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**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 July 2018 commencing at 6.00pm.**

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**Councillors attendance**

Cr Jan Bonde (Mayor)  
Cr Garry Carpenter  
Cr Rowen Tongs  
Cr Philip Viney

Cr John Bloomfield  
Cr Gerry Howard  
Cr Tony van Rooyen

**Councillors apologies**

Cr Kathleen Downie (Deputy Mayor)  
Cr Amanda Diprose

**Employees attendance**

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

**Media attendance**

The media was not represented.

**Public attendance**

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

**Prayer**

The meeting opened in prayer.

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## CONFIRMATION OF MINUTES OF THE COUNCIL

### 179/2018 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 25 June 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 Tongs seconded, “That the minutes of the previous ordinary meeting of the Council held on 25 June 2018 be confirmed.”

Carried unanimously

## COUNCIL WORKSHOPS

### 180/2018 Council workshops

The Executive Services Officer reported as follows:

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

- . 02.07.2018 – Roadside furniture, Regional Waste Management – Governance review.

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

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

Carried unanimously



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## MAYOR'S COMMUNICATIONS

### 181/2018 Mayor's communications

The Mayor reported as follows:

"I would like to present two awards to the meeting. The General Manager entered the Council's 2016–2017 Annual Report into the Australasian Reporting Awards and for the second time the Council were successful in achieving a bronze award, well done to all staff involved.

Secondly, I present the Council's award for induction to the Employer of Choice honour roll for 2018. This is a credit to the General Manager and her staff and an honour for the Council."

### 182/2018 Mayor's diary

The Mayor reported as follows:

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

- . Dementia-Friendly Central Coast – Connect Café official launch
- . Central Coast Council – 'Nominate a Mate' student volunteering award presentation at Ulverstone High School assembly
- . Switch Tasmania (Cradle Coast Innovation) – Board meeting
- . Cradle Coast Authority – Cradle Coast Futures Plan Workshop (Burnie)
- . Ulverstone Municipal Band – annual general meeting
- . Central Coast Chamber of Commerce and Industry – End-of-Financial-Year Party at the Lodge
- . David Engwicht, Creative Communities International – 7 Day Makeover revitalising Reibey Street and Ulverstone Wharf Precinct – launch party
- . Ulverstone Fire Brigade – annual dinner
- . Ulverstone Ladies Probus Club – 30th anniversary celebration
- . Dementia-Friendly Central Coast – Connect Café
- . Council-community morning tea – Forth, Leith, Kindred
- . Turners Beach Scout Group – presentation of volunteering certificates
- . Radio community reports
- . North Western Fisheries Association – annual general meeting and 90th anniversary celebration
- . Apex Club of Ulverstone – changeover dinner
- . Brixhibition Ulverstone 2018 – welcome address and competition presentations

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- . Rotary Club of Ulverstone West – changeover dinner
  - . Central Coast Chamber of Commerce and Industry breakfast.”

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

Carried unanimously

### **183/2018      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.”

### **184/2018      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).”

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## **COUNCILLOR REPORTS**

### **185/2018 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 Carpenter reported on a recent meeting of the Caves to Canyon Tourism Association.

Cr Howard reported on recent meetings of Dulverton Regional Waste Management and Riana Community Centre.

## **APPLICATIONS FOR LEAVE OF ABSENCE**

### **186/2018 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**

### **187/2018 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.”

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## PETITIONS

### 188/2018     Petitions

The Executive Services Officer reported as follows:

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

## COUNCILLORS' QUESTIONS

### 189/2018     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.

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

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

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

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

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

The allocation of topics ensued.

## **190/2018 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.

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(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**

**191/2018 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 Waste Management Group – meeting held 12 February 2018
- . Cradle Coast Waste Management Group – meeting held 9 April 2018
- . Cradle Coast Waste Management Group – meeting held 25 June 2018
- . Central Coast Youth Engaged Steering Committee – meeting held 28 June 2018.

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

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

Carried unanimously

**192/2018 Cradle Coast Waste Management Group – Annual Plan and Budget 2018–2019**

The General Manager reported as follows:

*“PURPOSE*

The purpose of this report is to advise the Council of the proposed activities of the Cradle Coast Waste Management Group (CCWMG) and seek endorsement of the 2018–2019 Annual Plan and Budget (a copy is appended to this report).

*BACKGROUND*

The CCWMG strategic focus and key actions for 2018–2019 are identified within the Annual Plan and Budget, the key objectives are as follows:

- . Divert 50% of all MSW from local government landfill facilities across the region.

- Increase the proportion of recycling bin receiving a pass mark as part of the recycling bin assessments to 90% across the region (based on the 2015–16 assessment pass rate of 81%).
- Reduce incidents of illegal dumping at hotspot sites by 25% across the region (upon first establishing baseline data from council reports).
- Member councils to be collection and reporting a standardised set (for material types, units, etc.) of data in relation to waste and resource recovery activities.

The CCWMG is responsible for the implementation of the Strategy including the development and implementation of this Annual Plan.

### *DISCUSSION*

The CCWMG Annual Plan and Budget outlines the proposed activities that will be undertaken in the 2018–2019 financial year to achieve the goals of the Cradle Coast Regional Waste Management Strategy 2017–2022. The Annual Plan and Budget is funded by the voluntary levy of \$5.00 per tonne of waste delivered to landfills in the North West region.

The CCWMG developed the Annual Plan and Budget to fulfil the goals and strategies identified in the Cradle Coast Regional Waste Management Strategy. For each activity/project the CCWMG requires (where appropriate) a detailed 'Scope of Works' to be provided which is reviewed prior to issuing approval to ensure project outcomes will be delivered to the Group's quality and cost expectations.

In many projects, the CCWMG work in collaboration with the Northern Tasmanian Waste Management Group (NTWMG) to increase economies of scale and to share resources.

There are 20 actions proposed for 2018–2019 with the most significant actions listed below:

- 1 Addressing illegal dumping – manage a report on the established regional illegal dumping database;
- 2 Recycling and waste bin assessments – undertake kerbside recycling bin assessments and contamination education;
- 3 Household battery recycling – fund a free household battery recycling program to be managed by councils;
- 4 Education, promotion, Rethink Waste and schools program;



- 5 Implementation of Year 2 of the state-wide Communications Plan to promote correct waste and recycling practices;
- 6 Funding assistance for community groups to implement waste collection and diversion initiatives.

The Group comprises an elected member, general manager and technical staff from councils in the Cradle Coast region. The Council is represented on the Group by the General Manager.

*RESOURCE, FINANCIAL AND RISK IMPACTS*

Implementation of the Annual Plan and Budget 2018–2019 will have no impacts on Council resources as the actions are funded through waste levy revenue.

The Annual Plan and Budget is funded by the voluntary levy of \$5.00 per tonne of waste delivered to landfills in the North West region. Under this scenario an estimated \$350,000 would be available to the CCWMG in 2018–2019 to implement the initiatives from Year 1 of the five year Strategy.

*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
- . Strengthen local–regional connections.

The Plan also aligns with the Cradle Coast Regional Waste Management Strategy 2017–2022.

*CONCLUSION*

It is recommended that the Council endorse the Cradle Coast Waste Management Group Annual Plan and Budget 2018–2019.”

The Executive Services Officer reported as follows:

“A copy of the Cradle Coast Waste Management Group Annual Plan and Budget 2018–2019 has been provided to all Councillors.”

■ Cr Howard moved and Cr Viney seconded, “That the Council endorse the Cradle Coast Waste Management Group Annual Plan and Budget 2018–2019 (a copy being appended to and forming part of the minutes).”

Carried unanimously

### **193/2018 Central Coast Council Policies, Practices and Key Decisions register**

The General Manager reported as follows:

#### *“PURPOSE*

The purpose of this report is to present the reviewed Central Coast Council Policies, Practices and Key Decisions Register (a copy of the registers schedules are appended to this report).

#### *BACKGROUND*

Over the past 12 months a review and update of Council’s Policies, Practices and Key Decisions has been undertaken and part of this review identified a number of the key decisions and practices that are no longer required as inclusions, due to completion of projects or changes in practices and key decisions.

#### *DISCUSSION*

The Central Coast Council Policies, Practices and Key Decisions translate the intentions and standing of the Council into action and for public record. The register is compiled by three separate sections, Council Policies, Practices and Key Decisions, with each schedule listing the document’s title, location, Council meeting reference and review date.

#### *Policies –*

The Council is required to develop policies for a range of reasons including compliance with legislation, in response to the Council’s operational objectives, stakeholder concerns, providing direction for the organisation and Policies to assist and promote a positive organisational culture.

The Central Coast Council has two types of policies:

- . Council Policies are statutory policies required by legislation as part of the Council’s business operations. These policies may also articulate the principles which provide instruction across key strategic areas. The Council

policies are approved by Council and apply across the community and organisation.

- . Organisational Policies are administrative policies which translate the requirements of legislation or strategic level policy into operational principles that guide the operation of the Council.

The Council's Policies are reviewed at a minimum of three yearly, unless specified in legislation or the Policy itself. The register identifies Policies due for review and forms part of the Council's annual planning.

### *Practices –*

The Practices register lists Plans, Strategies and other Council guidelines adopted by the Council. These documents inform and guide Council Officers for the delivery of services, projects and to assist in the management of community committees. These documents are governed by an overarching Plan, the Council's Strategic Plan which identifies key strategic direction, strategies and actions that the Council plans to pursue over a 10-year period. All subsequent practices are developed on the foundation of the Council's Strategic Plan.

### *Key Decisions –*

A Key Decision is a beneficial communication tool and ensures the Council has a central location for key decisions made past and present. The Key Decisions directly refer to a specific decision made at a Council meeting and provide insight as to how the decision was reached. Decisions listed on this register relate to the Council's operations, political and ethical standings.

During the review, there were a number of items that were identified as no longer required, relevant or have been superseded. These items were collectively approved by the Council's Leadership Team during workshops at their monthly meetings. A number of matters from the register form part of the 2018–2019 Annual Plan.

Following endorsement, the register and associated links to the Policies, Practices and Key Decisions will be available on the Council's website.

### *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
- . Effective communication and engagement.

### *CONCLUSION*

It is recommended that the Council endorse the reviewed Central Coast Council Policies, Practices and Key Decisions Register.”

The Executive Services Officer reported as follows:

“A copy of the reviewed Central Coast Council Policies, Practices and Key Decisions Register schedules have been circulated to all Councillors.”

- Cr Carpenter moved and Cr Howard seconded, “That the Council endorse the reviewed Central Coast Council Policies, Practices and Key Decisions Register.”

