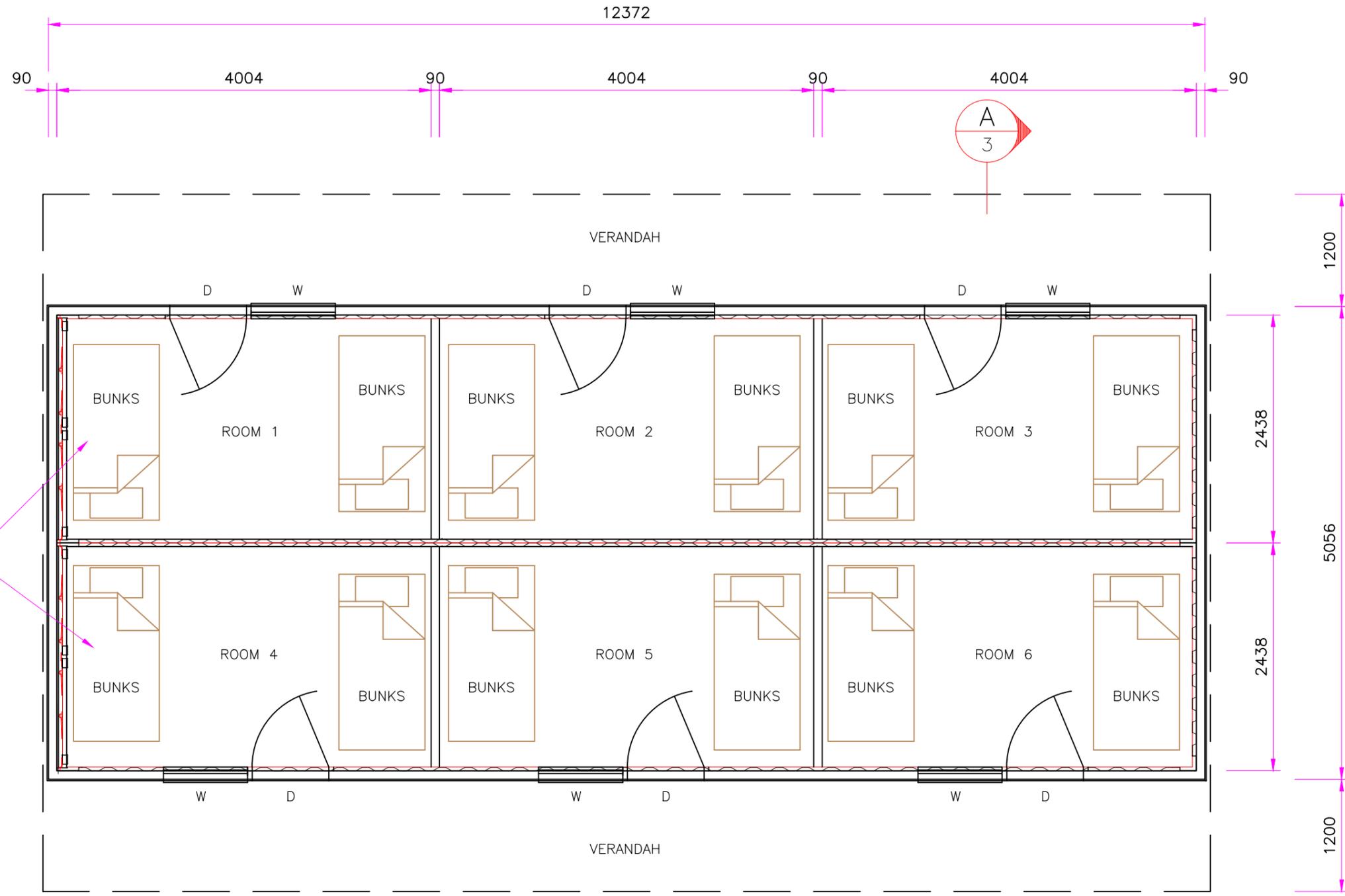
109A South Road Penguin TAS 7316
 ABN: 17 060 943 437
 TCC Accreditation No. CC706L
 Email: brian@yasleydrafting.com.au

DATE: OCT 16
 DRAWN: C.S.O
 CHECKED: -
 SHEET SIZE: A3
 SCALE: 1 : 500

PROPOSED SHORT TERM ACCOMMODATION
 79 BONNEYS LANE, WEST PINE
 FOR
 DARRYL PURTON

DRAWING No. **216186-3** of #

REV. 0 DATE AUG 17



2 x 40 FOOT CONTAINERS

WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	TYPE	FRAME
W	900	900	CLR S.G AWNING	ALUM'
D	2100	820	ALUM SWING	ALUM'

AREAS:
 EACH ROOM = 9.20 m² (1.00 SQ.)
 TOTAL BLOCK = 62.55 m² (6.73 SQ.)
 VERANDAH = 29.70 m² (3.19 SQ.)

REV.	AMENDMENT	DATE

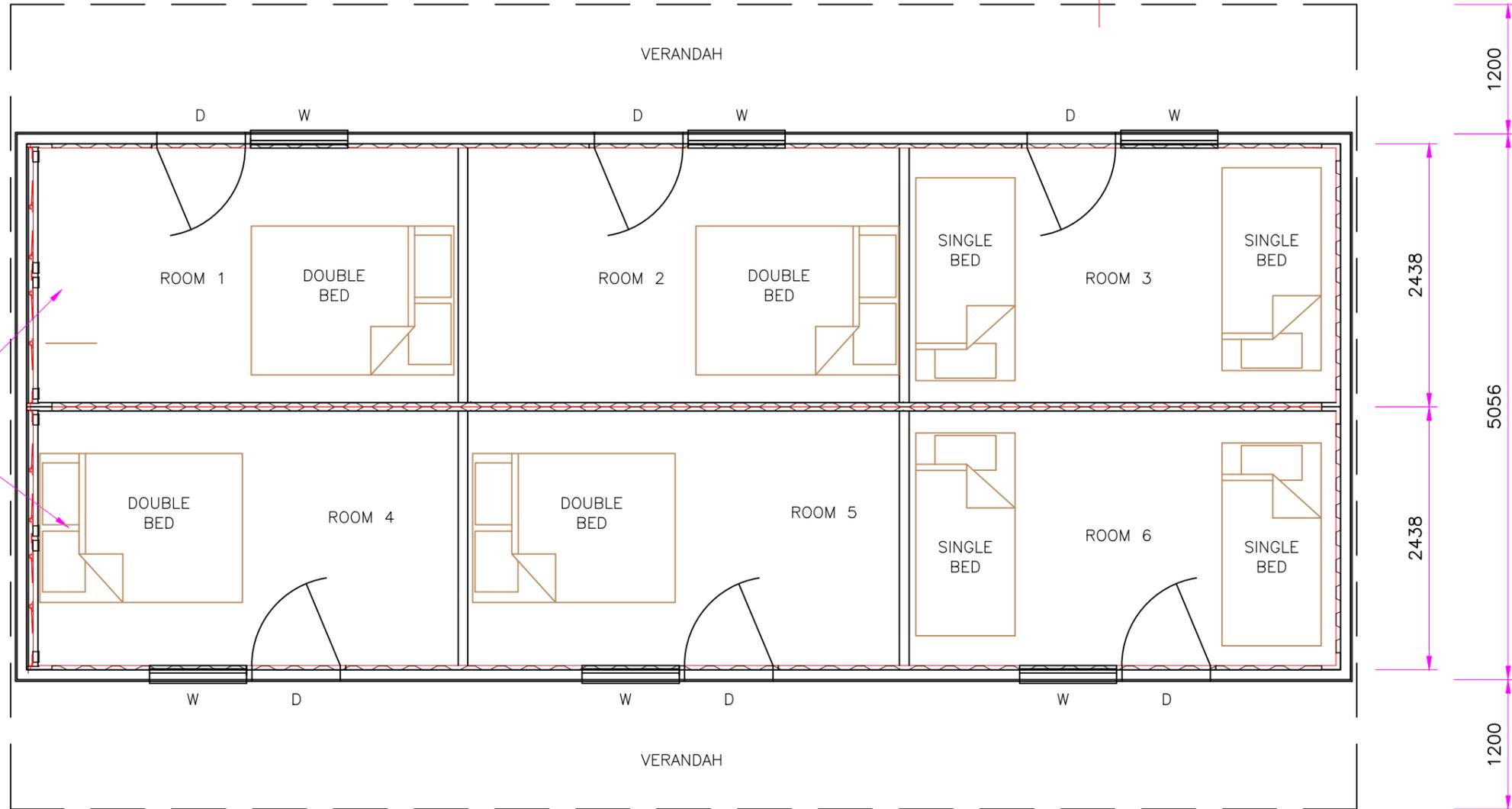
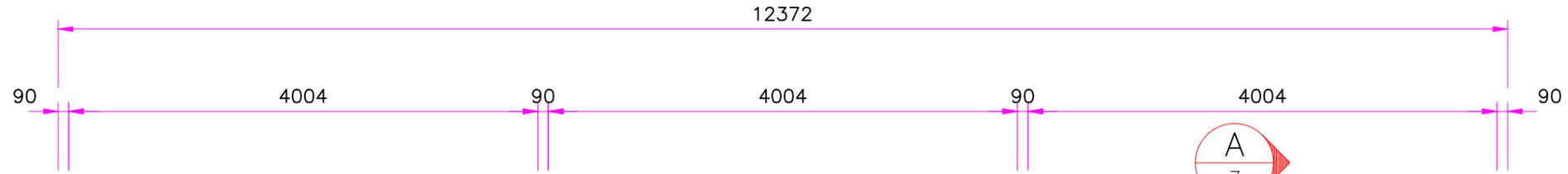
TITLE DRAWING
UNIT FLOOR PLAN (BUNKS)

Ph: (03) 64372701
 Fax: (03) 64370789
YASLEY
 DESIGN & DRAFTING
 109A South Road Penguin TAS 7316
 ABN: 17 060 943 437
 TCC Accreditation No. CC706L
 Email: brian@yasleydrafting.com.au

DATE: **OCT 16**
 DRAWN: **C.S.O**
 CHECKED: **-**
 SHEET SIZE: **A3**
 SCALE: **1 : 50**

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.
216186-4 of #
 REV. **0** DATE **AUG 17**



2 x 40 FOOT CONTAINERS

WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	TYPE	FRAME
W	900	900	CLR S.G AWNING	ALUM'
D	2100	820	ALUM SWING	ALUM'

AREAS:
 EACH ROOM = 9.20 m² (1.00 SQ.)
 TOTAL BLOCK = 62.55 m² (6.73 SQ.)
 VERANDAH = 29.70 m² (3.19 SQ.)

REV.	AMENDMENT	DATE

TITLE DRAWING

UNIT FLOOR PLAN (BEDS)

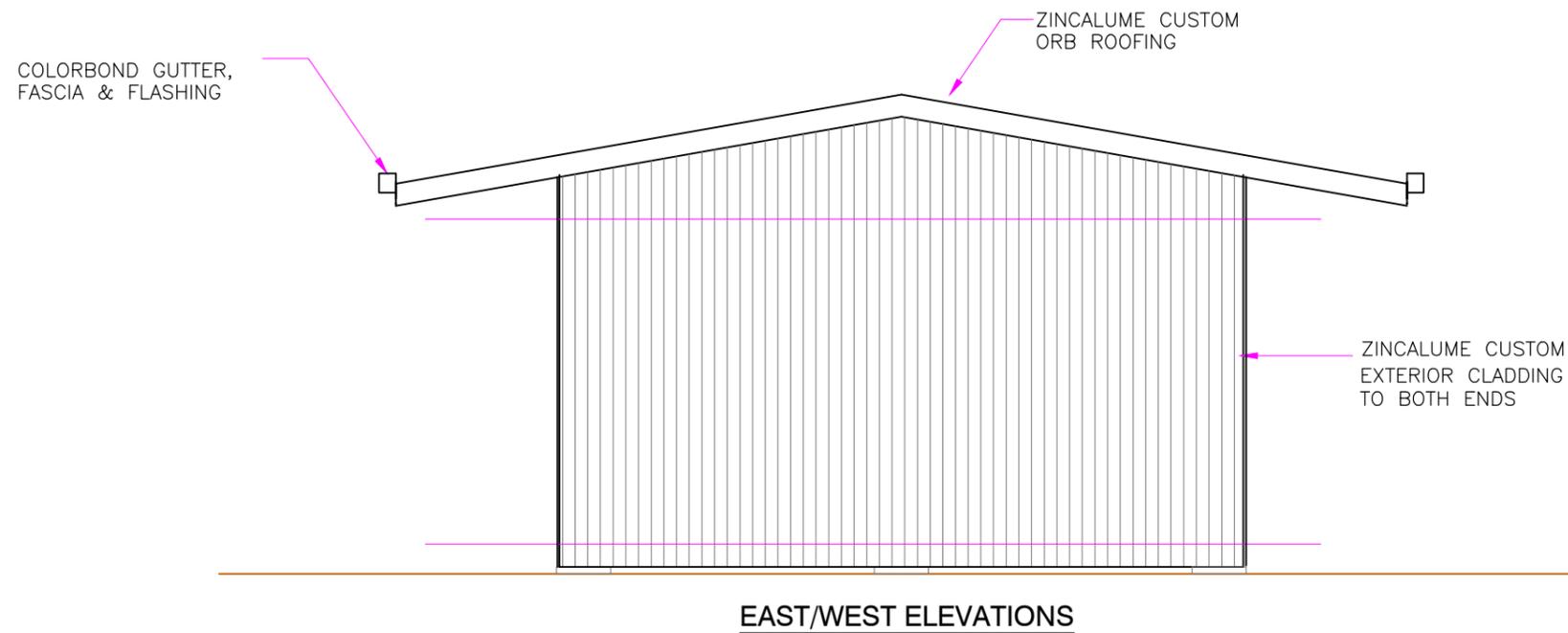
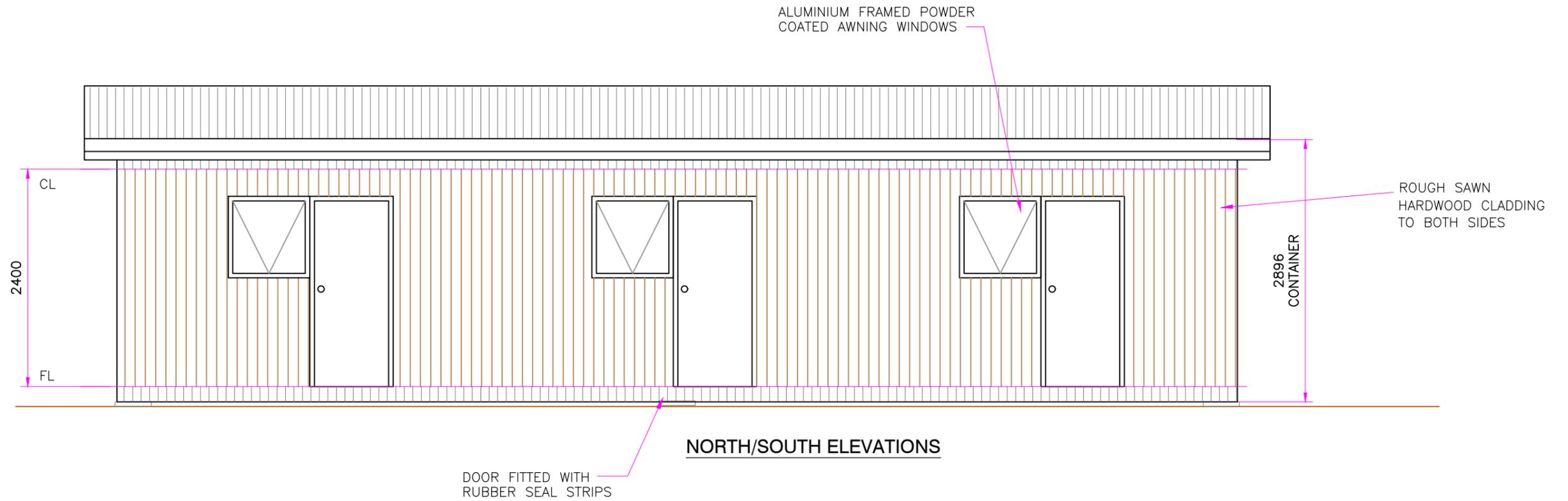


DATE: **OCT 16**
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PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No. **216186-4A** of #

REV. **0** DATE **AUG 17**



REV.	AMENDMENT	DATE

TITLE DRAWING

UNIT ELEVATIONS

Ph: (03) 64372701
Fax: (03) 64370789

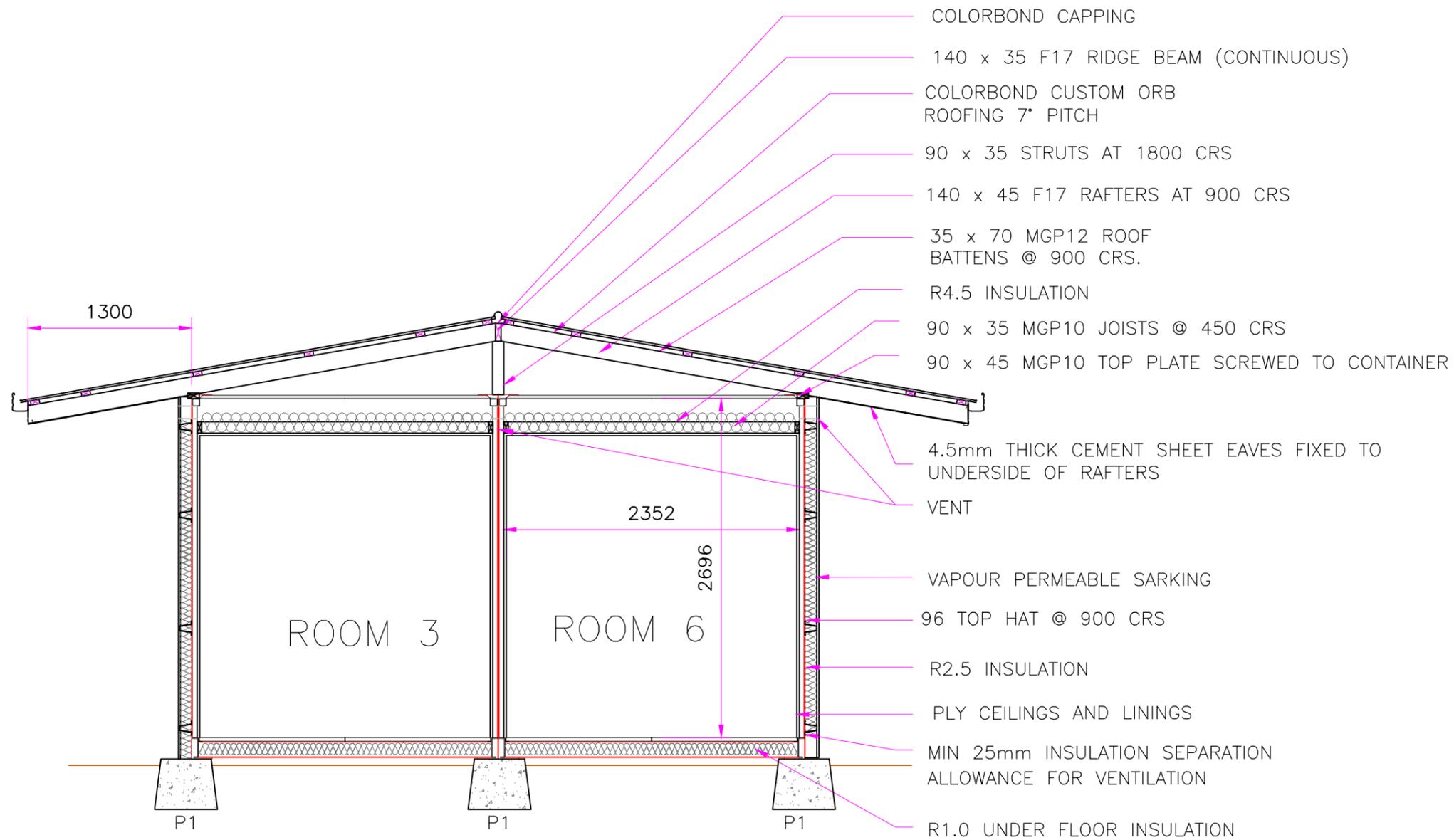
YASLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 50

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
216186-5 of #	
REV.	DATE
0	AUG 17



REV.	AMENDMENT	DATE

TITLE DRAWING

UNIT SECTION

Ph: (03) 64372701
Fax: (03) 64370789

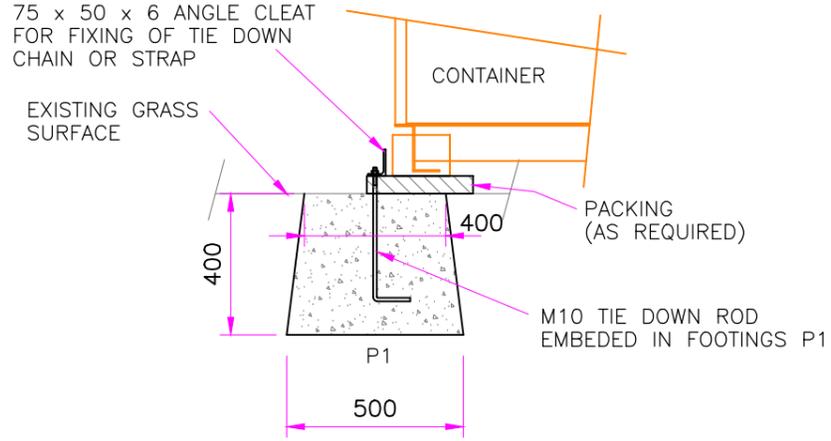
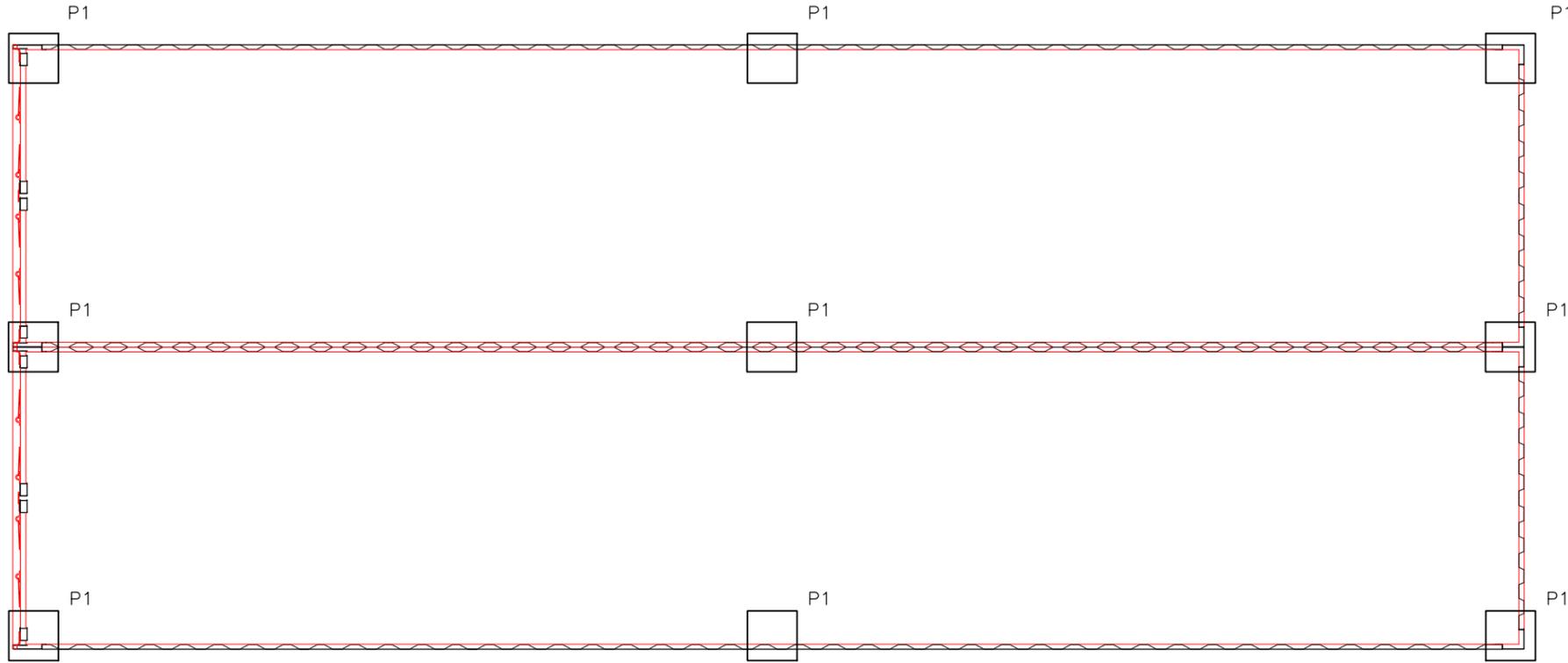
YASLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 40

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
216186-6 of #	
REV.	DATE
0	AUG 17



CONTAINER TIE DOWN DETAIL

SCALE 1 : 20

'M' SITE CLASSIFICATION ASSUMED

REV.	AMENDMENT	DATE

TITLE DRAWING

UNIT FOOTING PLAN

Ph: (03) 64372701
Fax: (03) 64370789

YASLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE: **OCT 16**

DRAWN: **C.S.O**

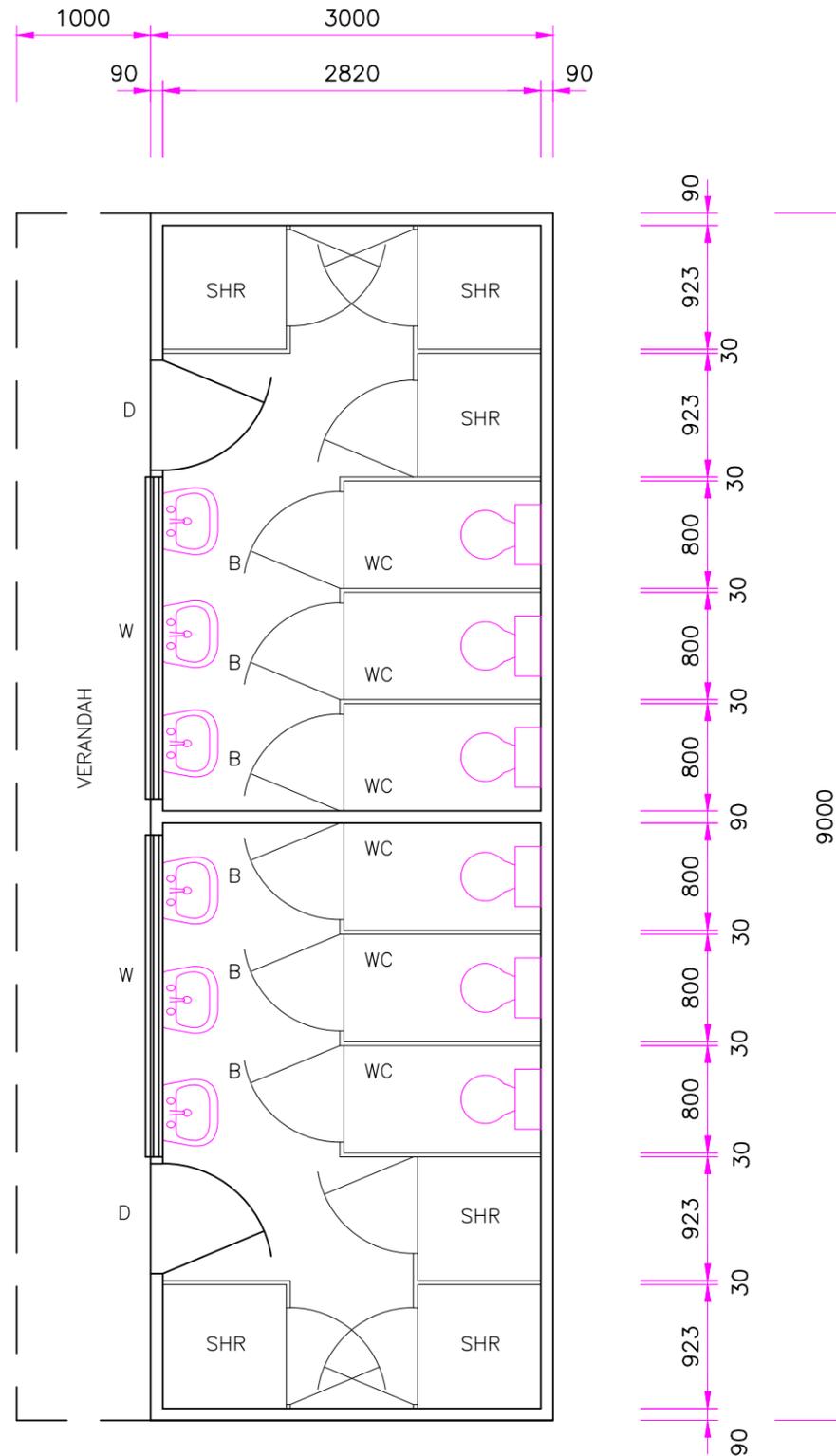
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SCALE: **1 : 50**

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No. 216186-7 of #	
REV. 0	DATE AUG 17



LAMINEX PARTITION WALLS

WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	TYPE	FRAME
W	600	2400	CLR S.G AWNING	ALUM'
D	2100	820	ALUM SWING	ALUM'

AREAS:
 FEMALE/MALE EA = 13.50 m² (1.45 SQ.)
 TOTAL BLOCK = 27.00 m² (2.90 SQ.)
 VERANDAH = 9.00 m² (0.97 SQ.)

REV.	AMENDMENT	DATE

TITLE DRAWING

AMENITIES PLAN

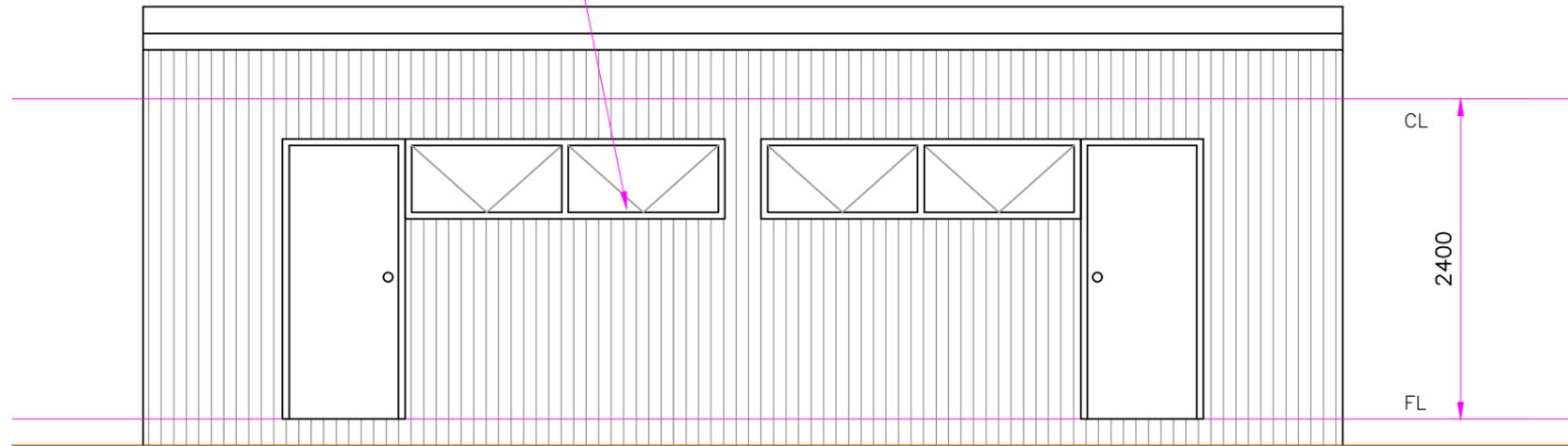


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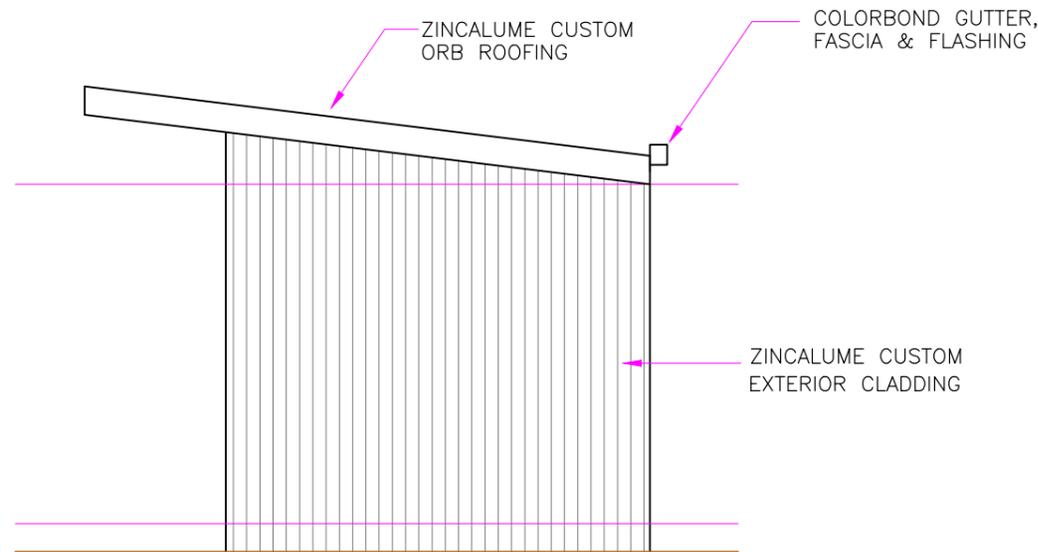
PROPOSED SHORT TERM ACCOMMODATION
 79 BONNEYS LANE, WEST PINE
 FOR
 DARRYL PURTON

DRAWING No. 216186-8 of #	
REV. 0	DATE AUG 17

ALUMINIUM FRAMED POWDER
COATED AWNING WINDOWS



EAST ELEVATION



SOUTH ELEVATION

REV.	AMENDMENT	DATE

TITLE DRAWING

AMENITIES ELEVATIONS

Ph: (03) 64372701
Fax: (03) 64370789

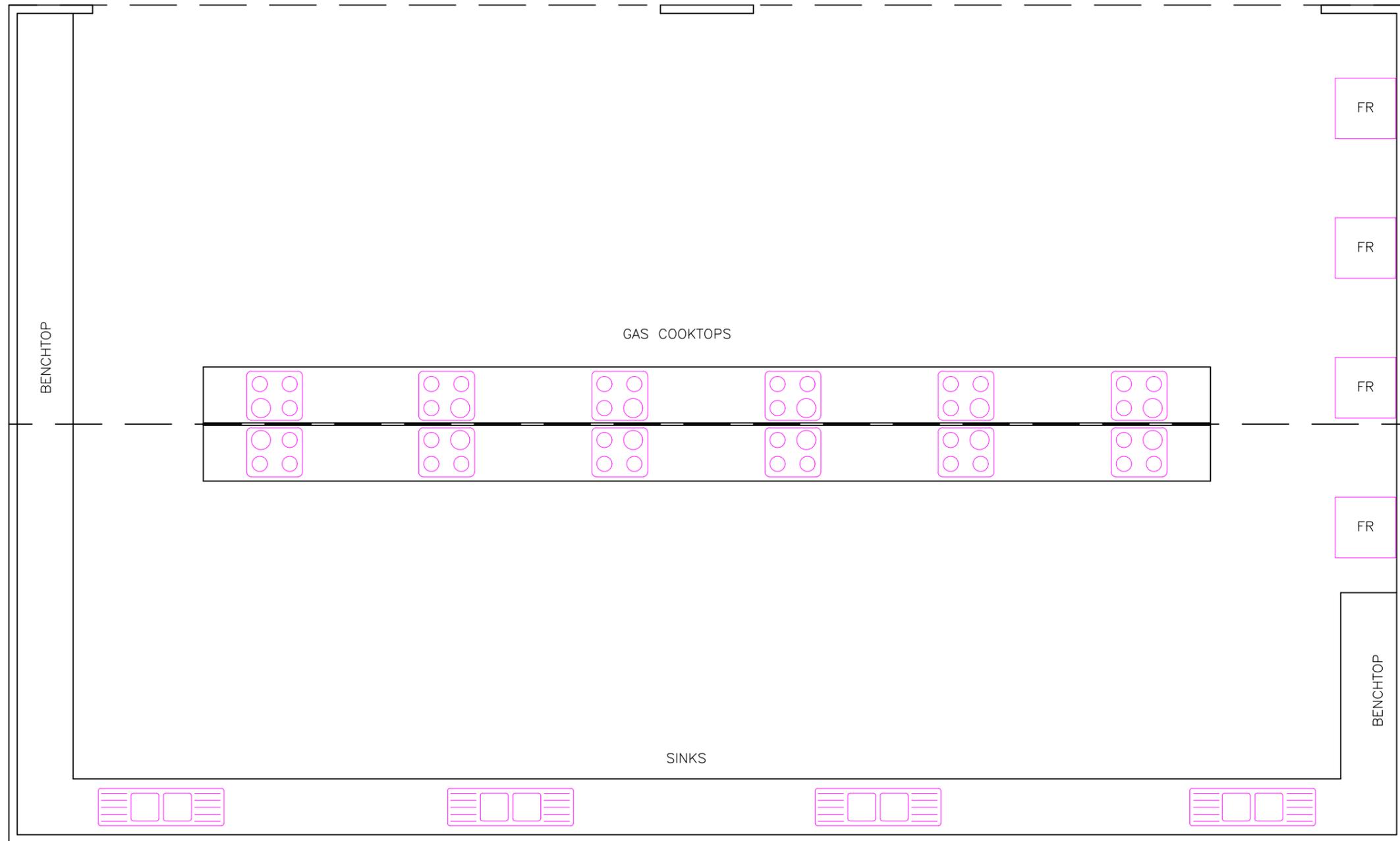
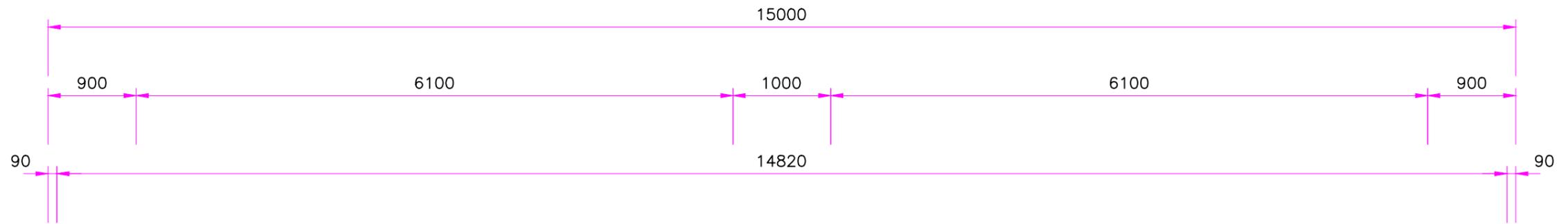
YASLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 50

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
216186-9	of #
REV.	DATE
0	AUG 17



AREAS:

TOTAL BLOCK = 135.00 m² (14.52 SQ.)

REV.	AMENDMENT	DATE.

TITLE DRAWING

KITCHEN PLAN

Ph: (03) 64372701
Fax: (03) 64370789

YAXLEY
DESIGN & DRAFTING
109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yaxleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 50

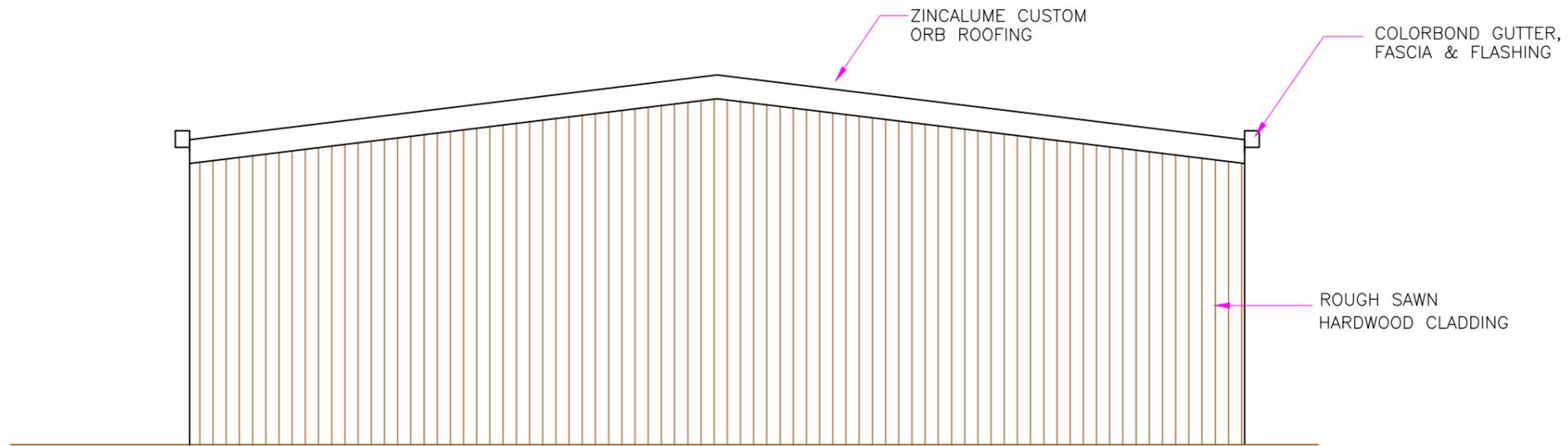
PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.

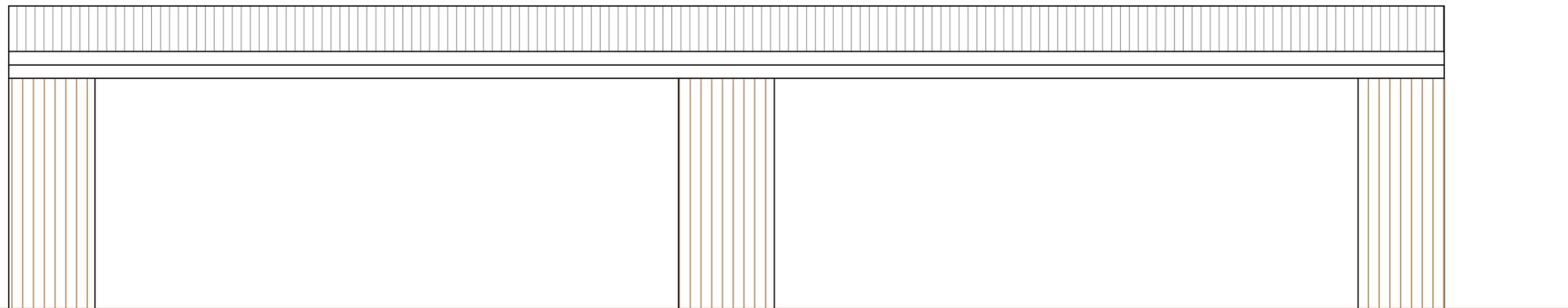
216186-12 of #

REV.
0

DATE
AUG 17



EAST.WEST ELEVATIONS



NORTH ELEVATION

REV.	AMENDMENT	DATE

TITLE DRAWING

KITCHEN ELEVATIONS

Ph: (03) 64372701
Fax: (03) 64370789

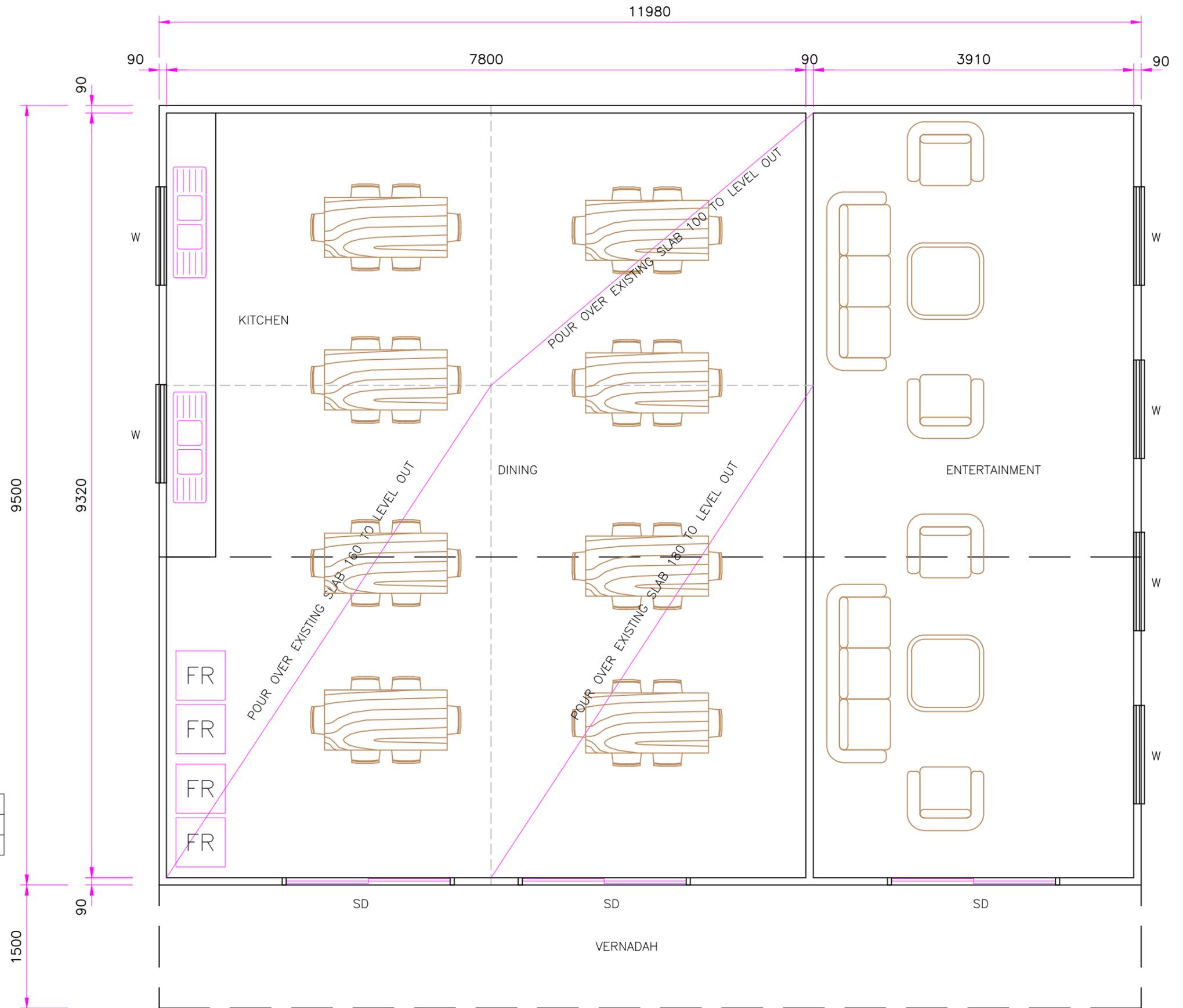
YASLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 50

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
216186-13 of #	
REV.	DATE
0	AUG 17



WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	TYPE	FRAME
W	900	1200	CLR S.G AWNING	ALUM'
SD	2100	2100	CLR S.G SLIDING	ALUM'

AREAS:

DINING = 75.81 m² (8.15 SQ.)
 ENTERTAINMENT = 38.00 m² (4.08 SQ.)
 TOTAL BLOCK = 113.81 m² (12.24 SQ.)
 VERANDAH = 17.97 m² (1.93 SQ.)

REV.	AMENDMENT	DATE

TITLE DRAWING

INDOOR DINING/KITCHEN PLAN

Ph: (03) 64372701
 Fax: (03) 64370789
YASLEY
 DESIGN & DRAFTING
 109A South Road Penguin TAS 7316
 ABN: 17 060 943 437
 TCC Accreditation No. CC706L
 Email: brian@yasleydrafting.com.au

DATE: **OCT 16**
 DRAWN: **C.S.O**
 CHECKED: **-**
 SHEET SIZE: **A3**
 SCALE: **1 : 50**

PROPOSED SHORT TERM ACCOMMODATION
 79 BONNEYS LANE, WEST PINE
 FOR
 DARRYL PURTON

DRAWING No.

216186-16 of #

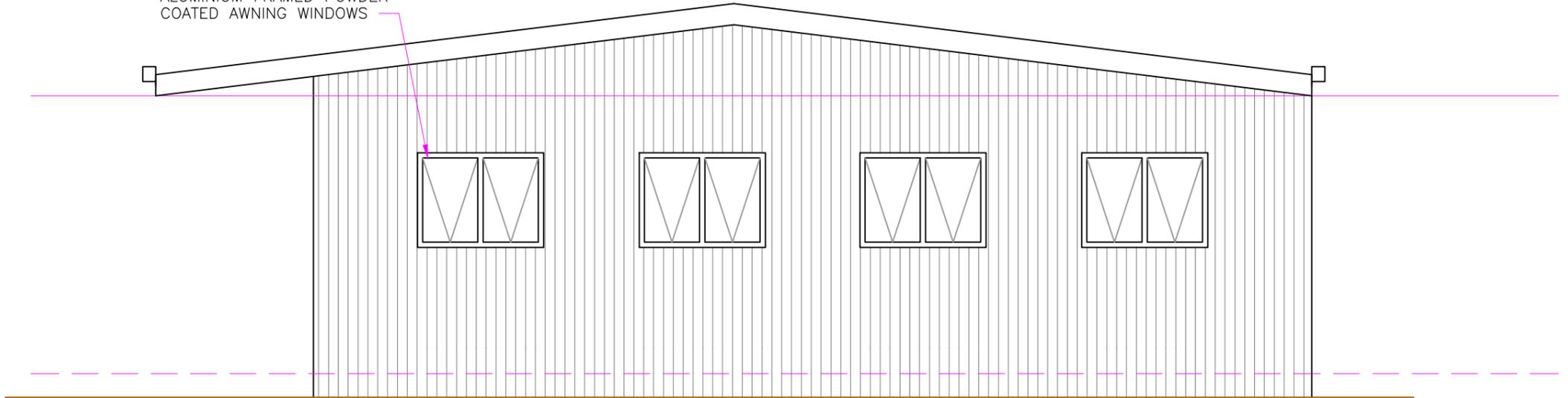
REV.

0

DATE

AUG 17

ALUMINIUM FRAMED POWDER COATED AWNING WINDOWS

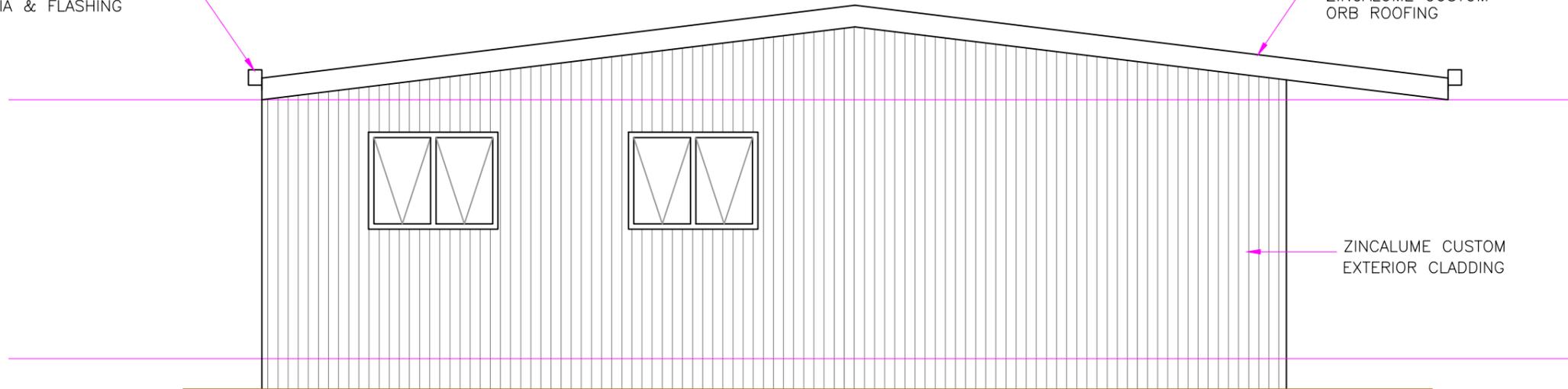


WEST ELEVATION

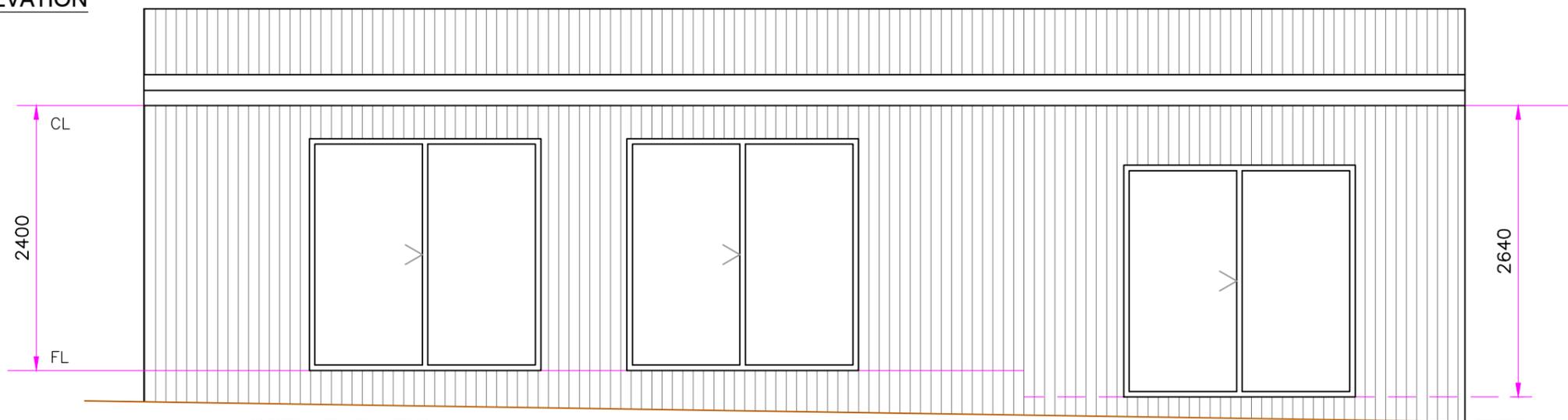
COLORBOND GUTTER, FASCIA & FLASHING

ZINCALUME CUSTOM ORB ROOFING

ZINCALUME CUSTOM EXTERIOR CLADDING



EAST ELEVATION



NORTH ELEVATION

REV.	AMENDMENT	DATE

TITLE DRAWING
INDOOR DINING/KITCHEN ELEVATIONS

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Fax: (03) 64370789

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DESIGN & DRAFTING
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TCC Accreditation No. CC706L
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DATE: **OCT 16**
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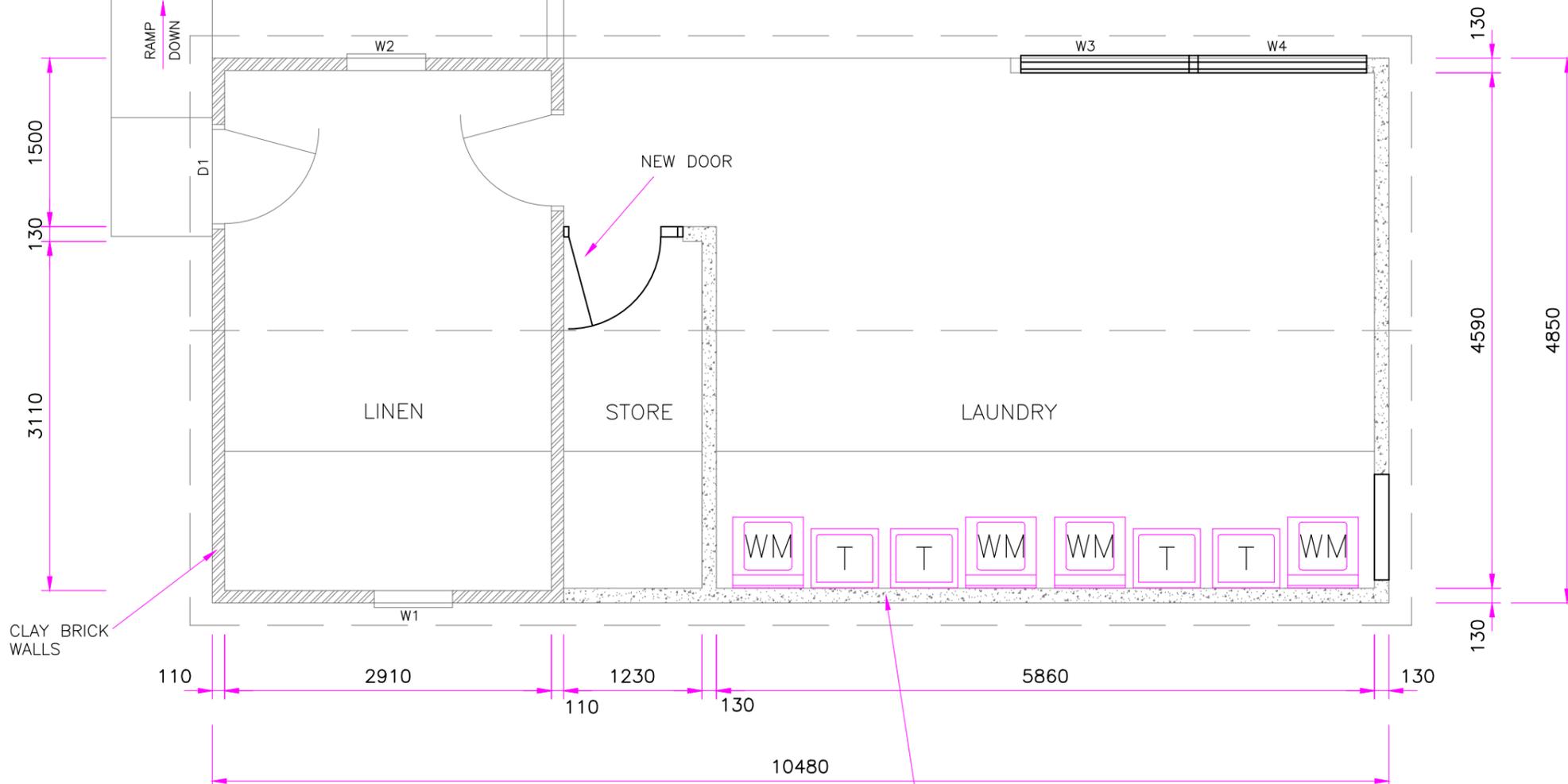
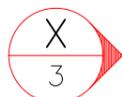
PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No. 216186-17 of #	
REV. 0	DATE AUG 17



NEW CONCRETE STEPS

DOWN



AREA
LAUNDRY = 50.83 m² (5.47 SQ.)

WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	ORIENT	TYPE	FRAME	TIMBER HEAD
W1	1.03	0.70	S	S.G FIXED	ALUM'	EXISTING
W2	1.03	0.70	N	S.G FIXED	ALUM'	EXISTING
W3	0.70	1.50	N	CLR S.G AWNING	ALUM'	90 x 45 F17 SHW
W4	0.70	1.50	N	CLR S.G AWNING	ALUM'	90 x 45 F17 SHW
D1	2.00	0.82	W	TIMBER	ALUM'	EXISTING

REV.	AMENDMENT	DATE.

