
Minutes of an ordinary meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 16 April 2018 commencing at 6.00pm.

Councillors attendance

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

Cr Kathleen Downie (Deputy Mayor)
Cr Garry Carpenter
Cr Gerry Howard
Cr Philip Viney

Councillors apologies

Cr Tony van Rooyen

Employees attendance

Acting General Manager (Mr Cor Vander Vlist)
Director Infrastructure Services (Mr John Kersnovski)
Director Organisational Services (Mr Bill Hutcheson)
Executive Services Officer (Mrs Lou Brooke)
Land Use Planning Group Leader (Ms Mary-Ann Edwards)

Media attendance

The Advocate newspaper.

Public attendance

No members of the public attended during the course of the meeting.

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

91/2018 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 19 March 2018 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 Downie seconded, “That the minutes of the previous ordinary meeting of the Council held on 19 March 2018 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

92/2018 Council workshops

The Executive Services Officer reported as follows:

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

- . 26.03.2018 – Bass Highway overpass at Leith/Forth, Accommodation Strategy, Grove/Gollan/James Streets intersection works
- . 09.04.2018 – Quarterly update.

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

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

Carried unanimously

MAYOR'S COMMUNICATIONS

93/2018 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

94/2018 Mayor's diary

The Mayor reported as follows:

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

- . Lions Clubs Australia – Lions Youth of the Year regional judge
- . Radio community reports
- . TasRail – meeting with CEO re Forth Rail Bridge
- . Council-community morning tea – Howth–Heybridge districts (Heybridge)
- . RACT – 50 Year Gold Medallion Luncheon (Burnie)
- . MG Car Club Tasmania – 2018 National Meeting welcome to Central Coast
- . Dial Park (Dial Regional Sports Complex, Penguin) – joint official opening with Senator the Hon Richard Colbeck and Deputy Premier Jeremy Rockliff."

The Deputy Mayor reported as follows:

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

- . Ulverstone Baptist Church – induction service and welcome for Pastor Louis Fife."

Cr Carpenter reported as follows:

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

- . Ulverstone Bowling Club – annual dinner."

Cr Howard reported as follows:

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

- . St John Ambulance – St John Cadets Ulverstone 30th Anniversary
- . Penguin Surf Life Saving Club – annual dinner."

Cr Tongs reported as follows:

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

. Ulverstone Cricket Club – annual dinner.”

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

Carried unanimously

95/2018 Declarations of interest

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

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

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

No interests were declared at this time.

96/2018 Public question time

The Mayor reported as follows:

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

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

COUNCILLOR REPORTS

97/2018 Councillor reports

The Executive Services Officer reported as follows:

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

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

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

APPLICATIONS FOR LEAVE OF ABSENCE

98/2018 Leave of absence

The Executive Services Officer reported as follows:

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

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

There are no applications for consideration at this meeting."

DEPUTATIONS

99/2018 Deputations

The Executive Services Officer reported as follows:

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

PETITIONS

100/2018 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

101/2018 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

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

(a) offer an argument or opinion; or

(b) draw any inferences or make any imputations –

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

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

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

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

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

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

The allocation of topics ensued.

102/2018 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

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

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

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

No questions on notice have been received.”

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

103/2018 Minutes and notes of committees of the Council and other organisations

The General Manager reported as follows:

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

- . Cradle Coast Authority Representatives – meeting held 22 February 2018
- . Central Coast Council Audit Panel – meeting held 19 March 2018
- . Devonport City Council and Central Coast Council Shared Audit Panel – meeting held 19 March 2018.

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

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

Carried unanimously

104/2018 Quarterly Performance Report – 2017–2018 Annual Plan progress

The General Manager reported as follows:

PURPOSE

The purpose of this report is to present a Quarterly Performance Report on progress with the Council’s 2017–2018 Annual Plan.

BACKGROUND

The Council’s 2017–2018 Annual Plan and Budget Estimates were adopted by the Council at its Ordinary meeting on Monday, 19 June 2017 in accordance with the requirements of the *Local Government Act 1993*.

DISCUSSION

The Quarterly Performance Report to Council provides an update on the progress of strategic actions included in the Council’s 2017–2018 Annual Plan. Strategies and

Actions are listed in Departmental order and provide information on the Department responsible for the action, each action's status, including progress comments, and the estimated percentage completed against the action's targets for the financial year. A copy of the Quarterly Performance Report to Council – 31 March 2018 is appended.

CONSULTATION

Consultation is not required on this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

Other than staff time there is no impact on Council resources.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the Council receive the Quarterly Performance Report on progress with the 2017–2018 Annual Plan as at 31 March 2018.”

The Executive Services Officer reported as follows:

“A copy of the Quarterly Performance Report to Council – 31 March 2018 has been circulated to all Councillors.”

- Cr Carpenter moved and Cr Howard seconded, “That Council receive the Quarterly Performance Report on progress with the 2017–2018 Annual Plan as at 31 March 2018.”

Carried unanimously

105/2018 Central Coast Visitor Accommodation Strategy

The General Manager reported 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 the Central Coast Visitor Accommodation Strategy (the Strategy) dated April 2018.

BACKGROUND

The Strategy will underpin and provide a resource for a Central Coast Investment Prospectus (a Prospectus) of accommodation development opportunities as a vehicle to showcase the distinctiveness and opportunities in Central Coast to prospective developers and operators of related commercial activities (a copy of the Strategy is attached).

Suitable visitor accommodation provision is important to the success of the visitor economy. Visitors need appropriate places to stay if they are to visit Central Coast to see its attractions or carry out business. Accommodating visitors benefits the local economy, for example the hospitality and retail sectors then capturing the flow-on expenditure. The Strategy seeks to support and encourage visitor accommodation provision in Central Coast, which includes hotels/motels, serviced apartments and alternative accommodation types.

According to regional supply and demand studies for North West Tasmania conducted by the Office of the Coordinator General (OCG), the number of nights visitors stay in the region will grow. It is forecasted that demand for visitor accommodation will often exceed supply, crowding out many visitors who cannot find an available room to suit their needs. Positively influencing demand for visitor related services and increasing hotel/motel room supply in a sustainable and balanced way will be important to ensure that we can benefit from short stay visitors and their expenditure in Central Coast.

Identification of potential development sites to include in a Prospectus provides for a proactive, long-term destination management approach that also plans for growth in visitor numbers. While market-driven, creating a Prospectus of identified development-ready sites could be an effective marketing tool to showcase opportunities in Central Coast to prospective tourism related developers.

DISCUSSION

The Council has identified potential development sites within Ulverstone, especially connecting with the river and parklands. Potential accommodation development sites are also located in the Central Coast Hinterlands especially the area surrounding the Leven Canyon (colloquially known as the Leven

Valley) and Dial Range including the area near and adjacent Dial Reserve. The Strategy will provide background information and assist the Council to engage with stakeholders in order to create a Prospectus.

The Strategy is underpinned by a number of strategic documents including the Central Coast Destination Action Plan; the Tourism Accommodation Supply Analysis: North West Tasmania; the Central Coast Cycling Strategy; Parks and Wildlife's Dial Range Master Plan; and the Leven Canyon/Leven Valley Master Plan. The Strategy is also related to a number of local and regional strategies and plans. These include: The Central Coast Place Marketing Plan; Parks and Wildlife Dial Range Master Plan; Leven Canyon/Leven Valley Master Plan; Central Coast Cycling Plan; and the Cradle Coast Authority Marketing Plan. While many of these documents are under review or development, they all seek to enhance our destinations and experiences in North West Tasmania and are considered as part of the Strategy's holistic viewpoint.

These local, regional and state documents provide strategic justification of the Visitor Accommodation Strategy as a resource to guide the Council and community to improve our accommodation provision, enhance the distinctiveness of our destinations and to build on our product development and marketing. Development of a Prospectus is the first stage in this journey. The Strategy seeks to support and encourage accommodation provision and improve and create long-term resilience for our visitor economy and encourage more people to want to stay in the Central Coast destination and identify with our places and people. Increasing the competitive advantage of the destination in attracting visitors to our area can positively influence overnight stays and demand for related services.

CONSULTATION

In developing the Strategy, we acknowledge the valuable contribution of our Councillors, Council staff, community members, local groups, Government representatives, representative associations and peak bodies who brought their collective knowledge and experience to the following strategic conversations and activities: Central Coast Destination Action Plan Workshops (Cradle Coast Authority); The Tourism Accommodation Supply Analysis: North West Tasmania (OCG); Leven Canyon Review Working Group workshop; and Central Coast Accommodation Strategy project team meetings. The Strategy was presented to the Senior Leadership Team on Tuesday 20 March 2018 and presented at a Councillor Workshop on Monday 26 March 2018.

RESOURCE, FINANCIAL AND RISK IMPACTS

Council's human resources will be needed to implement the Strategy. A consultant may need to be engaged to facilitate and engage with stakeholders. A tender for the design and production of a Prospectus will need to be created and considered with costs to be included in Council's budget estimates.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Improve the value and use of open space
- Encourage a creative approach to new development.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the Central Coast Visitor Accommodation Strategy dated April 2018 be adopted.'

The Strategy & Policy Officer's report is supported."

The Executive Services Officer reported as follows:

"A copy of the Central Coast Visitor Accommodation Strategy dated April 2018 has been circulated to all Councillors."

■ Cr Howard moved and Cr Tongs seconded, "That the Central Coast Visitor Accommodation Strategy dated April 2018 (a copy being appended to and forming part of the minutes) be adopted."

Carried unanimously

COMMUNITY SERVICES

106/2018 Statutory determinations

The Director Community Services reported as follows:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

107/2018 Council acting as a planning authority

The Mayor reported as follows:

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

The Director Community Services has submitted the following report:

‘If any such actions arise out of Minute No. 108/2018, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

108/2018 Residential (dwelling extension – awning) and outbuilding (carport) – variation to front and side boundary setback standards at 8 Mission Hill Road, Penguin – Application No. DA217167

The Director Community Services reported as follows:

“The Land Use Planning Group Leader has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:’</i>	DA217167
<i>PROPOSAL:</i>	Residential (dwelling extension – awning) and outbuilding (carport) – variation to front and side boundary setback standards
<i>APPLICANT:</i>	Optimo Awnings
<i>LOCATION:</i>	8 Mission Hill Road, Penguin
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	10 March 2018
<i>REPRESENTATIONS EXPIRY DATE:</i>	25 March 2018
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	18 April 2018
<i>DECISION DUE:</i>	16 April 2018
<i>PURPOSE</i>	

The purpose of this report is to consider an application to construct an awning and carport on General Residential land at 8 Mission Hill Road, Penguin.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – photographs
- . Annexure 5 –Statement of Compliance from Road Authority and Stormwater Authority.

BACKGROUND

Development description –

Application is made to construct a 36m² awning off the western side of the existing dwelling, extending along the western side boundary for a length of 6.2m.

The proposal is to also construct a 6m x 7m (42m²) carport that would be within 1m of the Long Street frontage and to the western side boundary for a length of 6m. The total length of proposed development on the western side boundary would be 22.0m.

Site description and surrounding area –

The 688m² residential allotment is located on the corner of Mission Hill Road and Long Street, Penguin. The lot slopes towards Mission Hill Road. The site accommodates an existing single storey dwelling and a 10m x 5.5m 'Colorbond' shed which is located to the north-west corner of the lot.

Surrounding land is also zoned General Residential and accommodates dwellings and outbuildings.

History –

The existing shed on site was approved by Council in April 2006.

DISCUSSION

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

General Residential

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

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10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is residential.
10.4.1 Residential density for multiple dwellings	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not applicable. Not an application for multiple dwellings.
10.4.2 Setbacks and building envelope for all dwellings	
10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less	(a) Non-compliant. Setback from primary frontage would be 1.0m. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a). (d) Not applicable. Land does not abut the Bass Highway. Refer to “Issues” section of this report.

<p>than the setback, from the primary frontage, of any existing dwelling on the site; or</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>(a) Non-compliant. Carport would be setback 1.0m from the primary frontage of Long Street.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>Refer to “Issues” section of this report.</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>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p>	<p>(a)(i) Non-compliant. Carport would not be contained in building envelope 10.4.2A. Carport would be setback 1m from the front boundary. Awning would be compliant.</p> <p>Refer to “Issues” section of this report.</p> <p>(a)(ii) Compliant. Carport and awning would setback a minimum of 20m from the rear boundary.</p> <p>(b)(i) Not applicable. There is no existing building built on or within 0.2m of the boundary or adjoining lot.</p> <p>(b)(ii) Non-compliant. Both the awning and the carport would be constructed to the western side boundary. The proposed awning would have a wall length of 6.2m, the carport 6.0m and the existing shed has a length of 10m. The total length of development on the western side boundary would be 22.0m.</p> <p>Refer to “Issues” section of this report.</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). 	
10.4.3 Site coverage and private open space for all dwellings	
<p>10.4.3-(A1) Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (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 (c) a site area of which at least 25% of the site area is free from impervious surfaces. 	<ul style="list-style-type: none"> (a) Compliant. Site coverage of proposed development would be 28%. (b) Not applicable. No multiple dwelling development proposed. (c) Not applicable. No multiple dwelling development proposed.
<p>10.4.3-(A2) A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: 	<ul style="list-style-type: none"> (a)(i) Compliant. Existing private open space has an area greater than 24m².

<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>(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</p>	<p>(a)(ii) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Compliant. Existing private open space has a minimum 8.0m horizontal dimension.</p> <p>(b)(ii) Not applicable. Not a multiple dwelling.</p> <p>(c) Compliant. Existing private open space is accessible from habitable rooms.</p> <p>(d) Compliant. Private open space is to the north-east and north-west of the dwelling.</p> <p>(e) Compliant. Private open space is not located between the dwelling and the primary frontage.</p> <p>(f) Compliant. Private open space area is flat.</p> <p>(g) Compliant. Existing private open space area clear of vehicle access and parking areas.</p>
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<p>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>	
10.4.4 Sunlight and overshadowing for all dwellings	
<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>The existing dwelling has habitable rooms that face between 30 degrees west of north and 30 degrees east of 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>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <p>(i) at a distance of 3.0m from the window; and</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.</p>	
<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>(i) at a distance of 3.0m from the northern edge of the private open space; and</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <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> <p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</p>	
<p>10.4.5 Width of openings for garages and carports for all dwellings</p>	
<p>10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Non-compliant.</p> <p>The carport would be setback 1.0m from the primary frontage and would have a 7.0m opening.</p> <p>Refer to "Issues" section of this report.</p>

10.4.6 Privacy for all dwellings	
<p>10.4.6–(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	<ul style="list-style-type: none"> (a) Not applicable. There is no balcony, deck or carport with a finished floor level more than 1.0m above natural ground level. (b) Not applicable. There is no balcony, deck or carport with a finished floor level more than 1.0m above natural ground level. (c)(i) Not applicable. Not a multiple dwelling. (c)(ii) Not applicable. Not a multiple dwelling.

<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> (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 	<ul style="list-style-type: none"> (a)(i) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level. (a)(ii) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level. (a)(iii) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level. (a)(iv) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level. (b)(i) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level. (b)(ii) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level. (b)(iii) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level.
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<ul style="list-style-type: none"> (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 (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>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> (a) 2.5m; or (b) 1.0m if: <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7m in height; or 	<p>Not applicable.</p> <p>No shared driveway or parking spaces.</p>
<ul style="list-style-type: none"> (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. 	

10.4.7 Frontage fences for all dwellings	
<p>10.4.7-(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>Not applicable.</p> <p>No front fence proposed. Fence is existing.</p>
10.4.8 Waste storage for multiple dwellings	
<p>10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5m from a frontage; and</p> <p>(ii) is at least 5.5m from any dwelling; and</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>(ii) 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>10.4.9 Suitability of a site or lot for use or development</p>	
<p>10.4.9–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of not less than 330m² excluding any access strip; and</p> <p>(b) if intended for a building, contain a building area of not less than 10.0m x 15.0m:</p> <p>(i) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(ii) clear of any applicable setback from a zone boundary;</p> <p>(iii) clear of any registered easement;</p> <p>(iv) clear of any registered right of way benefiting other land;</p> <p>(v) clear of any restriction imposed by a Utility;</p> <p>(vi) not including an access strip;</p>	<p>(a) Compliant. Site area is 688m².</p> <p>(b)(i) Non-compliant. The development of the carport would not satisfy front boundary setback requirements.</p> <p>The development of the awning and carport would not satisfy the side boundary setback standard.</p> <p>Refer to “Issues” section of this report.</p> <p>(b)(ii) Not applicable. No applicable zone boundary.</p> <p>(b)(iii) Not applicable. No registered easements.</p> <p>(b)(iv) Not applicable. No registered right of way.</p> <p>(b)(v) Not applicable. No restriction imposed by a Utility.</p> <p>(b)(vi) Not applicable. No access strip.</p>

<p>(vii) accessible from a frontage or access strip; and</p> <p>(viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.</p>	<p>(b)(vii) Compliant. Land is accessible from Mission Hill Road and Long Street.</p> <p>(b)(viii) Not applicable. Not a new residential lot.</p>
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(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</p>	<p>(a) Compliant. Existing access and frontage to Mission Hill Road and Long Street.</p> <p>(b) Not applicable. Not an internal lot.</p> <p>(c)(i) Not applicable. Satisfied by (a) and (b).</p> <p>(c)(ii) Not applicable. Satisfied by (a) and (b).</p> <p>(d)(i) Compliant. Site has a 15.0m wide frontage to Long Street and a 18.8m wide frontage to Mission Hill Road.</p> <p>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</p> <p>(e) Compliant. Site has existing legal access to Mission Hill Road. A Statement of Compliance dated 20 March 2018 has been issued for the proposed access from Long Street.</p>

<p>of not less than –</p> <ul style="list-style-type: none"> (i) 3.6m for a single dwelling development; or (ii) 6.0m for multiple dwelling development or development for a non-residential use; and <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>

10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	Compliant. The site is connected to the reticulated stormwater system.
10.4.10 Dwelling density for single dwelling development	
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 688m 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;	Not applicable. Proposed development is residential.

<ul style="list-style-type: none"> (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan; or (f) not less than 50.0m if the site abuts the Bass Highway. 	
<p>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 – 	<p>Not applicable.</p> <p>Proposed development is residential.</p>

<p>a. built against an existing wall of an adjoining building; or</p>	
<p>b. the wall or walls –</p> <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; ii. there is no door or window in the wall of the building; and ii. 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>(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> <ul style="list-style-type: none"> (a) not be more than 50%; or (b) not be more than any building area shown on a sealed plan. 	<p>Not applicable.</p> <p>Proposed development is residential.</p>

10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.	Not applicable. Proposed development is residential.
10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of: (a) 6.0m; or (b) half the width of the frontage.	Not applicable. Proposed development is residential.
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;	Not applicable. Proposed development is residential.

<ul style="list-style-type: none"> (iii) be not less than 4.0m from a rear boundary; and (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or <p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level; (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. 	
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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>Not applicable.</p> <p>Proposed development is residential.</p>
10.4.11.3 Frontage fences	
<p>10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>
10.4.12 Setback of development for sensitive use	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p>	<p>(a) Not applicable. No applicable zone boundary.</p> <p>(b) Not applicable. No applicable zone boundary.</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>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>(a) Compliant. Development would be greater than 1.3km from the Bass Highway.</p> <p>(b) Compliant. Development would be 266m from a railway line.</p> <p>(c) Not applicable. No land designated for future road or rail.</p> <p>(d) Not applicable. The nearest proclaimed wharf area is in Burnie approximately 20km to the west.</p>
<p>10.4.13 Subdivision</p>	
<p>10.4.13–(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

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. Not a subdivision, hazardous or vulnerable 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.
E\$ Change in Ground Level Code	Not applicable. No change in ground level.
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. Table E9A requires two car parking spaces for a residential dwelling. The existing dwelling has an existing garage. The proposed carport also caters for two cars. The requirement for two car parking spaces has been satisfied.
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 single dwelling.

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<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>	
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by a Condition to be placed on the Permit.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p>	Not applicable for the development of a single dwelling.

<p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Not applicable.</p> <p>Land is zoned General Residential.</p>

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E10 Water and Waterways Code	Not applicable. The development is not within 30m of a waterway, watercourse or shoreline.
Specific Area Plans	No Specific Area Plans apply to this location.

Issues –

1 Setback of carport from the primary frontage –

The Scheme's Acceptable Solution 10.4.2–(A2) requires that a garage or carport to have a setback distance of 5.5m from the primary frontage of a lot. The proposal seeks a variation to this standard, seeking to construct a carport to within 1m to the Long Street frontage.

The site has two street frontages, Long Street and Mission Hill Road. The Scheme defines the primary frontage as, "*where there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations*". The primary frontage for the site, in accordance with the Scheme's definition, would be Long Street even though the site is addressed Mission Hill Road and the existing access and dwelling are orientated to the Mission Hill Road frontage.

The proposed carport, to within 1m of the Long Street frontage and to the side boundary, would protrude outside the standard building envelope. An exercise of discretion is required to determine if a permit may be issued.

Performance Criteria 10.4.2–(P2) requires that a garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints.

The slope of the lot and the positioning of the existing dwelling restricts the placement of a carport on the site. The setback of other outbuildings from the street frontage in Long Street are inconsistent and vary from 1.0m to 10.0m. With consideration that there is little consistency in development setbacks in Long Street, the carport would be generally compatible with other outbuildings in the vicinity.

2 Setback of carport and awning from the side boundary –

The Scheme's Acceptable Solution 10.4.2–(A3) requires that a dwelling, including outbuildings with a wall height greater than 2.4m, be contained within a required building envelope and have a setback of 1.5m of a side boundary, or be developed to the side boundary for a length not exceeding 9m or one-third the length of the side boundary (whichever is greater). The proposal seeks a variation to this standard.

The western side boundary has a length of 38m. The proposed awning and carport would have a total wall length of 12.0m. Coupled with the existing shed on site, the total wall length of development along the western side boundary would be 22.0m.

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

3 *Overshadowing –*

The proposed construction of the carport and awning to the western side boundary would have a minimal overshadowing impact on adjoining allotments. The subject allotment is orientated to the north. Whilst adjoining land to the west, 2 Long Street, may experience some morning shadow from the awning, the area that may lose some morning sunlight is a kitchen window and a garage. The kitchen window would be clear of a shadow effect by the late morning.

The awning would be 2.6m above the ground which is only 800mm higher than the 1.8m solid “Colorbond” fence that currently separates the two properties.

The construction of the awning and carport would not result in an unreasonable loss of sunlight to habitable rooms or north facing private open space areas of adjoining property.