Carried unanimously

## **194/2018      Quarterly Performance Report – 2017–2018 Annual Plan to 30 June 2018**

The General Manager reported as follows:

### *“PURPOSE*

The purpose of this report is to present the Quarterly Performance Report on the Council’s 2017–2018 Annual Plan to 30 June 2018.

### *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. The final copy of the Quarterly Performance Report to Council 2017–2018 to 30 June 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 the 2017–2018 Annual Plan as at 30 June 2018.”

The Executive Services Officer reported as follows:

“A copy of the Quarterly Performance Report to Council – 30 June 2018 has been circulated to all Councillors.”

- Cr Carpenter moved and Cr Howard seconded, “That Council receive the Quarterly Performance Report on the 2017–2018 Annual Plan as at 30 June 2018.”

Carried unanimously

COMMUNITY SERVICES

**195/2018 Statutory determinations**

The Director Community Services reported as follows:

“A Schedule of Statutory Determinations made during the month of June 2018 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 van Rooyen 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

**196/2018 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. 197/2018 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 Viney moved and Cr Tongs seconded, “That the Mayor’s report be received.”

Carried unanimously

**197/2018     Residential (dwelling) and outbuilding (garage) – variation to side and rear boundary setback standards and building height at 5 Shorehaven Drive, Turners Beach – Application No. DA217196**

The Director Community Services reported as follows:

“The Planning Officer has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA217196
<i>PROPOSAL:</i>	Residential (dwelling) and outbuilding (garage) – variation to side and rear boundary setback standards and building height
<i>APPLICANT:</i>	Oramatis Studio
<i>LOCATION:</i>	5 Shorehaven Drive, Turners Beach
<i>ZONE:</i>	Low Density Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	2 June 2018
<i>REPRESENTATIONS EXPIRY DATE:</i>	17 June 2018
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>42-DAY EXPIRY DATE:</i>	27 July 2018
<i>DECISION DUE:</i>	16 July 2018

*PURPOSE*

The purpose of this report is to consider an application to construct a two-storey dwelling and associated outbuilding on Low Density Residential land at 5 Shorehaven Drive, Turners Beach.

Accompanying the report are the following documents:

- .     Annexure 1 – location plan;
- .     Annexure 2 – application documentation;
- .     Annexure 3 – representations;
- .     Annexure 4 – photographs;
- .     Annexure 5 – TasWater’s Submission to Planning Authority Notice; and
- .     Annexure 6 –Statement of Likely Compliance from the Road Authority and the Stormwater Authority.

### *BACKGROUND*

#### *Development description –*

Application is made to construct a 619m<sup>2</sup> two-storey dwelling and outbuilding (garage/boat shed).

The proposed dwelling would be of a modern concrete block architectural design, with a mixture of render and timber finishes.

The ground floor would comprise a bedroom, office, laundry, rumpus room garage, workshop and outdoor barbeque area with a separate outbuilding attached to the dwelling. The outbuilding would house a boat or caravan. Development area would be approximately 349m<sup>2</sup>.

The first floor would comprise three bedrooms, living/dining/kitchen areas, a butler's pantry, bathroom and deck; total development floor area would be approximately 269m<sup>2</sup>.

The proposed dwelling would be setback 1m from the western side boundary and 100mm from the eastern side boundary. The ground floor outdoor barbeque area would be within 3m of the rear southern boundary.

#### *Site description and surrounding area –*

The 701m<sup>2</sup> residential allotment is located within the urban area of Shorehaven Drive, Turners Beach. TasWater sewer infrastructure is located approximately 2m from the rear boundary.

Surrounding land is also zoned Low Density Residential and accommodates dwellings of both single and double-storey.

The land falls under the Turners Beach Specific Area Plan.

#### *History –*

The plan of subdivision was approved by the Council on 22 August 2016.

### *DISCUSSION*

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



**Low Density Residential**

CLAUSE	COMMENT
<b>12.3 Use Standards</b>	
<b>12.3.1 Discretionary Permit Use</b>	
12.3.1–(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.	
<b>12.3.2 Impact of Use</b>	
12.3.2–(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.	Not applicable. Use is residential.
12.3.2–(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.	Not applicable. Use is residential.

12.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	<p>Not applicable.</p> <p>Residential use is not subject to hours of operation.</p>
<b>12.4 Development Standards</b>	
<b>12.4.1 Suitability of a site or lot for use or development</b>	
<p>12.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of:</p> <ul style="list-style-type: none"> <li>(i) not less than 500m<sup>2</sup> excluding any access strip; or</li> <li>(ii) if in a locality shown on Table A1 to this clause, not less than the site area shown for that locality; and</li> </ul> <p>(b) contain a building area of not less than 10.0m x 15.0m:</p> <ul style="list-style-type: none"> <li>(i) clear of any applicable setback from a frontage, side, or rear boundary;</li> <li>(ii) clear of any applicable setback from a zone boundary;</li> <li>(iii) clear of any registered easement;</li> </ul>	<ul style="list-style-type: none"> <li>(a)(i) Compliant. Site area is 701m<sup>2</sup>.</li> <li>(a)(ii) Not applicable. Satisfied by (a)(i).</li> <li>(b)(i) Non-compliant. The development would be within 3.1m of the rear boundary, within 1m of the side western boundary and 100mm of the side eastern boundary.  Refer to “Issues” section of this report.</li> <li>(b)(ii) Not applicable. No zone boundary.</li> <li>(b)(iii) Not applicable. The development would be clear of the registered drainage easement.</li> <li>(b)(iv) Not applicable. No right-of-way.</li> <li>(b)(v) Compliant. The development would be clear of the sewer line.</li> </ul>

<ul style="list-style-type: none"> <li>(iv) clear of any registered right-of-way benefiting other land;</li> <li>(v) clear of any restriction imposed by a utility;</li> <li>(vi) not including an access strip;</li> <li>(vii) accessible from a frontage, or access strip; and</li> <li>(viii) if a new residential lot with a long axis within the range 30 degrees east of north and 20 degrees west of north.</li> </ul>	<ul style="list-style-type: none"> <li>(b)(vi) Not applicable. No access strip.</li> <li>(b)(vii) Compliant. The site is accessible from Shorehaven Drive.</li> <li>(b)(viii) Not applicable. Not a new lot.</li> </ul>
<p>12.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> <li>(a) across a frontage over which no other land has a right of access; and</li> <li>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</li> <li>(c) by a right of way connecting to a road <ul style="list-style-type: none"> <li>(i) over land not required as the means of access to any other land; and</li> <li>(ii) not required to give the lot of which it is a part</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Access and frontage to Shorehaven Drive.</li> <li>(b) Not applicable. Not an internal lot.</li> <li>(c) Not applicable. Satisfied by (a).</li> <li>(d) Compliant. Frontage to Shorehaven Drive is 20.95m wide.</li> <li>(e) Compliant. The Road and Stormwater Authority issued a Statement of Compliance. Refer to Annexure 5.</li> </ul>

<p>the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right-of-way of not less than:</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right-of-way to the site or each lot on a proposed subdivision plan.</p>	
<p>12.4.1-(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system <sup>R4</sup> with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p>	<p>(a) Compliant. The site is connected to the reticulated water system.</p> <p>(b) Not applicable. The development has satisfied (a).</p>

<p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	
<p>12.4.1–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and</p>	<p>(a) Compliant. The site is connected to the reticulated sewerage system.</p> <p>(b) Not applicable. The development has satisfied (a).</p>

<p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management, clear of any defined building area or access strip.</p>	
<p>12.4.1–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m<sup>2</sup>;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and</p>	<p>(a) Compliant. The site is connected to the reticulated stormwater system.</p> <p>(b) Not applicable. The development has satisfied (a).</p>

<p>e. not more than 50% of the site is impervious surface; and</p> <p>(iii) the development is for a single dwelling.</p>	
<b>12.4.2 Dwelling density</b>	
<p>12.4.2-(A1) The site area per dwelling must:</p> <p>(a) be not less than 500m<sup>2</sup> if the site has:</p> <p>(i) connection to a reticulated water supply;</p> <p>(ii) connection to a reticulated sewer system; and</p> <p>(iii) connection to a stormwater system; or</p> <p>(b) if the site is in a locality shown on Table 1 to this clause, not less than the site area for that locality.</p>	<p>Compliant. Site area is 701m<sup>2</sup>.</p> <p>(a)(i) Compliant. Connected to reticulated water supply.</p> <p>(a)(ii) Compliant. Connected to sewer system.</p> <p>(a)(iii) Compliant. Connected to stormwater system.</p> <p>(b) Not applicable. The development has satisfied (a).</p>
<b>12.4.3 Location and configuration of development</b>	
<p>12.4.3-(A1) The wall of a building must be set back from a frontage:</p> <p>(a) not less than 4.5m from a primary frontage; and</p> <p>(b) not less than 3.0m from any secondary frontage; or</p>	<p>(a) Compliant. Setback from the primary frontage would be 5.5m.</p> <p>(b) Not applicable. No secondary frontage.</p> <p>(c) Not applicable. Satisfied by (a).</p>

<p>(c) not less than and not more than the setbacks for any existing building on each of the immediate adjoining sites;</p> <p>(d) not less than for any building retained on the site;</p> <p>(e) in accordance with any building area shown on a sealed plan; or</p> <p>(f) if the site abuts a road shown in the Table to this Clause, the setback specified for that road.</p>	<p>(d) Not applicable. No other buildings on the site.</p> <p>(e) Not applicable. No building area on a Sealed Plan.</p> <p>(f) Not applicable. Site does not abut the Bass Highway.</p>
<p>12.4.3–(A2) All buildings must be contained within a building envelope determined by:</p> <p>(a) the applicable frontage setback;</p> <p>(b) if the site is in a locality shown on Table A2, not less than the setback distance specific from the feature specified;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are set back:</p> <p>(i) not less than 1.5m from each side boundary; or</p>	<p>(a) Compliant. Frontage setback would be 5.5m.</p> <p>(b) Not applicable. No Table to this Clause.</p> <p>(c) Non-compliant. The development would be within 1 m of both side boundaries and within 3m of the rear boundary.</p> <p>Refer to “Issues” section of this report.</p> <p>(c)(i) Not applicable. The development has addressed (c)(ii).</p> <p>(c)(ii) Non-compliant.</p> <p>(c)(ii)a. Not applicable. The development has addressed (b).</p>