TITLE DRAWING

PROPOSED LAUNDRY

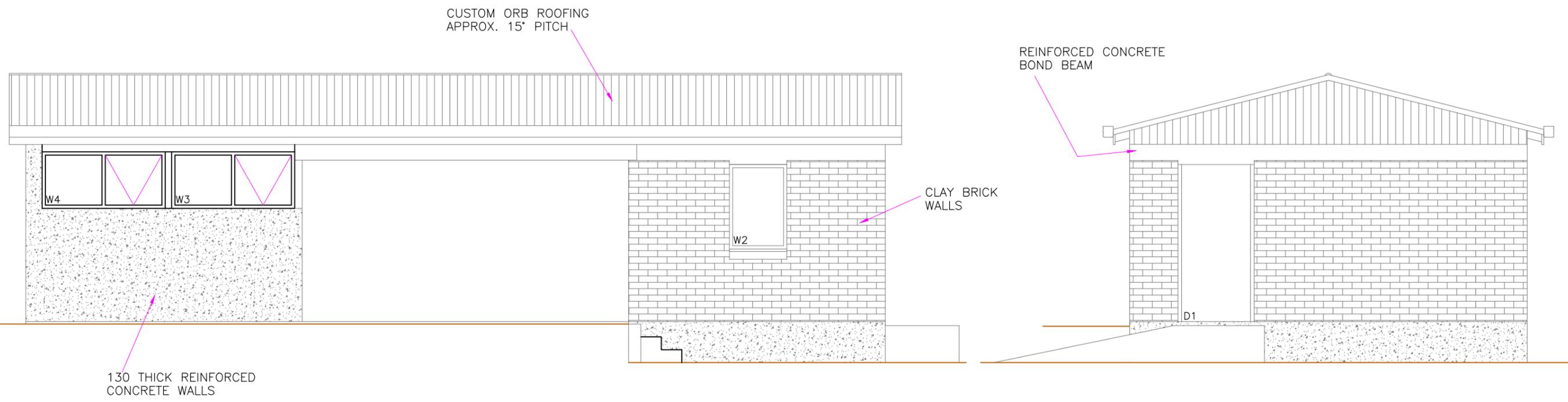


DATE: **OCT 16**
DRAWN: **C.S.O**
CHECKED: **-**
SHEET SIZE: **A3**
SCALE: **1 : 50**

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

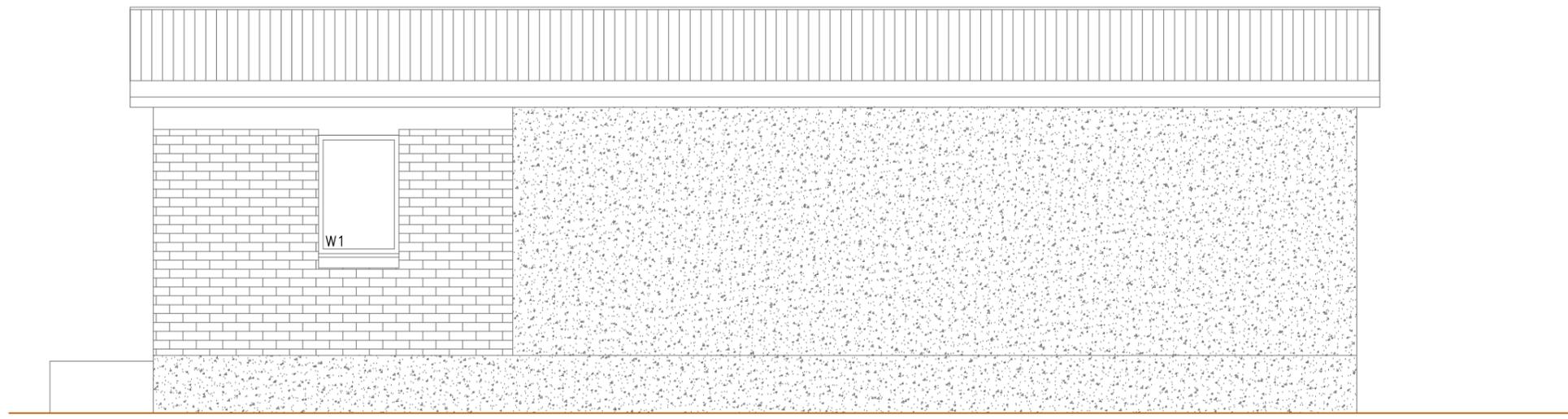
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REV. DATE
0 **AUG 17**



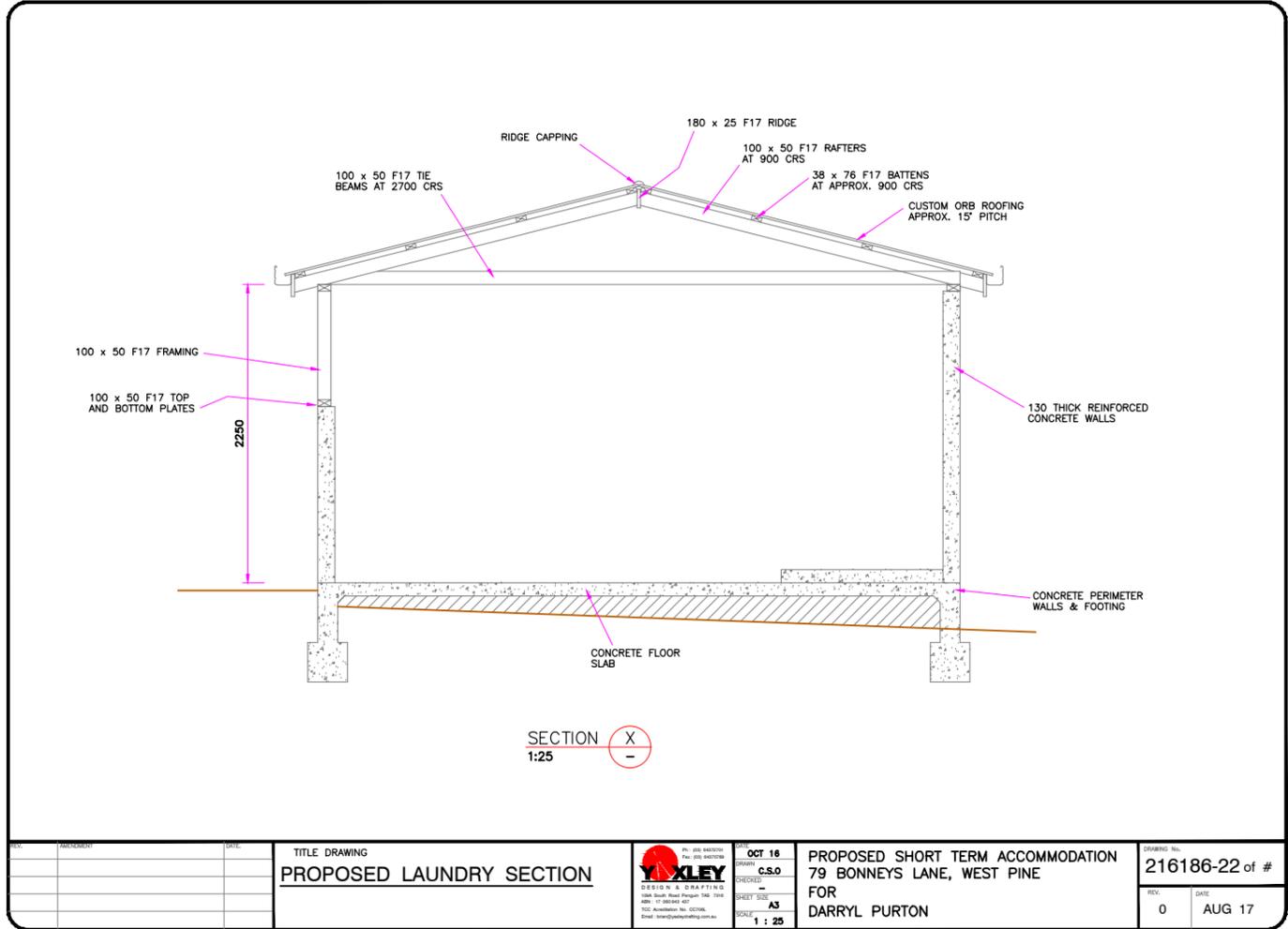
NORTH ELEVATION

WEST ELEVATION



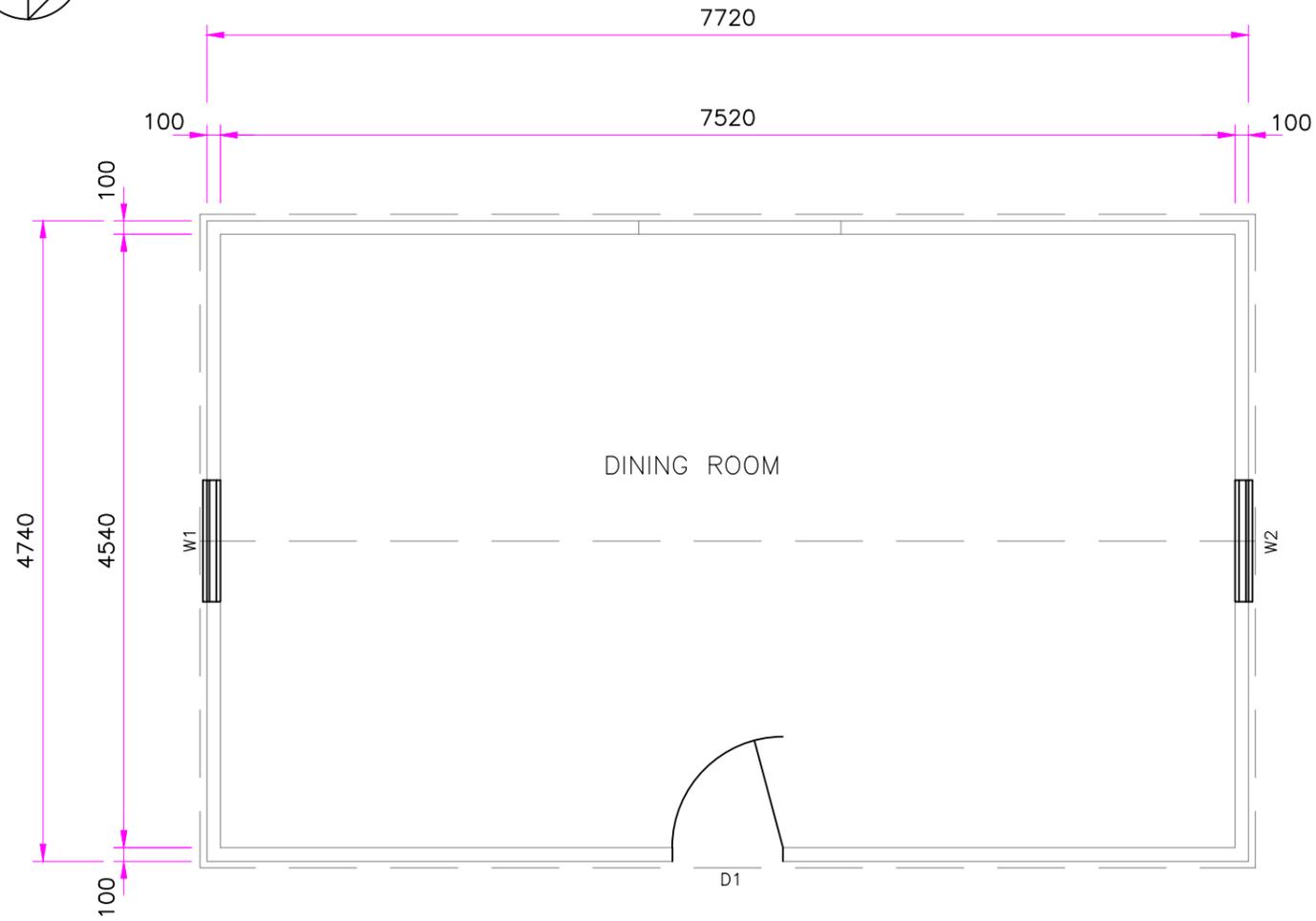
SOUTH ELEVATION

REV.	AMENDMENT	DATE	TITLE DRAWING	 Ph: (03) 64372701 Fax: (03) 64370789 109A South Road Penguin TAS 7316 ABN: 17 060 943 437 TCC Accreditation No. CC706L Email: brian@yaxleydrafting.com.au	DATE	OCT 16	PROPOSED SHORT TERM ACCOMMODATION 79 BONNEYS LANE, WEST PINE FOR DARRYL PURTON	DRAWING No.	216186-21 of #
			PROPOSED LAUNDRY ELEVATIONS		DRAWN	C.S.0		CHECKED	—
					SHEET SIZE	A3		DATE	AUG 17
					SCALE	1 : 50			



SECTION X
1:25

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NO.	DESCRIPTION	DATE															



AREA
DINING = 36.59 m² (3.94 SQ.)

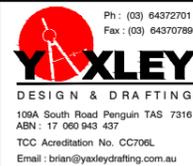
WINDOW & DOOR SCHEDULE

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W2	0.90	0.60	N	S.G FIXED	ALUM'	90 x 35 F17 SHW
D1	2.10	0.82	W	TIMBER	ALUM'	90 x 35 F17 SHW

REV.	AMENDMENT	DATE.

TITLE DRAWING

PROPOSED DINING ROOM

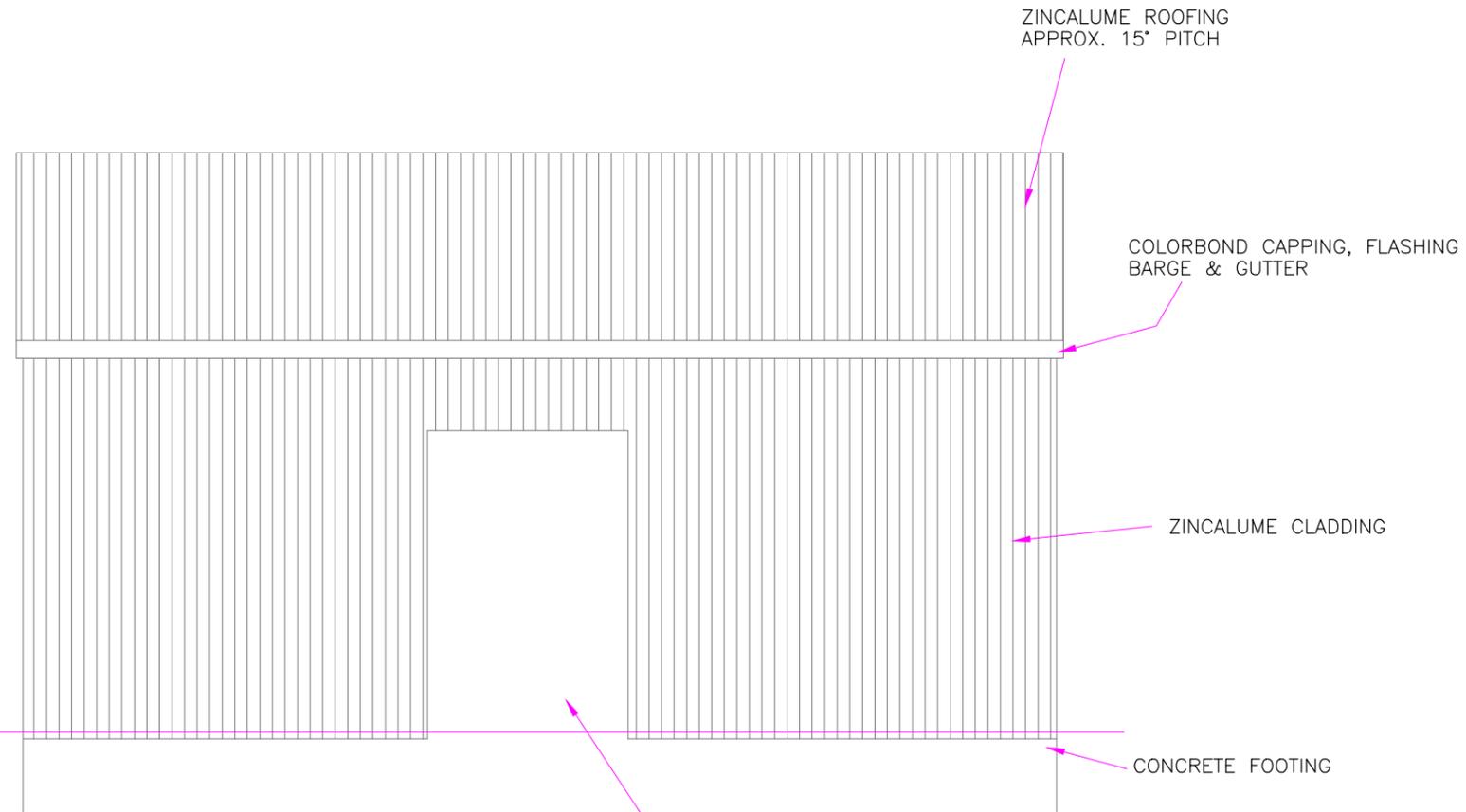


DATE: **OCT 16**
DRAWN: **C.S.0**
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SHEET SIZE: **A3**
SCALE: **1 : 50**

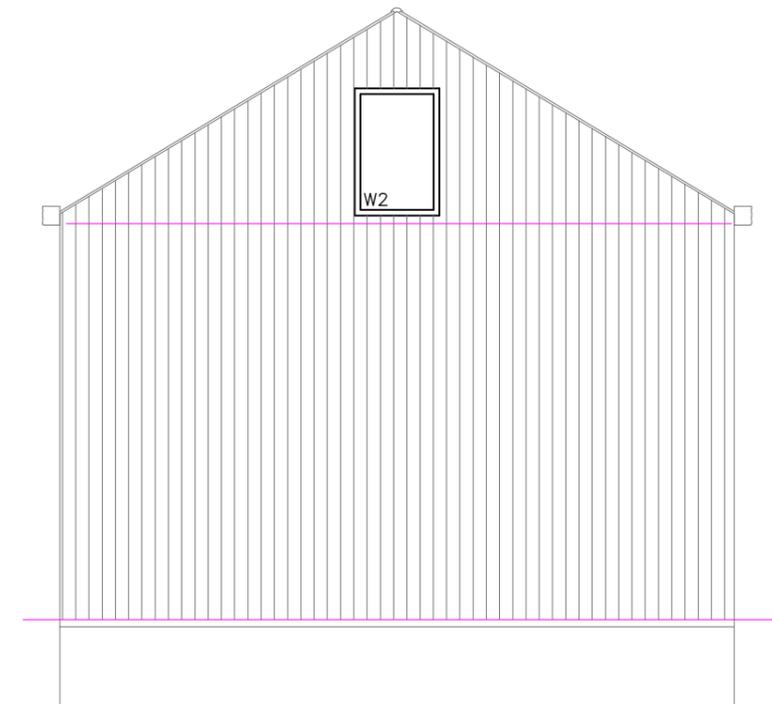
PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No. **216186-23** of #

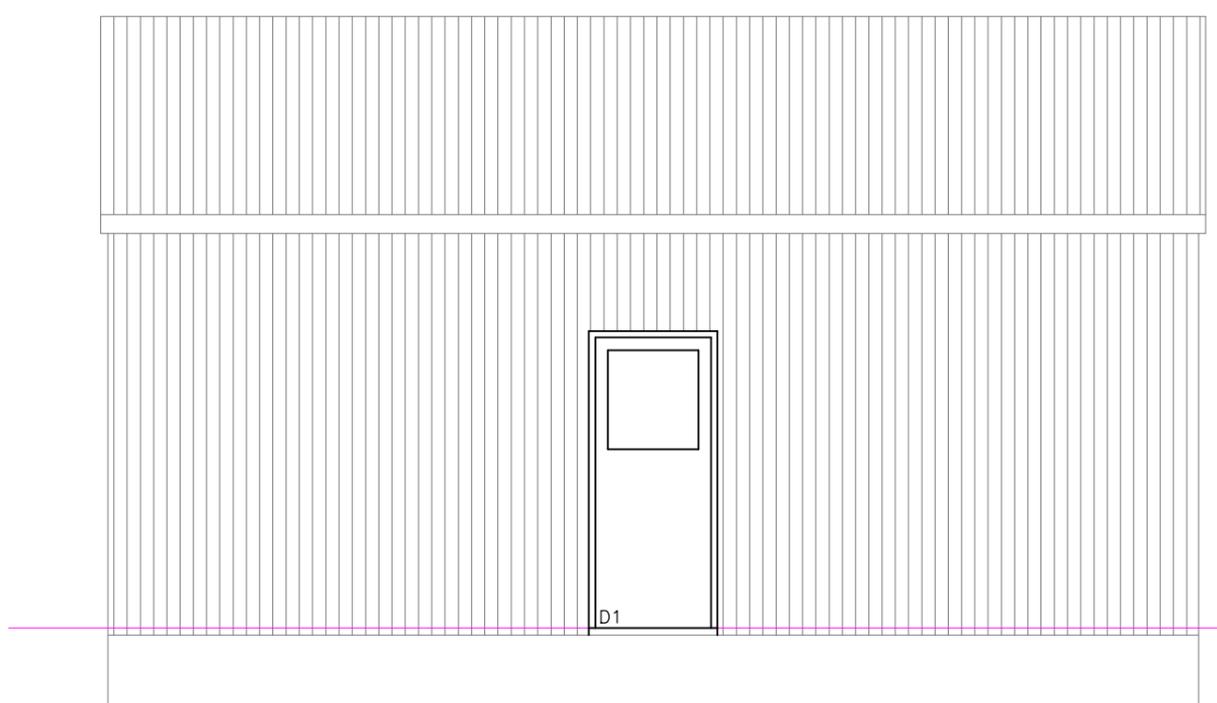
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WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXISTING OPENING TO BE WALLED IN FINISHED TO MATCH EXISTING

REV.	AMENDMENT	DATE

TITLE DRAWING
INDOOR DINING ELEVATIONS

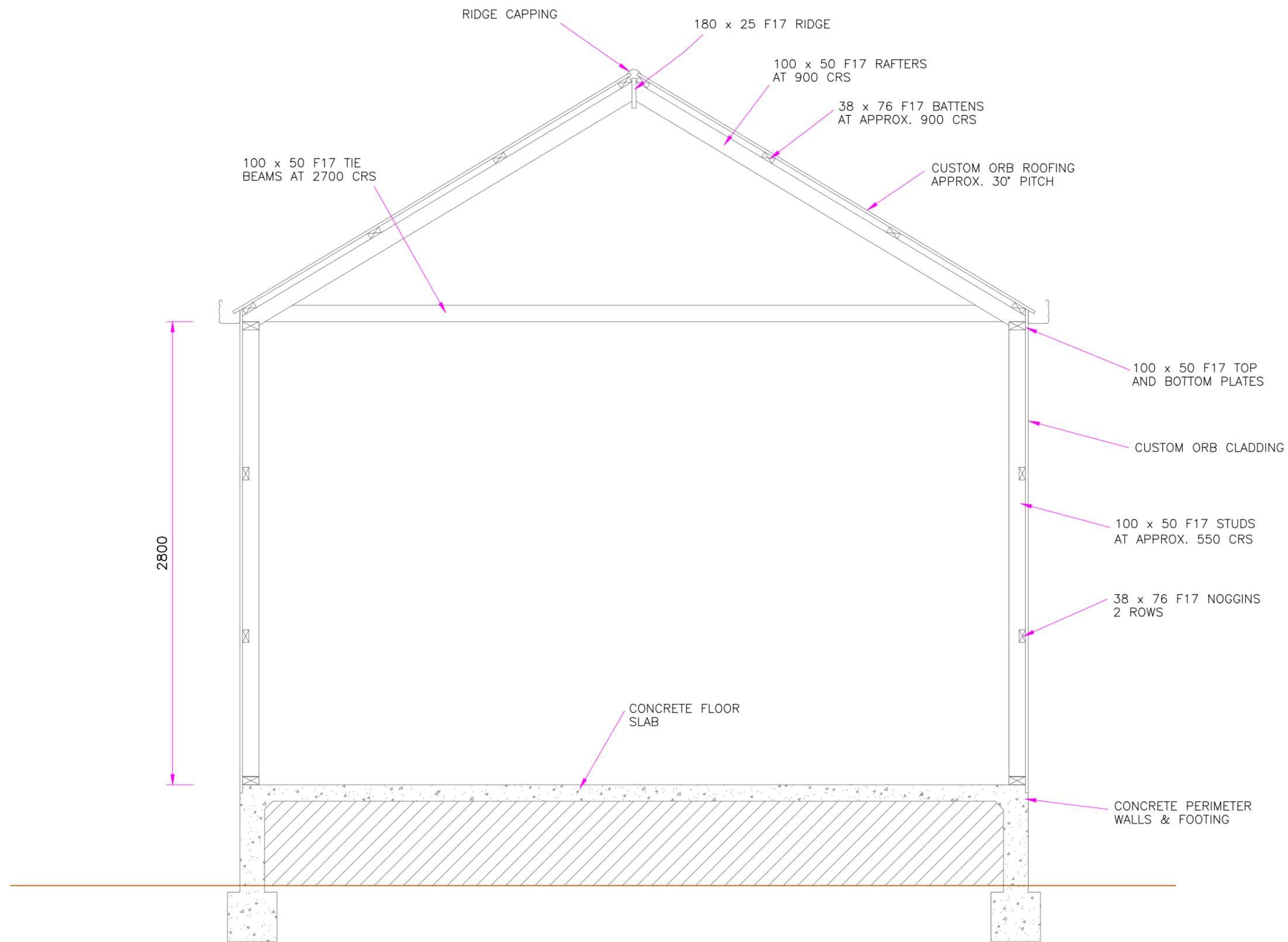
Ph: (03) 64372701
Fax: (03) 64370789

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DATE	OCT 16
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SHEET SIZE	A3
SCALE	1 : 50

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
216186-24 of #	
REV.	DATE
0	AUG 17



REV.	AMENDMENT	DATE

TITLE DRAWING

INDOOR DINING SECTION

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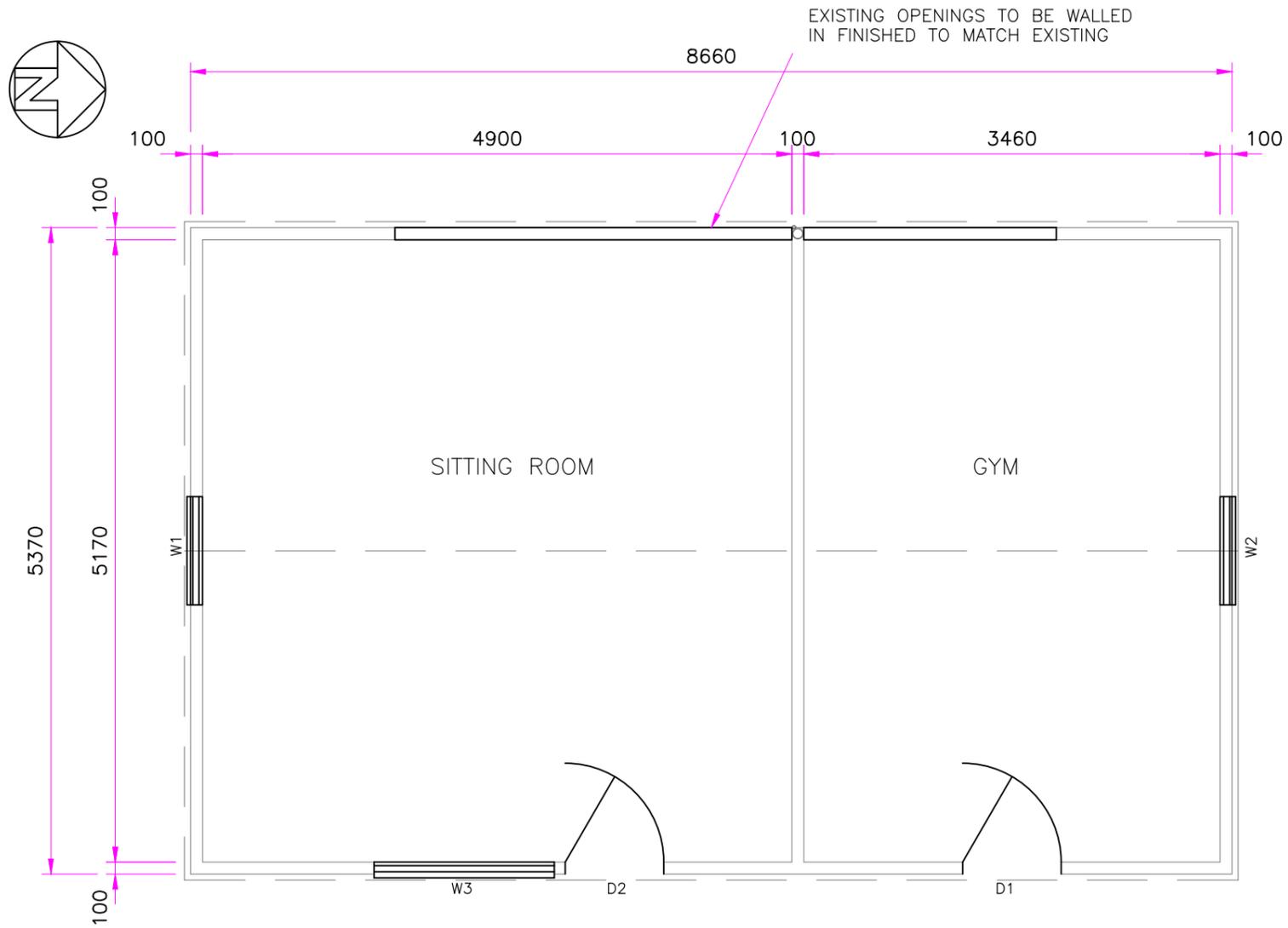
PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.

216186-25 of #

REV.
0

DATE
AUG 17



AREA
SITTING = 46.50 m² (5.00 SQ.)

WINDOW & DOOR SCHEDULE

No.	DEPTH	WIDTH	ORIENT	TYPE	FRAME	TIMBER HEAD
W1	0.90	0.60	S	S.G FIXED	ALUM'	90 x 35 F17 SHW
W2	0.90	0.60	N	S.G FIXED	ALUM'	90 x 35 F17 SHW
W3	1.00	1.50	E	S.G FIXED	ALUM'	90 x 35 F17 SHW
D1	2.10	0.82	E	TIMBER	ALUM'	90 x 35 F17 SHW
D2	2.10	0.82	E	TIMBER	ALUM'	90 x 35 F17 SHW

REV.	AMENDMENT	DATE

TITLE DRAWING

PROPOSED SITTING ROOM

Ph: (03) 64372701
Fax: (03) 64370789

YASLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
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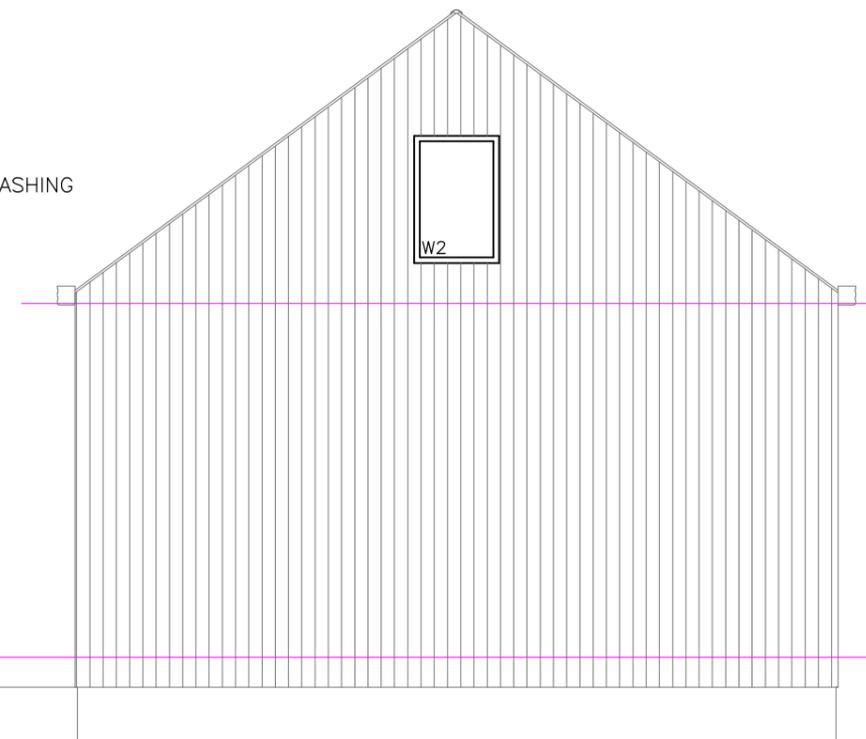
PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
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REV.	DATE
0	AUG 17

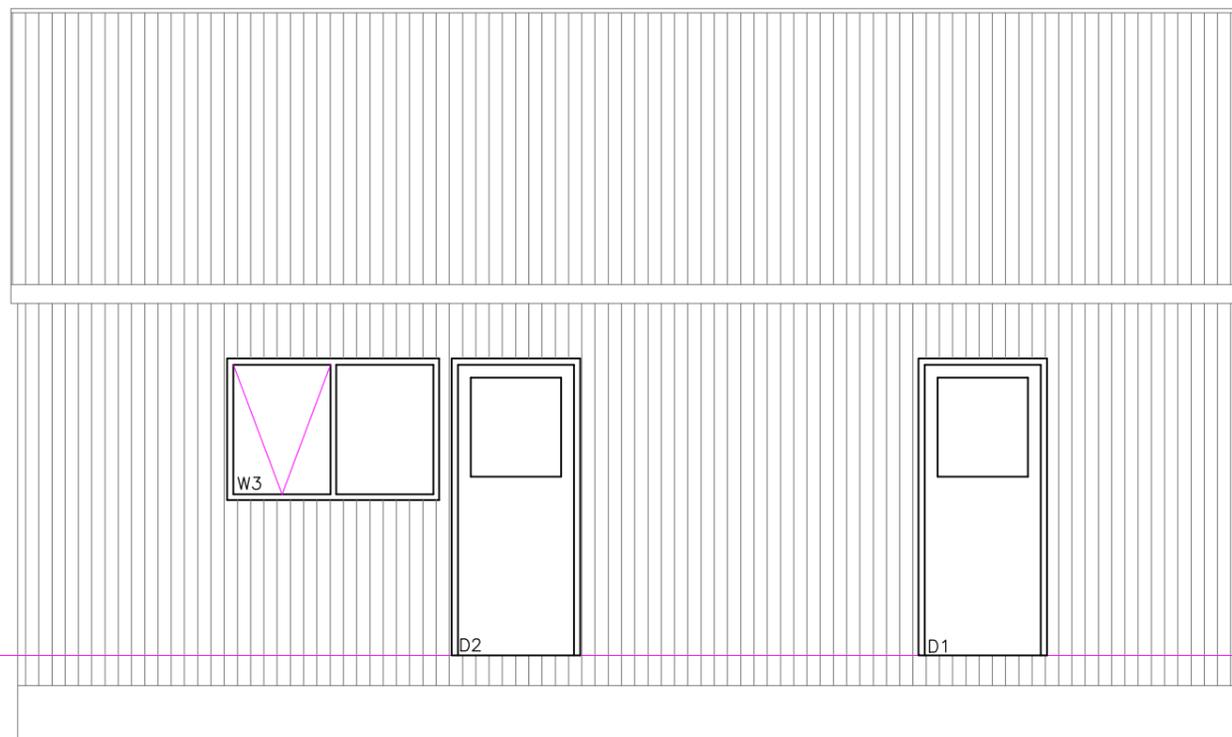


WEST ELEVATION

EXISTING OPENINGS TO BE WALLED IN FINISHED TO MATCH EXISTING



NORTH ELEVATION



EAST ELEVATION

REV.	AMENDMENT	DATE

TITLE DRAWING

SITTING ROOM ELEVATIONS

Ph: (03) 64372701
Fax: (03) 64370789

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DESIGN & DRAFTING

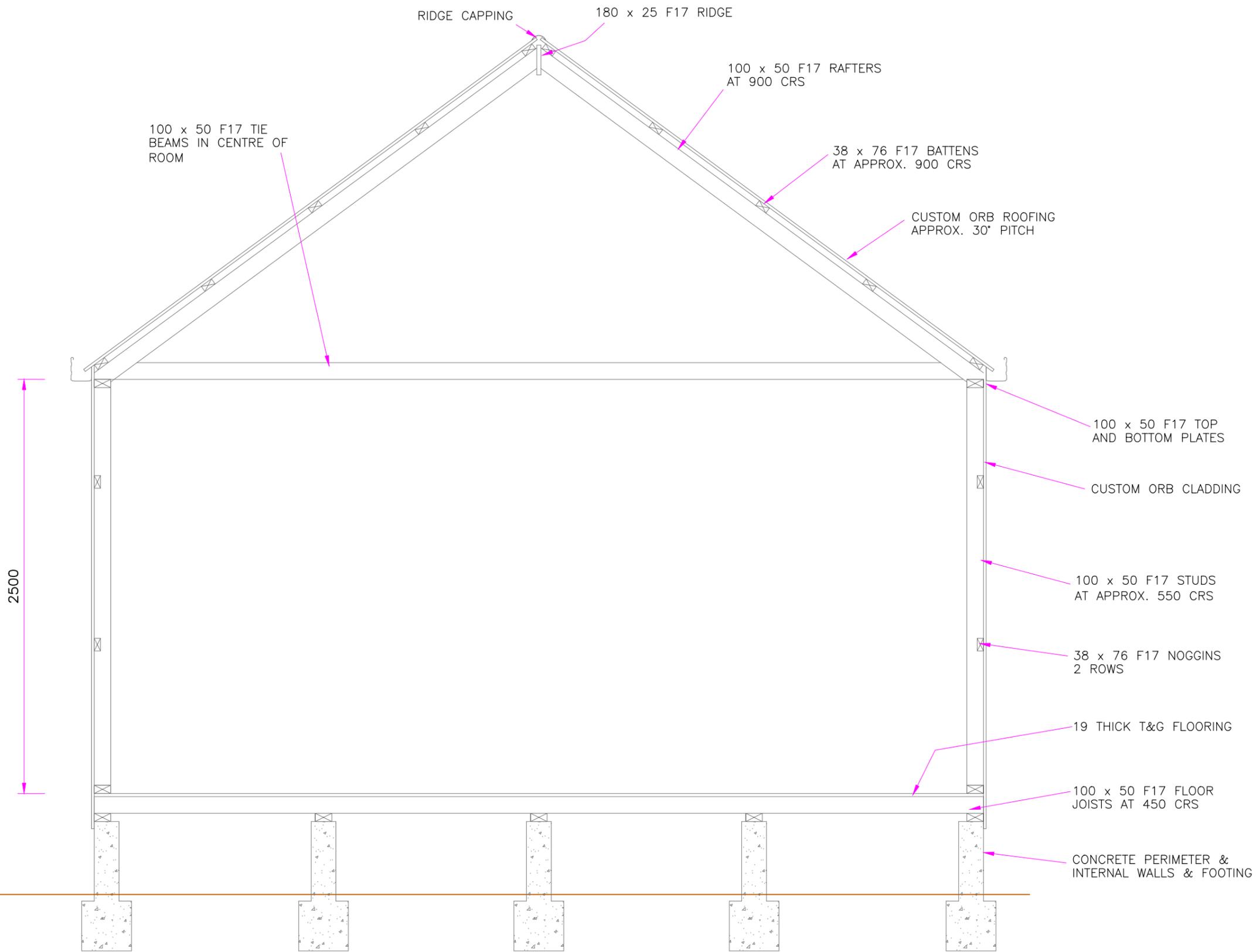
109A South Road Penguin TAS 7316
ABN: 17 060 943 437
TCC Accreditation No. CC706L
Email: brian@yasleydrafting.com.au

DATE	OCT 16
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CHECKED	-
SHEET SIZE	A3
SCALE	1 : 50

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.
216186-27 of #

REV.	DATE
0	AUG 17



REV.	AMENDMENT	DATE

TITLE DRAWING

SITTING ROOM SECTION



DATE	OCT 16
DRAWN	C.S.O
CHECKED	-
SHEET SIZE	A3
SCALE	1 : 25

PROPOSED SHORT TERM ACCOMMODATION
79 BONNEYS LANE, WEST PINE
FOR
DARRYL PURTON

DRAWING No.	
216186-28 of #	
REV.	DATE
0	AUG 17

Appendix C - Land Capability Assessment

AGRICULTURAL REPORT

79 Bonneys Lane West Pine

February 2017



Macquarie Franklin Head Office
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Report author: Dr Lee Peterson

An appropriate citation for this report is: Macquarie Franklin, *October 2016, Agricultural Report 79 Bonneys Lane West Pine, TAS*

Document status: Final

Date	Status /Issue number	Authorised by	Transmission method
10/10/16	Draft	L Peterson	Email
10/2/17	Final	L Peterson	Email

This report has been prepared in accordance with the scope of services described in the contract or agreement between Macquarie Franklin and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Macquarie Franklin accepts no responsibility for its use by other parties.

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1 Introduction

This report, prepared by Dr Lee Peterson, Principal Consultant, Macquarie Franklin, has been prepared to provide an expert agricultural assessment of the proposed development of seasonal worker accommodation at 79 Bonneys Lane West Pine.

This report reviews the current agricultural usage of the adjacent land title and the surrounding region in relation to the Land Capability and Land Classification. This includes soils, aspect, topography, water resource, and impact in relation to agricultural potential.

2 Qualifications and Experience

Dr Lee Peterson is an agricultural science graduate from the University of Tasmania with 30 years of experience in primary industry production, research and consulting. Dr Peterson has worked with a variety of farming enterprises throughout Tasmania. A detailed outline of experience and qualifications is attached in Appendix A.

3 Location and Proposal

The property proposed for residential development, 79 Bonneys Lane West Pine PID 1907464 title reference 131461/1, is a predominantly developed as an irrigated cropping enterprise operated in conjunction with title reference 246573/1 to the east. Similar irrigated cropping properties bound the other three sides.

The proposal is to develop a seasonal worker accommodation facility within the existing area that has been previously used as shed, yards, storage for farm operations and has not been part of the farmed land for many decades. The backpacker accommodation will only be utilised during the berry production season.

4 Land Classification

Land capability of the property has been classified as Class 2 according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered and the most significant limitation determines its final classification, or ranking. Limitations in relation to soils include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography include slope and associated erosion hazard. Limitations relating to climate include low rainfall and frost.

A full explanation of the Land Capability System is available in the *DPIPWE Tasmanian Land Capability Handbook*.

However, the proposed development is on land that has not been utilised for many decades. The development is proposed on land within the long term existing house and outbuildings area. This

land has historically been used for stock yards, dairy, machinery storage and many other unknown activities over the long period of farming on the property and as such does not meet the requirements for Land Classification.



Figure 1: Site of eastern accommodation development currently being cleared of farm debris and stored items



Figure 2: Site of eastern accommodation development



Figure 1: Site of western accommodation development

5 Soils

The majority of the property is a krasnozem, red soils over basalt the only variance being the degree of slope and whether there is any of exposed rock and rock outcrops. These soils are generally high fertility, highly permeable. The major limitation is care when cultivation, if soils are left cultivated, mass movement during rainfall events can occur.

6 Impact on agricultural activities

Appendix B indicates the position of the proposed seasonal worker's residential development and the distances from the dwelling to agricultural activities. No current agricultural use land will be converted for the purpose of this development.

All adjacent agricultural activities are on land owned and operated by the developer. The existing paddock shapes have been developed for irrigation, no changes to these are required for the development.

A new access road is planned adjacent along the southern edge of the existing house and out buildings to link up to Bonneys Lane and the existing farm access roads.



Figure 4: Bonneys Lane current disused



Figure 4: Internal farm access to be linked to Bonneys Lane for access to cropping areas

7 PAL Policy

7.1 Background

An assessment is required to ensure that the proposed development does not conflict with the principles outlined in State Policy on the Protection of Agricultural Land 2009 (PAL Policy). The purpose of the PAL Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

7.2 Principles

The PAL Policy is guided by 11 Principles. These Principles are discussed in detail below. Note that no one Principle should be read in isolation from the others to imply a particular action or cause and that generally the Principles are to be implemented through the planning scheme as it states in the PAL Policy.

7.2.1 Principle 1

Principle 1 states

“Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development”.

The proposal allows for continuation of existing agricultural activity and no change to existing agricultural land will occur.

7.2.2 Principle 2

Principle 2 states

“Use and development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium”

No prime agricultural land will be utilised for the development; the proposed development does not conflict with Principle 2.

7.2.3 Principle 3

Principle 3 states

“Use and development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.”

The proposed development does not conflict with Principle 3.

7.2.4 Principle 4

Principle 4 states

“The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:

Minimising the amount of land alienated;

Minimising negative impacts on the surrounding environment; and

Ensuring the particular location is reasonably required for operational efficiency.

The establishment of utilities, extractive industries and controlled environment agriculture is not part of the proposed development. Therefore, this principle is not relevant to the subject area.

7.2.5 Principle 5

Principle 5 states

“Residential use of agricultural land is consistent with the Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land”.

The seasonal worker residential development is not part of agricultural use, the proposed development does not conflict with Principle 5.

7.2.6 Principle 6

Principle 6 states

“Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits”.

No conversion of agricultural land is proposed by the development, the proposed development will provide benefit to the region and does not conflict with Principle 6.

7.2.7 Principle 7

Principle 7 states

“The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use”.

This principle is not relevant in respect to the development.

7.2.8 Principles 8

“Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development”.

The property is within an irrigation district but does not alter the irrigable land on the property and therefore does not conflict with principle 8

7.2.9 Principle 9 to 11

The remaining principles are not relevant to the subject area. These principles relate to the following:

- Planning schemes facilitating agricultural use on land zoned for rural purposes (Principle 9); and
- Plantation forestry (Principles 10 and 11).

8 Compliance with Clause 26.4.3

Clause 26.4.3 of the Scheme outlines the requirement for location of sensitive use development in the Rural Resource Zone.

Objective	
<p>The location of sensitive use development on rural land does not unreasonably interfere with or otherwise constrain –</p> <ul style="list-style-type: none"> a) Agricultural land for existing and potentially sustainable agricultural use dependent on the soil as a growth medium; 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; 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; d) Conservation management; e) Extractive industry; f) Forestry, and g) Transport and utility infrastructure 	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>New sensitive use development must –</p> <ul style="list-style-type: none"> a) Be located not less than - <ul style="list-style-type: none"> i. 200m from any agricultural land; ii. 200m from aquaculture or controlled environment agriculture; iii. 500m from extractive industry or intensive animal husbandry; iv. 100m from land under a reserve management plan; v. 100m from land designated for production forestry; 	<p>P1</p> <p>New sensitive use development must minimise -</p> <ul style="list-style-type: none"> a) Permanent loss of land for existing and potential primary industry use; b) Likely constraint or interference to existing and potential primary industry on the site and on adjacent land; c) Permanent loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development; and d) Adverse effect on the operability and safety of a major road, a railway or a utility.

<p>vi. 50m from a boundary of the land to a road identified in Clause 26.4.2 or to a railway line; and</p>
<p>vii. Clear of any restriction imposed by a utility; and</p>
<p>b) Not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development;</p>
<p>Response:</p> <p>1. Objective The subject area has no practical use for agriculture and will provide no constraint to future primary industry use on the neighbouring farmland.</p> <p>2. Acceptable Solution The proposed seasonal worker accommodation development is non-compliant with section a)i. The location of the development is approximately 10m from cultivated paddocks but these are farmed by the operator of the seasonal worker accommodation and the accommodation is solely for seasonal use and is not a permanent residence. The accommodation will only be utilized during berry production season.</p> <p>3. Performance Criteria The property in question in practice has minimal to no practical use for agriculture.</p> <p>The development will not unreasonably constrain primary industry activities of neighbouring properties, the development is the same distance as the existing dwelling on the property to neighbouring agricultural activities.</p> <p>The proposed residential development complies with the specified buffers to extractive industries, intensive animal husbandry, reserved land and productive forestry.</p> <p>The property is within an irrigation district managed by Tasmanian Irrigation, Dial Blythe Scheme but is not irrigable land and has not been subject to Farm Water Access Plan assessment as currently viewed as part of the existing residence surround.</p> <p>The proposed development will not impact any major roads, railways or utilities.</p>

9 References

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania

10 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Dr Lee Peterson B. Agri. Sci (Hons), ISHS, MAICD, CPag, PhD
Principal Consultant
Macquarie Franklin Pty Ltd
October 2016

11 Appendices

Appendix A: Profile Dr Lee Peterson

Appendix B: Proposed development on property

**Position:**

Principal Consultant

Qualifications:

B Ag Sc (Hons) University of Tasmania

PhD (Ag Science) Horticultural Research Group University of Tasmania

Professional Associations:

Certified Practicing Agriculturalist (CPAg)

Company Directors Graduate Diploma 2007

Member of the International Society of Horticultural Science

Contact Details:

M: 0418 141 762

E: lpeterson@macfrank.com.auwww.macquariefranklin.com.au

Tech 4, Unit 2 Technopark Innovation Drive

Dowsing Point TAS 7010

INTRODUCTION

Dr Lee Peterson is an agricultural professional with extensive expertise in many aspects of agricultural production gained over a period of 30 years in industry, consulting and research. Lee has considerable experience in the areas of new crop development, horticultural production systems, plant extracts and waste stream management in agricultural.

PROFESSIONAL EXPERIENCE

2011 – present: Principal Consultant Macquarie Franklin

2005-2011: Executive Director – Agribusiness

Agricultural Resource Management (AGRM Pty Ltd)

2000- 2004: Agricultural Resource Management Group

1998- 1999: Serve-Ag Senior Project Agronomist

1996-1997: Private agricultural consultancy and contract research provider

1993- 1995: General Manager of Essential Oils of Tasmania

1989- 1993: Production Manager of Essential Oils of Tasmania

1985- 1989: Post-Graduate at the University of Tasmania

1984- 1985: Agricultural Officer with the Tasmanian Department of Agriculture, Pasture and Field Crops Branch

RECENT PROJECTS

- Technical advisor to Houston's Farm roles include production system development, variety assessment, market research, crop scheduling, pesticide strategies, IPM program and representation of the company in respect to technical issues such as biosecurity and IPM
- Tasmanian contractor for the CSIRO land use and management information system estimating changes in soil carbon from changes in land use, an Australian Greenhouse Organisation project
- Project manager for the agricultural component of 8 wastewater reuse developments including Tasmania's two largest schemes, Brighton and Clarence.
- Agricultural advisor to United Utilities bid to develop effluent reuse for Ballarat North waste water treatment plant
- Independent advisor and author to the "Environmental Guidelines for Recycled Water Use in Tasmania, 2002".

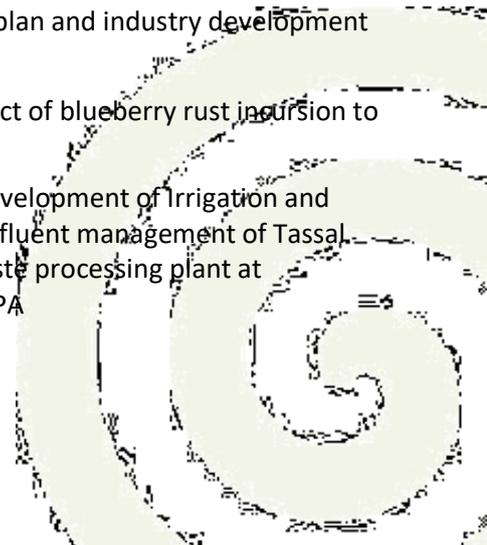
Areas of Expertise

- New crop development including essential oils, culinary herbs, medicinals and leafy vegetables
- Design of innovative harvest systems for new crops
- Waste water and effluent reuse
- Agricultural research and development
- Sustainable agricultural system design and implementation
- Environmental monitoring
- Plant physiology
- Land capability assessment
- Group training
- Agribusiness and financial management
- Socio and economic impact assessment

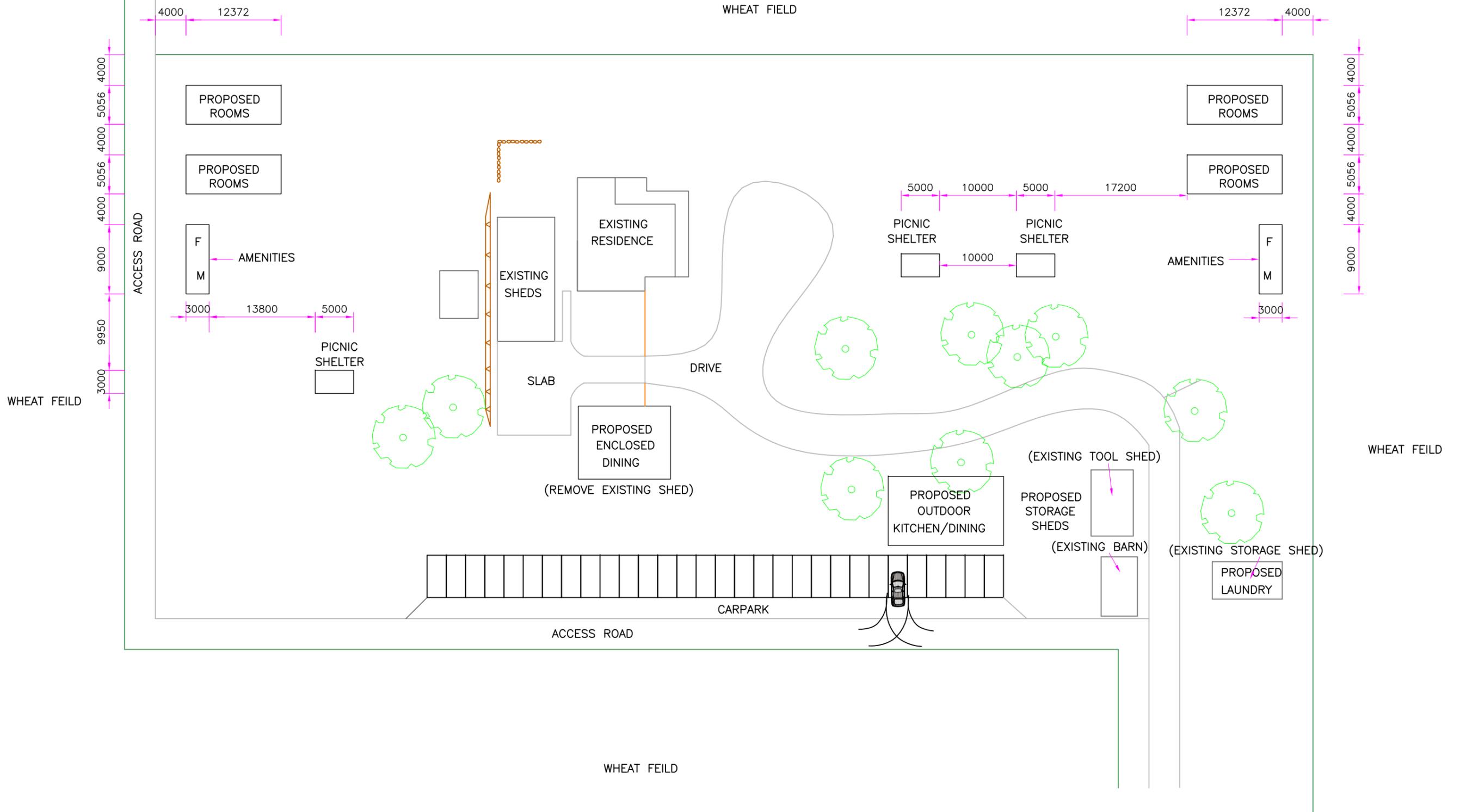
Macquarie Franklin Expertise

- Economic studies
- Business and farm management
- Feasibility studies
- State and regional development
- Irrigation and water development
- Land capability and mapping
- Natural resource management
- Training and extension
- Technical agricultural

- Development of annual soil monitoring programs for Clarence, Brighton and Collinsvale reuse schemes.
- Project Manager for the land capability assessment for the Meander Dam Development Proposal
- Agricultural potential study for the Jordan Dam Feasibility Study
- Review of the Australian Lavender industry for RIRDC
- Partner in the largest Boronia plantation development ever undertaken
- Project manager for Rekuna Pty Ltd, a Panax ginseng production company supported by an AusIndustry Commercial Ready Grant
- Climatic and resource suitability assessment for salad vegetable production on Australia's east coast, including risk assessment
- Technical advisor to Raspberry Fresh, out of season glasshouse raspberry production company
- Study tour and technical review of latest developments in hydroponic production of salad vegetables, Canada, Belgium, Holland and Italy
- Project manager for field services operation establishment for Tasmanian Poppy Enterprises
- Technical advisor to South Pacific Oils, essential oil production and extraction company, Vanuatu – Sandalwood production and research
- Technical resource to Southern Water for the coordinate and manage Tasmania's largest agricultural recycled water irrigation scheme, the Clarence Recycled Water (CRW)
- Technical advisor to Heydon Park Olives, Talmalmo, Victoria
- Production system economic assessment and inputs for TIDB feasibility studies – Musselrow, Great Forester and South East irrigation scheme developments
- Land capability assessments for numerous properties to support agricultural development, subdivision of non-agricultural land and expert witness reporting for legal representation
- Review of Industrial Hemp as a commercial cropping opportunity in Tasmania
- Review of pyrethrum industry strategic plan and industry development officer program
- Economic and socio analysis of the impact of blueberry rust incursion to the Tasmanian blueberry industry
- Site assessment, property liaison and development of Irrigation and Ground Water Management Plans for effluent management of Tassal hatchery expansion at Ranelagh and waste processing plant at Triabunna including representation to EPA







REV.	AMENDMENT	DATE.

TITLE DRAWING

SITE PLAN

Ph : (03) 64372701
Fax : (03) 64370789

YAXLEY
DESIGN & DRAFTING

109A South Road Penguin TAS 7316
ABN : 17 060 943 437
TCC Accreditation No. CC706L
Email : brian@yaxleydrafting.com.au

DATE: OCT 16
DRAWN: C.S.O
CHECKED: -
SHEET SIZE: A3
SCALE: 1 : 500

PROPOSED SHORT TERM ACCOMMODATION
78 COPES ROAD RIANA
FOR
DARRELL PURTON

DRAWING No.	
216186-# of #	
REV.	DATE
REV #	

Appendix D - Traffic Assessment

Traffic Assessment



Proposed Backpacker Accommodation

78 Copes Road, Riana

FOR

Mr Darryl Purton

SUBMITTED BY:

TERRY EATON
Traffic Engineer

29 Carey's Road
Bridgenorth Tas 7277

TEL/FAX: (03) 6330 1510

NOVEMBER 2016

CONTENTS

	<i>Page</i>
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2. THE SITE	2
3. THE PROPOSAL	4
4. COPES ROAD	4
5. TRAFFIC DATA	5
6. ASSESSMENT.....	6
7. CONCLUSION	8

ATTACHMENTS

1. Site Location
2. Development Concept

1. Introduction

A proposal is being advanced to develop accommodation facilities at 78 Copes Road, Riana, to provide for the seasonal demand for accommodation by rural service workers employed by local agricultural activities such as fruit and berry harvesting. A major berry farm is some 8 km north of the site.

The development application requires as part of the documentation a report addressing Section E9 “Traffic Generating Use and Parking Code” of the Central Coast Interim Planning Scheme

This report, prepared by Terry Eaton, an experienced traffic engineer, is provided for that purpose.

Preparation of the report has included discussion with the applicant and a site visit.

2. The Site

The site is an agricultural holding of some 20 hectares at present in use as part of a larger holding for cropping and cattle production, zoned agricultural resource.

The site is located to the west of Pine Road with frontage and existing driveway access to Copes Road, a secondary access could be provided off Halls Road but at present this road is formed but not constructed to an acceptable standard for access needs.

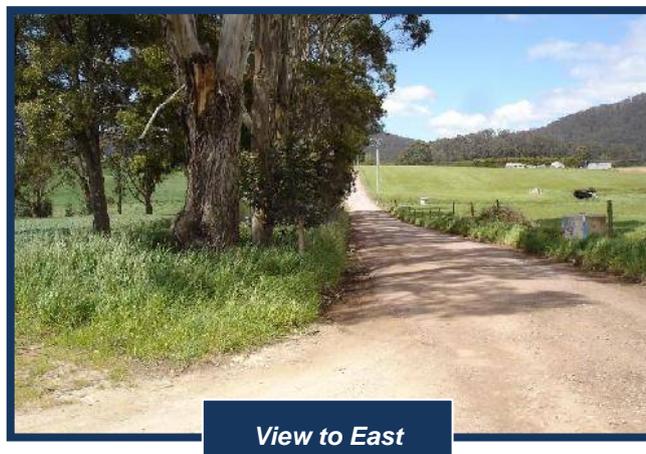
Abutting land is in use for agricultural uses with two residences west of No. 78 with four residences to the east.

The existing site residence and outbuildings including parking spaces for some 4 light vehicles is located at the end of a gravel driveway length some 300 metres to the north of Copes Road. The driveway junction is some 800 metres west of Pine Road.

The driveway is constructed as a formed surface some 6.0 metres wide with a gravel pavement some 5.3 metres to 5.4 metres in width, the driveway terminates in a turning area at the residence.



Sight distance for the driveway at Copes Road is some 500 metres to the east and some 250 metres to the west.



3. The Proposal

The proposal is to provide rental accommodation facilities for up to 100 persons with bedrooms, kitchen, laundry and bathrooms in a parkland setting in proximity to the existing residence. A separate 30 space car park with access from the driveway to be located to the south of the proposed buildings.

Indications are that backpackers tend to share car use and provide a demand for bus travel. It is understood that the potential for a bus route could be met by existing bus travel on Pine Road, Smith's Coaches depot is located south of Copes Road.

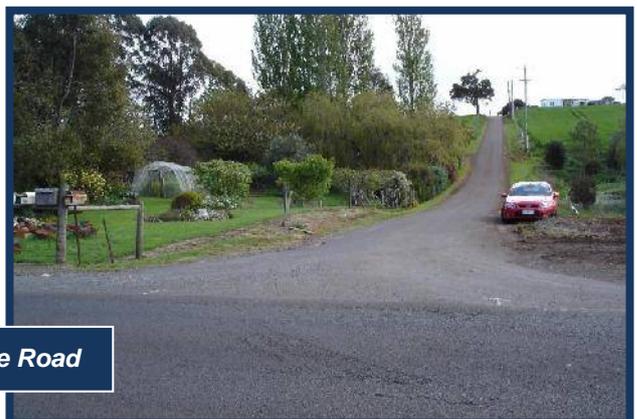
The management of the accommodation to be generally self-contained with the boarders being responsible for their own needs with regard to housekeeping, cleaning, laundry and kitchen servicing.

The property owner to be responsible for ground maintenance, general upkeep of the facility and refuse removal.

4. Copes Road

This road is considered as a low use rural access road some 1.5 km in length, 2 farm residences are located beyond the driveway to No. 78 with four frontage residences between No. 78 and Pine Road.

The road is constructed with a sealed surface 4.0 metres wide with 0.6 metre gravel shoulders and grass verges for some 320 metres from Pine Road. West from the end of the seal the road is gravel surfaced width 4.5 metres within a formed pavement some 0.4 metres beyond the gravel on both sides.



Sealed section from Pine Road

The road is straight and undulating in profile with minor crests and dips. The road is a downgrade toward the east of some 4% to 5% from west of the driveway to No. 78 to a low point (creek crossing) some 100 metres to the east then an upgrade of some 8% to a crest approximately 350 metres further west then a relatively flat grade from that point to Pine Road.

The gravel road default speed limit of 80 km/h is applicable but the road length to be used and road standard suggests a travel speed of some 60 to 65 km/h for occupants at No. 78.

At the Pine Road junction, Copes Road is constructed with a widened sealed surface (some 7.0 metres) at 10 metres from the nearest edge of seal, 5.5 metres 20 metres further on then tapering to 4.5 metres. The throat width at edge of seal is some 18.0 metres. The Copes Road profile is an upgrade of some 5% to the edge of seal.

Sight distance at the junction is some 300 metres to the north and some 260 metres to the south.

5. Traffic Data

- ***Copes Road***

The minor use of this road suggests an indicative Average Daily Traffic (ADT) value of some 70 to 100 two-way vehicle movements at the Pine Road junction.

- ***Existing Site***

Indicative traffic volume at 10 two-way movements per day.

- ***Proposed Development***

 - ***Backpackers***

Indications are that backpackers have low car use rates and generally car pool for travel. Assessment based on average car occupancy at 3 to 3.5 persons is seen as realistic, with trip to and for fruit picking daily, i.e. average 2 trips per day.

Daily travel estimated at 30 by 2 trips, i.e. 60 trips.

Development Servicing

Provide for 10 two-way trips per day.

It is understood that the berry harvesting season is from December to April, but with less employees required early and late in the season. Working hours are generally from early morning to mid-afternoon.

6. Assessment

1. Assessment in accord with Section E9 of the Central Coast Planning Scheme indicates:

E9.5.1 P1 (b) i) The proposal is to provide for 30 dedicated spaces for the proposed backpacker accommodation, additional spaces beside the internal road system could be used to cover any excess demand.

The available spaces is 30% of the planned backpacker accommodation, the expected low vehicle ownership of backpackers suggests this parking number should be acceptable.

- ii) The site use for this proposal is for accommodation only needs.
- iii) Vehicles are passenger vehicles for use for transport to and from the berry farm estimated at some 30 two-way movements per day, i.e. depart site in the early morning and return mid-afternoon. The parking required for the berry harvest season (some 5 months of the year).

The existing farm operation and servicing of the accommodation facilities to be by use of existing farm vehicles with parking available at the residence.

-
- E9.5.2 A1 (a) The existing on farm road network and hard standing areas are considered adequate for the pick-up, set-down and commercial servicing of the site needs.
- (b) No bus servicing is contemplated but the layout of the road network and provision of the turning area near the residence provides an acceptable layout for any future bus set-down and pick-up at the site.

- E9.6.1 A1.2 (a) The layout with right angled bays 5.4 metres long, 2.5 metres wide with a 6.0 metre aisle width satisfies AS/NZS 2890.1 provisions.
- (b) Not applicable, but adequate on-site hard standing areas available.
- (c) Not applicable, but on-site space available for any bicycle parking.
- (d) Not applicable, anticipated site use for rural workers.
- (e) Parking spaces to be accessed from an internal access road.
- (f) The layout provides for forward movement of vehicles with the road surface width 5.3 to 5.4 metres considered acceptable for low speed two-way use.
- (g) The access road and it is suggested any new access roads be constructed with a compacted sub-base and an all-weather gravel surface.