4 *Visual Impact –*

The awning and carport would have a final height above the ground, when viewed from adjoining land to the west, of 2.8m. It is considered the location and 2.8m height would not impose a negative visual impact from adjoining land as the awning and carport would both be open structures and would protrude 1m above the existing “Colorbond” boundary fence.

5 *Pattern of Separation –*

The pattern of separation between residential buildings, including the carport, would not be materially different to other urban residential

development approved in this area. Dwellings and associated outbuildings in the area are constructed to achieve maximum site coverage and vary in setbacks from both the street frontage and side and rear boundaries. The proposed awning and carport would not be disparate from the established pattern of development in the area.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	Refer to Statement of Compliance – Annexure 5.
TasWater	Referral not required.
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 If the development of the awning and carport proceeds two thirds of the boundary would be consumed by the neighbours outbuildings/ structures. Concerned about the level of privacy between the two houses and visual impacts.	<p>The awning and carport, if approved, would be for use ancillary to residential use of the land. Carport and awning walls would remain open to the side boundary. It is considered the 1.8m height of the existing “Colorbond” boundary fence limits the visual impact of the 2.8m high open structures.</p> <p>For further discussion on the development of the shed and awning refer to the “Issues” section of this report.</p>

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

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

The proposal is considered to satisfy the Scheme's Performance Criteria in that the development of the awning and carport would not result in a sustained or unreasonable loss of amenity due to overshadowing or visual impact on adjoining land and would not be disparate from the established pattern of development in the area. It is considered appropriate the proposed development be approved, subject to conditions.

Recommendation –

It is recommended that the application for Residential (dwelling extension – awning) and outbuilding (carport) – variation to front and side boundary setback standards at 8 Mission Hill Road, Penguin be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Optimo Awnings dated 31 January 2018 and by Fairdinkum Sheds, Job No. DEVN14871 dated 26 February 2018, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of the Statement of Likely Compliance, dated 20 March 2018 (copy attached).
- 3 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 4 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

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 reported as follows:

"A copy of the Annexures referred to in the Land Use Planning Group Leader's report have been circulated to all Councillors."

■ Cr Carpenter moved and Cr Viney seconded, "That the application for Residential (dwelling extension – awning) and outbuilding (carport) – variation to front and side boundary setback standards at 8 Mission Hill Road, Penguin be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Optimo Awnings dated 31 January 2018 and by Fairdinkum Sheds, Job No. DEVN14871 dated 26 February 2018, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of the Statement of Likely Compliance, dated 20 March 2018 (copy attached) (a copy being appended to and forming part of these minutes).
- 3 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 4 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 'Substantial commencement' is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building

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

Carried unanimously

109/2018 Dog control – Fixing of registration fees for the 2018–2019 financial year and other fees under the *Dog Control Act 2000*

The Director Community Services reported as follows:

“PURPOSE

This report considers the fixing of dog registration fees for the 2018–2019 financial year and other fees as required under the *Dog Control Act 2000* (the Act).

BACKGROUND

The *Dog Control Amendment Act 2009* provides for the Council to set dog registration fees and other associated animal fees such as kennel licences, dangerous dog licences and so on. This report enables the registration fees to be set and the registration forms and tags to be issued to dog owners before the commencement of the registration period, and other associated animal fees to be set for the 2018–2019 financial year.

DISCUSSION

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

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

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

- . should the dog registration be paid prior to 31 July 2018 for the 2018–2019 financial year – as an incentive to maximise dog registrations as at 1 July 2018;
- . should the dog be sterilised – to encourage the reduction in the instances of unwanted or abandoned dogs;

- . should the dog be obedience trained – to promote the value of obedience training;
- . should the dog be a registered working, pure bred, greyhound or hunting dog;
- . should the dog be owned and registered by a pensioner; and
- . newly registered dogs that have either recently been purchased or are up to six months of age.

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

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

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

The Council has increased most fees by 2% (apart from Pensioner rate) and the proposed fees continue to reflect the cost of providing the service through increases in the cost of transporting dogs safely (and with a minimum of stress on the animal), together with the demand for out of hours services, notably the number of dangerous dog incidents, and the usual cost of living increases that affect this service.

The Council will also be continuing to promote responsible dog ownership and will be including a flyer promoting this with this year's registration forms.

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

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

The Council considers that while the ownership of dogs is a private good it does have some public benefits, such as companionship, social, therapy, security and recreational benefits. The Council believes that there is a need for the service and that the community sees a high need for the policing of dogs in public areas such as beaches, streets and through legislative requirements. The Council recognises the

essential nature of the service in that the community expects that dog control should be provided to ensure quality of life for residents within the municipal area.

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

The Council has previously investigated the introduction of a life-long registration fee for any de-sexed, microchipped dog and considered that this was not a viable option.

CONSULTATION

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

RESOURCE, FINANCIAL AND RISK IMPACTS

The proposed fee structure is based on retention of the current dog control procedures and is calculated to meet the projected cost of dog control in 2018–2019 with the exception of the community service obligation to be met from rates.

A copy of the fee structure for the 2017–2018 financial year is appended to this report.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

A Connected Central Coast

- . Improve community well-being

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision.

CONCLUSION

It is recommended that dog registration fees be fixed for the financial year 1 July 2018 to 30 June 2019 in respect of all dogs over the age of six months, at the following rates:

DESCRIPTION	INCENTIVE RATE (IF PAID ON OR BEFORE 31 JULY 2018)	FULL RATE (IF PAID AFTER 31 JULY 2018)
Unsterilised dog	\$57.00	\$102.00
Sterilised dog*	\$34.00	\$45.00
Greyhound registered with the Tasmanian Greyhound Racing Board*	\$34.00	\$60.00
Pure Bred dog* (kept for breeding whose owner is the holder of a current stud prefix recognised by the Tasmanian Canine Association)	\$34.00	\$60.00
Working dog kept for the purpose of working farm stock*	\$34.00	\$60.00
Hunting dog*	\$34.00	\$60.00
Guide, Hearing or Companion dog	Nil	Nil
Newly registered dog (purchased through the year) – first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate

Newly registered dog (up to six months of age)* for the first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate
Registration fee for each Declared Dangerous Dog	\$260.00	\$315.00
Pensioners rate***	\$27.00	\$33.00
Transfer of dog registration from another Tasmanian Council for the same registration period (evidence must be provided)	Nil	Nil
Discount for Obedience Certificate****	\$1.00	\$1.00

- . *Proof of evidence must be provided at the time of registration (such as a veterinarian certificate, Tasmanian Canine Association certificate, Greyhound Racing Board certificate, current membership of a recognised hunting dog organisation).
- . **Pro rata registration rate – The rate is calculated as the Full Rate divisible by 12 and multiplied by the number of months or part thereof remaining in the financial year 1 July 2018 to 30 June 2019, or taken to be the Incentive Rate, whichever is the lesser. Note: the pro-rata registration rate does not apply where the owner has neglected to register a dog prior to being impounded.
- . ***Pensioners rate – The pensioner’s rate applies to ONE dog only (owned by a pensioner at the one property). Evidence such as the Pension Concession Card must be sighted at the time of payment.
- . ****Discount for Obedience Certificate – Proof of evidence must be provided at the time of registration – a current certificate of obedience proficiency has been provided from an approved dog training organisation which has been accepted as a provider of an appropriate obedience certificate.

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

COMMUNITY SERVICES

DETAILS	AMOUNT (\$)
Impounding fee (1 st impoundment)*	\$30.00
Impounding fee (subsequent)*	\$80.00
Daily pound fee (per week day or any part thereof)**	\$50.00
Out of hours release fee (additional charge). Note: available in special circumstances only and if an appropriate authorised person is available.	\$90.00
Investigation of nuisance complaint (non-refundable)	\$25.00
Kennel Licence Application (initial) (not including dog registration)	\$130.00
Kennel Licence renewal (per year)	\$60.00
Replacement tag (each)	\$5.00
Dangerous dog collar (each)	Purchase price (plus 5% admin. fee and GST)
Dangerous dog sign (each)	Purchase price (Plus 5% admin. fee and GST)

. *Charged for the collection and short-term (less than 12 hours) impoundment.

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

The Executive Services Officer reported as follows:

"A schedule of fees fixed for the 2017–2018 financial year has been circulated to all Councillors."

■ Cr Carpenter moved and Cr Diprose seconded, "That dog registration fees be and are hereby fixed for the financial year 1 July 2018 to 30 June 2019 in respect of all dogs over the age of six months, at the following rates:

COMMUNITY SERVICES

DESCRIPTION	INCENTIVE RATE (IF PAID ON OR BEFORE 31 JULY 2018)	FULL RATE (IF PAID AFTER 31 JULY 2018)
Unsterilised dog	\$57.00	\$102.00
Sterilised dog*	\$34.00	\$45.00
Greyhound registered with the Tasmanian Greyhound Racing Board*	\$34.00	\$60.00
Pure Bred dog* (kept for breeding whose owner is the holder of a current stud prefix recognised by the Tasmanian Canine Association)	\$34.00	\$60.00
Working dog kept for the purpose of working farm stock*	\$34.00	\$60.00
Hunting dog*	\$34.00	\$60.00
Guide, Hearing or Companion dog	Nil	Nil
Newly registered dog (purchased through the year) – first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate
Newly registered dog (up to six months of age)* for the first year of registration only	**Pro-rata registration rate	**Pro-rata registration rate
Registration fee for each Declared Dangerous Dog	\$260.00	\$315.00
Pensioners rate***	\$27.00	\$33.00
Transfer of dog registration from another Tasmanian Council for the same registration period (evidence must be provided)	Nil	Nil
Discount for Obedience Certificate****	\$1.00	\$1.00

- . *Proof of evidence must be provided at the time of registration (such as a veterinarian certificate, Tasmanian Canine Association certificate, Greyhound Racing Board certificate, current membership of a recognised hunting dog organisation).

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

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

DETAILS	AMOUNT (\$)
Impounding fee (1 st impoundment)*	\$30.00
Impounding fee (subsequent)*	\$80.00
Daily pound fee (per week day or any part thereof)**	\$50.00
Out of hours release fee (additional charge). Note: available in special circumstances only and if an appropriate authorised person is available.	\$90.00
Investigation of nuisance complaint (non-refundable)	\$25.00
Kennel Licence Application (initial) (not including dog registration)	\$130.00
Kennel Licence renewal (per year)	\$60.00
Replacement tag (each)	\$5.00
Dangerous dog collar (each)	Purchase price (plus 5% admin. fee and GST)
Dangerous dog sign (each)	Purchase price (Plus 5% admin. fee and GST)

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

Carried unanimously

INFRASTRUCTURE SERVICES

110/2018 Penguin foreshore erosion (110/2017 – 19.04.2017)

■ Cr Howard (having given notice) moved and Cr Downie seconded, “That Council provides an update on action to address the current erosion of the Penguin foreshore.”

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

“In continued concern for an area of foreshore at Main Road, Penguin it is considered duty of care be foremost in seeking a solution to the obvious imminent rising sea level damage.

As from the unanimously passed Motion 19/04/2017 regarding this matter it is apparent no remedial action has been forthcoming. Since that time the area has been subject to significant visual and physical deterioration. Dead tree roots associated with the historical Norfolk Pine are appealing for removal.

Forceful tidal waters have accentuated previous seawall damage.

It is requested that a concerted positive response be employed in ensuring Penguin Main Road beauty is forever protected.”

The Director Infrastructure Services reported as follows:

“BACKGROUND

The Council considered a Notice of Motion in April 2017 (110/2017 – 19.04.2017) from Cr Howard seeking “that urgent action be taken to address the erosion of the Penguin foreshore”. The Council agreed to this motion and since this time a number of actions have taken place including:

- . Damaged infrastructure was made safe where possible and action taken to ensure beach users were prevented from accessing areas which relied on future budget funding to meet the cost of the substantial repairs necessary.
- . Funding for major work was considered in the 2017–2018 budget. Unfortunately, it was not possible to provide any capital funding towards the repairs due to the commitments that the Council had at the time.
- . Monitoring of the erosion has continued to investigate if the undermined areas have worsened.

- . The assessment of the trees along the beachfront has continued and particularly the large pine tree nearest the playground.
- . A Strategic Action was included in the Council 2017–2018 Strategic Actions to source funding to assist in climate change mitigation. As reported quarterly to the Council, there has not been any funding available but there has been a suggestion that funding may become available in 2018–2019 for mitigation projects.

Discussions between staff and concerned Penguin residents have continued during the year and this has allowed preliminary investigations of possible works to protect and improve Penguin Beach.

DISCUSSION

Sand movement along Penguin Beach results in noticeable seasonal changes in levels.

One particular area of concern as mentioned in the April 2017 report is between the end of the retaining wall and the access ramp to the beach near the Norfolk Pine where undermining of the escarpment was taking place. There has been little change to the condition of this area in the last 12 months. Monitoring of this area will continue until the area is repaired.

The stability of the large Norfolk Pine near the main access to the beach remains a concern for some and monitoring by a specialist continues. It is noted that the tree is supported to some extent by the root ball of another tree that was removed a year or two ago from the beach side of the pine tree. Although some might consider this root ball to be unsightly, it will remain in position to protect the pine tree's stability until the major works required in this area are undertaken.

The area of beach between the large pine tree and the site of the former Surf Club on the escarpment below Lions Park also continues to be of concern. Certainly, the site of the former Surf Club is an eyesore with large slabs of concrete evident and needing to be removed. The escarpment at the rear of the Penguin LINC building and the Bakery building as well as along below the Lions Park access also has undermining which needs attention in due course.

When considering all of the above, it is obvious that a planned approach to solving the issues is needed. Consequently, an allocation is being included for consideration in the 2018–2019 Budget Estimates to prepare a plan of action (Master Plan) for the whole beach area which may or may not need to be staged depending on funding availability. This 'plan' will outline what works are needed, how it can be staged and also provide some guidance of future development of the foreshore so that any works undertaken will not detract from the iconic nature of Penguin Beach.

In addition to the Master Plan, a number of other items are being included for consideration in the 2018–2019 Budget including car barriers to ensure the access road to Lions Park remains safe for all road users, a beach shower to be installed near the Big Penguin with also the possibility of a drinking fountain either in this Budget or next year's Budget to complement the shower facility and upgrading of beach accesses with handrails.

CONSULTATION

Consultation has continued over the last 12 months with Councillors, Council staff and various Penguin community members on concerns raised and viable solutions to the erosion that has occurred.

RESOURCE, FINANCIAL AND RISK IMPACTS

The cost of remediating all of the issues raised is considerable. It will require both external and internal funding for this work to be undertaken in a staged manner and as the budget allows.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

The Environment and Sustainable Infrastructure

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

CONCLUSION

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

Motion

Carried unanimously

111/2018 Tenders – Gunns Plains area flood repair works

The Director Infrastructure Services reported as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for flood repair works in the Gunns Plains area including sites on South Riana Road, Lowana Road and Marshalls Bridge Road.

BACKGROUND

This project involves the rehabilitation of five sites in the Gunns Plains area, damaged during high rainfall and floods in June 2016. Three sites are located on South Riana Road, one on Lowana Road and one on Marshalls Bridge Road.

The South Riana Road and Lowana Road sites are associated with a large landslide that was initiated by a 100-year rainfall event. Sections of road embankment and pavement were affected. The work involves replacement of existing damaged road sections with reinforced pavements along with subsoil drainage and embankment stabilisation works.

The Marshalls Bridge Road site was subject to flood waters from the Leven River resulting in sections of the roadway being washed away. This site is subject to flooding every 3–5 years so particular attention has been given to provide a more resilient solution to reduce continual repair costs. The work includes a purpose-built floodway with improved drainage and batter protection.

DISCUSSION

Tenders were called on Saturday, 3 March 2018 and closed at 2.00pm on Tuesday, 27 March 2018.

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

During the tender period the options for sealing where expanded out to include primer seal/reseal and asphalt. Sealing relies on minimum temperatures and carrying out this task through the colder months has a high risk of failure. The primer seal/reseal option overcomes this to an extent with asphalt deemed the most appropriate despite being the highest up-front cost.

Submissions from four tenderers were received as follows (including GST):

INFRASTRUCTURE SERVICES

TENDERER	SEAL TYPE	PRICE \$
Walters Contracting Pty Ltd	Asphalt	968,426.14
Civilscape Contracting Pty Ltd	Two coat seal	989,639.92
Civilscape Contracting Pty Ltd	Primer seal/reseal	1,096,223.98
Civilscape Contracting Pty Ltd	Asphalt	1,149,187.11
Shaw Contracting (Aust) Pty Ltd	Two coat seal	1,277,634.27
Shaw Contracting (Aust) Pty Ltd	Primer seal/reseal	1,291,708.33
Shaw Contracting (Aust) Pty Ltd	Asphalt	1,360,411.97
Andrew Walter Constructions Pty Ltd	Two coat seal	1,363,439.39
Andrew Walter Constructions Pty Ltd	Primer seal/reseal	1,394,632.05
Andrew Walter Constructions Pty Ltd	Asphalt	1,426,185.83
<i>ESTIMATE (EXCLUDING GST)</i>		<i>814,000.00</i>

Walters Contracting Pty Ltd tender was based on an asphalt seal only suggesting it was the best option to enable completion of the works within the required timeframe.

Civilscape Contracting Pty Ltd and Shaw Contracting (Aust) Pty Ltd have previously carried out work for the Council.

All companies are Tasmanian based and deemed competent to perform the works.

The Council uses a weighted tender assessment method based on:

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

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

CONSULTATION

This item has followed a public tendering process.

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

RESOURCE, FINANCIAL AND RISK IMPACTS

These flood rehabilitation works have a substantial impact on resources. Funding will effectively consist of a 25% share from the Council and a 75% share from the Natural Disaster Relief and Recovery Arrangements. The Council share is included within the 2017–2018 works budgets.

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- Improve service provision.

CONCLUSION

It is recommended that the tender from Walters Contracting Pty Ltd for the sum of \$880,387.40 (excluding GST) [\$968,426.14 (including GST)], for the Gunns Plains area flood repair works be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Carpenter moved and Cr Viney seconded, "That the tender from Walters Contracting Pty Ltd for the sum of \$968,426.14 (including GST) for the Gunns Plains area flood repair works be accepted."

Carried unanimously

112/2018 Tenders – Quadrant Car Park (East) Upgrade, Ulverstone

The Director Infrastructure Services reported as follows:

"The Engineering Group Leader has prepared the following report:

'PURPOSE

The purpose of this report is to make recommendation on tenders received for the reconstruction of the parking area known as Quadrant Car Park (East), Ulverstone.

BACKGROUND

The Central Coast Council owns the car park area. This area was previously utilised to access the rear of businesses along Reibey Street and provide for an informal parking area.

It is proposed to formalise the car park by installing kerb, garden beds, line marking and resurfacing the area.

This project has been advanced as part of the Tasmanian Government 'Accelerated Local Government Capital Program Funding' scheme.

DISCUSSION

Tenders were called on Saturday, 3 March 2018 and closed on Tuesday, 27 March 2018.

Tender documents included designs prepared by the Council's Infrastructure Services Department. The tender was advertised in The Advocate newspaper and also on the Council's internet portal, Tenderlink.

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

TENDERER	PRICE \$
Hardings Hotmix Pty Ltd	114,544.15
Pearce Civil Pty Ltd	117,386.78
Civilscape Contracting Tasmania Pty Ltd	123,246.35
<i>ESTIMATE (EXCLUDING GST)</i>	<i>250,000.00</i>

On examination of the Bill of Quantities an omission was found in the Hardings Hotmix Pty Ltd submission. As the contract is a Lump Sum, in accordance with the General Conditions of Contract and Tendering, and the Australian Standard General Conditions of Contract AS2124-1992, the Tender Form amount must be taken as the tendered amount. The Bill of Quantities does not form part of the contract except for (and limited to) the following purposes:

- (a) valuation of variations pursuant to Clause 40.5 of AS2124-1992;
- (b) the calculation of payment to the Contractor by the Superintendent pursuant to Clause 40.1 of AS2124-1992.

Hardings Hotmix were advised of the error and provided with two options, to honour the tendered amount or withdraw the tender. At the request of Hardings Hotmix their tender has been withdrawn.

Below is the revised tender list (including GST):

TENDERER	PRICE \$
Pearce Civil Pty Ltd	117,386.78
Civilscape Contracting Tasmania Pty Ltd	123,246.35
<i>ESTIMATE (EXCLUDING GST)</i>	<i>250,000.00</i>

Both tenderers would be competent to perform the works.

The Council uses a weighted tender assessment method based on:

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

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

CONSULTATION

This item has followed a public tendering process.

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

RESOURCE, FINANCIAL AND RISK IMPACTS

The tender from Pearce Civil Pty Ltd can be accommodated within the budget.

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

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the tender from Pearce Civil Pty Ltd for the sum of \$106,715.25 (excluding GST) [\$117,386.78 (including GST)] for the reconstruction of the parking area known as Quadrant Car Park (East), Ulverstone, be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Viney moved and Cr Downie seconded, "That the tender from Pearce Civil Pty Ltd for the sum of \$117,386.78 (including GST) for the reconstruction of the parking area known as Quadrant Car Park (East), Ulverstone, be accepted."

Carried unanimously

113/2018 Tenders for bridge replacement – Redwater Creek, Loyetee Road, Loyetee

The Director Infrastructure Services reported as follows:

"The Engineering Group Leader has prepared the following report:

'PURPOSE

The purpose of this report is to make recommendation on tenders received for the replacement of the bridge over Redwater Creek on Loyetee Road, Loyetee.

BACKGROUND

The Loyetee area is largely made up of forestry land and the bridge is subject to logging traffic at times. It also provides access to a number of private properties along Loyetee Road.

It was built in 2000 and was subject to floods in 2011 which caused minor damage to the northern abutment. Some settlement occurred at this time, however, the bridge has remained in service with no further movement.

The replacement of this bridge is now required due to deterioration in the beams, predominantly in the southern end.

DISCUSSION

Tenders were called for the replacement of the bridge on 24 February 2018 and closed at 2.00pm on 27 March 2018.

A minimum conforming standard was outlined in the design brief for the structure.