<p>(ii) less than 1.5m from a side boundary if wall height is not more than 3.0m; and:</p> <p>a. built against an existing wall of an adjoining building; or</p> <p>b. the wall or walls:</p> <p>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</p> <p>ii. there is no door or window in the wall of the building; and</p> <p>iii. overshadowing does not result in:</p> <p>a. less than two hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling between 9.00am and 3.00pm on 21 June; or</p> <p>b. a further reduction in continuous sunlight to a</p>	<p>(c)(ii)b.i. Non-compliant. The dwelling would have a total wall length of 11m within 1m of the western side boundary, with the proposed outbuilding garage/boat shed having a wall length of 9.5m within 100mm of the eastern side boundary.</p> <p>(c)(ii)b.ii. Non-compliant. The dwelling would have windows in the western side elevation within 1m of the side boundary.</p> <p>Refer to "Issues" section of this report.</p> <p>(c)(iii)a. Compliant. Shadow diagrams provided with the application indicate that no private open space of either adjacent dwelling would be overshadowed for more than two continuous hours between 9.00am and 3.00pm on 21 June.</p> <p>(c)(iii)b. Not applicable. The development has satisfied b.(iii)a.</p> <p>(d) Not applicable. No building envelope on a sealed plan.</p>
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<p>required minimum private open space area in an adjacent dwelling if already less than two hours between 9.00am and 3.00pm on 21 June; or</p> <p>(d) in accordance with any building envelope shown on a sealed plan.</p>	
<p>12.4.3–(A3) Site coverage must:</p> <p>(a) not be more than 50%; or</p> <p>(b) if the site is in a locality shown in the Table to this Clause, not more than the site coverage for that locality; and</p> <p>(c) not include any part of a site required for the disposal of sewage or stormwater; or</p> <p>(d) not be more than any building area shown on a sealed plan.</p>	<p>(a) Compliant. Site coverage would be approximately 49% of the 700m<sup>2</sup> lot. Ground floor development area including garage/boat shed equals 299.2m<sup>2</sup> plus outdoor entertainment area equals 50.4m<sup>2</sup>. Total building area equals 349.6m<sup>2</sup>.</p> <p>(b) Not applicable. No Table to this Clause.</p> <p>(c) Not applicable. Site is connected to reticulated services.</p> <p>(d) Not applicable. No building envelope on a sealed plan.</p>

<p>12.4.3–(A4) A garage, carport, or an external car parking area and any area for the display, handling, or storage of goods, materials, or waste must be located behind the primary frontage of a building.</p>	<p>Compliant.</p> <p>Internal garage and additional garage/boat shed would be located behind the primary frontage of the dwelling.</p>
<p>12.4.3–(A5) Total width of openings in the frontage elevation of a garage or carport (whether freestanding, or part of any other building) must be the lesser of:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>(a) Not applicable. The development has satisfied (b).</p> <p>(b) Compliant. The internal garage and additional garage/boat shed would have a total width of openings of 8m which is less than half the width of the frontage being 20m.</p>
<p><b>12.4.4 Visual and acoustic privacy for residential development</b></p>	
<p>12.4.4–(A1) A door or window to a habitable room, or any part of a balcony, deck, roof garden, parking space, or carport of a building must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <p>(i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;</p> <p>(ii) be not less than 3.0m from a side boundary;</p>	<p>(a)(i) Compliant. There would only be one dwelling on-site.</p> <p>(a)(ii) Non-compliant. The dwelling would be constructed 1m from the western side boundary with windows to a habitable room closer than 3m.</p> <p>(a)(iii) Compliant. All windows on the first floor would be setback 16m from the rear boundary.</p> <p>(a)(iv) Not applicable. The lot is not an internal lot.</p> <p>Refer to “Issues” section of this report.</p>

<p>(iii) be not less than 4.0m from a rear boundary;</p> <p>(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or</p> <p>(b) if less than the setbacks in clause A1(a):</p> <p>(i) be off-set by not less than 1.5m from the edge of any door or window in another dwelling;</p> <p>(ii) have a window sill height of not less than 1.8m above finished floor level;</p> <p>(iii) have fixed and durable 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 finished floor level; or</p> <p>(iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the finished floor level and with a uniform transparency of not more than 25% located for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	<p>(b)(i) Compliant. There is no dwelling on adjoining land.</p> <p>(b)(ii) Non-compliant. Windows in the western elevation (lounge room) would have a sill height less than 1.8m.</p> <p>(b)(iii) Compliant. Windows would have a fixed durable glazing to parts of the window with a sill height less than the 1.7m.</p> <p>(b)(iv) Not applicable. The development has satisfied (iii).  Refer to "Issues" section of this report.</p>
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<p>12.4.4–(A2) An access strip, or shared driveway, including any pedestrian pathway and parking area must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling, or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>No access strip or shared driveway.</p>
<p><b>12.4.5 Private open space for residential use</b></p>	
<p>12.4.5–(A1) Each dwelling must provide private open space:</p> <p>(a) if a dwelling with a floor level of not more than 2.5m above finished ground level, a ground level area:</p> <ul style="list-style-type: none"> <li>(i) located adjoining the rear or side of the dwelling;</li> <li>(ii) accessible from the dwelling;</li> <li>(iii) of not less than 25.0m<sup>2</sup>;</li> <li>(iv) with a minimum dimension of 4.0m;</li> <li>(v) on a single level; and</li> <li>(vi) with a gradient of not more than 1 in 10; and</li> </ul> <p>(b) if a dwelling with a floor level of more than 2.5m above finished ground level, as an alternative to a ground level area, a private balcony, deck, terrace, or roof garden:</p>	<ul style="list-style-type: none"> <li>(a)(i) Non-compliant. Private open space would be located to the front of the dwelling.</li> <li>(a)(ii) Compliant. Private open space would be accessible from the ground floor of the dwelling.</li> <li>(a)(iii) Compliant. Area of private open space would be greater than 25m<sup>2</sup>.</li> <li>(a)(iv) Compliant. Minimum dimension approximately 5m.</li> <li>(a)(v) Compliant. Private open space would be on a single level.</li> <li>(a)(vi) Compliant. Site is flat.</li> <li>(b) Not applicable. Dwelling would not have a floor level of more than 2.5m above finished ground level.</li> </ul> <p>Refer to “Issues” section of this report.</p>

<ul style="list-style-type: none"> <li>(i) of not less than 25.0m<sup>2</sup>;</li> <li>(ii) with a minimum dimension of 4.0m; and</li> <li>(iii) accessible from the dwelling.</li> </ul>	
<p>12.4.5–(A2) The required minimum private open space area must be capable of receiving at least three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Compliant.</p> <p>The required private open space would be located to the north of the dwelling and would achieve three continuous hours of sunlight between the hours of 9.00am and 3.00pm on 21 June.</p>
<p>12.4.5–(A3) Unless there is a ground level private open space area directly accessible at grade to a shared driveway or pedestrian pathway, each dwelling in a multiple dwelling development must have access to a waste storage area:</p> <ul style="list-style-type: none"> <li>(a) located behind the applicable frontage setback;</li> <li>(b) of not less than 1.5m<sup>2</sup> per dwelling;</li> <li>(c) screened to view from the frontage and any dwelling by a wall of height not less than 1.2m above finished ground level; and</li> <li>(d) not less than 6.0 from a window, door, balcony, deck, roof garden, or private open space area of a dwelling.</li> </ul>	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>

<b>12.4.5 Frontage fences</b>	
<p>12.4.6–(A1) The height of a fence, including any supporting retaining wall on a frontage 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>Compliant.</p> <p>(a) Not applicable. The development has satisfied (b).</p> <p>(b) Compliant. The proposed development would include a 1.8m masonry fence with 30% timber slat opening.</p>
<b>12.4.7 Setback of development for sensitive use</b>	
<p>12.4.7–(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 on the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	<p>Compliant.</p> <p>(a) No applicable setbacks.</p> <p>(b) No applicable setbacks.</p>

<p>12.4.7–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> <li>(a) the Bass Highway;</li> <li>(b) a railway;</li> <li>(c) land designated in the planning scheme for future road, or rail purposes, or</li> <li>(d) a proclaimed wharf area.</li> </ul>	<p>Compliant.</p> <ul style="list-style-type: none"> <li>(a) Compliant. Site is 250m to Bass Highway.</li> <li>(b) Compliant. Site is 95m to a railway.</li> <li>(c) Not applicable. No land designated for road or rail purposes.</li> <li>(d) Not applicable. Nearest proclaimed wharf area is in Devonport; some 15km to the east.</li> </ul>
<p><b>12.4.8 Subdivision</b></p>	
<p>12.4.8–(P1) Each new lot on a plan of subdivision must be:</p> <ul style="list-style-type: none"> <li>(a) intended for residential use;</li> <li>(b) a lot required for public use by the State Government, a Council, a statutory authority, or a corporation, all the shares of which are held by or on behalf of the State, a Council, or by a statutory authority; or</li> <li>(c) for a purpose permissible in the zone.</li> </ul>	<p>Not applicable. No subdivision proposed.</p>



<b>12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision</b>	
12.4.9–(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
<b>E1 Bushfire-Prone Areas Code</b>	Not applicable. Not a subdivision, hazardous or vulnerable use.
<b>E2 Airport Impact Management Code</b>	Not applicable. No Code in the Scheme.
<b>E3 Clearing and Conversion of Vegetation Code</b>	Not applicable. No clearing or conversion of vegetation.
<b>E\$ Change in Ground Level Code</b>	Not applicable. No change in ground level.
<b>E5 Local Heritage Code</b>	Not applicable. No Local Heritage Code in the Scheme.
<b>E6 Hazard Management Code</b>	Not applicable. The site is shown on the coastal inundation maps as having a low risk to coastal inundation.
<b>E7 Sign Code</b>	Not applicable. No signage proposed.
<b>E8 Telecommunication Code</b>	Not applicable. No telecommunications proposed.
<b>E9 Traffic Generating Use and Parking Code</b>	
<b>E9.2 Application of this Code</b>	Code applies to all development.