E9.6.1 A2 The access driveway is considered as a Class 4C classification as per the unsealed roads manual with the actual provisions in excess of the road type description but estimated to carry a higher vehicle volume than class "C" provisions.

The estimated daily traffic volume up to some 80 two-way vehicle movements per day with almost all traffic some 30 vehicle movements either entering or leaving the site as departures to work in the morning or returning in the afternoon, i.e. a minor likelihood of vehicles passing.

2. Copes Road Access

Copes Road is considered functionally as a class 4B / 4C road as per the ARRB Unsealed Roads Manual with a predicted traffic volume of some 140 to 170 vehicles per day for the sealed length during backpacker use.

Comparison with the road type description indicates for the sealed length widening of the gravel shoulders by some 0.5 metres would provide a 5.5 metre carriageway width and comply with table 4.1 of the Unsealed Roads Manual. The gravel section is constructed with a 4.5 metre surface within a formed width of some 5.3 metres. The predicted traffic use of the gravel section west of the seal to the driveway and with the backpacker accommodation in place is up to some 100 vehicles per day. The departure / arrival distribution for the backpacker berry farm employment and with minor other traffic use on the road suggests a minimal likelihood of vehicle passing. Excavation and gravel placement with minor widening of the formation to provide a 5.5 metre gravel surface could be given consideration.

The available sight distance at the driveway for No. 78 is well in excess of SISD requirements for a 80 km/h speed zone (2.5 second reaction time).

7. Conclusion

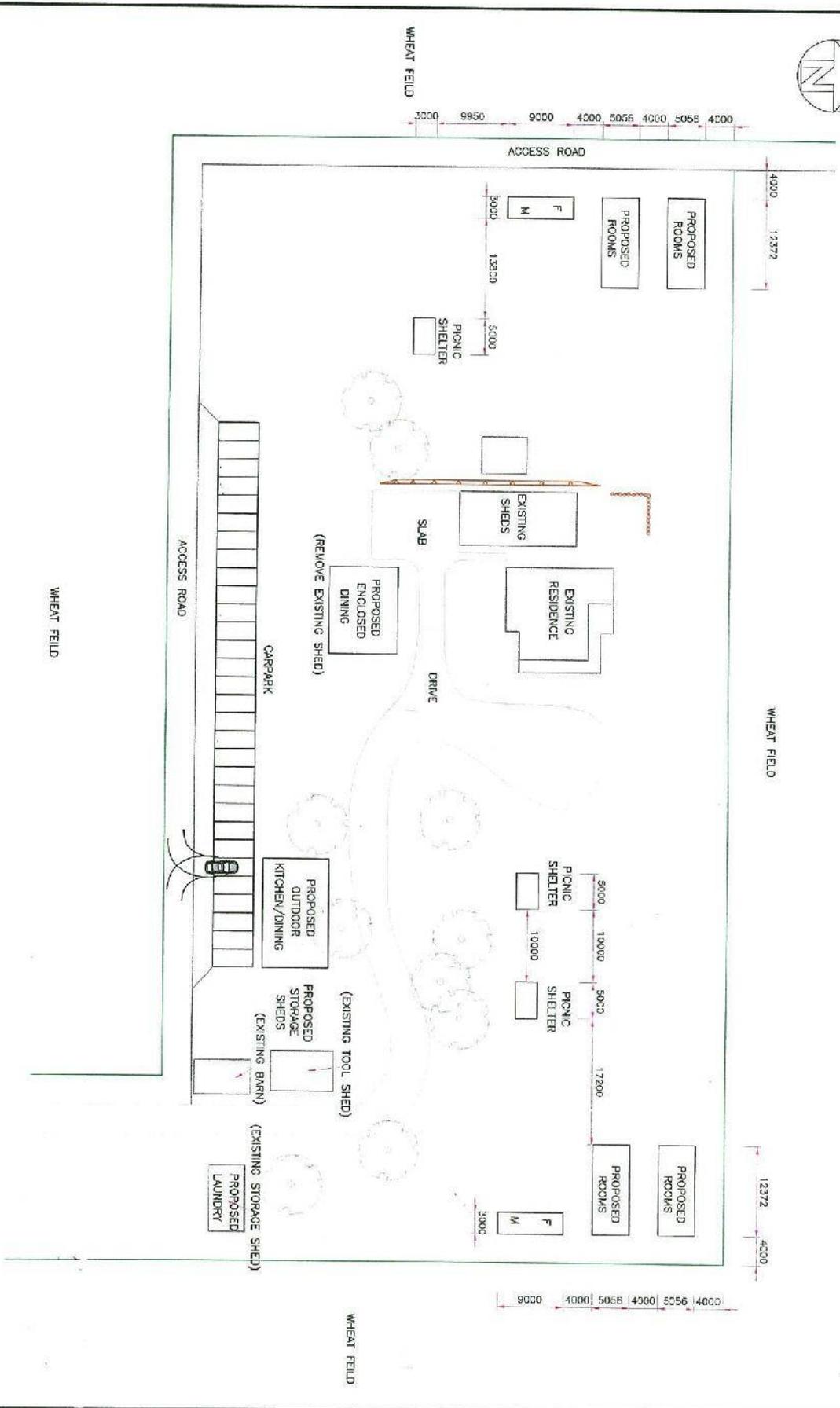
A traffic assessment for a proposed backpacker accommodation facility at 78 Copes Road indicates compliance with section E9 of the Central Coast Interim Planning Scheme provided site infrastructure works are installed taking into consideration the contents of this report.

The formation width of the gravel section of Copes Road is assessed as just adequate for the predicted increase in traffic taking into consideration the arrival / departure distribution associated with the backpacker employment opportunities. Upgrading of the width to provide a 5.5 metre gravel surface is seen as worthy of consideration.

Terry Eaton



SITE LOCATION



NO.	REVISION

TITLE DRAWINGS
SITE PLAN

Axley
 31, Mt. Vernon
 1000 10th Street
 OREGON & DISTRICT
 503.546.8100
 2011 17th Street
 503.546.8100
 Fax: 503.546.8100

Sheet No. **C17 18**
 Project **G.S.O.**
 Scale **1" = 500'**

PROPOSED SHORT TERM ACCOMMODATION
 FOR
DARRELL PURTON

Drawing No. **216186-#** of #
 REV # _____ DATE _____

DEVELOPMENT CONCEPT

Appendix E - Site & Soil Assessment

SITE AND SOIL EVALUATION SUMMARY

Name: Darryl Purton
Site Address: 79 Bonneys Lane, West Pine 7316
Postal Address: 78 Copes Road, West Pine 7316

Site and Soil Assessment

Soil Category: Category 4 soils (Clay Loam)
Soil Permeability: 0.25 m/day
LTAR: 17 L/m²/day
Slope/Aspect: The disposal area falls to the south east with a slope of approx 2 degrees.

Wastewater System Design

This report is to calculate and design a wastewater disposal system that will effectively dispose of the wastewater from the proposed short term accommodation at 79 Bonneys Lane, West Pine.

The proposal is to construct a new accommodation block for tourism accommodation. It will consist of up to 100 people for the period commencing November to March each year. This report will determine the required sizing for the wastewater disposal area based on this potentially heavy wastewater load for the months stated.

The total wastewater loading is based on Table H4 of the AS/NZS 1547:2012 – Fully Serviced Campgrounds using bore water. This gives a wastewater loading of 120L per person per day. Therefore the expected wastewater loadings are:

- **Proposed – Short Term Accommodation** (maximum) 100 persons, each generating up to 120L of wastewater per day: **100 x 120 L = 12,000 L per day**

A total projected maximum wastewater loading of 12,000L per day is be expected

After using the recognised Trench 3 Program, the recommended trench size determined is 266m x 1.8m x 0.6m.

Proposed Wastewater System Design

Due to the layout of the site, the wastewater will be divided into three sections

- **Accommodation rooms 1** – Collect all wastewater in a new 4,500L dual purpose septic tank and gravity feed the wastewater through a 3-way distribution box and three absorption trenches – each trench to be 22m x 1.8m x 0.6m
- **Accommodation rooms 2** – Collect all wastewater in a new 4,500L dual purpose septic tank and gravity feed the wastewater through a 3-way distribution box and three absorption trenches – each trench to be 22m x 1.8m x 0.6m



- **Laundry Facilities** - Collect all wastewater in a new 4,500L dual purpose septic tank and gravity feed the wastewater through a 3-way distribution box and three absorption trenches – each trench to be 22m x 1.8m x 0.6m

There is an option of installing an aerated wastewater system – this would reduce the amount of absorption trench required to (a total) of 176m x 1.8m x 0.6m. Please contact SEAM if this is a preferred option.

Disposal Area

Proposed absorption beds.

The proposed absorption trenches will be located as shown on the plan

See detailed site plan on page 10 for proposed layout

SEE FULL REPORT FOR FURTHER DETAILS

SITE AND SOIL EVALUATION

BACKGROUND

Site and Soil Evaluation Reports must be submitted with all applications for on-site wastewater management systems. Suitably qualified persons such as – soil scientists, engineering geologists, engineers, environmental health officers or other persons must complete evaluation reports. Designers of the on-site wastewater systems are to use their professional judgement to determine if issues outlined in the Report are relevant or if additional information is required. Also designers are to consider applicable legislation, Codes and Standards in relation to the design of the system.

For further information on site evaluation please consult AS/NZS 1547 – 2012 on-site domestic wastewater management. This report includes the necessary information for a SSE report.

REPORT

Municipality	Central Coast Council
Location	79 Bonneys Lane, West Pine 7316
Lot Area	Over 50 Acres
Owner	Darryl Purton
Site Plan	see attached
Date of inspection	9 th October 2016
Date of this Report	18 th November 2016
Water Supply	Bore Water (Loading 12,000L per day max)

SITE INFORMATION

Topography and Drainage

The disposal area is located on a gently sloping area with slopes of approximately 2 degrees, the drainage is good, and the site has a south easterly aspect.

Vegetation

The site is predominantly covered with grass.

Land Use

Tourism and accommodation

Geology

Tertiary Basalt - Geological Atlas 1:50,000 series - Devonport

Climate

Climate data for the site has been taken from the Australian Bureau of Meteorology web site. Mean monthly rainfall, and mean daily maximum temperature for each month has been taken directly from the West Pine weather station data. To allow for wetter than average weather, the adopted rainfall for each month has an additional 10% added to the mean. A summary of this climate information, as well as monthly retained rain, evapo-transpiration, and evapotranspiration less the retained rain is in the Trench 3™ assessment report. Trench 3™ uses this data when calculating the monthly water balance for the site, which helps determine the system sizing.

Soils

Test Hole 1:

0 – 100mm	Red Basalt Clay Loam
100 - 1100mm+	Red Basalt Clay Loam with 50mm rocks (Cat 4)

Test Hole 2:

0 - 800mm+	Red Basalt Clay Loam with 200mm rocks (Cat 4)
------------	---

Test Hole 3:

0 – 100mm	Red Basalt Clay Loam
100 - 900mm+	Red Basalt Clay Loam with 50mm rocks (Cat 4)

- AS 1547 Soil Category 4 to be used for disposal
- Emerson Test No. 7
- Soil permeability - Estimated permeability is 0.25m/day.
- LTAR = 17L / m² /day

Groundwater

Groundwater not encountered to a depth of 1.1m

Site Stability

Not assessed, no problems likely.

Site Capability Issues for On-site Wastewater Management

Sustainable Environmental Assessment & Management (SEAM)

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site & Soil Evaluation and Wastewater design - Proposed Accommodation

Assessment for	Darryl Purton	Assess. Date	18-Nov-16
	78 Copes Road	Ref. No.	16066
Assessed site(s)	79 Bonneys Lane, West Pine 7316	Site(s) inspected	09-Nov-16
Local authority	Central Coast Council	Assessed by	Jamie Wood

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	10,000	V. high	Very low		
	Density of disposal systems	/sq km	3	Mod.	Very low		
	Slope angle	degrees	2	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		Mod.	Very low		
	Heavy rain events	Infrequent		Mod.	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	12,000	Mod.	Very high	Moderate	Other factors lessen impact
	SAR of septic tank effluent		2.0	Mod.	Low	No change	
	SAR of sullage		2.5	Mod.	Moderate	No change	
	Soil thickness	m	1.5	High	Very low	Moderate	
	Depth to bedrock	m	1.5	Mod.	Moderate	Low	
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	3	V. high	Very low		
	Soil pH		7.0	Guess	Very low		Other factors lessen impact
	Soil bulk density	gm/cub. cm	1.5	Guess	Low		
	Soil dispersion	Emerson No.	8	High	Very low		
	Adopted permeability	m/day	0.4	High	Very low		
	Long Term Accept. Rate	L/day/sq m	20	Mod.	Very low	Moderate	Other factors increase impact

Despite the aspect being flagged, the site will receive plenty of sunlight and airflow to aid in evaporation (gentle slopes)

Environmental Sensitivity Issues for On-site Wastewater Management

Sustainable Environmental Assessment & Management (SEAM)

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site & Soil Evaluation and Wastewater design - Proposed Accommodation

Assessment for	Darryl Purton	Assess. Date	18-Nov-16
	78 Copes Road	Ref. No.	16066
Assessed site(s)	79 Bonneys Lane, West Pine 7316	Site(s) inspected	09-Nov-16
Local authority	Central Coast Council	Assessed by	Jamie Wood

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	35	Mod.	High	No change	
	Phos. adsorp. capacity	kg/cub m	0.6	Mod.	Moderate		
	Annual rainfall excess	mm	287	High	Moderate		
	Min. depth to water table	m	2	High	Low		
	Annual nutrient load	kg	133.9	Guess	Very high	Moderate	Other factors lessen impact
	G'water environ. value Agric sensit/dom irrig			High	Moderate		
	Min. separation dist. required	m	2	High	Very low	Low	Other factors increase impact
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value Agric sensit/dom drink			High	Moderate		
	Dist. to nearest surface water	m	160	High	Moderate		
	Dist. to nearest other feature	m	70	High	Low		
	Risk of slope instability		Very low	High	Very low		
	Distance to landslip	m	500	High	Very low		



Plate 1 – Typical Soil Profile



RECOMMENDED SYSTEM DESIGN(S)

Proposed Wastewater System Design

Due to the layout of the site, the wastewater will be divided into three sections

- **Accommodation rooms 1** – Collect all wastewater in a new 4,500L dual purpose septic tank and gravity feed the wastewater through a 3-way distribution box and three absorption trenches – each trench to be 22m x 1.8m x 0.6m
- **Accommodation rooms 2** – Collect all wastewater in a new 4,500L dual purpose septic tank and gravity feed the wastewater through a 3-way distribution box and three absorption trenches – each trench to be 22m x 1.8m x 0.6m
- **Laundry Facilities** - Collect all wastewater in a new 4,500L dual purpose septic tank and gravity feed the wastewater through a 3-way distribution box and three absorption trenches – each trench to be 22m x 1.8m x 0.6m

There is an option of installing an aerated wastewater system – this would reduce the amount of absorption trench required to (a total) of 176m x 1.8m x 0.6m. Please contact SEAM if this is a preferred option.

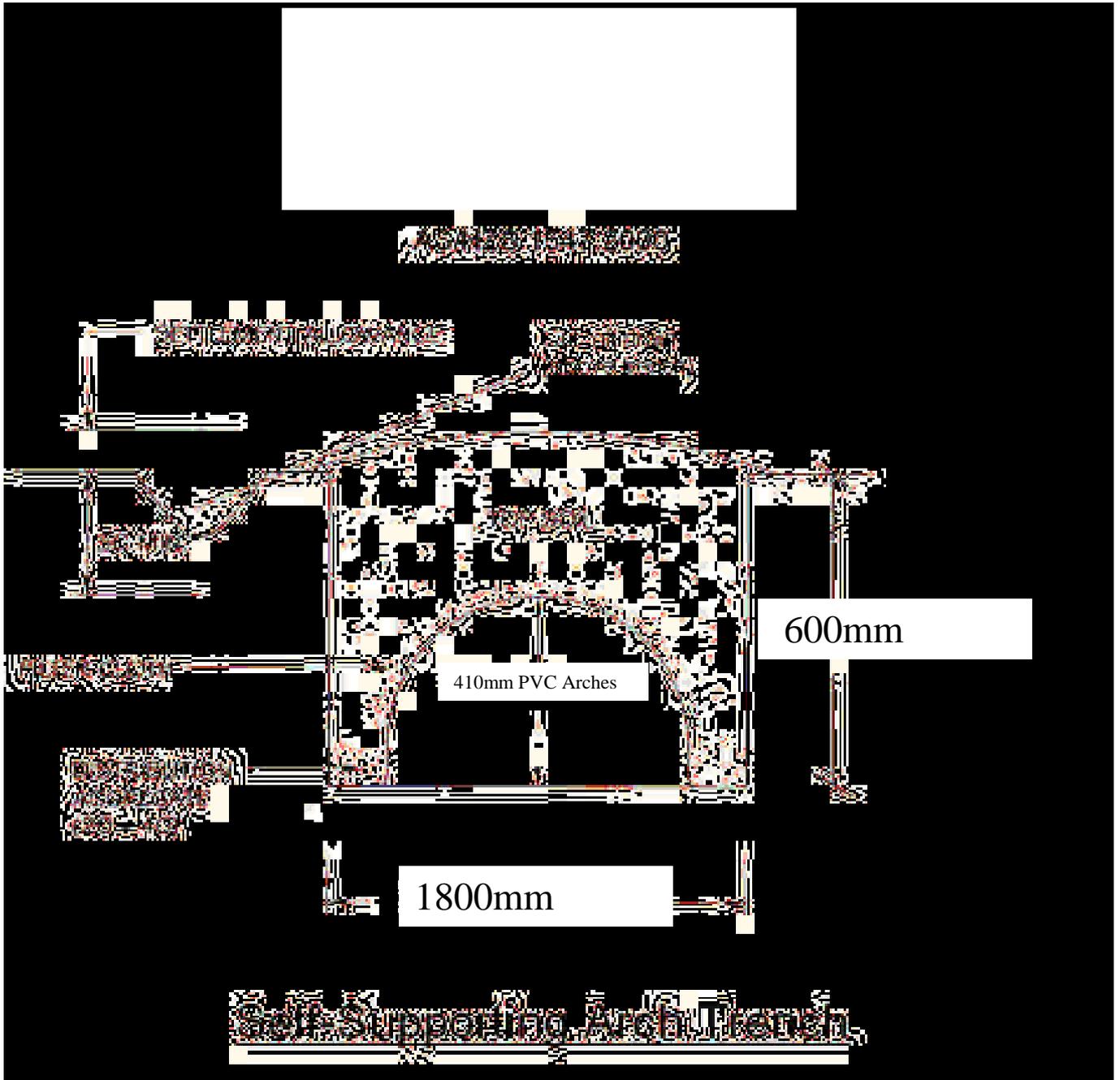
Specifications:

- An outlet filter is to be fitted each of the septic tanks
- Wastewater from all septic tanks to gravity feed into the new distribution boxes and absorption trenches.
- 410mm trench arch to be used
- The base of the trenches are to be level
- The trenches are to be excavated parallel to the contours of the land
- Avoid compaction and smearing of the base and walls of the trenches
- A surface water cut off drain is to be installed above the trenches
- Disposal area to be kept free of vehicular access
- Disposal area to be kept free of animals

The exact layout of the trenches will need to be determined onsite with a plumber to ensure adequate fall can be achieved and to determine the exact location of the existing pipework and absorption trenches.

Notes:

- If the soil varies significantly than that illustrated in this report please contact the designer immediately
- If bedrock is encountered during the excavation of the beds the designer is to be contacted immediately
- If ground water is encountered during the excavation of the beds the designer is to be contacted immediately



Location Plan

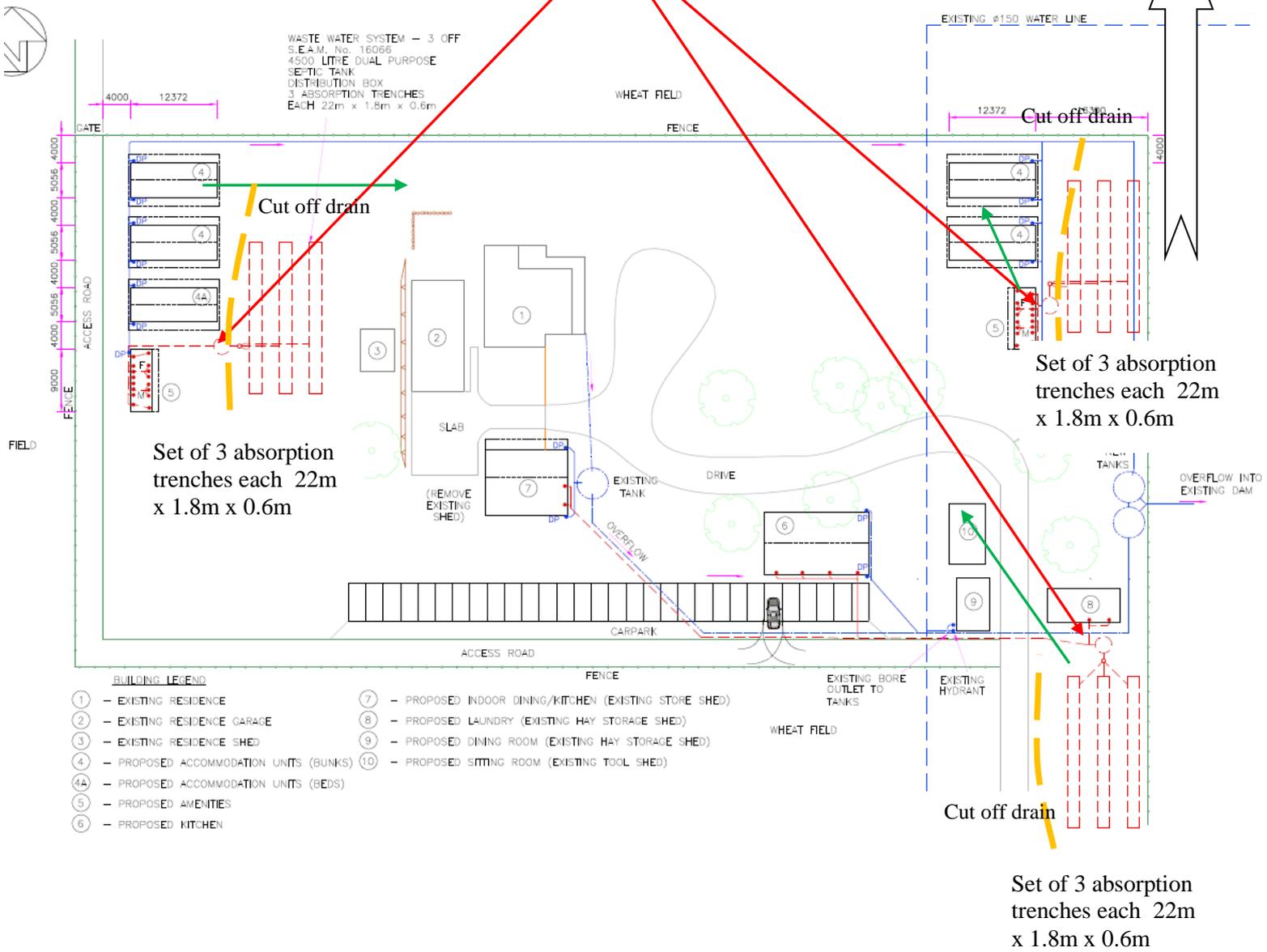


See detail over page

New 4500 L septic tanks and 3-way distribution boxes



Proposed Wastewater Layout Plan



NOTE: The exact layout of the trenches will need to be determined onsite with a plumber to ensure adequate fall can be achieved and to determine the exact location of the existing pipework and absorption trenches.

NOTES
 All plumbing work to be carried out by a licensed plumber
 Absorption trenches / beds to follow contours of land
 All work to be in accordance with the Plumbing Code 2014, Plumbing Regs. 2008 & AS 3500
 The responsibility for the installation rests with the owner and their agent
 An as constructed drawing of system to be provided on completion.
 There are many factors affecting the successful operation of an on-site wastewater system and it is likely that at some time in the future additional work may be required to maintain the system operational and nuisance free.



I/We authorise the Central Coast Council to make copies of the report for internal office use. Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons.

The design of this on-site wastewater system is suitable for the property referred to in this report and the application.

DESIGNER

PREPARED BY: James Wood

NAME OF ORGANISATION:

Sustainable Environmental Assessment and Management (SEAM)

ADDRESS:

55 Best Street, Devonport 7310
160 New Town Rd, NEW TOWN
PO Box 2064, Lower Sandy Bay TASMANIA 7005

CONTACT DETAILS:

Ph: (03) 6228 1600
Mob: 0419 330 686

SIGNED:

A handwritten signature in black ink, appearing to read "J Wood", is written over a horizontal line. The signature is cursive and somewhat stylized.

DATE: 28th November 2016

Appendix F - Costa Group Correspondence

From: Jason Schmidt [<mailto:jason.schmidt@costagroup.com.au>]

Sent: Monday, July 31, 2017 14:15

To: darryl purton (purton@activ8.net.au)

Subject: Seasonal Worker Accomodation

Hi Darryl,

Pleasure to meet you the other day regarding accommodation for seasonal workers in the Sulphur Creek area.

Further to our discussions, please find below some points that may be of relevance to your proposal on Costa Berries' plans for the region.

- The typical harvest season for Costa berries at Sulphur Creek is December to April, with the main season during the months of January, February and March.
- This coming season (FY18) harvest staff numbers are expected to peak at around 400 – 450 pickers.
- Most of the harvest staff used for the season typically are itinerant workers (back packers, Pacific Island workers, etc).
- Further expansion of the Berry business is expected in the region over the next 3-5 years.
- Accommodation for staff is a consideration for Costa Berries when planning further developments.

Look forward to speaking again soon.

Regards

Jason Schmidt

Operations Manager - Tasmania - Berry Category



p: 03 6422 6900

f: 03 6422 6916

m: 0417 311 528

e: jason.schmidt@costagroup.com.au

211 Brooke St East Devonport TAS 7310
PO Box 103E, East Devonport, TAS 7310

www.costagroup.com.au

GHD

23 Paterson Street Launceston
Tasmania 7250

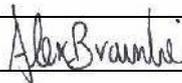
T: (03) 6332 5500 F: (03) 6332 5555 E: lmailto@ghd.com

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Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
Draft A	J Ayers	A Brownlie		J Ayers		03/03/2017
Final 0	J.Ayers	A.Brownlie		A.Brownlie		07/08/2017

www.ghd.com



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Fairfax Media

Local Government

Rate Payments - 2nd Instalment

The West Coast Council reminds ratepayers that the second instalment of rates is due by 5pm Friday 27 October 2017.

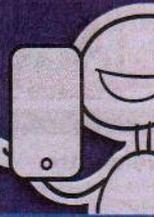
Should a balance be remaining from the 1st instalment, Council encourages those ratepayers to contact Council's Revenue Officer on 84 714 700 to discuss payment options.

Lodgement of outstanding rates will commence during October & November 2017. Dated this 14 day of October 2017.

Dirk Dowling
GENERAL MANAGER
PO Box 63
Queenstown 7467

adzuna

ALL OUR CLASSIFIEDS APPEAR ONLINE



Fairfax Media

Local Government

TEMPORARY CLOSURE OF PUBLIC STREETS LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 I give notice that in exercise of powers conferred upon me under the provisions of Section 19(1)(b) of the Local Government (Highways) Act 1982, I will be closing:

- Gutteridge Gardens Car Park
6:00 am - 9:30pm
- Goldie Street - from Saunders Street Roundabout to Hogg Street Roundabout
12:00pm - 1:30pm
- Goldie Street - from Dodgin Street to Hogg Street Roundabout
6:00am - 9:30pm
- Wharf Access Road & Car Park
6:00am - 9:30pm
- Yacht Club Access Road - Yacht Club Area and Road and Car Park
6:00am - 2:30pm
- Hogg Street - RSL Car park exit on Hogg Street
6:00am - 9:30pm

In Wynyard on Saturday 14th October 2017, for the purpose of activities associated with the Bloomin' Tulips Festival.

Such event being declared to be a public function for the purpose of the Section.

APPLICATIONS FOR PLANNING PERMITS
Notice is given that applications have been made for the following discretionary permits:-

No:	DA 128/2017
Location:	305 & 307 Port Road Boat Harbour Beach
Applicant:	PDA Surveyors
Zoning:	Low Density Residential
Use Class:	Residential
Proposal:	Demolition
Discretionary Matter:	Demolition (9.4)
No:	DA 130/2017
Location:	9 Park Street Wynyard
Applicant:	Paul Allen (PLA Designs)
Zoning:	General Residential
Use Class:	Residential
Proposal:	Outbuilding & Dwelling Extension (Demolish Carport)
Discretionary Matter:	Setbacks and building envelope for all dwellings (10.4.2 P3)

The application and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website www.warwyn.tas.gov.au. Any person who wishes to make representations in accordance with the Land Use Planning and Approval Act 1993, must do so during the exhibition period. Representations in writing will be received by the General Manager, P.O. Box 168, Wynyard, 7325, email council@warwyn.tas.gov.au by Monday 30 October 2017.

Dated at Wynyard this 14th day of October 2017
Daniel Summers
Acting General Manager
PO Box 168
Wynyard 7325



Local Government



APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Location: 79 Bonneys Lane, West Pine (Site frontage and access via Copes Road, Riana)
Proposal: Visitor accommodation (backpackers hostel for 100 people) - involving a discretionary use class and variations to provision of a water supply servicing more than 10 people, proximity of a sensitive use to agricultural land, development within a proclaimed irrigation district and variation to car parking standards

Application No.: DA217031

Location: 4 George Street, Ulverstone
Proposal: Residential (outbuilding - shed extension) - variation to rear boundary setback standard

Application No.: DA217032

The applications may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the applications (in accordance with s.57(5) of the Act) to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015.

Representations must be made on or before 28 October 2017.

AUSTRALIA DAY AWARDS 2018

The Central Coast Council, in conjunction with the National Australia Day Council, invites nominations from the public for the Australia Day Awards 2018 in three categories:

Public Notices

AGM of Coastal Family Day Care Scheme will be held on Thursday, October 26, 2017 at 6 pm at the Scheme Office, 34 Wragg Street, Somerset.

Public Notices

CRADLE COAST FARMERS' MARKET AGM

Will be held at the Gnomon Room at 1 pm on November 12, 2017.

Public Notices

PENGUIN area, (Burnie/Ulverstone), Accom. required for Junior MX titles, 2018, house, granny flat or similar, 2 people, approx 10 days from end Sept 2018. Ph. 0423 815 651.

Public Notices

WYNARD BASKETBALL ASSOCIATION

Annual General Meeting will take place on Thursday, 26th October 2017 at 7.00 PM at the basketball clubrooms. All old and new faces are welcome.

CAIRNS & CAPE YORK

11 DAY ACCOMMODATED COACH TOUR
May 2018

Call for more details or to request a brochure.

Phone Sharon at Wilson's Coaches on 0409 970 779

AGM

Ulverstone Soccer Club AGM will be held on Monday, October 30 at 8 pm in the Clubrooms. Nominations for President, Secretary, Treasurer and 3 committee members need to be received by October 27. Email secretary@usc.com
2018 Coach's position from Under 14 to Seniors Men/Women. Written application needs to be received by November 15. Email: secretary@usc.com
Further information ring 0428 235 645.

Greg Alomes
Executive Commissioner

Public Notices

THE AGM of the NW Devonport Branch of the Tasmanian Retired Teachers Assoc. Inc will be held at the Community Health Services Centre, 28 Steele St, Devonport at 2 pm on November 10, 2017.

North West Greyhound Racing Club

Notice of AGM will be held in the DHRC Thorika Bar at the Devonport Showgrounds on Sunday, October 29, 2017 at 7 pm. All members and life members are urged to attend.
Ingrid Watkins, Sec.

HEYBRIDGE Improvement Association Inc Annual General Meeting, Blythe Heats Hall, Sat. October 21 at 10am.

LATROBE FEDERAL BAND INC. AGM to be held at the Bandrooms at 6.30 pm on Mon., November 6, 2017.

Public Notices

Queenstown Medical Union Friendly Society Limited Queenstown Medical Union Services Incorporated

Members are hereby notified that the Annual General Meeting will be held in the Boardroom of the Medical Union on Monday 30th October 2017 commencing at 7.00pm. Any member having business to submit to this meeting must give notice in writing of any such business no later than 5.00pm on Monday 23rd October 2017.

Notice is hereby given that nominations for three vacancies on the Board of Management of the Queenstown Medical Union Friendly Society Limited and Queenstown Medical Union Services Incorporated will close with the Secretary no later than Monday 23rd October 2017 at 5.00pm. The three retiring members Mr R J Brown, Mr R I Jenkinson and Mrs H M Lay are eligible for re-election.
Katrina Gottlieb
SECRETARY

DEVONPORT CITY COUNCIL
17 Fenton Way, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

TEMPORARY CLOSURE OF PUBLIC STREETS AUSTRALIAN MASTERS GAMES DUATHLON 21 OCTOBER 2017

The following closures will apply for the conduct of the Australian Masters Games Duathlon on Saturday, 21 October, between the hours of 6:00am and 2:00pm:

- Victoria Parade between Nicholls Street and Gloucester Avenue
- Bluff Road between Gloucester Avenue and William Street
- Coles Beach Road between William Street and North Street junction

TEMPORARY CLOSURE OF PUBLIC STREETS AUSTRALIAN MASTERS GAMES OPENING CEREMONY

The following closures will apply for the conduct of the Australian Masters Games Opening Ceremony on Saturday 21 October:

- Fomby Road between Best and Oldaker Streets (8:00am 21 October to 1:00am 22 October 2017)
- Rooke Street between Best and Oldaker Streets (2:00pm 21 October to 1:00am 22 October 2017)
- Victoria Parade between Lower Madden and Oldaker Streets (2:00pm 21 October to 1:00am 22 October 2017)
- Oldaker Street between North Fenton and Rooke Streets (2:00pm 21 October to 1:00am 22 October 2017)
- Best Street between Edward Street and Fomby Road - East bound lane (2:00pm 21 October to 1:00am 22 October 2017)
- Best Street Car Park (between 5:00pm 20 October and 1:00am 22 October 2017)

Matthew Atkins
ACTING GENERAL MANAGER

Public Notices

KERBSIDE HARD WASTE COLLECTION

A free Hard Waste Collection is scheduled in Burnie and Ridgley urban areas from 13 to 16 November 2017 on the same day as regular kerbside refuse collections.

Registrations are essential and will be accepted from 9 October to 6 November 2017.

To check if you are in the collection area and to register, go to www.burnie.net.au or phone the Works Depot on 6430 5801.

Dated: 14 October 2017

Andrew Wardlaw
GENERAL MANAGER



WWW.BURNIE.NET.AU

Division

Rec'd 25 OCT 2017

File No

Doc. Id

Annexure 3

DA217031

BONNEY'S LANE WEST PINE

As residents of Nine Mile Rd West Pine, we are seriously concerned about the impact of a residential development of this scale.

The population increase of this development will increase the already hazardous traffic situation.

Nine Mile Road is a direct route from this proposed development to the Costas Berry Farm, therefore vehicle traffic from this development can only dramatically increase the hazards on this narrow road.

4.1.2 Local area objectives

[b] Air, land and water resources will not be impacted by the development.

The impact of septic tank and waste water has potential to contaminate local waterways.

100 extra persons washing, showering, toileting, added to laundry and kitchen waste waters are concerning.

We use creek and dam water for stock , pasture and gardening. Absorption from septic tanks on this scale must surely be questionable.

Yours Sincerely

Anne and Mike Tyler
542 Nine Mile Rd
West Pine

 MICHAEL VINCENT TYLER
 Elizabeth Anne Tyler

24/10/2017

To: Central Coast Council

Development Proposal: DA217031

To whom it may concern,

I am writing in support of proposal DA217031 on 79 Bonneys Lane, West Pine.

I had previously signed a petition against the proposal without considering enough of the detail and I strongly believe the benefits to our rural community far out-weigh the negatives.

We are seeing a general trend in this farming area for the smaller farms to be purchased by larger neighbours. Our farms are getting bigger and there has been a traditional reliance upon large scale and broad acre farming systems. Diversification and alternate income streams are increasingly becoming more relied upon.

There are increasing financial pressures on family farming operations with reducing returns on investment while growing the current cropping rotations. It is inevitable that we will start to see an increase in the more profitable, high input, labour intensive crops as well as horticultural projects.

These projects rely heavily on casual labour during harvesting and establishment phases, the fact that labour is hard to source locally is well accepted. There is also a lack of accommodation facilities catering to these types of working travellers; it needs to be basic but well kept and affordable.

Potato harvesting contractors and local dairy farms would also benefit from the provision of accommodation for casual labour in the district.

Our local shops will definitely benefit from an increase in the local population during peak harvesting periods and these businesses are currently owned by local families.

The project at Copes Road, West Pine is contained within a current farm yard area and as long as all of the council regulations are met in regards to waste water, hygiene and safe access for an increase in car movements, it should be allowed to go ahead. In itself, the project will require staff for maintenance and cleaning.

Yours faithfully,

Robyn Bergersen

Agronomist and CCC ratepayer.

788 Cuprona Road, Cuprona 7316

CENTRAL COAST COUNCIL

Division

Rec'd 23 OCT 2017

File No

Doc. Id

*Objection to planning permit DA217031
79 Bonneys Lane, West Pine , 7316*

The application for Bonneys Lane is a contentious issue being that it is for a sensitive use in a rural area. In the past the community has fought against this type of high density living in a rural resource zone. West Pine only has a population of around 120 people in an area of approximately 969 hectares (2393 acres) and this proposal is for 100 people on a title of land of around 20 hectares with the owners also owning a co-joined title of 43 hectares, which could be sold at any time which in turn could cause potential land use conflicts. The proposal needs to consider the problems this can cause now and any future problems that can arise from such a development in a sensitive use area.

The application hasn't been classified as yet and this makes it difficult to make an objection so we are basing our objection on that nearly the whole population of west pine is being placed in a small area of around 2 hectares (a class 1b classification is for no more than 12 people) , examples of class 3 buildings under the NCC are dormitory accomodation, bed and breakfast, boarding house, hostel, backpackers accomodation or lodging house. This means a lot of sanitation problems, water runoff plus a huge increase of international drivers on rural roads that are of poorer upkeep and quality than town roads. We believe according to the planning codes the application will be somewhere around class 3 with other utilities being of mixed class. The application also talks about only operating for 5

months of the year through berry season. Who governs the actual occupancy rates ? Will there be a condition or recommendation placed on the completion notice ? As we are already aware, our local planning authority have had trouble in governing over occupancy in the past of other backpacker/visitor accommodation places.

The report from GHD states that no agricultural land will be converted for the purpose of this development, and in terms of land use conflict, all activities will be on the owners land, however looking at titles what happens if one title is sold ? This could impact on 26.3.1 P1 and also under the new sensitive use development 26.4.3 must not be on land in a proclaimed irrigation area. Upon a visual look at the area the owner already has crops in and they are very close to where his proposal will be placed and to neighbouring boundaries with the potential for chemical overspray onto other properties including his own infrastructure. Is this considered acceptable by the planning authority?

Looking at the report from SEAM the proposed wastewater layout plan, the application has septic trenches in front of the accommodation units . This seems exceptionally close to the buildings plinths. This is all so where there would be the most pedestrian traffic movement . It is also a flagged area on the report due to the direction that the trenches are facing. Waste management system needs to be of the highest standard possible without compromise. Wrong facing trenches, high pedestrian flow and poor hygienic practices could lead to terrible outcomes. Requirements for used sanitary items need to be closely monitored as they can cause septic failure if placed in to the septic system , which is very concerning due to the high number of occupants and maybe different hygiene understandings by visitors from different countries.

We also find the traffic and parking report is lacking in

information. The report clearly states that only 30 dedicated parking allotments but not one parking spot allocated for a disability. The report clearly states d) not required . The application needs to follow the NCC minimum requirements as the proposal can't be classified as a 1b therefore needs to follow D3.5 accessible car parking and then the required walkways to and from the car parking areas. The report all so states that Copes Rd is not a totally sealed road and is just in acceptable condition. The proposal that 100 people will only require 30 cars is a total guess. Some pickers do car pool when they stay at a accommodation place but to say they only drive to and from work is ridiculous. Being that we live with backpackers 700 metres away in another accomodation facility we find that the visitors go to work , come back to the facility after work , they shower after a hard days work in the dust and dirt and head out again to do whatever they want to do , they then return later in the day . Therefore in some instances certain cars will have up to four traffic movements per day.

We also find that the sanitary facilities seem lacking in every aspect. NCC guide to BCA F2.4 accessible sanitary facilities states. INTENT to specify the minimum acceptable sanitary and bathing facilities required for people with a disability in class 1b, class 2, class 3, class 5-9 and class 10a. section D requires equitable and dignified access to buildings and the services they provide. These requirements are not evident on the diagrams presented in the application. Nor are there pathways etc on the diagrams.

The reports that have been presented show a clear lack of information and we understand it's only at the planning stage and not building stage, in which a massive amount of work will be done to clarify a lot of these issues. But with the lack of disability input or rather seemingly to state "not required" can't be considered as acceptable in this day and age. Disability

comes in many forms. You can drive tractors, cars and the like with out a leg, you can wear a prosthetic limb, pick fruit and work all day but then you need the use of safety grab rails in the shower and toilets. You can't assume that people with a disability won't be farm workers, fruit pickers or backpackers.

There doesn't seem to be a fire report included with the application. Surely a proposal of this size with the amount of people that could be staying there you would expect a report or diagrams explaining the sprinkler systems and related back up power systems would work, especially for water pumps.

Under section H3.9 fire hydrants and water supplies.
INTENT .. to provide the appropriate fire fighting and water supply requirements for farm buildings. The proposal must have either a minimum tank volume of 144,000 litres of water or hydrant capable of 2 hrs water supply. There doesn't seem to be a water tank designated for fire fighting supply, there is a hydrant but has testing been done to ensure the bore can provide the minimum 2 hour supply?

We also ask the councillors to please take time to contact either your planning and building dept or a building surveyor to understand the different requirements for different classes of buildings as this is a massive development in a rural resource area that doesn't have the infrastructures that towns have to cope with this amount of waste, water usage and fire fighting capabilities.

The central coast council have done a tremendous job of upgrading half of nine mile Rd but further road works need to be implemented for the rest of nine mile Rd and any roads leading to and from these type of accommodation places to keep everybody safe. As locals we endure the narrow country roads daily with the perception that a milk tanker, massive tractor, school bus, cattle or a log truck could be heading our way and

we try to be prepared for such instances but international drivers aren't as clued up to these events. Over the years the traffic problems have increased with every picking season, only for people to complain to the local council, police and farms that require the international workers to help in explaining driving conditions but every time the response is " not our problem or jurisdiction" we believe if the local planning authority is going to keep increasing accomodation in rural zones there needs to be a better community input for everyone's safety.

Regards Scott and Sarah-Jane Beswick

Beswick
Phone 0407858078

Sarah-Jane

23 October 2017

The General Manager

Central Coast Council

PO Box 220

ULVERSTONE TAS 7315

CENTRAL COAST COUNCIL

Division

Rec'd 27 OCT 2017

File No

Doc. Id

Dear Sir/Madam

RE: PLANNING APPLICATION DA217031 – 79 BONNEYS LANE, WEST PINE (SITE FRONTAGE AND ACCESS VIA COPES ROAD, RIANA) – VISITOR ACCOMMODATION (BACKPACKERS HOSTEL FOR 100 PEOPLE)

We wish to state our objections to the above proposed backpacker hostel.

Copes Road:

We live at the end of Copes Road which is a narrow road 1.88 klm long with with a smalll section to the first 3 houses bitumen and the remaining gravel.

Located prior to the proposed development there are 2 houses on the right hand side and one on the left. Located after the proposed development there are 3 farming properties which all use the Copes Road access and 2 houses. The farming properties all crop and run cattle. (this appears to have been missed out of the appendix re the road access for Copes Rd). Also there is the development owners farming property around the proposed development.

Currently the wear and tear on the gravel section of the road has developed at least 22 pot holes and the commencement of corrugation bumps. The main damage (20 of the potholes) is in the gravel section from the sealed section to the entrance of the property of the proposed development. This is from the existing traffic flow of the houses and the farming operations. This damage is very apparent when it is wet, as currently when very dry the road dust tends to disguise the condition.

Now add the very very conservative number of trips as outlined in the current proposal, (which does nowhere include realistic figures as any backpackers are not going to stay dormant at the accommodation. I am sure being young they are going to be moving about, grocery shopping, using banks and other services, social activities, friends visiting etc.). Also the traffic for the other farming ventures on the road have not even been considered, especially during the busy summer period (yes that is the period when the accommodation as they have proposed is meant to be the busiest as well). Is the Council going to maintain the road to an acceptable condition? Can they substantiate

that the road can cope with the extra traffic when it is not coping with exiting traffic very well in the affected area? Especially in light of the fact that it is the only access for this commercial accommodation proposal and also the existing ratepayers.

This does not even begin to address the other safety concerns of having a commercial 100 people accommodation complex on this road. SOME of the other considerations need to be:

1. Access onto Pine Road from Copes Rd. This is up an incline and when in a car, vision to the right is very limited due to a crest in the road with a dip on the other side. I drive a car and many times I have pulled out onto the road (as quickly as possible) believing it was clear only to suddenly have a vehicle come up on me. (They were obviously in the dip in the road and unable to be seen). This can be unnerving to say the least and also causing the approaching car to brake suddenly. This is not as significant if in a 4WD or high vehicle as you have moments of being able to tell there is a vehicle in the dip prior to the crest.
2. In dry weather dust is a problem. Visibility is significantly reduced, especially if driving into the sun if following someone.
3. One also needs to be very cautious turning into Copes Road, as when it is busy especially during peak times, and if having to give way to oncoming traffic you are a sitting duck in the middle of the road.
4. Copes road is quite narrow, especially in places and if you meet a larger vehicle, especially tractors, trucks etc one vehicle needs to stop and at least one drive up the verge/bank of the road to allow the other past. I also drive a horse box on the road, and am not able to pull off the road if I meet an oncoming vehicle. Strangers etc will not be aware, especially drivers who may be inexperienced in driving on these type of roads. During the week a vehicle which had come out of the proposed development drive and was heading down Copes road towards Pine Road, had to reverse back to the driveway of the proposed development as a large tractor was coming up the road to work a paddock on one of the farm properties further up the road and there was no room for them to pass.
5. The land owners who use Copes Road are all aware of the conditions of the road and drive accordingly. They also try to avoid unnecessary damage to the road, by not driving through pot holes etc.
6. There have been a number of single vehicle accidents along Copes Road, where vehicles have hit the fences and in fact last year a worker wrote his car off along the road most likely due to inexperience travelling on this sort of road.
7. It would have to be a major concern that the people using a commercial accommodation complex are being put at risk daily.
8. It has been mentioned that buses could be used, but then goes on further to say that a bus service is not contemplated so this is not reducing the number of vehicles using the road.

Our concern is also why is an accommodation complex allowed to be erected in a prime agricultural area. This would have to be against the intended primary production land use. As the proposal tries to state it is to help the agricultural area, this is not necessarily the case. The targeted residents for the complex are as stated in the proposal seasonal berry pickers. The only berry farm is located in the

vicinity is on Zig Zag Road, Penguin to which the road has had extensive upgrade to presumably allow for the extra traffic from the highway to the berry farm. The roads from the proposed accommodation to the Zig Zag Road Berry farm are narrow roads with blind corners, 90 degree corners, blind hill crests, obscured driveways, intersections etc. Last weekend my elderly mother who was house sitting at my sisters place on Bonneys Road, arrived at my place for tea in a very distressed state. She had almost been run into around a corner after the blind crest in the road on Bonneys Road, having to take evasive action to avoid a collision. This is indicative of the roads in this area and this road is on the route from Copes Road to the berry farm.

Due to the close proximity to the owners own farming operations, will the people using the accommodation be subject to farm sprays and irrigators passing over their accommodation and dust from harvesting? I believe there are certain rules in relation to distances from these activities, which do not appear to have been adhered to in the proposal. The proposal does state the crops beside the accommodation as wheat fields, but the owner grows onions, pyrethum and other crops as well.

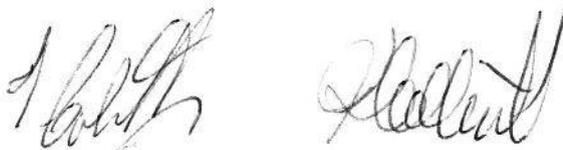
How is it to be controlled that it is only to operate for the berry harvest season. Surely if all the expense that will go into the development of the complex it would have to be used as much as possible to make it a viable financial proposition. I cannot see that it can only be used for this purpose and time frame as a condition of the application being approved.

Irrespective of what is in the proposal re transport and car usage/pooling, it is clear from what I evidence daily during the week in Devonport after I finish work, many backpacker couples who work at the berry farm in Devonport can be seen driving in an out of the local supermarket and other areas in their own vehicles indicating there would be a considerable increase in traffic movement on Copes Road.

As we live at the end of Copes Road, we have no alternative route to and from our farming property as do others on the road.

This proposal is not providing adequate health and safety measures for the intended people staying at the accommodation complex and does not address the significant road risks to residents in the area.

Yours faithfully



Timothy Coldicutt and Kathleen Coldicutt

188 Copes Road

PENGUIN 7316

To Whom It May Concern

I have reviewed the proposed development
"DA 217031-79 Bonneys Lane, West Pine."

I am quiet concerned that if granted
it will end up being used "Bonneys Lane"
as it cuts off up to 10 minutes
travelling time. Bonneys Lane is only
a reserved road which is only a
single lane and access cannot be used
as it doesn't adjoin the stated property.

Regards

Lynn Wright
39 Halls Rd
West Pine Tas 7316
Adjoining Property Owner

27th October 2017

The General Manager,
Central Coast Council,
PO Box 220,
Ulverstone 7315

23 October 2017



Re-Planning Application DA217031 – 79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana) – Visitor accommodation (backpackers hostel for 100 people)

Dear General Manager,

We wish to state our objections to the above planned backpacker hostel.

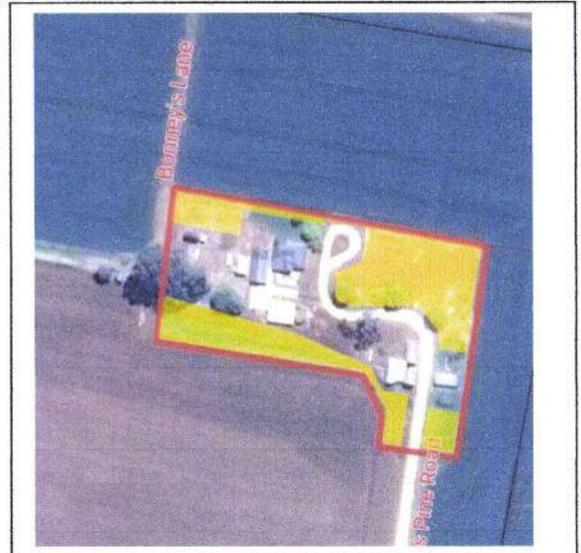
We have lived at 7 Copes Road since 1984 and raised two children here. We have, at all times, maintained good relationships with all our neighbours and been cognisant of the fact that we live in a rural farming community with its particular needs and customs. In return we have been able to live in a peaceful environment and taken cropping and stock raising activities as a part of life.

A 100 person accommodation complex on our narrow road will seriously affect the life style, peace and safety of ourselves and neighbours. In particular, we object on the following grounds in reference to the GHD Pty Ltd report including the Macquarie Franklin Report and the Traffic Assessment report by Terry Eaton.

1. Re- Executive Summary:

- “ *..up to 100 seasonal workers engaged in berry picking in the West Pine locality.*” The nearest berry farm, Costa’s, is **not** in the West Pine locality but some 10 km north on Zig Zag Road,
- “*The accommodation facility will operate during the berry harvest season*” This has been estimated at 5 months but there appears to be **no provision** whatsoever that the complex must then legally cease operation until the following season, i.e. the accommodation could stay open longer or be opened for other as yet unspecified occasions. There is no guarantee that problems associated with the complex will not be longer than 5 months whatever verbal assurances are given ... they are not binding. There is no limitation on the types of occupants, i.e. there is no legal requirement that they be berry pickers or involved in the primary production industry.
- “*...structures to house and service workers will be located within the area of the existing supporting farm infrastructure.*” It can be assumed that land not needed for existing farm infrastructure could be put to agricultural use as it was indeed in the past, when areas of the proposed complex were used for cattle grazing when we visited previous owners. This land will be lost for its zoned use. It could be irrigated and used, the applicant has chosen not to use it and simply because he treated it as part of the residential surround that situation obviously no longer applies and it could be used for primary production purposes.

The yellow area on the map right gives a rough estimation of potentially lost agricultural land



- *“The Rural Resource zone is to provide for ...agriculture ...including opportunities for resource processing. ... located in an area central to the farming operationsenabling sustainable harvesting of crops grown in the locality.”* The proposal does not provide for resource processing nor is it located in an area central to the farming operations for crops grown in the locality. The nearest berry farm is some 10 km away and others even further. Farmers in this district will not benefit; in fact it will be an impediment as will be shown below.
- In addition, the removal of some 12000L/day of groundwater could affect the ability of adjoining properties to extract the water for residential and stock watering uses, especially in light of the scientifically agreed warming of the climate and concomitant reduction in rainfall in S. E. Australia. The peak season anticipated is exactly during the driest months of the year.

2. Re-2. The Site

“2.5 The locality is a significant cropping and berry farm operation.” As previously stated, this is not true. The locality is a cropping and cattle raising area. The nearest berry farm, seen as the raison d’être of the accommodation complex, is 10 km away along mostly narrow roads. The continued use of ‘local’ and ‘locality’ in the report appears to want to give the impression that the surrounding areas of West Pine will benefit. The residents do not think so!

The site is also a considerable distance away from any amenities: shops, banks, public transport, medical assistance, chemists, entertainment, eating establishments etc. This will leave those without vehicles severely isolated and those with vehicles will need to make considerable further trips to access these amenities which would be available if the site were suitably located close to them.

3. Re-3. The Proposal p7

“The facility will only operate through the period.” Again, the repetition of this phrase throughout the document gives the impression that this is a legally binding imposition on the owner. It is no such thing and there appears to be nothing to stop the facility from operating whenever the operator sees fit for whatever accommodation purposes.

4. Re-3.1 Traffic and Parking pp7 &8

Figures for car sharing and car occupancy rates appear to vary and the number of vehicles catered for is 30 plus “any additional demand”, meaning there could possibly be more than 30. Further, there are no existing bus services for members of the general public along Pine Road. Smith’s

Coaches depot is situated in South Riana. “South of Copes Road” misleadingly gives the impression of closeness that is not the case. **See below for further comment on traffic.**

5. Re-Planning Assessment 4.1.1 Zone Purpose Response Clauses 26.1.1 and 26.1.2 p12

- Again, the use of “immediate area” is grossly misleading.
- Further, accommodation *“will be located within 10m of cultivated paddocks. These are farmed by the operator of the backpacker facility and the accommodation is solely for seasonal use as such land use conflict will not arise”* We are not sure what this sentence actually means. If the operator is not able to use the cultivated paddocks during occupancy then primary production is definitely curtailed. The time of year the backpackers are there is the growing and harvesting season for many crops. But, assuming the paddocks will continue to be cultivated then critical health and safety problems will arise.
- A distance of less than 10m is often not an adequate buffer for irrigators in windy weather and in such weather water spray travels considerable distances as anyone in a rural area will have experienced. **Drawing 216186-2 (Aug 17) indicates a distance of 4m only.**
- During ploughing or harvesting considerable topsoil dust can be generated. Experience shows that harvesting time is dictated by contractor availability and mainly dry conditions. Some crops such as onions or pyrethrum are especially hazardous but any crop harvested after a spell of dry weather will produce high dust levels.
- Crop spraying (herbicide, fungicide or insecticide) is a considerable health hazard. Spray drift is inevitable. We have experienced drift from Mr Purton’s property on numerous occasions and have had to go inside the house. Our front boundary is some 10m from Mr Purton’s paddock. Spraying is often done by contractors with deadlines to meet and has frequently occurred on quite breezy days and in some cases the smell of the spray has been quite nauseating. There has been an incident of major drift which killed off a significant area of a neighbour’s crop on the opposite side of the road to Mr Purton’s property. In our desire to live in harmony with our neighbours we have not wished to incur animosity and even though we did at one point request we be given warning, this quickly stopped.

Advice “Neighbours and Spray Drift (attached) states: *“The Code of Practice for Ground Spraying states that you **should** notify those neighbours occupying properties and buildings within 100 metres of the area to be sprayed (clause 21). You don’t **have** to but it is highly recommended.”* (Their bold my italics). Source:



http://dpiptwe.tas.gov.au/Documents/Information%20Sheet%20-%20Neighbours%20and%20Spray%20Drift_Feb2014.pdf

This is recognition of the fact that spray drift occurs and that is within 100m not just the 4m requested. The picture left shows the proximity of spraying to our property (10 m to the left of the fence on the right) and the potential for drift. This was taken when a light northerly wind was

blowing.

Hence the requirement of **Clause 26.4.3** as outlined in the **Macquarie Franklin report (p10)** contained in the application.

A1: New sensitive use developments must – a) Be located not less than- i. 200 metres from any agricultural land

This is clearly not the case in the application where a less than 10m distance could apply, in fact 4m as shown in **Drawing No. 216186-2 (Aug 17)**, i.e. over 190m less than the requirement, and would leave unsuspecting pickers, some of whom will have little understanding of the health and safety issues and whose English skills may not be adequate, at risk. Rainwater tanks envisaged for drinking or washing, these could easily be contaminated as could washing left outside to dry, outside areas, bbq tables etc.. We do not collect rainwater from our house roof for the same reasons.

A further major point of concern is that the application states that the proprietor will also be the site manager. Who will deal with emergencies, fires, accidents and the problems of 100 people when he is off site or engaged in farming activities at the far reaches of the property? The wellbeing and health and safety issues of the up to 100 residents appear to be ignored.

6. Re-4.1.2 and 4.1.2 (Response Clauses 26.1.3) -Land Area Objectives

4.1.2 Local Area Objectives 26.1.2

a) The proposal does not have as its purpose access to a naturally occurring resource

b) and c) Agricultural land will be permanently lost and groundwater extraction, in the absence of any scientific analysis, may lower the water table and thus restrict surrounding farm's access to it.

f) This point states that *“the location will add ...efficient use of the surrounding berry farming operations in particular. ...the location within the rural area is a significant benefit to the farming operations in the immediate locality.”* As previously stated, there are no such farms in the immediate vicinity. Pickers and associated traffic will hinder the local cropping farmers in the immediate vicinity. We note that these farmers were not consulted with prior to the application and evidence clearly suggests they feel strongly that they will not benefit. Facilities beneficial to berry growers would be better placed in areas with better and nearer road access such as Sulphur Creek or Penguin or at Costa's. We note the major upgrade to Zig Zag Road.

g) The application does not include tourism and recreation as its purpose.

7. Re-4.1.3. Desired Future Character Statement

26.1.3

c) *“Has a high level or likelihood to create disturbance to(iii) expectation for bucolic residential and visitor amenity.”* The report fails to address compliance with this point. The massive increase in traffic movement at all times of day will certainly disturb the bucolic residential amenity to an unacceptable level.

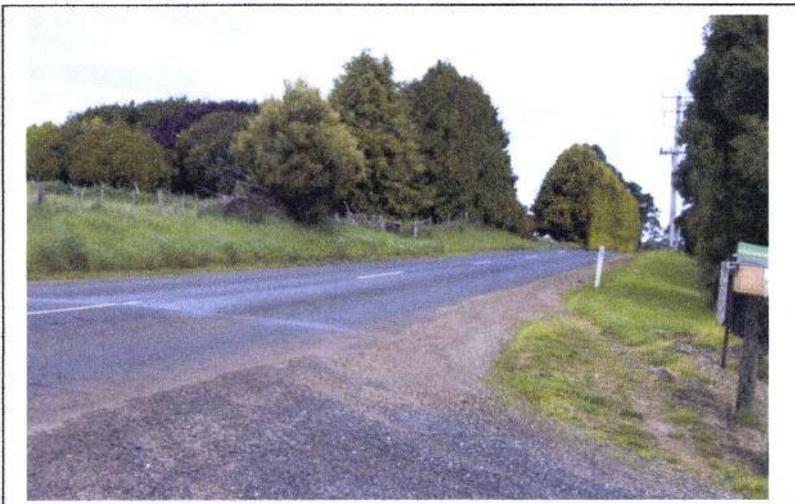
d) The compliance statement in the report denies that it will impact on *“sustainable commercial activity on ... those within the locality.”* Traffic activity will and local farmers are quite clear on this matter.

8. Re-Traffic Report by Terry Eaton

- We believe there are errors and omissions in this report, the findings from which are included in the GHD report. The following references are made to the Traffic Report by Terry Eaton.
- **2. The Site** (para2) There has been no application for use of access *“off Halls Road”* (i.e. Bonneys Lane). Copes Road is the access in the application.
- **3. The Proposal** (para2) *“potential for a bus route could be met by existing bus travel on Pine Road.”* No details are given and any bus would have to travel to the site due to distance Pine Road. Smith’s Coaches are some distance away in South Riana.
- **4. Copes Road**
- Para 1 states that the road is a low use rural access road. This is not the case in planting, spraying and harvesting times, See below for traffic information. The road may become slippery due to the unavoidable picking up of mud from farm machinery, trucks and vehicles.
- As stated in para 2 the sealed road surface is 4m wide and the gravel shoulder can be up to 0.6m but often is less and despite recent spraying quickly becomes seeded with weeds. The grass verge is non-existent in many places and not safe to drive on after wet weather. See below for specific concerns and photographic evidence.

Pine Road/ Copes Road Junction

The junction is not exactly an easy and safe one to use for inexperienced drivers. We have experienced vehicles involved in two accidents, one quite serious. When exiting Copes Road the view South is obscured by a rise in the road. This distance is considerably less than the 260m stated. See picture below.



View south at Copes/Pine Road junction from vehicle window

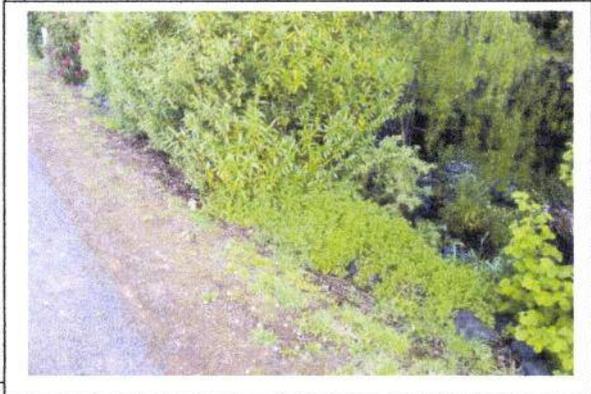


Also, loose gravel collects at this junction which causes vehicles to slip. We have even tried sweeping it up in the past because of the problem but new, loose gravel quickly appears within a day or two. Vehicles often skid especially with right turns, the most dangerous.