Submissions from four tenderers were received as follows (including GST and \$30,000 contingency):

TENDERER	PRICE \$
TasSpan Civil Contracting P/L	199,613.40
VEC Civil Engineering P/L	234,389.90
BridgePro Engineering P/L	254,950.00
Mabey Hire P/L	8,345.70
<i>ESTIMATE (EXCLUDING GST)</i>	<i>260,000.00</i>

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

TENDERER	LENGTH BETWEEN ABUTMENTS (M)	CLEAR WIDTH (M)	SUPERSTRUCTURE	SUBSTRUCTURE
TasSpan Civil Contracting P/L	8.0	4.5	Precast prestressed concrete with galvanised w-beam barriers. Skewed alignment	Driven steel universal column (UC) piles with full depth abutments and wingwalls.
VEC Civil Engineering P/L	11.0	4.5	Precast prestressed concrete with galvanised w-beam barriers. Skewed alignment	Driven steel universal column (UC) piles with full depth abutments and wingwalls.
BridgePro Engineering P/L	11.4	4.7	Precast prestressed concrete with galvanised SHS barriers	Driven steel tubular piles with full depth abutments and wingwalls.
Mabey Hire P/L	Not specified	4.2	Steel modular temporary bridge – hire only	Not specified.

The submission from Mabey Hire P/L is for hire of a temporary structure only. The submission does not provide for a permanent replacement bridge and the documents submitted do not conform. This tender will not be considered further.

The remaining three tenderers offer construction programs in compliance with the specified completion date of 30 June 2018.

These tenderers have previously carried out work successfully for the Council and are recognised as being competent to perform the works with their structures conforming to relevant standards.

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

Designs from each tenderer provide for permanent concrete options. These designs are similar in that they propose a structural concrete deck sitting on concrete abutments over piled footings with a 100-year design life.

The Council uses a weighted tender assessment method based on:

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

Based on the detailed assessment undertaken by the tender evaluation Panel using the above criteria and weighting process (a confidential copy is attached), TasSpan Civil Contracting P/L achieved the highest rating based on this method.

CONSULTATION

This item has followed a public tendering process.

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

RESOURCE, FINANCIAL AND RISK IMPACTS

This project is included in the 2017–2018 capital budget and is funded through the Roads to Recovery Program.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Provide for a diverse range of movement patterns

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the conforming tender from TasSpan Civil Contracting P/L for the sum of \$181,466.73 (exc. GST) [\$199,613.40 (incl. GST)] for the replacement of the Redwater Creek bridge on Loyetee Road, Loyetee be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Carpenter moved and Cr Viney seconded, "That the conforming tender from TasSpan Civil Contracting P/L in the amount of \$199,613.40 (incl. GST) for the replacement of the Redwater Creek bridge on Loyetee Road, Loyetee be accepted."

Carried unanimously

114/2018 Tenders for bridge replacement – Sulphur Creek, Nine Mile Road, Sulphur Creek

The Director Infrastructure Services reported as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for the replacement of the bridge over Sulphur Creek on Nine Mile Road, Sulphur Creek. This project has been advanced and funded through the “Accelerated Local Government Capital Program Funding” projects.

BACKGROUND

The superstructure of the existing single lane bridge was built in 1996 on existing abutments. The vertical alignment of the bridge and approaches has deteriorated and provides poor ride quality.

The proposed bridge will be a dual lane structure on new abutments. Nine Mile Road is used by heavy vehicles and equipment and provides direct access to the Bass Highway. A section of Nine Mile Road to the north was upgraded in 2016 under the Australian Government’s Heavy Vehicle Safety and Productivity Program.

DISCUSSION

Tenders were called for the replacement of the bridge on 24 February 2018 and closed at 2.00pm on 27 March 2018.

A minimum conforming standard was outlined in the design brief for the structure along with recommended changes to the vertical alignment of the approaches and structure.

Submissions from four tenderers were received as follows (incl. GST and \$30,000 contingency):

TENDERER	PRICE \$
Mabey Hire P/L	16,969.70
TasSpan Civil Contracting P/L – Conforming	328,257.30
TasSpan Civil Contracting P/L – Alternative	304,292.70
VEC Civil Engineering P/L – Conforming	334,915.60
VEC Civil Engineering P/L – Alternative	321,763.60
BridgePro Engineering P/L – Conforming	343,720.00
<i>ESTIMATE (EXCLUDING GST)</i>	<i>250,000.00</i>

On examination of the bill of quantities, some minor calculation errors were identified in the tender sums. Corrected sums are shown below (incl. GST and \$30,000 contingency):

TENDERER	PRICE \$
Mabey Hire P/L	16,969.70
TasSpan Civil Contracting P/L – Conforming	328,257.30
TasSpan Civil Contracting P/L – Alternative	304,292.70
VEC Civil Engineering P/L – Conforming	334,885.60
VEC Civil Engineering P/L – Alternative	321,763.60
BridgePro Engineering P/L – Conforming	343,720.00
<i>ESTIMATE (EXCLUDING GST)</i>	<i>250,000.00</i>

INFRASTRUCTURE SERVICES

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

TENDERER	LENGTH BETWEEN ABUTMENTS (M)	CLEAR WIDTH (M)	SUPERSTRUCTURE	SUBSTRUCTURE	ACCESS
TasSpan Civil Contracting P/L Conforming	8.0	8.0	Precast prestressed concrete with galvanised w-beam barriers. Skewed alignment	Driven steel universal column (UC) piles with full depth abutments and wingwalls.	Includes temporary bypass.
TasSpan Civil Contracting P/L Alternative	8.0	8.0	Precast prestressed concrete with galvanised w-beam barriers. Skewed alignment	Driven steel universal column (UC) piles with full depth abutments and wingwalls.	No temporary bypass. Vehicles required to detour via road network.
VEC Civil Engineering P/L Conforming	8.0	8.0	Precast prestressed concrete with galvanised w-beam barriers	Driven steel universal column (UC) piles with full depth abutments and wingwalls.	Includes temporary bypass.
VEC Civil Engineering P/L Alternative	11.0	8.0	Precast prestressed concrete with galvanised w-beam barriers	Driven steel universal column (UC) piles with reduced depth abutments and wingwalls.	No temporary bypass. Vehicles required to detour via road network.
BridgePro Engineering P/L	8.0	8.0	Precast prestressed concrete with galvanised SHS barriers	Driven steel tubular piles with full depth abutments and wingwalls.	Includes temporary bypass.

INFRASTRUCTURE SERVICES

Mabey Hire P/L	Not specified	7.4	Steel modular temporary bridge – hire only	Not specified.	N/A.
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The submission from Mabey Hire P/L is for hire of a temporary structure only. The submission does not provide for a replacement bridge and the documents submitted do not conform. This tender will not be considered further.

The remaining three tenderers offer construction programs in compliance with the specified completion date of the 30 June 2018.

These tenderers have previously carried out work successfully for the Council and are recognised as being competent to perform the works with their structures conforming to relevant standards.

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

Designs from each tenderer provide for permanent concrete options. These designs are similar in that they propose a structural concrete deck sitting on concrete abutments over piled footings with a 100-year design life.

The two alternative tenders omit the construction of the temporary bypass. This option is largely dependent on the community's ability to detour via other roads with minimal disruption to travel times etc. It is feasible on this project but would require consultation with directly affected properties and notification to road users.

Based on this, assessments were carried out on conforming tenders only with the intention to discuss bypass options with the successful tenderer and the immediately affected properties.

The Council uses a weighted tender assessment method based on:

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

Based on the detailed assessment undertaken by the tender evaluation Panel using the above criteria and weighting process (a confidential copy is attached), TasSpan Civil Contracting P/L achieved the highest rating based on this method.

CONSULTATION

This item has followed a public tendering process.

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

RESOURCE, FINANCIAL AND RISK IMPACTS

This project is funded through the Accelerated Local Government Capital Program Funding. Agreements are in place for this.

The budget is \$275,000 (incl. GST). The conforming tender from TasSpan P/L exceeds this allocation. However, additional funding is available from the Redwater Creek, Loyetee Road bridge replacement project. It is proposed to re-allocate \$60,000 (incl. GST) from that budget to the Sulphur Creek, Nine Mile Road bridge replacement budget to ensure the project is fully funded.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Provide for a diverse range of movement patterns

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

Council Sustainability and Governance

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

CONCLUSION

It is recommended that:

- 1 funding of \$60,000 be reallocated from the Redwater Creek, Loyetee Road bridge replacement budget to the Sulphur Creek, Nine Mile Road, Sulphur Creek bridge replacement budget; and
- 2 the conforming tender from TasSpan Civil Contracting P/L for the sum of \$298,415.73 (exc. GST) [\$328,257.30 (incl. GST)] for the replacement of the Sulphur Creek bridge on Nine Mile Road, Sulphur Creek be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Howard moved and Cr Viney seconded, "That:

- 1 funding of \$60,000 be reallocated from the Redwater Creek, Loyetea Road bridge replacement budget to the Sulphur Creek, Nine Mile Road, Sulphur Creek bridge replacement budget; and
- 2 the conforming tender from TasSpan Civil Contracting P/L for the sum of \$298,415.73 (exc. GST) [\$328,257.30 (incl. GST)] for the replacement of the Sulphur Creek bridge on Nine Mile Road, Sulphur Creek be accepted and approved by the Council."

Carried unanimously

ORGANISATIONAL SERVICES

115/2018 Contracts and agreements

The Director Organisational Services reported as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of March 2018 has been submitted by the General Manager to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

116/2018 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reported as follows:

“PURPOSE

This report is to inform the meeting of any correspondence received during the month of March 2018 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:

- . A letter in relation to concerns with dog control and its adherence within the municipality
- . Correspondence advising of the Friends of Waratah Reservoir concerns with the Waratah Dam raised with TasWater
- . An expression of gratitude for ongoing improvements and upgrades within the Central Coast community, particularly the recent improvements in Anzac Park
- . A request for urgent maintenance of a tree on the eastern side of Reibey Street Ulverstone

- Further correspondence relating to the concerns raised with TasWater by the Friends of Waratah Reservoir.

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

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

Carried unanimously

117/2018 Common seal

The Director Organisational Services reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 20 March 2018 – 16 April 2018 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

118/2018 Financial statements

The Director Organisational Services reported as follows:

“This report provides an overview of Council’s financial position as at 31 March 2018.

The Income Statement provides a summary of the total income and total expenditure relating to the Council's annual recurrent operations. It specifically includes capital income but, never includes capital works expenditure.

For the period ending 31 March 2018, the year to date (YTD) surplus is \$8.644m.; this compares favourably to the budgeted surplus for the same period, being \$6.291m. This is predominantly due to revenue received in relation to Flood Claims.

The Balance Sheet effectively shows a summary of the value of Assets (what we own) and our Liabilities (what we owe), both of which balance off against each other to show Equity (our net worth). At 31 March 2018, the Balance Sheet shows Council's bank balance at \$11.741m.

The notes which form part of these statements should be read to gain further information into the various components of the financial statements.

The Capital Works Progress Report provides an update on each capital project indicating how the project is tracking against budget, along with supporting commentary which indicates how the projects are progressing.

The following principal financial statements of the Council for the period ended 31 March 2018 are submitted for consideration:

- . Income Statement
- . Balance Sheet
- . Capital Works Progress Report."

The Executive Services Officer reported as follows:

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

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

Carried unanimously

119/2018 Public question time

With the time being 6.31pm and the Council about to proceed into the closed section of the meeting, the Mayor advised that should any members of the public arrive for public question time prior to the closure of the meeting, the meeting would be re-opened to the public.

CLOSURE OF MEETING TO THE PUBLIC

120/2018 Meeting closed to the public

The Executive Services Officer reported as follows:

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

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

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

- . Confirmation of Closed session minutes.

This is a matter relating to:

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

■ Cr Downie moved and Cr Tongs seconded, “That the Council close the meeting to the public to consider the following matter, it being a matter relating to:

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

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

- . Confirmation of Closed session minutes.”

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description

of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.

- 2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.
- 3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.

- 4 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public.”

The meeting moved into Closed session at 6.32pm.

121/2018 Confirmation of Closed session minutes

The Executive Services Officer reported as follows:

“The Closed session minutes of the previous ordinary meeting of the Council held on 19 March 2018 have already been circulated. The minutes are required to be confirmed for their accuracy.

...

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

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

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

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

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

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

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

Closure

There being no further business, and noting that no members of the public attended for public question time, the Mayor declared the meeting closed at 6.45pm.

CONFIRMED THIS 21ST DAY OF MAY, 2018.

Chairperson

(lb:Imm)

Appendices

- Minute No. 105/2018 – Central Coast Visitor Accommodation Strategy
- Minute No. 106/2018 – Schedule of Statutory Determinations
- Minute No. 108/2018 – Statement of Likely Compliance – Residential (dwelling extension – awning) and outbuilding (carport) – variation to front and side boundary setback standards at 8 Mission Hill Road, Penguin – Application No. DA217167
- Minute No. 115/2018 – Schedule of Contracts & Agreements
- Minute No. 117/2018 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 118/2018 – Financial Statements

QUALIFIED PERSON'S ADVICE

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

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

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

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

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

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

A handwritten signature in black ink, featuring a large, elegant loop on the left side that curves upwards and then extends into a horizontal line ending in a small crossbar.

Cor Vander Vlist
ACTING GENERAL MANAGER

Associated Reports And Documents

Central Coast Visitor Accommodation Strategy

Place Shaping
... it's in our nature

DRAFT – APRIL 2018

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PURPOSE

The purpose of the Central Coast Visitor Accommodation Strategy (the Strategy) is to underpin and provide a resource for a Central Coast Investment Prospectus (a Prospectus) of accommodation development opportunities as a vehicle to showcase the distinctiveness and opportunities in Central Coast to prospective developers and operators of related commercial activities.

INTRODUCTION

Suitable visitor accommodation provision is important to the success of the visitor economy. Visitors need appropriate places to stay if they are to visit Central Coast to see its attractions or carry out business. Accommodating visitors benefits the local economy, for example the hospitality and retail sectors then capturing the flow-on expenditure. This Strategy supports and encourages visitor accommodation provision in Central Coast, which includes hotels/motels, serviced apartments and alternative accommodation types.

According to regional supply and demand studies for North West Tasmania conducted by the Office of the Coordinator General (OCG), the number of nights visitors stay in the region will grow. It is forecasted that demand for visitor accommodation will often exceed supply, crowding out many visitors who cannot find an available room to suit their needs. Positively increasing demand for visitor related services and increasing hotel/motel room supply in a sustainable and balanced way will be important to ensure that we can benefit from short stay visitors and their expenditure in Central Coast.

Identification of potential development sites to include in an a 'Central Coast Investment Prospectus' provides for a proactive, long-term destination management approach that also plans for growth in visitor numbers. This will require Council to support landowners to bring potential sites to the development-ready stage where needed, for example rezoning and negotiating with the Parks and Wildlife Service and adjacent landowners. While market-driven, creating a Prospectus of development-ready sites could be an effective marketing tool to showcase opportunities in Central Coast to prospective tourism related developers.

The Strategy contributes to strengthening the shape of Central Coast. When planning for a vibrant place, it is important to focus on its shape, that is; planning, precincts, open spaces and the physical environment. The Strategy seeks to assist with sustainably enhancing these elements of shape in order to promote the distinctiveness of Central Coast to prospective tourism developers and commercial operators and build competitive advantage for the tourism industry.

In developing the Strategy, we acknowledge the valuable contribution of our Councillors, Council staff, community members, local groups, Government representatives, representative associations and peak bodies who brought their collective knowledge and experience to the following strategic conversations and activities:

- . Central Coast Destination Action Plan Workshops (Cradle Coast Authority);
- . The Tourism Accommodation Supply Analysis: North West Tasmania (OCG);
- . Leven Canyon Review Working Group workshop; and
- . Central Coast Accommodation Strategy project team meetings.

The Strategy is related to a number of local and regional strategies and plans. These include: the Central Coast Place Marketing Plan; Parks and Wildlife Dial Range Master Plan; Leven Canyon/Leven Valley Master Plan; Central Coast Cycling Plan; and the Cradle Coast Authority Marketing Plan. While many of these documents are under review or development, they all seek to enhance our destinations and experiences in North West Tasmania and are considered as part of the Strategy's holistic viewpoint.

The Strategy is also part of the Council's Social Planning Framework (SPF). The SPF sets the direction and outcomes to achieve improved community outcomes and services. It comes from, and contributes to, the realisation of the Central Coast community's vision of 'living our potential' and 2014-2024 Strategic Plan that outlines the things that need to be done to achieve the preferred future. The three SPF priority areas that relate to the Strategy are: active, engaged and included.

The Strategy seeks to improve and create long-term resilience for our visitor economy and encourage more people to want to stay in the Central Coast destination and identify with our places and people. Increasing the competitive advantage of the destination in attracting visitors to our area can positively influence overnight stays and demand for related services. Investment in (and types of) accommodation and related commercial activities is connected to the visitor attractions in the area. A destination offering similar attractions will increase demand for specific types of accommodation and commercial products. Attractions, accommodation and motivation/market characteristics are inter-related, see Appendix 1. In order to positively influence demand for Central Coast tourism related infrastructure and services (including visitor accommodation) we need to work together to collectively build on and market our distinctly 'Great Natured Place'.

CENTRAL COAST INVESTMENT PROSPECTUS

Creating a Central Coast Investment Prospectus of development ready sites could be an effective marketing tool for a range of visitor accommodation development opportunities in Central Coast. Attracting new development and growing the range and capacity of available accommodation would improve the quality of place by creating a sense of momentum and create new opportunities for local economic development by capitalising on the visitor economy.

The identification of a range of potential accommodation development sites to create an investment prospectus for market testing is in process. Community engagement activities and analysis of our strengths suggest a Prospectus of development-ready sites is created to market to 3.5-4 star hotel developers. Alternative types of accommodation providers, should also be considered, see Appendix 1.

The Council has identified potential development sites within Ulverstone, especially connecting with the river and parklands. Potential accommodation development sites are also located in the Central Coast Hinterlands especially the area surrounding the Leven Canyon (colloquially known as the Leven Valley) and Dial Range including the area near and adjacent Dial Reserve. The Strategy will provide a resource and guide to engage with stakeholders to create a Prospectus.

Studies commissioned by the OCG found that around 70% of visitors to the North West Tasmania region currently stay in paid accommodation, with hotel/motels being the most popular type followed by rented house, flat, unit and serviced apartment. The OCG identified development opportunity to cater for visitors seeking 3.5-4 star hotel/motel

style visitor accommodation in the region. Over two thirds of visitor accommodation currently offered are in the 3-3.5 star range, whereas Cradle Mountain has a higher proportion of 4-4.5 star properties. Additionally, current visitor accommodation stock is ageing and often in need of improvement to meet market expectation. Central Coast is well positioned to attract accommodation development and address regional supply gaps.

Many hotels are now managed by operating companies under management agreements or sometimes franchises. This often means that when a new hotel is built, a developer will take the lead. They will seek to interest an operator who will (typically) take a 30 year operating agreement. The operator provides a degree of certainty that the premises will be managed professionally and will be operating under a strong brand. This enables the developer to secure funding. The implication of this way of doing things is that often, in trying to encourage development where there are gaps, the first task for a local authority is to identify a development opportunity and interest a developer, which the Council are currently investigating to include in a Prospectus. Attracting a hotel operator comes next.

CONTEXT

Tourism is a key lever to influence demand for visitor accommodation and associated commercial activities in Central Coast. Proactive government action is needed to coordinate, support and encourage accommodation delivery and the range of businesses involved in the visitor economy to realise the economic opportunities. The visitor economy is made up of many industry sectors including: visitor accommodation, hospitality, transport, cultural and recreational services, and retail. The economic benefits of visitors to Central Coast flows across these industry sectors and between regions. Increasing the number of visitors to our area can positively influence overnight stays in Central Coast, and demand for related commercial activities such as hospitality, the service sector and retail.

GLOBAL/NATIONAL LEVEL

People are increasingly mobile and travel across the globe seeking new experiences and holiday or business destinations. United Nations World Tourism Organisation (UNWTO) research on growth tourism markets indicate that visitors are searching for more genuine and authentic experiences, combined with outdoor activities to stimulate both mind and body. The global interest in the environment has also increased the desire of visitors to experience outdoor attractions, and the aspiration for a healthier lifestyle has encouraged visitors to seek more active experiences while travelling¹.

Tourism 2020 is Australia's national strategy for the tourism industry. It identifies the potential for the industry to grow nominal overnight visitor expenditure from \$70 billion in 2009 to between \$115 and \$140 billion by 2020². The strategies to achieve these targets are: encouraging investment, implementing regulatory reform, such as reducing compliance costs and removing barriers and facilitating new tourism infrastructure projects.

¹ UNWTO website, '*Capacity Building Workshop, Adventure Tourism*', accessed 6 June 2017
<http://themis.unwto.org/event/application-unwto-capacity-building-workshop-adventure-tourism-understanding-and-developing-sa>

² Tourism Australia (2011) 'Tourism 2020',
www.tourism.australia.com/content/dam/assets/document/1/6/w/u/3/2002107.pdf, accessed 10 May 2017

STATE LEVEL

There are a number of Tasmanian strategy documents that relate to the tourism (or the visitor economy), which is a key lever to positively influence demand for visitor accommodation in Central Coast and related commercial activities. Collective local efforts need to compliment work by neighbouring councils, the broader region and the State. State strategies are outlined below:

Visitor Economy Strategy 2015-2020 (T21)

The Tasmanian Government and the Tasmanian tourism industry, represented by the Tourism Industry Council Tasmania (TICT), set a target to increase visitor numbers to 1.5m by 2020 to grow employment in tourism industries. Actions in the Tasmanian Visitor Economy Strategy 2015-2020 (T21) focus on four strategic priorities: generate more demand for travel to Tasmania; grow Tasmania's air and sea access capacity; invest in quality visitor infrastructure; and build capability, capacity and community³.

Events Strategy 2015-2020

The Tasmanian Government Events Strategy 2015-2020 supports the creation of new events to help meet the target of 1.5m visitors to Tasmania by 2020. It aims to become the boutique events capital of Australia, promoting Tasmania as a business events destination; highlighting the social and economic value of events that promote cultural, sporting and artistic pursuits; and to enrich Tasmania's keen sense of community⁴.

Parks 21

The Parks and Wildlife Service and the Tasmanian tourism industry, represented by the TICT, has identified a shared long-term goal to facilitate and enhance tourism activity and the overall visitor experience in Tasmania's national parks and reserves. Parks 21, the Joint Strategic Action Plan, identifies three strategic objectives: enhanced tourism focus; sustainable experience delivery; and enterprise and economic activity⁵.

Engagement Strategy 2016

The Tasmanian Government Engagement Strategy 2016 emphasises that high-quality visitor engagement plays a critical role in enhancing the overall visitor experience. The three priority actions for implementation are: reimagining our Visitor Information Centres; reviewing directional and wayfinding signage; and reviewing gateways (air and sea ports). Other priority actions include: digital strategy and collateral; drive journeys; and destination/experience advocacy⁶.