<b>E9.4 Use or development exempt from this Code</b>	Not exempt. No Local Area Parking Scheme applies to the site.
<b>E9.5 Use Standards</b>	
<b>E9.5.1 Provision for parking</b>	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. The dwelling would have a double garage and an additional garage for the purposes of storing a caravan/boat. The requirement for two car parking spaces has been satisfied.</p>
<b>E9.5.2 Provision for loading and unloading of vehicles</b>	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>Not applicable.</p> <p>For the development of a single dwelling.</p>

<b>E9.6 Development Standards</b>	
<b>E9.6.2 Design of vehicle parking and loading areas</b>	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by a Condition to be placed on the Permit.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> <li>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</li> <li>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</li> <li>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</li> <li>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</li> <li>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</li> </ul>	<p>Not applicable.</p> <p>For the development of a single dwelling.</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 Low Density Residential.</p>
<p><b>E10 Water and Waterways Code</b></p>	<p>Not applicable.</p> <p>The development is not within 30m of a waterway, watercourse or shoreline.</p>
<p>TURNERS BEACH SPECIFIC AREA PLAN</p>	
<p><b>F4.2 Application of Code</b></p>	<p>The site is subject to the Turners Beach Specific Area Plan.</p>
<p><b>F4.4 Exemption</b></p>	<p>Not exempt.</p>

<b>F4.7 Development Standards</b>	
<b>F4.7.1 Building height</b>	
F3.5.1–(A1) Building height must not be more than 5.5m.	<p>Non-compliant.</p> <p>Building height would be 6.4m.</p> <p>Refer to “Issues” section of this report.</p>
<b>F4.7.2 Vegetation management</b>	
F4.7.2–(A1) There must be no clearing or conversion of vegetation within the littoral, riparian, and road reserves.	Compliant. Road reserve is already clear of vegetation.
<b>F4.7.3 Landscaping</b>	
F4.7.3–(A1) Other than for an internal lot, not less than 50% of the site area between the frontage and a building containing a dwelling must be landscaped with not less than grass.	<p>Compliant.</p> <p>Fifty percent of the frontage between the dwelling and the street frontage would be landscaped with not less than grass.</p>
<b>F4.7.4 Beach access</b>	
F4.7.4–(A1) New vehicular or pedestrian accesses to the beach or Forth River must not be created.	<p>Not applicable.</p> <p>Site does not adjoin the beach or Forth River riparian land.</p>

F4.7.5 Subdivision	
F4.7.5-(A1) The size of a new lot on a plan of subdivision must not be less than 650m <sup>2</sup> .	<p>Not applicable.</p> <p>No subdivision proposed.</p>

*Issues –*

1 *Dwelling would be outside the building envelope –*

The Scheme's Acceptable Solution 10.4.2–(A3) requires that a dwelling 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 be contained within a building envelope determined by a projecting line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries, and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level. The proposal seeks a variation to this standard, seeking to construct a dwelling with a portion of the north-west corner of the dwelling outside the building envelope.

The proposed dwelling would be setback 1m from the western side boundary, 100mm from the eastern side boundary and 3.1m from the southern rear boundary. An exercise of discretion is required to determine if a Permit may be issued.

Performance Criteria 12.4.3–(P2) requires that for variations to boundary setback and building envelope standards, the development must minimise the likelihood for overshadowing, minimise the apparent scale and be consistent with the streetscape and provide separation between buildings to attenuate impacts.

The proposed development site adjoins the side boundaries of 3 and 7 Shorehaven Drive and the rear property boundary of 4–6 Lethborg Avenue.

Lots are orientated north/south, with property frontages facing north and the rear of the land to the south. The subject lot and adjoining allotments receive direct or proportional amounts of sunlight throughout the day, from the east during the morning, then from direct north at noon and western sunlight during the afternoon. Impacts on each property are outlined below:

### 3 Shorehaven Drive

#### *Overshadowing –*

The main wall of the proposed dwelling would be setback 3.5m from the eastern side boundary with the proposed outbuilding/garage setback 100mm from the same boundary.

Shadow diagrams provided with the application indicate that the proposed development would cast a shadow over a portion of the lot at 3 Shorehaven Drive from late afternoon (3.00pm) in winter. The site at 3 Shorehaven Drive would be clear of any shadow between the hours of 9.00am to 12 noon with the shadow cast increasing in the afternoon resulting in the south-west area of the site being in full shadow after 3.00pm. The Council has a current application (at the time of writing this report) for a dwelling at 3 Shorehaven Drive. The submitted plans for 3 Shorehaven Drive show a proposed dwelling to be located 5.9m from the western side boundary adjoining the development site. The habitable living areas of the proposed dwelling would be located to the western elevation. The allocated private open space for the dwelling would be located on the western side of the dwelling adjacent 5 Shorehaven Drive.

Based on the shadow diagrams provided with the application, the living areas of the proposed dwelling and the private open space at 3 Shorehaven Drive, would be capable of receiving sunlight for more than three continuous hours on 21 June. This is considered to be reasonable.

#### *Visual impact –*

The proposed dwelling at 5 Shorehaven Drive would have a total height of 6.4m. The main wall of the proposed dwelling would be setback 3.5m from the eastern side boundary. The Performance Criteria requires that development must minimise the scale, bulk and proportion of a building. The distance between the proposed dwellings would be approximately 9.5m. The proposed dwelling fits within the required building envelope to the north-east required by the Scheme adjoining 3 Shorehaven Drive.

Two-storey dwellings are not uncommon in this area of Turners Beach. It would be unreasonable to say that the proposed dwelling, due to scale and height, would create a visual impact to adjoining properties



given this new area of subdivision is characterised by two-storey dwellings.

*Streetscape and pattern of separation –*

The pattern of separation between residential buildings would not be materially different to other residential development approved in this area. As stated above, two-storey development is common in Turners Beach. The proposed dwelling would not be disparate from the established pattern of development approved in the area.

7 Shorehaven Drive

*Overshadowing –*

The proposed dwelling would be setback 1m from the western side boundary. The living areas of the dwelling and the private open space area of adjoining land at 7 Shorehaven Drive are orientated to the western side of the lot. The impacts caused by the proposed dwelling to habitable rooms and private open space of 7 Shorehaven Drive would be minimal.

Shadow diagrams provided with the application indicate that the proposed development would cast a shadow over a portion of the lot at 7 Shorehaven Drive in the morning. The dwelling and private open space at 7 Shorehaven Drive would be clear of shadow from late morning allowing three or more hours of continuous sunlight. This would be considered reasonable.

*Visual impact –*

As previously stated, the proposed dwelling at 5 Shorehaven Drive would have a total height of 6.4m. The dwelling at 7 Shorehaven Drive is located approximately 3.4m from the side boundary of the development site with all living areas and private open space orientated to the western side of the lot. Visual impacts when viewed from 7 Shorehaven Drive would be minimal given the orientation of the existing dwelling. As mentioned above, the existing two-storey development pattern approved in the vicinity diminishes claims based on visual impact.

#### 4-6 Lethborg Avenue

##### *Overshadowing –*

The main wall of the proposed dwelling would be setback 8.9m from the southern rear boundary with the proposed alfresco entertaining area setback 3m from the northern rear boundary of 4-6 Lethborg Avenue.

The existing dwelling at 4-6 Lethborg Avenue is located approximately 5m from the proposed development site. Shadow diagrams provided with the application indicate that the proposed development would cast a shadow over a portion of the lot at 4-6 Lethborg Avenue in the morning resulting in a marginal increase to the shadow cast by the existing fence. The property at 4-6 Lethborg Avenue would be clear of shadow caused by the proposed dwelling by 12 noon, allowing afternoon sunlight and resulting in more than three continuous hours of sunlight on 21 June. This is considered to be reasonable.

As previously stated, the proposed dwelling at 5 Shorehaven Drive would have a total height of 6.4m. The existing dwelling at 4-6 Lethborg Avenue is partial two-storey and would overlook the private open space of 5 Shorehaven Drive. Both 4-6 Lethborg Avenue and 5 Shorehaven Drive are two-storey dwellings; any visual impacts would be similar even though the two designs are somewhat different given the existing modern architectural block design of other dwellings in the direct vicinity. The existing two-storey development pattern diminishes claims based on visual impact.

##### 2 *Private Open Space –*

The Scheme's Acceptable Solution 12.4.5-(A1) requires that a dwelling must provide private open space with a minimum area of 25m<sup>2</sup> in one location, accessible from the dwelling and located to the rear or side of the dwelling with a minimum dimension of 4m and capable of receiving at least three hours of sunlight between the hours of 9.00am and 3.00pm on 21 June.

Performance Criteria 12.4.5-(P1) requires that private open space must have a size and dimension appropriate for the projected requirements of the residents of the dwelling to provide a usable area taking into account shape, orientation and topography of the site and the availability, accessibility, purpose and characteristics of other

recreation areas within the site and external communal open space areas and public open space.

The development would have two areas of private open space available to the residents of the dwelling.

Area one would be located in front of the dwelling and would have an approximate area of 30m<sup>2</sup> with a minimum dimension of 5.5m. The area would be screened from the street by a 1.8m fence, as shown on the plan. The area would be accessible from the dwelling and would receive more than three hours of continuous sunlight on 21 June.

Area two would be located to the rear of the dwelling and would have an area greater than 100m<sup>2</sup> and include the outdoor alfresco area. Area two would not provide three hours of continuous sunlight on 21 June due to the height of the proposed dwelling.

When assessing the requirements for private open space, the development has provided two areas that would satisfy the Scheme's standards depending on the time of year the area was to be used.

For example, area one would accommodate the requirement for private open space in winter whilst area two would accommodate the requirement for private open space in summer.

Based on the total overall area of private open space available on the site the application is deemed to have satisfied the requirement to provide a usable area on-site for private open space.

### 3 *Turners Beach Specific Area Plan –*

The lot is subject to the requirements of the Turners Beach Specific Area Plan. Clause A1 requires a building height of not more than 5.5m. The proposed development would have a total building height of 6.4m.

An exercise of discretion is required.

The Performance Criteria requires that a building height be no more than 7.5m having regard for the likelihood of overshadowing of a habitable room or area of private open space to a dwelling on the site or adjacent land, the likelihood of direct overlooking from a window in a building with a finished floor level more than 1m, the relationship between appearance and design to buildings on adjacent land, and the building height when viewed from adjacent land.

### *Overshadowing –*

As outlined above under Issue 1, overshadowing to all adjoining lots would be minimised, with all adjoining lots receiving more than the required three hours of continuous sunlight on 21 June.

### *Direct overlooking –*

To minimise the impacts of overlooking from windows, all windows in the western side of the proposed dwelling would be fixed with an obscure glazing or screening, keeping in mind the habitable rooms and private open space areas of the dwelling at 7 Shorehaven Drive are located to the western side the lot. It is unlikely that the proposed dwelling would result in direct overlooking of a habitable room or the private open space of the dwelling at 7 Shorehaven Drive based on the orientation and location of these areas. All other windows facing the eastern side boundary and the southern rear boundary would be setback a distance greater than 3.5m which meets the standard considered reasonable in a built up residential area.

### *Relationship between appearance and design to adjacent land and buildings –*

Dwellings at Turners Beach vary in height with two-storey development common for the area. The modern concrete block architectural designed dwelling, incorporating a mixture of render and timber clad finishes, would be of similar design and style to other residential dwellings in the vicinity (refer to Annexure 4).