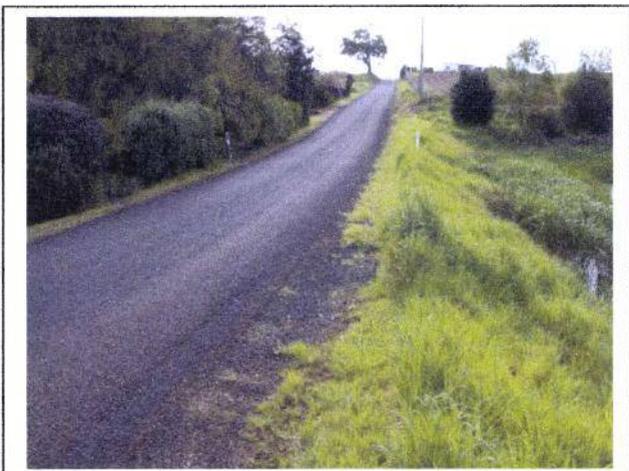
The road width on the sealed section, at 4m (and down to 3.5 at one point), is frequently not sufficient especially for

trucks and tractors to pass. This is especially so where the road passes over the raised embanked section just below our residence at No. 7. There is a very steep drop-off on both sides, to the north directly down to an unfenced dam and to the south to an overflow area from a small dam where it

goes under the road in a culvert. Even passenger vehicles do not pass here and local experienced drivers wait for oncoming traffic to go by before proceeding. See pictures below.

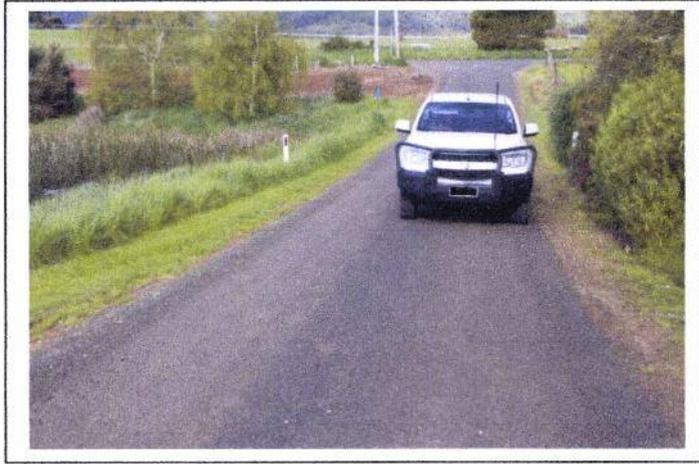


L. above road verge and dam on N. side Copes Road R.: above verge on S. side



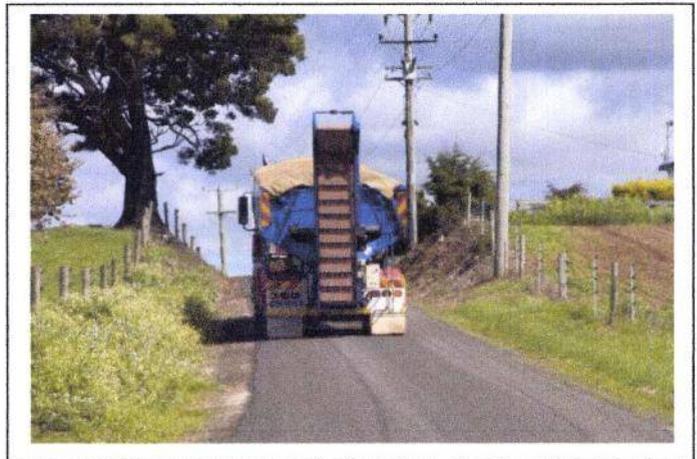
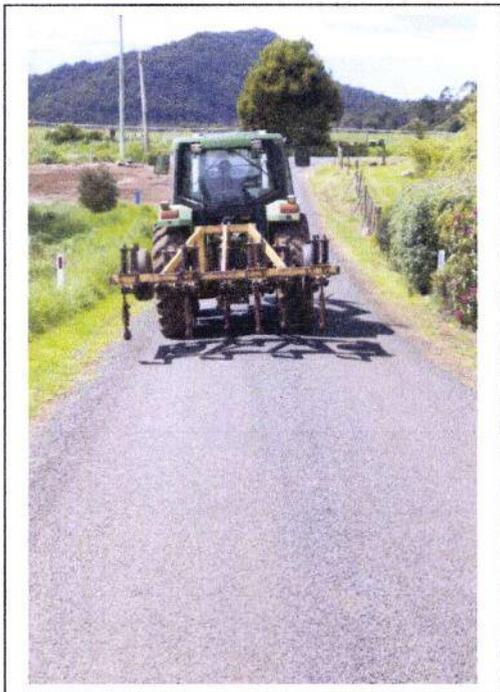
L.: general view looking west at raised section

It should be noted also that the bank on the northern side has been undermined by rabbits and some gravel was recently placed in a spot where the soil was subsiding.



Above Right: 3.5 m tractor at dam crossing section

Above Left: vehicle showing lack of passing space at dam cross section. Area of grass verge on left subject to subsidence. Vegetation on right is where land drops at steep angle to dam overflow area

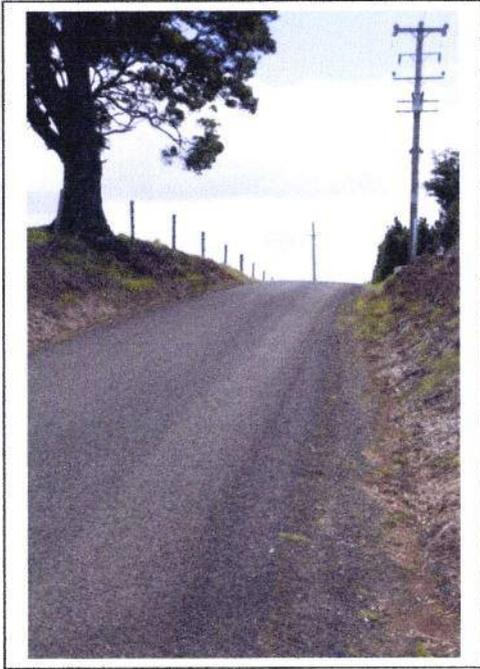


Above: Approaching crest, heading west

L. at dam section nr Pine Road junction

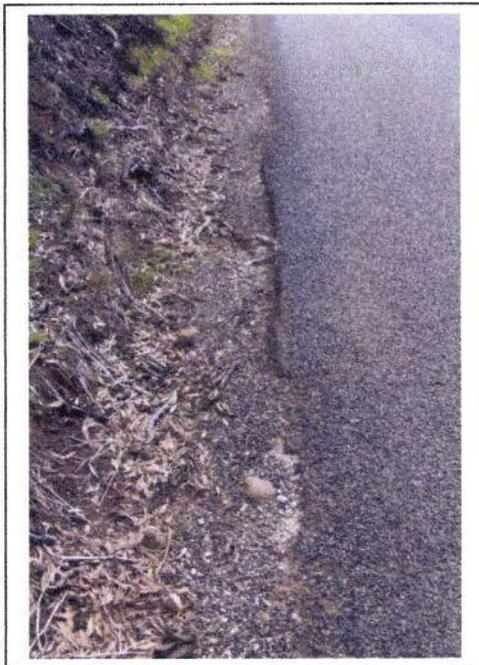
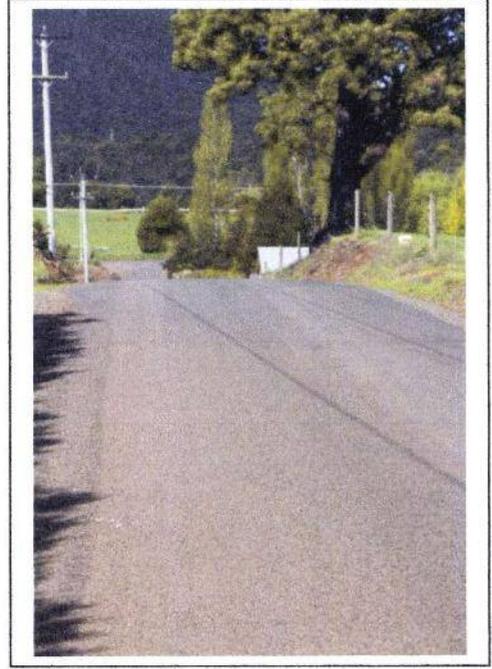
Further pictures illustrating the narrowness of the road and the potential hazards for drivers unused to such conditions

As the sealed section continues a crest occurs close to a residential property. This crest severely blocks the view to oncoming traffic. Vehicles encountering oncoming traffic have little time to respond, especially if it is a tractor or truck or car not driving closely to the road edge. See picture below.



L. view west of crest on Copes Road

R. view east of same crest



L. road edge at crest – S. side

R. Road edge at N. side

Showing verge conditions



The gravel road after the sealed section is not safe at the default speed of 80km/h and the report acknowledges this (para 4 p5)

2. Copes Road Access (p8)

In paragraph 2 there is a clear indication that the width of the gravel road is barely sufficient and needs widening.

Traffic Data(p 5,6)

In reference to predicted traffic volumes, the report fails to mention many salient facts.

- **Present usage:** it is not mentioned that the residences west of the access driveway contain 5 adults, each with personal and work trips daily. There are 2 farms to the north in addition to the one to the west as well as the applicant's farm. All 4 farms use Copes Road for frequent contractor, tractor and truck usage for ploughing, spraying, cropping and harvesting. No assessment has been made of this traffic volume at these times but it is large for what is a country lane.
- **Road width** It should be noted that truck width can be up to 2.5 m excluding rear mirrors or signalling devices and a length of 19m. One tractor which uses Copes Rd has a width of up to the 3.5m allowable. On a road with a safe driving width of some 4m maximum in places it is obvious that trucks, tractors and local vehicle use will clash with the influx of drivers unused to the local conditions and often unused to Australian driving conditions in general, including left-hand road driving.
- **The number of traffic movements** generated by the proposal relies on 3-3.5 person occupancy rates. There is no source cited for this figure and it cannot be relied upon. We have been given a figure of occupancy rates of 2 per vehicle. Should more vehicles be present, as suggested may be the case (see p2 of this document Traffic and Parking) then that number could be higher. Further, the report ignores any further traffic movements by the backpackers travelling to shops, sightseeing, visiting others etc Even if there are only a further 20 two- way trips per day, that could mean a total of over 50 two- way trips, i.e. 100 extra vehicle movements per day at the lower estimate. With present farm and personal vehicle movement this could possibly mean 200 two-way trips mean 400 vehicle movements. All of these vehicles will disgorge onto Pine Road at the Copes Road junction.
- **Times** It is stated that there will be early morning vehicle movements of possibly 30 or even more vehicles. How early? The bedrooms at our house are less 7m from the road. Traffic may occur over a period of time early in the morning as backpackers travel to different locations. Also no attention has been drawn to the fact that some pickers are often called on to arrive later due rain or dew. Thus the traffic will be spread out over a longer period increasing the problems of vehicles passing in the busy harvesting period. The major increase in traffic volume later in the day with its increase in noise disturbance will significantly reduce our ability to enjoy the relative peace of this rural setting.

- Further, this additional traffic volume will produce a hazardous environment for all vehicles, large and small especially considering the road conditions and the inexperienced nature of the drivers in these conditions.
- These problems will have serious ramifications for all farmers and residents on the route from Copes Road via West Pine to Costa's farm on Zig Zag Road. The road system is often narrow, contains numerous blind corners and involves the crossing or turning at 7 intersections or junctions. Residents close to the road will also experience the early morning and later in the day disturbance and the much higher risk of accidents as well with added stress to farm-related traffic.

9. Other Considerations

Buildings and Operation of Facility

We have grave concerns for the well-being of itinerant workers or any potential users of the accommodation:

- **No stated provision for disabled access** to buildings or toilets/showers. Pickers may be accompanied by people with disabilities/wheelchairs etc as could any other potential visitor.
- **Pollution and reliability of tank or bore water:** agricultural spraying and irrigation are potential sources of pollution on rainwater gathered from roofs and possible infiltration into ground water. No tests appear to have been done in this regard, nor have any water flow rates been included and the possibility of the bore being inadequate or drying up during the dry months of the year have not been considered.
- **Bedrooms:** The two blocks are using 40' containers. No air conditioning appears to be included. Each room within a block has an area of 9.76m. No figure is given for the number of bunks per room but to arrive at a number close to 100 people, 4 people per room seems to be a reasonable supposition (actually giving a total of 108 people and not 100 as stated). Surely summer heat will make these rooms unbearably hot? Heating has not been indicated in this or any other building.
- **Sitting Room:** Area of 25.33m². Not sufficient for 100 people or even 50.
- **Gym:** Area of 17.9m² A small area
- **Indoor Dining/Kitchen:** Area =72.7m and only provides for 48 people and there are only 2 double sinks, 4 fridge s (FR? – no explanation of this lettering).
- **Cooking:** There appears to be no actual cooking area shown. Is this adequate for up to 100 people where there is a high likelihood of people trying to access the facility at the same time, e.g first thing in the morning?
- **Entertainment Room:** Area = 36.44m² shows seating for only 10 people
- **Dining:** Area = 34.37m² . No indication is given as to what this room will contain or its purpose
- **Amenities:** there are two blocks containing a total of 12 each of showers, toilets and wash basins. Again, the likelihood of up to 100 people trying to access these facilities at the same time is high as pickers will generally be leaving at the same time in the morning. No facilities are shown for disabled visitors.
- **Fire and Safety:**

- No mention has been made of a fire plan in case of a vegetation fire or fire in a dormitory or other building. The proposal contains no mention of water tanks with sufficient capacity to deal with any fires. Nor is the certainty in the case of fire that the proprietor will, in fact be on site and 100 people will have to fend for themselves.
- **Power Outages**
- Power outages do occur in this rural area and have, at times, been for considerable lengths of time. No mention is made of any measures to be taken where up to 100 people may be without power to cook, see or wash or access water as water pumps to bores/tanks may not be operating. Should an outage occur when the operator is not on site, this would constitute a major concern.
- **Facility Summary:** These facilities are supposed to provide for the reasonable needs of up to 100 people, an unknown number of whom will be resident for possibly up to 5 months. They are not campers staying for a night or two, they are human beings, they do deserve proper and decent treatment. The proprietor may well not be present for much of the time. We object to this level of 'service'.
- **Security**
- Farm and crop security can be a major problem. Opium poppy cultivation attracts illegal theft with sometimes lethal results. Similarly, equipment is also liable to theft from out buildings etc. Presently the local area's residents are alert to these problems. People know who is who and which vehicle belongs to which person. Unknown vehicles attract attention. A major increase in vehicle activity seriously reduces this safeguard. Is that a backpacker vehicle or is it someone intent on criminal activity?
- **Cost Benefit Analysis**
- The report states that one has not been carried out. Transient worker accommodation either exists already in areas far more favourable to the workers well being or could be created in such areas. The report states that 800 pickers are needed in the area Does this mean that pickers will be employed at farms even further away where accommodation is already more suitably available?. Costa has said that 400 -450 are required. No benefit accrues to nearby residents and, importantly, nearby local primary producers who will be disadvantaged by greatly increased traffic movements of inexperienced drivers.
- **Social Licence**
- The health of a community relies on mutual trust, consideration of others, consultation and a majority common view of what is desirable and acceptable. The proposal does not pass the test on any of these.
- There was no prior consultation. We received no information from the council even though Mr Purton's property extends to Pine Road directly in front of our residences, nor did any others on the roads through to Costa's farm who will also be affected. A notice at 78 Copes Road access and Halls Road can only be seen by those immediately driving past and one advert in the Advocate giving two weeks' notice for objections (i.e. 3 weekend days and 10 working days in effect). This is hardly enough time for busy working people to digest a 127 page document which could not be downloaded as a pdf file. Insufficient time has been given to properly consult with those affected. People will do their best to achieve what they can but it does not bolster a feeling that we, the rate payers, actually count. Nor does it show regard for the stress many feel.

Summary

- The local community will be adversely affected.
- The proposal seeks to exempt the site from land use rules thus depriving future owners of being able to make use of the land for primary production purposes.
- It seeks to be granted exemption from the requirements of 200m setback from agricultural land as it is in the category of “sensitive use” as “Visitor Accommodation” and instead place accommodation under 10m (4m according to drawing) from land under cultivation subject to spraying, irrigation and dust. This severely compromises the health and safety of up to 100 vulnerable people.
- There is absolutely no guarantee that the hostel will only operate for 5 months nor that only berry pickers will be accommodated. The operator will be at liberty to open for the whole year and attract customers who have no connection whatsoever with primary production.
- Vastly increased traffic movement will be hazardous for personal vehicles and more so for tractors and trucks especially during busy times ... the times when the extra traffic will be around. Serious accidents are something we all wish to minimise.
- The geographical location of the proposed site and the constraints of the nature, width etc of Copes Road, the junction with Pine Road and the roads and 7 junctions leading to Zig Zag road via West Pine are of concern to us regarding times and noise and most importantly, safety. Accidents have already occurred with inexperienced overseas drivers.
- The lack of a fire plan, disability access and the attitude that one operator can adequately manage the needs of 100 people while off site or while busy farming his own property is objectionable. Further, these people, especially those without vehicles, are far from the amenities which could make their lives tolerable after a day of difficult physical work. These people are human beings, often far from home and with poor English skills. The buildings are not of acceptable dimensions nor have sufficient facilities for up to 100 people some of whom may stay for long periods.
- The lack of consultation and time to assess the community’s wishes seriously diminishes the community’s ability to co-ordinate and make its concerns known.
- We object to the personal loss of the relative peace as the road so close to our residence as it becomes the thoroughfare for an additional 100 people in this rural setting.
- The major road upgrade at Zig Zag Road provides ideal access to the Bass Highway and other potential sites for accommodation that do not radically alter and ruin the rural nature of a quiet country lane such as Copes Road.
- This is a twelve and a half page-long letter of objection to the information contained in a 127 page application. I trust it will receive the same respectful amount of detailed attention that we had to give that application.

Yours Sincerely

Geoffrey Gleave

A handwritten signature in black ink, appearing to be 'G. Gleave', with a large, sweeping flourish extending to the right.

7 Copes Road

PENGUIN TAS 7316

EMAIL: gandegleave@bigpond.com

Att: Agvet Chemicals Information Sheet: Neighbours and Spray Drift

N.B A copy of this document also sent as a pdf file to admin@centralcoast.tas.gov.au

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Elisabeth Gleave

A handwritten signature in black ink, reading 'Elisabeth Gleave' in a cursive script.

Neighbours and Spray Drift

ISSUE DATE: DECEMBER 2001

UPDATED: SEPTEMBER 2014

There is a lot of information available about spray drift. How it occurs, why it occurs, how far it will go, how to contain it, how to avoid it. You name it, there is something written about it. It is worthwhile finding out about this information.

Benefits from controlling spray drift

Why is so much effort put into studying and analysing spray drift? The first point that comes readily to mind is that containing drift helps to keep the spray on the target where you want it. That extra spray will control your pest problem a little more efficiently and should save you some money.

Containing drift also has other benefits, which may or may not be apparent to a grower. Neighbours can have concerns about drift and will benefit through drift being contained to the target area.

Failure to contain spray drift can be costly to your neighbour either from an economic or personal point of view. Neighbours may be concerned about their health and their family's health, their lifestyle, or the effect on their livelihood (for example tourism operators, organic producers).

Neighbours' concerns

Neighbours display a number of emotions when it comes to spray drift. Anger is probably the most frequent. Fear, frustration, and stress are there too. For example, if they think that their health is going to suffer either now or in the future, they will oppose and frustrate you. If they think you don't care about them, they may make your life uncomfortable. They may cost you a lot of time and effort. They could become "bad" neighbours – possibly the neighbours from hell. It could be that you will seem like the neighbour from hell to them.

How should you deal with your neighbours?

It isn't easy to set rules that will guarantee a good relationship, but there are a few points that should help:

- **Operate within the law.** Follow the Codes of Practice for Ground and Aerial Spraying and adhere to label or permit instructions.
- **Be considerate.** Try to see drift as if your neighbour was spraying with an unknown chemical, and it was drifting over your place. Your neighbours may not have a robust constitution. They may have young children. They may be organic growers.
- **Be open.** Don't keep information from your neighbours. Ignorance can breed fear but openness and transparency builds trust. Notify them when you are going to spray. Tell them what chemical you are using and that you will avoid drifting onto them. Explain that you spray at night because the wind dies down, and not so they won't know what you're doing.

The Code of Practice for Ground Spraying states that you **should** notify those neighbours occupying properties and buildings within 100 metres of the area to be sprayed (clause 21). You don't **have** to do it, but it is highly recommended.

The law can require notification

Under the *Agricultural and Veterinary Chemicals (Control of Use) Act 1995* a neighbour living within 100 metres can apply to the Secretary of DPI/PWE for a **direction** to be given to the grower (owner of the land in question). The direction can require the grower to give notice to the applicant (neighbour) whenever agricultural spraying is to be carried out and to provide the name of the product(s) to be used (clause 31).

AGVET CHEMICALS INFORMATION SHEET

This option has not been taken up to any great extent, but some neighbours are making enquiries about it and are clearly seeing it as a way to impose some responsibility onto growers who want to ignore them. Failure to obey a directive can attract a fine.(up to \$20,000).

This begs the question: why avoid notification when in the end you could be made to do it anyway - under penalty of a fine? Once given, this directive will stand until such time as one of the parties moves away.

What if spray drift occurs?

In spite of your best intentions, there may come a time when drift does trespass on your neighbour's property. Chances are that they will call this Department and lodge a complaint.

Once contacted, we will in most cases try to get the complainant and the grower to work out a solution. At some point, samples may be taken to test the allegation of drift. If these samples prove to be positive, the grower should consider his position and acknowledge the need to do something to stop the drift.

If the incident of drift is serious enough, legal action may become the 'bottom line'. DPIPW may conduct a formal investigation and commence proceedings if there is evidence that section 30 of the *Agricultural and Veterinary Chemicals (Control of Use) Act 1995* has been breached.

Clause 30 states:

"A person must not carry out or cause to be carried out agricultural spraying which adversely affects any person, plants, stock, agricultural produce, water bodies, groundwater or soil on premises, or any premises, not owned or occupied by the person carrying out or causing to be carried out the agricultural spraying unless that person has obtained the permission of the owner or occupier of the premises."

"Adversely affects", in relation to plants, stock, agricultural produce, water bodies, groundwater or soil on premises, or any premises, means creating a residue of an agricultural chemical product in excess of the **prescribed level** in or on the plants, stock, agricultural produce, water bodies, groundwater, soil or premises.

Prescribed levels for water can be found in the NHMRC Drinking Water Guidelines. Prescribed levels for stock and agricultural produce are the maximum residue limits (MRL) published by the National Registration Authority for Agricultural and Veterinary Chemicals. The prescribed level for a premises is the chemical residue likely to contaminate agricultural produce stored or processed in the premises or render the premises unsuitable for its normal use.

An adverse effect on a person may be substantiated by a medical practitioner.

The maximum fine for causing an "adverse effect" is \$20,000, not to mention any costs resulting from being sued under common law.

Fortunately, most spray drift complaints are resolved through negotiation and finding a solution that is acceptable to all parties.

REMEMBER

It's your responsibility to keep your chemical spray in the target area to avoid causing any "adverse effects" and to work it out with your neighbours.

Hello Jim,
It's Joe Bloggs here. Listen mate, I thought I had better advise you that I am intending to spray my apple orchard next Tuesday at approximately 10:00am, weather permitting. I will be using Delan, a Schedule 6 fungicide. I will be adhering to proper label directions for spraying and proper health and safety precautions in case you have any concerns. No, I won't be spraying if there are windy conditions. Yes mate, I will phone you on the day to confirm whether I will be spraying.
Thanks, okay, fine. Bye for now.

For all spray drift enquiries contact the
Agvet Chemicals Program on 03 6777 2133

From: gordecla12 <gordecla12@bigpond.com>
Sent: Thursday, 26 October 2017 11:26 PM
To: switch
Subject: Proposed Accomodation Complex

The General Manager,
Central Coast Council
PO Box 220
Ulverstone 7315

Dear Sir/Madam,

Re: Application Number DA217031

Our purpose for writing to you is to voice our concerns for the above proposed Accomodation Complex in Copes Road, which would accomodate 100 workers, mostly foreign, who would be totally unfamiliar with the narrow roads in the area.

We are relatively new to the area, arriving in May 2016, and we have discovered how enormously busy the narrow, hilly and winding roads in this area (Pine Road and Bonneys Road) are (and quite rightly so seeing as it is a mostly farming area) with general traffic and huge farm vehicles.

The folk who would frequent the Complex would be totally unfamiliar with the road conditions and high volume of farming and normal vehicles using the roads, not to mention not being familiar with Australian road rules.

We reside on Bonneys Road and when venturing from home are very vigilant as we have come face to face, on many occasions, with huge farming vehicles on the very narrow and winding road, coming from the opposite direction.

Even more alarming is we have encounted normal vehicles travelling at speed, who do not seem to think that keeping to the left side of the winding and hilly road applies to them, so we have come close to have them collide with us. How much more so when foreign workers are using the roads?

Another observation on Bonneys Road is the lack of road signs to indicate steep climbs and winding roads and where once again many normal vehicles think its a race track. Also no signs to say to watch out for traffic, both normal vehicles and huge farm vehicles, entering Bonneys Road from Halls Road/Bonneys Lane. Is the Council aware of these things?

Living here we have become familiar with the roads so take the extra care required to be safe. However the foreign workers would not be familiar with the road conditions while travelling to and from the complex and I have serious concerns for their safety while on these roads.

The bend on Bonneys Road (which is actually a T Junction with Halls Road/Bonneys Lane) runs onto an unsealed dirt track that continues through to Copes road and should the workers become aware of this and decide to cut through along this track to access Bonneys Road, it will be a recipe for disaster with the heavy use by the farming vehicles and general traffic at the junction of Bonnys Road and Halls Road/Bonneys Lane.

We sincerely thank you for taking the time to consider our view and concerns for this proposed complex and the welfare of those foreign workers who would frequent the complex.

Yours sincerely

Gordon and Delyse Clarke
139 Bonneys Road
West Pine 7316

Sent from Samsung tablet.

Kellie Malone

From: switch
Sent: Monday, 30 October 2017 9:20 AM
To: Kellie Malone
Subject: FW: Doc 280223 Application Number: DA217031

Hi Kell, FYI. 😊

From: elbarco1@iinet.net.au [mailto:elbarco1@iinet.net.au]
Sent: Saturday, 28 October 2017 3:24 PM
To: switch <switch@centralcoast.tas.gov.au>
Subject: Doc 280223 Application Number: DA217031

To Whom It May Concern,

I object to the development at 79 Bonney's Lane, West Pine - Application Number: DA217031.

My reasons for this are as follows:

- * This will lead to more noise, extra traffic in the area of Bonney's Road. These roads are narrow and increased traffic may cause problems on these substandard roads.
- * This proposal gives access via Copes Road, but it would not take them long to realise that Bonney's Lane is the quickest route to the berry farm, therefore putting stress on our section of Bonney's Lane or Halls Road which is a No Through Road and the owner of the said property does not allow anyone now, to travel from Bonney's Lane to Copes Road.
- * From past experience, the occupants of the Backpackers accommodation do not know the road rules and I have had many close calls in the last few years, with them nearly running into me or off the road.
- * On Bonney's Road, you have to drive with extreme caution, as there is traffic of tractors, milk tankers etc and in most cases you need to pull off the road to let them through.
- * Further to this it makes sense for the accommodation to be in the township, as it will inject money into our local shops and it will probably be more enjoyable for them, as there will be more for them to do.

In closing, I believe that we have chosen to live in a quiet farming community and this will increase the traffic and noise in our area, which is not what we chose when we relocated here.

Kind Regards

John & Elaine Shipley

20 Copes Road
RIANA TAS 7316

Ph 0437716383

23 October 2017

The General Manager
Central Coast Council
19 King Edward Street
ULVERSTONE TAS 7315.

CENTRAL COAST COUNCIL

Division

Rec'd 30 OCT 2017

File No

Doc. Id

Dear Sir/Madam

Objection to the development application DA217031 – 78 Copes Road Riana
(proposed backpackers accommodation).

As residents of Copes Road we are concerned about the negative impact the 100 person backpacker accommodation will have on our little quiet rural road. Our major concerns are outlined below:

1. As parents of two young children we are concerned about the amount of traffic that will be travelling on our road. As a family we like to enjoy a walk on our quiet road with our toddler riding his bike. Having more traffic will make it hazardous for us and our children; especially due to the lack of driving experience the backpackers have driving on our roads.
2. Traffic noise will have a huge effect on our children. We chose to raise a family here because it is a beautiful, quiet, peaceful spot. Our children have never been exposed to lots of traffic noise while sleeping, backpackers travelling on our roads twice a day will affect their sleep and wellbeing dramatically.

Kind regards



Cody Smith and Libby Connelly

DA 217031 for 79 Bonneys Road, West Pine should not be considered for approval because of the following reasons.

1. It does not maintain the priority of rural land being available for primary industry. This proposal is essentially a residential development on rural land – therefore is not in accordance with the Local Area Objectives.
2. It does not consider the potential for current or future owners of the property to use the proposed development area for its intended agricultural purposes – stock yards, grain silos location, hay and harvesting machinery storage sheds could all be placed on the proposed site. These would satisfy the Schemes requirements. Residential dwellings do not. Locating appropriate structures on the proposed site would allow the irrigated areas to be maintained and not fettered in the future - if such additional agricultural structures were needed.
3. Spray zone buffers are not able to be kept with this proposal – putting at risk the health and safety of visiting seasonal workers.
4. The proposed scale of occupancy has the potential to place greater pressure on underground water supplies. The proposal provides no evidence of current bore capacity or history. Neighbouring farms and residences could have their water sources put at risk with the water requirements Of 100 people.
5. All agricultural land is a valuable resource to be protected for sustainable agriculture production – regardless of size. Therefore, this proposal does not adequately satisfy the requirements of 26.1.2 e.
6. This proposal could, and should reasonably be, positioned on land within a settlement – therefore not addressing satisfactorily the planning scheme requirement of 26.1.2 f. This proposal for increase occupancy would is not suited for this rural area – where there are no infrastructure and public transport services. It would be far better suited in an appropriately zoned area, closer to town services and public transport routes where itinerant workers could have pedestrian access to town services and spend money in our municipality. This development does not need to be located at West Pine on rural zoned land. The area is not suitably equipped to meet the needs of increased numbers of itinerant workers – especially when they are not at work.
7. There is no statistical evidence or cost benefit analysis provided of a need for further accommodation in the area – or the benefits to the region of such. The application is speculative and lacks factual evidence to prove its necessity.
8. This proposal creates a static, non-cultivated, more densely populated rural area, therefore it does not satisfy the Desired Future Character Statement 26.1.3 The Central Coast Council, in their ‘Cradle to Canyon’ promotional material consistently promote photos of rural scenes depicting rolling cultivated farmland, interspersed with farm dwellings – as a way of attracting visitors and investors to our region. Nowhere does the central coast council depict high density residential living in a hostels as an attracting element of our rural lifestyle and communities. This development does not belong in a rural zoned area.
9. This proposal does not comply, as it is not needed to access a naturally occurring resource on the property where it is located, or on an adjacent property. Berry production is not a part of the site’s agricultural development, nor is it produced on any adjacent or nearby farms.
10. The proposal indicates that one staff member would manage the proposed development. One person is not appropriate to safely and satisfactorily 100 international visitors – therefore the proposal is not appropriate.

11. The gravel road to and from the property, by admission of the traffic impact statement, would benefit from an upgrade. Rate payer's money should not be used to upgrade a road for a residential development in a rural locality – when such a development should be established in a town where appropriate roads and infrastructure are already developed.
12. The proposed numbers of workers needed by the supporting company letter is almost half of the suggested numbers by the applicant – therefore presented data and figures are conflicting. This then causes doubt on other claims that are presented that endeavour to state the need for this inappropriate use of rural land.
13. A bushfire and fire management plan have not been provided to show how the safety requirements of area and the proposed residents would be managed. During harvest season, this property has wheat and grain in its final stages of production. Fields of grain are highly combustible – placing the residents at increased risk.
14. Permanent water storage facilities are not provided in the proposal to indicate how fires in and around dwellings would be dealt with.
15. There is no indication of provision for parking for motorcycles or disabled parking.
16. There are no services indicated for disabled visitors, discriminating against any residents that might require appropriate assistance or access according to their personal needs.
17. A public bus service does not run from a depot located south of the proposed development site. Statements eluding to such are misleading and should be rejected. Public transportation modes for this isolated property are not available – rendering the location unsuitable.
18. Agricultural activities do not become less frequent from October to March – the suggested peak period for visiting seasonal workers. Suggestions from the proposal that insinuate that the proposal would not interfere with current or future primary industry practices are incorrect. It is in fact, one of the busiest times of the agricultural cycle – with many and various harvesting procedures taking place. The very property where the development is proposed would also be involved in preparation and harvesting of crops, subjecting visiting workers to the chemicals and dust associated with such processes.
19. The application states that the scheme allows for the development of rural land for tourism and recreational needs. This application is for neither of these types of use. This residential development is not for tourism and it is not for recreational purposes, therefore it should not be considered.
20. The applicant's report states that there is an obvious need for seasonal worker accommodation – yet fails to provide factual evidence to substantiate these claims.
21. Residential and working conditions for seasonal farm workers have received significant media in the recent past. Accommodating workers in an isolated, non serviced rural environment in renovated shipping containers and refurbished farm buildings is not an ideal way to improve the perception of the way overseas workers are treated in this country.

Thank you for your consideration.

Robert and Marita Maywald

West Pine

Objection to DA217031 – 79 Bonneys Lane, West Pine 73

I have elected to only address some of the issues that arise out of this proposal. I'm sure other issues will be fully covered by concerned residents in Copes Rd and surrounds. The various reports and some of the maps in the proposal are sometimes contradictory and confusing, making it difficult to construct a coherent, organised objection.

- 1) 'The accommodation facility will operate during the berry harvest season'.

This statement is reiterated several times throughout the proposal. The time frame of 5 months is mooted. This is a verbal assurance only. The law has no jurisdiction if the facility opens for longer, at different times of the year, or to visitors other than berry pickers. It is also implied in the GHD report that this proposal will benefit other farmers in the district. I'm not sure how, given that there is only one major berry farm in the area, 10 kms away from the site.

- 2) Buffer zones

The accommodation 'will be located within 10m of cultivated paddocks'.

The 200m buffer zone between 'new sensitive use' building developments and agricultural land has been disregarded because the proponent owns and crops the surrounding land.

The 200m buffer is in place for good reasons, in particular the health and safety of residents, temporary or otherwise. If the surrounding paddocks are still going to be cropped with crops which will be planted, grown, sprayed, irrigated and harvested during the 5 months envisaged, then surely this becomes a major health and safety issue for the residents? The 10m or less distance away from the accommodation buildings would make one question whether this becomes a duty of care issue. Spray and water drift would be a problem, as would be the high level of dust that certain crops generate both when the ground is being prepared, fertilised, plus when harvested.

If rainwater is to be collected off the roofs of the facility, spray and irrigation drift could taint the water supply to said facility.

- 3) The properties of the proponent are in the designated Dial/Blythe Irrigation district.

- 4) Traffic

The traffic report seems a little naïve with regards to traffic movements, and the size of some of the vehicles. In this report Copes Rd is considered a 'low use rural access road'. It is estimated that there would be 70 – 100 two way traffic movements at the Pine Rd junction per day, with 30 of those from the backpacker residence. This assumes that the residents will never go anywhere in their off time. Given the distance from necessary town facilities and services, the above figures seem highly conservative.

Copes Rd is a very narrow road, with a little bitumen at the start off Pine Rd, then gravel the rest of the way. There is a dangerous crest along the bitumen section, with nowhere to go if 2 vehicles meet. The Copes Rd junction with Pine Rd is very hazardous, with poor sight to the south coming out. Pine Rd is a very fast road, which also carries a lot of heavy farming traffic.

There has been no recognition in the traffic report that this is a big cropping area, and that heavy traffic movements are a given along Copes Rd. These heavy vehicles are associated with the planting, growing, irrigating and harvesting of crops which coincide with the berry picking time. Because of the nature of the cropping farms in the immediate area, very large tractors (up to 3.5m in width) with implements attached, trucks and trailers, harvesters, irrigators and balers would all use this narrow road. These can be travelling at any time of the day or night. Backpackers would be very unfamiliar with these large vehicles, and they also lack some driving skills (such as having to back up a distance when meeting large equipment), and knowledge of Australian road rules. There's no room to get off the road.

Copes Rd is a supposed 80kmph road, and the traffic report suggests 60 – 65kmph would be a better speed for backpacker residents. Given the nature of the road, and having had a lot of experience meeting backpacker traffic in West Pine proper, I would think 60kmph would be the absolute maximum, and lower would be safer for all concerned – at least as far as No 78. A give way sign at the junction of Copes Rd and Pine Rd needs to be installed in the hope it will be taken notice of by all drivers.

- 5) Bus services.

There is some mention in the reports that there is potential for a bus service on Pine Rd. As far as I know Smith's coaches do not currently run a passenger service for the general public from their depot at South Riana. Have they been approached?

- 6) Disability Provision

- a) There is no provision for disabled parking (1 per 20 car spaces or part thereof), and this requirement is deemed not applicable.

There seems to be the assumption that disabled parking would not be required in this setting. That is an absolute unknown.

- b) There are also no disabled facilities associated with the various buildings. Surely disabled toilets and access can't be omitted from a new facility.

- 7) There is no fire plan. What size are the tanks, and will an acceptable amount of water be reserved for firefighting purposes?

- 8) Is heavy use of the bore for 100 people going to affect the ground water table during the dry season, and has this been scientifically looked at?

While I appreciate the need for backpacker accommodation, there are problems associated with the location of this site, the distance from work and general facilities, and the narrow, winding roads to get to the berry farm which also carry heavy vehicle traffic. Even seasoned locals have to be ever watchful when driving the area.



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CENTRAL COAST COUNCIL



INSTALLATIONS

ABN: 73 071 467 635

Division

Rec'd 27 OCT 2017

File No

Doc. Id

27th October 2017

Planning Department
Central Coast Council
19 King Edward St
Ulverstone

RE-DA 217031-79 Bonney's Rd West Pine

Dear Planning department,

We wish to lodge the following letter of objection to the above proposal as currently advertised on your web site as per the following.

We run a mixed farming enterprise growing potatoes, poppies, onions, carrots and angus cattle and own a property at the end of Copes road which we access on a daily basis requiring the movement of large semitrailers and heavy agricultural equipment our objections to this proposal are based on the issues below,

- Vehicle access, Copes road is only 3.5 metres wide which is the same width as our dual wheeled 250 hp Magnum tractor in vehicles that you meet on this road have to move over to allow access, considering that the road verge is not very safe any vehicles that move over especially with inexperienced drivers presents as safety issue. The access from Copes road to Pine road is at right angles with an increased traffic flow causing further issues.
- The rural amenity of the West Pine district as are many other rural areas of Tasmania meant to be protected as such by the PAL act this legislation is in place so that further degradation of prime agricultural land is stopped given that the attached drawings show extra absorption trenches on this land and buildings are proposed to be constructed on this zone of land the proposal is noncompliant.
- Assumptions in the proposal appear erroneous in the following areas (Fire fighting requirements, car parking and vehicle movements) as these assumptions appear incorrect then the proposed water requirements and vehicle movements will also be incorrect.
- A development such as this in a rural district also places extra stress on resources required to maintain law and order and the issue of security of property becomes a concern as people who are unfamiliar with their surrounds can wander into barns outbuildings poppy crops unwittingly causing problems that they are unaware of.
- The lack of facilities in a rural area versus a town will also cause greater traffic problems as hostel residents will need to drive into town for facilities such as banks, groceries, post office chemist, and doctors none of which are available in the country.

Sincerely

Derek Gee

Head Office
746 Cuprona Road
Cuprona, Tas 7316
P + 61 3 6437 5334
F + 61 3 6437 5383

Perth Office
46 - 48 Weston St
Naval Base, W.A. 6165
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Bunbury Desalination Site
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F + 61 8 8382 1658

Noumea Office
B P 2515
98846 Noumea Cedex
5 Rue Charles Carret
Magenta, 98800 Noumea
Nouvelle Calédonie

Kellie Malone

From: Justin Hills <eb05l@hotmail.com>
Sent: Friday, 27 October 2017 10:24 AM
To: switch
Subject: Application Number DA217031

To Whom It May Concern,

We wish to object to the application DA217031.

Our concerns are below:

- We have chosen to live in the country for a quiet life. Besides the odd tractor going past our property, there is not a lot of traffic. This will definitely change if this goes ahead.
- The roads around our area are narrow and not designed to have this much traffic daily. I myself, have come across many of the backpackers that are not aware of what side of the road to travel and are a hazard on our roads.
- Another concern that I have, is that our child walks to the bus stop by herself of a morning and back again of an afternoon, probably around the same time that the berry workers would be driving past and I am worried about her safety. Do I need to change my hours at work to ensure she gets on and off the bus safely?
- I also have issues with the safety of our child, as these occupants walk onto people's private properties and I do not feel safe leaving my daughter at home for an hour by herself when I am still at work.

Once again, I believe an accommodation like this is better suited to town where occupants can walk to shops and spend more at local businesses, thus injecting more money into the economy. There is already suitable accommodation in Penguin and I think the backpackers would prefer to stay in Penguin, as it is easier for them to buy food, go out for dinner etc.

Kind Regards

Justin Hills & Krystal Shipley

CENTRAL COAST COUNCIL

Division
Rec'd 27 OCT 2017
File No
Doc. Id

To: The General Manager, Central Coast Council, PO Box 220, Ulverstone 7315

With regards to Planning Application DA217031 – 79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana) – Visitor accommodation (backpackers hostel for 100 people)

Dear General Manager

This co-signed letter is to advise you that we wish to state our objections to the above development on the following grounds:

- This 100 people accommodation complex is a major development at odds with the rural, residential and cropping and cattle raising nature of the area and on which there has been no prior consultation with the affected community and insufficient time to consult and respond.
- Copes Road is a small country lane, most of it gravel to the proposed access site. Presently there are already difficulties with tractors and trucks and even passenger vehicles being unable to pass at certain points. Experienced local drivers are aware of this and so drive accordingly. New and inexperienced drivers present a danger to themselves and others. This is particularly so at harvesting time with increased truck, tractor and equipment towing activity.
- The Copes Road/Pine Road junction is already problematic with road stone build up causing slipping. It has also and will again in the near future, function as a school bus drop-off point. The view to the south on Pine Road is restricted for smaller vehicles by a rise in the road.
- The introduction of up to 100 extra people and their vehicles will also be a problem for Bonney's Road and the small, winding roads leading down to the Costa berry farm. Vehicle movements will not just be to and from Copes Road on a return trip basis but also due to residents travelling to amenities, sightseeing, visitors, garbage removal etc. This is a huge increase in such a small area.
- Opium poppy cropping and general farm security can only incur greater risks. The present, small, close-knit community are aware of who is who and which vehicles belong to which people. It will be easier for people to take advantage of the sudden influx of vehicles.
- The rural life may be a busy one but it is generally a peaceful and quiet one most of the time. The added noise of 100 extra people driving or being driven will have serious negative effects on this life-style for those who will be affected.

We trust that our concerns will be taken seriously.

Yours Sincerely

Name	Address	Signed
Mary Smith	210 Bonneys Rd West Pine	M Smith
Peter Smith	210 Bonneys Rd West Pine	P Smith
Ben Smith	210 Bonneys Rd West Pine	B Smith
Ellie Smith	210 Bonneys Rd West Pine	E Smith
.....

To: The General Manager, Central Coast Council, PO Box 220, Ulverstone 7315

With regards to Planning Application DA217031 – 79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana) – Visitor accommodation (backpackers hostel for 100 people)

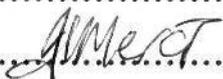
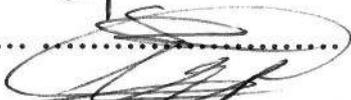
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Yours Sincerely

Name	Address	Signed
Tedd Oliver Penby	1525 Upper Natone Road	
KENT MERCER	168 COPES RD	
Julie Mercer	168 Copes Rd	
Sharon Dobson	785 Pine Road	
CHRIS DOBSON	785 PINE RD.	

To: The General Manager, Central Coast Council, PO Box 220, Ulverstone 7315

With regards to Planning Application DA217031 – 79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana) – Visitor accommodation (backpackers hostel for 100 people)

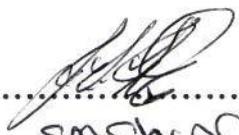
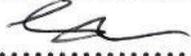
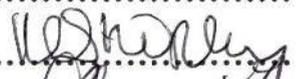
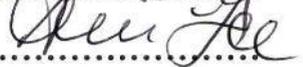
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We trust that our concerns will be taken seriously.

Yours Sincerely

Name	Address	Signed
John Sainsbury	6 Halls Road	
Elaine Shipley	6 Halls Rd, w. Pine	
Justin Hills	4 Halls Rd w. Pine	
Krystal Shipley	4 Halls Rd West Pine	
Ann Gee	40 Halls Road West Pine	

Further signatories to the letter re- Planning Application DA217031 - 79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana) - Visitor accommodation (backpackers hostel for 100 people)

Jan Wright	39 Halls Rd	West Pine
L. Wright	39 Halls Rd	West Pine
Lim Coldicott	188 Copes Rd	Riana
Kathy Coldicott	188 Copes Rd Riana	Riana
- Libby Connelly	20 Copes Rd Riana	Riana
Cody Smith	20 Copes Rd Riana	Riana Copes Rd
Geoff Gleave	7, Copes Rd Riana	Riana
Elisabeth Gleave	7, Copes Rd Riana	Elisabeth Gleave
Sophie Coldicott	168 Copes Rd Riana	Riana
Clinton Richards	140 Kergers Rd Riana	Riana
Red W. M. en	383 West Pine Road	Riana
Derek Gue	Copes Rd	Derek Gue
Brodie de Boer	479 West Pine Rd	West Pine
Susan Pepp	470 West Pine Rd	West Pine
Maurice Hanson	901 Cuprona Road	Riana
SARAH-JANE BESWICK	50 DAVEYS RD	Riana
SCOTT BESWICK	50 DAVEYS RD	Riana
SUSAN WOOD	100 DAVEYS RD W PINE	Wood
Rose Chamberlain	12 Adina Crt Penguin	Penguin
Anne Tyler	542 Nine Mile Rd W Pine	W Pine
M. King	542 Nine Mile Rd W Pine	W Pine
BRIAN KING	540 NINE MILE RD WEST PINE	West Pine
Flo King	540 Nine Mile Rd West Pine	West Pine
Linda Szekely	33 Daveys Rd West Pine	West Pine
Emma Svedin	401 Pine Road Penguin	Emma Svedin
Damon Szekely	33 Daveys Rd West Pine	West Pine
Marcus Svedin	401 Pine Road Penguin	Penguin
Gary Rangan	529 NINE MILE RD WEST PINE	West Pine
CLARE + DELYSE CLARKE	139 BONNEYS ROAD	West Pine
	WEST PINE	

Further signatories to the letter re- Planning Application DA217031 – 79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana) – Visitor accommodation (backpackers hostel for 100 people)

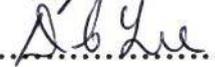
GORDON CLARKE

139 BONNEYS ROAD WEST PINE



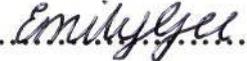
DUNCAN GEE

40 HALLS RD. West Pine



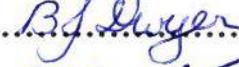
Emily Gee

40 HALLS RD. West Pine



BARBARA DWYER

811 PINE RD. PENGUIN



MERV BROWN

811 PINE RD PENGUIN



To: The General Manager, Central Coast Council, PO Box 220, Ulverstone 7315

With regards to Planning Application DA217031 – 79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana) – Visitor accommodation (backpackers hostel for 100 people)

Dear General Manager

This co-signed letter is to advise you that we wish to state our objections to the above development on the following grounds:

- This 100 people accommodation complex is a major development at odds with the rural, residential and cropping and cattle raising nature of the area and on which there has been no prior consultation with the affected community and insufficient time to consult and respond.
- Copes Road is a small country lane, most of it gravel to the proposed access site. Presently there are already difficulties with tractors and trucks and even passenger vehicles being unable to pass at certain points. Experienced local drivers are aware of this and so drive accordingly. New and inexperienced drivers present a danger to themselves and others. This is particularly so at harvesting time with increased truck, tractor and equipment towing activity.
- The Copes Road/Pine Road junction is already problematic with road stone build up causing slipping. It has also and will again in the near future, function as a school bus drop-off point. The view to the south on Pine Road is restricted for smaller vehicles by a rise in the road.
- The introduction of up to 100 extra people and their vehicles will also be a problem for Bonney's Road and the small, winding roads leading down to the Costa berry farm. Vehicle movements will not just be to and from Copes Road on a return trip basis but also due to residents travelling to amenities, sightseeing, visitors, garbage removal etc. This is a huge increase in such a small area.
- Opium poppy cropping and general farm security can only incur greater risks. The present, small, close-knit community are aware of who is who and which vehicles belong to which people. It will be easier for people to take advantage of the sudden influx of vehicles.
- The rural life may be a busy one but it is generally a peaceful and quiet one most of the time. The added noise of 100 extra people driving or being driven will have serious negative effects on this life-style for those who will be affected.

We trust that our concerns will be taken seriously.

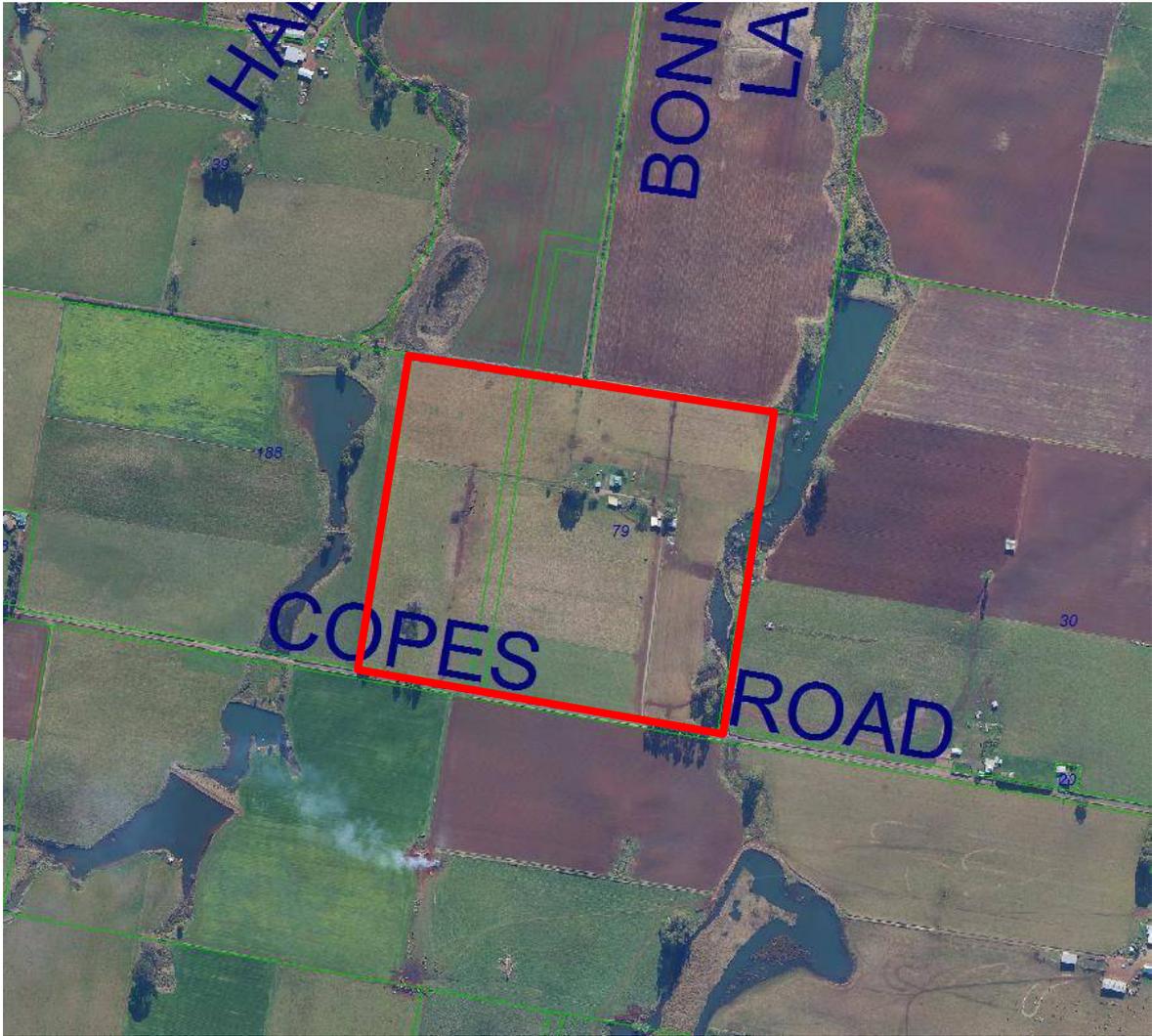
Yours Sincerely

Name	Address	Signed
Anclen Vandenberg	788 Cuprona Rd Cuprona 7316	
Robyn Bugeja	788 Cuprona Rd Cuprona 7316	
Ann Howard	20 COPES RD PENGUIN 7316	K. Townsend
ea Radcliff	99 Deer Rd, Cuprona Tas 7316	
Katie Plaff	152 WEST PINE RD PENGUIN	

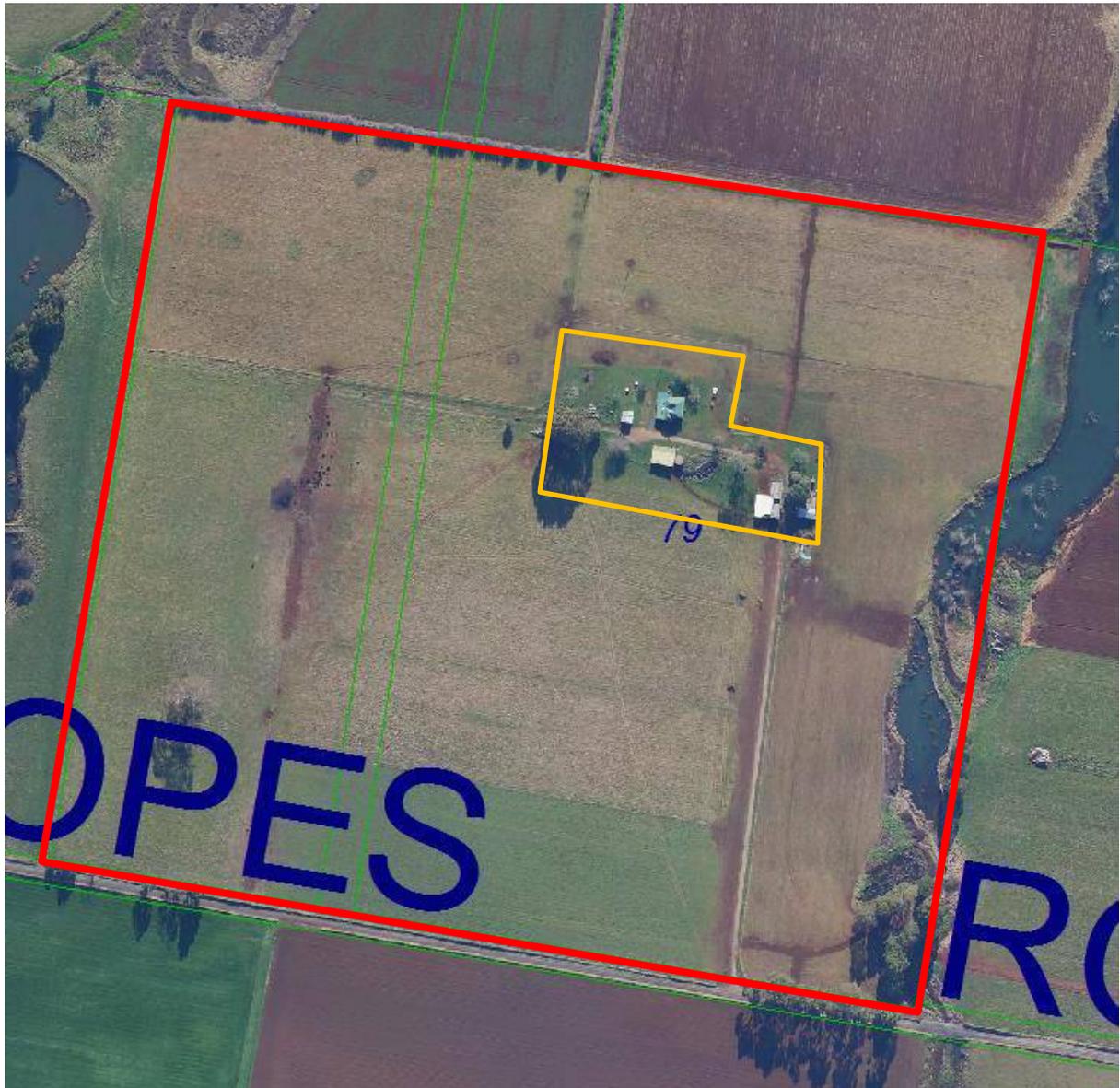
Further signatories to the letter re- Planning Application DA217031 – 79 Bonneys Lane, West Pine (site frontage and access via Copes Road, Riana) – Visitor accommodation (backpackers hostel for 100 people)

Bryce Lambra	875 Cuprona Rd Cuprona	Bryce Lambra
Adam Plapp	152 WEST PINE RD PENGWIN	Adam Plapp
Charles Short	19 Dennison Close Heybridge	Charles Short
Alan Radcliff	716 Carnena Rd Penguin	Alan Radcliff
Mark Radcliff	716 Carnena Rd Penguin	Mark Radcliff
Brock Dicker	590 CUPRONA ROAD	Brock Dicker
Brent McCallum	146 Stotts Road RIANA	Brent McCallum
Stephen Schymann	10 Colegrave Road	Stephen Schymann
GREEN HILL	148 WOOD WATERS RD	Green Hill
John Casady	746 Pine Road Penguin	John Casady
Carol Cassidy	746 Pine Road Penguin	Carol Cassidy

Annexure 4



79 Bonneys Lane, West Pine



79 Bonneys Lane, West Pine – 20ha property



Location of existing dwelling and sheds and location of proposed Visitor accommodation facility (backpackers hostel for up to 100 persons)



Existing shed



Existing shed



Looking east towards proposed backpackers accommodation area



Area of agricultural land that would surround the facility



Existing dwelling – proposed managers accommodation



Existing shed to be refurbished



Internal gravel roadway



Looking east towards area proposed for backpackers accommodation



Existing dwelling that would become managers residence and looking west towards proposed backpackers accommodation area



Area of agricultural land that would surround the facility



Shed to be demolished



Development site



Cluster of building for re-use



Bonneys Lane, West Pine



Access to the property – via Copes Road, Riana

Annexure 5

18 October 2017

Our ref.: DA217031, paa:kaa

Doc ID:

GHD Pty Ltd
Attn: John Ayers
23 Paterson Street
LAUNCESTON TAS 50

Dear Mr Ayers

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
VISITOR ACCOMMODATION (BACKPACKERS HOSTEL) – 79 BONNEYS LANE, RIANA

I refer to your application DA217031 for Visitor Accommodation (Backpackers Hostel) at 79 Bonneys Lane, Riana, and based on the information supplied with the application, including the Terry Eaton Traffic Assessment report, make the following determination in respect to vehicular access and disposal of stormwater.

Access can be provided to the road network for 79 Bonneys Lane, Riana, subject to the following:

- R1 The existing access off Copes Road may be maintained as the access to the property;
- R2 The gravel section of Copes Road up to the existing access to the property must be upgraded to provide a minimum 5.5m pavement width in line with the conclusions of the Terry Eaton report "Traffic Assessment – Proposed Backpackers Accommodation, 78 Copes Road, Riana" dated November 2016;
- R3 The upgrade of the gravel section of Copes Road must be undertaken generally in accordance with Standard Drawing TSD-R01-v1 Rural Roads Unsealed for a US2 code road (copy enclosed), and more particularly in accordance with the drawings and specifications approved in principle by the Council's Director Infrastructure Services (see condition I1 and I2);
- R4 The upgrade of the gravel section of Copes Road must be completed prior to the development becoming operational;

- R5 A separate conditioned approval from the Council acting in its capacity as the Road Authority will be required for any works or activity in the road reservation, and must be arranged prior to any work associated the upgrade of Copes Road being undertaken. Please contact the Council's Public Safety Coordinator on 0419 103 887;
- R6 The sealed section of Copes Road must be upgraded to provide a minimum 5.5m pavement width (4.0m wide seal with 0.75m wide shoulders);
- R7 The upgrade of the sealed section of Copes Road must be undertaken generally in accordance with Standard Drawing TSD-R02-v1 Rural Roads Sealed for an S2 code road (copy enclosed);
- R8 The upgrade of the sealed section of Copes Road will be undertaken by the Council, at the Councils cost (likely in the 2018-2019 financial year);
- R9 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R10 All works or activity listed above shall be at the developer's/property owner's cost, unless indicated otherwise.

Access cannot be provided to the Council's stormwater network for the property at 79 Bonneys Lane, Riana. The disposal of concentrated stormwater drainage from buildings and hard surfaces should be contained on-site and be dealt with by in-ground absorption, unless otherwise required and/or approved by the Council's Regulatory Services Group Leader or his representative.

In general the following shall apply in respect to the provision of infrastructure associated with the Visitor Accommodation development and to any existing Council infrastructure.

- I1 Engineering design drawings for the upgrade of the gravel section of Copes Road, as referenced at R2 and R3 above, must be submitted for the in principle approval of the Council's Director Infrastructure Services;
- I2 Construction is not to commence on the upgrade of the gravel section of Copes Road until the relevant design drawings have been approved in principle by the Council's Director Infrastructure Services;
- I3 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, must be done in accordance with the relevant standards and any Council in principle approved drawings to the satisfaction of the Council's Director Infrastructure Services or his representative;

- 14 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be at the property owner's cost;
- 15 Any damage or disturbance to existing services resulting from activity associated with the development must be rectified at the property owner's cost.

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

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA216031.