³ Tasmanian Government (2015), 'Tasmanian Visitor Economy Strategy 2015-2020', website accessed 19 August 2017

⁴ Tasmanian Government (2015), 'Tasmanian Government Events Strategy 2015-2020', website accessed 2 September 2017

⁵ Parks and Wildlife Service Tasmania (2014), 'Parks 21', <http://www.parks.tas.gov.au/file.aspx?id=38967>, website accessed 19 August 2017

⁶ Tasmanian Government, Department of State Growth (2016), Tasmanian Visitor Engagement Strategy 2016, Website accessed 2 September 2017

REGIONAL/SUB-REGIONAL LEVELS

The Cradle Coast Authority (CCA) is the regional tourism organisation for the North West and West Coasts of Tasmania representing nine member councils and responsible for implementing strategies to ensure that the region maximises its tourism potential. CCA is guided by the Cradle Coast Tourism Executive creating local, regional and state partnerships. A Service Agreement also exists with Tourism Tasmania to deliver strategies and programs at regional and local levels⁷.

CCA has recently released a Regional Marketing Plan and is currently developing a Regional Events, Festivals and Arts Strategy. The Marketing Plan outlines regional strengths, challenges and opportunities and discusses the region's most profitable and ideal customers. The Plan identifies marketing guiding principles, areas of emphasis and strategic priority areas. The Regional Events, Festivals and Arts Strategy will seek to work with stakeholders and create a calendar of high-quality, innovative, diverse events and festivals for the region, with an emphasis on securing events during the low season in winter.

Cradle Mountain Experience Master Plan

The Cradle Mountain Experience Master Plan project aims to improve visitor experience and ensure Cradle Mountain retains its reputation as a premier Tasmanian destination. In June 2017, the State Government committed \$21.8m in the 2017/18 budget to progress implementation of the Master Plan's improved visitor amenities. Key features of the upgrades include the construction of a new visitor centre, commercial services hub and village precinct, and a new viewing shelter and viewing platform at Dove Lake as well as a plan for improved transportation within the Tasmanian Wilderness World Heritage Area. Visitation has been growing at Cradle Mountain in recent years and the upgrades may attract even more tourists, with visitor expenditure flowing through the regional economy.

Cradle Country Marketing Group

A partnership agreement exists between Central Coast, Kentish, Latrobe and Devonport City councils to work collectively in order to maximise competitive advantage opportunities for Mersey-Leven catchment area. The Cradle Country Marketing Group is steered by stakeholders including the Cradle Coast Tourism Executive and Tourism Tasmania. The group collaborates on strategic, sustainable and mutually beneficial tourism initiatives, priorities and opportunities. An example is the Cradle to Coast Tasting Trail, which is an integrated marketing strategy by over 40 member business food and wine producers in Tasmania's North West region. Interactive trail itineraries and information is designed to help create convenient touring routes for visitors seeking culinary experiences.

Living City Master Plan - Devonport

Nearby, the city of Devonport (around 25 minutes drive north east of Ulverstone) has developed an urban renewal project aiming to create new retail, business/service and waterfront precincts that emphasis tourism, arts, food and services. This Living City project is a four-staged development, and market testing has commenced for development of the hotel component. According to OCG studies, if completed the hotel

⁷ Cradle Coast Authority, <http://www.cradlecoast.com>, website accessed 15 August 2017

will provide an additional 150 visitor beds, which in the short-term (one to five years) exceeds the projected demand for Devonport by approximately 50 beds⁸. While this hotel would significantly lift the regional supply of available visitor accommodation in the 3.5-4 star type, the Living City Master Plan project also has potential to attract visitors and positively contribute to regional tourism.

LOCAL LEVEL

The Council's actions to influence the tourism industry need to compliment and work within the broader national, state and regional contexts. However, it is also important to differentiate Central Coast as a destination by building on and enhancing our distinctive places and sense of community identity. The Council identified the following through the Strategic Plan 2014-2024⁹ community engagement process:

A Vision for Central Coast

Central Coast – Living our Potential

We are a vibrant, thriving community that continues to draw inspiration and opportunities from its natural beauty, land and people and connected by a powerful sense of belonging to our place.

Central Coast Place Marketing Plan 2017

The Central Coast Place Marketing Plan 2017 identifies ways to stay in tune with consumer and travel trends and create a point of differentiation for Central Coast to compete as a destination in crowded marketplaces, including the visitor economy. Place marketing aims to communicate selective images of specific geographical localities or areas to a target audience. "Coast to Canyon" is the tourism place brand for Central Coast and is shown in Figure 1. The Coast to Canyon "Great Natured Place" brand has a strategic capital framework and marketing positioning. The "...it's in our nature" message has been designed to target various audiences such as visitors, new business or locals¹⁰.



Figure 1: Coast to Canyon Tourism Place Brand

⁸ Office of the Coordinator General, (2017), 'Tourism Accommodation Supply Analysis: North West Tasmania',

⁹ Central Coast Council, 'Central Coast Strategic Plan 2014-2024', Tasmania, pp. 6-8

¹⁰ Central Coast Place Marketing Plan, (2017), http://www.centralcoast.tas.gov.au/wp-content/uploads/2016/11/Place-Marketing-Plan_FINAL-May-2017.pdf

Central Coast Destination Action Plan 2017

The development of the Central Coast Destination Action Plan was facilitated by the Cradle Coast Authority in partnership with the Department of State Growth. The process brought together representatives from all stakeholder groups that benefit from the visitor economy including the Council, State government agencies, industry and the community to develop a plan for Central Coast. The Plan seeks to identify the challenges and opportunities facing the Central Coast and to establish achievable affordable priorities that if delivered, would increase competitiveness of Central Coast in global markets. A Leadership Group for the Plan has been established and the Council are currently in the process of developing specific and measurable tasks for actions of Council responsibility.

Leven Canyon/Leven Valley Master Plan 2018

The Council developed a framework to guide strategic decision making, sustainable development and use of the Leven Valley including the Leven Canyon. Strategies and initiatives were mapped by a Working Group as part of the Leven Canyon Review. This Review considered the values, pressures/challenges and opportunities for the Leven Valley in a balanced and place-based approach that integrated perspectives of residents and key stakeholders. The Review's collective and whole-of-place approach enabled strengths and opportunities to be explored and helped to ensure the Master Plan identified appropriate strategic directions and potential initiatives to guide future developments.

RATIONALE – THE PRESENT SITUATION

Key metrics for Central Coast in 2014¹¹:

TRA Metric	Total
Visitors	161,000
Nights ¹²	239,000
Average stay (nights)	5
Average spend per day	\$31
Average spend per trip	\$193
Average spend per night	\$84
Visitors to Tasmania	7,069,000
Nights spent in Tasmania	12,519,000
Average stay (nights)	5
Spend in Tasmania	\$2,570

¹¹ Tourism Research Australia website, (2014), 'Local Government area profiles – Central Coast, Tasmania', http://tra.gov.au/Tourism_in_Local_Government_Areas_2016/LGA_Profiles/index.html, accessed 25 July 2016

¹² Excludes domestic day visitors, who did not stay a night in their trip to the Central Coast

Visitor accommodation	
Providers ¹³	43
Airbnb listings ¹⁴	35
TRA Metric	Central Coast percentages relative to Tasmania
Visitors	<ul style="list-style-type: none"> 1.1% of international visitors 2.1% of domestic overnight visitors 5.2% of domestic day visitors 2.3% of total visitors to Tasmania
Nights	<ul style="list-style-type: none"> 0.6% of international visitors 2.4% of domestic overnight visitors 1.9% of total visitors to Tasmania
Average stay (nights)	<ul style="list-style-type: none"> Slightly under half the rate of international visitors Slightly over half the rate of domestic visitors 5 nights; comparable to total Tasmania average
Spend	<ul style="list-style-type: none"> 2.6% of international visitors 1.1% of domestic overnight visitors 5.1% of domestic day visitors 1.2% of total visitor spend in Tasmania
Tourism Businesses	Number
Non-employing	68
1 to 4 employees	65
5 to 19 employees	48
20 or more	4
Total	185

The Tourism Accommodation Supply Analysis: North West Tasmania undertaken by the Office of the Coordinator General (OCG) examines how current visitor accommodation in the region will cope with growing tourism levels as we move towards the T21 goal of 1.5m visitors by the year 2020.

The study provides a short (one to five year) and medium-term (five to ten year) focus on visitor accommodation supply and demand for the North West Tasmanian hubs of Burnie and Devonport. It provides insights to guide tourism infrastructure and tourism delivery, and future investment and development opportunities to meet projected demand in the region. According to OCG and TRA findings, the level of visitation to the North West Coast

¹³ Central Coast Council Ulverstone Visitor Information Centre, (2017)

¹⁴ Office of the Coordinator General, as at December 2016. Anecdotal evidence suggests this figure is increasing.

enjoyed strong growth in neighbouring cities of Burnie and Devonport for the 2014/15 and 2015/16 period¹⁵.

While statistically limited, occupancy data shows strong growth in annual average occupancy across the region since the 2013/14 period¹⁶. OCG demand analysis indicates that the number of visitor nights will grow and that there will be a shortage of 3.5-4 star hotel/motel style accommodation, particularly during peak summer months¹⁷. There are currently 150 rooms proposed in Devonport (the Living City Master Plan hotel development). Once complete, this hotel would significantly lift the supply of available visitor accommodation in the 3.5-4 star type, however there is scope for accommodation demand growth and a potential undersupply in Burnie¹⁸.

To determine the future number of rooms needed in Central Coast, the OCG created four scenarios based on assumptions. The first figure in the below table indicates the projected need for double (or twin) beds. Halving this figure provides an indication of the projected need for rooms. Scenario 1 (S1) is based on the assumption that visitor nights to the North West hubs will grow at the same rate as forecasts by Tourism Research Australia (TRA) forecasts for Tasmania. Scenario 2 (S2) is based on T21 visitation targets of reaching 1.5m by 2020. Scenario 3 (S3) is based on increased market share in the North West hubs assuming that the T21 growth target is reached and that the share of total visitors increased from 8% to 10%. Scenario 4 (S4) is based on T21 visitation targets combined with an increase in visitors to Cradle Mountain in line with the Cradle Mountain Experience Master Plan.

Bed/Room Requirements¹⁹:

North West Hubs	S1 Base Case TRA Growth	S2 T21 Target	S3 Increased Market Share	S4 Cradle Mountain Master Plan
Burnie (number of double beds / rooms needed)				
2021	7 / 3	106 / 53	185 / 92	106 / 53
2024	123 / 61	294 / 147	439 / 219	294 / 147
Devonport (number of double beds / rooms needed)				
2021	-18 / -9	-42 / -21	192 / 96	106 / 53
2024	208 / 104	286 / 143	680 / 340	294 / 147

¹⁵ Economy id (2016), <https://economy.id.com.au/cradle-coast/tourism-visitors-nights>, Cradle Coast Authority, website accessed 20 August 2017

¹⁶ Australian Bureau of Statistics, (2016), *Tourism Accommodation, Tasmania*, [http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/8635.02014-15, CAT 8635Do007_20152016](http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/8635.02014-15,CAT%208635Do007_20152016), website accessed 13 July 2017

¹⁷ Office of the Coordinator General, (2017), *Tourism Accommodation Supply Analysis: North West Tasmania*. Tasmanian Government

¹⁸ OCG supply and demand projections are dependent on actual visitation rates and movement patterns over time

¹⁹ OCG (2017), see above note 17

APPROACH

The Council should continue to make a positive contribution through upgrades to streets, parks and laneways, wayfinding, encouraging fine grain development and events. Adopting a development approach can create an authentic experience for visitors and enhance the distinctive sense of shape and place to market in a Prospectus of development and investment opportunities.

This Strategy is not just for the Council to deliver on. Many stakeholders, associations and businesses are already working on activities and actions that are making a positive difference to positively influencing the visitor economy and attracting new development investment in Central Coast. The Strategy is the roadmap to follow to create a Prospectus and positively influence our vision and preferred future around this issue. Everyone can play a role and thus the energy and resources of our collective efforts can be harnessed. This is part of the Council's destination management approach where we build relationships; make productive use of our networks and work collaboratively to tackle shared issues.

Working together with tourism operators, State Government Departments, agencies and the Central Coast community to develop capacity and foster a collaborative culture assists with mobilising community action, which can lead to identification of new innovative and sustainable place-based solutions. Supporting collaborative environments can also facilitate design of visitor experiences, customer service and visitor management. This may lead to creating long-term resilience for Central Coast's visitor accommodation and related commercial activities.

Consortia - A Network Approach

The visitor economy in several European countries employs the concept of 'consortia', a network approach to compensate for the disadvantages associated with small size. A consortium is a group of stakeholders (often between 10 and 20) that pools member resources to pursue integrated marketing and product development strategies. The Coast to Canyon Tourism Association is comprised of a number of local tourism related representatives and local stakeholders and is an example of the approach. Consortia more effectively represents the interests of members and provides access to relevant information and financing. Ideally, a consortium creates efficient economies of scale without compromising the autonomy and character of the individual businesses and can be increasingly used for tourism efforts in Central Coast²⁰.

²⁰ For example, the Cartwheel cooperative in southwestern England has 200 member vacation farms in 2,000 (or about 5% of all farms in the region). It is an interesting example of a large consortium that engages in innovative practices such as the provision of local food supplies to visitors and the utilisation of rural development grants from the European Union.

VISION

WILLING AND ABLE

- . Visitor accommodation is supported by our community and actively promoted by all; and
- . Whatever we are doing or wherever we are, there is visible link to the Coast to Canyon place brand or its values.

LOCAL BUSINESSES

- . Our industry sectors and community groups collaborate and network, aiming to create consortiums to increase economies of scale; and
- . We work together, share knowledge and provide referrals to local businesses for the benefit of all in our community.

OUR IDENTITY

- . We socialise and enjoy a variety of unique identities and experiences in our communities.
- . Our vibrant, thriving and genuine communities are visible and admired by both visitors and investors; and
- . Our attractions are connected and supported by high quality social and physical infrastructure.

GUIDING PRINCIPLES

The following principles will guide the work and approaches of the Council and stakeholders towards achieving positive change for visitor accommodation in Central Coast. The first four guide the Council's Social Planning 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 and developing a Prospectus of development and investment opportunities.

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 and investment 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 emphasising lifelong learning;
- . Integrating learning and education into all approaches; and
- . Raising awareness through social marketing and cross-promotion.

A FOCUS ON VISITOR ACCOMMODATION

- . Meeting the needs of current consumers and attracting consumers of the future;
- . Working together on relevant strategies to enhance and connect local attractions, experiences and products;
- . Engaging with stakeholders to develop a Prospectus of development and investment opportunities;
- . Supporting growth and improved quality of commercial operations and related activities; and
- . Doing with, not doing for.

CONTACTS

If you would like more information or want to share what you are doing please contact:

Heidi Willard
STRATEGY & POLICY OFFICER

FUTURE DIRECTIONS AND STRATEGIC OUTCOMES

SOCIAL PLANNING FRAMEWORK MODEL

The Social Planning Framework (SPF) places the Central Coast community vision at the centre. The SPF model illustrated in Figure 2 links SPF 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.

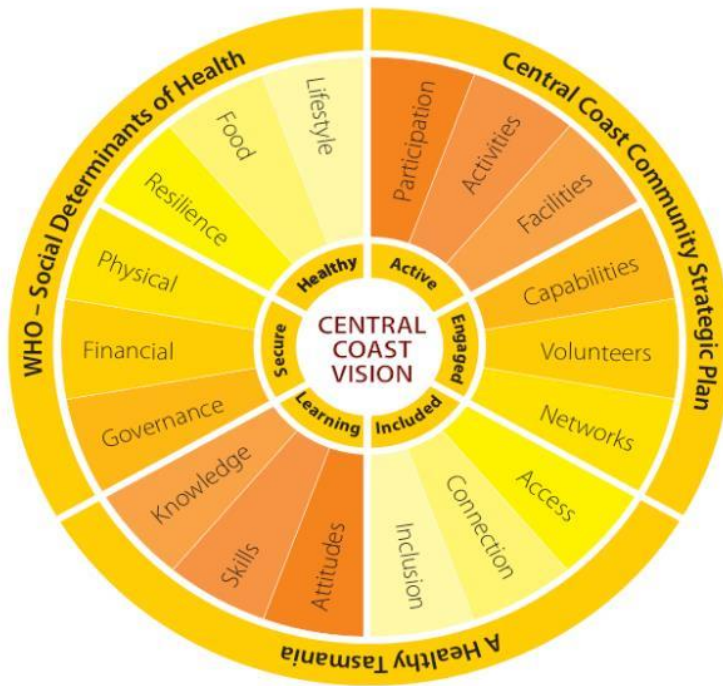


Figure 2: Social Planning Framework Model

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 future directions identified by the SPF to make a difference for the Central Coast: active, engaged and included:

Active

Opportunities and facilities to gather and participate in recreational activities and cultural experiences.

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.

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. Brought new development sites to shovel-ready stage to include in a Prospectus;
2. Facilitated development of networks and collaboration to achieve common objectives;
3. Identified and removed barriers (where possible) to investment and development; and
4. Continued to contribute to tourism demand and the tourist experience.

TIMINGS

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

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?

ACTION PLAN

Active – Future Direction 1					SPF Priority Area
Strategic Outcome	SPF Dimension	Action	Council Role	Timings	Resources
Brought new development sites to shovel-ready stage to include in a Prospectus	Activities	Identify potential development opportunity sites and investigate interest to develop concept plans	Provider	In progress	Community engagement
	Activities	Engage a marketing consultant to create a Prospectus of development sites	Provider	Short term	Community engagement
	Activities	Market test a Prospectus to potential developers and liaise with the OCG	Provider	Medium-term	Council collateral
	Activities	Assist potential developers with general enquiries	Provider	Long-term	Council collateral
Identified and removed barriers (where possible) to investment and development	Activities	Develop place marketing initiatives to improve identity and distinctiveness of places and alignment of stakeholders	Provider	Short-term	Council collateral
	Activities	Construct advantage through initiatives to enhance distinctiveness of places	Facilitator	Long-term	Council collateral
Continued to contribute to tourism demand and the tourist experience	Facilities	Investigate facilitation of new tourism infrastructure projects	Facilitator	Long-term	Council collateral
	Facilities	Investigate ways to modernise Visitor Information Centres, including technology platforms	Provider	Medium-term	Council collateral
	Participation	Support and pursue new events, such as the small conference market and sporting/artistic pursuits	Provider	Short-term	Council collateral
	Activities	Investigate and support further development of the Ulverstone Wharf Precinct	Provider	Short-term	Council collateral
	Activities	Investigate and support further sustainable development of the Leven Canyon Reserve	Provider	Short-term	Council collateral

Active – Future Direction 1					SPF Priority Area
Strategic Outcome	SPF Dimension	Action	Council Role	Timings	Resources
	Activities	Investigate and support further tourism development in the Dial Range, south of Penguin	Provider	Short-term	Council collateral
	Activities	Review drive/cycle journey marketing strategies and develop marketing/promotional activities	Provider	Medium-term	Council collateral
	Activities	Encourage investment and value-adding in recognised growth tourism markets	Provider	Long-term	Council collateral
	Activities	Measure trends in visitor accommodation related metrics, including Airbnb	Provider	In-progress	Council collateral

Engaged – Future Direction 2					SPF Priority Area
Strategic Outcome	SPF Dimension	Action	Council Role	Timings	Resources
Facilitated development of networks and collaboration to achieve common objectives	Networks	Create and foster a collaborative tourism-related culture	Facilitator	Long-term	Community engagement
	Networks	Investigate/develop a visitor accommodation provider consortium to improve economies of scale and assist with strategic marketing activities	Facilitator	Long-term	Community engagement
	Networks	Develop destinations through implementation of the Central Coast Destination Action Plan, in particular culinary and adventure tourism experiences	Facilitator	Medium-term	Strategic alliances
	Networks	Work with community leaders and commercial operators to identify emerging opportunities and solutions to key needs/challenges	Facilitator	Medium-term	Community engagement
	Networks	Review involvement in the Cradle Coast Tasting Trail and Cradle Country Marketing Group	Provider	Medium-term	Strategic alliances
	Capabilities	Support hospitality and retail sectors in partnership with Central Coast Chamber of Commerce and Industry	Provider	Medium-term	Strategic alliances
	Capabilities	Work collaboratively with stakeholders to improve offerings of tourism-related attractions and experiences	Facilitator	Long-term	Community engagement
	Capabilities	Review digital strategy/collateral and consider integrating a consortia approach into planned marketing	Provider	Medium-term	Policy
Identified and (where possible) removed barriers to investment and development	Networks	Lobby the Cradle Coast Authority (CCA) for increased strategic marketing of tourism-related products and experiences to key target audiences	Advocate	Long-term	Strategic alliances
	Networks	Work with local business leaders to increase new investment opportunities in Central Coast	Facilitator	Short-term	Community engagement

Engaged – Future Direction 2					SPF Priority Area
Strategic Outcome	SPF Dimension	Action	Council Role	Timings	Resources
	Networks	Lobby CCA for joint development of a Liveable Region Strategy to positively influence tourism demand	Advocate	Long-term	Strategic alliances
Continued to contribute to tourism demand and the tourist experience	Volunteers	Develop Place Ambassadors that advocate destinations and experiences to visitors	Provider	In progress	Community engagement

Included – Future Direction 3					SPF Priority Area
Strategic Outcome	SPF Dimension	Action	Council Role	Timings	Resources
Brought new development sites to shovel-ready stage to include in a Prospectus	Connection	Facilitate and support visitor economy related stakeholders to increase collaboration and information exchange	Facilitator	Medium-term	Community engagement
Identified and removed barriers (where possible) to investment and development	Access	Ongoing analysis/monitoring of tourism-related supply/demand and growth markets to understand needs of the community in the context of the State, national and international environments, including the sharing economy	Advocate	Short-term	Council collateral
	Access	Identify barriers to investment, i.e. regulatory issues such as compliance costs and consider feasible solutions	Provider	Long-term	Council collateral
	Access	Lobby the CCA for provision of new local tourism-related programs, initiatives and services	Advocate	Long-term	Strategic alliance
	Access	Investigate improved road connection to Cradle Mountain	Provider	Long-term	Council collateral
	Connection	Review Gateway signage for Ulverstone and Penguin	Provider	Complete	Council collateral
	Connection	Review directional wayfinding signage, in particular with the objective to attract visitors to (and around) rural and outlying places	Provider	Medium-term	Council collateral
	Connection	Lobby the State government and CCA for improved public transport services	Advocate	Long-term	Strategic alliance

MEASUREMENT

Strategic Outcome	How much did we do?	How well did we do it?	Is anyone better off?
Brought new development sites to shovel-ready stage to include in a Prospectus	<ul style="list-style-type: none"> # of potential development sites identified # of sites brought to the shovel-ready stage 	<ul style="list-style-type: none"> # of people participating in Prospectus development # of sites included in a Prospectus 	<ul style="list-style-type: none"> # of developers approached relating to a Prospectus # of development enquiries handled
Facilitated development of networks and collaboration to achieve common objectives	<ul style="list-style-type: none"> # of stakeholder meetings facilitated # of common objectives identified 	<ul style="list-style-type: none"> # of stakeholders engaged 	<ul style="list-style-type: none"> # of stakeholders networked in a consortium or similar model % increase in visitor spend per trip
Identified removed barriers (where possible) to investment and development	<ul style="list-style-type: none"> # of barriers to investment and development identified 	<ul style="list-style-type: none"> # of solutions to barriers identified 	<ul style="list-style-type: none"> # of new visitor accommodation developments or investments
Continued to contribute to tourism demand and the tourist experience	<ul style="list-style-type: none"> # of promotional initiatives/activities aimed at increasing tourism demand 	<ul style="list-style-type: none"> # of new visitor experiences identified % increase visitor spend per night 	<ul style="list-style-type: none"> % increase in Central Coast visitation # of night stays in Central Coast

ATTACHMENT 1 – TYPOLOGY OF TOURISM

The Leisure Tourist

The United Nations World Tourism Organisation defines tourists as people "traveling to and staying in places outside their usual environment for not more than one consecutive year for leisure, business and other purposes".²¹ However, it is important to understand there are differences between travel for business and travel for leisure. There is often a misunderstanding that business events are a 'category' of leisure tourism.