### *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 the Statement of Likely Compliance at Annexure 6.

TasWater	Refer to TasWater's Submission to Planning Authority Notice TWDA 2018/00884-CC at Annexure 5.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

*CONSULTATION*

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

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

*Representations –*

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

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 Missing ground floor plan showing setback from the rear southern boundary.	The application documentation available on the website included a site plan showing the alfresco area setback and the setback of the main wall of the dwelling.

<p>2 Direct overlooking into habitable rooms and private open space, with a request for screening or glazing to south facing windows.</p>	<p>The proposed dwelling would have windows in the southern elevation. The windows would be setback 8.9m from the rear southern boundary. The privacy provisions of the Scheme (Acceptable Solution 10.4.6-A2) requires windows with a floor level more than 1m above natural ground level to have a setback of 4m from the rear boundary or alternatively be screened or include fixed obscure glazing extending to a height of at least 1.7m.</p> <p>The development satisfies the 4m setback required by the Scheme resulting in no requirement for the inclusion of screening or glazing.</p>
<p>REPRESENTATION 2</p>	
<p>1 Overshadowing to the proposed dwelling and private open space of 3 Shorehaven Drive.</p>	<p>The application for the proposed dwelling included shadow diagrams that demonstrate overshadowing on 21 June; the shortest day of the year.</p> <p>The shadow diagrams show that the proposed dwelling would cast a shadow in the late afternoon over the area of 3 Shorehaven Drive where the proposed dwelling and private open space for 3 Shorehaven Drive would be constructed.</p> <p>The subject and adjoining allotments receive direct or proportional amounts of sunlight throughout the day, from the east during the morning, then from direct north at noon and western sunlight during the afternoon. Given the orientation of the allotments, it is</p>

	<p>considered that ample sunlight falls on all properties throughout the day.</p> <p>For further discussion regarding the overshadowing refer to the “Issues” section of this report.</p>
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*RESOURCE, FINANCIAL AND RISK IMPACTS*

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

*CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

*CONCLUSION*

The representations do 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 dwelling would not result in a sustained or unreasonable loss of amenity due to overshadowing or visual impact on adjoining land. Whilst the proposed dwelling would overshadow the adjoining property to the east during the afternoon, the development would not result in a sustained negative impact for more than three hours a day on 21 June, primarily due to the north/south orientation of the subject and adjoining allotments which ensures all allotments would receive a proportional amount of sunlight throughout the day 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 a Residential (dwelling) and outbuilding (garage) – variation to side and rear boundary setback standards

and building height at 5 Shorehaven Drive, Turners Beach be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Oramatis Studio Project No. A-336, dated February 2017, 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 4 June 2018 (copy attached).
- 3 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2018/00884-CC dated 29 June 2018 (copy attached).
- 4 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 5 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 Fencing to the frontage of the property to a height of 1.2m does not require a Permit. Also, fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, does not require a Permit.
- 4 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 Planning Officer’s report have been circulated to all Councillors.”

■ Cr Carpenter moved and Cr Viney seconded, “That the application for a Residential (dwelling) and outbuilding (garage) – variation to side and rear boundary setback standards and building height at 5 Shorehaven Drive, Turners Beach be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Oramatis Studio Project No. A-336, dated February 2017, 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 4 June 2018 (copy attached) (a copy being appended to and forming part of these minutes).
- 3 The development must be in accordance with the conditions of TasWater’s Submission to Planning Authority Notice TWDA 2018/00884-CC dated 29 June 2018 (copy attached) (a copy being appended to and forming part of these minutes).
- 4 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 5 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 Fencing to the frontage of the property to a height of 1.2m does not require a Permit. Also, fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, does not require a Permit.

- 4 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."

Voting for the motion

(5)

Cr Bonde

Cr Carpenter

Cr Howard

Cr Tongs

Cr Viney

Voting against the motion

(2)

Cr Bloomfield

Cr van Rooyen

Motion

Carried

### **198/2018 Draft Central Coast Tasmanian Planning Scheme Local Provisions Schedule**

The Director Community Services reported as follows:

#### *"PURPOSE*

The purpose of this report is to consider and recommend endorsement of a draft Planning Report – Local Provisions Schedule and associated maps for the Central Coast municipal area, prepared by Korlan Pty Ltd, for submission to the Tasmanian Planning Commission for consideration under section 35 of the *Land Use Planning and Approvals Act 1993* (LUPAA).

#### *BACKGROUND*

The Tasmanian Parliament enacted amendments to the *Land Use Planning and Approvals Act 1993* (the Act) in December 2015, that provide for a single planning scheme for Tasmania, known as the Tasmanian Planning Scheme. The Tasmanian Planning Scheme consists of State Planning Provisions (SPPs) and Local Provisions Schedules (LPSs) for each municipal area.

Although the SPPs come into effect on 2 March 2017 as part of the Tasmanian Planning Scheme, they will have no practical effect until an LPS is in effect in a municipal area.

The Central Coast Council Draft Planning Report Local Provisions Schedule (LPS) if adopted facilitates the replacement of the Interim Planning Scheme by the Tasmanian Planning Scheme within the Central Coast area.

This report supports the submission of the Central Coast draft LPS prepared and submitted to the Commission under section 35(1) of the Act for assessment as to whether it is suitable for approval by the Minister for exhibition, under section 35B(4) of the Act. The report demonstrates that the draft LPS meets the LPS criteria as required by section 34(2) of the Act.

#### *DISCUSSION*

The Tasmanian Planning Scheme has been introduced to ensure consistency between council areas and across regions and the LPS provide the opportunity for the Central Coast Council to ensure that Local Area Plans are retained where it is considered appropriate to do so and that the zones that applied under the Interim Planning Scheme are properly translated to the Tasmanian Planning Scheme, considering the Zone Purpose and any changes to the Zones themselves.

The draft LPS includes specific area plans for Forth, Penguin and Turners Beach, with the proposed addition of Ulverstone CBD Special Area Plan and the removal of the Wharf Special Area Plan.

The LPS is designed to maintain current development restrictions (especially zones and minimum lot sizes) wherever possible and minor corrections and inconsistencies, whilst at the same time incorporating the Council's Rural Land Strategy. The Report considers several properties for rezoning based on current growth areas and changes to the residential patterns in Turner Beach as well as recognising where the use of certain land that is currently zoned Rural Resource should be rezoned to Rural Living. These properties have been previously identified and discussed with Councillors at various Workshops in 2017.

It has been also recommended that a number of other properties currently zoned Environmental Management be rezoned Landscape Conservation or Open Space for consistency of the specific property with the relevant zone purpose statements.

There is a recommendation for some limited expansion of the Light Industrial Zone and further consideration will need to be given to this area following the adoption of the LPS and the Tasmanian Planning Scheme.

In accordance with the mapping provided by the State Government the land that was previously zoned Rural Resource has been rezoned as either Agriculture or Rural where the Rural zone land is land where agricultural use is limited or marginal due to topographical, environmental, site or regional characteristics and Agriculture zone land is land suitable for more intensive agricultural use.

In preparing the Draft LPS, Korlan Pty Ltd has ensured that the following criteria under Section 34(2) of LUPAA have been met:

That the Report:

- . is in accordance with section 32 of LUPAA;
- . furthers the objectives of the Resource Management and Planning System and of the Planning Process established by LUPAA;
- . is consistent with each State policy;
- . is consistent with the regional land use strategy;
- . is consistent with the Council's Strategic Plan;
- . is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the Central Coast area; and
- . has regard to the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*.

The submission of the draft LPS to the Tasmanian Planning Commission marks the beginning of a process in which the Commission, when satisfied that the LPS meet the relevant criteria, must submit the draft LPS to the Minister for approval and the commencement of the public exhibition process under section 35C of LUPAA.

### *Process –*

The LPS package of documents is intended to be sent to the Commission following its approval by the Council. The LPS will be considered by the Commission and if they find them acceptable then they will recommend to the Minister that the LPS and accompanying documents be made available for public exhibition.

The public will be afforded the opportunity to comment on the draft LPS following the Minister's declaration, and a subsequent period for independent review, and decision, before the LPS become part of the Tasmanian Planning Scheme.

The Public Exhibition Process allows for public representations that may be made in relation to the Draft LPS, with the Central Coast Council then preparing a report to the Commission considering the merit of each representation and detailing any modifications that the Council, acting as a Planning Authority, recommends to the Commission. The Commission must then hold a hearing, as soon as it is practicable to do so, in relation to the representations and related responses made by the Planning Authority.

Once the Commission is satisfied the LPS meets the relevant criteria the Commission may, with the agreement of the Minister, approve the LPS for adoption, at which time the Tasmanian Planning Scheme will come into effect replacing the Interim Planning Scheme.

#### *CONSULTATION*

Development of the LPS has been undertaken by Korlan Pty Ltd consulting with the Council's Planners, other Departments of the Council, as well as neighbouring Councils, where appropriate, and through a number of workshop sessions with Councillors.

It is anticipated that formal public consultation on the content of the draft LPS will occur sometime next year following the Minister's approval for exhibition.

#### *RESOURCE, FINANCIAL AND RISK IMPACTS*

The preparation of the LPS has incurred a significant cost. It is anticipated that future costs in relation to the public exhibition of the LPS, any subsequent amendments to the LPS, and related appearance at Commission hearings will be absorbed by the Department's existing budget allocations. This will be further reviewed during the assessment of the LPS.

#### *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.

##### A Connected Central Coast

- Provide for a diverse range of movement patterns
- Improve community well-being.

##### Community Capacity and Creativity

- Community capacity-building

##### 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

### Council Sustainability and Governance

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

### CONCLUSION

The proposed draft LPS is the product of a lengthy process involving the review of all of the current zones and codes as well as the Council's strategies and related Policies.

Appropriate local provisions have been developed from the Council's existing Planning Scheme and various local area planning documents developed over the past couple of years.

The exercise does not involve a broad scale review of land use policy in the municipal area, rather it is based on the strategy that underlies the current Planning Scheme.

The LPS package is in a form that is suitable for assessment by the Commission and for that reason it is recommended that the Council endorse the draft Planning Report – Local Provisions Schedule and associated maps and forwards all documents to the Tasmanian Planning Commission for consideration.

It is possible that some minor or inconsequential amendments may be required by the Commission. It would be appropriate for the General Manager to be authorised to make such changes.

### Recommendation –

That:

- 1 The Council determine –
  - (a) pursuant to section 35 of the *Land Use Planning and Approvals Act 1993*, to provide to the Tasmanian Planning Commission a draft Local Provisions Schedule for the Central Coast municipal area; and
  - (b) the draft Central Coast Local Provisions Schedule include:
    - (i) all of the mandatory content required in accordance with section 32 of the *Land Use Planning and Approvals Act 1993*;
    - (ii) the local provisions required for the specific circumstances and conditions of the Central Coast municipal area; and

- (iii) the maps, including the zoning maps, that indicate the land to which the provisions of the draft Local Provisions Schedule are to apply; and
- 2 that the Council authorise the General Manager to make such inconsequential amendments to the provisions of the draft Local Provisions Schedule as may subsequently be required by the Tasmanian Planning Commission."