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

Yours sincerely

Philip Adams
ENVIRONMENTAL ENGINEER

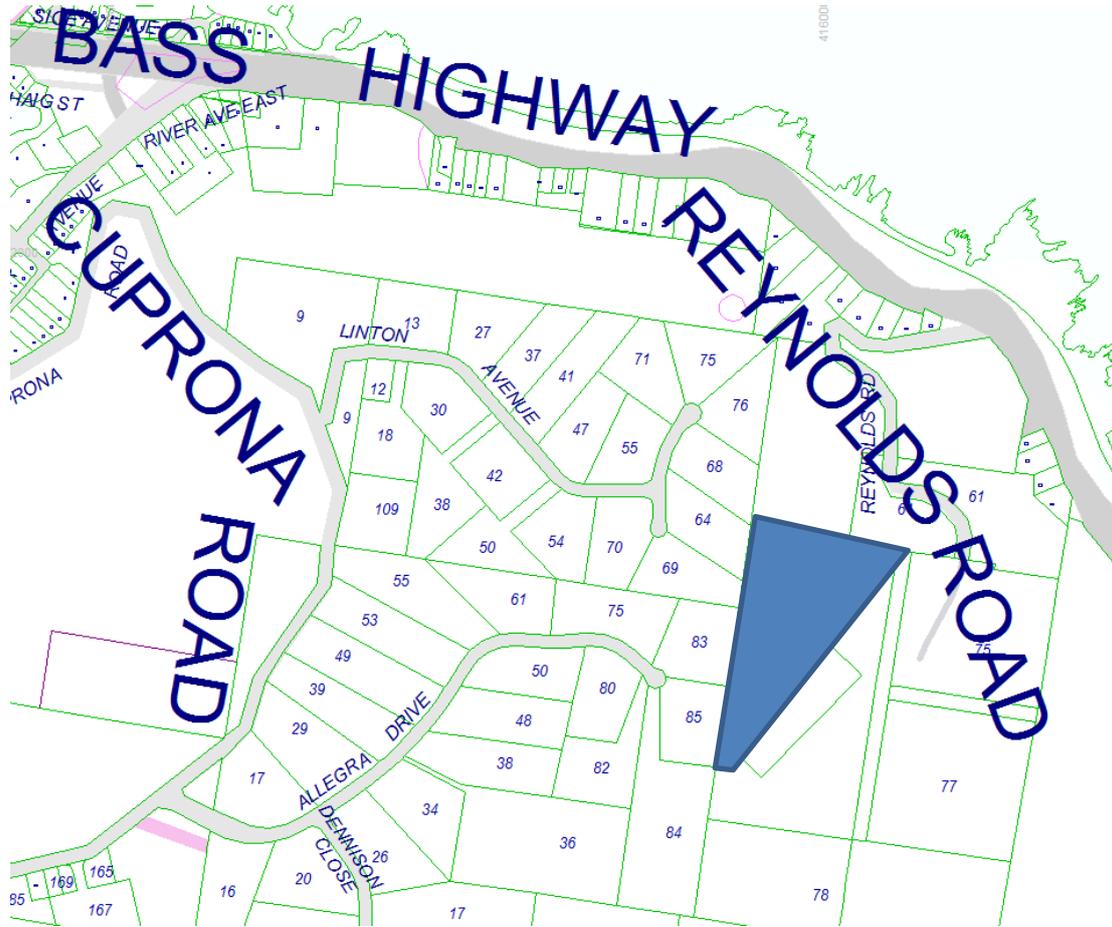
Encl.

Administrative Assistant – Planning
Engineering Group Leader
Public Safety Coordinator

D J Purton
78 Copes Road
RIANA TAS 7316

A COPY FOR YOUR INFORMATION

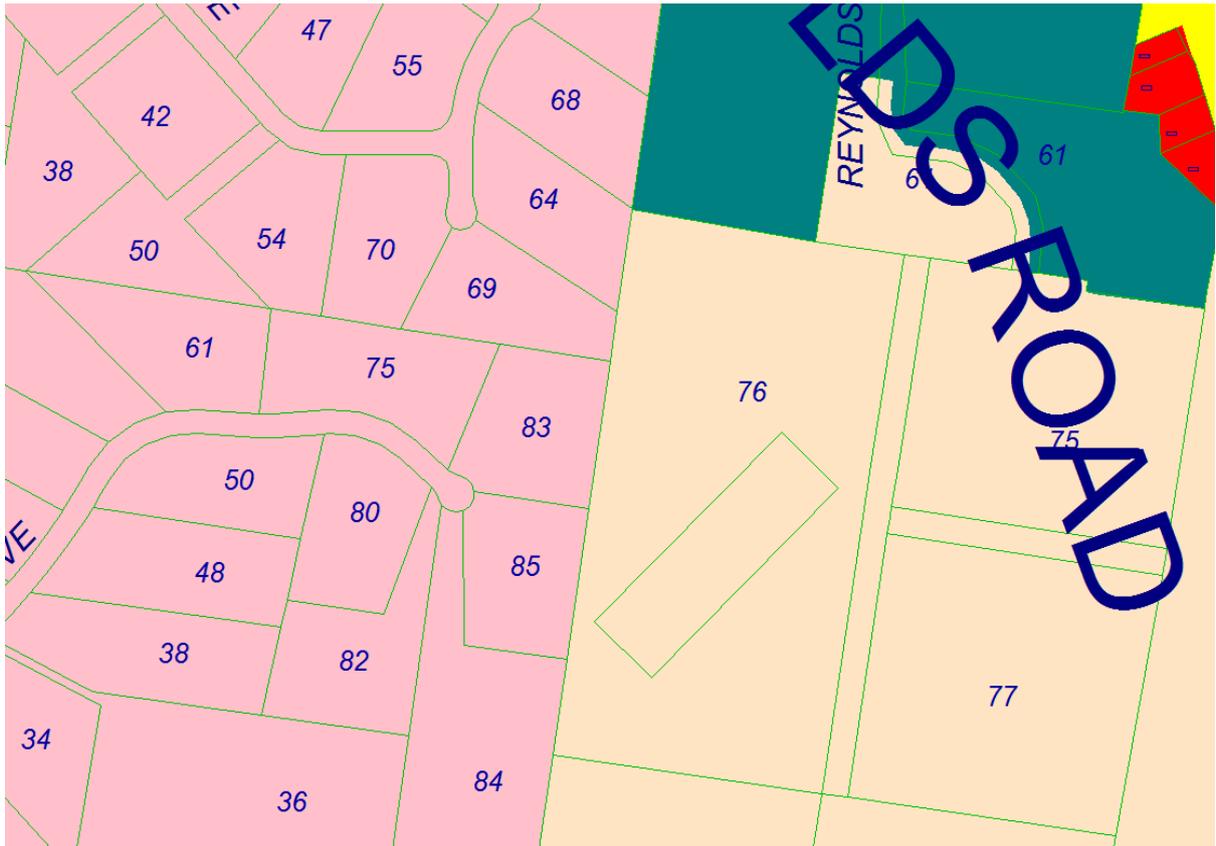
Annexure 1



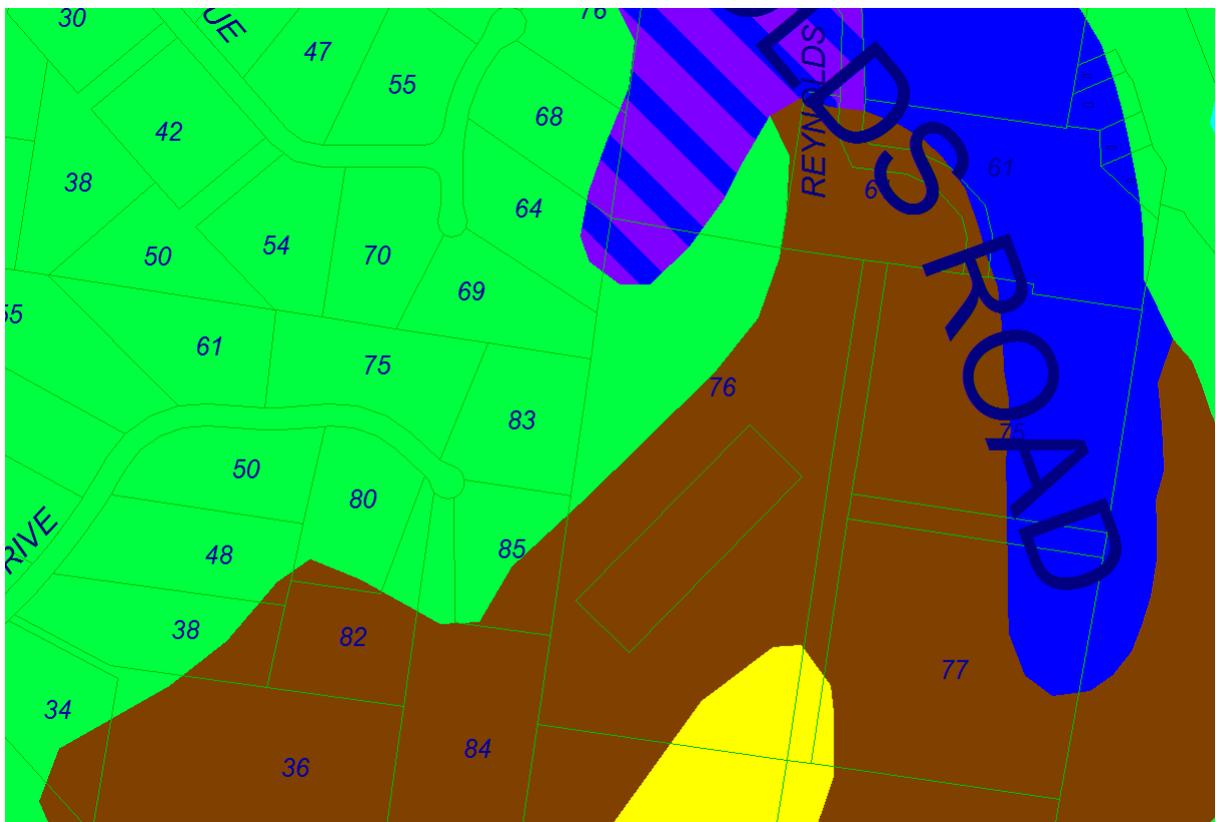
Location Map – portion of land subject to draft rezoning – 76 Reynolds Road, Heybridge



Aerial view – portion of 76 Reynolds Road, Heybridge subject to draft rezoning amendment



Zone map – 76 Reynolds Road, Heybridge



Land capability map – 76 Reynolds Road, Heybridge



View from Reynolds Road, across a gully to the site subject to draft rezoning



View from Reynolds Road, across a gully to the site subject to draft rezoning



View of the site from the legal access – via a right-of-way over 83 Allegra Drive, Heybridge



View of the site from the legal access – via a right-of-way over 83 Allegra Drive, Heybridge



View of the site from the legal access – via a right-of-way over 83 Allegra Drive, Heybridge



View of the site from the legal access – via a right-of-way over 83 Allegra Drive, Heybridge

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

www: centralcoast.tas.gov.au

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

CENTRAL COAST COUNCIL



25 OCT 2017

Application No:

Land Use Planning and Approvals Act 1993

Central Coast Interim Planning Scheme 2013

SCHEME AMENDMENT

Office Use Only

Application No

DA216239

Date Received

Fee \$

Permitted

Discretionary

NPR

Rezoning and Development Site:

Site Address

76 REYNOLDS RD

HEMBIDGE

Certificate of
Title Reference

168973/1

Land Area

7.3ha

Heritage Listed Property

YES

NO

Applicant/s

First Name

ENVIROPLAN

Middle
Name

Surname or
Company name

Mobile

Postal Address:

PO BOX 546

Phone No:

64111931

SOMERSET

Email address:

admin@enviroplanaustralia.com.au

Owner (Note - if more than one owner, all names must be indicated)

First
Name

R & R

Middle
Name

Surname

HILL

Phone No

0428871391

Postal Address:

76 REYNOLDS RD

PERMIT APPLICATION INFORMATION

(If insufficient space, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Current zoning of land

Rural Resource

Proposed Rezoning of land

Rural Living

Proposed Development

NA. - REZONE

Please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents.

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ NA Estimate/ Actual

Total floor area of the development NA m²

REZONE

Notification of Landowner

If land is NOT in the applicant's ownership

I, _____, 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

REQUIRES LAND OWNER WRITTEN CONSENT. (S.40T)

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, _____ the Minister

responsible for the land, consent to the making of this permit application.

Minister (Signature) _____

Date

Applicants Declaration

I/ we Michael Wells.
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 25/10/2017

NB: 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	
S. 43 A Fee	\$
Public Notice Fee	\$
TOTAL	\$
Validity Date	

Received: 24 OCT 2017

Application No:

Doc. ID:

Please quote our ref: 217081
PID: 6773987
Your ref:
Enquiries to: Micheal Wells
6411 1931



15 May 2017

Dear Robert & Roslyn

RE: LANDOWNER CONSENT FOR THE REZONE OF LAND

In accordance with Section 40t (6)(b) of the Land Use Planning and Approvals Act 1993, I/ We

PROPERTY DETAILS			
Land Owner Name:	Robert George Hill & Roslyn Joan Hill		
Property Address:	76 Reynolds Road, Heybridge TAS 7316		
PID:	6773987		
CT:	168973	Folio:	1

Hereby consent to the rezoning of the land identified in the above table.

Signature of Land Owner/s: x *Robert Hill*
x *Roslyn Hill*

SEARCH OF TORRENS TITLE

VOLUME 168973	FOLIO 1
EDITION 1	DATE OF ISSUE 14-Jan-2015

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

SEARCH DATE : 15-May-2017
SEARCH TIME : 10.10 AM

Received: **24 OCT 2017**

Application No:

DESCRIPTION OF LAND

Doc. ID:

Town of HEYBRIDGE
Lot 1 on Plan 168973
Derivation : Part of Lot 1 Section S.2. Gtd. to John Dennis.
Part of Lot 3 Section M.1. Gtd. to John Dennis. Part of
1A-OR-3Ps. Gtd. to John Dennis
Prior CT 153626/1

SCHEDULE 1

A641834, A644295, A830751, A830756, A730757, A830758 & D151514
ROBERT GEORGE HILL and ROSLYN JOAN HILL Registered
14-Jan-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT a right of carriageway over the land
marked ABCD on Plan 168973
BURDENING EASEMENT a right of carriage way (appurtenant to 3
acres 0.2/10 perches of land shown on Diagram 511/14)
over that portion of land marked Right of Way 5.03
shown passing through Lot 1 on Plan 168973
BURDENING EASEMENT (appurtenant to the said 3 acres 0.2/10
perches) the right for the Warden Councillors and
Electors of the Municipality of Penguin at all times
hereafter by day or by night to enter on that portion
of the strip of land marked Pipeline Easement 6.10
wide shown passing through Lot 1 on Plan 168973 and
to lay and thereafter to use inspect maintain repair
and renew a water pipeline in or upon or over the
said strip of land and to convey water through the
said pipeline doing as little damage as possible to
the said strip of land and making compensation for
all damage that may be done
BENEFITING EASEMENT a right to take water for the purposes
defined in Section 100J of the Water Act 1957,
subject to the rights of all persons, bodies
corporate statutory authorities or the Crown who may

have prior rights to the use and flow of water arising from the common law or any statute, from the dam existing on the land comprised in Folio of the Register numbered 2135-82 and marked EFGH on Plan 168973 with the right to convey such water by means of pipes along over and under the land comprised in the said Folio with the right in connection with the taking of such water to enter lay cleanse repair and maintain such pipes as are reasonably required for such purpose along over and under the land comprised in the said Folio at all times for all purposes in connection with the said water supply.

BURDENING EASEMENT the right to convey water (appurtenant to the land in Folio of the Register 3837-20,21 and 22 by means of pipes along over and under the Pipeline Easement 2 metres wide shown on Plan 168973 together with the right to enter, lay, cleanse, repair and maintain such pipes as are reasonably required for such purpose along over and under the said pipeline easement at all times for all purposes in connection with the said water supply and for such purposes to install and maintain pumping apparatus and such posts or poles with wires attaches thereto on and along the said pipeline easement as may be necessary to carry electric power to such pumping apparatus.

C558567 BENEFITING EASEMENT: A right of carriageway over the Right of Way 'A' 5.00 wide and Right of Way 'B' 5.00 wide on Plan 168973 Registered 09-May-2005 at 12.01 PM

C760000 BENEFITING EASEMENT: a powerline easement over the Electricity Infrastructure Easement 5.00 wide and Right of Way 'A' 5.00 wide and Right of Way 'B' 5.00 wide on Plan 168973 Registered 29-Jan-2008 at 12.01 PM

D20513 BENEFITING EASEMENT: a right of carriageway over the Right of Way 'RSTU' 10.00 wide on Plan 168973

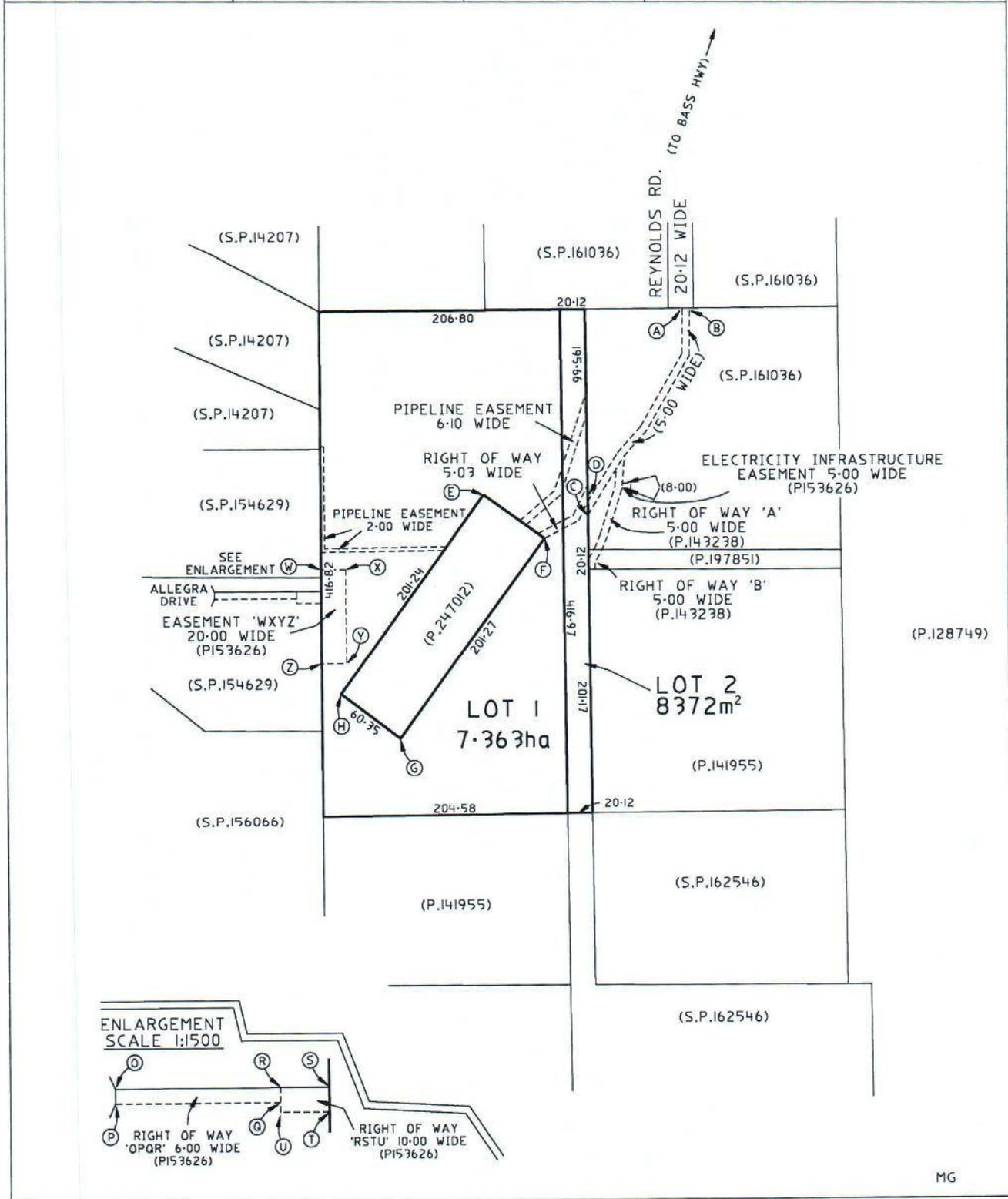
D20513 BENEFITING EASEMENT: a right of carriageway over the Right of Way 'OPQR' 6.00 wide on Plan 168973 Registered 01-Sep-2014 at 12.02 PM

D20514 BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 8 on Sealed Plan 154629) over the land marked Easement 'WXYZ' 20.00 wide on Plan 168973 (Subject to conditions) Registered 01-Sep-2014 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER FOLIO REFERENCE CT 153626/1 GRANTEE PART OF LOT 1 (9A 3R OP), PART OF LOT 3 (10A OR 32P), PART OF (1A OR 3P) AND THE WHOLE OF (2A OR 11P) GTD. TO JOHN DENNIS.		PLAN OF TITLE LOCATION TOWN OF HEYBRIDGE (SEC. 52 & M1) FIRST SURVEY PLAN No. H1/27 & G1/20 L.O. COMPILED BY SCALE 1: 3000 LENGTHS IN METRES		Registered Number P.168973 APPROVED ... 6 JAN 2015. <i>Alice Kansa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 104 (4045-54)	LAST UPI No	LAST PLAN No. P153626	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



MG

SEARCH OF TORRENS TITLE

VOLUME 168973	FOLIO 2
EDITION 1	DATE OF ISSUE 14-Jan-2015

COUNCIL SERVICES

SEARCH DATE : 15-May-2017

SEARCH TIME : 10.11 AM

DESCRIPTION OF LAND

Doc. ID:

Town of HEYBRIDGE
 Lot 2 on Plan 168973
 Derivation : Whole of 2A-0R-11Ps. Gtd. to John Dennis
 Prior CT 153626/1

CENTRAL COAST COUNCIL
 DEVELOPMENT & REGULATORY SERVICES

Received: 24 OCT 2017

Application No:
 Doc. ID:

SCHEDULE 1

A641834, A644295, A830751, A830756, A730757, A830758 & D151514
 ROBERT GEORGE HILL and ROSLYN JOAN HILL Registered
 14-Jan-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT a right of carriageway over the land
 marked ABCD on Plan 168973
 BURDENING EASEMENT a right of carriageway (appurtenant to 3
 acres 0.2/10 perches of land shown on Diagram 511/14)
 over that portion of the land marked Right of Way 5.
 03 Wide shown passing through Lot 2 on Plan 168973
 BURDENING EASEMENT (appurtenant to the said 3 acres 0.2/10
 perches) the right for the Warden Councillors and
 Electors of the Municipality of Penguin at all times
 hereafter by day or by night to enter on that portion
 of the strip of land marked Pipeline Easement 6.10
 wide shown passing through Lot 2 on Plan 168973 and
 to lay and thereafter to use inspect maintain repair
 and renew a water pipeline in or upon or over the
 said strip of land and to convey water through the
 said pipeline doing as little damage as possible to
 the said strip of land and making compensation for
 all damage that may be done
 BENEFITING EASEMENT a right to take water for the purposes
 defined in Section 100J of the Water Act 1957,
 subject to the rights of all persons, bodies
 corporate statutory authorities or the Crown who may
 have prior rights to the use and flow of water
 arising from the common law or any statute, from the

dam existing on the land comprised in Folio of the Register numbered 2135-82 and marked E.F.G.H. on Plan No. 199510 with the right to convey such water by means of pipes along over and under the land comprised in the said Folio with the right in connection with the taking of such water to enter lay cleanse repair and maintain such pipes as are reasonably required for such purpose along over and under the land comprised in the said Folio at all times for all purposes in connection with the said water supply.

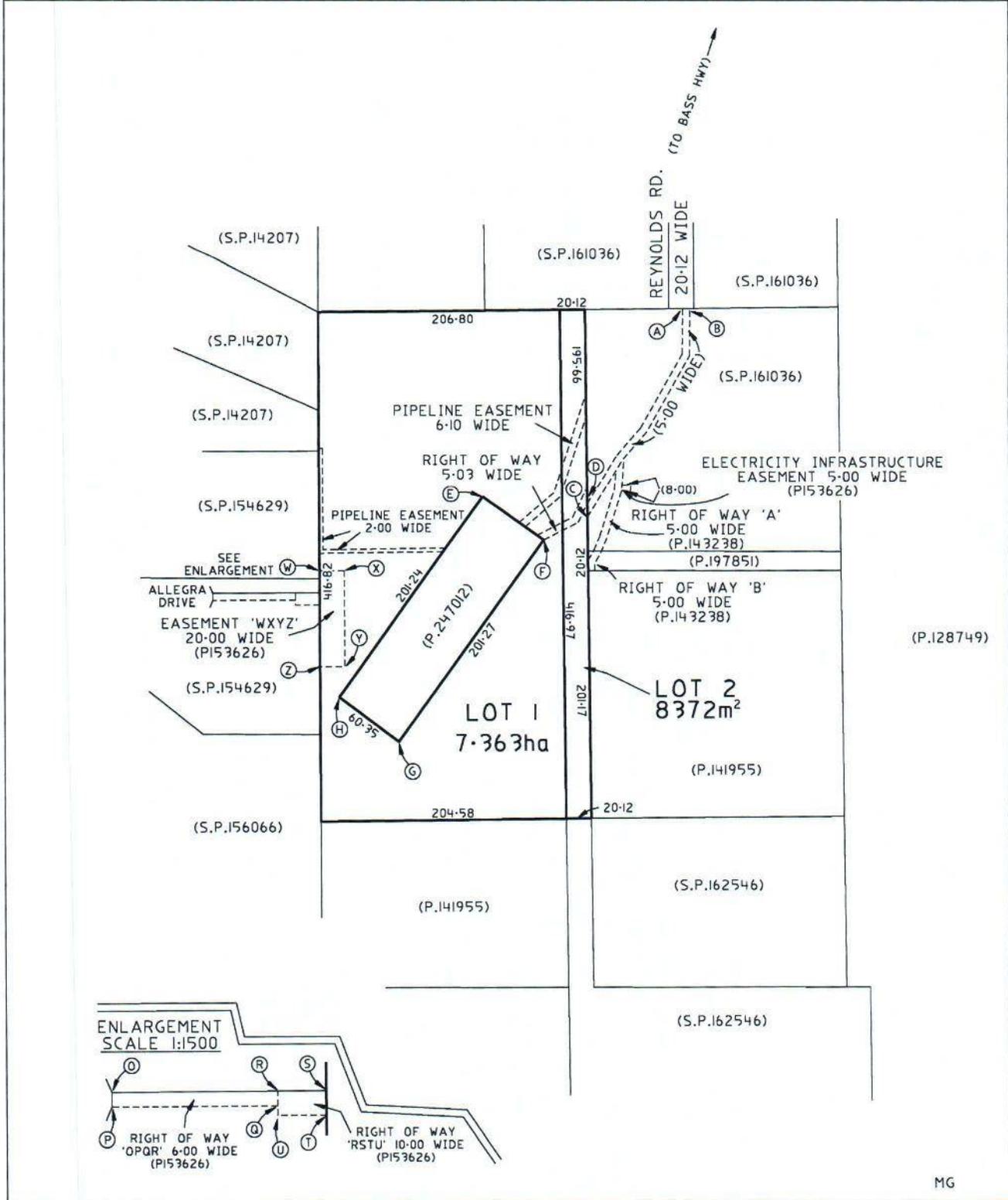
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INREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		PLAN OF TITLE		Registered Number
FOLIO REFERENCE CT 153626/1		LOCATION TOWN OF HEYBRIDGE (SEC. S2 & M1)		P.168973
GRANTEE PART OF LOT 1 (9A 3R OP), PART OF LOT 3 (10A OR 32P), PART OF (1A OR 3P) AND THE WHOLE OF (2A OR 11P) GTD. TO JOHN DENNIS.		FIRST SURVEY PLAN No. H1/27 & G1/20 L.O.		APPROVED 6 JAN 2015
		COMPILED BY		<i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 104 (4045-54)		LAST UPI No		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
		LAST PLAN No. P153626		
		SCALE 1: 3000		LENGTHS IN METRES



MG

76 Reynolds Road, Heybridge



DA216239

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 30 OCT 2017

Application No:

Doc. ID:



Application for Planning Scheme Amendment
PROPOSED PARTIAL REZONING OF LAND

CT's: 168973/1

76 Reynolds Road, Heybridge

Supporting Documentation

October 2017



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Document Status

Revision No	Author	Reviewer	Signature	Date
1	M. Wells			5 May 2017
2	M. Wells			15 May 2017
3	M. Wells			13 Sept 2017
4	M. Wells			27 Oct 2017
5	M. Wells			30 Oct 2017

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1 Proposed Amendment

EnviroPlan Australia has been commissioned by R & R Hill to prepare supporting documentation for an application to make an amendment to the *Central Coast Interim Planning Scheme 2013* (CCIPS) in accordance with section 33 of the *Land Use Planning and Approvals Act 1993* (the Act¹).

The proposed amendment seeks to rezone a portion of land located on current CT: 168973/1 from Rural Resource to Rural Living under the CCIPS. The subject land is approximately 7.3 ha and located at 76 Reynolds Road, Heybridge.

The Central Coast Council approved a subdivision on the site in 2017.

The rezoning of the land will enable the land to be utilised for future rural-residential use and development and is being located over a subdivisional site which has previously obtained a council permit and is currently undergoing the Sealing of the Final Plan of Survey process. The rezoning of the subject land accommodates the expansion of Rural Living use and development in the Heybridge area that is consistent with an established settlement development pattern, provides for the appropriate arrangement and juxtaposition of zoning, and is consistent with guiding principles of the Cradle Coast Regional Land Use Strategy 2010 - 2030.

This report provides an analysis of the site and the consideration of the statutory requirements and the Central Coast Council Strategic Plan 2014-2024 as well as the Cradle Coast Regional Land Use Strategy 2010 – 2030 against the merits of the proposed amendment.

2 Site Analysis

2.1 Title & Location

The Certificate of Title for the subject site is CT: 168973/1 (PID: 6773987). A copy of the titles are provided as **Annexure A**. The approximately 7.3 ha area fronts onto Reynolds Road, Heybridge and R & R Hill are the proponents of the rezone. This application for a planning scheme amendment is accompanied by the written permission of the owners of the subject allotment.

This permission is attached as **Annexure B**.

¹ The Land Use Planning and Approvals Act 1993 (the Act) provides transitional arrangements with respect to the commencement of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015 (the Amending Act) as described in Schedule 6 of the Act. In accordance with Schedule 6, references in this document to the provisions of the Act are references to the former provisions of the Act. Parts 2A and 3 of the former provisions of the Act remain in force for an interim planning scheme that was in effect before the commencement day of the Amending Act (being 17 December 2015) until a Local Provisions Schedule comes into effect for a municipal area.



Figure 1 – Location of land CT: 168973/1 Reynolds Road, Heybridge. (Source: www.thelist.tas.gov.au)

2.2 Existing Zoning and Overlays of the Site and Surrounds

The current zoning of the site under the CCIPS is Rural Resource (as identified by Figure 2 below). Land designated to the Rural Living zone abuts the subject land to the west. Environmental Management zoned land adjoins the northern boundary which has a ribbon of General Residential zoned land, the Bass Highway (Utilities) and Bass Strait (Environmental Management).



Figure 2 – Zoning of Site under the *Central Coast Interim Planning Scheme 2013*. (Source: www.thelist.tas.gov.au)

Low and Medium risk landslip overlays are contained over the site as demonstrated in Figure 3 below. There is also a medium to active area located on

No specific area provisions nominated under the CCIPS are observed for the subject land.

2.3 Topography

The subject site comprises of a steep gully that runs from the south west corner of the site to the central north of the site which contains Lings Creek and a large water body. Gently sloping

land is adjacent to Allegra Drive Linton Avenue area which falls back to Lings Creek. Further to the east the existing houses on Reynolds Road sit on a relatively plateaued area that contain mild undulations then falling sharply to the south east.

2.4 Land Stability

It is understood that the landslide mapping incorporated into the CCIPS is based upon mapping produced by the Department of Premier and Cabinet (DPAC) in consultation with Mineral Resources Tasmania (MRT), and provides for the State land area to be mapped and categorised into four Landslide Hazard Bands. In accordance with Figure 3 below, low and medium landslide risks are present on the land within the site and are identified as being susceptible to landslide hazard.

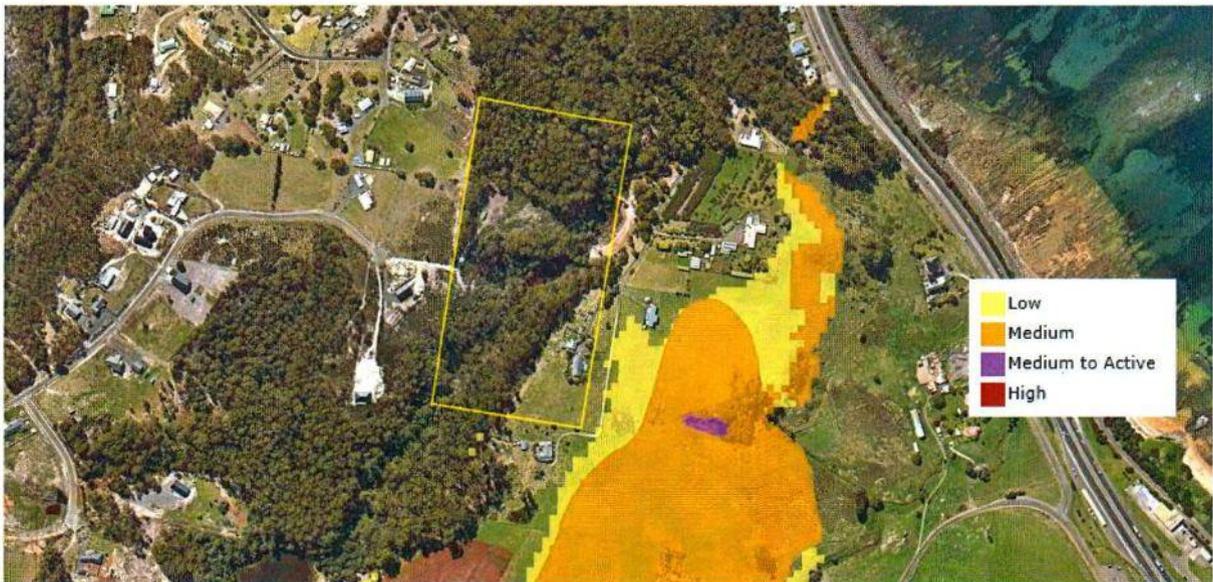


Figure 3 – Landslide Hazard susceptibility of Site. Source: www.thelist.tas.gov.au (Landslide Planning Map – Hazard Bands)

2.5 Infrastructure

2.5.1 Access and Connectivity

The site fronts onto the Reynolds Road whilst access to the rear of the allotment (west) is only accessible from Allegra Drive as Lings Creek and a large dam intersects the subject property.

The existing access arrangements remain unchanged as the subdivisional site (prior approval) utilises these existing arrangements.



Figure 4 – Allegra Drive to Reynolds Road – access to each side of allotment (Source: www.thelist.tas.gov.au)

2.5.2 Water Supply

Water reticulation is not available to the subject site and each dwelling is currently serviced with on-site water storages. No changes are proposed through this application.

2.5.3 Sewerage and Stormwater Disposal

TasWater sewerage reticulation infrastructure is not available within the area. Sewerage is required to be managed via on site waste water systems.

Stormwater reticulation is not available to the site and all collected stormwater is reserved in tanks with overflows to soakage areas.

2.6 Existing Use and Development of the Site and Surrounds

The subject land contains a single residential use of Rural Resource land located on CT: 168973/1 (PID: 6773987)

The site is observed to contain an existing dwelling and outbuildings with bushland located on the northern and southern sides of the site. Clearings have been established on the new subdivisional area to the western side of site.

Surrounding land to the east and south of the subject allotment is predominantly rural resource use. Lands to the west is rural living land which has largely been built out. Land to north is Environmental Management zoned land which contains a dwelling and associated sheds and backs onto the General Residential zone further north.

2.7 Land Capability

The site has been assessed and described in the Land Capability Survey - 1:100,000 map sheets of Tasmania undertaken by the Department of Primary Industries, Parks, Water and Environment. As detailed in Figure 5 below, the soil classification of the subject site is Class 6, 5, 4 which is non-prime agricultural land. A small section of Class 3 land is located on CT's 141955/1, 168973/1, 168973/2 and 141955/3. However these titles have been developed for another purpose (residential) and as such have been taken out of an *agricultural use*.



Figure 5 – Land Capability - Reynolds Road – (Source: www.thelist.tas.gov.au)

The Protection of Agricultural Land Policy 2009 (PAL) defines agricultural land as:

*“Agricultural Land” means all land that is in agricultural use or has the potential for agricultural use, **that has not been zoned or developed for another use** or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoin non-agricultural uses.*

Whilst the area is within a defined mapped area – the land is not being utilised for agricultural purposes and has been developed previously for other uses (being residential use). It is therefore not applicable to the provisions of the PAL Policy 2009.

2.8 Natural Values

The site is cleared of native vegetation and may be generally characterised as residential use. This observation together with the existing use and development on the site is deemed to indicate the site has limited importance in a natural values context. **Annexure C** contains a web generated report to assist in identifying matters of national environmental significance or other matters protected by the *Environmental Protection and Biodiversity Conservation Act 1999* that are relevant to the site and 1km around the site.

3 **Statutory and Central Coast Strategic Plan 2014-2024 Analysis**

3.1 **Land Use Planning and Approvals Act 1993 (the Act)**

The *Land Use Planning and Approvals Act 1993* (the Act) provides transitional arrangements (as described in Schedule 6 of the Act) with respect to the commencement of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015* (the Amending Act).

These transitional arrangements being - that Parts 2A and 3 of the former provisions (i.e. those existing prior to 17 December 2015) of the Act remain in force for an interim planning scheme that was in effect before the commencement day of the Amending Act (being 17 December 2015) until a Local Provisions Schedule (made under the Tasmanian Planning Scheme) comes into effect for a municipal area.

As a consequence and for the purposes of this proposed rezone; the Act prescribes the requirements for the preparation of an amendment to a planning scheme. Specifically, section 32 of the Act provides:

- (1) *A draft amendment of a planning scheme, and an amendment of a planning scheme. In the opinion of the relevant decision maker within the meaning of section 20(2A) –*
 - (e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
 - (ea) *must not conflict with the requirements of section 30(O)*
 - (f) *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*
- (2) *The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

In addition to the above requirements any amendment to a planning scheme must have further regard to:

- *The furtherance of the objectives set out in Schedule 1 of the Act;*
- *State Policies made under the section 11 of the State Policies and Projects Act 1993;*
- *The strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993; and*
- *Safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000;*

The following sections provide information in response to the above requirements.

3.1.1 S.32 of the Act

S32 (1)(e) *the amendment must, as far as possible, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area;*

Comment:

The proposed rezoning of the land comprising the western portion of CT: 168973/1 (PID: 6773987) is an area appropriate for rezoning from Rural Resource to Rural Living.

The proposed amendment is a logical and orderly expansion of land for Rural Living use and development in the Heybridge area as the only access to this area is via Allegra Drive through a Rural Living area. The rezoning is consistent with the zoning, use and development of adjacent land, and in accordance with the defined local settlement strategy.

Accordingly the proposed rezoning is not expected to contribute to land use conflict with adjacent land areas.

S.32 (1) (ea) *must not conflict with the requirements of section 30(O);*

Comment:

As further provided in section 3.2 of this report, the proposed rezoning of the site is considered to be appropriately consistent with the *Cradle Coast Regional Land Use Strategy 2010 – 2030*. The proposed rezoning is considered to be a *local provision* (pursuant to section 30B of the Act) and the effect of the amendment is not considered to be directly or indirectly inconsistent with the common provisions, or an overriding local provision of the CCIPS.

S.32 (1) (f) *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

Comment:

As detailed in section 3.2 of this report, the proposed rezoning of the site is considered to be appropriately consistent with the *Cradle Coast Regional Land Use Strategy 2010 – 2030*, and further consistent with the Central Coast Strategic Plan 2014-2024 which is also addressed in section 3.3 of this report. Whilst not specifically identified under the Central Coast Strategic Plan 2014-2024; the subject land is an area considered appropriate for rezoning to Rural Living as it is only accessible from the Rural Living area which abuts the western boundary of site.

S32 (2) *The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

Comment:

The proposed amendment is considered to be appropriately consistent with these provisions of the Act.

3.1.2 Land Use Planning and Approvals Act 1993 - Schedule 1 Objectives

Part 1 – Objectives of the Resource Management and Planning System of Tasmania

- (a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*

Comment:

The rezoning of the subject land accommodates the expansion of Rural Living use and development in the Heybridge area that is consistent with an established settlement development pattern, consistent with the zoning, use and development of adjacent land, and in accordance with the defined local settlement strategy which is described as “stable”.

- (b) *to provide for the fair, orderly and sustainable use and development of air, land and water; and*

Comment:

The proposed rezoning of the land comprising CT: 168973/1 (PID: 6773987) is identified as an area appropriate for rezoning from Rural Resource to Rural Living. The proposed amendment is consistent with the Central Coast Strategic Plan 2014-2024 which serves as a master plan for the designation of proposed use and development (including expansion) of land within the defined master plan area.

The rezoning of the subject land accommodates the expansion of sustainable residential use and development in the Heybridge area that is consistent with Councils key focus areas for liability, sustainability, innovation and distinctiveness.

- (c) *to encourage public involvement in resource management and planning; and*

Comment:

The proposed amendment is consistent with the *Central Coast Strategic Plan 2014-2024* and for a site planned for the expansion of residential use and development in the Heybridge area. This Central Coast Strategic Plan 2014-2024 Plan was developed in accordance with public consultation. Should the planning authority determine to initiate the draft amendment, the application will be subject to the statutory public exhibition period required by the Act, during which time any person may view the draft amendment and make representations with the planning authority.

- (d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b), and (c); and*

Comment:

The proposed amendment is consistent with the defined settlement strategy (being stable) for the Heybridge area, and accommodates the expansion of residential use and development that is further consistent with an established settlement development pattern, consistent with the zoning, and use and development of adjacent land.

- (e) *to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

Comment:

The proposed amendment facilitates the rezoning of the subject land to Rural Living which is consistent with the *Central Coast Strategic Plan 2014-2024* and represents land planned for the expansion of residential use and development in the Heybridge area.

The *Central Coast Strategic Plan 2014-2024* provides for the guidance of appropriate future use and development of the settlement areas of the entire municipal area governed by the Central Coast Council.

The above-mentioned Central Coast Strategic Plan 2014-2024 planning documents, and recommendation/guiding principles contained therein, have been developed in accordance with public and community consultation.

The statutory processes associated with the making of an application for a planning scheme amendment further provide for public consultation, and local and state government involvement in the process.

Part 2 – Objectives of the Planning Process Established by this Act

It is considered that the prescribed Part 2 objectives are furthered predominantly by the statutory processes associated with the assessment of the application to amend the planning scheme and those for any future use and development of the subject land under a revised zoning as proposed. Such processes include the planning authority's assessment of the proposed amendment, public consultation (if the amendment is initiated), environmental considerations, and the final determination of an initiated amendment by the Tasmanian Planning Commission.

This report has provided appropriate rationale that the proposed amendment is considered to be consistent with the *Cradle Coast Regional Land Use Strategy 2010 – 2030*, and further consistent with the *Central Coast Strategic Plan 2014-2024*.

3.1.3 State Policies

3.1.3.1 State Policy on the Protection of Agricultural Land 2009

As the proposed amendment involves the rezoning of the subject land from Rural Resource to Rural Living, consideration of the *State Policy on the Protection of Agricultural Land 2009* (the PAL Policy) is applicable and relevant. The purpose of the PAL Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

Whilst the land is mapped as class 6, 5, 4 and 3 soils, it is not in agricultural use or development and has been developed and zoned for other uses. It is therefore not subject to the provisions of the PAL Policy 2009.

The site abuts Rural Living zoned land which forms part of a larger section of Rural Living zoned land extending further west and north-west on Allegra Drive and Linton Avenue.

Accordingly, the rezoning of the subject land accommodates the expansion of residential use and development in the Heybridge area that is consistent with an established settlement development pattern, provides for the appropriate arrangement and juxtaposition of zoning, and is in accordance with the defined local settlement strategy.

Given the existing land use and zonings; the proposed amendment is not considered to result in the unnecessary or unreasonable loss of locally or regionally significant agricultural land, and is therefore considered to be appropriately consistent with the PAL Policy.

3.1.3.2 State Coastal Policy 1996

The *State Coastal Policy 1996* (the Coastal Policy) is applicable to the proposed amendment as the subject land is identified as being within the coastal zone (including State Waters) and all land to a distance of 1km from the high water mark.

The proposed amendment seeks to rezone the land comprising CT: 168973/1 (PID: 6773987) from Rural Resource to a Rural Living zoning under the CCIPS between existing Rural Living zoned land. The subject site is within close proximity to the Bass Highway and is located approximately 164 m south west of the high tide water mark of Bass Strait adjacent to other residential zones.

The proposal rezones land that features existing residential uses on the land with no physical works being proposed. The new subdivisional area of the allotment has already been assessed and approved and no new works are proposed as part of this amendment.

Accordingly the rezoning is considered to be appropriately consistent with the Coastal Policy.

3.1.3.3 State Policy on Water Quality Management 1997

The *State Policy for Water Quality Management 1997* (the Water Quality Policy) applies to all surface waters, including coastal waters and ground waters.

The proposed amendment seeks to rezone the land comprising CT: 168973/1 from Rural Resource to a Rural Living zoning under the CCIPS. The proposed rezoning of the land will enable the land to be utilised for existing and future residential use and development.

The declaration of the CCIPS in accordance with section 30(F) of the Act provides that it has been prepared in accordance with State Policies. Accordingly any future use and development will be assessed against the applicable provisions of the CCIPS, which reflect the requirements of the Water Quality Policy. With respect to future residential use and development (including subdivision) of the site, the CCIPS provides appropriate provisions to ensure that adequate arrangements are made for water quality management including requirements for the management and disposal of sewerage and stormwater.

Accordingly the rezoning is considered to be appropriately consistent with the Water Quality Policy.

3.1.3.4 National Environment Protection Measures

National Environment Protection Measures (NEPMs) are developed under the *National Environmental Protection Council (Tasmania) Act 1995*, and outline common national objectives for the protection or management of particular aspects of the environment. In accordance with section 12A of the *State Policies and Projects Act 1993*, an NEPM is taken to be a State Policy.

The NEPMS adopted as Tasmanian State Policies are:

- National Environment Protection (Used Packaging Materials) Measure;
- National Environment Protection (Ambient Air Quality) Measure;
- National Environment Protection (Movement of Controlled Waste Between States and Territories) Measure;
- National Environment Protection (National Pollutant Inventory) Measure;
- National Environment Protection (Assessment of Site Contamination) Measure;
- National Environment Protection (Diesel Vehicle Emissions) Measure; and
- National Environment Protection (Air Toxics) Measure

The proposed amendment seeks to rezone the land comprising CT's: 168973/1 from Rural Resource to a Rural Living zoning under the CCIPS. The proposed rezoning of the land will enable the land to be utilised for future residential use and development.

It is considered that proposed amendment is not directly relevant to the NEPMs.

3.1.4 Central Coast Central Coast Council Strategic Plan 2014-2024

The Central Coast Central Coast Council Strategic Plan 2014-2024 provides a framework to inform the Council's decision making into the future.

The proposed rezoning of the land comprising CT's: 168973/1 is consistent with the *Central Coast Strategic Plan 2014-2024* where it contributes toward the Council's key focus areas and accordingly is considered consistent with the Central Coast Strategic Plan 2014-2024.

Given the broad nature of policy direction established by the Strategic Plan; it is perhaps difficult to reconcile that one particular principle (or policy statement) should be read in isolation from the others to imply a particular action or consequence.

Notwithstanding the above comment, the Act provides for any person to make request upon a planning authority (local council) to amend a planning scheme which it administers. This report provides an analysis of the site and the considerations of statutory requirements and strategic merits of the amendment application. The use of the site as a Rural Living area enables the consolidation and co-location of similar use and development, and utilises the locational advantages for the site with respect to proximity and access to established transport routes and linkages as well as established municipal infrastructure.

Accordingly the proposed draft amendment to the CCIPS and the development of a Rural Living area within the site is not considered to conflict with the Central Coast Strategic Plan 2014-2024.

3.1.5 Gas Pipelines Act 2000

The subject land is not identified as being within the vicinity of the gas pipeline infrastructure corridor.

3.2 Cradle Coast Regional Land Use Strategy 2010 – 2030

The Cradle Coast Regional Land Use Strategy 2010 – 2030 (the Regional Strategy) provides the Central Coast Council policy foundation for the preparation of the interim planning schemes under the Regional Planning Initiative. The Regional Strategy is given effect as a statutory instrument under the Act, which provides that planning schemes must be consistent with, and further the objectives and outcomes of the Regional Strategy.

The Regional Strategy outlines the Central Coast Council Strategic Plan 2014-2024 directions and desired outcomes for land use planning, and is intended to guide the land use planning process within the Cradle Coast Region through to 2030².

3.2.1 Settlement Management Strategies

The Cradle Coast Settlement Management Strategy³ details growth scenarios and settlement strategies for the major settlement areas of the Cradle Coast Region. Heybridge is described under a low growth scenario which provides that *demand is driven by internal population change and growth and/or moderate positive inward migration. Growth relies on intensification of existing land supply within designated urban boundaries and/or expansion*⁴.

The management strategy prescribed for the Heybridge settlement area is a *stable* strategy which *promotes growth and development within the established boundaries of the nominated settlement area without priority for intensification. The approach allows for optimum use of available and planned infrastructure in both established and new release areas*⁵. A stable growth strategy is not considered to exclude the release of new land, but provide for the appropriate expansion and development of land in settlement areas that provides for development and that is further appropriately consistent with defined local settlement strategies and boundaries⁶.

The proposed rezoning of the land comprising CT's: 168973/1 is identified as an area appropriate for rezoning from Rural Resource to Rural Living. The proposed amendment is further consistent with the Central Coast Strategic Plan 2014-2024 which serves as a master plan for the designation of proposed use and development (including expansion) of land within the defined master plan area.

The rezoning of the subject land accommodates the expansion of residential use and development in the Heybridge area that is consistent with an established settlement development pattern, consistent with the zoning, use and development of adjacent land, and in accordance with the defined local settlement strategy.

² Cradle Coast Regional Land Use Strategy 2010 – 2030, Cradle Coast Regional Planning Initiative (2011).

³ Cradle Coast Regional Land Use Strategy 2010 – 2030, Cradle Coast Regional Planning Initiative (2011).

⁴ *Ibid.*

⁵ *Ibid.*

⁶ *Ibid.*

3.2.2 Regional Protection of Agricultural Land

As the proposed amendment involves the rezoning of the subject land from Rural Resource to Rural Living, it is relevant to consider the value of the land as an agricultural land resource both in a local and regional context.

As detailed under section 2.7 of this Report; the area has been assessed as containing class 6, 5, 4 and 3 soils although the land is under residential use and is already developed for other uses. It is therefore not considered to have a negative impact on regional agricultural land.

The rezoning of the subject land accommodates the expansion of established residential use and development in the Heybridge area that is consistent with an established settlement development pattern, provides for the appropriate arrangement and juxtaposition of zoning, and is in accordance with the defined local settlement strategy for Heybridge.

3.3 Demand and Supply Considerations

The *Central Coast Strategic Plan 2014-2024* provides for the guidance of appropriate future use and development of the settlement areas of land throughout the municipal area and is a master planning document, which prescribes key focus areas of the plan in the use and development of land within the identified master plan area.

Figure 6 below provides a partial reproduction of the Heybridge zoning, with the subject land detailed in a thick black line.



Figure 6 –Partial Reproduction of Heybridge Zoning detailing location of subject land. (Source: www.thelist.tas.gov.au)

The boundary of the township is the Blythe River and Bass Strait that intersects central top to the picture above (figure 6). Abutting this area is the Heybridge General Residential area with a large Environmental Management area dividing the General Residential and Rural Living areas which is largely built out with limited areas of infill due to topography and established settlement patterns.

Immediately west of the Rural Living zone over the township is an Environmental Management zone whilst south is Rural Resource which both are predominantly vacant land.

The proposal site contains an existing residential use and development and is located with a good road network area and has appropriate on site water and waste water system with good connections to the Bass Highway from Reynolds Road.

Of the total area of Rural Living land within the Heybridge area (featured in Figure 5 above) is approx. 63.3 ha total land mass serviced by on site water and waste water systems. The proposal contributes to an increase 4.63 ha taking the Rural Living land to 67.93.

Of importance when considering the increased land to a Rural Living use is the severe limitations of access to the site which is off Allegra Drive which is via a 6m wide Right of Way access meaning that the site cannot be further divided. Limitations on further division of the site area also due to topography and suitable building areas within the allotment.

Access to the proposed rezone area is not accessible from Reynolds Road

Heybridge is a satellite township that is located 6.5km west of Penguin and 6.3km east of Burnie. It is therefore considered as a residential node for both centres.

3.4 Demand Considerations

The local government area of Central Coast comprises two major settlement areas located at Ulverstone and Penguin. Heybridge is a satellite township with the municipality projected to be a low growing local government area in percentage terms from 2013 – 2037, with a projected average growth rate of 0.3 per cent per annum under a medium growth scenario⁷. This compares to an estimated State average growth rate of 0.5 per cent per annum in the same period⁸.

This predicted population growth is expected to likely result in an increase in housing demand for the settlement area at a rate driven by market demand. Given the proportion of Rural Living use and development in the Heybridge area in recent times with subdivision to the west of the subject site and take-up, it seems a reasonable observation that Heybridge has an inherent attraction for such residential lifestyle and housing opportunity as it is the predominant zoning throughout the township. It seems further reasonable to expect that demand for such opportunity would increase with an increasing population.

In addition to this; the positioning of Heybridge itself is between two service centres being Penguin (a Local Service Centre) and Burnie (a Regional Activity Centre) providing the area with diversity of services.

The market for the development of Rural Living land has been identified as a continuing pattern associated with the preference to build upon vacant land, rather than purchase established Rural Living properties. Rural Living use and development presents as a legitimate housing option, and given the predicted growth prospects for the Heybridge area it is considered to be a reasonable justification for an increase in partial reticulated serviced (electricity) Rural Living land to be made available for such housing options, and particularly in such areas that have been identified as appropriate for such Rural Living expansion.

⁷ 2014 Population Projections – Tasmania and its Local Government Areas, Department of Treasury and Finance (December, 2014)

⁸ *ibid.*

4 Conclusion

The subject land is within the *Heybridge* Township and is an area appropriate for rezoning from Rural Resource to Rural Living. The rezoning of the subject land accommodates the expansion of rural living use and development in the Heybridge area that is a subservient residential node to Burnie (District Activity Centre) and Penguin (Local Service Centre) and is consistent with an established settlement development pattern, consistent with the zoning, use and development of adjacent land.

The rezone of the section of land located on current CT: 168973/1 (PID: 6773987) is a logical utilisation of land as the land has extremely limited agricultural use or ability due to access, surrounding land use, topography and soil qualities.

It is further considered commensurate with the anticipated growth of the settlement area of Heybridge and surrounds whilst providing the subject title with an appropriate zoning for the future use of land.

Accordingly, it is submitted that the proposed amendment to rezone land comprising CT: 168973/1 (PID: 6773987) Reynolds Road, Heybridge can be supported by the planning authority.



Annexure A – Certificates of Title



Annexure B – Land Owner Permissions - *Land Use Planning and Approvals Act 1993*



Annexure C – Natural Values



Annexure D – Proposal Plan





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: 15/05/17 11:53:02

[Summary](#)

[Details](#)

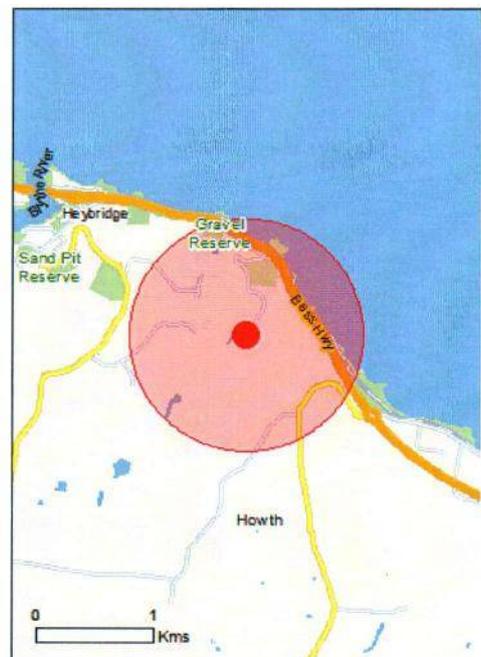
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

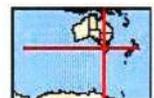
[Acknowledgements](#)



This map may contain data which are
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[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](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	1
Listed Threatened Species:	46
Listed Migratory Species:	31

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.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	64
Whales and Other Cetaceans:	11
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	1
Invasive Species:	27
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	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
Giant Kelp Marine Forests of South East Australia	Endangered	Community may occur within area

Listed Threatened Species

[[Resource Information](#)]

Name	Status	Type of Presence
Birds		
Aquila audax fleayi		
Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Species or species habitat likely to occur within area
Calidris canutus		
Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area
Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Ceyx azureus diemenensis		
Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat known to occur within area
Diomedea antipodensis		
Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea antipodensis gibsoni		
Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea epomophora		
Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea exulans		
Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea sanfordi		
Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Fregetta grallaria grallaria		
White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area
Lathamus discolor		
Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area

<u>Name</u>	<u>Status</u>	<u>Type of Presence</u>
<u>Limosa lapponica baueri</u> Bar-tailed Godwit (baueri), Western Alaskan Bar-tailed Godwit [86380]	Vulnerable	Species or species habitat may occur within area
<u>Limosa lapponica menzbieri</u> Northern Siberian Bar-tailed Godwit, Bar-tailed Godwit (menzbieri) [86432]	Critically Endangered	Species or species habitat may occur within area
<u>Macronectes giganteus</u> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area
<u>Macronectes halli</u> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<u>Pachyptila turtur subantarctica</u> Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area
<u>Phoebastria fusca</u> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area
<u>Pterodroma leucoptera leucoptera</u> Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area
<u>Sternula nereis nereis</u> Australian Fairy Tern [82950]	Vulnerable	Breeding likely to occur within area
<u>Thalassarche bulleri</u> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area
<u>Thalassarche bulleri platei</u> Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Species or species habitat may occur within area
<u>Thalassarche cauta cauta</u> Shy Albatross, Tasmanian Shy Albatross [82345]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche cauta steadi</u> White-capped Albatross [82344]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche chrysostoma</u> Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area
<u>Thalassarche impavida</u> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche melanophris</u> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thalassarche salvini</u> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<u>Thinornis rubricollis rubricollis</u> Hooded Plover (eastern) [66726]	Vulnerable	Species or species habitat likely to occur within area
<u>Tyto novaehollandiae castanops (Tasmanian population)</u> Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species

NAME	Status	Type of Presence
Crustaceans		
Astacopsis gouldi Giant Freshwater Crayfish, Tasmanian Giant Freshwater Lobster [64415]	Vulnerable	habitat known to occur within area Species or species habitat may occur within area
Fish		
Galaxiella pusilla Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Vulnerable	Species or species habitat may occur within area
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat likely to occur within area
Insects		
Oreisplanus munionga larana Marawah Skipper, Alpine Sedge Skipper, Alpine Skipper [77747]	Vulnerable	Species or species habitat likely to occur within area
Mammals		
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
Dasyurus maculatus maculatus (Tasmanian population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area
Dasyurus viverrinus Eastern Quoll, Luaner [333]	Endangered	Species or species habitat known to occur within area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat known to occur within area
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Species or species habitat likely to occur within area
Perameles gunnii gunnii Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area
Sarcophilus harrisii Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
Plants		
Caladenia caudata Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area
Thelymitra jonesii Sky-blue Sun-orchid [76352]	Endangered	Species or species habitat may occur within area
Reptiles		
Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding likely to occur within area
Sharks		
Carcharodon carcharias 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		
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Diomedea epomophora		
Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea exulans		
Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Macronectes giganteus		
Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Macronectes halli		
Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Phoebastria fusca		
Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area
Puffinus carneipes		
Flesh-footed Shearwater, Fleshy-footed Shearwater [1043]		Species or species habitat likely to occur within area
Sterna albifrons		
Little Tern [813]		Species or species habitat may occur within area
Thalassarche bulleri		
Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area
Thalassarche cauta		
Tasmanian Shy Albatross [89224]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Thalassarche chrysostoma		
Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area
Thalassarche melanophris		
Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Migratory Marine Species		
Balaenoptera musculus		
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
Caperea marginata		
Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area
Carcharodon carcharias		
White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area
Chelonia mydas		
Green Turtle [1765]	Vulnerable	Breeding likely to occur within area
Eubalaena australis		
Southern Right Whale [40]	Endangered	Species or species habitat known to occur within area

<u>Name</u>	<u>Threatened</u>	<u>Type of Presence</u>
<u>Lagenorhynchus obscurus</u> Dusky Dolphin [43]		Species or species habitat may occur within area
<u>Lamna nasus</u> Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area
<u>Megaptera novaeangliae</u> Humpback Whale [38]	Vulnerable	Species or species habitat likely to occur within area
<u>Orcinus orca</u> Killer Whale, Orca [46]		Species or species habitat may occur within area
Migratory Terrestrial Species		
<u>Hirundapus caudacutus</u> White-throated Needletail [682]		Species or species habitat known to occur within area
<u>Myiagra cyanoleuca</u> Satin Flycatcher [612]		Breeding known to occur within area
Migratory Wetlands Species		
<u>Actitis hypoleucos</u> Common Sandpiper [59309]		Species or species habitat may occur within area
<u>Calidris acuminata</u> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
<u>Calidris canutus</u> Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<u>Calidris melanotos</u> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<u>Limosa lapponica</u> Bar-tailed Godwit [844]		Species or species habitat likely to occur within area
<u>Numenius madagascariensis</u> 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]
Name	Threatened	Type of Presence
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea gibsoni Gibson's Albatross [64466]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur

<u>Name</u>	<u>Threatened</u>	<u>Type of Presence</u>
Lathamus discolor Swift Parrot [744]	Critically Endangered	within area Breeding likely to occur within area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat likely to occur within area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Breeding known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat likely to occur within area
Phoebastria fusca Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area
Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [1043]		Species or species habitat likely to occur within area
Sterna albifrons Little Tern [813]		Species or species habitat may occur within area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area
Thalassarche cauta Tasmanian Shy Albatross [89224]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche sp. nov. Pacific Albatross [66511]	Vulnerable*	Species or species habitat may occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Thinornis rubricollis Hooded Plover [59510]		Species or species

Name	Threatened	Type of Presence
Thinornis rubricollis rubricollis Hooded Plover (eastern) [66726]	Vulnerable	habitat likely to occur within area Species or species habitat likely to occur within area
Fish		
Heraldia nocturna Upside-down Pipefish, Eastern Upside-down Pipefish, Eastern Upside-down Pipefish [66227]		Species or species habitat may occur within area
Hippocampus abdominalis Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area
Hippocampus breviceps Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area
Histiogamphelus briggsii Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area
Histiogamphelus cristatus Rhino Pipefish, Macleay's Crested Pipefish, Ring-back Pipefish [66243]		Species or species habitat may occur within area
Hypsognathus rostratus Knifefnout Pipefish, Knife-snouted Pipefish [66245]		Species or species habitat may occur within area
Kaupus costatus Deepbody Pipefish, Deep-bodied Pipefish [66246]		Species or species habitat may occur within area
Kimblaeus bassensis Trawl Pipefish, Bass Strait Pipefish [66247]		Species or species habitat may occur within area
Lissocampus caudalis Australian Smooth Pipefish, Smooth Pipefish [66249]		Species or species habitat may occur within area
Lissocampus runa Javelin Pipefish [66251]		Species or species habitat may occur within area
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area
Mitotichthys semistriatus Halfbanded Pipefish [66261]		Species or species habitat may occur within area
Mitotichthys tuckeri Tucker's Pipefish [66262]		Species or species habitat may occur within area
Notiocampus ruber Red Pipefish [66265]		Species or species habitat may occur within area
Phyllopteryx taeniolatus Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area
Pugnaso curtirostris Pugnose Pipefish, Pug-nosed Pipefish [66269]		Species or species habitat may occur within area
Solegnathus robustus Robust Pipehorse, Robust Spiny Pipehorse		Species or species

Name	Threatened	Type of Presence
[66274]		habitat may occur within area
Solegnathus spinosissimus Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area
Stigmatopora olivacea a pipefish [74966]		Species or species habitat may occur within area
Stipeampus cristatus Ringback Pipefish, Ring-backed Pipefish [66278]		Species or species habitat may occur within area
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area
Vanacampus phillipi Port Phillip Pipefish [66284]		Species or species habitat may occur within area
Vanacampus poecilolaemus Longsnout Pipefish, Australian Long-snout Pipefish, Long-snouted Pipefish [66285]		Species or species habitat may occur within area

Mammals

Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area
Arctocephalus pusillus Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat may occur within area

Reptiles

Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding likely to occur within area
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Whales and other Cetaceans

Name	Status	Type of Presence
[Resource Information]		
Mammals		
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area
Delphinus delphis Common Dophin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat known to occur within area

Name	Status	Type of Presence
Globicephala macrorhynchus Short-finned Pilot Whale [62]		Species or species habitat may occur within area
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Species or species habitat likely to occur within area
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area
Tursiops truncatus s. str. 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
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur

Name	Status	Type of Presence
Passer domesticus House Sparrow [405]		within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Anredera cordifolia Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species

Name	Status	Type of Presence
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		habitat likely to occur within area Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
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

-41.08461 146.00111

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

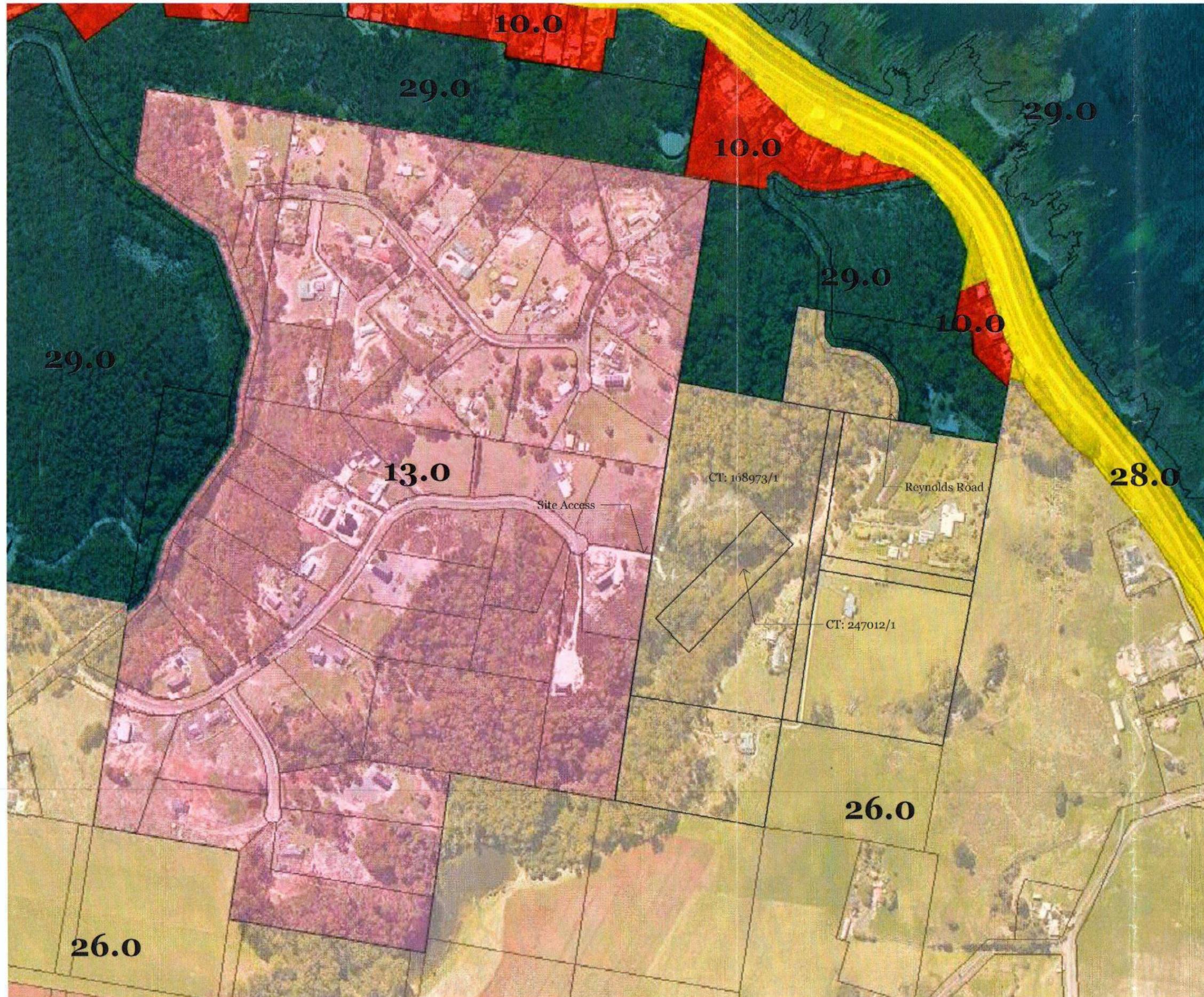
The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.