The differentiation between the two stems from two fundamental principles:

- . Selection of a holiday destination is markedly different from the selection of a destination to hold and attend a business event.
- . The decision to travel for leisure is taken in a totally different context and by a different 'person' than that for a business event.

Leisure visitors are primarily motivated to travel because of the opportunity to explore other cultures, to experience freedom and personal growth (characterised by alternative tourism), and to visit family and friends. Southern Tasmania has a significant market share of the business tourism market as a result of scale.

The Business Tourist

The principal motivator to attend a business event is the business activity itself rather than the desire to travel for pleasure²². Business events are part of the tourism industry because of their potential to attract visitors (both delegates and accompanying persons) and to extend their stay beyond the business event. The infrastructure and services used by the business events delegates are also used by the leisure tourist.

While tourism may be a consequence of the event, there is no overriding tourism objective. There are two aspects to the 'selection process' of a business event:

- . Event organisers (decision-makers of holding the event) - are predominantly motivated by the suitability of the venue, a strong local host association and the range of venues, visitor accommodation and transport facilities.
- . Delegates (attendees to the event) - are primarily influenced by the content of the business program as well as the networking opportunities, location and accessibility of the venue²³.

²¹ UNWTO Website, <http://www2.unwto.org/>, accessed 25 October 2017

²² Business Events Council of Australia, (2011), '*Business events and leisure tourism*', <http://www.businesseventscouncil.org.au/business-vs-leisure-tourism.html>, website accessed 6 July 2017

²³ Deery, M., Fredline, L., and Jago, L., (2005), '*A framework for the development of social, and socio-economic indicators for sustainable tourism in communities*'. *Tourism, Review International*, 9(1), pp. 33, 51

The Alternative Tourist

Alternative tourists are characterised by intellectual curiosity, self-confidence, openness to new experiences and respect for other cultures. Also described as ‘adventurers’, they are risk takers who prefer to explore offbeat places perceived to be more authentic than ‘tourist destinations’²⁴.

Alternative tourists are FITs (free and individual travellers) who avoid high volume package tour arrangements and instead travel as individuals or in small groups, often remaining in a destination for an extended period of time. They often prefer to travel in the off-season, knowing there will be fewer tourists so alternative tourism tends to be less susceptible to the pronounced seasonality that often characterises mass tourism. In addition, visitors typically originate from a diverse array of countries, since the mass marketing systems that skew mass markets to one or two dominant sources are not in place.

The Green Tourist

Overall, ‘green consumers’ can be loosely defined as those who express concern about environmental issues and consciously engage in green consumer behaviour at least some of the time. Green consumers account for about three-quarters of the populations in Australia, the UK and the USA²⁵.

The growth of alternative tourism provides evidence to the robustness of green and socially responsible consumption within at least one facet of the tourism industry. However, the conventional tourism industry is more likely to meaningfully pursue sustainability-based strategies if there is compelling evidence of green inclinations towards specific things and behaviour within the much larger conventional mass tourist market. As with green consumption in general, the patterns within conventional tourism are variable but generally indicative of a significant green component.

Perhaps the most wide spread evidence of green sentiment among conventional tourists is almost universal desire to experience one’s holidays in a scenic, unpolluted environment. For example, research from Germany indicates that 78% of travellers ‘always’ and 34% ‘sometimes’ sought information about the environmental condition for intended destinations and that 84% were influenced in their destination selection by environmental information²⁶.

²⁴ Plog, S., (1998), Why destination preservation makes economic sense’, *Global Tourism*, 2nd edn, pp.251-266

²⁵ Roberts, J., ‘Green consumers in the 1990’s: profile and implications for advertising’, *Journal of Business Research*, 26, pp. 217-231

²⁶ Swarbrooke, J., and Horner, S., eds. (1999), *‘Consumer behaviour in tourism’*, Butterworth-Heinemann

Typology of Tourism

Figure 3 identifies common forms of tourism (as well as their subsets) and also demonstrates their orientation towards attractions (experiences), accommodation or motivation. It shows how the different forms of tourism gravitate toward one of the three criteria and that some combine attraction with motivation. The forms vary in the extent that the market themselves as ‘alternative tourism’ service providers; some cater for the mass tourism market as well, e.g. ecotourism and historical re-enactments²⁷.

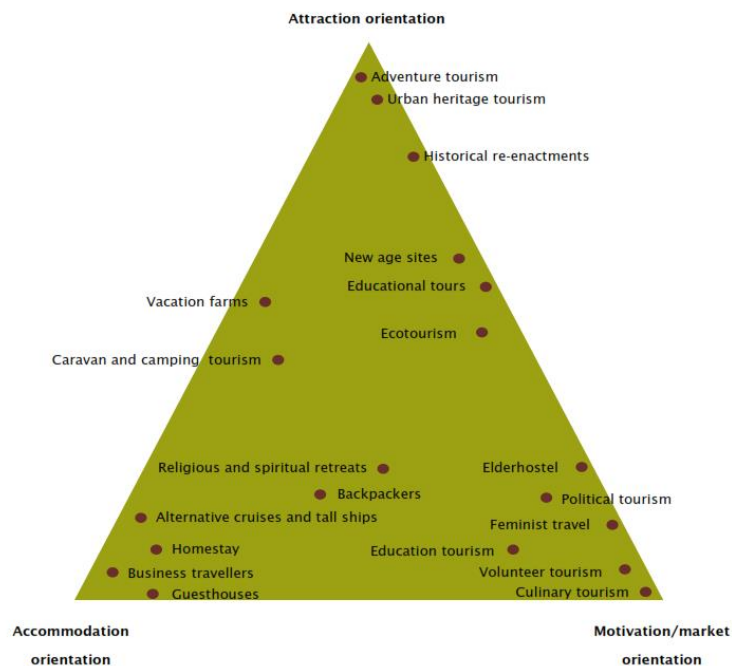


Figure 3: Types of alternative tourism²⁸

Growth Market Trends

Adventure tourism has experienced significant growth in recent years. Cycling, and nature-based tourism such as backpacking, trekking and hiking (and bushwalking) are growth adventure activities globally. An increasing number of adventure tourists are embarking on both road and mountain biking and participating in cycling events. The Council has developed a Central Coast Cycling Strategy to harness opportunities created by the tourism trend. Cycling infrastructure provides an attraction to tourists and diversifies transportation options for locals, the Central Coast Shared Pathway Network connection throughout most of Central Coast is an example of cycling infrastructure. Final stages of this connected shared pathway network should be completed soon. Integrated shared pathways that connect destination along the North West region is planned, which would enhance the work completed by individual councils and improve the regions competitiveness to attract cyclists.

²⁷ Gossling, S., Borgstrom, C., Hortmeier, O., and Saggel, S., (2002), 'Ecological footprint analysis as a tool to assess tourism sustainability' Ecological Economics 43, pp. 199-211

²⁸ Weaver, D., (2006), 'Sustainable tourism', Elsevier, Great Britain, pp.38-57

Backpacking and bushwalking are forms of exploring destinations on foot, often on a budget. Several States have developed Backpacker Action Plans. Tourism in Tasmania's National Parks and Reserves is important for its ability to maintain and increase the value of these protected areas into the future. Visitor focused infrastructure facilities, and tourism businesses offer people the opportunity to experience natural and cultural heritage in areas that they may not otherwise have been able to access. These experiences, coupled with interpretation, can increase visitors' knowledge and appreciation of parks and reserves, and the need to look after our protected area²⁹. The Cradle Mountain Experience Master Plan for example aims to improve visitor experience and ensure Cradle Mountain retains its reputation as a premier Tasmanian destination.

Rapid growth in Tasmanian tourism has not been shared across all regions. Importantly, many of these regional economies are increasingly dependent on tourism; the visitor economy. It is in these regional areas that parks and reserves are often the most important asset and driver for tourism, such as the Dial Range (Dial Range Reserve) which is located to the south of the Penguin township and the Leven Canyon in the Leven Valley. It follows that nature-based tourism has the most potential to contribute to Central Coast's local economic development in activities such as bushwalking, mountain biking, kayaking, cruising or alternative accommodation provision³⁰.

Attractions

The characteristics of the alternative tourist drive a preference for 'authentic' cultural, historical and natural attractions (experiences) that are perceived to capture a destination's unique sense of place and allow for interactions between visitors and local residents. This contrasts with generic and purpose built theme parks and casinos and other attractions favoured by mass tourists. Alternative tourism attractions may in some instances be non-commercialised, but it is more likely that there is a degree of commercialisation because of the need for the product to be financially viable.

Accommodation

North West Tasmania's supply and demand analysis study commissioned by the Office of the Coordinator General indicates demand for corporate ownership of 3.5-4 Star hotels/motels. A hotel/motel is a commercial establishment that provides short and long term accommodation facility. Hotels/motels are classified into 'Star' categories and different countries have different 'Star Rating' requirements. The standards below define quality for Australian accommodation 'Star Ratings'³¹:

5 Star properties typify luxury across all areas of operation. Guests will enjoy an extensive range of facilities and comprehensive or highly personalised services. Properties at this level will display excellent design quality and attention to detail.

²⁹ Tasmania Parks and Wildlife Service and Tourism Industry Council of Tasmania, (2014), '*Parks 21 Joint Strategic Action Plan*', <http://www.parks.tas.gov.au/index.aspx?base=38968>

³⁰ Tasmania Parks and Wildlife Service and Tourism Industry Council of Tasmania, (2014), see above note 26

³¹ Star Ratings, (2017), '*Star Ratings Australia*', <https://www.starratings.com.au/about-us/star-ratings/whatarestarratings>

4 Star properties achieve a deluxe guest experience. A wide range of facilities and superior design qualities are typically complemented by service standards that reflect the varied and discerning needs of the guests.

3 Star properties deliver a broad range of amenities that exceed above-average accommodation needs. Good quality service, design and physical attributes are typically fit for purpose to match guest expectations.

2 Star properties focus on the needs of price conscious travelers. Services and guest facilities are typically limited to keep room rates affordable and competitive but may be available upon request or are fee-based.

1 Star properties offer budget facilities without compromising cleanliness or guest security. Guests may access fee-based services or facilities upon request.

(½ Star ratings indicate modest improvements in the quality and condition of guest facilities)

Tourism Industry and Accommodation Implications

Adventure Tourism

Adventure tourism broadly encompasses alternative tourism. It can be defined as experience-based holiday with added value as visitors learn and interact with local populations and connect with their core values³². There are two theoretical and empirical dimensions of adventure tourism: hard and soft, Table 2 lists activity types and links with adventure types. ‘Soft’ adventure tourism goes beyond the typical tourist itinerary, is rewarding for the spirit and the mind and is safe and without excessive physical demands. ‘Hard’ adventure tourism has a more physical challenge, higher element of risk, is rewarding to the spirit and push people outside their comfort zones. Anecdotally, adventure tourism in Central Coast holds a significant market share alongside visiting friends and relatives.

Table 2: Activities and their adventure type³³

Activity Type	Adventure Type
Archaeological expedition	Soft
Backpacking	Soft
Birdwatching	Soft
Camping	Soft
Canoeing	Soft
Caving	Hard
Climbing (mountain/rock/ice)	Hard
Cycling (road/mountain)	Soft/hard
Eco-tourism	Soft

³² UNWTO, (2014), ‘Global report on adventure tourism’, AM Reports (9), Spain

³³ Adventure Travel Trade Association (2013), ‘Adventure Tourism Market’, biz/docs/research/adventure-tourism-market-study-2013-web.pdf, p. 4, accessed 2 June 2017

Activity Type	Adventure Type
Educational programs	Soft
Environmentally sustainable activities	Soft
Fishing/fly fishing	Soft
Hiking	Soft
Horseback riding	Soft
Hunting	Soft
Kayaking/sea/white-water	Soft
Nature-based walks	Soft
Orienteering	Soft
Rafting	Soft
Research expeditions	Soft
Sailing	Soft
Scuba diving	Soft
Snorkelling	Soft
Skiing/snowboarding	Soft
Surfing	Soft
Trekking	Hard
Volunteer tourism	Soft

Adventure tourists rank areas of natural beauty as the most important factor in choosing their destination, followed by the activities available, learning about different cultures and climate³⁴. They are savvy travellers who spend time researching and planning their ideal experiences. Most relevant research on adventure tourism is from outdoor recreation. The major themes are: psychological, including thrills, conflicts and norms; safety, including injuries, illnesses and insurance; impacts (whether ecological, social or economic); and participation and management³⁵. Characteristics and regulatory themes include: operational audits; commercial statistics; client characteristics; site geography; equipment manufacture; safety and insurance; recreation ecology; adventure destination marketing; and links with amenity migration and lifestyle³⁶.

Cycling

A cycling tourist is of any nationality including locals, who spend a minimum of 24 hours away from home, i.e. not one-day trippers, and who use a bicycle as a mode of transportation during their holiday and to whom cycling is important³⁷. Being out-of-doors and exercising are the main reasons for choosing a cycling holiday. Cycling, swimming and visiting cultural attractions are the preferred tourist activities³⁸. Entrance-fee-based attractions

³⁴ Adventure Travel Trade Association (2013), see note 30

³⁵ Newsome, D., Moore, S. and Dowling, R., (2002), '*Natural area tourism*', Channel View

³⁶ Petty, R., McMichael, S., and Brannon, L., (1992), 'The elaboration likelihood model of persuasion: applications in recreation, tourism and natural management', M. Manfredo ed., Sagamore, pp. 77-101

³⁷ Stifstidende, F., (1996), '*The cycling tourist*', Denmarks Radios TV-Avis

³⁸ Poon, A., (1993), 'Tourism, technology and competitive strategies', CAB International

are not very popular among cycling tourists as compared to free activities. Cycling tourists mainly choose a cycling holiday because they want to see beautiful landscapes and take exercise.

The most common reason for choosing to follow designated paths are the beauty of the routes, such as the Central Coast Shared Pathway Network that provides peace and quiet and traffic safety. Integration of the pathway network regionally between neighbouring councils will enhance the experience and impel cycling tourism growth.

Cycling follows the alternative tourism type. Cycling tourists prefer environmentally friendly accommodation. It was shown in Denmark that the cycling tourist uses the following accommodation:

Table 3: Choice of accommodation of the cycling tourist³⁹

Camping	Back-packer Hostel	Rented holiday house	Own Holiday House	Hotel/Motel	Holiday Centre	Yacht	Primitive Campsite	Total
54%	17%	8%	1%	9%	1%	1%	8%	99%

Backpacking

The backpacking tourism sector has been extensively studied. It is defined mainly in participant terms as involving usually young and budget-minded tourists, i.e. the 'backpacker' travelling for extended periods of time. Research indicates that backpackers usually stick to many of the core attributes of alternative tourism, such as the preference for small-scale, locally owned accommodations and independent travel arrangements as well as a desire to interact with local residents⁴⁰. Backpacking is less vulnerable to fluctuating economic conditions and backpackers are more likely to be resilient travellers⁴¹. Backpackers can be regarded as a distinctive sub-culture of alternative tourism because of their tendency to travel and socialise with other backpackers while avoiding other types of tourist, constructing and demonstrating in the process an overt 'anti-tourism' identity⁴².

³⁹ Simonsen, P. S., Jorgensen, B and Robbins, D., (1998), '*Cycling tourism*', Unit of Tourism Research Centre of Bornholm, Denmark, pp. 31-120

⁴⁰ Loker-Murphy, L., and Pearce, P., (1995), '*Young budget travellers: backpackers in Australia*', Annals of Tourism Research, 22, pp. 819-843

⁴¹ Tourism Victoria, (2009), '*Backpacker Tourism Action Plan 2009-2013*', Victorian Government, Melbourne

⁴² Welk, P., (2004), 'The beaten track: anti-tourism as an element of backpacker identity construction', In Richards, G., Westerhausen, K., and Macbeth, J., (2003), 'The Global Monad: Backpacker Travel in Theory and Practice', pp. 77-91, Channel View

An interesting pattern of behaviour that results from this tendency is exceptionally flexible itineraries and travel parties that change impulsively in response to encounters with other backpackers and exposure to the backpacker 'grapevine'⁴³. It is ironic that while backpackers identify themselves in strongly individualistic terms, they can often be readily distinguished by their appearance (and by their backpack in particular) and they are predictable in terms of what they eat and where they congregate. The 'backpacker hostel' is a specialised type of accommodation that encourages these cliquish and predictable yet unpredictable tendencies by serving as a 'gathering place' for the sub-culture⁴⁴.

Food Tourism and the Culinary Tourist

Culinary tourism focuses on the search for and enjoyment of prepared food and drink. Culinary tourism promotes all gastronomic experiences and it's the pursuit of unique and memorable eating and drinking experiences. Local cuisine is the motivating factor in choosing a destination and culinary tourists are more likely to research and plan their trips using both print and online materials⁴⁵. A culinary tourist can be a visitor who has travelled to town specifically to dine at a specific establishment or a business traveller who decides to dine at a restaurant.

It is important to take full advantage of the region's culinary tourism opportunities including aligned branding and marketing strategies for sub-regions, including Central Coast, that promote a unique and memorable dining degustation⁴⁶. For example, identifying a regional specialty and collaborating with local restaurants and cafes to create their own version of it. Strategies should create unique local programs and events that cannot be experienced during leisure travel such as: cooking classes; visiting farmers' markets; gourmet food shopping; participating in winery tours; and attending food and wine festivals/events. Guesthouses, homestays and bed and breakfast style accommodation are the predominant accommodation type for the culinary tourist.

Caravan and Camping Tourism

Caravan parks are an essential facility for many visitors, particularly in Central Coast. Caravan or camping visitors spend more nights in regional Australia than visitors using other forms of accommodation⁴⁷. Caravan parks and campgrounds provide a range of accommodation options and other tourism services to meet the needs of a wide cross section of visitors. The Caravan Industry Association of Australia (CIAA) is the peak national body for the Australian caravan and camping industry and Caravanning Tasmania Incorporated is the peak industry organisation for caravan parks in the State.

⁴³ Sorensen, A., (2003), '*Backpacker ethnography*', Annals of Tourism Research, 30 pp. 847-867.

⁴⁴ Westerhausen, K., and Macbeth, J., (2003), 'Backpackers and empowered local communities: natural allies in the struggle for sustainability and local control?' Tourism Geographies, 5, pp. 71-86.

⁴⁵ Mullins, P., (1992), 'Cities for pleasure: the emergence of tourism urbanisation in Australia', Built Environment, 18 (3), pp.187-198

⁴⁶ Hudson, B., and Ritchie, J., (2001), '*Tourist behaviour: an analysis of behaviour and marketing*', Journal of Travel and Tourism Marketing, 10 (2/3), pp.1-22

⁴⁷ Caravan Industry Association of Australia, <http://www.caravanindustry.com.au/marketing-to-government>, website accessed 15 June 2016

The Campervan and Motorhome Club of Australia (CMCA), with its 60,000 members, is very active in lobbying for change to restrictive camping regulations. Although not officially endorsed by the club, some members boycott towns they regard as 'unfriendly'. Central Coast currently enjoys 'friendly' status. Combined with the membership of the various caravan club organisations under the motouring banner, the CMCA has considerable market power in the sector. CMCA recently stated in its monthly member's magazine (the 'Wanderer') that member users of 'free camping' are prepared to pay an appropriate fee if it resulted in better facilities, safety and security.

Farm-Based Tourism

'Farm-based tourism', under a variety of guises, e.g. vacation farms (farm stays) and 'wolfing', is one of the longest established forms of organised alternative tourism, having been in existence in Europe as a formal industry since the late 1800s⁴⁸. To qualify as a form of alternative tourism, farm-based tourism should involve operations that are locally owned and derive most of their income from agriculture, i.e. 'working' farms. Individual operations should also be small, with maximum thresholds of five or ten units of overnight accommodation usually stipulated. As an industry, farm-based tourism is a relatively small sector in Australia, New Zealand, Canada and the USA. In contrast, the UK, France, Germany and Austria, farm-based alternative tourism is much larger⁴⁹. However, there are several working farms in Central Coast area that have created an environment where farm-based tourism is significant. It is noted that the working farms subset of alternative tourism can create negative feedback from the local community.

Farm-based tourism is an attractive form of economic perspectives because of its potential to supplement and diversify rural economies in peripheral areas, such as Central Coast's rural areas, which suffer declining agricultural economies due to the impacts of globalisation in the knowledge economy of the 21st century⁵⁰. Critically, tourism typically accounts for only a small portion of a farm's total income, but this revenue is perceived by many operators to constitute the difference between survival and failure⁵¹. Farm-based tourism is a symbiotic opportunity for areas where neither agriculture nor tourism are independently viable⁵². Importantly, investment costs can be minimal for farmers who have rooms available in their homes when children leave the household and there is evidence that the tourism component provides income and power for female household members who provide most of the relevant labour⁵³. Research indicates that many participants enjoy the contact with guests as an outlet for relieving stresses caused by social isolation⁵⁴.