The report is supported."

The Executive Services Officer reported as follows:

"Copies of the draft Code overlay maps, land use zoning maps, Local Area Plan maps and explanatory Planning Report – Local Provisions Schedule have been circulated to all Councillors."

■ Cr van Rooyen moved and Cr Tongs seconded, "That:

- 1 The Council determine –
  - (a) pursuant to section 35 of the *Land Use Planning and Approvals Act 1993*, to provide to the Tasmanian Planning Commission a draft Local Provisions Schedule for the Central Coast municipal area; and
  - (b) the draft Central Coast Local Provisions Schedule include:
    - (i) all of the mandatory content required in accordance with section 32 of the *Land Use Planning and Approvals Act 1993*;
    - (ii) the local provisions required for the specific circumstances and conditions of the Central Coast municipal area; and
    - (iii) the maps, including the zoning maps, that indicate the land to which the provisions of the draft Local Provisions Schedule are to apply; and
- 2 that the Council authorise the General Manager to make such inconsequential amendments to the provisions of the draft Local Provisions Schedule as may subsequently be required by the Tasmanian Planning Commission."

Carried unanimously

### INFRASTRUCTURE SERVICES

#### **199/2018     Penguin Miniature Railway**

■ Cr Howard (having given notice) moved and Cr Carpenter seconded, "That Council having undertaken a thorough engineering assessment of the Penguin Miniature Railway, arrange to repair and upgrade the railway track as outlined in the report provided by CSE Tasmania Pty Ltd dated 13 June 2018."

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

"Established in 1990 at the Johnson Beach precinct the railway had a prosperous beginning and from there excitingly developed as a local and tourist attraction.

Volunteer Community members worked tirelessly creating and administering the facility. As time passed following a decline in management personnel it was decided to temporarily close the operation.

Following Community Meetings in 2009 it was resolved that due to renewed Community interest every effort should be made in reconstructing the railway operation.

With considerable support from Council Community members responded and after many organisational meetings and subsequent hard work the mini train was up and running.

Equipment container supplied by Council was transformed by the Penguin High School Art group and to this day remain as a Tourist attraction.

Since that time structural concerns have emerged. Most importantly being track degeneration. Some line has been replaced thus addressing numerous derailment concerns.

Additional to this a section of the track in the south east area became subject to significant sinking.

Those associated with Management were burdened with continually ensuring safety and consequently lifting the train and carriages back onto the track took its toll.

Eventually in 2016 it was decided to once again withdraw the service.

Public interest since that time has intensified to the extent it is considered necessary that a thorough engineering assessment of the railway track be undertaken and from that a decision be forthcoming as to either once again rejuvenating or officially withdrawing the operation."



The Director Infrastructure Services reported as follows:

*“BACKGROUND*

The Penguin Miniature Railway has provided much enjoyment for families for almost 20 years. It is a great community asset and although it is currently suffering a little from its years of providing to the community, can again become a major drawcard to Penguin.

An engineering assessment of the Miniature Railway has been undertaken by CSE Tasmania Pty Ltd and a copy of their report is appended to this report. CSE Tasmania also sought the advice of local Penguin Model Engineer and this has been included as part of the report.

*DISCUSSION*

The report indicates that, with a relatively small expenditure, the railway can be brought back into service and with a new heavier gauge rail line allowing heavier loads and possible use by other model engines from the North West Coast model railway groups.

The Penguin Miniature Railway is in an idyllic location and is a drawcard when operating for both residents and tourists visiting the area. It is just one of a number of things in the Penguin community that adds ‘community capacity’ and an upgraded rail line will also mean visits by other North West model railway groups as well as local model engineers which will increase this capacity with the sharing of ideas and equipment over time.

The total estimated cost of the works is \$24,000. This can be covered by the playground renewal allocation in this year’s budget although there may also be other items within the parks budget which could assist with the cost of the works.

In view of the positive outcomes contained within the report it is recommended that the rail line be upgraded by the replacement of the line and the provision of new plastic sleepers.

*CONSULTATION*

CSE Tasmania Pty Ltd consulted with Cr Howard of the Penguin Model Railway committee and Mr Michael Howe on the repairs and upgrade works needed to bring the railway back into operation as well as with other model engineer groups of the North West.

Further consultation will take place with the Penguin community as the restoration works commence to ensure the Penguin Miniature Railway committee is supported and grows as it enters the next phase of the miniature railway's future.

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

Funding for the repair works is available within the Parks section of the 2018–2019 budget. It is also suggested that the committee should consider seeking funding from other sources, e.g. Commonwealth and State Governments and local service clubs towards the project.

### *CORPORATE COMPLIANCE*

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

#### The Shape of the Place

- Improve the value and use of open space

#### A Connected Central Coast

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

#### Community Capacity and Creativity

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

#### The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment
- Develop and manage sustainable built infrastructure

### *CONCLUSION*

The motion on notice from Cr Howard is submitted for consideration and actions undertaken to date noted."

Motion

Carried unanimously

### **200/2018      Public question time**

The Mayor introduced public question time at 6.40pm as the business in the open part of the meeting had been dealt with and the Council was about to proceed into the closed section of the meeting.

Mr John Earthrowl – Kindred

Question 1 –

“How much money is the Central Coast Council spending on mitigating the effects of ‘climate change’ and where and how is the money being spent?”

Response:

The Mayor advised that a response to the question would be provided in writing within 14 days.

Questions and replies concluded at 6.42pm.

## **201/2018     Green Waste Dumping Signage Policy (145/2014 – 19.05.2014)**

The Director Infrastructure Services reported as follows:

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

### *PURPOSE*

The purpose of this report is to consider the adoption by the Council of the revised Green Waste Dumping Signage Policy (the Policy).

### *BACKGROUND*

At the Council meeting held on 19 May 2014 (Minute No. 145/2014) the Council adopted the original Policy. This Policy required a cyclic revision to be undertaken to reflect any changes in practices, legislation etc. A copy of the Policy is appended to this report.

### *DISCUSSION*

The purpose of the Policy is to provide support to the Council’s vision and strategic objectives to protect and enhance Council-managed natural areas and parklands.

It will provide clear, accurate and consistent advice through correspondence and an ongoing education and awareness program to the community in regard to illegal dumping of green waste.

The Policy allows for the erection of signage that will contain messages regarding the consequences to the environment of green waste dumping as

well as pointing to the Council's website for more information for managing green waste including methods for composting grass clippings.

The Policy will apply to Council-managed Crown land and Council-owned parks and reserves with particular focus on coastal and riparian reserves.

Where clear breaches are identified the green waste will be removed from the site and signage erected in its place or as near as practicable.

Signage will remain for a maximum period of three years but may be removed sooner if there are no further occurrences.

No changes to practices or legislation were identified during the Policy review.

### *CONSULTATION*

The Policy was reviewed internally to reflect any changes in practice or legislation. As there were no changes identified during the review, consultation was not required.

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

There will be costs associated with the fabrication and erection of the signage however this can be accommodated within the existing budgets.

Risks associated with not implementing this Policy are the continued spread of weeds and deterioration to the health and value of our local ecosystems and fauna habitat. Such activity is costly to both the Council and community in terms of the processes necessary to combat the introduction and spread of weeds.

### *CORPORATE COMPLIANCE*

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

#### The Shape of the Place

- Improve the value and use of open space

#### The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

*CONCLUSION*

It is recommended that the Green Waste Dumping Signage Policy dated June 2018 be adopted.'

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

The Executive Services Officer reported as follows:

"A copy of the Green Waste Dumping Signage Policy dated June 2018 has been circulated to all Councillors."

■ Cr van Rooyen moved and Cr Viney seconded, "That the Green Waste Dumping Signage Policy dated June 2018 (a copy being appended to and forming part of the minutes) be adopted."

Carried unanimously

**202/2018     Vegetation Damage Signage Policy (144/2014 – 19.05.2014)**

The Director Infrastructure Services reported as follows:

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

*'PURPOSE*

The purpose of this report is to consider the adoption by the Council of the revised Vegetation Damage Signage Policy (the Policy).

*BACKGROUND*

At the Council meeting held on 19 May 2014 (Minute No. 144/2014) the Council adopted the original Policy.

This Policy required a cyclic revision to be undertaken to reflect any changes in practices, legislation etc. A copy of the Policy is appended to this report.

*DISCUSSION*

The main purpose of the Policy is to provide support to the Council's vision and strategic objectives to protect and enhance Council-managed natural areas.

It will provide clear, accurate and consistent advice through correspondence and ongoing education and awareness programs to the community regarding the requirement for formal approval for the removal and/or trimming of trees and/or vegetation.

The Policy allows for the erection of signage that will contain messages regarding the consequences of removal of vegetation from public land.

The Policy will apply to Council-managed Crown land and Council-owned parks and reserves with a focus on coastal and riparian reserves.

Where clear breaches have been identified signage will be erected.

Replacement vegetation will be planted at the site of the damage to aid recovery where suitable.

Signage will remain for a maximum period of five years but may be removed sooner based on regrowth and recovery of the vegetation.

It is proposed to send letters to all residents in coastal areas and river frontage properties to alert them to the existence of the Policy.

Where major occurrences have been identified further letters will be sent to the properties within the vicinity of the damage advising of the Policy and if there are occurrences of further or continuing damage the signage will be erected.

No changes to practices or legislation were identified during the Policy review.

### *CONSULTATION*

The Policy was reviewed internally to reflect any changes in practice or legislation. As there were no changes identified during the review, consultation was not required.

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

There will be costs associated with the fabrication and erection of the signage, however, this can be accommodated within the existing Parks budget.

Risks associated with not implementing this Policy are the ongoing, unauthorised clearance or damage to vegetation on Council-managed land causing deterioration, habitat modification and fragmentation of the coastal and riparian environments.

Such activity is costly to both the Council and community in terms of the processes necessary to combat the degradation of these areas and is a threat to the local biodiversity.

*CORPORATE COMPLIANCE*

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

The Shape of the Place

- Improve the value and use of open space

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

*CONCLUSION*

It is recommended that the Vegetation Damage Signage Policy dated June 2018 be adopted.'

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

The Executive Services Officer reported as follows:

"A copy of the Vegetation Damage Signage Policy dated June 2018 has been circulated to all Councillors."

■ Cr Howard moved and Cr van Rooyen seconded, "That the Vegetation Damage Signage Policy dated June 2018 (a copy being appended to and forming part of the minutes) be adopted."