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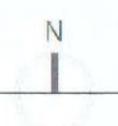
- 10.0 General Residential
- 11.0 Inner Residential
- 12.0 Low Density Residential
- 13.0 Rural Living
- 14.0 Environmental Living
- 15.0 Urban Mixed Use
- 16.0 Village
- 17.0 Community Purpose
- 18.0 Recreation
- 19.0 Open Space
- 20.0 Local Business
- 21.0 General Business
- 22.0 Central Business
- 23.0 Commercial
- 24.0 Light Industrial
- 25.0 General Industrial
- 26.0 Rural Resource
- 27.0 Significant Agricultural
- 28.0 Utilities
- 29.0 Environmental Mangement
- 30.0 Major Tourism
- 31.0 Port and Marine
- 32.0 - 39.0 Particular Purpose

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 24 OCT 2017

Application No:

Doc. ID:

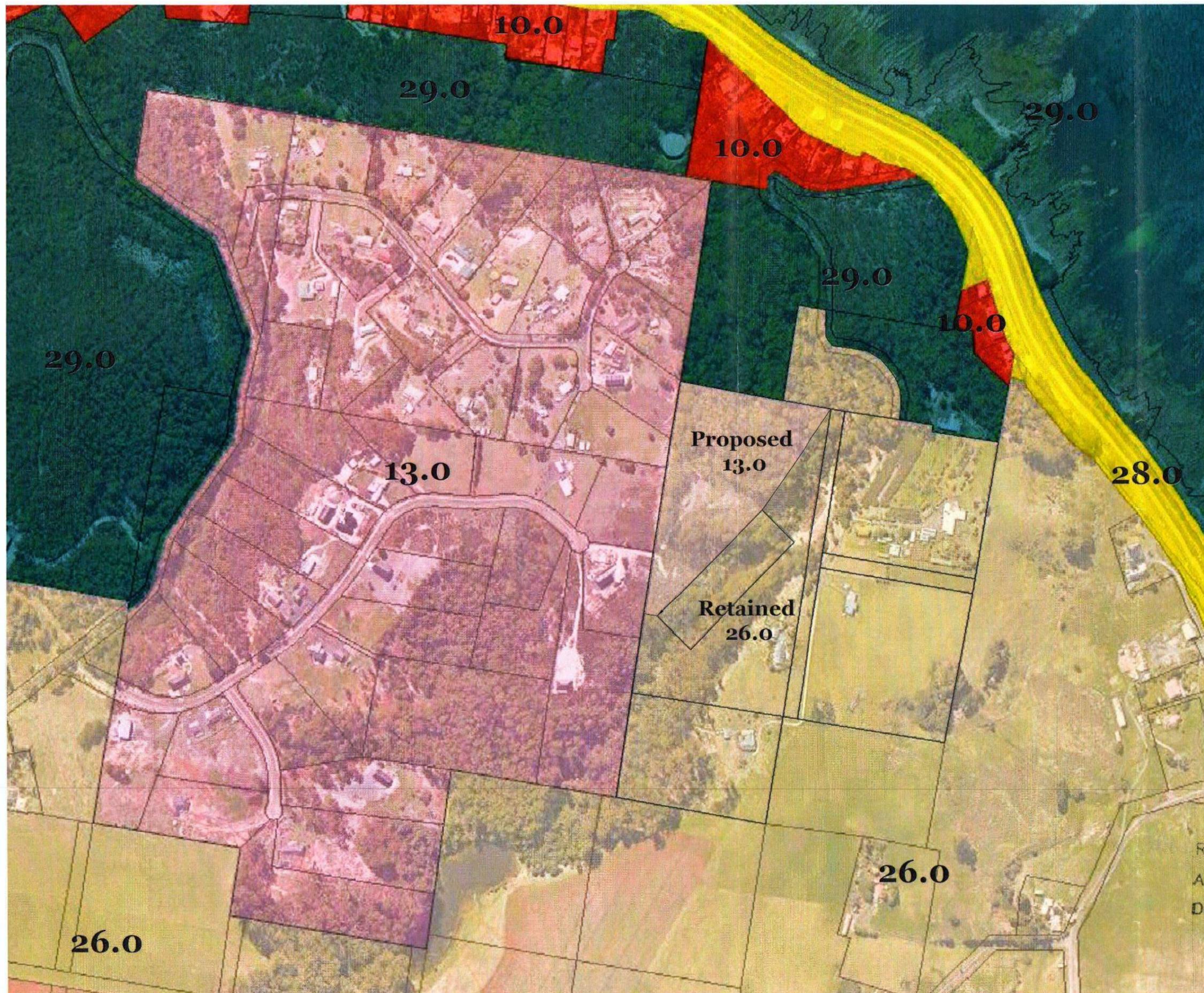


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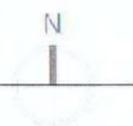
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- 10.0 General Residential
- 11.0 Inner Residential
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- 31.0 Port and Marine
- 32.0 - 39.0 Particular Purpose

CENTRAL COAST COUNCIL
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Application No:
Doc. ID:



RZ0.2

MICHELL HODGETTS & ASSOC. P/L

A.C.N. 103 088 151
AUTHORISED SURVEYORS
DEVONPORT - WYNYARD - SMITHTON - LAUNCESTON - SCOTTSDALE

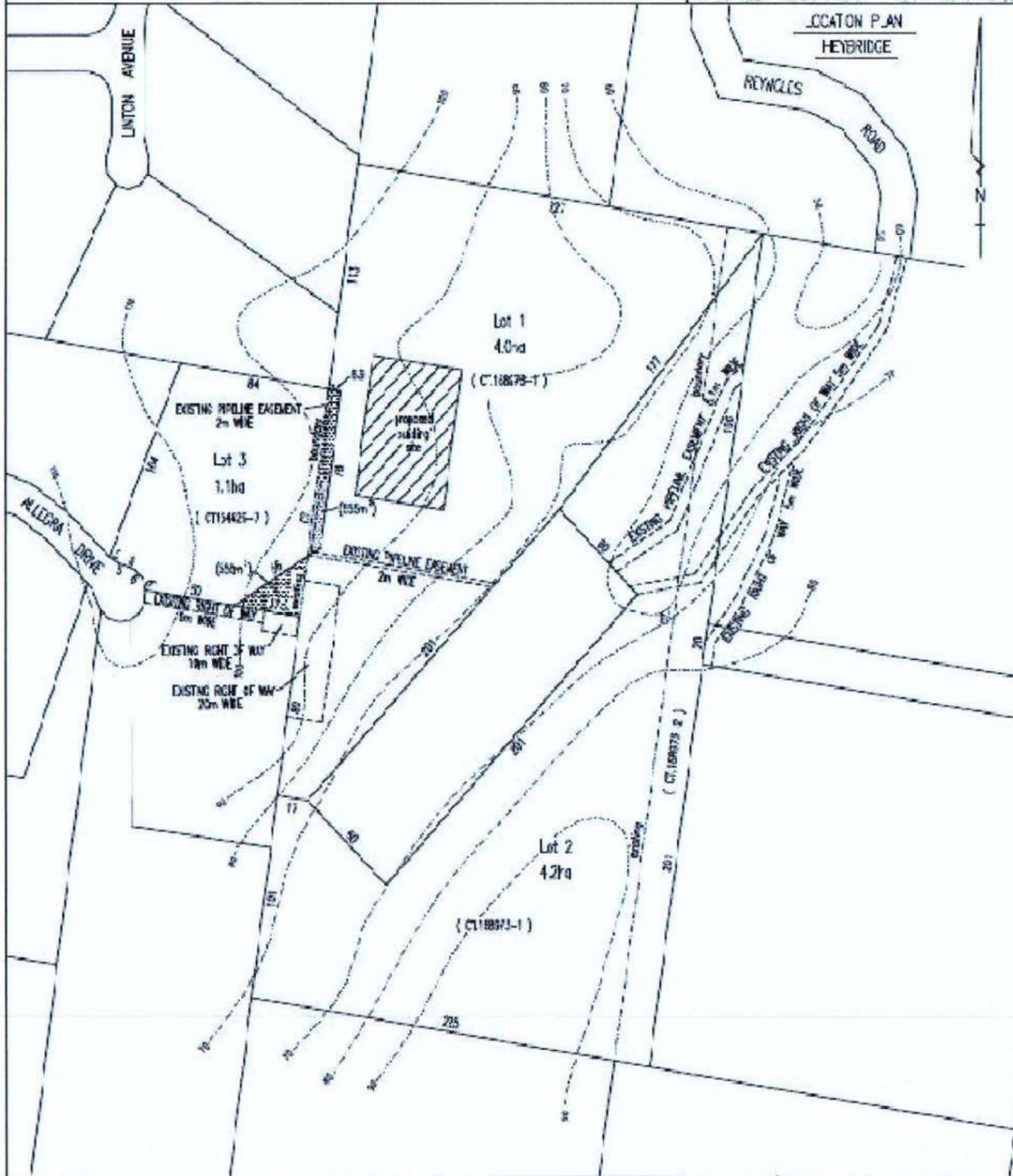
P.O. Box 712, Devonport 7310 Telephone (03) 6421 5144
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EMAIL : mh@aunzbigpond.net.au

PROPOSED SUBDIVISION & BOUNDARY AMENDMENT
Reynolds Road - Allegra Drive, Heybridge
R.G. & R.J. Hill, C.H. & C.B. Fointon



EnviroPlan

71a Bass Highway, Somerset
PO Box 546 Somerset TAS 7322
admin@enviroplanaustralia.com.au



Approved Subdivision Plan
Zone boundary proposed to align to Lot 1 of the Plan

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 24 OCT 2017

Application No:

Doc. ID:

This plan has been prepared only for the purpose of obtaining preliminary approval from the local planning authority. It is intended that these plans should be used for no other purpose. All dimensions & areas subject to final survey. All measurements are in metres.



Paul Hodgetts - registered land surveyor

Drawing No.

214201

Drawn : JAT Scale : 1:2000(A2) Date : 15/10/16

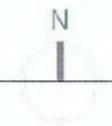
CLIENT
R & R Hill

PROJECT
Reynolds Road, Heybridge

DRAWN BY
M Wells

ISSUE
14 September 2017

DESCRIPTION
Proposed Zoning



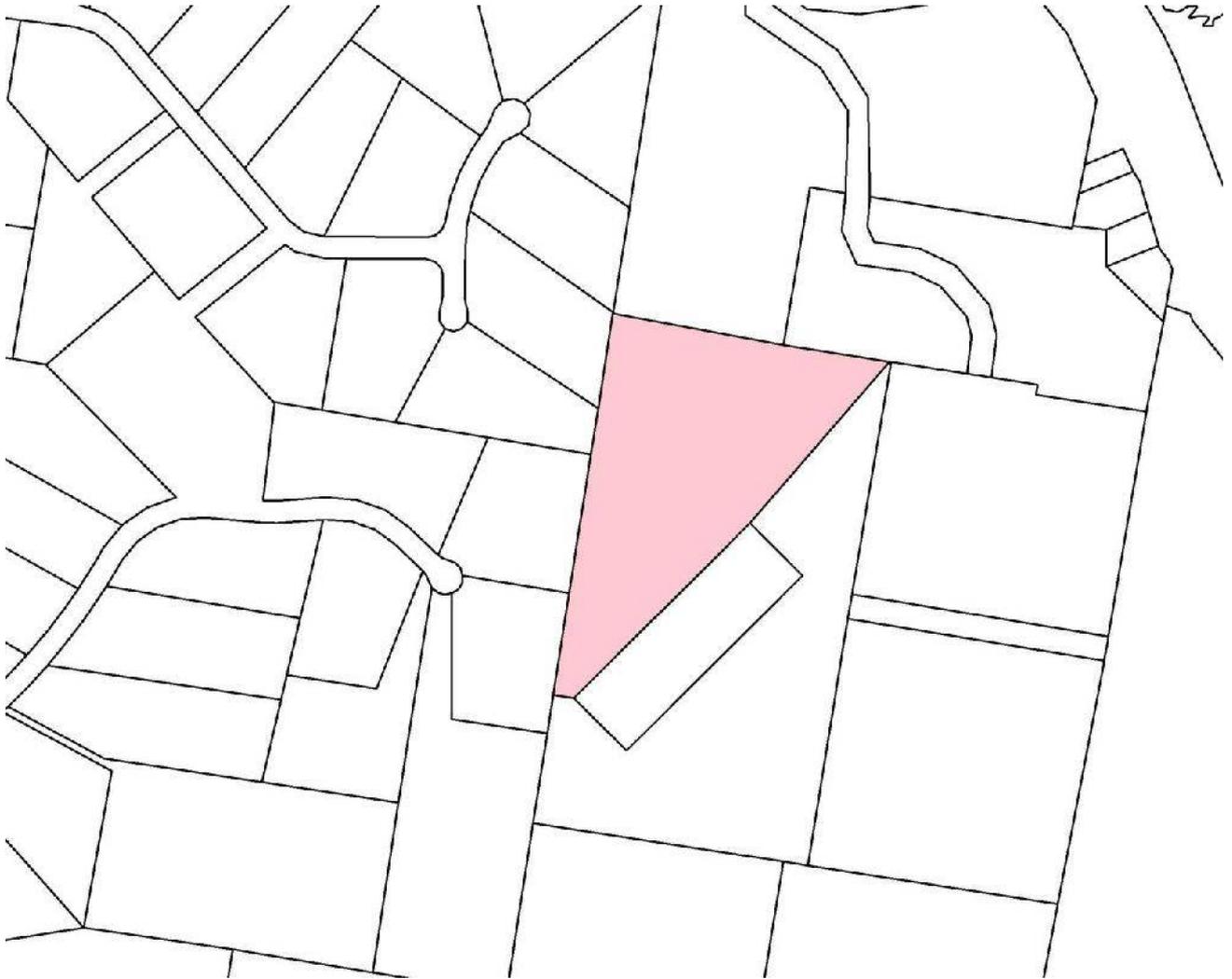
RZo.3

Annexure 3

Central Coast Interim Planning Scheme 2013

Amendment 1/2017

Proposed Zone:  Rural Living



INSTRUMENT OF CERTIFICATION

The Central Coast Council resolved at its meeting of 20 November 2017 that Amendment 1/2017 of Central Coast Interim Planning Scheme 2013 meets the requirements specified in Section 32 of the *Land Use Planning and Approvals Act 1993*.

THE COMMON SEAL of the Central Coast Council, Tasmania has been hereunto affixed pursuant to a resolution of the Council passed on the 20th day of November 2017 in the presence of:

.....
GENERAL MANAGER

Annexure 4

MICHELL HODGETTS & ASSOC. P/L

A.C.N. 109 596 152

AUTHORISED SURVEYORS

DEVONPORT – WYNYARD – SMITHTON – LAUNCESTON – SCOTTSDALE

P.O. Box 712, Devonport 7310

AUSDOC DX 70346, Devonport

E.Mail : mhasurv@bigpond.net.au

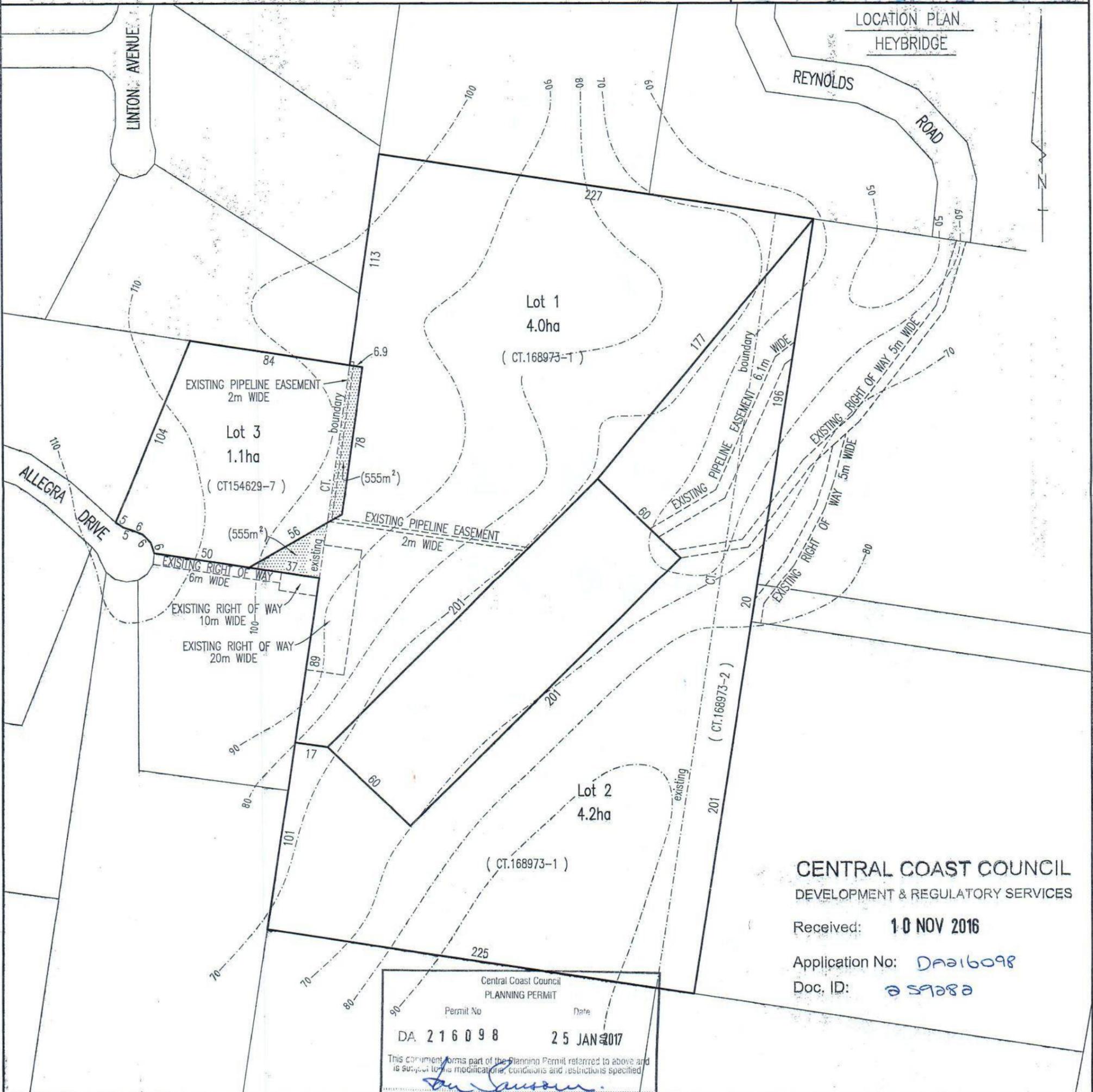
Telephone (03) 6424 5144

Fax (03) 6423 4090

PROPOSED SUBDIVISION & BOUNDARY AMENDMENT

Reynolds Road – Allegra Drive, Heybridge

R.G. & R.J. Hill, C.H. & C.B. Pointon



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: **1-0 NOV 2016**

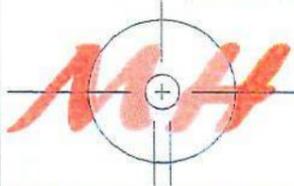
Application No: **DA216098**

Doc. ID: **259282**

This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

All dimensions & areas subject to final survey.

All measurements are in metres.



Drawing No.

214201

Drawn : J.A.T | Scale : 1:2000(A3) | Date : 10/10/16

Paul Hodgetts – registered land surveyor

Central Coast Council
PLANNING PERMIT

Permit No: DA 216098 Date: 25 JAN 2017

This document forms part of the Planning Permit referred to above and is subject to the modifications, conditions and restrictions specified.

Jan Sanson
Land Use Planning Group Leader



CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 2 DEC 2016

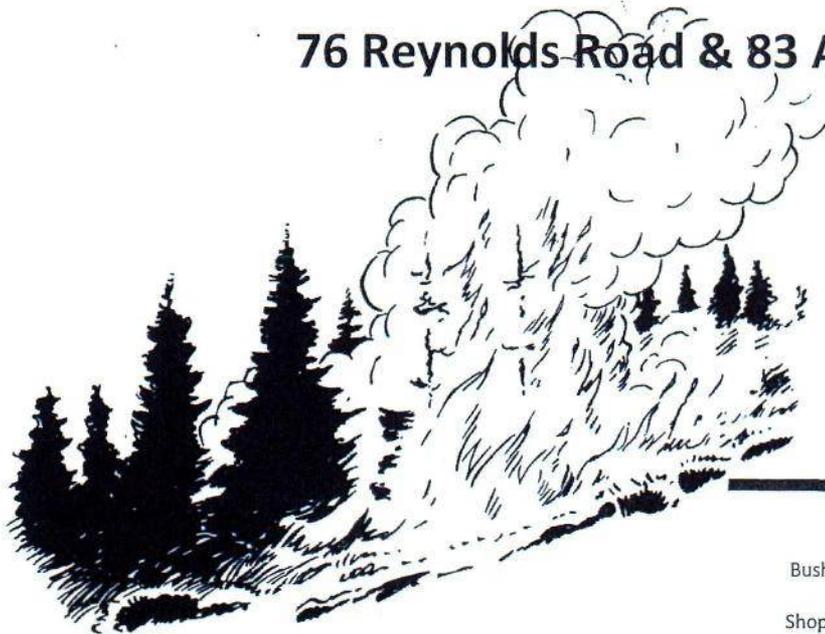
Application No: DA216098

Bushfire Risk Report

Assessment and Certificates
for

RG & RJ Hall, CH & CB Pointon

76 Reynolds Road & 83 Allegra Drive



Date of Plan

30/11/2016

EnviroPlan Australia
Micheal Wells
Bushfire Accreditation No: BFP-128
ABN: 28 650 042 436
Shop 2 / 39 Wragg Street, Somerset
PO Box 546 Somerset, TAS 7322
Email: enviroplan.australia@gmail.com

Consultant Details



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

Town Planner, Bushfire Assessor, Building Designer, Fire Engineer (IFE)

Bushfire Accreditation No: **BFP-128**

Scope of Assessors Accreditation

Micheal Wells (BFP-128) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for the following Scope of Works:

1. *Certify a Bushfire Attack Level Assessment for Building Work*
2. *Certify an Exemption from a Bushfire Hazard Management Plan*
- 3A. *Certify Acceptable Solutions for Buildings or Extensions*
- 3B. *Certify Acceptable Solutions for Small Subdivisions (less than 10 Lots or a single stage)*
- 3C. *Certify Acceptable Solutions for Large Subdivisions (10 lots or more or in multiple stages)*

Works performed by *Micheal Wells (BFP-128)* that require Tasmania Fire Service endorsement:

4. *Certify Performance Criteria of the Bushfire-Prone Areas Code.*

Disclaimer

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Bushfires in Tasmania are an unpredictable natural phenomenon and preparing a Bushfire Hazard Management Plan increases your chances of defending your property and assists in the protection the people whom frequent it. This Fire Hazard Management Plan in no way guarantees immunity from a bushfire in or around your property or the effects thereof.

Any measures implemented based on the advice from *EnviroPlan Australia*, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

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Document Status

Revision No	Author	Signature	Date
1	M. Wells		9/11/2016
2	M. Wells		30/11/2016

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CODE E1 – BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Central Coast Interim Planning Scheme 2013

Street address:

76 Reynolds Road & 83 Allegra Drive, Heybridge, Tasmania
7316

Certificate of Title / PID:

CT: 168973/1 & 154629/7, PID: 6773987 & 3132009

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

(Provide a brief description of the proposed use or development; including details of scale, siting and context.)

Proposed Subdivision

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

Section 2

Code Clauses³:

E1.4 Exempt Development

E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

E1.6.1 Subdivision

3. Documents relied upon⁴

Documents, Plans and/or Specifications

Title:

Author:

Date: Version:

Bushfire Report

Title:

Author:

Date: Version:

Bushfire Hazard Management Plan

Title:

Author:

Date: Version:

Other Documents

Title:

Author:

Date: Version:

³ Indicate by placing X in the corresponding for the relevant clauses of E1.0 Bushfire-prone Areas Code.

⁴ List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

4. Nature of Certificate⁵

<input checked="" type="checkbox"/>	E1.6.1 – Development standards for subdivision		
	E1.6.1.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input checked="" type="checkbox"/>	E1.6.1.1 A1.	Hazard Management Areas are sufficient to mitigate risk	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells
<input type="checkbox"/>	E1.6.1.1 A1. (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1.1 A1. (b)	Provides <BAL 19 for all lots	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells

	E1.6.1.2 Subdivision: Public and fire fighting access		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input checked="" type="checkbox"/>	E1.6.1.2 P1.	Access is sufficient to mitigate risk	Report: Bushfire Hazard Management Report Section: Section 2 - Main Report Author: Micheal Wells
<input type="checkbox"/>	E1.6.1.2 A1. (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1.2 A1. (b)	Access complies with Tables E3, E4 & E5	Report: Bushfire Hazard Management Report Section: Applicable Standard to which Plan relates - Main Report Author: Micheal Wells

	E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1.3 A1. (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1.3 A1. (b)	Reticulated water supply is consistent with the objective	
<input type="checkbox"/>	E1.6.1.3 A1. (c)	Reticulated water supply complies with Table E6.	
<input type="checkbox"/>	E1.6.1.3 A2. (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1.3 A2. (b)	Static water supply is consistent with the objective	Report: Bushfire Hazard Management Report Section: Section 2 - Main Report Author: Micheal Wells
<input checked="" type="checkbox"/>	E1.6.1.3 A2. (c)	Static water supply complies with Table E7.	Report: Bushfire Hazard Management Report Section: Applicable Standard to which Plan relates - Main Report Author: Micheal Wells

⁵ The certificate must indicate by placing X in the corresponding for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

5. Bushfire Hazard Practitioner⁶

Name:	Micheal Wells	Phone No:	(03) 6411 1931
Address:	71a Bass Highway	Fax No:	
	PO Box 546	Email Address:	enviroplan.australia@gmail.com
	Somerset TAS		7322
Accreditation No:	BFP – 128	Scope:	1, 2, 3A, 3B & 3C

6. Certification⁷

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.

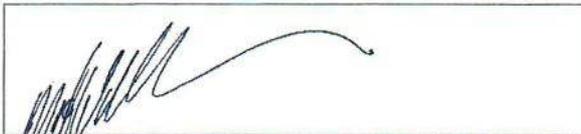
or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.

and/or

The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.

Signed:
certifier



Date: 9/11/2016 Certificate No: 216177 – 5

⁶ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

⁷ The relevant certification must be indicated by placing X in the corresponding .

Section 2

The Land – Site



Title & Description

Phone Contact: 6424 5144

Land Owners:	RG & RJ Hall, CH & CB Pointon		
Owners Agent	Michell Hodgetts & Associates		
Property Location:	76 Reynolds Road & 83 Allegra Drive, Heybridge Tasmania 7316		
Property ID:	6773987 & 3132009		
Certificate of Title:	CT: 168973/1 & 154629/7		
Lot Size:	Lot 1 - 4.0Ha, Lot 2 - 4.2Ha & Lot 3 - 1.1Ha		
Council:	Central Coast Council		
Zone of Site:	Rural Resource & Rural Living		
Zone of Surrounds:			
Class of Building:	Not Applicable		
Type of Building:	Not Applicable		
Description of Work:	Proposed Subdivision		
Referenced Documents:	Drawn By	Plan No	Revision No
	Michell Hodgetts & Associates	214201	10/10/2016

Aerial Image of Site



Figure 1 – Location of land 76 Reynolds Road & 83 Allegra Drive, Heybridge

The **Lot 1 - 4.0Ha, Lot 2 - 4.2Ha & Lot 3 - 1.1Ha** property fronts onto Reynolds Road / Allegra Drive and is located on the south eastern side of the roads.

Existing Use and Development

The current use of land is residential and vacant land. Currently there is a dwelling and associated sheds located on Lot 2 of the plan and the other allotments are vacant lands.

Site Analysis

Topography

The land is located within a valley that intersects the 76 Reynolds Road property falling from South West to North East through the allotment.

Access

The existing site access to the subject land is off **Reynolds Road / Allegra Drive** via a formed rural roads crossover and does not require further upgrades as part of this development.

The site access must be in accordance with AS/NZ 2890.1 - *Parking Facilities - Off-Street Car Parking* and in particular *Section 3 Access Facilities to Off-Street Parking Areas and Queuing Areas*.

Road Class Descriptions & Conclusion:

(AADT = Annual Average Daily Traffic Volume)

4A: Main Road (>150 AADT)

- All weather road predominately two lane and unsealed; can be sealed if economically justified;
- Operating speed of 50-80 km/h according to terrain; and
- Minimum carriage width of 7m.

4B: Minor Road (150-50 AADT)

- All weather two lane road formed and gravelled or single lane sealed road with gravel shoulders;
- Operating speed of 30-70 km/h according to terrain; and
- Minimum carriage width of 5.5m

4C: Minor Road (50 – 10 AADT)

- Substantially a single lane two way dry weather formed (natural materials) track/road;
- Operating speed of 20-40 km/h according to terrain; and
- Minimum carriage width of 4m.

The RTA Guidelines (Guide to Traffic Generating Developments) average daily residential dwelling rates for vehicle movements at **9.0** / dwelling with a weekday hourly rate of **0.85** / dwelling.

Currently on **Reynolds Road / Allegra Drive** there is a total of **40** lots fronting onto the road which equates to **360** movements per day (when fully inhabited and assuming a single dwelling per lot). The road corridor width is **20 m** with a formed construction of **7 m** (including shoulders) supporting the **Class 4b** road construction complying with Table E3 of E1.6.1.2 A2.

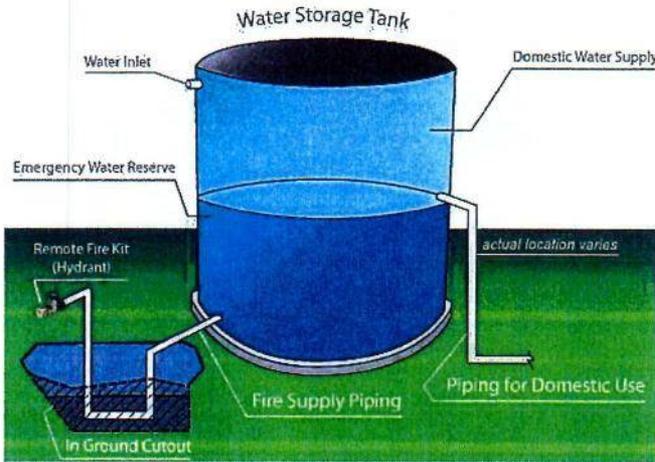
The proposal meets the requirements of Section E1.6.1.2 A1 (a) as there is insufficient increase in risk to warrant specific measures for public access as the road is constructed to accommodate large vehicle volumes with insufficient increase in risk for safe vehicular passage as the road can easily accommodate the increase in AADT placed by the proposal and does not pose a detriment to the

safe access/egress for occupants, fire or other emergency personnel and is designed to provide connectivity to the State Highway.

Reticulated Services

Reticulated water services are not located within the vicinity of the site and therefore bulk on-site water storages are required for any new habitable buildings to be placed on the allotments in accordance with the Schedule 1 of this Plan.

Rainwater tanks required for firefighting purposes should be suitably sized to ensure 10,000 litres of water is stored as a dedicated firefighting supply and held in reserve. Domestic storage must be in addition to this requirement.



A DIN or NEN standard forged Storz 65 mm adaptor fitted with a suction washer 'standpipe' is required to be constructed within 3m of the turning head of the driveway.

Figure 4 – Typical layout of steel water tank for fire and domestic supply

Surrounding Property Use

- Lands to the north is bushland and rural living uses;
- East is rural living use;
- South is rural resource; and
- West is rural living use.

TasVeg Overlay



Figure 3 – TasVEG 3.0 Fire Attributes of land 76 Reynolds Road & 83 Allegra Drive, Heybridge (source: www.theLIST.tas.gov.au)

The 'TasVEG Fire Attributes' layer defines the surrounding vegetation as being:

Vegetation Group	Fire Sensitivity / Flammability
Dry Eucalypt Forest and Woodland	H Flammability, L Sensitivity
Agricultural, Urban and Exotic Vegetation	M Flammability, L Sensitivity

The following vegetation table best describes the flora contained within the bushfire exposure:

Overview of Vegetation:

Classified Vegetation	Generalised Description
Forests:	Open tree canopy dominated by eucalypt species (typically >10m in height) with crowns that touch or overlap. Canopy allows most sunlight to penetrate supporting growth of a prominent understorey layer varying between hard-leaved shrubs to luxuriant soft leaved shrubs, ferns and herbs.
Woodlands:	Dominated by an open to sparse layer of eucalypts with the crowns rarely touching. Typically 15-35m high (may be shorter at sub-alpine altitudes). Diverse ground cover of grasses and herbs. Shrubs are sparsely distributed. Usually found on flat to undulating ground.
Grasslands:	Dominated by perennial grasses and the presence of broad-leaved herbs on flat topography. Lack of woody plants. Plants include grasses, daisies, legumes, geraniums, saltbushes and Copperburrs.
Managed Land:	Non-vegetated or reduced vegetation areas such as: actively grazed pastures, maintained urban yards, maintained lawns, crops, orchards, vineyards, commercial nurseries, playing fields, golf course fairways, cleared parks, non-vegetated areas, formed roads and footpaths including cleared verges, waterways, etc.

Given the proximity of the proposal to the classified vegetation; it is not anticipated that the use or development will likely cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent lands.

Proposal

The applicants, **RG & RJ Hall, CH & CB Pointon** are seeking to **Proposed Subdivision** under the **Central Coast Interim Planning Scheme 2013**.

The proposal is to subdivide 76 Reynolds Road into 2 allotments and adjust the boundary of 83 Allegra Drive to enhance access the proposed new allotment.

Lot 1 of the plan is to be retained for primary industry use and as such is not intended for a habitable building as part of this proposal. Therefore as the site is intended for use as primary industry; it does not require a hazard management. However a building area has been assigned to the allotment to evidence that the land satisfies the acceptable solution including a BAL assessment.

The applicant is applying to the Council, as the Planning Authority, to approve the development in accordance with the provisions of the *Land Use Planning and Approvals Act 1993*.

Intended Purpose of Plan

The plan is intended to satisfy the provisions of **Code E1** of the **Central Coast Interim Planning Scheme 2013**.

Purpose

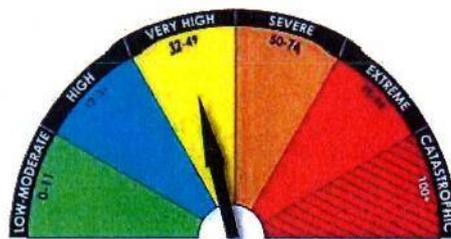
The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS 3959-2009 Construction of Buildings in Bushfire Prone Areas, and Guidelines for Development in Bushfire Prone Areas of Tasmania 2005.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS 3959-2009, Part 3.7.4, 3.7.4.1 and 3.7.4.2 of the National Construction Code Amendment 2013 and the Guidelines for Development in Bushfire Prone Areas of Tasmania.

An assessment and comments in relation to Planning Directive No 5 Bushfire – Prone Areas Code will be provided for the proposal at the conclusion of this report.

General Information - Fire Danger Index:

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and the difficulty of extinguishment according to combinations of temperature, relative humidity, wind speed and available fuels, all of which is influenced by daily rainfall events and the time elapsed between such rainfall events.

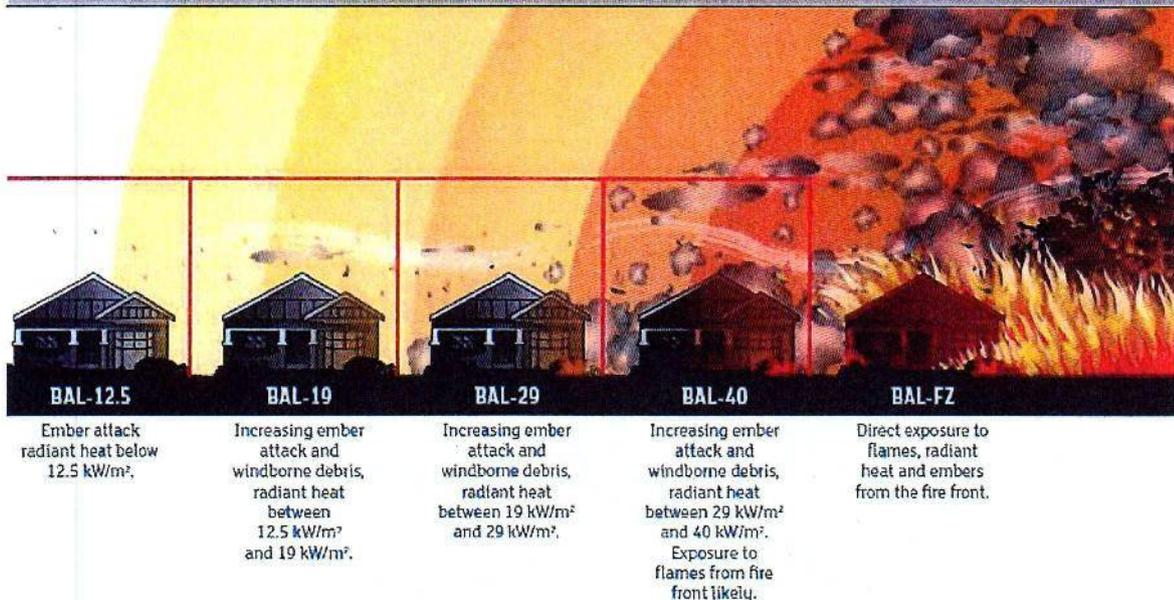


The **FDI** in Tasmania is **50**.

BAL Explanation

The following figure describes the assessed BAL level used within the Bushfire Hazard Management Plan. The table explains the expected intensity of the relevant assessed BAL.

BAL Table of Terms	
Bushfire Attack Level (BAL)	Description
Level – Low (BAL-LOW)	<i>Minimal attack from radiant heat and flame due to the distance of the site from the vegetation, although some attack by burning debris is possible. There is insufficient threat to warrant specific construction requirements.</i>
Level – 12.5 (BAL-12.5)	<i>Attack by burning debris is significant with radiant heat (not greater than 12.5 kW/m²). Radiant heat is unlikely to threaten building elements (e.g. unscreened glass). Specific construction requirements for ember protection and accumulation of debris are warranted.</i>
Level – 19 (BAL-19)	<i>Attack by burning debris is significant with radiant heat levels (not greater than 19 kW/m²) threatening some building elements (screened glass). Specific construction requirements for embers and radiant heat are warranted.</i>
Level – 29 (BAL-29)	<i>Attack by burning debris is significant and radiant heat levels (not greater than 29 kW/m²) threaten building integrity. Specific construction requirements for ember and higher radiant heat are warranted. Some flame contact could be possible.</i>
Level – 40 (BAL-40)	<i>Radiant heat levels and flame contact likely to significantly threaten building integrity and result in significant risk to residents who are unlikely to be adequately be protected.</i>
Level – Flame Zone (BAL-FZ)	<i>Significant radiant heat and significant higher likelihood of flame contact from the fire front will threaten building integrity and result in significant risk to residents.</i>



Applicable Standard to which the plan relates

E1.6.1 Subdivision – Provision of Hazard Management Areas

The proposal provides for sufficient separation from building areas and bushfire-prone vegetation which reduces heat transfer and ember attack and provides protection for all lots contained within the proposal.

<p>Objective <i>Subdivision provides for hazard management areas that:</i></p> <ul style="list-style-type: none"> <i>a) facilitate an integrated approach between subdivision and subsequent building on a lot;</i> <i>b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</i> <i>c) provide protection for lots at any stage of a staged subdivision.</i> 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <ul style="list-style-type: none"> <i>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i> <i>(b) The proposed plan of subdivision:</i> <ul style="list-style-type: none"> <i>i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;</i> <i>ii. shows the building area for each lot;</i> <i>iii. shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> <i>iv. is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> <i>v. applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i> 	<p>P1</p> <p><i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area taking into consideration:</i></p> <ul style="list-style-type: none"> <i>(a) the dimensions of hazard management areas;</i> <i>(b) a bushfire risk assessment of each lot at any stage of staged subdivision;</i> <i>(c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</i> <i>(d) the topography, including site slope;</i> <i>(e) any other potential forms of fuel and ignition sources;</i> <i>(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; and</i> <i>(g) any advice from the TFS.</i>
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion:</p>	

Lot 1 of the plan is for primary industry purposes and does not propose a building on the land as part of this proposal. However in order to satisfy the Council a fictitious building area is applied to the bushfire plan. Therefore all 3 allotments proposed comply with A1(b) above.

E1.6.2 Subdivision: Public and Fire Fighting Access

Objective	
Access roads to, and the layout of roads, tracks and trails, in a subdivision:	
<ul style="list-style-type: none"> (a) allow safe access and egress for residents, firefighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points. 	
Acceptable Solutions	Performance Criteria
A1	P1
<ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables E3, E4 & E5, is included in a bushfire hazard management plan certified by the TFS or accredited person. 	<p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> i. two way traffic; ii. all weather surfaces; iii. height and width of any vegetation clearances; iv. load capacity; v. provision of passing bays; vi. traffic control devices; vii. geometry, alignment and slope of roads, tracks and trails; viii. use of through roads to provide for connectivity; ix. limits on the length of cul-de-sacs and dead-end roads; x. provision of turning areas; xi. provision for parking areas; xii. perimeter access; and xiii. fire trails; and (b) the provision of access to <ul style="list-style-type: none"> i. bushfire-prone vegetation to permit the undertaking of hazard management works; and ii. fire fighting water supplies; and (c) any advice from the TFS.
Performance:	Acceptable Solution Satisfied
Discussion:	
Complies with A1 B Above and Table E4.	

Table E4 – Standards for Property Access

Element	Requirement
A	
Property access length is less than 30 metres; or access is not required for a fire appliance to	There are no specified design and construction requirements.

access a water connection point	
<p>B</p> <p>Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) All-weather construction; b) Load capacity of at least 20 tonnes, including for bridges and culverts; c) Minimum carriageway width of 4 metres; d) Minimum vertical clearance of 4 metres; e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; f) Cross falls of less than 3 degrees (1:20 or 5%); g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; h) Curves with a minimum inner radius of 10 metres; i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and j) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> i. A turning circle with a minimum inner radius of 10 metres; or ii. A property access encircling the building; or iii. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long
<p>C</p> <p>Property access length is 200 metres or greater.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) The Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
<p>D</p> <p>Property access length is greater than 30 metres, and access is provided to 3 or more properties.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) Complies with Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

E1.6.1.3 Subdivision – Provision of Water Supply for Fire Fighting Purposes

<p>Objective</p> <p>Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; or (b) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire; or (c) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is 	<p>P1</p> <p>No Performance Criteria</p>

<i>included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E6.</i>	
Performance:	Not Applicable
Discussion: The proposal is not in a reticulated area and therefore the provision is not applicable.	
Acceptable Solutions	Performance Criteria
A2 <i>In areas that are not serviced by reticulated water by the water corporation:</i> <i>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; or</i> <i>(b) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; or</i> <i>(c) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E7.</i>	P2 <i>No Performance Criteria</i>
Performance:	Acceptable Solution Satisfied
Discussion: Complies with A1 C above and Table E7	

Table E7 – Static Water Supply for Fire Fighting

Element	Requirement
A <i>Distance between building area to be protected and water supply</i>	<i>The following requirements apply:</i> <i>a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</i> <i>b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.</i>
B <i>Static Water Supplies</i>	<i>A static water supply:</i> <i>a) May have a remotely located offtake connected to the static water supply;</i> <i>b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</i> <i>c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</i> <i>d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</i> <i>e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:</i> <i>i. Metal;</i> <i>ii. Non-combustible material; or</i> <i>iii. Fibre-cement a minimum of 6mm thickness.</i>
C <i>Fittings, pipework and accessories (including stands and tank supports)</i>	<i>Fittings and pipework associated with a water connection point for a static water supply must:</i> <i>a) Have a minimum nominal internal diameter of 50mm;</i> <i>b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</i> <i>c) Be metal or lagged by non-combustible materials if above ground;</i> <i>d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);</i> <i>e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</i>

	<ul style="list-style-type: none"> f) Ensure the coupling is accessible and available for connection at all times; g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> i. Visible; ii. Accessible to allow connection by fire fighting equipment; iii. At a working height of 450 – 600mm above ground level; and iv. Protected from possible damage, including damage by vehicles.
<p>D</p> <p>Signage for static connections</p>	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:</p> <ul style="list-style-type: none"> a) Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or b) The following requirements: <ul style="list-style-type: none"> i. Be marked with the letter 'W' contained within a circle with the letter in upper case of not less than 100 mm in height; ii. Be in fade-resistant material with white reflective lettering and circle on a red background; iii. Be located within one metre of the water connection point in a situation which will not impede access or operation; and iv. Be no less than 400 mm above the ground.
<p>E</p> <p>Hardstand</p>	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> a) No more than three metres from the water connection point, measured as a hoselay (including the minimum water level in dams, swimming pools and the like); b) No closer than six metres from the building area to be protected c) With a minimum width of three metres constructed to the same standard as the carriageway; and d) Connected to the property access by a carriageway equivalent to the standard of the property access.



Bushfire Hazard Management Plan

Specifications

Note: Specifications must be read in conjunction with the Bushfire Hazard Management Plan that features in Annexure 1 of this Plan

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: BFP-128

ABN: 28 650 042 436

PO Box 546 Somerset, TAS 7322

Email: enviroplan.australia@gmail.com



Bushfire Attack Level (BAL) Assessment

Property Address: **76 Reynolds Road & 83 Allegra Drive, Heybridge, Tasmania 7316**

Municipality: **Central Coast**

Date of Assessment: **9/11/2016**

Type of Building Work

Building Class Adopted: **Not Applicable**

Proposal Description: **Proposed Subdivision**

The BCA classifies buildings by their use. A building may be made up of a number of classes if it has a mixed use. The BCA identifies the following building classes:

- Class 1(a) a single dwelling or attached dwellings (e.g.: a terrace, duplex, etc) where each dwelling is separated by a fire wall.
 - Class 1(b) one or more buildings that constitute a boarding house, guest house, hostel of small scale (i.e.: not exceeding 12 persons or 300m² in floor area)
 - Class 2 a building containing 2 or more dwelling units (e.g.: flats, apartments)
 - Class 3 a residential building for a number of persons such as a large scale boarding house, guest house, hostel, the residential part of a hotel, motel, school etc
 - Class 4 a dwelling unit that is a part of a commercial use (e.g.: a caretakers/managers flat)
 - Class 5 an office building
 - Class 6 a shop or other building where goods or services are retailed directly to the public
 - Class 7(a) a car park building
 - Class 7(b) a storage building or building where goods are wholesaled (e.g.: a warehouse)
 - Class 8 a laboratory or a building where a process takes place (e.g.: factory, workshop etc)
 - Class 9(a) a health care building (e.g.: hospital, clinic, doctor's surgery etc)
 - Class 9(b) an assembly building (e.g.: community hall, sports hall, church etc)
 - Class 9(c) an aged care building
 - Class 10(a) a non-habitable building being a private garage, shed, carport or the like
 - Class 10(b) a structure (e.g.: a fence, wall, mast, swimming pool etc)
-

Fire Danger Index

FDI Adopted: **50**

Vegetation Type

Classification Adopted: **Forest**

Lot 1 – BAL Assessment

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: BFP-128

ABN: 28 650 042 436

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Classification for each side of the Site

Vegetation Class	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>	Exclusions (where applicable)
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>	
Group A - Forest	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group H – Managed Land	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Vegetation Proximity

		Show distance in metres							
Distance to classified vegetation	N	86	S	65	E	31	W	51	
	NE		SW		SE		NW		

Closest Exposure: 31 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

Slope under the classified vegetation	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>
Upslope								
Upslope/0°	<input type="checkbox"/>		Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input type="checkbox"/>
Downslope								
>0 to 5°	<input type="checkbox"/>		>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>
>5 to 10°	<input checked="" type="checkbox"/>		>5 to 10°	<input type="checkbox"/>	>5 to 10°	<input type="checkbox"/>	>5 to 10°	<input type="checkbox"/>
>10 to 15°	<input type="checkbox"/>		>10 to 15°	<input type="checkbox"/>	>10 to 15°	<input checked="" type="checkbox"/>	>10 to 15°	<input type="checkbox"/>
>15 to 20°	<input type="checkbox"/>		>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input checked="" type="checkbox"/>
BAL value for each side of site	BAL - 12.5		BAL - LOW		BAL - 12.5		BAL - 19	

Site BAL Assessment

BAL classification adopted for site is: BAL - 19

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

Lot 2 – BAL Assessment

EnviroPlan Australia

Micheal Wells

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Classification for each side of the Site

Vegetation Class	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>	Exclusions (where applicable)
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>	
Group A - Forest	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group H – Managed Land	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>

Vegetation Proximity

		Show distance in metres							
Distance to classified vegetation	N	27	S	51	E	51	W	0	
	NE		SW		SE		NW		

Closest Exposure: 27 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

Slope under the classified vegetation	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>
Upslope	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
Downslope	>0 to 5°	<input checked="" type="checkbox"/>	>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>
	>5 to 10°	<input type="checkbox"/>						
	>10 to 15°	<input type="checkbox"/>						
	>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input checked="" type="checkbox"/>	>15 to 20°	<input checked="" type="checkbox"/>	>15 to 20°	<input type="checkbox"/>
BAL value for each side of site	BAL - 19		BAL - 19		BAL - 19		BAL - LOW	

Site BAL Assessment

BAL classification adopted for site is: BAL - 19

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

Lot 3 – BAL Assessment

EnviroPlan Australia

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Bushfire Accreditation No: BFP-128

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Classification for each side of the Site

Vegetation Class	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>	Exclusions (where applicable)
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>	
Group A - Forest	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group H – Managed Land	<input checked="" type="checkbox"/>		<input type="checkbox"/>						

Vegetation Proximity

		Show distance in metres							
Distance to classified vegetation	N	10	S	20	E	10	W	10	
	NE		SW		SE		NW		

Closest Exposure: 10 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

Slope under the classified vegetation	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>	
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>	
Upslope									
Upslope/0°	<input type="checkbox"/>		Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	
Downslope									
>0 to 5°	<input checked="" type="checkbox"/>		>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>	>0 to 5°	<input type="checkbox"/>	
>5 to 10°	<input type="checkbox"/>		>5 to 10°	<input type="checkbox"/>	>5 to 10°	<input checked="" type="checkbox"/>	>5 to 10°	<input type="checkbox"/>	
>10 to 15°	<input type="checkbox"/>		>10 to 15°	<input type="checkbox"/>	>10 to 15°	<input type="checkbox"/>	>10 to 15°	<input type="checkbox"/>	
>15 to 20°	<input type="checkbox"/>		>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input type="checkbox"/>	>15 to 20°	<input type="checkbox"/>	
BAL value for each side of site	BAL - LOW		BAL - LOW		BAL - LOW		BAL - LOW		

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 & BAL - FZ (Flame Zone)



Planning & Development Consultants

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Email: enviroplan.australia@gmail.com
Phone: 6411 1931



Property Identifier:

6773987 & 3132009

Certificate of Title:

168973/1 & 154629/7

**BUSHFIRE HAZARD MANAGEMENT PLAN
Specifications**

76 Reynolds Road & 83 Allegra Drive, Heybridge Tasmania 7316

1.1 Introductions

The Bushfire Attack Level (BAL) assessment is for the proposed development at **76 Reynolds Road & 83 Allegra Drive, Heybridge.**

The development will have a Hazard Management Area (HMA) surrounding the features identified on Drawing No **B0.1 to B0.3** seen as Annexure 1 to this Plan.

Vegetation greater than 1Ha within 100m (50m grassland) of the proposal site was assessed against the Acceptable Solutions Criteria of the municipal planning scheme. AS3959-2009 was used to assign a BAL level to the development utilising a range of data specific to the subject site.

1.2 Water Supply (Refer to Schedule 1 of the Plan)

The subject land is not connected to municipal water supply with no fire hydrants located within the subject area. Therefore, bulk water storages (tanks) are not required for any new buildings to be placed on the subject lot/s and these must be sized appropriately so as to accommodate a dedicated 10,000 litres for fire purposes (excludes domestic supply).

1.3 Access (Refer Schedule 1 of the Plan)

Road access to the proposal is via **Reynolds Road / Allegra Drive** which is a Council maintained sealed roadway that complies with municipal standards. Access to the site for fire appliances is easily accommodated as the plan provides for sufficient room for the suitable manoeuvrability of vehicles to obtain access to minimum 10,000 litre water storage / hard stand area.

Egress from the site is via a **Class 4b** road which is constructed to Standards enabling safe passage for a variety of vehicle sizes through to a State road.

1.4 Landscaping

It is the responsibility of the land owner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan.

All paths and pedestrian areas within 1m of any habitable structure on the subject site must be constructed of non-combustible materials (i.e. stone, paving, concrete, pebbles etc.).

Vegetation along pathways should be of a low flammability type and in accordance with the Tasmania Fire Services' brochure - Fire Retardant garden plants. Plants that produce a lot of debris or fine fuels should be avoided. Trees and shrubs that retain dead material in branches, or which shed long strips of bark, or rough fibrous bark, or large quantities of leaves should be avoided.

Vines on walls or tree canopies over roofed areas should be avoided. Timber, woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided.

1.5 Hazard Management Area (HMA)

A bushfire Hazard Management Area (HMA) will be developed within and up to the property boundaries. Refer to the Drawing No **B0.1 to B0.3** seen as Annexure 1 to this Plan.

The specified width of the HMA is to enable a habitable building to be constructed to the assigned BAL anywhere within the Building Envelope shown on drawing No **B0.1 to B0.3** seen as Annexure 1 to this Plan.

This area is to be regularly maintained and managed and in particular between the months of September and March in each calendar year. Landscaping in the HMA is to be minimised, grass maintained to a maximum height of 50mm with fuel loads not exceeding 2 tonnes per hectare.

Pathways and landscaping material surrounding any habitable structures must be of non-combustible elements for a minimum of 1m from any external walls or decks.

This BHMP is achieved by:

- Pathways located on the subject land to be of non-combustible materials
- Fuel loads to be kept to less than 2 tonnes per hectare
- Total shrub cover is to be kept to a maximum of 20% of the available area

- Clear space from any habitable structures of at least 4 times the mature height of any shrubs planted
- Shrubs must not be planted in cluster forms or clumps
- Remove ground level fuels and trim the bottom of tree canopies to at least a height of 2m off ground level
- Minimise ground level fuels wherever possible.

1.6 Maintenance prior to the onset of each fire season

- Guttering on all habitable structures must be inspected and cleared of debris annually
- Ensure all hoses and brass connections are in good working order
- All valley and wall/roof junctions are inspected and debris removed
- Roof sheeting inspected for damages or dislodged roofing materials (replace if necessary)
- Painted surfaces are in good condition and decaying timbers given particular attention to repair
- Screens/shutters on windows and doors are in good working condition and fit well without breaks, holes or tears
- Door mats to be of non-combustible materials
- Woodpiles, garden sheds and other combustible materials to be kept well away from habitable structures.

Schedule 1 - Mitigation Measures for Subject Site

General Planning Requirements of the Plan

1. A *Hazard Management Area* must be established around the habitable structure to a distances specified in *Schedule 3 – Bushfire Hazard Management Plan*;
2. Lawns within the *Hazard Management Area* must be well maintained during the fire season from September through to March and kept as ‘short cropped’;
3. Paths and driveways must be constructed of non-flammable materials;
4. Dams, uncovered water storages , orchards, vegetable gardens, waste water system and tanks etc must be located on the fire prone side of the proposed habitable structure;
5. Only fire retardant plants of the low flammability type (Fire Resisting Garden Plants - TFS) must be planted in the *Hazard Management Area*;
6. No vegetation must be able to fall onto the proposed structure;
7. The owner/s must maintain tree crowns within the *Hazard Management Area* to have horizontal separation of 5 metres distance from each tree crown;
8. Trees of significant establishment should be retained so as to create a screen to protect from radiant heat transfer;
9. The hazard management area must be located within the property boundaries;

Final Plan Requirements

10. The Hazard Management Area featured on drawing no: **B0.1 to B0.3** seen as Annexure 1 to this Plan is not required to be featured on the final plan of survey;
11. The *Hazard Management Area* featured on drawing no: **B0.1 to B0.3** seen as Annexure 1 to this Plan is not a “building exclusion area” and is capable of being built upon by separate application. In such circumstances a new bushfire hazard management plan will be required for any encroachments of habitable buildings or non-habitable buildings within 6m of habitable buildings within this area;

Property Accesses Exceeding 30 meters to Building Area

12. The property access must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridges or culverts if applicable;
13. The carriageway from the access to the building area must be a minimum of 4 metres wide with a vertical clearance of 4 metres;
14. The carriageway must have a minimum horizontal vegetation clearance of 0.5 metres;
15. The carriageway must contain a cross-fall of less than 3 degrees (1:20 or 5%) and dips of less than 7 degrees (1:8 or 12.5%) from an entry and exit angle;

16. All curves on the carriageway must contain a minimum inner radius of 10 metres;
17. The carriageway must have cross falls of less than 3 degrees (1:20 or 5%) and a maximum grade of 15 degrees (1:3.5 or 28%) for sealed roads and / or 10 degrees (1:5.5 or 18%) for unsealed roads;
18. All terminations of carriageways must be provided with a turning area of fire appliances by either of the following:
 - a. A turning circle with a minimum inner radius of 10 metres; or
 - b. A property access encircling the building; or
 - c. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long.