⁴⁸ Frater, J., (1983), 'Farm based tourism in England:-planning, funding, promotion and some lessons from Europe', *Tourism Management*, 4, pp.155-166

⁴⁹ Weaver, D., and Fennell, D., (1997), '*The vacation farm sector in Saskatchewan: a profile of operations*', *Tourism Management*, 18, pp. 357-365.

⁵⁰ Ilbery, B., Bowler, I., Clarke, G. et al. (1998), 'Farm-based tourism as an alternative farm enterprise: a case study from the Northern Pennine, England', *Regional Studies*, 32, pp. 355-364

⁵¹ Frater, J., (1998), 'Farm tourism in England: planning, funding promotion and some lessons learned from Europe', *Tourism Management*, 4, pp. 155-166

⁵² Inskeep, E., (1991), 'Tourism planning: an integrated and sustainable development approach', Van Nostrand Reinhold

⁵³ Derno, L., (1981), 'Alternative tourism: towards a new style in north-south relations', *Tourism Management*, 2, pp. 253-264

⁵⁴ Opperman, M., (1998), '*Rural tourism in Germany: farm and rural tourism operators*', *Journal of Vacation Marketing*, 4, pp. 465-281

Volunteer Tourism

Volunteer tourism encompasses a diverse array of experiences and settings that involve tourists who receive no financial compensation while undertaking various forms of usually, organised social and/or environmental work in the destination⁵⁵. It is explicitly associated with enhancement sustainability, not just from the destination perspective, but also in terms of the personal development of the participating tourist. Another distinctive characteristic is the extent to which volunteer tourism is associated with environmental, religious and social non-profit NGOs (non-governmental organisations) based in major origin regions.

Guesthouse Tourism

Where volunteer tourism is defined in terms of tourist motivation, guesthouse tourism such as bed and breakfast type accommodation is defined, like homestay and farm-based tourism, primarily by accommodation type. There is no standard definition of 'guesthouse', though it is usually perceived as a specialised tourist facility that has a small number of accommodation units or rooms and is usually locally owned. To the extent that owners often reside on-site, the guesthouse sector overlaps with homestay tourism.

Education Tourism

With education tourism most of the post-secondary institutions that host international and domestic student tourists are located in urban centres. It is distinct from other forms of alternative tourism in that few students who meet the World Trade Organisation definition of an 'educational tourist' intuitively identify themselves as tourists. Similarly, the businesses and organisations that have been spawned by international education are only tangentially associated with the larger tourism industry. Basic patterns of motivation are education, and learning and education tourism involves FIT travel arrangements, interactions with local residents, widely dispersed spatial distribution usually away from conventional tourism spaces and consumption of locally produced goods and services.

The Sharing Economy

Airbnb was launched in 2008 and in May 2017 the company was valued at \$31b dollars US⁵⁶. It is the most prominent example of a huge new 'sharing economy' where people rent beds, cars, boats and other assets directly from each other coordinated via the internet. Technology has reduced transaction costs, making sharing assets cheaper and easier than ever and therefore, possible on a much larger scale. At 30 June 2017, there were around 150 million users of Airbnb worldwide⁵⁷.

⁵⁵ Wearing, S., (2001), 'Volunteer Tourism: Experiences that make a difference', CABI Publishing

⁵⁶ Statista, (2017), 'Airbnb – Statistics and Facts', <https://www.statista.com/topics/2273/airbnb/>, website accessed 12 June 2017

⁵⁷ DMR (2017), 'Airbnb Statistics and Facts', <http://expandedramblings.com/index.php/airbnb-statistics/>, website accessed 12 June 2017

Airbnb is a consumer peer-to-peer model. ‘Collaborative consumption’ is a good thing for several reasons, owners make money from underused assets and creates social benefits as people meet by staying in homes⁵⁸. The sharing economy is an example of the internet’s value to consumers and this emerging model is now big enough and disruptive enough for companies to have woken up to it. That is a sign of immense potential and the long-term implications of this model on traditional accommodation markets is largely unknown.

Marketing and Creating Competitive Advantage

The tourism industry has been characterised by increasing competition. Destination management has emerged as an effective methodology to help tourism organisations in their effort to intensify marketing activities⁵⁹. Importantly, the wide variety of organisations involved and the complexity of tourism products has rendered the coordination and cooperation among them a critical success factor. The Cradle Coast Authority as a destination management organisation is the umbrella organisation incorporating all stakeholder and has a crucial role in fostering the development of local tourism systems⁶⁰.

Information and communication technology (ICT) plays a key part in assisting operations with important functions both in networking of local organisations and in promoting destination brand and products on a global market⁶¹. The internet has obviously affected these activities strongly and many activities from traditional (mainly printed) media have been transferred to the internet.

Central Coast destinations need to differentiate their products and develop partnerships between the public and private sector locally in order to coordinate delivery. Taking advantage of new technologies and the internet also enables destinations to enhance their competitiveness by increasing their visibility, reducing costs and enhancing local co-operation. Regional destination marketing must lead to the optimisation of tourism impacts and the achievement of the strategic objectives for all stakeholders.

The Visitor Accommodation Strategy is underpinned by a number of strategic documents including the Central Coast Destination Action Plan; the Tourism Accommodation Supply Analysis: North West Tasmania; the Central Coast Cycling Strategy; Parks and Wildlife’s Dial Range Master Plan; and the Leven Canyon/Leven Valley Master Plan. These strategies and plans provide strategic justification of the Visitor Accommodation Strategy as a resource to guide the Council and community to improve our accommodation provision, enhance the distinctiveness of our destinations and to build on our product development and marketing. Development of a Prospectus is the first stage in this journey. The Strategy can contribute to creating long-term resilience and competitive advantage for the local visitor economy for the benefit of all.

⁵⁸ The Economist, (2015), ‘*The rise of the sharing economy*’, <http://rachelbotsman.com/work/defining-the-sharing-economy-what-is-collaborative-consumption-and-what-isnt/>, website accessed 16 March 2017

⁵⁹ Ritchie, J.R., and Crouch, G. I., (2010), ‘*A model of destination competitiveness/sustainability*’, Brazilian Public Administration Review (RAP) 44(5), CAB International, pp. 1049-1066

⁶⁰ Bruhalis, D., (2000), ‘*Marketing the competitive destination of the future*’, Tourism Management, 22(1), pp. 97-116

⁶¹ Ritchie, J.R., and Crouch, G. I., (2010), see note 56

Central Coast Council

List of Development Applications Determined

Period From: 01-Mar-2018 To 31-Mar-2018

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA212148-1	Castra Road Abbotsham 7315	Discretionary Development Application	Animal breeding, boarding or training	19-Jun-2017	23-Mar-2018	7
DA217029	Beach Road Ulverstone 7315	Discretionary Development Application	Passive recreation (park shelter)	23-Aug-2017	15-Mar-2018	21
DA217146	7 Sunset Lane Penguin 7316	Discretionary Development Application	Residential (dwelling) and outbuilding (garage)	01-Feb-2018	08-Mar-2018	31
DA213140-3	Castra Road Spalford 7315	Discretionary Development Application	Residential (required dwelling).	01-Feb-2018	13-Mar-2018	1
DA217092	829 Pine Road Penguin 7316	Discretionary Development Application	Domestic animal breeding, boarding or training (dog boarding kennel)	05-Feb-2018	23-Mar-2018	39
DA217083	Beach Road Leith 7315	Discretionary Development Application	Residential (dwelling)	05-Feb-2018	19-Mar-2018	25
DA217153	5 Serenity Close Preservation Bay 7316	Discretionary Development Application	Residential (dwelling)	08-Feb-2018	05-Mar-2018	22
DA217101	Flora Street Ulverstone 7315	Discretionary Development Application	Community meeting and entertainment (Rotary showground shed)	09-Feb-2018	09-Mar-2018	28
DA217150	1 Sunset Lane Penguin 7316	Discretionary Development Application	Residential (dwelling extension)	09-Feb-2018	09-Mar-2018	27
DA217155	9 Sue Napier Drive Ulverstone 7315	Permitted Development Application	Residential (dwelling)	09-Feb-2018	05-Mar-2018	21
DA217148	4 Crawford Road Penguin 7316	Permitted Development Application	Subdivision (two lots)	12-Feb-2018	08-Mar-2018	13
DA217147	142 Gawler Road Gawler 7315	Discretionary Development Application	Residential (dwelling) and outbuilding (shed)	12-Feb-2018	14-Mar-2018	29
DA217154	22-23 Bonneys Lane West Pine 7316	Permitted Development Application	Residential - Required dwelling - extension	21-Feb-2018	14-Mar-2018	20
DA217161	49 Allegra Drive Heybridge 7316	Discretionary Development Application	Residential - outbuilding (shed)	27-Feb-2018	27-Mar-2018	24

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA217158	30 South Road Penguin 7316	Discretionary Development Application	Residential (dwelling) and outbuilding (shed)	01-Mar-2018	22-Mar-2018	6
DA217160	Tasma Parade Ulverstone 7315	Discretionary Development Application	Pleasure boat facility (pontoon)	01-Mar-2018	20-Mar-2018	18
DA217168	180 Allport Street Leith 7315	Permitted Development Application	Residential (outbuilding - shed)	02-Mar-2018	15-Mar-2018	12
DA217166	Mannings Jetty Road North Motton 7315	Permitted Development Application	Resource development (alterations to existing non-required dwelling) and outbuilding (tractor shed and conversion of a carport)	06-Mar-2018	16-Mar-2018	10
DA216023-1	230 Ironcliffe Road Penguin 7316	Permitted Development Application	Residential (Subdivision x three lots)	23-Mar-2018	26-Mar-2018	0
DA217041-1	160 Hardys Road Penguin 7316	Permitted Development Application	Residential (deck)	23-Mar-2018	26-Mar-2018	0

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 March 2018 to 31 March 2018

Building Permits – 9

• New dwellings	3	\$1,130,000
• Outbuildings	1	\$30,000
• Additions/Alterations	3	\$4,797,000
• Other	0	\$0.00
• Units	2	\$610,000

Demolition Permit – 0

Permit of Substantial Compliance – Building – 1

Notifiable Work – Building – 5

• New dwellings	2	\$771,000
• Outbuildings	2	\$50,500
• Additions/Alterations	1	\$15,000

Building Low Risk Work – 0

Certificate of Likely Compliance – Plumbing – 9

No Permit Required – Plumbing – 5

Food Business registrations (renewals) – 7

Food Business registrations – 2

Temporary Food Business registrations – 1

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 – 1



Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

Annexure 5

20 March 2018

Our ref.: DA217167, paa:kaa

Doc ID: 289228

Mr P Smith
Optimo Awnings
6 Union Street
LONGFORD TAS 7301

Dear Mr Smith

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF LIKELY COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
AWNING & CARPORT – 8 MISSION HILL ROAD, PENGUIN

I refer to your application for an awning and carport at 8 Mission Hill Road, Penguin, and based on the information supplied with the application make the following determination in respect to vehicular access and disposal of stormwater.

Access can be provided to the road network for 8 Mission Hill Road, Penguin, subject to the following:

- R1 A new 3.6 metre wide access may be located on the Long Street frontage, generally as shown on the Council modified (20 March 2018) Site Plan (copy enclosed);
- R2 The installation of a new 3.6 metre wide kerb crossover, including footpath replacement, must be undertaken by the Council, or by a contractor engaged by the Council, and will be constructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed). The 2017-18 fee charged for this work is \$2,000;
- R3 A Roadworks Authority (RWA) must be signed by the property owner for the Council to undertake the works relating to the new kerb crossover and footpath replacement prior to the issuing of the building permit for this work. Please contact the Council's Public Safety Coordinator on 0419 103 887;
- R4 A new 3.6 metre wide concrete driveway apron (section between the footpath and the front property boundary) must be constructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed);

- 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 commencing work on the carport. Please contact the Council's Public Safety Coordinator on 0419 103 887;
- R6 The driveway apron for the new access must be constructed in a standard plain concrete finish unless otherwise approved by the Council's Director Infrastructure Services or his representative;
- R7 The set-out of any driveway apron must be inspected at least 24 hours prior to concrete placement and be approved for construction by the Council's Public Safety Coordinator, who can be contacted on 0419 103 887;
- R8 Sight triangle areas adjacent to all accesses/driveways must be kept clear of obstructions to visibility, as per Figure 3.3 Minimum Sight Lines for Pedestrian Safety of AS/NZS 2890.1 (copy enclosed);
- R9 Any work associated with roads, footpaths, kerb and channel, nature strips, or street trees will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- R10 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development must be rectified;
- R11 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R12 All works or activity listed above shall be at the developer's/property owner's cost.

Access can be provided to the Council's stormwater network for 8 Mission Hill Road, Penguin to drain stormwater from the development subject to the following:

- S1 A new DN100 underground stormwater connection to the kerb in Long Street must be provided for the disposal of concentrated stormwater drainage from the carport and awning, unless it can be demonstrated to the satisfaction of the Council's Director Infrastructure Services, that the property is already suitably connected to the Council's stormwater system and that the awning and carport can satisfactorily connect to this;
- S2 An Install Stormwater Connection Point authorisation form must be signed by the developer/property owner for the Council to undertake the work relating to the installation of any new stormwater connection point, prior to the issuing of the building permit for this work. Please arrange this with the Council's Environmental Engineer on 6429 8977;

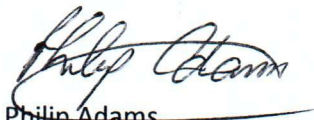
- S3 Any work associated with existing stormwater infrastructure will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- S4 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development must be rectified;
- S5 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S6 All works or activity listed above shall be at the developer's/property owner's cost.

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

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA217167.

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

Yours sincerely



Philip Adams

ENVIRONMENTAL ENGINEER

Encl.

✓ Administrative Assistant – Planning
Regulatory Services Administration Officer
Services Group Leader
Public Safety Coordinator

I J Jordan
21 Dalmeny Street
ROSEBERY TAS 7470

A COPY FOR YOUR INFORMATION

240 5500 240
6096 189°42'20"
250 1420

6096 88°39'20"

PROPRIETRY BUILT
10m x 5.5m STEEL SHED

28950 137°41'20"

CONNECT STORMWATER OFF
PROPOSED SHED INTO
EXISTING SYSTEM

EXIST. D.P.

PROPOSED DECK

BUILDING PERMITTING

This document is a reference only and should be used in conjunction with the BUILDING PERMIT AUTHORITY CENTRAL COAST COUNCIL

37884 189°42'20"

2000

5500

2000

3800

2460

7000
6009
688 m²
LOT 2
GABLE CARPORT
6m x 7m

14002 99°39'20"

LONG STREET

1835 91°00'10"

1835 56°25'30"
1835 75°41'50"

16231 47°44'20"

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
Received: 27 FEB 2018
Application No:
Doc ID: 7711

ACCREDITATION No.



YAXLEY DESK
DRAFTING SERVICES
109A SOUTH ROAD
6437 270

6m WIDE
KEEB CROSSOVER
BY COUNCIL

6m WIDE
DRIVEWAY
APRON (BY OWNER)

20/1/18



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 March 2018

Contracts

- Nil

Agreements

- APH Agreement
Unit 8, Alexandra Apartments
9-11 Alexandra Road, Ulverstone
- Lease Agreement
Penguin Cricket Club
Facilities at Dial Park, including canteen, meeting room and storage shed
- Lease Agreement
Sandra Saltmarsh
Ulverstone Sports & Leisure Centre
Canteen
- Deed of Variation of Licence
Department of Primary Industries, Parks, Water and Environment and Central Coast Council
Inclusion of the boat ramp and pontoon being owned by the Council on the Licensed Area at 1 Tasma Parade, West Ulverstone (PID 1759414)
- APH Agreement
Unit 8, Alexandra Apartments
9-11 Alexandra Road, Ulverstone
- Contract for Services
Creative Communities International
Various projects including (2017-2018) road review of Reibey/Crescent Streets/Kings Parade intersection; place making framework for defined area from Ulverstone Wharf Precinct to Ulverstone Memorial Clock/history/science area; seven day makeover for public space within the main street; (2018-2019) review of Penguin Recreation Ground redevelopment; place making framework for area from Penguin foreshore and Penguin Recreation Ground, including Hiscutt Park; seven day makeover for public space within the main street
Contract amount - \$169,300 + \$50,000 makeover budgets (exc. GST)

- . Lease Agreement
North West Basketball Union Inc.
Meeting Room 1 – Dial Park
- . Software Licence, Services and Support Agreement
MAGIQ Documents



Sandra Ayton
GENERAL MANAGER

Annexure 5

20 March 2018

Our ref.: DA217167, paa:kaa

Doc ID: 289228

Mr P Smith
Optimo Awnings
6 Union Street
LONGFORD TAS 7301

Dear Mr Smith

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF LIKELY COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
AWNING & CARPORT – 8 MISSION HILL ROAD, PENGUIN

I refer to your application for an awning and carport at 8 Mission Hill Road, Penguin, and based on the information supplied with the application make the following determination in respect to vehicular access and disposal of stormwater.

Access can be provided to the road network for 8 Mission Hill Road, Penguin, subject to the following:

- R1 A new 3.6 metre wide access may be located on the Long Street frontage, generally as shown on the Council modified (20 March 2018) Site Plan (copy enclosed);
- R2 The installation of a new 3.6 metre wide kerb crossover, including footpath replacement, must be undertaken by the Council, or by a contractor engaged by the Council, and will be constructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed). The 2017–18 fee charged for this work is \$2,000;
- R3 A Roadworks Authority (RWA) must be signed by the property owner for the Council to undertake the works relating to the new kerb crossover and footpath replacement prior to the issuing of the building permit for this work. Please contact the Council's Public Safety Coordinator on 0419 103 887;
- R4 A new 3.6 metre wide concrete driveway apron (section between the footpath and the front property boundary) must be constructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed);

- 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 commencing work on the carport. Please contact the Council's Public Safety Coordinator on 0419 103 887;
- R6 The driveway apron for the new access must be constructed in a standard plain concrete finish unless otherwise approved by the Council's Director Infrastructure Services or his representative;
- R7 The set-out of any driveway apron must be inspected at least 24 hours prior to concrete placement and be approved for construction by the Council's Public Safety Coordinator, who can be contacted on 0419 103 887;
- R8 Sight triangle areas adjacent to all accesses/driveways must be kept clear of obstructions to visibility, as per Figure 3.3 Minimum Sight Lines for Pedestrian Safety of AS/NZS 2890.1 (copy enclosed);
- R9 Any work associated with roads, footpaths, kerb and channel, nature strips, or street trees will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- R10 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development must be rectified;
- R11 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R12 All works or activity listed above shall be at the developer's/property owner's cost.

Access can be provided to the Council's stormwater network for 8 Mission Hill Road, Penguin to drain stormwater from the development subject to the following:

- S1 A new DN100 underground stormwater connection to the kerb in Long Street must be provided for the disposal of concentrated stormwater drainage from the carport and awning, unless it can be demonstrated to the satisfaction of the Council's Director Infrastructure Services, that the property is already suitably connected to the Council's stormwater system and that the awning and carport can satisfactorily connect to this;
- S2 An Install Stormwater Connection Point authorisation form must be signed by the developer/property owner for the Council to undertake the work relating to the installation of any new stormwater connection point, prior to the issuing of the building permit for this work. Please arrange this with the Council's Environmental Engineer on 6429 8977;

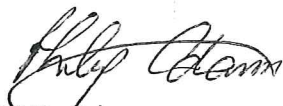
- S3 Any work associated with existing stormwater infrastructure will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- S4 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development must be rectified;
- S5 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S6 All works or activity listed above shall be at the developer's/property owner's cost.

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

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA217167.

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

Yours sincerely



Philip Adams

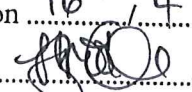
ENVIRONMENTAL ENGINEER

Encl.

✓ Administrative Assistant – Planning
Regulatory Services Administration Officer
Services Group Leader
Public Safety Coordinator

I J Jordan
21 Dalmeny Street
ROSEBERY TAS 7470

A COPY FOR YOUR INFORMATION

CENTRAL COAST COUNCIL	
I certify that this is <i>the Statement of Compliance</i> for <i>vehicular Access + Drainage Access for 8 Mission Hill Road Penguin</i>	
DA217167	referred to in
Minute No. 108/2018	of a meeting of the
Council held on 16/4/2018	
	
Executive Services Officer	

240 5500 240
6096
189°42'20"
250 1420

6096
88°39'20"

PROPRIETRY BUILT
10m x 5.5m STEEL SHED

28950
137°41'20"

CONNECT STORMWATER OFF
PROPOSED SHED INTO
EXISTING SYSTEM

EXIST. D.P.

PROPOSED DECK

BUILDING EPI
PERMIT NO

THIS DOCUMENT IS VALID FOR
AND SUBJECT TO CONDITIONS OF
BUILDING PERMIT AUTHORITY
CENTRAL COAST COUNCIL

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189°42'20"

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688 m²
LOT 2
GABLE CARPORT
6m x 7m

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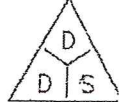
LONG STREET

1835
56°23'30"
1835
73°41'50"
1835
91°00'10"

MISSION HILL ROAD

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
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YAXLEY DESK
DRAFTING SERVI
109A SOUTH ROAD
6437 270

6m WIDE
KERB CROSSOVER
BY COUNCIL

6m WIDE
DRIVEWAY
APRON (BY OWNER)

2018/10

Central Coast Council

Statement of Comprehensive Income for the period ended 31 March 2018

	<u>YTD Budget</u> 2017-18	<u>YTD Actual</u> 2017-18	<u>Variance</u> 2017-18	<u>Ref</u>
REVENUE				
Rates and Charges	14,881,000	15,025,940	144,940	1
Fees and Charges	2,785,500	2,730,255	-55,245	2
Interest	185,175	258,834	73,659	3
Government Grants and contributions	3,559,268	4,702,389	1,143,122	4
Share of Profit of Associate	-	-	-	
Stat Dividend's NTER/LGE	150,000	200,994	50,994	5
Other	482,691	2,471,806	1,989,115	6
TOTAL OPERATING REVENUE	22,043,634	25,390,218	3,346,585	
EXPENSES				
Employee Costs	7,438,174	7,315,760	122,414	7
Materials and Contracts	6,822,137	7,149,368	-327,231	8
Interest	98,626	131,262	-32,637	9
Depreciation and Amortisation	4,445,250	4,445,235	15	10
Other	260,250	244,328	15,922	11
TOTAL EXPENSES	19,064,437	19,285,954	-221,516	
Net gain/(loss) on Disposal of Land	-	-	-	
Net gain/(loss) on Disposal of Plant	-	-	-	
Net gain/(loss) on Disposal of Other assets	-	-	-	
Net gain/(loss) on transfer of assets	-	-	-	
Capital Grants	3,312,413	2,540,000	-772,413	12
TOTAL CAPITAL REVENUE	3,312,413	2,540,000	-772,413	
TOTAL REVENUE	25,356,047	27,930,218	2,574,172	
NET SURPLUS / (DEFECIT)	\$6,291,609	\$8,644,264	2,352,655	

REVENUE

- 1 Is within budget expectations
- 2 Is within budget expectations.