Carried unanimously

### ORGANISATIONAL SERVICES

#### 203/2018      **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 June 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 van Rooyen seconded, “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

#### 204/2018      **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 June 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:

- . Request for traffic management on fishing fun days at Frombergs Dam, Waverley Road, Ulverstone.

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

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

Carried unanimously



**205/2018 Common seal**

The Director Organisational Services reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 26 June to 16 July 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 Tongs moved and Cr Viney 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

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## CLOSURE OF MEETING TO THE PUBLIC

### 206/2018 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 matters be discussed in a closed meeting:

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council  · Dulverton Regional Waste Management Audit and Risk committee – meeting held 27 June 2018  · Dulverton Regional Waste Management Board – meeting held 27 June 2018  · Dulverton Regional Waste Management Representatives – meeting held 28 June 2018.	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
<p>Minutes and notes of other organisations and committees of the Council</p> <ul style="list-style-type: none"> <li>. Dulverton Regional Waste Management Audit and Risk committee – meeting held 27 June 2018</li> <li>. Dulverton Regional Waste Management Board – meeting held 27 June 2018</li> <li>. Dulverton Regional Waste Management Representatives – meeting held 28 June 2018.</li> </ul>	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.”

Carried unanimously and by absolute majority

The Executive Services Officer further reports as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.
- 2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept

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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 Council moved into Closed session at 6.52pm

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## 207/2018 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 25 June 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.”

### GENERAL MANAGEMENT

#### **208/2018 Minutes and notes of other organisations and committees of the Council**

The General Manager reported as follows:

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

- . Dulverton Regional Waste Management Audit and Risk committee – meeting held 27 June 2018
- . Dulverton Regional Waste Management Board – meeting held 27 June 2018
- . Dulverton Regional Waste Management Representatives – meeting held 28 June 2018.

The minutes and notes have been provided to the Council on the condition they are kept confidential.

...

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.”

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There being no further business, the Mayor declared the meeting closed at 6.53pm.

CONFIRMED THIS 20TH DAY OF AUGUST 2018.

### **Chairperson**

(lb:Imm)

### **Appendices**

- Minute No. 192/2018 – Cradle Coast Waste Management Group Annual Plan and Budget 2018–2019
- Minute No. 195/2018 – Schedule of Statutory Determinations
- Minute No. 197/2018 – Application No. DA217196 – 5 Shorehaven Drive, Turners Beach:
  - Statement of Likely Compliance
  - TasWater Submission to Planning Authority Notice TWDA 2018/00884–CC
- Minute No. 198/2018 – Draft Central Coast Tasmanian Planning Scheme Local Provisions Schedule and associated maps
- Minute No. 201/2018 – Green Waste Dumping Signage Policy
- Minute No. 202/2018 – Vegetation Damage Signage Policy
- Minute No. 203/2018 – Schedule of Contracts & Agreements
- Minute No. 205/2018 – Schedule of Documents for Affixing of the Common Seal

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## QUALIFIED PERSON'S ADVICE

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

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

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

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

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

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



Sandra Ayton  
GENERAL MANAGER



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# Associated Reports And Documents



CRADLE COAST  
AUTHORITY

## Annual Plan & Budget

Cradle Coast Waste Management Group

2018/19

## DOCUMENT RECORD

Revision	Issued To	Issued Date	Reviewed	Approved
1	CCWMG – meeting for review	09/04/2018	MP	MG
2	CCWMG – out of session review	10/04/2018	MP	CCWMG
3	CCWMG - endorsement	23/05/2018	MP	CCWMG

## EXECUTIVE SUMMARY

The Cradle Coast Waste Management Group (CCWMG) Strategic Plan 2017-2022 was ratified in June 2017 by the North West Councils participating in the voluntary waste levy. The Strategy includes key focus areas, Key Performance Indicators (KPIs) and annual actions targeted at working towards achieving the KPIs by 2020.

Funded by the voluntary levy of \$5.00 per tonne, of waste delivered to council owned landfills in North West Tasmania, this Annual Plan and Budget includes details on how the strategic actions will be implemented in 2018/19. It is estimated that \$350,000 of levy funds (plus carry over funds from 2017/18) would be available to implement the actions detailed in Table 1.

Where appropriate the CCWMG will receive a detailed "Scope of Works" outlining the proposed works to be undertaken for an activity/project, to review prior to issuing approval. This is to ensure that project outcomes will be delivered to the group's quality and cost expectations.

In many projects the CCWMG works in collaboration with the Northern Tasmania Waste Management Group (NTWMG) and Waste Strategy South (WSS) to increase economies of scale and to share resources.

**Table 1: 2018/19 Actions**

Ref #	Project Name	Action Summary	Strategic Plan Ref #	Budget (ex GST)
2.1	Illegal Dumping Database	Manage and report on the established regional illegal dumping database.	6	3,000
2.2	Illegal Dumping Funding	Conduct two rounds of illegal dumping funding.	7	90,000
2.3	WTS Best Practice Improvements	Assist Councils in improving transfer stations in line with the Best Practice Guidelines.	13	20,000
2.4	WTS Material Diversion	Assist Councils in implementing recommendations from the 2017/18 Additional Material Diversion Options investigation report.	14	20,000
2.5	Community Based Recycling Initiatives	Funding assistance for community groups to implement waste collection and diversion initiatives.	15	15,000
2.6	Recycling Bin Assessments	Undertake kerbside recycling bin assessments and contamination education across the region.	16	70,000
2.7	Household Battery Recycling	Continue to fund a free household battery recycling program to be managed by councils.	18	20,000
2.8	Hazardous Waste Collection	Tender for and conduct a household hazardous waste collection event.	19	120,000
2.9	Waste Governance Project Coordinator	Fund a role within the CCWMG to manage stakeholder group member engagement.	30	60,000
2.10	Annual Industry Workshop	Facilitate an industry workshop/forum to facilitate sharing of waste management and resource recovery ideas.	41	10,000
2.11	Education & Promotion – Year 2	Implementation of year 2 of the state-wide Communications Plan to promote correct waste and recycling practices.	47	30,000
2.12	Schools Program	Visit schools to provide waste education / presentation.	48	10,000
2.13	Rethink Waste Website	Management and ongoing improvements to the Rethink Waste Website.	49	1,500

2.14	Public Events	Host an education stall at 2 public events.	51	5,000
2.15	WTS Staff Training	Fund an asbestos awareness training session for two WTS staff from each Council.	N/A	4,000
2.16	Landfill Audit Findings	Implement a recommendation(s) from the 2017/18 Landfill Audit Report.	17	10,000
2.17	Regional Waste Data Collection	Support the Regional Waste Data Collection Portal	N/A	Nil
2.18	Project Management	Dulverton Waste Management (DWM) waste expertise & project delivery.	N/A	94,245
2.19	Cradle Coast Authority (CCA)	Administration & financial assistance.	N/A	6,300
				<b>\$589,045</b>

The CCWMG is responsible for the implementation of the Strategy including the development and implementation of this Annual Plan.

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## GLOSSARY OF ABBREVIATIONS

BCC	Burnie City Council
CCA	Cradle Coast Authority
CEO	Chief Executive Officer
CCC	Central Coast Council
CHC	Circular Head Council
CCWMG	Cradle Coast Waste Management Group
DCC	Devonport City Council
DWM	Dulverton Waste Management
ERF	Emissions Reduction Fund
FOGO	Food Organics Garden Organics
KC	Kentish Council
KPI	Key Performance Indicator
LC	Latrobe Council
MRF	Materials Recycling Facility
MSW	Municipal Solid Waste
NSRF	National Stronger Regions Fund
NTWMG	Northern Tasmania Waste Management Group
P&OO	Project & Operations Officer
RFQ	Request for Quote
SP Ref	CCWMG Strategy 2017-2022 reference number
TOR	Terms of Reference
WGPC	Waste Governance Project Coordinator
WSS	Waste Strategy South
WTS	Waste Transfer Station
WWC	Waratah Wynyard Council

# 1 INTRODUCTION

## 1.1 Cradle Coast Region

The Cradle Coast Waste Management Strategy 2017 – 2022 was ratified in June 2017 by the Cradle Coast Council's participating in the voluntary waste levy. Participating Council's include: Burnie City (BCC), Central Coast (CCC), Circular Head (CHC), Devonport City (DCC), Kentish (KC), Latrobe (LC) and Waratah-Wynyard (WWC).

The CCWMG is a committee of the Cradle Coast Authority (CCA) Board of Directors and is governed by the Terms of Reference (TOR) which is to be adopted on 25 June 2018. It is made up of skills based working group responsible for the implementation of the Strategy, including the development of this Annual Plan and Budget. The CCWMG representatives include:

- Sandra Ayton (Chair), General Manager Representative from the CCC;
- Dana Hicks, Service Level Representative from the WWC;
- James Brewer, Engineering & Projects Representative from the CHC;
- Chris Clark, Corporate Manager Representative for both the LC and KC;
- Matthew Atkins, Management Representative from the DCC; and
- Rowan Sharman, Engineering Representative from the BCC.

The CCA's Chief Executive Officer (CEO) is an ex-officio member of the CCWMG, providing corporate governance support and expertise. The CCA Representatives Group nominate an observer to attend the meetings on their behalf. These members include:

- Brett Smith, CEO from the CCA; and
- Don Thwaites, Observer on behalf of the CCA Representatives Group.

Dulverton Waste Management (DWM) provides project management support and waste expertise to the CCWMG and is represented by:

- Mat Greskie, CEO; and
- Mel Pearce, Project & Operations Officer (P&OO).

The CCWMG's strategic vision is to:

*'Deliver a sustainable community in the Cradle Coast region of Tasmania by implementing strategies which minimise waste through increases in waste diversion and recovery.'*

The Strategy details four key focus areas of the CCWMG:

1. **Waste diversion:** Diversion of materials from landfill to increase resource recovery, extend the life of existing landfills and reduce greenhouse gas emissions from waste.
2. **Regional planning & efficiencies:** Provide regional planning and coordination of waste infrastructure and services to provide improved resource recovery, delivering efficiencies and reducing costs of services/ waste infrastructure.
3. **Partnerships:** Maintain partnerships with government, planning authorities and the 3 waste regions to shape waste management policies and regulation to influence future regulatory requirements and to identify programs and infrastructure best delivered with a state-wide approach.



4. **Community engagement:** Work with the community and industry, through education and feedback, to encourage waste avoidance and reuse to improve the use of existing and future services.