Property Accesses Exceeding 200 meters to Building Area

19. The property access must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridges or culverts if applicable;
20. The carriageway from the access to the building area must be a minimum of 4 metres wide with a vertical clearance of 4 metres;
21. The carriageway must have a minimum horizontal vegetation clearance of 0.5 metres;
22. The carriageway must contain a cross-fall of less than 3 degrees (1:20 or 5%) and dips of less than 7 degrees (1:8 or 12.5%) from an entry and exit angle;
23. All curves on the carriageway must contain a minimum inner radius of 10 metres;
24. The carriageway must have cross falls of less than 3 degrees (1:20 or 5%) and a maximum grade of 15 degrees (1:3.5 or 28%) for sealed roads and / or 10 degrees (1:5.5 or 18%) for unsealed roads;
25. All terminations of carriageways must be provided with a turning area of fire appliances by either of the following:
 - a. A turning circle with a minimum inner radius of 10 metres; or
 - b. A property access encircling the building; or
 - c. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long.
26. The carriageway must provide a passing bay with a minimum additional 2 metres carriageway width (6 metres total) and 20 metres in length not exceeding every 100 metres in separation;

Property Accesses Exceeding 30 meters & Access to 3 or more Properties

27. The property access must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridges or culverts if applicable;
28. The carriageway from the access to the building area must be a minimum of 4 metres wide with a vertical clearance of 4 metres;
29. The carriageway must have a minimum horizontal vegetation clearance of 0.5 metres;

30. The carriageway must contain a cross-fall of less than 3 degrees (1:20 or 5%) and dips of less than 7 degrees (1:8 or 12.5%) from an entry and exit angle;
31. All curves on the carriageway must contain a minimum inner radius of 10 metres;
32. The carriageway must have cross falls of less than 3 degrees (1:20 or 5%) and a maximum grade of 15 degrees (1:3.5 or 28%) for sealed roads and / or 10 degrees (1:5.5 or 18%) for unsealed roads;
33. All terminations of carriageways must be provided with a turning area of fire appliances by either of the following:
 - a. A turning circle with a minimum inner radius of 10 metres; or
 - b. A property access encircling the building; or
 - c. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long.
34. The carriageway must provide a passing bay with a minimum additional 2 metres carriageway width (6 metres total) and 20 metres in length not exceeding every 100 metres in separation;

Static Water Supply – Distance to Building Area

35. A static water connection point must be located within 90 metres of the building area;
36. The distance between the static water connection point and the furthest part of the building area must be measured as a hose lay

Static Water Supplies

37. The water tank supply required by this development may have a remotely located offtake connected to the static water supply;
38. The water supply can be used for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
39. The static water supply must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems – domestic supply is in addition to this amount;
40. The water storage tank must be metal, concrete or lagged by non-combustible materials if above ground;
41. If the tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - i. Metal;
 - ii. Non-combustible material; or
 - iii. Fibre-cement a minimum of 6mm thickness.

Tank Fittings, Pipework and Accessories

42. All fittings and pipework associated with a water connection point must:
- i. Have a minimum nominal internal diameter of 50mm;
 - ii. Be fitted with a valve with a minimum nominal internal diameter of 50mm;
 - iii. Be metal or lagged by non-combustible materials if above ground;
 - iv. Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
 - v. Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
 - vi. Ensure the coupling is accessible and available for connection at all times;
 - vii. Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
 - viii. Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
 - ix. Where a remote offtake is installed, ensure the offtake is in a position that is:
 - a. Visible;
 - b. Accessible to allow connection by fire fighting equipment;
 - c. At a working height of 450 – 600mm above ground level; and
 - d. Protected from possible damage, including damage by vehicles.

Signage for Static Connections

43. The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:
- a) Water tank signage requirements within *AS 2304-2011 Water storage tanks for fire protection systems*; or
 - b) The following requirements:
 - i. Be marked with the letter 'W' contained within a circle with the letter in upper case of not less than 100 mm in height;
 - ii. Be in fade-resistant material with white reflective lettering and circle on a red background;
 - iii. Be located within 1 metre of the water connection point in a situation which will not impede access or operation; and
 - iv. Be no less than 400 mm above the ground.

Hard Stand Areas for Static Water Supplies

44. A hardstand area for fire appliances must be provided:

- a)* No more than three metres from the water connection point, measured as a hoselay (including the minimum water level in dams, swimming pools and the like);
- b)* No closer than six metres from the building area to be protected;
- c)* With a minimum width of 3 metres constructed to the same standard as the carriageway; and
- d)* Connected to the property access by a carriageway equivalent to the standard of the property access.



Planning & Development Consultants

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CLASS

In the following list E denotes an exotic plant, TN a plant native to Tasmania, AN a plant native to mainland Australia and X a known environmental weed.

BUSHFIRE HAZARD MANAGEMENT PLAN Planting Guide

76 Reynolds Road & 83 Allegra Drive, Heybridge Tasmania 7316

High Flammability

These plants have been shown to be highly flammable and should not be planted or allowed to remain inside your house's Hazard Management Area. Move these plants away from your house and replace them with less flammable plants.

Moderate Flammability

These plants should be avoided in the Hazard Management Area. They should not be allowed to dominate your garden and should be well maintained, being especially careful to remove dead material before it accumulates.

Low Flammability

These plants are acceptable in the Hazard Management Area and will be valuable replacements for more flammable plants.

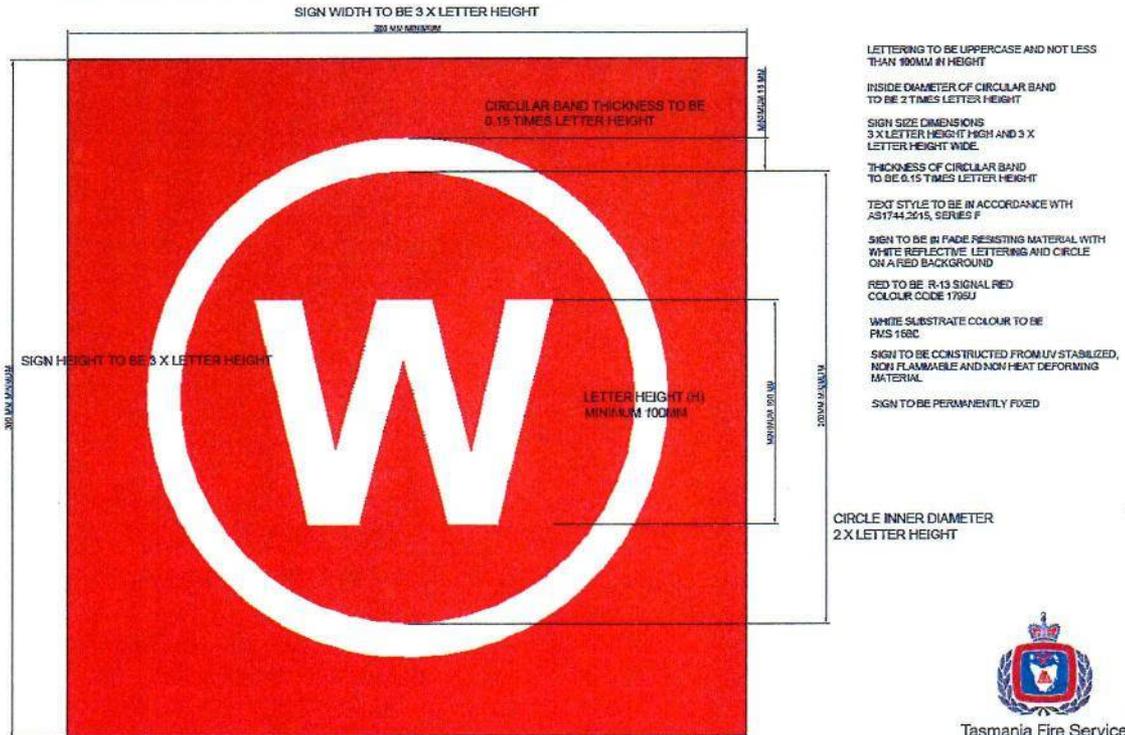
Botanical Name	Class	Common Name	Botanical Name	Class	Common Name	Botanical Name	Class	Common Name
Acacia dealbata	TN	Silver Wattle	Acacia baileyana	AN X	Cootamundra Wattle	Artemisia sp.	E	Wormwood or Angels Hair
Acacia stricta	TN	Hop Wattle	Acacia decurrens	AN	Green Wattle	Camellia sp.	E	Camellias
Acacia verticillata	TN	Prickly Moses	Acacia mearnsii	TN	Black Wattle	Capsicum annum var.fasciculatum	E	Chilli
Acer palmatum	E	Japanese Maple	Acacia melanoxylon	TN	Blackwood	Diplarrena moraea	TN	White Flag Iris
Acmena smithii	AN	Lilly Pilly	Acacia podalyrifolia	AN	Mt Morgan Wattle	Gazania hybrida	E	Treasure Flower
Aesculus hippocastanum	E	Common Horse Chestnut	Actinidia chinensis	E	Kiwi Fruit	Hebe speciosa	E	Veronica
Allocauarina cunninghamiana	AN	River Sheak	Araucaria heterophylla	AN	Norfolk Island Pine	Hemeroallis aurantiaca	E	Day Lilly
Angophora floribunda	E	Rough-barked Apple	Atherosperma moschatum	TN	Sassafras	Hydrangea macrophylla	E	Hydrangea
Bambusa vulgaris	E	Bamboo	Bedfordia salicifolia	TN	Blanket Bush	Hymenocallis littoralis	E	Spider Lily or Spider Flower
Banksia integrifolia	AN	Coast Banksia	Beyeria viscosa	TN	Pinkwood	Hymenoporum flavum	AN	Native Frangipani
Banksia marginata	TN	Honeysuckle	Brachyhiton acerifolius	AN	Illawarra Flame Tree	Lampranthus aurantiacus	E	Pigface or Iceplant
Betula pendula	E	Silver Birch	Brachyhiton discolor	AN	Lacebark	Lavendula angustifolia	E	English Lavender
Buddleia davidii	E	Butterfly Bush	Brachyhiton rupestris	AN	Bottle Tree	Passiflora herbertaina	AN	Native Passionfruit
Callistemon citrinus	AN	Common Red Bottlebrush	Calodendrum capense	E	Cape Chestnut	Pelargonium peltatum	E	Geranium
Callitris rhomboidea	TN	Oyster Bay Pine	Canna indica	E	Canna Lily	Pomaderris apetala	TN	Dogwood
Cassia javanica	E	Pink Cassia	Cassia floribunda	E	Smooth Cassia	Prunus sp.	E	Plum
Chamaecyparis lawsoniana	E	Lawson Cypress	Ceanothus papillosus	E	Pacific Blue	Solanum melongera	E	Eggplant
Cinnamomum camphora	E	Camphor Laurel	Chaenomeles japonica	E	Flowering Quince			
Citrus limon	E	Lemon	Chrysanthemum indicum	E	Chrysanthemum			
Cortaderia argentea	EX	Pampas Grass	Citrus nobilis	E	Mandarin			
Corymbia maculata	AN	Spotted Gum	Coleonema pulchrum	E X	Diosma			
Cupressus funebris	E	Mourning Cypress	Cotoneaster glaucophyllus	E	Cotoneaster			
Dodonaea viscosa	TN	Native Hog	Cucurbita maxima	E	Pumpkin			
Elaeocarpus reticulatus	TN	Blueberry Ash	Cymbopogon citratus	E	Lemon Grass			
Eucalyptus amygdalina	TN	Black Peppermint	Cyphomandra betacea	E	Tamarillo			
Eucalyptus globulus	TN	Blue Gum	Delonix regia	E	Poinciana			
Eucalyptus obliqua	TN	Brown Stringybark	Dicksonia antarctica	TN	Man Fern			
Eucalyptus paniculata	AN	Grey Ironbark	Diospyros sp.	E	Persimmon			
Eucalyptus pulchella	TN	White Peppermint	Eriobotrya japonica	E	Loquat			
Eucalyptus viminalis	TN	White Gum	Escallonia macrantha	E	Escallonia			
Exocarpos cupressiformis	TN	Native Cherry	Euryops pectinatus	E	Yellow Daisy Bush			
Flindersia australis	AN	Crow's Ash	Genista monspessulana	E X	Montpellier Broom			
Gahnia grandis	TN	Cutting Grass	Koeleruteria paniculata	E	Golden Rain Tree			
Gleditsia tricanthos	E	Honey Locust	Lantana camara	E	Lantana			
Grevillea x Poorinda	AN	Poorinda Cultivars of Grevilleas	Ligustrum lucidum	E	Large-leaved Privet			
Grevillea robusta	AN	Silky Oak	Liquidambar styraciflua	E	Liquidambar			
Grevillea rosmarinifolia	AN	Rosemary Grevillea	Magnolia grandiflora	E	Magnolia			
Ilex aquifolium	E X	Holly	Morus sp.	E	Mulberry			
Lepidosperma laterale	AN	Sword Rush	Myoporum insulare	AN	Boobyalla			
Leptospermum lanigerum	TN	Woolley Teatree	Nerium oleander	E	Oleander			
Leptospermum scoparium	TN	Manuka, Teatree	Olearia argophylla	TN	Musk			
Lomandra longifolia	TN	Saggs	Photinia glabra var. rubens	E	Chinese Fire Bush or Red-leaved Photinia			
Melaleuca alternifolia	AN	Peppercorn	Pittosporum bicolor	TN	Cheesewood			
Monstera deliciosa	E	Monstera	Pteridium esculentum	TN	Bracken Fern			
Nandina domestica	E	Sacred Bamboo	Rhododendron sp.	E	Rhododendron			
Nicotiana glauca	AN	Tobacco Bush	Rosa sp.	E X	Roses, Briars			
Pinus elliptica	E	Slash or Elliott's Pine	Salix babylonica	E	Weeping Willow			
Pinus patula	E	Mexican or Weeping Pine	Salix chilensis	E	Pencil Willow			
Pittosporum undulatum	AN X	Sweet Pittosporum	Sorbus aucuparia	E	Rowan			
Platanus x acerifolia	E	Plane Tree	Spathodea campanulata	E	African Tulip Tree			
Poa sp.	AN	Poa Grass	Syringa vulgaris	E	Lilac			
Populus sp.	E	Poplar	Weigela florida	E	Fairy Trumpets			
Quercus robur	E	English oak	Zieria arborescens	TN	Stinkwood			
Spiraea catonensis	E	May						
Tasmania lanceolata	TN	Native Pepper						
Ulex europaeus	E X	Gorse						
Viburnum opulus	E	Guellder Rose						

Annexure 1 – Bushfire Hazard Management Plan

Annexure 2 – Water Sign Requirements

V1.0

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



Annexure 1 - Bushfire Hazard Management Plan



Key Index

- Hazard Management Area (HMA)
- Building Envelope

CLASSIFICATION
 This development has BAL 19 separation distances determined in accordance with Method 1 of Section 2.2 of AS3959.2009 Construction of Buildings in Bushfire-Prone Areas.
 Separation distances between the building area and the Classified Vegetation are appropriate and in accordance with the requirements of Table 4.4(d)(1b) of the Directors Determination for Building in Bushfire-Prone Areas.

There is no requirement to upgrade the construction standards of those parts of an existing building that are not being altered. Section 115 of the Building Act 2000 applies if the existing building was constructed lawfully.

Lot	BAL Assessed
1	BAL-19
2	BAL-19
3	BAL-LOW

Certified Plan

(Signature)
 Michael Wells
 Scope: 1, 2, 3A, 3B & 3C
 BFP-128

Non-Combustible water storage tank (i.e. steel, concrete or shielded) with 10,000lrs minimum stored capacity per habitable building to be protected is required on Lot 3 at the time of building. This must be dedicated for firefighting purposes and fitted with a DIN or NEN standard forged Stop 65 mm adaptor fitted with a suction washer. A connection / standpipe is required to be constructed within 90m of the furthest part of the habitable building/s to be protected. Domestic water volumes are in addition to the above requirement.

Hazard Management Area (marked yellow). Separation distances as shown. Maintain HMA in a minimum fuel condition at all times with regular maintenance from September through to March each calendar year.



CENTRAL COAST COUNCIL
 DEVELOPMENT & REGULATORY SERVICES

Received: 2 DEC 2016
 Application No:
 Doc. ID:



CLIENT
 RG & RJ Hall, CH & CB Pointon

PROJECT
 Reynolds Road - Allegra Drive

DRAWN BY
 M Wells

ISSUE
 30/11/2016

SCALE
 1:2000

DESCRIPTION
 Bushfire Hazard Management Plan Rev 2

B0.1



Tasmanian Municipal Emergency Management Plan

MERSEY-LEVEN

Plan Details:

Plan Title:	Mersey-Leven Emergency Management Plan
Issue Details:	Issue 3, October 2017
Review Authority:	Mersey-Leven Emergency Management Committee
Submission Authority:	North-West Regional Emergency Management Controller

Approval:

Approval Authority:	Commissioner Darren Hine State Emergency Management Controller
----------------------------	---

Signature: 

Date: 6 October 2017

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Section 1 Overview

Glossary

- 1.1 The following terms are used in this plan and have significance for this municipal area. All other terms used are consistent with the Tasmanian Emergency Management Plan (TEMP).
- 1.2 The *Emergency Management Act 2006* uses shortened phrasing for a number of titles (e.g. Municipal Committee for Municipal Emergency Management Committee) and this practice is applied in this plan.

Table 1 Terms

Term	In the context of this plan, this means:
Affected Area Recovery Committee	AARCs are groups established on a needs basis under the statutory authority vested in the State Controller, SEMC, Regional Controller or REMC to assist councils with longer term recovery. It may also be referred to as a Recovery Taskforce (especially when its membership comprises State Government representatives).
command	The internal direction of an organisation's resources in an emergency.
combined area	From the <i>Emergency Management Act 2006</i> : "combined area" means two or more municipal areas determined by the Minister to be a combined area under section 19; Section 19 establishes a combined area as two or more municipal areas in the same region that are recognised by the Minister as having a common municipal committee. Each municipal area must have its own Municipal Coordinator appointed, irrespective of whether municipal areas are combined.
community centres NB one or more centre type can be combined at the same location if necessary	Assembly: An identified location where affected persons can assemble. Assembly centres are generally established for a short period of time to meet the immediate personal support needs of individuals and families e.g. Evacuation (fire) Centre. Evacuation: An identified location for persons of an affected area to be temporarily accommodated. This includes the provision of basic services to meet affected people's immediate personal needs. Information: An identified location where information is made available for emergency-affected people. They can be virtual (e.g. call centres or web based), or physical (e.g. at a community centre). Notwithstanding the structural arrangements, the importance of providing clear and consistent information is acknowledged. Recovery: An identified location for affected persons to access information and assistance after an emergency has occurred. A range of Government and Non-Government Organisations operate from recovery centres (it can also be referred to as a "One-Stop Shop").
Evacuation (fire) Centre	A place nominated by the Tasmania Fire Service (TFS) with basic shelter and amenities for people whose property is under a bushfire threat, who choose to leave and have no alternative arrangements such as family and friends (TFS document "TAS 2010-2011 Evacuation (fire) Centre and FAQs for Councils" January 2011, p. 7). They are assembly centres that are bushfire specific.
control	The overall direction and management of response/recovery activities for an emergency. The authority for control can be established in legislation or in an emergency plan and includes tasking and coordinating other organisations resources to meet the needs of the situation (i.e. control operates horizontally across organisations).
coordination	The systematic acquisition and application of resources (workers, equipment, goods and services) during response/recovery. Coordination can operate vertically within

	an organisation (as a function of command), as well as horizontally across organisations (as a function of control).
Deputy Municipal Coordinator	<p>From the <i>Emergency Management Act 2006</i>: "Deputy Municipal Coordinator" means the Deputy Municipal Emergency Management Coordinator appointed under section 23</p> <p>Section 23 establishes the Deputy Municipal Coordinator as a ministerial appointment in each municipal area who can act for the Municipal Coordinator when the Municipal Coordinator is:</p> <ul style="list-style-type: none"> absent from duty or Tasmania OR unable to perform the Municipal Coordinator duties (permanently) OR is temporarily not appointed e.g. has resigned etc.
emergency	<p>(a) an event that –</p> <p>(i) endangers, destroys or threatens to endanger or destroy human life, property or the environment, or causes or threatens to cause injury or distress to persons; and</p> <p>(ii) requires a significant response from one or more of the statutory services; or</p> <p>(b) a significant threat of the occurrence of an event of a kind referred to in paragraph (a) in respect of which it is appropriate to take measures –</p> <p>(i) to prevent that possible resulting event; or</p> <p>(ii) to mitigate the risks associated with that threat and that possible resulting event;</p> <p>Any event where loss of, or damage to life, property or the environment occur, or are imminent, requiring the immediate deployment and coordination of resources by statutory services to prevent or mitigate the consequences of it.</p>
emergency centre	<p>Emergency Coordination Centre: A generic term for any facility or location where an identified group or team meets to coordinate measures to address the consequences of an emergency. The work at Emergency Coordination Centres can be agency specific or community focused. This means that multiple centres may be active for a single emergency, and they may be co-located with other centres depending on the situation (e.g. an Emergency Operations Centre). Municipal, Regional and State Emergency Management Committees manage the Emergency Coordination Centres that are focused on community-wide consequence management.</p> <p>Emergency Operations Centre: A generic term for any facility or location where an identified group or team meets to give direction for agency-specific work related to an emergency.</p> <p>This includes the acquisition and allocation of resources required by the agency. The way Emergency Operations Centres are used can vary depending on the situation.</p>
emergency management	<p>From the <i>Emergency Management Act 2006</i>: "emergency management" means –</p> <p>(a) the planning, organisation, coordination and implementation of measures that are necessary or desirable to prevent, mitigate, respond to, overcome and recover from an emergency; or</p> <p>(b) the planning, organisation, coordination and implementation of civil defence measures; or</p> <p>(c) the conduct of, or participation in, research and training for any measures specified in paragraph (a) or (b); or</p> <p>(d) the development of policy and procedures relating to any measures or actions specified in paragraph (a), (b) or (c);</p> <p>Emergency management is the framework or management system that provides for planned and coordinated measures that reduce vulnerabilities and enhance capacities to withstand emergencies; as well as cope with, and recover from their impacts.</p>
emergency management plan	<p>From the <i>Emergency Management Act 2006</i>: "emergency management plan" means the Tasmanian Emergency Management Plan, a Regional Emergency Management Plan, a Municipal Emergency Management Plan or a Special Emergency Management Plan;</p> <p>A document required by the <i>Emergency Management Act 2006</i> that describes governance and coordination arrangements and assigned responsibilities for: a</p>

	geographic area, identified hazard, or function relevant to Tasmanian emergency management. It includes descriptions of processes that provide for safe and effective operations for emergency situations.
emergency powers (includes risk assessment powers)	<p>From the <i>Emergency Management Act 2006</i>: "emergency power" means a power specified in Schedule 1;</p> <p>These powers are formally sanctioned by the State Controller/ conferred on Regional Controllers and related to:</p> <ul style="list-style-type: none"> • directing/controlling movement of people, animals, wildlife • medical examination and/or treatment, decontamination • destruction of animals, wildlife, vehicles, premises/property suspected to be contaminated with chemical, biological, radiological materials • disposal of human and animal remains • managing energy supply (electricity, liquids, gas, other) • traffic control • closing public places/events • entry to vehicles or premises (stop, enter, inspect; seize, copy, take extracts of relevant items • property (e.g. excavate, earthworks, modify etc) • require cooperation for emergency management.
special emergency powers	<p>From the <i>Emergency Management Act 2006</i>: "special emergency power" means a power specified in Schedule 2.</p> <p>Powers that mean the State Controller or the Regional Controller affected by the declaration of a state of emergency can direct resources to be made available to persons involved in emergency management and take such actions considered appropriate for emergency management.</p>
Evacuation	Evacuation is the planned movement of people from unsafe or potentially unsafe areas to a safer location and their eventual return.
emergency risk management	A systematic process that produces a range of measures that contributes to wellbeing of communities and the environment.
hazard	"hazard" means a place, structure, source or situation, that may potentially endanger, destroy or threaten to endanger or destroy human life, property or the environment.
Management Authority	The organisation responsible for providing guidance for aspects of comprehensive emergency management. This responsibility is often established in legislation and undertaken in partnership with other organisations.
Municipal Chairperson	<p>"Municipal Chairperson" means the person determined under section 21(2) by a council to be the Municipal Chairperson.</p> <p>Section 21 establishes the Municipal Chairperson as a person determined by council for the municipal area to chair the Municipal Committee.</p>
Municipal Committee	<p>From the <i>Emergency Management Act 2006</i>: "Municipal Committee" means a Municipal Emergency Management Committee established under section 20.</p> <p>Section 20 establishes the Municipal Committee as a group established to institute and coordinate emergency management for a municipal area or a combined area.</p> <p>As a combined municipal area recognised under the Act, the Central Coast, Devonport, Kentish and Latrobe Councils have established a Mersey-Leven Combined Municipal Committee (MLEMC).</p>
Municipal Social Recovery Coordinator and Deputy	A council worker who is authorised to coordinate, manage and advise on aspects of municipal social recovery arrangements.
Municipal Coordinator	<p>From the <i>Emergency Management Act 2006</i>: "Municipal Coordinator" means a person appointed as a Municipal Emergency Management Coordinator under section 23</p> <p>Section 21 establishes the Municipal Coordinator as a person appointed by the Minister who has the authority and ability to make decisions relating to the coordination of emergency management in the municipal area during an</p>

	<p>emergency without first seeking the approval of council. The Municipal Coordinator has other responsibilities established by the Emergency Management Act 2006 including:</p> <ul style="list-style-type: none"> • Executive Officer for the Municipal Committee • assist and advise the Municipal Chairperson, Regional Controller, SES Unit Manager and council • act as an Authorised Officer when required and authorise others to act as Authorised Officers.
preparedness	Planned and coordinated measures so safe and effective response and recovery can occur.
prevention and mitigation	Planned and coordinated measures that eliminate or reduce the frequency and/or consequences of emergencies.
public information	Information provided by or for emergency management authorities to the general community prior/during/following an emergency to promote "self-help".
Regional Social Recovery Coordinator	A nominated State Government worker who is authorised to coordinate the delivery of social recovery services within a region, in collaboration with Municipal Social Recovery Coordinators and their deputies.
Regional Controller	<p>From the <i>Emergency Management Act 2006</i>: "Regional Controller" means the Regional Emergency Management Controller appointed under section 17;</p> <p>Section 17 establishes the Regional Controller function as a person who is either:</p> <ul style="list-style-type: none"> • a police commander determined by the Commissioner of Police and the State Controller OR • a person appointed by the Minister.
Recovery	Planned and coordinated measures that support emergency affected individuals and communities, economy/s, infrastructure and the environment.
state of emergency	<p>From the <i>Emergency Management Act 2006</i>: "state of emergency" means a state of emergency declared under section 42;</p> <p>Section 42 establishes a state of emergency as a declaration by the Premier when an emergency is occurring or has occurred in Tasmania resulting in circumstances that require or may require special emergency powers, because emergency powers would be insufficient to deal with the emergency.</p>
Support Agency	Organisations that are responsible for maintaining, or maintaining access to, specific functional capabilities as agreed with Management Authorities. Support Agencies command their own resources in coordination with the Management Authority, as required.
validation	Activities that are conducted to assess or review the effectiveness of emergency management arrangements. Standard validation activities include exercises, operational debriefs, workshops, and reviews.
warnings	Dissemination of a message signaling imminent hazard/s, which may include advice on protection measures.

Acronyms

1.3 Table 2 lists acronyms that are used in this plan.

Table 2 Acronyms

Acronym	Stands for...
AARC	Affected Area Recovery Committee
AT	Ambulance Tasmania
BoM	Bureau of Meteorology
THS	Tasmanian Health Service
DSG	Department of State Growth
DoE	Department of Education
DHHS	Department of Health & Human Services
DoJ	Department of Justice
DPAC	Department of Premier and Cabinet
DPFEM	Department of Police Fire and Emergency Management
DPIPWE	Department of Primary Industries, Parks, Water and Environment
DTF	Department of Treasury and Finance
ECC	Emergency Coordination Centre
EOC	Emergency Operations Centre
FMAC	Fire Management Area Committee (Central North)
GIS	Geographic Information Services
MC	Municipal Coordinator
MRC	Municipal Recovery Coordinator
MECC	Municipal Emergency Coordination Centre
MLEMP	Mersey Leven Emergency Management Plan
PPRR	Prevention and Mitigation, Preparedness, Response and Recovery
SES	State Emergency Service
TAS POL	Tasmania Police
TEIS	Tasmanian Emergency Information Service
TEMP	Tasmanian Emergency Management Plan
TFS	Tasmania Fire Service
THS	Tasmania Health Service

Introduction

- 1.4 The strategic objectives for emergency management of the Mersey-Leven Emergency Management Committee are to:
- a maintain the Mersey-Leven Emergency Management Plan (MLEMP) to guide the management of risks to the community arising from emergencies by considering all elements of PPRR (Prevention and Mitigation, Preparedness, Response and Recovery)
 - b recognise and value the relationships and partnerships for emergency management, in particular the importance of:
 - i effective interactions between staff members with specified responsibilities for emergency management, across the four member councils
 - ii community contributions in emergency management and promoting community engagement as required
 - iii maintaining linkages with related bodies including the North-West Regional Emergency Management Committee and North-West Regional Social Recovery Committee
 - iv identifying roles and responsibilities and integration processes between emergency management and Central Coast, Devonport, Kentish and Latrobe Council management structures
 - c develop a progressive review system which is implemented for all emergency management elements that is based on continuous improvement principles
 - d maintain an active and relevant Mersey-Leven Emergency Management Committee (MLEMC).
- 1.5 A map showing the combined Mersey-Leven municipal area is included as Figure 1 at the end of this section (refer to p.13).

Authority

- 1.6 This plan is issued under the authority of the State Controller in accordance with the requirements of s34 of the *Emergency Management Act 2006* and is maintained by council. Further details about the plan are in Section 4 of this plan.

Aim

- 1.7 The aim of this plan is to describe the emergency management arrangements for the Mersey-Leven municipal combined area.

Objectives

- 1.8 The objectives of this plan are to record:
- a roles and responsibilities related to identified hazards and emergency management functions
 - b current arrangements for prevention and mitigation, preparedness, response and recovery including:
 - i the legislated requirement to maintain this plan
 - ii protocols for coordinating mutual support with neighbouring councils
 - iii identification of ways to request/access additional support from regional, State and Commonwealth levels
 - c identify opportunities to reduce risks to the community.
- 1.9 These objectives are established so that emergencies can be either prevented, their effects mitigated or effective response and recovery can occur.

Scope and Application

- 1.10 The arrangements in this plan are designed to be used to address emergencies that have the following characteristics:
- a caused by hazards impacting in or on one or more of the Central Coast, Devonport, Kentish and Latrobe municipal areas
 - b can be managed by the capability of local emergency management structures.
- 1.11 These arrangements are intended to be scalable and flexible so they can be adapted as required. They are always active across the PPRR spectrum but specific powers/authorities may be sanctioned (typically during response and recovery) to complement existing efforts.
- 1.12 The Municipal Coordinator may activate the plan. In addition, direction and/or advice to activate these arrangements may be provided by the:
- a North-West Regional Controller
 - b North-West Regional Manager, SES
- 1.13 Other communications may occur between responsible officers from other State Government agencies identified in Section 2 and the Municipal Coordinator but coordination for formal activation of arrangements is best achieved by working with the Regional Controller/SES Regional Manager.
- 1.14 Additional/more detailed arrangements for specific hazards or function for this municipal area are described in Associated Plans etc. and these are listed in Appendix 5.1 Associated Documents.

Context Statement

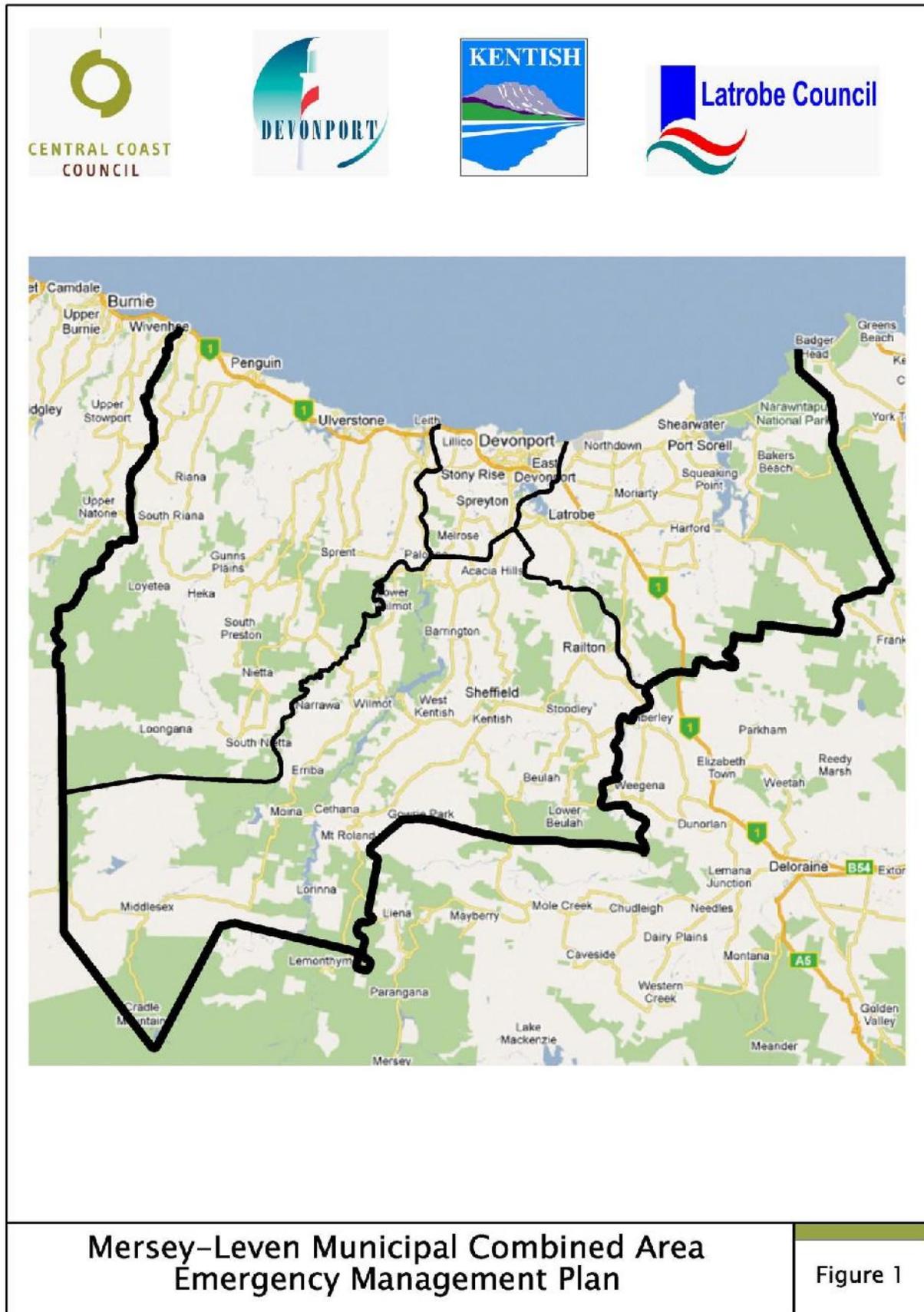
<p>History of the Mersey-Leven Municipal Combined Area</p>	<p>This Municipal Combined Area was established in the late 90's when approval was granted by the responsible Minister (under the equivalent of the authority of S. 19 of the <i>Emergency Management Act 2006</i> – (The Act)) for the three municipalities of Devonport City, Latrobe and Kentish, as a combined area for the establishment of an Emergency Management Committee. In 2003 approval was granted for Central Coast to join this combined municipal group.</p> <p>Emergency Management in the Mersey-Leven Area to this point has been characterised by the following examples:</p> <ul style="list-style-type: none"> • The development of many effective working relationships between personnel in the four municipal areas that are the basis of building effective working relationships so critical to successful emergency management. • Production of a joint Mersey- Leven "Municipal Emergency Risk Register" in compliance with S. 22 of the Act.
<p>General Description of the Area</p>	<p>The Mersey-Leven municipal area is a "combined area" for the purposes of Emergency Management which encompasses the Central Coast, Devonport, Kentish and Latrobe councils.</p> <p>The Municipal Area is located in the geographic central north of Tasmania and has boundaries with the following Municipal Areas (refer to Figure 1 on p.13 for a map of the Combined Area):</p> <ol style="list-style-type: none"> i. Beaconsfield and Deloraine to the east; ii. West Coast to the south; iii. Waratah-Wynyard to the south west; and iv. City of Burnie to the west. <p>The Combined Municipal Area covers 2788 sq. kms. (Central Coast with 924 sq. kms; Devonport with 114 sq. kms; Kentish with 1200 sq. kms and Latrobe with 550 sq. kms).</p>

Annual Rainfall/Climate	The annual rainfall is typically 1,000mm increasing further inland. The climate is classified as temperate, but varies from warm temperate in the coastal plains to cool temperate in the elevated inland areas. Severe storms and high winds are a common occurrence. Snowfalls can occur above the 150-metre level and impact most on the Kentish and Central Coast municipal areas; the heaviest falls occur in the September/October period.
Topography	The topography varies from narrow coastal plains, to undulating fertile hills, to rugged mountain terrain. River valleys are generally sharply defined. The highest point of elevation in the combined area is Cradle Mountain (1,545m).
Roads	The Bass Highway (National Highway) traverses the municipal area east/west generally along the coast. There is an extensive network of sealed and unsealed rural arterial and local roads which provide good all weather access to most parts of the combined municipal area. The exception is the more remote and mountainous southern parts within the Central Coast and Kentish Municipalities, although four wheel drive tracks are quite prevalent.
Agriculture	The combined municipal area is a prime agricultural district and much of the economy of the area relies on rural production. The coastal plains and undulating hinterland contain the areas major agricultural land resource. Cash crop farming, dairying and beef cattle are the predominant rural and farming activities, together with tree plantations. A small amount of diversification such as deer and flower farming is also occurring. The airport and Mersey port are also critical to maintaining Tasmania's pest and disease free status so significant to the area's agricultural industries.
Harbours and Airport	The Mersey River at Devonport is both the main tourist port for the State and a major transport hub for the combined municipal area. In addition to the marine environment risks associated with port operations, bulk LPG storages are located within the port complex north of the Victoria Bridge and bulk fuel tanks south of the bridge. The Leven River at Ulverstone has mooring and boat launching facilities for small fishing and pleasure craft. The Devonport airport is located 5 km east of Devonport and is in the Latrobe municipality. The airport is owned and operated by the TasPorts (Tasmanian Ports Corporation) Pty Ltd.
Population	Population of the Mersey-Leven Area is approximately 64,200. Made up of: Central Coast- 22,313 Devonport City 25,628; Latrobe 10,938; and Kentish 6,056
Vulnerable Groups	The major group of vulnerable people is "the elderly"; aged persons complexes are distributed throughout the urban area.
Hazard Summary	As for the rest of Tasmania, the Mersey-Leven Area's most prominent natural hazard is flood and is also subject to fire, as a result of its relatively low humidity, temperate weather and a reliance on forest and tourism industries. Storms, flooding and landslip are also identified natural hazards affecting the community. Examples of recent emergencies relevant to our area include: Mersey River Floods August 24 th 1970; one fatality and estimated damage of \$5 million; 58 homes evacuated in Latrobe of which 15 were later condemned; many bridges on Dasher and Mersey rivers washed away. This issue is identified in the Mersey-Leven Risk Register as representing a High risk. A Mersey River Flood Response and Recovery Plan is currently nearing completion.

	<p>Forth Flood August 2007; resulted in property damage and closure of Leith Road and Wilmot Road. Following the event a flood levee has been constructed to protect property in Leith Road; an emergency access road has been identified for Wilmot Road.</p>
	<p>Kelcey Tier Fires; have occurred every two to three years. Assets threatened include both housing and telecommunications infrastructure. A management plan exists for this area and has resulted in effective risk minimisation and response efforts in recent years.</p> <p>Storms are a regular occurrence e.g. the flood in September 2009, in which 36,000 homes were without power for up to three days, resulted in a cost to the Central Coast Council of approximately \$80,000. While Storms are identified in the Risk Register as a hazard, no risk level was estimated.</p> <p>Floods January 2011: In addition to significant damage to private property, the following impacts on Council property resulted across the member municipalities.</p> <p>Central Coast: significant flash flooding of the rivers and creeks resulting in a roads/bridges recovery estimated repair cost of \$5M (four bridges destroyed). Isolation of residents by failed bridges required construction of temporary/emergency access via the Dial Range and temporary bridge constructions.</p> <p>Devonport: road and landslips, bridge abutment erosions - estimated cost \$500K.</p> <p>Kentish – 73 homes and 16 businesses inundated; significant Council infrastructure damage to roads and bridges (two bridges destroyed) – estimated cost \$2.3M.</p> <p>Latrobe: damage to road surfaces etc. – estimated cost \$125K.</p>
	<p>Floods June 2016: Heavy prolonged rainfall across the region approaching a 1:200 year average recurrence interval (ARI) event resulted in extreme cases of river and tributary flooding. Much damage was caused to property and buildings in addition to Council infrastructure.</p> <p>Kentish Council sustained approximately \$8million of damage, including \$6million of bridges.</p> <p>Latrobe Council's damage bill was closer to \$2million, however the damage to private property especially in the lower reaches of the Latrobe township and on Railton Road was extreme and tragically included the loss of one life.</p> <p>Some areas are unlikely to ever be restored to pre-event conditions and this is certainly true with the massive amount of environmental/riverine damage in the Mersey, Forth and Leven Rivers.</p> <p>Central Coast Council sustained over \$7 million in damage, including over \$3 million of damage to bridges.</p> <p>Landslips across the region also necessitated significant road repairs with one major landslip at Gunns Plains covering over 3 sq km and being traversed by a major tourist road likely to be monitored for some years and a decision as to how to repair the road still to be determined (March 2017).</p> <p>Some homes have subsequently been demolished as a result of the event. As storm and flood activities escalated in June it became apparent that there were affected residents in Devonport, Forth and Railton that needed relocation, and an evacuation centre needed to be established for a short period, that would also include residents from the Latrobe area.</p> <p>To avoid duplication of effort and to utilise the Mersey/Leven Emergency Management and support/resource sharing arrangements, and to assist neighbouring municipalities of Kentish, Latrobe and Central Coast, who were already extended with tasks, a decision was made to request the activation of the evacuation centre at East Devonport Recreation Centre.</p> <p>This event will drive the reassessment of priorities in the Risk Register.</p>

Current Issues	The first step involves a review of the Mersey-Leven Emergency Risk Register. Risk issues will then be selected on the basis of relative risk for detailed analysis and planning for risk mitigation.
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Figure 1 Map of Mersey-Leven Combined Municipal Area



Section 2 Governance and Management

Roles of Government and Emergency Management Partners

- 2.1. In Australia, the three spheres of government (Commonwealth, State and Local) work in partnership to achieve safer, sustainable communities through robust emergency management arrangements. The Tasmanian Emergency Management Plan provides a summary of the different roles of government for emergency management. Non-Government organisations, industry/professions, communities and individuals complement the work of Governments for emergency management.
- 2.2. At municipal level, councils have a central role in coordinating and facilitating a range of emergency management activities for all hazards with the Municipal Committee, as well as resourcing specific council responsibilities for emergency management.
- 2.3. The Municipal Committee is pivotal in meeting these requirements.
- 2.4. Other service providers of the Municipal Committee may provide a support role during emergencies such as specialist advice and response.

The Legal Framework for Emergency Management

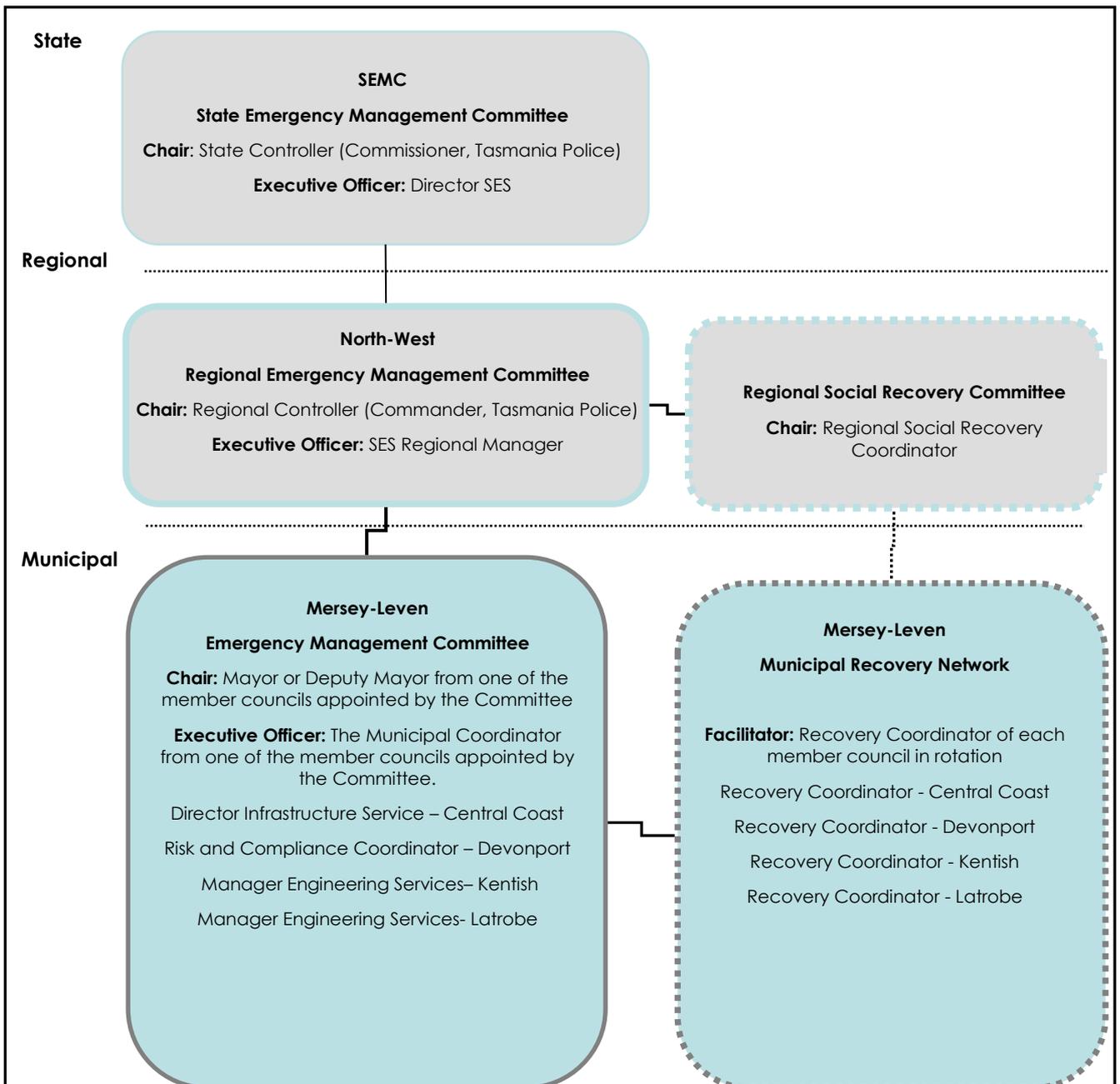
- 2.5. In Tasmania, powers and authorities for emergency management are provided in the *Emergency Management Act 2006*. The Act establishes a flexible emergency management system including emergency powers for the appointment of workers for emergency management functions including Municipal Coordinators, Deputy Municipal Coordinators and Municipal Chairpersons.
- 2.6. Supporting responsibilities are established in the *Local Government Act 1993* and the accompanying *Local Government (Building and Miscellaneous Provisions) Act 1993* for council functions and powers that include:
 - a providing for the health, safety and welfare of the community
 - b representing and promoting the interests of the community
 - c providing for the peace, order and good government of the municipal area.

Emergency Power and Declarations

- 2.7. Powers related to specific hazards and/or functions are established by specific State legislation or national arrangements (in some instances Commonwealth legislation can also provide authority).
- 2.8. The *Emergency Management Act 2006* provides additional powers for Regional Controllers, the State Controller, the Minister and the Premier to authorise and/or direct authorised officers to take action for the protection of life, property and the environment. There are three types of powers established by the Act:
 - a risk assessment powers-sanctioned by the State Controller (s.36)
 - b emergency powers-sanctioned by the State Controller (s.40)
 - c special emergency powers (under a declared state of emergency)-sanctioned by the Premier. In this circumstance, Regional Controllers automatically have emergency powers conferred to them (s.42).
- 2.9. These powers can be used at any time, provide the criteria set out in the Act are met. Municipal Coordinators provided advice to the Regional Controller/SES Regional Manager if they believe powers should be sanctioned.
- 2.10. Conversely if powers under this Act are sanctioned the Regional Controller/SES Regional Manager will assist Municipal Coordinators to perform the functions required of them. Any specified authorised officer, which may include Municipal Coordinators, may need to implement the powers as required by the authorisation.

Emergency Management Governance

Figure 2 Municipal Emergency Management Governance - Mersey-Leven Municipal Area



LEGEND:

- Direct reporting relationship
- Also works or communicates with

Note: Roles listed apply at time of document acceptance, but are subject to change.

- 2.11. The Mersey-Leven Emergency Management Committee, chaired by one of the Mayors of the four member municipalities is supported by the Municipal Coordinator from each Council as required by Division 3 s.19-24 of the Emergency Management Act 2006.
- 2.12. The Municipal Committee maintains a "Terms of Reference" which is reviewed approximately every two years, noted by the State Emergency Management Committee and made available to the community on the SES website www.ses.tas.gov.au/Committees.
- 2.13. In the Mersey-Leven combined area a number of other committees and groups are part of the emergency management consultation framework. While they operate reasonably independently, they provide reports and information to the Municipal Committee as agreed and are invited to participate in the review of this plan. Figure 2 shows the consultation framework for the Mersey-Leven area (Refer to the previous page).
- 2.14. This committee is part of the North-West region. The North-West Regional Emergency Management Committee has overarching responsibility for regional emergency management activities. Its Municipal Coordinator represents each municipal area on the Regional Committee. In our situation, each of the four Municipal Coordinators and their Deputies are Regional Committee members.
- 2.15. The Regional Committee is chaired by the Regional Controller and supported by the SES Regional Manager as the Executive Officer to oversee Division 2 s.13-18 of the Emergency Management Act 2006 establishes these responsibilities and functions.

Responsibilities

- 2.16. The following table summarises the responsibilities of Management Authorities and Councils for hazards in Tasmania. This table is not intended to be exhaustive, and changes to it can be made by agreement through the consultation framework over the life of this plan and/or as required during emergencies. More detail for comprehensive responsibilities is included in the regional plan.

Table 3 Summary of Responsibilities

Row	Hazard	Response Management Authorities	Typical Council Support Function and Activities
1	Biosecurity emergencies (includes exotic animal, plant and marine disease, and pest emergencies)	Department of Primary Industries, Parks, Water and Environment (DPIPWE) - Biosecurity and Product Integrity Division	Property identification Road closures Local operations centres Access to disposal facilities Plant and machinery
2	Coastal erosion	DPIPWE	Property identification Road closures Local operations centres Plant and machinery
3	Earthquake	Tasmania Police (TAS POL)	Property identification Road closures Local operations centres Building inspections Engineering assessments Plant and machinery
4	Energy supply emergency (Includes: petroleum, gas, electricity. Excludes: energy infrastructure failures)	DSG	Property identification Local operations centres Advice on facilities requiring priority restoration
5	Environmental emergency (marine pollution and spills)	DPIPWE - Environment Division	Infrastructure information including storm water Plant and machinery
6	Fire-national parks, reserves	DPIPWE - Parks	Community information

Row	Hazard	Response Management Authorities	Typical Council Support Function and Activities
			Plant and machinery
7	Fire-declared forest land/state forest	Sustainable Timber Tasmania	Community information Plant and machinery
8	Fire-urban, and privately managed rural land	Tasmania Fire Service (TFS)	Property identification Road closures Plant and machinery
9	Flood - dams	TAS POL (Assisted by dam owner)	Property identification Road closures Local operations centres Community information Plant and machinery
10	Flood - rivers	State Emergency Service (SES)/TAS POL/Councils	Property identification Road closures Local operations centres Community information Plant and machinery
11	Food contamination	DHHS	Premises inspection Infection controls Community Information Property identification
12	Hazardous materials - chemical, liquid fuel, explosives (unintentional release)	TFS	Property identification Road closures
13	Hazardous materials-radiological (unintentional release)	TAS POL	Property identification Road closures
14	Influenza pandemic	DHHS	Flu clinic facilities Immunisation Programs Community information
15	Infrastructure failure - buildings	TAS POL	Property identification Road closures Local operations centres Community information Plant and machinery
16	Infrastructure failure - State roads and bridges NB includes transport disruption	DSG	Local operations centres Community information Plant and machinery Alternative transport routes
17	Infrastructure failure – water and sewerage	TasWater	Property identification Road closures
18	Infrastructure failure – electricity, gas, petroleum	TasNetworks TasGas DSG Tas Ports	Property identification Road closures
19	Intentional violence (e.g. CBRN attacks, sieges, terrorist events)	TAS POL	Property identification Road closures Local operations centres Community information

Row	Hazard	Response Management Authorities	Typical Council Support Function and Activities
			Plant and machinery
20	Landslip, landslide	TAS POL	Property identification Road closures Local operations centres Community information Plant and machinery
21	Nuclear powered warship visits	TAS POL	Property identification Road closures Local operations centres Community information
22	Public health emergency	DHHS	Premises inspection Infection controls Community Information Property identification
23	Sea inundation from storm surge	Department of Police, Fire and Emergency Management (DPFEM)	Property identification Road closures Local operations centres Plant and machinery
24	Space debris	TAS POL	Property identification Road closures Local operations centres Plant and machinery
25	Storm, high winds, tempest	SES	Property identification Road closures Local operations centres Plant and machinery
26	Transport crash - aviation (less than 1,200m from the airport runway)	Initial response: Airservices Australia. Then: TAS POL	Community Information
27	Transport crash - aviation (more than 1,200m from the airport runway)	TAS POL	Property identification Road closures Local operations centres Plant and machinery
28	Transport crash: <ul style="list-style-type: none"> • marine (no environmental emergency) • railway • road vehicles 	TAS POL	Local operations centres Plant and machinery Road closures Alternative transport routes
29	Tsunami and related sea inundation	DPFEM	Property identification Road closures Local operations centres Plant and machinery
30	Water supply contamination	DHHS/ Tas Water	Property identification Road closures Local operations centres Plant and machinery Management of water carriers

Section 3 Emergency Management Arrangements

This section describes the general arrangements for emergency management in the Mersey-Leven combined municipal area. It has four sub-sections:

- | | |
|-------------------------------|--|
| 3.1 Prevention and Mitigation | This section describes the current focus of prevention and mitigation for municipal emergency management. |
| 3.2 Preparedness | This section describes what is done to be ready to respond and manage recovery, before an emergency occurs or is imminent. |
| 3.3 Response | This section describes what is done when an emergency occurs or is imminent. |
| 3.4 Recovery | This section describes what is done in similar time frames to respond to support recovery in the short-term and the longer term across the four recovery elements: <ul style="list-style-type: none">• social• infrastructure• economic• environment. |

Section 3.1 Prevention and Mitigation

- 3.1. This section describes the current focus of prevention and mitigation for municipal emergency management.

Overview

- 3.1.1. Put simply, "Prevention and Mitigation" is about eliminating or minimising the likelihood that an emergency will occur through planned and coordinated measures within the Mersey-Leven area.
- 3.1.2. The Mersey-Leven Combined Area Emergency Management Committee (MLEMC) oversees a range of prevention and mitigation activities in collaboration with its emergency management partners at municipal, regional and state levels.
- 3.1.3. The current areas of focus for prevention and mitigation in the Mersey-Leven combined area are:
- a research
 - b risk management (includes risk assessments and risk reduction activities)
 - c protective security and business continuity
 - d land-use planning.

Current Arrangements

Research

- 3.1.4. Through its membership, the Municipal Committee maintains an awareness of research for hazards and emergency management relevant to the municipal area. These hazards were briefly described in Section 1 of this plan.
- 3.1.5. The research areas that are expected to be focused (development or completion) on for the life of this plan are: Fire Plans for specific locations including plans identified through the Fire Management Area Committee – Central North (FMAC) , and updating the hazard register. This work is supported by Hydro Tasmania, the TFS and SES. Further information can be obtained from the Municipal Coordinator of the Council involved (Central Coast Council, Devonport, Kentish or Latrobe).
- 3.1.6. Findings of research that has relevance for the Municipal Committee's emergency management partners (including the community) are communicated/shared in a coordinated and appropriate way by committee members.

Risk Management

- 3.1.7. Each organisation is responsible for conducting risk assessments based on the findings of credible research, and incorporating the outcomes into their risk management programs and hazard registers as required. Risk assessment and risk management activities are completed in line with the relevant national standard e.g. AS/NZS ISO 31000:2009 and the relevant requirements/guides of each participating organisation.
- 3.1.8. Outcomes of the 2012 Tasmanian State Natural Disaster Risk Assessment (TSNDRA) are reviewed by the MLEMC which is responsible for updating them on case by case basis, in consultation with stakeholders. Aspects that affect this municipal area are used as the basis for regular reviews to this plan, to ensure that the arrangements continue to address the major risks to community safety within the Mersey-Leven area.
- 3.1.9. The Mersey-Leven Emergency Risk Register (refer Mersey-Leven Procedures and Guidelines) summarises the current risk assessment findings and identify the following general responsibilities for treatments:
- a council responsibility
 - b partnership: combination of councils, State Government agencies, Industry, Individuals
 - c State Government agency, Industry Association, Industry sector or individual
 - d Whole of Government responsibility.

Protective Security and Business Continuity

- 3.1.10. Emergency management for the Mersey-Leven area is part of business continuity arrangements for the area and the region. Each asset owner/service provider is responsible for maintaining systems, processes and resources to achieve an appropriate standard of business continuity and protective security.
- 3.1.11. Supply/redundancy of essential services are of particular importance for local emergency management operations and mean relationships and arrangements are reviewed on an ongoing basis with asset owners/managers for the following areas including but not limited to:
- a power supply
 - b potable water and sewerage
 - c transport networks and alternative route planning
 - d telecommunications
 - e public/environmental health standards.

Land Use Planning

- 3.1.12. Land use planning responsibilities are identified in the *Land Use Planning and Approvals Act 1993* and largely at municipal level they are managed by council.
- 3.1.13. Land use planning schemes for each of the participating councils in the Mersey-Leven area are reviewed and updated continually to include improved preventative measures which help to mitigate the impact of emergencies on our communities. These updates are progressively informed by a number of State and Commonwealth government initiatives and incorporated in line with hazard assessments for each area. For further information:

Central Coast	" www.centralcoast.tas.gov.au "
Devonport	" www.devonport.tas.gov.au "
Kentish	" www.kentish.tas.gov.au "
Latrobe	" www.latrobe.tas.gov.au "

Current Mersey-Leven Combined Area Specific Arrangements

Process

- 3.1.14. At least once a year, the Municipal coordinators will meet and review the Mersey Leven Risk Register.

- 3.1.15. The purpose of the review is to achieve the following:
- a To ensure that all credible risks to the combined municipal area have been identified, assessed and prioritised (with due regard to the risks identified under both TEMP and The North West Regional EMP).
 - b To analyse the current capability of the combined municipalities to implement existing and proposed emergency arrangements and to reflect this consideration in the risk evaluations and proposed risk treatments.
 - c Once risks have been prioritised, to allocate responsibilities for the development of sub-plans for risk treatment of specific risks where warranted.
- 3.1.16. On completion of the review, the MLEMC oversees the development of a Work Program for the committee; implementation of projects flowing from the work program will ensure that over time, all identified credible risks are subject to a level of assessment appropriate to the estimated risk and that effective risk treatments are implemented.
- 3.1.17. It is fundamental to the success of our prevention and mitigation strategy that each of the four participating councils undertakes these projects; the expectation is that at least one major project is undertaken.

Resources

- 3.1.18. The individual councils are responsible for resourcing the implementation of prevention and mitigation strategies particular to their area.
- 3.1.19. Where appropriate, under the the MLEMC can call on the combined resources of the four councils particularly when implementing risk treatments.
- 3.1.20. Every opportunity is to be taken for accessing State and Federal funding for the prevention and mitigation of activities identified through the Risk Review process.

Section 3.2 Preparedness

3.2. This section describes what is done to be ready to respond and manage recovery, before an emergency occurs or is imminent.

Overview

- 3.2.1. Preparedness is managed collaboratively between State Government, councils and their emergency management partners.
- 3.2.2. Work health and safety legislation and individuals' general legal requirements in part form the basic "preparedness" obligations; that is, employers are required to prepare their workers for the workplace environment, including emergencies.
- 3.2.3. Specific State and Australian government legislation specifies hazard and function-specific responsibilities for regulators and government agencies (see the summary of legislation in Appendix 5.3 of TEMP,).
- 3.2.4. As well as existing legislation for work health and safety and hazard/function specific responsibilities, the *Emergency Management Act 2006* identifies a number of additional responsibilities that are specific to preparedness at the municipal level including:
- a council responsibilities for:
 - i providing resources and facilities for the management of emergencies in the municipal area in accordance with the municipal plan (s.47)
 - ii providing facilities and resources for the municipal State Emergency Service Unit/s as well as the storage and maintenance of the equipment used by the unit/s and areas for training (arranged in conjunction with the Director State Emergency Service (s.49)
 - iii making recommendations for the Municipal Coordinator and Deputy roles (s.23-24) and providing a chairperson for the committee (s.21).
 - b the preparation and maintenance of a municipal emergency management plan for the municipal area (s34)
 - c establishment of a Municipal Emergency Management Committee (s.22)
 - d State Emergency Service responsibilities in s.26 to:
 - i provide advice and services in accordance with emergency management plans
 - ii recruit, train and support a volunteer workforce.
- 3.2.5. Support Agencies and owner/operators of specific facilities maintain processes and arrangements so they are ready to:
- a fulfill their roles in emergency management
 - b achieve "business as usual" for as long as possible, as well as
 - c coordinate recovery and aid broader recovery efforts after the emergency, if required.