Several Tas Perpetual Trustee Investments matured in December quarter and returned \$121,367 in interest, these are long investments. Also ALGP loans interest has been billed to Treasury. Also received an additional \$20,000 in NAB interest in this quarter.

4 There have been several new contributions for Council Aged Care facilities and increased Child Care contributions.

5 Is within budget expectations .

6 \$1,752,075 in NDRRA flood funds and \$51,741 storm damage insurance reimbursement received.

EXPENSES

7 Council pay rise of 2.5 % applicable September and several areas of operations below budget due to staff vacancies.

8 Variance due to budget being 50% of year total budget, summer expenditure is expected to increase this and should be on budget.

9 Interest includes ALGCP loans which are paid in October and April and reimbursed in January and July.

10 Is within budget expectations

11 Is within budget expectations

12 Timing of several grants is different from initial notification.

Central Coast Council

Balance Sheet as at 31 March 2018

	30-Jun-17 \$	2017-18 \$		Ref
Assets				
Current assets				
Cash and cash equivalents	14,879,468	11,740,958	-3,138,510	1
Trade and other receivables	1,384,609	676,188	-708,421	2
Assets held for sale	200,000	200,000	-	3
Other assets	1,485,647	925,615	-560,032	4
Total current assets	17,949,724	13,542,761	-4,406,963	
Non-current assets				
Trade and other receivables	8,321	8,321	-	5
Investment in Regional Waste Management Authority	4,673,702	4,673,702	-	6
Investment in water corporation	74,972,525	74,972,525	-	7
Property, infrastructure, plant and equipment	428,042,931	428,042,931	-	8
Capital work in Progress	7,739,021	18,234,950	10,495,929	9
Other assets	32,000	32,000	-	4
Total non-current assets	515,468,500	525,964,429	10,495,929	
Total assets	533,418,224	539,507,190	6,088,966	
Liabilities				
Current liabilities				
Trade and other payables	3,186,502	631,204	-2,555,298	10
Trust funds and deposits	227,247	227,247	-	11
Provisions	2,677,159	2,677,159	-	12
Interest bearing liabilities	200,405	200,405	-	13
Total current liabilities	6,291,313	3,736,015	(2,555,298)	
Non-current liabilities				
Provisions	3,151,793	3,151,793	-	14
Interest bearing liabilities	10,399,975	10,399,975	-	15
Total non-current liabilities	13,551,768	13,551,768	13,551,769	
Total liabilities	19,843,081	17,287,783	10,996,471	
Net Assets	513,575,143	522,219,407	(4,907,505)	
Equity				
Accumulated surplus	237,372,111	246,016,375	8,644,264	16
Reserves	276,203,032	276,203,032	-	17
Total Equity	513,575,143	522,219,407	8,644,264	

Current assets

- 1 Less cash on hand at 31 March, significantly reduced trade creditors and DIAL payments have been finalised.
- 2 Increased payment of accounts since 30 June.
- 3 Land previously held for sale sold this financial year.
- 4 Accrued revenue and prepaid expenses are accounted for at end of the financial year

Non-current assets

- 5 Non current assets are recognised at end of the financial year.
- 6 Investment revalued at end of the financial year
- 7 Investment revalued at end of the financial year
- 8 Assets revalued and recognised at end of the financial year
- 9 This is the Council's Capital Work Program before end of financial year capitalisation program.

Current liabilities

- 10 This is the amount of accounts payable as at 31 March, all outstanding accounts were paid, highlighted by reduced Cash at Bank.
- 11 This account is recognised at the end of the financial year.
- 12 This account is recognised at the end of the financial year.
- 13 This account is recognised at the end of the financial year.

Non-current liabilities

- 14 This account is recognised at the end of the financial year.
- 15 This account is recognised at the end of the financial year.

Equity

- 16 Difference is the profit as at 31 March in Income statement.
- 17 This account is recognised at the end of the financial year.

2017/18 Central Coast Council – Capital Report

GENERAL MANAGEMENT

Account No. Account Description

Current Budget

YTD
Budget

YTD
Actual

On
Order

Total
Committed

YTD
Variance

Budget
Remaining

Comments

Service Activity: Strategic Projects

Cost Centre: Property Management

Capital

63108	East Ulverstone Industrial Estate – Stage 2	105,000	78,750	–	–	–	78,750	105,000	April/May
63128	Dial Road subdivision	498,000	373,500	5,824	–	5,824	367,676	492,176	Finalisation of adjoining land sale has delayed project. Development to be completed in 2018.
63129	Purchase – 12 King Edward Street, Penguin	–	–	167,500	–	167,500	(167,500)	(167,500)	Complete
	Total Capital	603,000	452,250	173,324	–	173,324	278,926	429,676	
	Property Management (Surplus)/Deficit	603,000	452,250	173,324	–	173,324	278,926	429,676	

Cost Centre: Strategic Projects

Capital

52583.03	Forth/Leith shared pathway	900,000	675,000	19,678	28,550	48,228	626,772	851,772	Engaged consultants and surveys completed. Designs nearing completion, waiting on Tasrail approvals.
52909	LED Street Lighting	1,000,000	749,997	3,850	–	3,850	746,147	996,150	Design work commenced. Project team meeting regularly. Installation to commence late in 2018, it is dependant on the LGAT contractor arrangements.
62115.04	Batten Park investigations	18,000	13,500	–	–	–	13,500	18,000	Commenced
62291	Anzac Park, Ulverstone – shared pathway	50,000	37,503	14,172	–	14,172	23,331	35,828	Complete
62325.18	Ulverstone Sports and Leisure Centre – solar	110,000	82,499	14,516	8,141	22,657	59,842	87,343	On order
62327	Dial Regional Sports Complex – design	7,504,000	5,628,001	7,935,846	7,873	7,943,718	(2,315,717)	(439,718)	Completed in March 2018.
62329	Wongi Lane bus interchange	253,000	189,751	196,575	28,582	225,157	(35,406)	27,843	Complete
	Total Capital	9,835,000	7,376,251	8,184,637	73,146	8,257,783	(881,532)	1,577,217	
	Strategic Projects (Surplus)/Deficit	9,835,000	7,376,251	8,184,637	73,146	8,257,783	(881,532)	1,577,217	
	Strategic Projects (Surplus)/Deficit	10,438,000	7,828,501	8,357,960	73,146	8,431,106	(602,605)	2,006,894	

Cost Centre: Elected Members

Capital

51104	Plant purchases – Elected Members	30,000	22,500	26,958	–	26,958	(4,458)	3,042	Complete
	Total Capital	30,000	22,500	26,958	–	26,958	(4,458)	3,042	
	Elected Members (Surplus)/Deficit	30,000	22,500	26,958	–	26,958	(4,458)	3,042	

2017/18 Central Coast Council – Capital Report

GENERAL MANAGEMENT

Account No. Account Description

Current Budget

YTD
Budget

YTD
Actual

On
Order

Total
Committed

YTD
Variance

Budget
Remaining

Comments

Cost Centre: General Managers Office

Capital

51004	Plant purchases – General Managers Office	35,000	35,000	39,245	–	39,245	(4,245)	(4,245)	Complete
	Total Capital	35,000	35,000	39,245	–	39,245	(4,245)	(4,245)	
	General Managers Office (Surplus)/Deficit	35,000	35,000	39,245	–	39,245	(4,245)	(4,245)	
	Executive Services (Surplus)/Deficit	65,000	57,500	66,203	–	66,203	(8,703)	(1,203)	
	OFFICE OF GENERAL MANAGER (SURPLUS)/DEFICIT	10,503,000	7,886,001	8,424,164	73,146	8,497,310	(611,309)	2,005,690	

Service Activity: Engineering

Cost Centre: Engineering

Capital

51704	Plant purchases – Engineering	60,000	60,000	–	46,896	46,896	13,104	13,104	In Progress
	Total Capital	60,000	60,000	–	46,896	46,896	13,104	13,104	
	Engineering (Surplus)/Deficit	60,000	60,000	–	46,896	46,896	13,104	13,104	
	Engineering (Surplus)/Deficit	60,000	60,000	–	46,896	46,896	13,104	13,104	
	ENGINEERING SERVICES (SURPLUS)/DEFICIT	60,000	60,000	–	46,896	46,896	13,104	13,104	

Service Activity: Works Operations

Cost Centre: Works Depot and Store

Capital

51804	Plant purchases – Works	62,000	62,000	25,329	–	25,329	36,671	36,671	commenced
51821	Minor plant and equipment – replace	45,000	33,750	20,671	–	20,671	13,079	24,329	commenced
51822	Minor plant and equipment – new	9,000	6,750	2,926	4,897	7,823	(1,073)	1,177	commenced
51839	Ulverstone Depot – office upgrade	26,000	19,499	966	–	966	18,533	25,034	commenced
51845	Ulverstone Works Depot – building upgrade	20,000	15,003	–	–	–	15,003	20,000	Plans being prepared
51857.01	Ulverstone Depot painting	5,000	3,753	1,136	120	1,256	2,497	3,744	commenced
	Total Capital	167,000	140,755	51,028	5,017	56,045	84,710	110,955	
	Works Depot and Store (Surplus)/Deficit	167,000	140,755	51,028	5,017	56,045	84,710	110,955	

2017/18 Central Coast Council – Capital Report

GENERAL MANAGEMENT

Account No. Account Description

Current Budget

YTD
Budget

YTD
Actual

On
Order

Total
Committed

YTD
Variance

Budget
Remaining

Comments

Cost Centre: Emergency Services

Capital

61009	SES – building	5,000	3,753	–	–	–	3,753	5,000	
61010	SES – equipment upgrade	10,000	7,497	–	–	–	7,497	10,000	
61012	Emergency Power supply – Council offices(inc	25,000	18,747	–	–	–	18,747	25,000	
61054	Marshall's Bridge Road Bridge, Gunns Plains –	10,000	7,501	6,855	–	6,855	646	3,145	
61055	South Riana Road, Gunns Plains – landslip	400,000	300,001	42,537	175	42,712	257,289	357,288	Consultants are engaged to design and manage the contract.
61055.01	South Riana Road – culvert embankment	26,000	19,499	23,282	–	23,282	(3,783)	2,718	Complete
61057.3	Lowana Road landslip	214,000	160,497	6,044	–	6,044	154,453	207,956	Consultants are engaged to design and manage the contract.
61059.01	Gunns Plains Road – flood erosion rehabilitation	200,000	149,999	198,791	4,000	202,791	(52,792)	(2,791)	Complete
61059.02	Gunns Plains Road – flood erosion rehab (chainage	900,000	674,999	900,809	–	900,809	(225,810)	(809)	Complete
61059.03	Gunns Plains Road – flood erosion rehab (chainage	430,000	322,502	432,968	–	432,968	(110,466)	(2,968)	Complete
61059.04	Marshall's Bridge Road	200,000	149,999	36,732	–	36,732	113,267	163,268	In Progress
61059.05	Gunns Plains Road – culverts	170,000	127,495	171,285	–	171,285	(43,790)	(1,285)	Complete
61061	Leven River Bridge, Taylors Flats Road –	800,000	599,999	616,057	–	616,057	(16,058)	183,943	Complete
	Total Capital	3,390,000	2,542,488	2,435,358	4,175	2,439,533	102,955	950,467	
	Emergency Services (Surplus)/Deficit	3,390,000	2,542,488	2,435,358	4,175	2,439,533	102,955	950,467	
	Works Operations (Surplus)/Deficit	3,557,000	2,683,243	2,486,385	9,192	2,495,577	187,666	1,061,423	

Cost Centre: Roads – Urban Sealed

Capital

52104	Plant purchases – Urban Roads	110,000	110,000	–	–	–	110,000	110,000	Deferred 18/19. Inadequate budget
52105	Safe cycling routes	20,000	14,999	5,055	642	5,697	9,302	14,303	Complete
52107	Main Street, Ulverstone (urban roads)	365,000	273,753	7,131	–	7,131	266,622	357,869	April – June 2018
52112.05	Main Road, Penguin – pedestrian crossing	51,000	38,250	34,064	–	34,064	4,186	16,936	Complete
52112.06	Main Road Penguin – kerb and channel	35,000	26,249	50,306	–	50,306	(24,057)	(15,306)	Complete
52113	Street resealing	200,000	150,003	248,876	–	248,876	(98,873)	(48,876)	Complete
52120.02	Hampson Street, Penguin kerb and pavement	115,000	86,251	110,303	308	110,611	(24,360)	4,389	Complete
52129.07	William Street, Ulverstone	125,000	93,749	120,592	4,171	124,764	(31,015)	236	Complete
52131.08	Victoria Street Laneway	3,000	2,250	2,029	–	2,029	221	971	legal expenses
52143.01	Railway crossings – upgrade	10,000	7,501	–	–	–	7,501	10,000	As required
52156.03	Victoria Street – rehabilitation	470,000	352,499	209,596	2,591	212,187	140,312	257,813	Complete. Budget balance is for section between Reibey and Main Street.
52162	Kerb ramp improvements	20,000	15,003	1,493	–	1,493	13,510	18,507	April/May

2017/18 Central Coast Council – Capital Report

GENERAL MANAGEMENT

<i>Account No.</i>	<i>Account Description</i>	<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
52162.01	Traffic management/safety improvements	10,000	7,497	1,288	–	1,288	6,209	8,712	As required
52172.07	Reibey Street/Kings Parade – intersection	100,000	74,997	5,522	642	6,164	68,833	93,836	Consultation in progress
52179.06	Hobbs Parade – rehabilitation	–	–	1,360	–	1,360	(1,360)	(1,360)	Complete
52185.01	James/Grove/Gollan intersection	250,000	187,497	5,503	11,627	17,130	170,367	232,870	May/June 2018
52185.02	River Road/Maxwell Street intersection	25,000	18,751	28,237	–	28,237	(9,486)	(3,237)	Complete
52185.03	Jowett/Markm/Amy intersection	20,000	15,003	5,217	–	5,217	9,786	14,783	Complete
52197.06	Kings Parade – Queen's Garden	435,000	326,250	26,909	11,738	38,648	287,602	396,352	Consultation in progress
52197.1	Kings Parade (bridge roundabout to Jermyn St)	150,000	112,500	–	–	–	112,500	150,000	Consultation in progress
	Total Capital	2,514,000	1,913,002	863,481	31,720	895,201	1,017,801	1,618,799	

Roads – Urban Sealed (Surplus)/Deficit

2,514,000	1,913,002	863,481	31,720	895,201	1,017,801	1,618,799
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Cost Centre: Roads – Rural Sealed Capital

52204	Plant purchases – Rural Roads	305,000	305,000	–	206,731	206,731	98,269	98,269	April/May
52207	Creamery Road, Sulphur Creek	280,000	209,997	232,164	10,815	242,979	(32,982)	37,021	March/April/May
52208	Loyetea Road	135,000	101,250	131,378	–	131,378	(30,128)	3,622	Complete
52209	Midgley's Road, Riana	56,000	41,999	35,379	11,969	47,348	(5,349)	8,652	Complete
52210	Zig Zag Road, Sulphur Creek	180,000	135,000	70,320	168	70,488	64,512	109,512	In progress
52211	George Street, Forth (rural roads)	160,000	119,997	2,192	–	2,192	117,805	157,808	April/May/June
52216	Road resealing	610,000	457,501	107,155	–	107,155	350,346	502,845	Complete
52216.01	Rural Sealed Roads – reseal preparation	140,000	105,003	126,771	900	127,671	(22,668)	12,329	Complete
52218	Allport Street Drainage (Rural Roads)	35,000	26,249	33,547	–	33,547	(7,298)	1,453	complete
52219	Raymond Road – landslip	10,000	7,497	–	–	–	7,497	10,000	being monitored
52222	Intersection improvements (rural sealed roads)	20,000	15,003	–	–	–	15,003	20,000	As required
52225	Nine Mile road	10,000	7,501	1,469	–	1,469	6,032	8,531	Complete
52255.03	Gunns Plains road – embankment stabilisation	100,000	75,001	104,954	–	104,954	(29,953)	(4,954)	complete
52262	Top Gawler Road, Gawler – drainage (rural roads)	50,000	37,503	279	–	279	37,224	49,721	April/May
52272	Penguin Road – Lonah slip	50,000	37,503	–	–	–	37,503	50,000	As required
52293	Traffic management	5,000	3,753	1,711	–	1,711	2,042	3,289	As required
52294.03	Pine Road – Geofabric Reseal	160,000	120,001	156,120	–	156,120	(36,119)	3,880	Complete
	Total Capital	2,306,000	1,805,758	1,003,439	230,582	1,234,021	571,737	1,071,979	

Roads – Rural Sealed (Surplus)/Deficit

2,306,000	1,805,758	1,003,439	230,582	1,234,021	571,737	1,071,979
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Cost Centre: Footpaths Capital

52546	Kings Parade, Ulverstone	30,000	22,500	–	–	–	22,500	30,000	April/May
52558.01	Penguin Road, Ulverstone	120,000	90,000	97,151	8,936	106,086	(16,086)	13,914	Complete
52580.03	Victoria Street – reconstruction kerb, paths, trees	135,000	101,250	116,781	1,500	118,281	(17,031)	16,719	Complete
52580.07	Reibey Street	50,000	37,499	23	–	23	37,476	49,977	May
52585	Albert Street, Turners Beach	50,000	37,499	48,680	911	49,591	(12,092)	409	Complete
	Total Capital	385,000	288,748	262,635	11,347	273,981	14,767	111,019	

Footpaths (Surplus)/Deficit

385,000	288,748	262,635	11,347	273,981	14,767	111,019
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GENERAL MANAGEMENT

Account No. Account Description

Current Budget

YTD
Budget

YTD
Actual

On
Order

Total
Committed

YTD
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Remaining

Comments

Cost Centre: Bridges

Capital

52749	Redwater Creek – Loyetee Road	260,000	195,003	440	–	440	194,563	259,560	Tendered. May/June 2018
52765.04	Penguin Creek– Browns Lane	9,000	6,750	–	–	–	6,750	9,000	Complete
52766	Forth River – flood opening (Bridge)	60,000	45,000	–	–	–	45,000	60,000	June 2018
52767	Nine Mile Road (Bridge)	250,000	187,497	3,891	–	3,891	183,606	246,109	Tendered. May/June 2018
	Total Capital	579,000	434,250	4,331	–	4,331	429,919	574,669	
	Bridges (Surplus)/Deficit	579,000	434,250	4,331	–	4,331	429,919	574,669	

Cost Centre: Carparks

Capital

52809.07	Quadrant Carpark	250,000	187,497	13,923	175	14,098	173,399	235,902	Tendered. April/May
52820	Gunns Plains Hall carpark	15,000	11,250	–	–	–	11,250	15,000	Complete
52821	Yacht Club carpark – reseal	10,000	7,497	–	–	–	7,497	10,000	Complete
52853.01	Bannons Car Park, Ulverstone – upgrade	143,000	107,249	10,179	–	10,179	97,070	132,821	Inprogress
52860.01	Disabled parking spaces	20,000	15,003	2,930	345	3,275	11,728	16,725	Complete
52860.02	Carpark signage	40,000	30,001	64,969	–	64,969	(34,968)	(24,969)	complete
52860.03	Car Park strategy implementation	–	–	600	–	600	(600)	(600)	
52860.05	Coles/Furners car park	4,000	3,001	26,537	–	26,537	(23,536)	(22,537)	Complete
52861	Penguin Surf Club – carpark	85,000	63,747	57	–	57	63,690	84,943	Complete
	Total Capital	567,000	425,245	119,194	520	119,715	305,530	447,285	
	Carparks (Surplus)/Deficit	567,000	425,245	119,194	520	119,715	305,530	447,285	

Cost Centre: Drainage

Capital

55024.01	Preservation Drive (No 322) – upgrade	60,000	45,000	2,586	–	2,586	42,414	57,414	Deferred 18/19
55038.01	Sice Avenue Outfall – upgrade	20,000	15,003	–	–	–	15,003	20,000	March/April/May
55048.01	Boyes Street Outfall – overflow control	30,000	22,500	3,517	–	3,517	18,983	26,483	March/April/May
55052.03	Deviation Road	10,000	7,497	–	–	–	7,497	10,000	No longer required.
55053.03	Bertha Street Outfall	30,000	22,500	437	–	437	22,063	29,563	March/April/May
55053.04	Main Road, Penguin (west of Clarke St) – upgrade	30,000	22,500	18	–	18	22,482	29,982	March/April/May
55054.06	Miscellaneous drainage	22,500	16,879	–	–	–	16,879	22,500	March/April/May
55054.07	1–3 Forth Road, Turners Beach drainage	30,000	22,500	–	–	–	22,500	30,000	Deferred 18/19. land fill not at required level
55054.13	Drainage – 2 Charlene Court connection	1,500	1,125	1,248	326	1,574	(449)	(74)	complete
55093	Side entry pits	30,000	22,500	10,672	–	10,672	11,828	19,328	in progress
55095.02	Helen Street – backflow prevention	8,000	6,003	–	2,690	2,690	3,313	5,310	In progress

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55095.03	Jackson Avenue – upsize SEP nr No.13	–	–	500	–	500	(500)	(500)	Complete 16/17
55095.06	Elizabeth Street, Ulverstone – upgrade line	30,000	22,500	–	–	–	22,500	30,000	March/April/May
55095.07	Water Street, Ulverstone – upgrade line	20,000	15,003	–	–	–	15,003	20,000	March/April/May
Cost Centre: Drainage									
	Total Capital	322,000	241,510	18,978	3,016	21,993	219,517	300,007	
	Drainage (Surplus)/Deficit	322,000	241,510	18,978	3,016	21,993	219,517	300,007	
	Roads, Bridges and Drainage (Surplus)/Deficit	6,673,000	5,108,513	2,272,058	277,185	2,549,242	2,559,271	4,123,758	