Current Arrangements

Municipal Emergency Management Committees

- 3.2.6. The consultation framework is outlined in Section 2 of this plan. This framework is coordinated by the State Emergency Service with the SEMC and is maintained with the support of State Government, councils, Non-Government organisations and other organisations.
- 3.2.7. For the Mersey-Leven area, the Municipal Committee has an important role in maintaining relationships so information is shared and effective arrangements are in place for emergency management. It is chaired by a council representative (usually the Mayor or his/her deputy/representative) and any of the four Municipal Coordinators is its Executive Officer. An important documents that support its continuity are:
- a Terms of Reference (refer Mersey-Leven Procedures and Guidelines)
- 3.2.8. In the interests of uniformity across the member councils, the MLEMC has adopted proformas based on the models available from the SES website to make sure that its undertakings/activities are appropriately documented. These documents are available from the Municipal Coordinators. They are listed in Appendix 5.1 Associated Documents.

Capacity and Capability

- 3.2.9. State Government agencies and Government Owned Businesses maintain their own capacity and capability arrangements. In the municipal context the following points are important :
- a redundancy for council emergency management roles
 - b emergency management education and training for council workers
 - c maintaining the municipal emergency coordination centre
 - d maintaining basic systems so resources can be requested and shared.

Relief Arrangements for Council Emergency Management Roles

- 3.2.10. The following list shows the relief model for key municipal emergency management roles over the four member councils.

Municipal Area	Primary Role:	Usual Delegate:
Central Coast	Municipal Chairperson - Mayor	Deputy Mayor
	Municipal Coordinator – Director Infrastructure Services	Deputy Municipal Coordinator - Engineering Group Leader
	Municipal Recovery Coordinator –Community Development Officer	Deputy Municipal Recovery Coordinator – Community Services Officer
Devonport	Municipal Chairperson - Mayor	Deputy Mayor
	Municipal Coordinator – Risk and Compliance Coordinator	Deputy Municipal Coordinator – Deputy General Manager
	Municipal Recovery Coordinator – Cultural and Community Development Manager	Deputy Municipal Recovery – Community Development and Volunteer Coordinator
Kentish	Municipal Chairperson - Mayor	Deputy Mayor
	Municipal Coordinator - Manager Engineering Services	Deputy Municipal Coordinator – Works Manager
	Municipal Recovery Coordinator – Community Development	Deputy Municipal Recovery Coordinator – Technical Services Officer and Governance Officer
Latrobe	Municipal Chairperson - Mayor	Representing Councillor
	Municipal Coordinator – Manager: Engineering Services	Deputy Municipal Coordinator – Works Manager

Municipal Area	Primary Role:	Usual Delegate:
	Municipal Recovery Coordinator – Community Development Officer	Deputy Municipal Recovery Coordinator – Environmental Health Officer

Education and Training

- 3.2.11. The Municipal Coordinator coordinates general inductions for council employees with emergency management functions including media/information functions. The SES Regional Manager and Regional Social Recovery Coordinator assist as required.
- 3.2.12. The Municipal Coordinator of each member council is responsible for ensuring that the work of the MLEMC is communicated to all council employees with emergency management functions including media/information functions. This may be through existing information transfer mechanisms or a separate quarterly Council Emergency Management Group.
- 3.2.13. The Municipal Coordinator also coordinates relevant training of relevant personnel to maintain state of preparedness.
- 3.2.14. Validation activities, which are useful training opportunities, are conducted at various times by a wide range of stakeholders. Municipal Committee members attend these and/or arrange for relevant people from their organisation to attend and/or participate where relevant.
- 3.2.15. Familiarisation training of all personnel involved in Emergency Operations Centre operations is undertaken when required.

Municipal Emergency Coordination Centre

- 3.2.16. Each of the four participating Municipal Coordinators maintain a Municipal Emergency Coordination Centre (ECC) for their Municipal Area. Each provides a facility for:
- a coordinating council's emergency response
 - b coordinating requests from responding or recovery organisations for additional resources
 - c providing information e.g. to the Regional Controller, local community etc.
- 3.2.17. A summary of these facilities and other important locations is included in the Mersey-Leven Procedures and Guidelines.
- 3.2.18. Whenever an emergency arises whose impact crosses municipal boundaries within the Mersey-Leven group, the most appropriate ECC is chosen after discussion / negotiation by the Municipal Coordinators involved with input/direction from the Regional Coordinator.
- 3.2.19. The preferred ECC location for each council is listed below, but other locations may be nominated if more appropriate to particular emergencies:
- a Central Coast Police Station, 38 Victoria St, Ulverstone
 - b Devonport City Devonport Police Station, 24 Wenvoe St, Devonport
 - c Kentish Town Hall Supper Room, 66 High St, Sheffield
 - d Latrobe Council Chambers, 170 Gilbert St, Latrobe

Maintaining Basic Resources and Agreements

- 3.2.20. The Devonport Municipal Coordinator maintains a contact list for municipal emergency management on behalf of the combined Mersey-Leven councils. It is checked at each committee meeting, updated and circulated to members and stakeholders. The Regional Committee's contact list is an important supplement to the Municipal Committee's contact list. It is updated in a similar way (coordinated by the SES Regional Manager).
- 3.2.21. Key agreements/projects relevant to the maintenance of effective emergency management capabilities currently include the following:
- a Shared Resources Project (involving the four member councils)
 - b GIS Service Level Agreement for data sharing between each of the member councils and DPIPW
 - c Memorandums of Understanding between SES and each of the member councils

- d Relevant resource lists are maintained by each member council
- e Assistance from SES for the provision of emergency power generators for the Municipal Coordination Centres.
- f Local Government Association of Tasmania (LGAT) Protocol for Inter-Council Emergency Management Resource Sharing.

Spontaneous Volunteers

3.2.22. It is recognised that agencies may be overwhelmed by offers of assistance by community members. Management and registration of spontaneous volunteers must be coordinated for effective activities. Councils will assist response management authorities in conjunction with Volunteering Tasmania to facilitate this.

Community Warnings and Public Information

3.2.23. This section summarises the main points regarding public enquiries, warnings and public information. For arrangements to issue warnings or open call centres in response etc. refer to Section 3.3 of this plan (Response).

Points for Public Enquiries

3.2.24. The organisations represented on the Municipal Committee all maintain a number of different enquiry points for general enquiries e.g. switchboard number, websites etc.

Available Warning Systems

3.2.25. Public warnings systems are maintained by responsible agencies (see examples below).

3.2.26. This plan recognises that warnings to the public are most effective when key messages are developed in advance based on best practice (e.g. AGDs "Choosing your Words") into effective warnings. They are maintained in draft form so they can be made specific to each circumstance.

3.2.27. Emergency warning systems relevant to the Mersey-Leven Combined Municipal Area are:

- a flash and mainstream flooding (from rivers) (BoM/Council)
- b severe weather e.g. damaging winds (BoM)
- c bush fire (TFS)
- d Emergency Alert (all hazards) (TFS)
- e Local ABC Radio (primary Support Agencies or response Management Authority)
- f tsunami (TAS POL).

Public Information Readiness

3.2.28. Response Management Authorities are responsible for maintaining scripts about hazards for use by TEIS (Tasmanian Emergency Information System) in draft form so they can be customised as required.

3.2.29. Pre-prepared public information resources are tailored where possible to assist all members of the municipal area be informed about the emergency e.g. the aged and disabled. This includes:

- a Public media information includes warnings, announcements, bulletins, requests and other such information.
- b During an emergency, the officer in charge of the Response Management Authority, or their duly appointed media liaison officer shall manage the release of information
- c The Mayor, Municipal Emergency Coordinator, General Manager or authorised officer, shall be the only persons authorised to release official public information to the media.
- d Should the emergency escalate and incorporate the Region Emergency Management Plan, then all media releases shall be through the Regional Emergency Management Controller or his duly appointed officer.

- e "Immediate release information" brought about by the urgency of a situation may be released by the officer in charge or senior ranking officer of the Response Management Authority or statutory body concerned at the time.

Municipal Emergency Management Plans

- 3.2.30. The MLEMC municipal coordinators are responsible for the preparation and maintenance of this plan. The plan is reviewed at least every two years after it was last approved. The SES provides guidance for the plan's format and content and arranges for its approval by the State Controller.
- 3.2.31. Section 4 of this plan provides more information about this plan including the Distribution List. The current version of this plan is available from the SES website and from each of the four Municipal Coordinators.
- 3.2.32. Each organisation represented on the Municipal Committee is responsible for maintaining their own plans, Risk Assessment and procedures and making sure they are aligned with the arrangements in this plan.
- 3.2.33. Individual organisations not represented on the MLEMC are required to also have their own plans. For example, Aged Care Facilities whose occupants are particularly vulnerable in emergencies affecting them are required to have their own plans.

Validations and Performance Management

- 3.2.34. Validations are conducted as part of the emergency planning process to assess the effectiveness of emergency management arrangements. Validations include: debriefs, exercises and other workshops/meetings.
- 3.2.35. Each member organisation is responsible for making sure their own processes and procedures are tested at regular intervals and also for participating in other validations where able.
- 3.2.36. The planned validation activities for this plan are recorded in Section 4.
- 3.2.37. Debriefs are conducted by each member organisation after both exercises and operations and combined debriefs for agreed operations are arranged by the Municipal or the Regional Committee.
- 3.2.38. Lessons identified in debriefs are recorded and shared where relevant through the consultation framework.
- 3.2.39. The performance of municipal emergency management is progressively reviewed through debriefs and at committee meetings for the area and the region. Where opportunities for improvement are identified, action is taken to address the situation on a risk basis.
- 3.2.40. The Municipal Guidelines include a self-evaluation survey and the committee uses this annually to formally review its performance and identify collective areas for future attention. These may also inform funding applications/priority setting.

Administration Systems

- 3.2.41. Each organisation involved in emergency management is responsible for managing its own administration needs. These require ongoing maintenance so they are able to be used effectively in emergencies. This usually includes two main areas:
 - a information management
 - b cost capture.

Cost Capture/Financial Administration

- 3.2.42. All organisations (including the four participating councils) maintain systems and processes so expenditure can be authorised for emergencies, recorded and reimbursement sought (where available). This includes identifying positions that are responsible for collating costs of response and recovery efforts. Cost capture systems are aligned with the three components of the Tasmanian Relief and Recovery Arrangements (TRRA) and processes are kept by council to request access to funds.

- 3.2.43. Each council maintains arrangements to enable expenditure by the Municipal Coordinator (or their delegated representative) for emergencies.

Section 3.3 Response

- 3.3. This section describes what is done when an emergency occurs or is imminent.

Overview

- 3.3.1. Arrangements for response are based on pre-agreed roles and responsibilities being undertaken in a coordinated way. Broad responsibilities for hazards or functions are usually established in legislation and the planning process is used to establish arrangements that draw on these responsibilities in a practical, flexible and scalable set way so as to end or reduce the threat to life, property or the environment posed.
- 3.3.2. The roles and responsibilities relevant to municipal emergency management are summarised in Section 2 of this plan. This section records how these roles and responsibilities are generally used.
- 3.3.3. The following paragraphs describe the general arrangements for response. They should be referred to when:
- a arrangements for the situation are inadequate/overwhelmed
 - b the arrangements can enhance/complement what is already in place.
- 3.3.4. The arrangements described in this section are designed to address situations that occur in any part of this combined municipal area, although these same arrangements can be used to support response for emergencies affecting other municipal areas or the region as a whole.
- 3.3.5. Emergency powers exist so authorised action can be taken to resolve emergencies. Primary powers and responsibilities are generally established in hazard specific State legislation and then incorporated in hazard specific plans. Additional powers are provided in the *Emergency Management Act 2006* and can be applied when the relevant criteria are met.
- 3.3.6. Overall control of an emergency can be assumed by emergency management authorities e.g. the Regional Controllers.

Command, Control and Coordination

All Hazards Response Arrangements and Escalation

- 3.3.7. When an emergency occurs, initial response actions are usually carried out at the emergency site by those who have the primary responsibility for protecting the life, property or environment that is being threatened. In the first instance this is usually the asset owner/manager of the property/premises and/or the people at the emergency site.
- 3.3.8. Where the nominated people are not present or able to respond effectively, specified agencies/organisations have responsibilities/authority to take control of the situation. In this plan they are identified as the Response Management Authority. (Refer to Table 3).
- 3.3.9. Support Agencies assist Response Management Authorities; councils can be requested to support Response and make resources available. These requests are usually made by direct contact with the relevant Municipal Coordinator(s). At this point, consideration is given to the practicalities of opening the Municipal Emergency Coordination Centre to coordinate resources and requests (if it isn't already open). In situations where an emergency event involves more than one of the four member councils the Municipal Coordinators involved jointly decide on the most appropriate centre to use. Refer to the Mersey-Leven Procedures and Guidelines for more information about the centre.
- 3.3.10. The General Manager is responsible for providing adequate staff and resources to operate the emergency centre and/ or community Centre, and the Municipal Coordinator is responsible for arranging the Centre to be opened and managed. More detailed operating procedures are maintained in Appendix 5.1 Associated Documents (if it's a stand-alone procedure) or the Mersey-Leven Procedures and Guidelines, Action Cards and Duty Statements.

- 3.3.11. Liaison Officers for responding agencies can support fellow workers at the emergency scene and provide advice to other agencies at Emergency Operations Centres/Emergency Coordination Centres and/or senior managers who are monitoring the situation.
- 3.3.12. The SES Regional Manager usually assists and advises Municipal Coordinator/Municipal Emergency Coordination Centre and is responsible for briefing the Regional Controller (and other stakeholders).
- 3.3.13. The SES Regional Manager is responsible for arranging regional support to councils, should this be required.
- 3.3.14. The Regional Controller can assume overall control of response/community recovery operations (Section 18 of the Act). Emergency powers from the *Emergency Management Act 2006* do not need to be sanctioned for this to occur.
- 3.3.15. Once an emergency has been declared a "Regional Emergency" the Municipal Coordinator of the affected municipal area must ensure that a Liaison Officer (usually the Municipal Coordinator) is seconded to the Regional Emergency Coordination Centre.
- 3.3.16. Officers as listed (a – e) can request assistance from the relevant Municipal SES Unit, but only the SES Unit Manager or the Regional SES Duty Officer can activate an SES member:
 - a Any officer of the Tasmania Police.
 - b The Municipal Emergency Coordinator (or Deputy).
 - c Any officer of the Ambulance Tasmania.
 - d Any officer of the Tasmania Fire Service.
 - e Any officer of the State Emergency Service.
 - f Any officer of a government department responsible for taking action in accordance with any State or Municipal Emergency Management Plan.

Emergency Powers

- 3.3.17. Emergency powers are established in the *Emergency Management Act 2006* and are summarised in Section 2 of this plan (see paragraph 2.5). The SES Regional Manager will coordinate activities on behalf of the Regional Controller when emergency powers are sanctioned.

Resource Sharing and Coordination

- 3.3.18. The four Mersey-Leven Member Councils have resource sharing arrangements under the Local Government Association of Tasmania Protocol for Inter-Council Emergency Management Resource Sharing.
- 3.3.19. Whenever an emergency involves more than one of the member council areas, the involved Municipal Coordinators work together to coordinate the response effort.

Consequence Management

- 3.3.20. The Regional Controller's efforts are usually focused on consequence management (including public information strategies). This usually occurs in consultation with members of the Regional Committee and other relevant stakeholders acting as Liaison Officers and/or advisors coordinated by the SES Regional Manager. If further assistance is required, the Regional Controller can make requests to other regions or to the State Controller.
- 3.3.21. Offers of assistance from organisations that are not usually part of response arrangements (e.g. from the community, industry, celebrities, other regions/jurisdictions and interstate agencies) are handled by the Response Management Authority, although they can be referred to the SES Regional Manager. See section 3.2.22 for information on managing spontaneous volunteers.
- 3.3.22. Figure 3 summarises the general command, control and coordination arrangements/process for hazards affecting the municipal area. These show model arrangements and are applied as required for each situation. Table 4 (following Figure 3) summarises typical response actions for all hazards and these are used/adjusted as required for each situation.

Figure 3 Response Management Structure

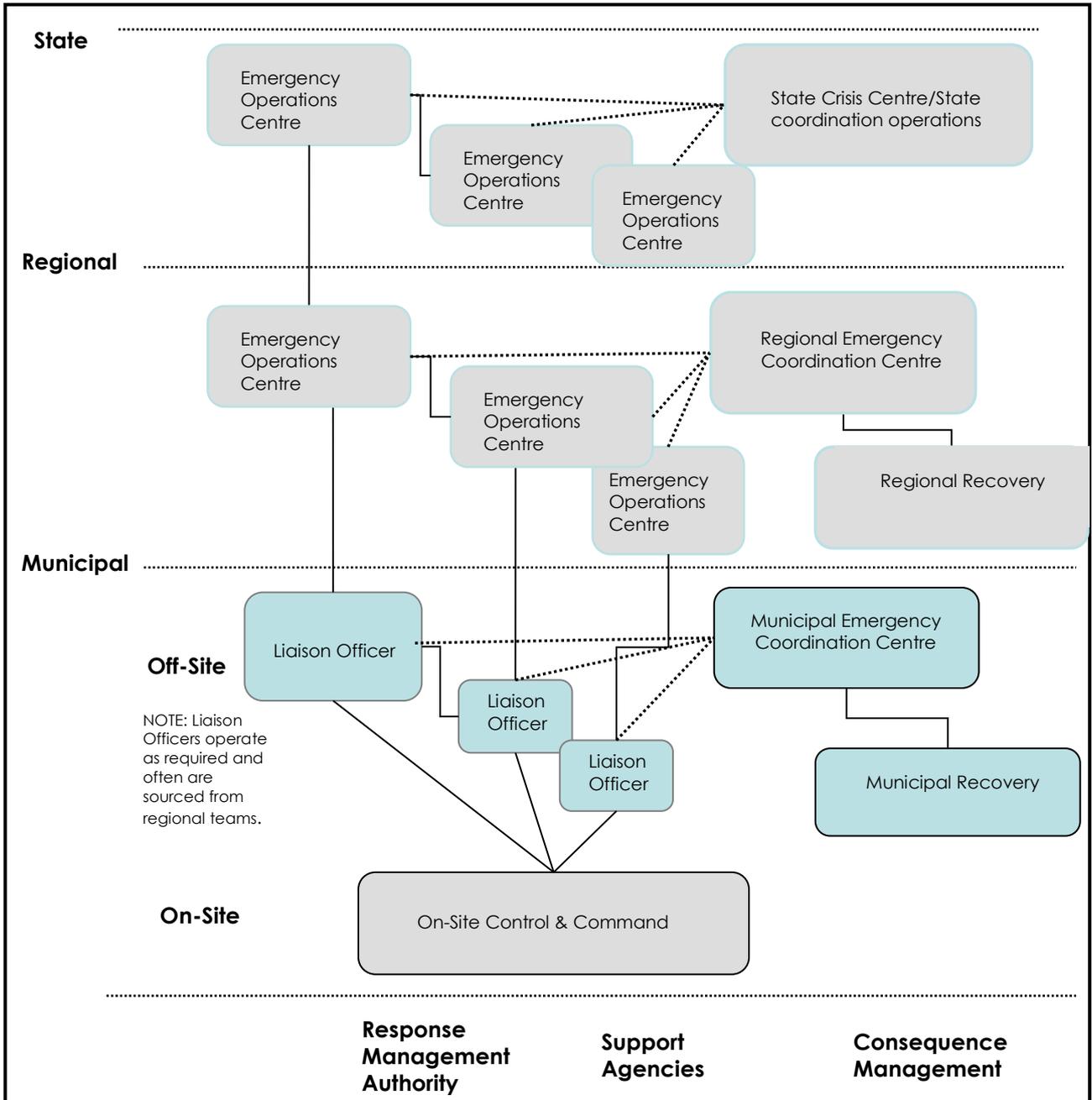


Table 4 All-Hazards Response: Typical Actions

Row	Phase	Response actions	Council considerations
1	Alert	<ul style="list-style-type: none"> Monitor situation Brief stakeholders 	<ul style="list-style-type: none"> Advise Council stakeholders and committee Monitor situation
2	Stand-By	<ul style="list-style-type: none"> Prepare to deploy for response Arrange warnings (if relevant) Update stakeholders Nominate media/information officer and advise stakeholders 	<ul style="list-style-type: none"> Update stakeholders (council, committee and response Management Authority) and circulate latest version of contact list/Action Cards Locate keys to centres, notify of centre managers of the potential for use Draft staff rosters for centres/tasks for next 24hrs Locate supplies that are likely to be needed in the first few hours e.g. stationary; references (Plans, map books, contact lists), extra equipment (phones, lap tops, printers), tea/coffee. Nominate media officer and advise response agencies
3	Respond	<ul style="list-style-type: none"> Assess emergency scene Establish command and control arrangements Deploy resources and request extra assistance as required Assess impacts and effectiveness of response strategies Consider evacuation Provide further warnings and public information as required Provide information: Sit Reps and public information Conduct impact assessments and provide updates 	<ul style="list-style-type: none"> Establish and communicate coordination location for council resources/requests Manage requests for assistance/resources Open and manage centres as required e.g. assembly or evacuation centres Provide community with information Ongoing assessment of impacts especially for: power supply, potable water, transport disruption, public/environmental health conditions and recovery needs Update stakeholders and Regional Controller as required Coordinate meals, relief/accommodation for council workers
4	Stand Down (including Recovery handover)	<ul style="list-style-type: none"> Assess effectiveness of response actions Plan for end of response Liaise with Council/Regional Controller regarding the establishment and status of recovery operations and arrange "hand over" as required Confirm end/close of response and stand down Collate logs, costs etc. and assess needs for re-supply 	<ul style="list-style-type: none"> Confirm end/close of council operations for response Liaise with recovery workers and assess needs Reinstate transport routes etc. Update stakeholders and Regional Controller and confirm ongoing points of contact Close centres as agreed Collate logs, costs etc. and assess needs for re-supply
5	Debrief	<ul style="list-style-type: none"> Conduct internal debrief/s Participate in multi-agency debriefs as required and report to Regional Controller/Committee 	<ul style="list-style-type: none"> Conduct council worker debrief Arrange for committee debrief and report to Regional Controller/Committee

Warnings and Public Information

Warnings

- 3.3.23. Warnings are issued by the BoM for flood severe weather events, tsunami, road weather alerts and fire weather conditions, and the TFS bushfire alerts. These warnings are sent to media outlets (radio and television) who issue the warnings which may be preceded by the SEWS (Standard Emergency Warning Signal) in accordance with Tasmania's guidelines. These guidelines notes that the Regional Controller can request SEWS is used.
- 3.3.24. Response Management Authorities are responsible for interpreting warnings and communicating the potential impacts and consequences to the community.
- 3.3.25. Council may support warning dissemination in accordance with their own responsibilities and/or assist other groups if requested by the:
- a Response Management Authority
 - b SES Regional Manager
 - c Regional Controller.
- 3.3.26. Response Management Authorities and Support Agencies work together so that messages are consistent and coordinated.
- 3.3.27. "Emergency Alert" is a national capability that can send warnings to landline and mobile telephones via voice and text message in a geographic area (messages to mobiles are based on their billing address, not actual location). "Emergency Alert" operates on a "fee for service". Cost recovery is coordinated at state level between TFS and the response Management Authority.
- 3.3.28. Warnings sent using the Emergency Alert system are coordinated by the Response Management Authority and TFS. If council identifies a need to use the system, this is arranged with the SES Regional Manager.
- 3.3.29. The following table summarises current warning arrangements:

Table 5 Summary of Warning Systems and Arrangements

Natural Hazards	Warning Type	Means	Issuing Agency	LOCAL INTEL	Method
Flood	Flood watch	A Flood Watch provides early advice of potential riverine flooding to emergency services and communities at risk of flooding. Flood Watches are issued when the combination of forecast rainfall and catchment or other hydrological conditions indicate that there is a significant risk of potential flooding	BoM		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
Severe Weather	Heavy rainfall with the potential for flash flooding	Flash flooding results from relatively short intense bursts of rainfall, commonly from thunderstorms. Flash floods tend to be quite local and are difficult to provide effective warning because of their rapid onset.	BoM		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	Severe weather warnings	These warnings are provided when severe weather is expected that is not directly related to severe thunderstorms, tropical cyclones or bushfires. Examples include land gales, squalls, flash-flooding, dangerous surf or tides. (see below)	BoM		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	Damaging winds	Gusts expected in excess of 100 km/h (75 km/h when wind is from the east or south – i.e. an unusual direction, “destructive” winds above 125 kph/h.	BoM		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	Dangerous surf	Issued when swell is expected to exceed 6 metres about the north and east coasts, and 7 metres about the south east coast.	BoM		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	Storm Tide/Abnormally high tides	Issued when tides are expected to be sufficiently high to cause damage to foreshore areas or disruption to foreshore and marine activities. Generally caused by winds (expected to exceed highest astronomical tide by 0.5m).	BoM		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	Bushwalking weather alert	Warning of conditions that may be hazardous to bushwalkers in Tasmania (generally for snow).	BoM		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax

Natural Hazards	Warning Type	Means	Issuing Agency	LOCAL INTEL	Method
	Road weather alert	Warning to drivers on hazardous conditions like rain, fog, snow, surface ice.			Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	Severe thunderstorm warnings	<p>A severe thunderstorm is one that produces any of the following: large hail (2cm in diameter or larger); damaging wind gusts (generally wind gusts exceeding 90 km/h); heavy rainfalls which may cause flash flooding; or tornadoes. A Severe Thunderstorm Warning is issued when: a severe thunderstorm is reported; there is strong evidence of a severe thunderstorm, and it is expected to persist; and existing thunderstorms are likely to develop into a severe thunderstorm.</p> <p>Severe thunderstorms can be quite localised and can develop quickly. The exact location of severe thunderstorms can be hard to predict. The warnings are usually issued without much lead-time before the event.</p>	BoM		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
Fire					
	Fire weather warning	Fire Weather Warnings are issued when weather conditions are conducive to the spread of dangerous bushfires and when the fire danger scale is expected to exceed thresholds agreed with Tas Fire. Warnings are generally issued within 24 hours of the potential onset of hazardous conditions	BoM/TFS		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	Low-Moderate Fire Danger Rating (FDR 1-11) 	Fires can be controlled easily. There is little risk to life and property.	BoM/TFS		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	High Fire Danger Rating (FDR 12-24) 	Fires can be controlled. Embers can be blown ahead of fire. Spot fires can occur close to main fire. Loss of life highly unlikely and damage to property limited. Well prepared & actively defended houses can offer safety during a fire.	BoM/TFS		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax

Natural Hazards	Warning Type	Means	Issuing Agency	LOCAL INTEL	Method
	<p>Very High Fire Danger Rating (FDR 25-49)</p> 	<p>Some fires can be difficult to control. Flames may burn into the treetops. Embers can be blown ahead of fire. Spot fires may occur up to 2 km ahead of fire. Possibility people may die or be injured. Some homes may be damaged / destroyed. Well prepared houses can offer safety during a fire. Action: only stay if home is well prepared and can be actively defended.</p>	BoM/TFS		<p>Public: Media, TasALERT</p> <p>Emergency Services: SMS, telephone calls, emails, fax</p>
	<p>Severe Fire Danger Rating (FDR 50-74)</p> 	<p>Some fires will be uncontrollable & move quickly. Flames may be higher than roof tops. Embers can be blown around. Spot fires may occur up to 4km ahead of the fire. Chance some people may die and be injured. Some homes will be destroyed. Well prepared and actively defended houses can offer safety during fire. Action: Leaving early is safest option for survival. Only stay if home is well prepared & can be actively defended.</p>	BoM/TFS		<p>Public: Media, TasALERT</p> <p>Emergency Services: SMS, telephone calls, emails, fax</p>
	<p>Extreme Fire Danger Rating (FDR 75-99)</p> 	<p>Some fires will be uncontrollable, unpredictable & fast moving. Flames will be higher than roof tops. Thousands of embers will be blown around. Spot fires will move quickly and come from many directions up to 6 km ahead of the fire. Some people may die and be injured. Hundreds of homes may be destroyed. Action: Leaving early is the safest option for survival. Only well prepared, well-constructed & actively defended houses are likely to offer safety during a fire.</p>	BoM/TFS		
	<p>Catastrophic Fire Danger Rating (FDR 100+)</p> 	<p>Most fires will be uncontrollable, unpredictable and fast moving. Flames will be higher than roof tops. Thousands of embers will be blown around. Spot fires will move quickly and come from many directions, up to 20 km ahead of the fire. Some people may die and be injured. Thousands of homes will be destroyed. Well prepared, constructed and actively defended homes may not be safe during a fire unless firefighters have assessed them as defensible in the prevailing conditions.</p>	BoM/TFS		<p>Public: Media, TasALERT</p> <p>Emergency Services: SMS, telephone calls, emails, fax</p>

Natural Hazards	Warning Type	Means	Issuing Agency	LOCAL INTEL	Method
	Fire Permit Periods	TFS may declare a Fire Permit Period for all or parts of the State when the danger of bushfire is considered high. This is to coordinate and monitor controlled burning of vegetation and minimise the risk of fire spreading. During the Fire Permit Period, usually from November to March, fires are not banned but are allowed where there are good opportunities to safely use fire for land management purposes. Conditions are placed on the use of certain fires in the open. Permits contain conditions to increase the safety of the fire.	TFS		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	 Total Fire Bans	The Tasmania Fire Service can declare a Total Fire Ban on days when the danger of fire is extremely high and when fires would be expected to develop rapidly and to be extremely difficult to control. Usually a Total Fire Ban lasts for 24 hours.	TFS		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	Emergency Warnings	Bushfire Emergency Warning – will indicate that people in specific locations are in danger and need to take action immediately, as they will be impacted by fire. This message may be preceded by an emergency warning signal (a siren sound).	TFS		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	 Advice	An incident has started. People in the area should keep up to date with developments.	TFS		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	 Watch and Act	A heightened level of threat. Conditions are changing; you need to start taking action now to protect you and your family	TFS		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	 Emergency Warning	You may be in danger and need to take action immediately. Any delay now puts your life at risk.	TFS		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
Tsunami					
	Tsunami Warning – No threat	An undersea earthquake has been detected, however it has not generated a tsunami, or tsunami poses no threat to			Public: Media, TasALERT Emergency Services: SMS,

Natural Hazards	Warning Type	Means	Issuing Agency	LOCAL INTEL	Method
		Australia and its offshore territories.			telephone calls, emails, fax
	Tsunami Warning - Marine & immediate foreshore threat	Warning of potentially dangerous rips, waves and strong ocean currents in the marine environment and the possibility of only some localised overflow onto the immediate foreshore.			Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
	Tsunami Warning - Land inundation threat	Warning for low lying coastal areas of major land inundation, flooding, dangerous rips, waves and strong ocean currents.			Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax
Earthquake		Refer to Geoscience Australia – www.ga.gov.au. For warnings refer to Tsunami.	TAS POL		Public: Media, TasALERT Emergency Services: SMS, telephone calls, emails, fax

Public Information

3.3.30. Table 6 (on the following page) summarises the arrangements for providing information to the public about the emergency. In recent times there have been some changes in Tasmania's capability and standards; these are briefly explained below.

Tasmanian Emergency Information Service (TEIS)

3.3.31. Tasmania has a state call-centre capability known as the Tasmanian Emergency Information Service (TEIS). Managed by the Telecommunications Management Division (TMD) of the Department of Premier and Cabinet, this service provides an initial point of contact for the community to access self-help information following an emergency.

3.3.32. The service is activated and deactivated by Service Tasmania on request from the State Controller following advice of Regional Controllers. It can also be activated by the Secretary of the Department of Premier and Cabinet at the request a SEMAG member (usually for the response Management Authority or a major Support Agency for recovery functions). The decision to activate the service includes acceptance of a number of responsibilities including:

- a appointing a Liaison Officer to be located at the TEIS for the duration of the activation
- b appointment of a supporting Information Manager.

3.3.33. The service operates on a "fee for service" basis and further details are available in the TEIS Operational Handbook

3.3.34. If council/Municipal Coordinator requires the TEIS, a request is made to the SES Regional Manager who will consult with the Regional Controller.

3.3.35. If use of TEIS is approved, preparation of scripts is developed at this time, using a consultative approach.

Working with the Media

3.3.36. The local and regional media outlets assist to provide information to the public about emergencies. Agency's involved in managing the emergency aim to provide comments through nominated media officers and limit their comments to their own role in response/ recovery activities. Queries outside this scope are referred to the response Management Authority or the Regional Controller/SES Regional Manager.

Table 6 Summary of Public Information Arrangements

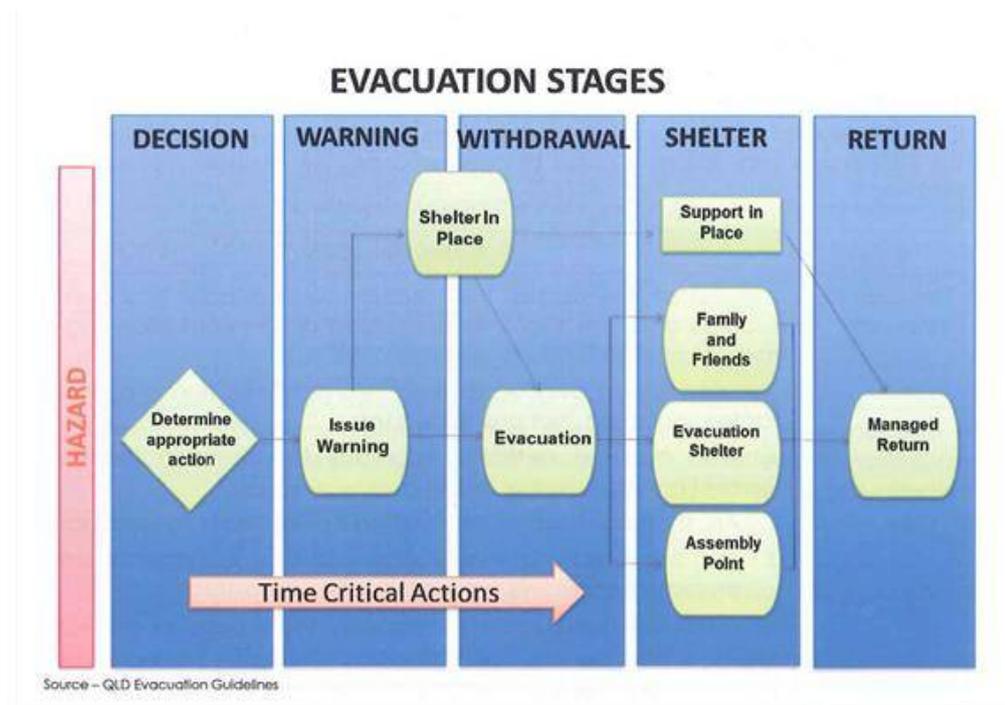
Row	Location	Scope of emergency information	Provided by:	Developed by:	Cleared by:	Distribution methods
1	On-Site	The emergency and its known impact	Response Management Authority. Support agencies can advise about their own roles	Response Management Authority.	Response Management Authority.	Media Agency websites Emergency Alert
2	EOC/ECC	Actions/responsibilities of the centre	Centre Coordinator	Centre Coordinator	Authorised Emergency Management Coordinator e.g. Municipal, Regional Controller	Media
3	Other centres e.g. assembly, evacuation	Actions/responsibilities of the centre	Centre Coordinator	Centre Coordinator	Authorised Emergency Management Coordinator e.g. Municipal, Regional Controller	Media TEIS
4	Municipal area	Impact of the emergency on the local community	Mayor	Council media officer	Council media officer	Media, council website, TEIS, CALD
			Council switch board	Council media officer	Council media officer	Phone enquiries
5	Within the region	Impact of the emergency on the region	Regional Controller	SES Regional Manager or delegate	Regional Controller	Media, council websites, EIS, CALD
			Response Management Authority	Media Officer	Response Management Authority, regional liaison	
			Regional Social Recovery Coordinator	Media Officer	Regional Social Recovery Coordinator / SES Regional Manager / delegate for Regional Controller	
6	Rest of the State	Impact of the emergency for the State including relief arrangements	State Controller	SES Director, TAS POL Media Unit, Govt. Media Office	SES Director, TAS POL Media Unit, Govt. Media Office	Media, agency or SCC website, TEIS, CALD
			Response Management Authority	Media Officer	Response Management Authority, State liaison	
			Premier/Minister	Govt. Media Office	Govt. Media Office	

Other Elements

Evacuation

- 3.3.37. Tasmania Police and Tasmania Fire Service have legislative power to order the evacuation of people but voluntary evacuation is the preferred strategy in emergencies.
- 3.3.38. If the Response Management Authority identifies a need for evacuation, then the Municipal Coordinator can be contacted for assistance.
- 3.3.39. When evacuation plans involve significant changes to traffic flows over roads and bridges, the road owner/manager should be involved i.e. council and/or DSG.
- 3.3.40. Council maintains a register of facilities that could be used for the provision of services for displaced person.
- 3.3.41. The TFS also maintains a register of Safer Neighbourhood Places for bushfires and will provide advice through the media and TFS website if they recommend these are used by the community.

Figure 4 Evacuation Stages



Impact Assessments

- 3.3.42. The Response Management Authority is responsible for coordinating impact assessments to be gathered and reported to other responding agencies and the relevant community recovery officers (municipal/regional). Council may be asked to assist with this work.
- 3.3.43. Impact assessments consider the following factors specifically:
- housing/accommodation needs
 - power supply
 - potable water and sewerage
 - transport networks and alternative route planning
 - telecommunications
 - public/environmental health standards.
- 3.3.44. Where transport corridors also provide access for other networks (e.g. power, water, telecommunications) the asset managers/owners are involved as required in decision-making.

3.3.45. GIS capabilities can assist to record the outcomes of assessments and support broader consequence management planning.

Registrations

3.3.46. Registration is an important system for recording relevant details of persons affected by emergencies or involved in emergency operations. Common groups requiring registration are:

- a affected persons (e.g. people who are evacuated/their families)
- b other stakeholder/affected groups (e.g. businesses)
- c spontaneous volunteers
- d witnesses
- e potential donors/sponsors (equipment, services, supplies).

3.3.47. Registration may be commenced by the Response Management Authority and is coordinated by them. This can be supplemented or supported by regional arrangements for ongoing coordination of registrations e.g. the regional recovery arrangements. Councils may be requested to assist and use their local event registration forms which are compatible with the Register, Find, Reunite form if the incident escalates and Australian Red Cross are activated. Australian Red Cross activate Register, Find, Reunite on request of the Tasmania Police

3.3.48. Registrations are shared regularly through the response phase including with the SES Regional Manager and Regional Social Recovery Coordinator.

Debriefs

3.3.49. Debriefs provide an opportunity to review arrangements and decisions made.

3.3.50. Key lessons identified are shared with stakeholders including the Municipal Committee, SES Regional Manager and/or the Regional Social Recovery Coordinator.

3.3.51. The Municipal Committee is responsible for reviewing emergencies that are significant to the area. Where appropriate and agreed, this review is conducted by the Regional Committee so lessons can be shared easily with emergency management partners.

Administration: Finance and Cost Capture

3.3.52. Organisations involved in response are responsible for retaining all invoices/records of expenditure. Some expenses may be recovered if State/Commonwealth relief arrangements are activated and records show the appropriate details.

3.3.53. Records related to response are subject to the usual records management provisions and State archiving legislation and are treated accordingly. Logs, reports and briefings from response and recovery are collated progressively, and stored centrally for future reference.

3.3.54. Cost capture systems are established to align with the different types of eligible expenditure as follows:

Category A: Expenditure that is given to individuals and families to ease personal hardship or distress arising as a direct result of an emergency caused by a natural disaster.

Category B: Expenditure for the restoration of essential public assets and other acts of relief or restoration including extra ordinary costs of response operations during the emergency.

Costs covering staff salaries, wages and associated expenditure, (such as overtime and on-costs) are to be captured where agency or council staff are redeployed from usual duties for the purposes of supporting response or recovery activities.

3.3.55. If claims are to be made for relief reimbursement under the Tasmanian Relief and Recovery Arrangements (TRRA), the Municipal Coordinator discusses the matter first with the SES Regional Manager. Where appropriate, a written application will be developed and submitted to SES Assistant Director Policy and Programs or DPAC Manager, Office of Security and Emergency Management.

3.3.56. If Premier announces relief, councils collate records accordingly and pursue reimbursement. The SES Regional Manager can provide advice on request from councils.

Section 3.4 Recovery

- 3.4. This section describes what is done in similar time frames to response to support community recovery in the short-term, and in the longer term across the four community recovery elements.

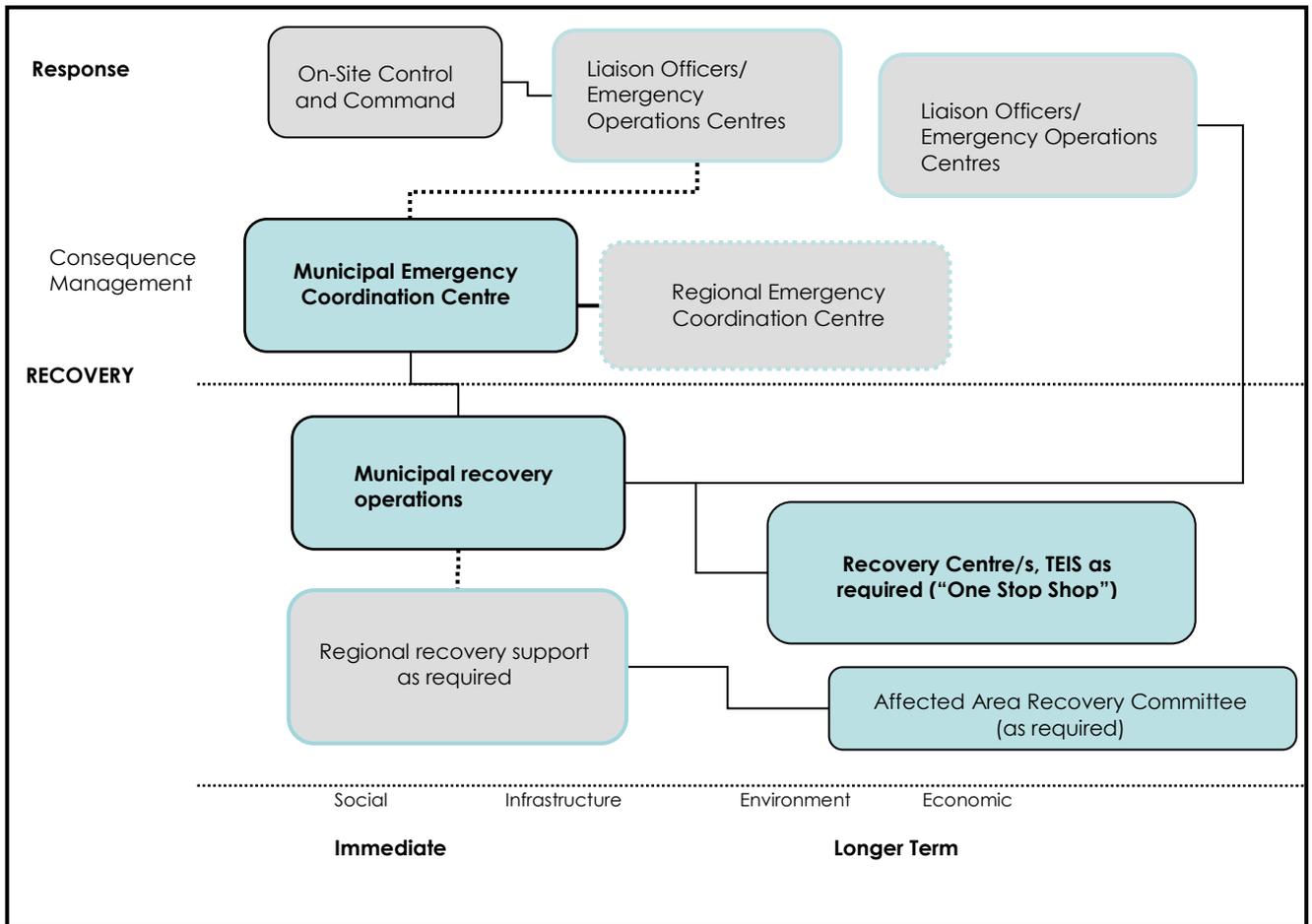
Overview

- 3.4.1. Responsibilities for recovery rest primarily with council. These responsibilities can be met in partnership between the four-member councils and with the assistance/support of State Government agencies and Non-Government Organisations, coordinated using regional arrangements.
- 3.4.2. The Regional Emergency Management Plan in conjunction with the Tasmanian Emergency Management Plan and State Recovery Plan (currently in draft) are the guiding documents when recovery needs to escalate beyond Municipal arrangements.
- 3.4.3. It is critical that recovery activities are planned and coordinated across all elements including:
- a social
 - b economic
 - c infrastructure
 - d environment.
- 3.4.4. The typical considerations in recovery include, but are not limited to:
- a assessing recovery needs across the four elements and prioritising the actions required
 - b developing, implementing and monitoring the provision of recovery activities that are aligned as much as possible with municipal long-term planning and goals
 - c enabling communication with the community and community participation in decision making
 - d where possible, contributing to future planned mitigation and resilience requirements or improvements (e.g. through debrief processes).

Current Arrangements

- 3.4.5. Figure 5 on the following page shows typical recovery arrangements for all hazards, showing the close relationship between response operation and recovery and spanning short – longer term activities. These arrangements are applied as required in each situation and are described in more detail in the following paragraphs.

Figure 5 Recovery Management Arrangements



LEGEND:

- Direct reporting relationship
- Also works/communicates with

Short Term Arrangements and Recovery Centres ("One Stop Shop")

- 3.4.6. In the immediate aftermath of an emergency, council delivers or coordinates recovery services. After consulting with the Response Management Authority and other emergency management partners about the likely impact, recovery needs and capacity, local arrangements can be activated by the Municipal Coordinator/Municipal Recovery Coordinator or the SES Regional Manager. These can either be limited to a single council or extended by agreement over two or more councils according to the need in each case.
- 3.4.7. Table 7 summarises responsibilities for recovery functions. The functions identified are not intended to be exhaustive.

Table 7 Recovery Responsibilities

Service/Function	Description	Primary Agency	Support Agency
Psycho-Social			
Accommodation	Provision of emergency and temporary accommodation	Council	DHHS
Animal Welfare	Provide support to the community for the preservation and protection of domestic animals	Council	RSPCA DPIPWE
Catering	Provision of emergency catering	Council	THS-North West NGO's
Clothing and Household Items	Provision of clothing and household items	Council	St Vincent de Paul
Personal Support	Provision of support services ranging from providing initial comfort to ongoing counseling	Council Dept. of Education	THS North West Church Groups Centacare Lifeline
Financial Assistance	Provision of short and long-term financial assistance to enable affected persons to replace essential belongings lost as a result of the emergency	DHHS – Disability Child Youth and Family Support Housing Tas Centrelink	
Interpreter Services	Facilitation of the provision of interpreter services for affected persons from diverse linguistic and cultural backgrounds	Translating and Interpreter Services	
Legal Services	Provision of legal advice	Community Legal Centre	Legal Aid
Recovery Centres	Establishment of one stop shops for a range of services	Council	THS North West
Registration and Inquiry	Registration of affected persons and provision of inquiry facilities to locate those persons	TAS POL	Council
Transport	Provision of both emergency evacuation support and subsequent coordination of transport	SES	Local operators
Environment			
Community Clean-up	Provision of assistance with clean-up of households and community assets following an emergency incident. (As determined by each situation)	Council	DPIPWE Environment DPAC
Waste/refuse collection	Restoration of waste/refuse collection	Council	Veolia JJ Richards Launceston
Disposal of Stock	Facilitation of disposal of stock	Council	DPIPWE
Economic			
Financial relief/Assistance	Facilitate discussions regarding financial relief/assistance. Provision of financial assistance	Council DPAC	DPAC State Growth DPIPWE (primary producers) Tas Farmers and Graziers
Infrastructure			

Service/Function	Description	Primary Agency	Support Agency
Municipal Roads and Bridges	Restoration of municipal roads and bridges	Council	
State Roads and Bridges	Restoration of state roads and bridges	DSG and Traffic Division	
Other Assets e.g. dams, pipelines. Power lines etc.	Restoration of other assets e.g. dams. Pipelines, power lines etc.	Asset and utility owner	Land owner
Drinking Water	Restoration/re-supply of drinking water	TasWater	DHHS
Electricity (very high voltage)	Restoration/re-supply of electricity (very high voltage)	Tas Networks	DSG NEMMCO
Electricity (domestic and commercial supply)	Restoration/re-supply of electricity (domestic and commercial)	Tas Networks	DSG Hydro Tas AEMO
Natural Gas	Restoration/re-supply of natural gas	TasGas	DSG
Telecommunications	Restoration of telecommunications including radio network	Network owner/manager	

- 3.4.8. Regional recovery coordination is activated by the SES Regional Manager and/or Regional Recovery Coordinator at the request of council. This may follow specific advice from the Response Management Authority and/or the Regional Controller.
- 3.4.9. Council is responsible for operating facilities that provide access to recovery services for the community (often called a "One Stop Shop"). The places currently identified as suitable for recovery centres/recovery functions across the four member councils are summarised in the Mersey-Leven Procedures and Guidelines.
- 3.4.10. These facilities are activated on the request or advice of:
- a Municipal Coordinator
 - b Municipal Recovery Coordinator
 - c Regional Social Recovery Coordinator
 - d SES Regional Manager
 - e Regional Controller
- 3.4.11. "Self-help" information can be made widely available using the TEIS. The arrangements described in paragraphs 3.3.28-3.3.30 (Section 3 Response) apply. In the context of municipal recovery, council would develop information for clearance through the channels appropriate for the event including the Regional Social Recovery Coordinator or specific members of the Regional Social Recovery Committee e.g. Centrelink member to confirm advice for people who may have lost employment due to an event.
- 3.4.12. Council is responsible for coordinating impact assessments particularly as they relate to recovery. This work will inform appropriate governance structures for medium and long term recovery process.

Longer Term

- 3.4.13. As noted in the previous paragraphs recovery services are delivered, wherever possible, from recovery centres and councils may establish a community-based recovery group to manage recovery efforts. The Municipal Recovery Coordinator manages this group and arranges for updates to stakeholders and record keeping as required.
- 3.4.14. Affected Area Recovery Committees operate under the protection of the *Emergency Management Act 2006* when the Regional/State Controller accepts the Terms of Reference developed by the committee. A model Terms of Reference for Affected Area Recovery Committees' is available at www.ses.tas.gov.au.
- 3.4.15. The Affected Area Recovery Committee's role is to assist council by coordinating recovery activities through information sharing and collective decision making. The typical membership of this committee is included in the model Terms of Reference and it is usually chaired by the Mayor of the affected council.
- 3.4.16. The Affected Area Recovery Committee usually develops a plan that:
- a takes account of councils long-term planning and goals
 - b includes an assessment of the recovery needs and determines which recovery functions are still required
 - c develops a timetable for completing the major functions
 - d considers the needs of specific population groups within the community, including but not limited to youth, aged, disabled and non-English speaking people
 - e allows full community participation and access
 - f allows for the monitoring of the progress of recovery
 - g effectively uses the support of State and Commonwealth agencies
 - h provides for the public access to information on the proposed programs and subsequent decisions and actions; and
 - i allows consultation with all relevant community groups.
- 3.4.17. The committee is responsible for arranging and monitoring a communications program for the duration of the recovery program. It can include but is not limited to:
- a forums/information sessions for the community
 - b debriefs for recovery workers
 - c progress reports for council, the community, the SEMC, and any other agency/organisation as agreed. As appropriate this includes progressive summaries/analysis of records (financial and information).
- 3.4.18. The Department of Premier and Cabinet can coordinate State Government agency recovery efforts to assist Affected Area Recovery Committees.

Elements

- 3.4.19. The following table summarises the main points for managing and coordinating recovery in the longer term:

Table 8 Recovery Summary

Element and Examples	Council Position	Affected Area Recovery Committee (DPAC)
<p>Social</p> <ul style="list-style-type: none"> Long-term personal support including housing, emotional support etc. 	<ul style="list-style-type: none"> Municipal Recovery Coordinator for each council 	<ul style="list-style-type: none"> THS
<p>Economic</p> <ul style="list-style-type: none"> Long-term legal, insurance and financial problems Disbursement of funds from appeals Property restoration (urban/rural) Stock assessment/destruction/ Emergency feed for animals 	<ul style="list-style-type: none"> Central Coast Council – Director Corporate & Community Services Devonport – Community Partnerships Manager – Customers & Community Latrobe – Municipal Coordinator Kentish – Municipal Recovery Coordinator 	<ul style="list-style-type: none"> DSG with DTF
<p>Infrastructure</p> <ul style="list-style-type: none"> Priorities for the restoration of services and assets (power, water, telecommunications, transport networks/corridors) Environmental/Public Health 	<ul style="list-style-type: none"> Central Coast Council – Director Engineering Services Devonport – Community Partnerships Manager – Customers & Community Latrobe – Municipal Coordinator Kentish – Municipal Coordinator Environmental Health Coordinator/Officer for each council 	<ul style="list-style-type: none"> DSG DHHS Asset owners/managers e.g. Telstra, TasPorts, Hydro, TasNetworks, TasWater, TasGas
<p>Environment</p> <ul style="list-style-type: none"> Impact assessments (environment focus) Environmental rehabilitation Disposal of animal carcasses, plant material or other infected matter Health and Environment Incident Communications (Incident Communication Profile) 	<ul style="list-style-type: none"> Central Coast Council – Director Development & Regulatory Services Devonport – Community Partnerships Manager – Customers & Community Latrobe – Municipal Recovery Coordinator Kentish – Municipal Coordinator Environmental Officer 	<ul style="list-style-type: none"> DPIPWE DHHS Asset owners/managers e.g. Telstra, TasPorts, Hydro, TasNetworks, TasWater, TasGas

Section 4 Plan Administration

Plan Contact

- 4.1 This plan is maintained by the Devonport City Council's Municipal Coordinator for the Mersey-Leven Municipal Emergency Management Committee. Feedback regarding this plan should be made in writing to:

Email: kstone@devonport.tas.gov.au

Mail: P O Box 604, Devonport 7310.

Office phone number: (03) 6424 0511

Review Requirements and Issue history

- 4.2 Section 34 of the *Emergency Management Act 2006* requires that this plan is reviewed at least once every 2 years from the date of approval by the State Emergency Management Controller.
- 4.3 This issue entirely supersedes the previous issue of this plan. Superseded issues should be destroyed, or clearly marked as superseded and removed from general circulation.

Issue No.	Year Approved	Comments/Summary of Main Changes
1	2011	New document replacing the four individual member council plans
2	2014	Three-year review
3	2017	Three-year review

Distribution List

- 4.4 This plan is issued electronically on both the SES and Member Council websites, after it is approved. Print/paper copies are provided as follows:

Organisation	Position
Council	<ul style="list-style-type: none">Municipal Emergency Management Committee - all member council representatives (refer to Mersey-Leven Standard Operating Procedure Municipal Committee Terms of Reference)Mayor of each member councilGeneral Manager of each member council
SES	<ul style="list-style-type: none">Unit Manager, SES Unit Central Coast, Mersey, KentishRegional Manager, North-West RegionManager Planning (for Director SES, State Controller, FireComm, Tasmania Police intranet and libraries)
Tasmania Police	<ul style="list-style-type: none">Officer in Charge (OIC), Devonport StationOfficer in Charge (OIC), Latrobe StationOfficer in Charge (OIC), Sheffield StationOfficer in Charge (OIC), Ulverstone Station
Tasmania Fire Service	<ul style="list-style-type: none">District Officer (DO), Mersey District
Ambulance Tasmania	<ul style="list-style-type: none">Superintendent, North-West Region
Tasmanian Health Services	<ul style="list-style-type: none">North West Area Health Service – Emergency Management Coordinator
Neighbouring Councils	<ul style="list-style-type: none">BurnieWaratah Wynyard

Organisation	Position
	<ul style="list-style-type: none"> • Meander Valley • West Coast • West Tamar
Other Organisations	<ul style="list-style-type: none"> • North West Regional Social Recovery Coordinator - THS – North West • TasWater • Hydro Tasmania • Forestry Tasmania • DPIPWE • TasPorts • TasGas • TasNetworks • DSG

Consultation for this Issue

- 4.5 The review of this issue of this plan was coordinated by the Devonport Municipal Coordinator for the Mersey-Leven Emergency Management Committee. The work was guided by a Reference Group established by the MLEMC. review. This review occurred late 2017.
- 4.6 Over this period the committee invited comment from:
- a SES Regional Manager
 - b Regional Social Recovery Coordinator
 - c Municipal Emergency Coordinators
 - d TasWater

Communications Plan Summary

- 4.7 Once the plan is approved its update will be communicated as follows:
- a paper copies sent to all positions listed on the Distribution List
 - b endorsement by each of the four member councils
 - c noting by the Regional Committee
 - d the plan will be posted to the SES and member council websites

Validation of this Plan

- 4.8 Arrangements in this plan will be validated within the 2 year review cycle by:
- a participating, where able, in other municipal/regional exercises
 - b conducting/participating in relevant debriefs
 - c conducting a Mersey-Leven Combined Area desk-top validation exercise at least once in each 2-year cycle.

Section 5 Appendices

5.1 Associated Documents

The documents listed here are relevant to this plan. The next time this plan is reviewed the current versions of these documents should also be checked. By that time, other documents may also have been developed that are relevant and they can be included in this list at that time.

Legislation

Legislation	Related hazard/function	Administration
<i>Emergency Management Act 2006</i>	All-hazard state-wide emergency management provisions	SES
<i>Land Use Planning and Approval Act 1993</i>	Planning schemes	DoJ
<i>Local Government Act 1993</i>	Council responsibilities	DPAC

Plans and Arrangements

Row	Title	Holder of Council Copy	Custodian of Original	Version/Date	Notes
1	Council maps for council roads and alternative transport plans	Each Council	Each Council	Refer GIS each member council	Director Engineering Services/Works Manager
2	Fire Management Plans for:				
	Kelcey Tier Greenbelt	Devonport	Devonport City	Version 1. August 2005	Devonport Municipal Coordinator – Community Partnerships Manager – Customers & Community
	Don Reserve	Devonport	Devonport City	Version 1 Feb 2005	As above
	Central North Fire Management Area Committee	Each Council	State Fire Management	Latest Version available on SFMC website	Updated annually
3	Cradle Valley Emergency Management Plan	Kentish	Kentish Council	Ver 1.4 March 2015	Cradle Mountain Emergency Management Committee
4	TasWater Incident & Emergency Management Plan		TasWater	Version 1.0 August 2014	Available from TasWater MLEMC member
5	Lower Forth River Response and Recovery Plan	Central Coast	Central Coast Council	Version 1 Mar 2008	Director Engineering Services
6	Mersey River Flood Survey	Latrobe / Devonport / Kentish Councils	Latrobe Council	May 2011	
7	Review of Railton Flood Mitigation Options	Kentish	Kentish Council	June 2014	
8	Operational Handbook TEIS		DPAC	Version 9 May 2009	Available from SES Regional Manager

Row	Title	Holder of Council Copy	Custodian of Original	Version/Date	Notes
9	Protocol for Use of Emergency Alert		TFS	Version 1.0 December 2009	Available from SES Regional Manager
10	Community Fire Refuge Arrangements & FAQs for Councils	Each Council	TFS	Version Jan 2011	Available from SES Regional Manager or Tasmanian Fire Service Mersey District Officer
11	Plan for the Delivery of Integrated Emergency Management within the Department of health and Human Services and Tasmanian Health Organisation	Each Council	SES	Version 10 June 2013	Available from SES Regional Manager
12	State Road and Bridge Emergency Management Plan		DSG	Issue 1 December 2008	Available from SES website and DSG website www.transport.tas.gov.au/roads
13	Tasmanian Emergency Management Plan		SES	Issue 8 2015	www.ses.tas.gov.au/Publications
14	TasPorts Emergency Management Plan		TasPorts	Version 1.0 June 2009	Available from SES website
15	Tasmanian Gas Pipeline Emergency Response Management Plan	Latrobe Council	Kentish Council	Version 2 February 2010	Available from Transmission Manager (Tas Gas Networks) on behalf of Tasmanian Gas Pipeline Pty Ltd
16	Devonport Aerodrome Emergency Management Plan		TasPorts	Version 4 2016	Available from TasPorts Aerodrome Manager. This plan is currently under review.
17	TasWater– Lake Isandula Dam Safety Emergency Plan	Central Coast	TasWater	January 2010	Available on the list; restricted access
18	Tasmanian Public Health Emergencies Plan			Issue 2 December 2014	
19	Tasmanian Health Action Plan for Pandemic Influenza			Version 1.0 March 2016	

Mersey-Leven Procedures and Guidelines

Row	Title	Custodian of Original	Version / Date	Notes
20	Terms of Reference for the Mersey-Leven Emergency Management Committee	Devonport Municipal Coordinator	December 2016	
21	Mersey-Leven Combined Area Report for Emergency Management Plan Risk Assessment	Central Coast Municipal Coordinator	October 2012	
22	Central Coast Council MOC Response Manual	Central Coast Municipal Coordinator		
23	State Special Emergency Management Plans			

Row	Title	Custodian of Original	Version / Date	Notes
	Dam Safety Emergencies		Issue 2 June 2016	
	Flood		Issue 1, March 2017	
	Recovery		Issue 1 November 2012	

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 October 2017

Contracts

- Contract No. 21/2016–2017
Veolia Environmental Services (Australia) Pty Ltd
Schedule of rates contract for Domestic Waste Collection Service
- Contract No. 2/2017–2018
PDA Surveyors
Schedule of rates contract for provision of detailed engineering surveying services

Agreements

- APH Agreement
Unit 2 Alexandra Apartments
9 Alexandra Road, Ulverstone
- Sponsorship Agreement
Central Coast Council and GTR Events Pty Ltd
Spirit of Tasmania Cycling Tour 2017



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GENERAL MANAGER

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

Period: 17 October 2017 to 20 November 2017

Documents for affixing of the common seal

- Nil

Final plans of subdivision sealed under delegation

- Final Plan of Survey
Lot 33, Hales Street, Penguin (Pengana Heights subdivision)
Application No. SUB2003.20
- Final Plan of Survey
149 Pine Road, Penguin – boundary adjustment
Application No. DA217024
- Final Plan of Survey
42 Enterprise Avenue, Penguin – boundary adjustment
Application No. DA216112
- Amendment to Sealed Plans
42 Enterprise Avenue, Penguin CT57368/1 & CT19246/5
Application No. SPA217003 – Amendment to Sealed Plans –
removal of drainage easement
- Amendment to a Sealed Plan
1A Main Road, Penguin – CT163889/1 & CT163889/2
Application No. SPA217001
- Amendment to a Sealed Plan
Cuprona Road, Cuprona (CT252553/1)
Application No. DA214208 – Amendment to Sealed Plan –
Extinguishment of overriding interest (unmade road)



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