Cost Centre: Household Garbage

Capital

56004	Plant purchases – Waste Management	290,000	290,000	220,510	–	220,510	69,490	69,490	In progress
56010.02	Penguin Refuse Disposal Site – site rehabilitation	40,000	30,005	21,301	753	22,053	7,952	17,947	March/April/May
56010.06	Preston transfer station – safety improvements	15,000	11,250	500	3,250	3,750	7,500	11,250	March/April/May
56010.07	Preston Transfer Station – Retaining Wall	15,000	11,250	–	–	–	11,250	15,000	March/April/May
56012.05	South Riana transfer station – site and	2,000	1,499	1,620	–	1,620	(121)	380	Complete
56018	Resource Recovery Centre – site development	16,000	12,002	12,434	5,000	17,434	(5,432)	(1,434)	Complete
56029	Resource Recovery Centre – leachate	131,000	98,252	–	–	–	98,252	131,000	March/April/May
56045	Resource Recovery Centre – wetlands	4,000	3,001	1,567	–	1,567	1,434	2,433	in progress
56046	Resource Recovery Centre – signage	5,000	3,749	2,672	1,496	4,167	(418)	833	in progress
	Total Capital	518,000	461,012	260,604	10,498	271,102	189,910	246,898	
	Household Garbage (Surplus)/Deficit	518,000	461,012	260,604	10,498	271,102	189,910	246,898	
	Waste Management (Surplus)/Deficit	518,000	461,012	260,604	10,498	271,102	189,910	246,898	

Cost Centre: Parks

Cost Centre: Parks

Capital

61052	Buttons Creek – flood resilience program	7,000	5,247	–	–	–	5,247	7,000	March/April/May
62204	Plant purchases – Parks	160,000	160,000	–	20,825	20,825	139,175	139,175	March/April/May
62205	Park Signage upgrade	8,000	6,003	8,776	700	9,476	(3,473)	(1,476)	Complete
62213.02	Physical Activity Equipment	21,000	15,754	19,754	–	19,754	(4,000)	1,246	March/April/May
62213.03	Pump and Jump Park Design	10,000	7,497	–	–	–	7,497	10,000	March/April/May
62213.04	Tobruk Park pond rectification	50,000	37,503	–	–	–	37,503	50,000	March/April/May
62242.02	Preston Falls – access feasibility study	1,500	1,125	37,152	–	37,152	(36,027)	(35,652)	Complete

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62262.01	Picnic Hut – Beach Road, Ulverstone	–	–	636	–	636	(636)	(636)	in progress
62264.04	Penguin Creek – Flood Resilience Program	30,000	22,496	–	–	–	22,496	30,000	March/April/May
62273	Dial Street – replanting	15,000	11,250	550	–	550	10,700	14,450	March/April/May
62281.03	North West Coastal Pathway	12,000	9,000	12,000	–	12,000	(3,000)	–	Complete
62282	Beach access upgrades	10,000	7,497	11,143	–	11,143	(3,646)	(1,143)	Complete
62282.01	Apex Caravan Park – access upgrade	10,000	7,497	608	–	608	6,889	9,392	
62287	Parks Asset renewals	35,000	26,253	21,327	76	21,403	4,850	13,597	in progress
62287.01	Parks renewal – playground renewals identified	17,500	13,126	12,056	–	12,056	1,070	5,444	in progress
62289.23	Industrial Estate – greenbelt	10,000	7,497	5,408	1,800	7,208	289	2,792	in progress
62289.26	Forth Recreation Ground Tree Planting	2,000	1,495	–	–	–	1,495	2,000	in progress
62289.32	Johnson Beach Master Plan – Stage 2	20,000	15,003	15	–	15	14,988	19,985	March/April/May
62289.34	Hiscutt Park – wall repair	25,000	18,747	–	7,475	7,475	11,272	17,525	March/April/May
62289.35	Penguin Surf Club playground – drainage works & Sulphur Creek Tennis Courts Land	3,000	2,250	4,021	–	4,021	(1,771)	(1,021)	Complete
62289.36		–	–	430	7,500	7,930	(7,930)	(7,930)	Complete
62290.01	Reid Street Lookout – Stairs	10,000	7,497	–	–	–	7,497	10,000	tba
62291.01	Anzac Park Master Plan	5,000	3,753	–	–	–	3,753	5,000	April/May
62291.02	Anzac Park – bank replanting	20,000	15,003	–	–	–	15,003	20,000	April/May
62292	Dial Regional Sports Complex – revegetation	10,000	7,497	2,645	–	2,645	4,852	7,355	In Progress
62292.01	Dial Complex Playground	70,000	52,501	62,957	–	62,957	(10,456)	7,043	In Progress

Cost Centre: Parks

Total Capital	562,000	461,491	199,478	38,376	237,854	223,637	324,146
Parks (Surplus)/Deficit	562,000	461,491	199,478	38,376	237,854	223,637	324,146

Cost Centre: Public Amenities

Capital

60341	Bus shelter (new)	15,000	11,250	–	9,400	9,400	1,850	5,600	Heybridge
60348.02	Public convenience signage upgrade	5,000	3,753	1,504	349	1,853	1,900	3,147	In Progress
60356.02	Public amenities renewal – toilet refurbishments	5,000	3,753	5,636	105	5,741	(1,988)	(741)	Complete
60356.05	Bus Shelter Renewals	10,000	7,497	1,789	–	1,789	5,708	8,211	In Progress
60356.06	Coles Toilet Renewal	19,000	14,251	18,302	–	18,302	(4,051)	698	Complete
60358.05	Drinking Water Stations	9,000	6,750	5,336	–	5,336	1,414	3,664	In Progress
60358.06	Public Toilet – Lighting Upgrade	3,000	2,250	2,795	–	2,795	(545)	205	Complete
60359.01	West Ulverstone Pontoon upgrade	190,000	142,497	639	–	639	141,858	189,361	March/April/May
60362	Leven River walls – assessment	40,000	29,997	29,238	–	29,238	759	10,762	In Progress
60363	Anzac Park Toilets/Surrounds	200,000	150,003	17,736	60,688	78,424	71,579	121,576	March/April/May
	Total Capital	496,000	372,001	82,975	70,542	153,517	218,484	342,483	
	Public Amenities (Surplus)/Deficit	496,000	372,001	82,975	70,542	153,517	218,484	342,483	

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Cost Centre: Cemeteries

Capital

60404	Plant purchases – Cemeteries	34,000	34,000	37,287	–	37,287	(3,287)	(3,287)	Complete
60407	Memorial Park – watering system	12,000	9,000	9,732	–	9,732	(732)	2,268	In progress
60418	Memorial Park – new plinths	25,000	18,747	–	–	–	18,747	25,000	In progress
60422	Memorial Park Garden	–	–	(544)	–	(544)	544	544	As required
60424	Memorial Park – seating	5,000	3,753	457	–	457	3,296	4,543	
60425.01	Penguin General Cemetery – settlement	10,000	7,497	–	–	–	7,497	10,000	
60429.08	Memorial Park – path system	10,000	7,497	–	–	–	7,497	10,000	
60429.1	Memorial Park – tree planting	10,000	7,497	–	–	–	7,497	10,000	
	Total Capital	106,000	87,991	46,932	–	46,932	41,059	59,068	

Cemeteries (Surplus)/Deficit

106,000 87,991 46,932 – 46,932 41,059 59,068

Parks and Amenities (Surplus)/Deficit

1,164,000 921,483 329,385 108,918 438,303 483,180 725,697

WORKS (SURPLUS)/DEFICIT

11,912,000 9,174,251 5,348,432 405,792 5,754,225 3,420,026 6,157,775

Service Activity: Corporate Administration

Cost Centre: Administration

Capital

51204	Plant purchases – Administration	33,000	33,000	33,564	–	33,564	(564)	(564)	Complete
	Total Capital	33,000	33,000	33,564	–	33,564	(564)	(564)	

Administration (Surplus)/Deficit

33,000 33,000 33,564 – 33,564 (564) (564)

Cost Centre: Administration Centre

Capital

51306	Telephone upgrades	22,000	16,501	–	–	–	16,501	22,000	
51347.02	Administration Centre – painting program	10,000	7,497	491	–	491	7,006	9,509	
51347.03	Administration Centre – carpet replacement	10,000	7,497	–	–	–	7,497	10,000	
51348.01	Administration Centre – lighting	15,000	11,250	7,247	–	7,247	4,003	7,753	In progress
51348.02	Administration Centre – heat pump renewals	7,000	5,251	9,491	10,000	19,491	(14,240)	(12,491)	In progress
51349.02	Administration Centre – new – General Managers	25,000	18,747	20,468	–	20,468	(1,721)	4,532	In progress
51349.04	Administration Centre – electrical upgrade – (RCD	20,000	15,003	1,879	–	1,879	13,124	18,121	In progress
	Total Capital	109,000	81,746	39,577	10,000	49,577	32,169	59,423	

Administration Centre (Surplus)/Deficit

109,000 81,746 39,577 10,000 49,577 32,169 59,423

Corporate Administration (Surplus)/Deficit

142,000 114,746 73,141 10,000 83,141 31,605 58,859

Cost Centre: Corporate Support Services

Capital

51505	Computer equipment	120,000	84,000	56,554	29,012	85,566	(1,566)	34,434	
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	Total Capital	120,000	84,000	56,554	29,012	85,566	(1,566)	34,434	
	Corporate Support Services (Surplus)/Deficit	120,000	84,000	56,554	29,012	85,566	(1,566)	34,434	
	Corporate Support Services (Surplus)/Deficit	120,000	84,000	56,554	29,012	85,566	(1,566)	34,434	
Cost Centre: Caravan Parks									
Capital									
63257	Ulverstone Caravan Park – electrical upgrade	7,580	5,684	3,447	–	3,447	2,237	4,133	In progress
63258.03	Ulverstone Caravan Park – painting program	12,420	9,312	4,063	–	4,063	5,249	8,357	In progress
	Total Capital	20,000	14,996	7,510	–	7,510	7,486	12,490	
	Caravan Parks (Surplus)/Deficit	20,000	14,996	7,510	–	7,510	7,486	12,490	
	Caravan Parks (Surplus)/Deficit	20,000	14,996	7,510	–	7,510	7,486	12,490	
	CORPORATE SERVICES (SURPLUS)/DEFICIT	282,000	213,742	137,205	39,012	176,217	37,525	105,783	

Service Activity: Childrens Services

Cost Centre: Child Care

Capital									
61249.04	Ulverstone Child Care – internal/external painting	5,000	3,753	–	–	–	3,753	5,000	March/April/May
61250.05	Ulverstone Child Care – large sandpit	3,000	2,250	–	–	–	2,250	3,000	March/April/May
61252	Ulverstone Child Care Centre – play structure	12,000	9,001	19,989	–	19,989	(10,988)	(7,989)	Complete
	Total Capital	20,000	15,004	19,989	–	19,989	(4,985)	11	
	Child Care (Surplus)/Deficit	20,000	15,004	19,989	–	19,989	(4,985)	11	

Cost Centre: Penguin Play Centre

Capital									
61249.07	Penguin Playcentre – Internal Painting	5,000	3,753	–	–	–	3,753	5,000	March/April/May
	Total Capital	5,000	3,753	–	–	–	3,753	5,000	
	Penguin Play Centre (Surplus)/Deficit	5,000	3,753	–	–	–	3,753	5,000	
	Childrens Services (Surplus)/Deficit	25,000	18,757	19,989	–	19,989	(1,232)	5,011	

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Budget

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Cost Centre: Community Development

Capital

51604	Plant purchases – Community Development	56,000	56,000	–	20,082	20,082	35,918	35,918	In progress
61650	Ulverstone Gateway Signage	77,000	57,749	93,859	–	93,859	(36,110)	(16,859)	Complete
	Total Capital	133,000	113,749	93,859	20,082	113,941	(192)	19,059	
	Community Development (Surplus)/Deficit	133,000	113,749	93,859	20,082	113,941	(192)	19,059	

Cost Centre: Cultural Activities

Capital

61405	Ulverstone Band – purchase instruments	38,000	28,503	18,914	–	18,914	9,589	19,086	In progress
61406	Art Gallery – acquisition	3,000	2,250	–	–	–	2,250	3,000	
61415	Mobile stage	7,000	5,247	7,512	–	7,512	(2,265)	(512)	In progress
61416	Off-site storage of revolving stage – Ulverstone	1,000	747	–	–	–	747	1,000	
61440	Ulverstone History Museum – heat pump	3,000	2,250	3,880	–	3,880	(1,630)	(880)	Complete
61450	Ulverstone History Museum – Portable display	3,000	2,250	3,353	–	3,353	(1,103)	(353)	Complete
61450.03	Ulverstone History Museum – surrounds	5,000	3,753	–	–	–	3,753	5,000	
61450.04	Ulverstone History Museum – electrical upgrade	3,000	2,250	–	–	–	2,250	3,000	
61451	Ulverstone History Museum/Visitor Centre Precinct	40,000	30,001	48,488	–	48,488	(18,487)	(8,488)	In progress
	Total Capital	103,000	77,251	82,147	–	82,147	(4,896)	20,853	
	Cultural Activities (Surplus)/Deficit	103,000	77,251	82,147	–	82,147	(4,896)	20,853	

Social Planning and Development (Surplus)/Deficit

236,000 191,000 176,006 20,082 196,088 (5,088) 39,912

Cost Centre: Housing

Capital

60020	Aged persons home units – internal rehabilitation	75,000	56,250	88,272	–	88,272	(32,022)	(13,272)	In progress
60021	Aged persons home units – HWC renewal	15,000	11,250	1,873	–	1,873	9,377	13,127	In progress
60023	Aged persons home units – external rehabilitation	39,000	29,251	21,112	–	21,112	8,139	17,888	In progress
60024	Aged persons home units – electrical replacements	15,000	11,250	22,265	–	22,265	(11,015)	(7,265)	In progress
60025	Aged persons home units – fencing/surrounds	10,000	7,497	5,131	–	5,131	2,366	4,869	In progress
	Total Capital	154,000	115,498	138,653	–	138,653	(23,155)	15,347	
	Housing (Surplus)/Deficit	154,000	115,498	138,653	–	138,653	(23,155)	15,347	

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GENERAL MANAGEMENT

Account No.	Account Description	Current Budget	YTD Budget	YTD Actual	On Order	Total Committed	YTD Variance	Budget Remaining	Comments
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Cost Centre: Cultural Amenities

Cost Centre: Cultural Amenities

Capital

60126.01	Ulverstone Wharf building– audio–visual	76,000	56,998	–	67,345	67,345	(10,347)	8,655	In progress
60126.08	Sustainability Assessment	2,000	1,503	3,492	–	3,492	(1,989)	(1,492)	In progress
60140	Civic Centre – entrance re–design	15,000	11,250	–	–	–	11,250	15,000	
60149	Civic Centre – carpet	10,000	7,497	4,375	–	4,375	3,122	5,625	
60150	Civic Centre – seating – Stage 1	55,000	41,247	–	–	–	41,247	55,000	
60151	Civic Centre – curtain replacement	5,000	3,749	3,059	–	3,059	690	1,941	In progress
60156	Ulverstone Wharf building – deck balustrading	20,000	15,003	–	12,910	12,910	2,093	7,090	In progress
60156.01	Ulverstone Wharf Precinct – directional signage	40,000	30,001	7,176	–	7,176	22,825	32,824	In progress
60156.02	Ulverstone Wharf Precinct – Farmers Market	–	–	108	–	108	(108)	(108)	
60156.05	Wharf Precinct Master Plan	20,000	15,003	–	–	–	15,003	20,000	
60156.06	Wharf Precinct seating	6,000	4,500	–	–	–	4,500	6,000	
60158	Civic Centre – Isandula Room refurbishment	8,000	6,003	4,517	4,999	9,516	(3,513)	(1,516)	Complete
60159	Civic Centre – Leven Theatre – airlock	10,000	7,497	3,605	–	3,605	3,892	6,395	Complete
Total Capital		267,000	200,255	26,332	85,254	111,586	88,669	155,414	
Cultural Amenities (Surplus)/Deficit		267,000	200,255	26,332	85,254	111,586	88,669	155,414	

Cost Centre: Public Halls and Buildings

Capital

60208.05	CCTV Wireless Network – Ulverstone	10,000	7,501	4,818	–	4,818	2,683	5,182	In progress
60216.02	Ulverstone Senior Citizens – atrium replacement	30,000	22,500	–	–	–	22,500	30,000	
60222	Public Hall – fencing and surrounds	4,000	2,998	8,389	18	8,407	(5,409)	(4,407)	Complete
60230.01	Penguin Medical Centre– Heating system	–	–	27,280	–	27,280	(27,280)	(27,280)	Complete
Total Capital		44,000	32,999	40,487	18	40,506	(7,507)	3,494	
Public Halls and Buildings (Surplus)/Deficit		44,000	32,999	40,487	18	40,506	(7,507)	3,494	

Community Services and Facilities (Surplus)/Deficit

465,000	348,752	205,473	85,272	290,745	58,007	174,255
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Cost Centre: Swimming Pool and Waterslide

Capital

62028	Ulverstone Waterslide – slide repairs	20,000	15,003	17,168	–	17,168	(2,165)	2,832	Complete
Total Capital		20,000	15,003	17,168	–	17,168	(2,165)	2,832	
Swimming Pool and Waterslide (Surplus)/Deficit		20,000	15,003	17,168	–	17,168	(2,165)	2,832	

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GENERAL MANAGEMENT

Account No.	Account Description	Current Budget	YTD Budget	YTD Actual	On Order	Total Committed	YTD Variance	Budget Remaining	Comments
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Cost Centre: Active Recreation

Capital

62104	Plant purchases – Active Recreation	140,000	140,000	–	12,452	12,452	127,548	127,548	In progress
62107.43	Ulverstone Showground – baseball diamond	20,000	14,999	–	–	–	14,999	20,000	
62125.02	River Park Recreation Ground – resurface	10,000	7,497	353	–	353	7,145	9,648	In progress
62126	Dial Regional Sports Complex Oval B – purchase of	37,000	27,751	35,205	–	35,205	(7,454)	1,795	Complete
62167.03	Cricket Wicket renewals	5,000	3,749	5,056	–	5,056	(1,307)	(56)	Complete
62169.03	Showgrounds – Ground Lighting – Stage 2	181,000	135,747	7,074	400	7,474	128,273	173,526	In progress
62170	Haywoods Reserve – surface refurbishment	10,000	7,497	1,725	2,000	3,725	3,773	6,276	In progress
62170.02	Haywood's Recreation Ground Lighting Upgrades	20,000	14,999	–	–	–	14,999	20,000	
62171	Turners Beach Tennis Court – fence	25,000	18,747	26,026	–	26,026	(7,279)	(1,026)	In progress
62172	Recreation Ground Changeroom upgrades	30,000	22,500	–	–	–	22,500	30,000	
	Total Capital	478,000	393,486	75,439	14,852	90,291	303,195	387,709	

Active Recreation (Surplus)/Deficit	478,000	393,486	75,439	14,852	90,291	303,195	387,709
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Cost Centre: Recreation Centres

Cost Centre: Recreation Centres

Capital

62305	Penguin Sports Centre – backboard upgrade	50,000	37,503	1,504	–	1,504	36,000	48,497	In progress
62325.17	Ulverstone Sports & Leisure Centre – security/WiFi	5,000	3,753	4,979	–	4,979	(1,226)	21	Complete
62325.2	Ulverstone Stadium 1 – lighting upgrade	20,000	15,003	–	–	–	15,003	20,000	
62356	Penguin Stadium refurbishment	21,000	15,754	–	–	–	15,754	21,000	
62356.03	Penguin Stadium – squash court lighting upgrade	10,000	7,497	12,863	–	12,863	(5,366)	(2,863)	Complete
	Total Capital	106,000	79,510	19,346	–	19,346	60,164	86,654	

Recreation Centres (Surplus)/Deficit	106,000	79,510	19,346	–	19,346	60,164	86,654
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Recreation Facilities (Surplus)/Deficit	604,000	487,999	111,952	14,852	126,804	361,195	477,196
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Cost Centre: Visitor Information Services

Capital

63041.12	Ulverstone Visitor Information Centre – office	3,000	2,250	–	–	–	2,250	3,000	
	Total Capital	3,000	2,250	–	–	–	2,250	3,000	

Visitor Information Services (Surplus)/Deficit	3,000	2,250	–	–	–	2,250	3,000
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Visitor Services (Surplus)/Deficit	3,000	2,250	–	–	–	2,250	3,000
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COMMUNITY SERVICES (SURPLUS)/DEFICIT	1,333,000	1,048,758	513,420	120,207	633,626	415,132	699,374
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Service Activity: Building and Plumbing

Cost Centre: Building and Plumbing

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<i>Account No.</i>	<i>Account Description</i>	<i>Current Budget</i>	<i>YTD Budget</i>	<i>YTD Actual</i>	<i>On Order</i>	<i>Total Committed</i>	<i>YTD Variance</i>	<i>Budget Remaining</i>	<i>Comments</i>
Capital									
59004	Plant purchases – Building and Plumbing	90,000	67,500	56,705	–	56,705	10,795	33,295	Complete
	Total Capital	90,000	67,500	56,705	–	56,705	10,795	33,295	
	Building and Plumbing (Surplus)/Deficit	90,000	67,500	56,705	–	56,705	10,795	33,295	
	Building and Plumbing (Surplus)/Deficit	90,000	67,500	56,705	–	56,705	10,795	33,295	
Cost Centre: Land–Use Planning									
Capital									
58004	Plant purchases – Planning	33,000	24,750	26,958	–	26,958	(2,208)	6,042	Complete
	Total Capital	33,000	24,750	26,958	–	26,958	(2,208)	6,042	
	Land–Use Planning (Surplus)/Deficit	33,000	24,750	26,958	–	26,958	(2,208)	6,042	
	Land–Use Planning (Surplus)/Deficit	33,000	24,750	26,958	–	26,958	(2,208)	6,042	
Cost Centre: Control of Animals									
Capital									
61104	Plant purchases – Control of Animals	56,000	56,000	33,288	–	33,288	22,712	22,712	Complete
	Total Capital	56,000	56,000	33,288	–	33,288	22,712	22,712	
	Control of Animals (Surplus)/Deficit	56,000	56,000	33,288	–	33,288	22,712	22,712	
	Inspectorial Services (Surplus)/Deficit	56,000	56,000	33,288	–	33,288	22,712	22,712	
	REGULATORY SERVICES (SURPLUS)/DEFICIT	179,000	148,250	116,951	–	116,951	31,299	62,049	
	Operating (Surplus)/Deficit	– 24,269,000	18,531,002	14,540,172	685,052	15,225,224	3,305,778	9,043,776	