The CCWMG have also set measurable and achievable objectives within the Strategy which will allow the CCWMG and member councils to track their progress over the 5-year plan. The objectives take the form of Key Performance Indicators (KPIs), which include:

1. By 2022, divert 50% of all MSW from local government landfill facilities across the region.
2. By 2022, increase the proportion of recycling bin receiving a pass mark as part of the recycling bin assessments to 90% across the region (based on the 2015-16 assessment pass rate of 81%).
3. By 2022, reduce incidents of illegal dumping at hotspot sites by 25% across the region (upon first establishing baseline data from council reports).
4. By 2022, member councils to be collection and reporting a standardised set (for material types, units, etc.) of data in relation to waste and resource recovery activities.

This Annual Plan and Budget details actions that incorporate the key focus areas and will assist the CCWMG in meeting the KPIs.

## 2 PROGRAMS FOR 2018/2019

### 2.1 Illegal Dumping Database (SP Ref/6)

#### **Manage and report on the established illegal dumping database.**

An illegal dumping database was developed on the Rethinkwaste website In June 2014, to provide local land owners and managers to report illegal dumping incidents. Reported incidents will assist the CCWMG in understanding illegal dumping problem and target those areas with illegal dumping funding.

DWM will continue to manage the database which includes:

- Following up land owners and managers with a reminder on the importance of reporting illegal dumping incidents;
- Assisting users with access difficulties as requested;
- Training new users on how to access and use the database;
- Updating user profiles as required; and
- Report on the data captured annually at the 30<sup>th</sup> of June.

### 2.2 Illegal Dumping Funding (SP Ref/7)

#### **Conduct two rounds of illegal dumping funding.**

The CCWMG are continuing the focus on illegal dumping, with funding available for Council projects targeted at addressing the issue.

Two rounds of funding will be carried out, giving Councils the opportunity to apply for illegal dumping clean up assistance, signage, CCTV and any other relevant project initiatives. Priority will be given to applicants who are actively utilising the illegal dumping database to report incidents. Successful applicants will be provided with a report template for completion, which will provide the CCWMG with an understanding of the effectiveness of the funding.

Where possible the CCWMG will continue to work with relevant Tasmanian Government departments, to support the development of a state wide approach to illegal dumping.

### 2.3 WTS Best Practice Improvements (SP Ref/13)

#### **Assist Councils in improving transfer stations in line with the Best Practice Guidelines.**

The CCWMG will conduct one round of funding for Councils to apply for assistance in improving their transfer stations in line with the Transfer Station Best Practice Guidelines. Councils are encouraged to apply for funding which addresses issues raised in the Cradle Coast Transfer Station Audit Report, however other initiatives will also be considered.

## **2.4 WTS Material Diversion (SP Ref/14)**

### **Assist Councils in implementing recommendations from the 2017/18 Additional Material Diversion Options investigation report.**

In 2017/18 Blue Environment were engaged to investigate opportunities for Council owned waste transfer stations (WTS) to improve resource recovery and divert waste from landfill. This investigation is currently in progress and the outcome will include recommended actions at a Council level and also regionally.

The CCWMG have funds available to assist in the implementation of a recommended initiative(s).

## **2.5 Community Based Recycling Initiatives (SP Ref/15)**

### **Funding assistance for community groups to implement waste collection and diversion initiatives.**

Develop an application process and selection criteria, for community groups / not for profit organisations to apply for funding assistance for waste and resource recovery projects and initiatives.

One round of funding will be available and some examples of eligible projects include:

- Reimbursement of waste disposal fees for public place litter collection;
- Bin hire (i.e. co-mingled recycling) and collection at a community event;
- Purchase of tools or equipment that may assist in minimising waste (i.e. replacing something that's disposable with something reusable);
- Upgrade of infrastructure which will reduce waste production; and
- Any other initiatives that meet the grant criteria.

## **2.6 Recycling Bin Assessments (SP Ref/16)**

### **Undertake residential recycling bin assessments and contamination education across the region.**

The CCWMG are continuing to work towards the KPI target of increasing pass results to 90%, by carrying out another round of recycling bin assessments and education.

Similar to previous years, DWM will work with Veolia to select a mixture of previously assessed and new areas (where possible) to conduct the bin assessments. Data will be captured regarding the types of contaminants appearing in the kerbside bins and one-on-one education will be provided to residents about their recycling habits.

Upon completion of these assessments a final report will be generated detailing the following:

- Results of the assessment;
- Comparison with previously assessed areas;
- The effects the media campaign may have had on bin contamination; and
- Recommendations for a targeted behaviour change media campaign in 2019/20.

\$15,000 has been allocated for the implementation and management of a communications campaign as recommended by the 2017/18 Recycling Bin Education & Assessments Report.

## **2.7 Household Battery Recycling** (SP Ref/18)

**Continue to fund a free household battery recycling program to be managed by councils.**

The CCWMG are funding a free household battery recycling service, with drop off points available at Council offices and WTS. This services provides residents with an opportunity to divert their batteries from landfill and as a consequence preventing the toxic metals that they contain from entering into the environment.

\$5,000 has been allocated for the management and implementation of a communications campaign which will assist in raising awareness of this free service. The campaign will include a mix of advertising mediums including radio and online advertising. Other zero cost initiatives will be undertaken to assist Councils in promoting this project through methods such as the Mayors Message, Facebook posts, website updates and media releases.

## **2.8 Hazardous Waste Collection** (SP Ref/19)

**Tender for and conduct a household hazardous waste collection event.**

Develop tender documents and tender for a household hazardous waste collection and recycling event, to enable residents to safely dispose of their unwanted and out-of-date household products. The event will be accompanied by an awareness campaign which will encourage residents to take advantage of the opportunity to dispose of their hazardous waste.

Opportunities to collaborate with the NTWMG and Waste Strategy South (WSS) will also be investigated.

## **2.9 Waste Governance Project Coordinator** (SP Ref/30)

**Fund a role within the CCWMG to manage stakeholder group member engagement.**

In 2015 the CCWMG resolved to support the move towards a Joint Authority and in 2017/18, the CCWMG undertook a recruitment process for a Waste Governance Project Coordinator (WGPC).

The WGPC will be responsible for working with participating councils to assist with reaching a decision on the way forward in regard to regional waste governance through a joint authority model. Depending on the outcome, this engagement may be extended to assist with implementing the move to a Joint Authority.

## **2.10 Annual Industry Workshop** (SP Ref/41)

**Facilitate an industry workshop/forum to facilitate sharing of waste management and resource recovery ideas.**

The CCWMG will facility an annual industry workshop/forum, to encourage innovation and sharing of waste and resource management practices. The outcomes of the 2017/18 workshop will be considered when organising this event.

### **2.11 Education & Promotion – Year 2 (SP Ref/47)**

**Implementation of year 2 of the state-wide Communications Plan to promote correct waste and recycling practices.**

In collaboration with the NTWMG and WSS, implement the waste education and promotion activities in accordance with Year 2 of the Tasmanian Waste Management Communications Plan 2017/22. The development of a Request for Quote (RFQ) is also required to determine the communications expert and coordinator of the service for year 3 (2019/20) and 4 (2020/21) of the communications plan.

### **2.12 Schools Program (SP Ref/48)**

**Visit schools to provide waste education / presentation.**

Work with schools to undertake waste education presentations. Should the opportunity arise attend school events to maximise impact and coverage (e.g. Kids4Kids). The presentation will focus on correct kerbside recycling habits and encouraging the children to think about the correct bin for their waste items.

### **2.13 Rethink Waste Website (SP Ref/49)**

**Management and ongoing improvements to the Rethink Waste Website**

Coordinate with member councils and other regions to provide consistent updates and improvements to the Rethinkwaste.com.au website.

This may include:

- An annual update of information on Council pages;
- Addition/updating of photos and images being displayed;
- Improvements to access of information and usability; and
- Annual hosting and photo library fee.

### **2.14 Public Events (SP Ref/51)**

**Host an education stall at 2 public events**

In 2017/18, the CCWMG hosted education stalls at the North West Ecofest event and the Wynyard Farmers Market. This year two new events are to be identified for attendance and if required collateral (banners, brochures, signs etc.) will be developed for utilisation at these events.

### **2.15 WTS Staff Training**

**Fund an asbestos awareness training session for two WTS staff from each Council.**

In January 2013 there was a change to the Work Health and Safety Act (Regulation 445) which resulted in asbestos awareness training being a requirement for all people who may come into contact with asbestos. As a consequence the CCWMG funded asbestos awareness training for WTS staff within the region.

Another round of asbestos awareness training is available for new WTS staff or as a refresher for existing staff. Councils are to nominate 2 attendees for this training.

## **2.16 Landfill Audit Findings** (SP Ref/17)

### **Implement recommendation(s) from the 2017/18 Landfill Audit Report**

In 2017/18 landfill audits were undertaken by A.Prince Consulting at the Dulverton, Port Latta and Ulverstone Landfills. Utilising the findings from these audits, carry out an education campaign or resource recovery initiative.

## **2.17 Regional Waste Data Collection**

### **Support the Regional Waste Data Collection Portal**

Input waste data captured at each Council WTS and Resource Recovery Centre into the regional waste data collection portal.

DWM will extract the data entered by each Council and provide quarterly waste reports to the CCWMG.

## **2.18 Project Management of the CCWMG Annual Plan and Budget projects**

### **Dulverton Waste Management (DMW) waste expertise and project delivery**

DMW provides waste expertise and project delivery services to the CCWMG. They are largely responsible for the delivery of the initiatives detailed in this Annual Plan and Budget.

For a management fee, DWM provides the following services:

- Waste expertise and project delivery services to the CCWMG;
- Administer the regional kerbside recyclable collection contract;
- Project management of the CCWMG Annual Plan and Budget;
- Foster networks and support other regional waste groups, industry and government contacts in the waste field;
- Preparation of the CCWMG Annual Plan and Budget;
- Preparation of the CCWMG Annual Report;
- Preparation of the CCWMG meeting agenda and minutes; and
- Prepare regional responses to Industry, State and Federal matters if required.

## **2.19 Cradle Coast Authority**

### **Administration and financial assistance.**

Cradle Coast Authority provides administration assistance and finance support to the CCWMG.

### 3 FINANCIAL

The forecast 30/06/2018 closing balance of the Cradle Coast Authority managed Regional Waste Management Levy account is outlined in the following table:

**Table 2: Forecast 2017/18 Closing Balance**

Forecast 2017/18 Closing Balance Regional Waste Management Levy	
CCWMG Waste Levy Account balance as at 31/03/2018 <i>(Includes actual levy income collected to 28 February 2018 and other income received)</i>	442,228
Additional forecast expenditure from 01/04/2018 to 30/06/2018	(273,644)
Additional forecast waste levy income from 01/03/2018 to 30/06/2018	123,966
<b>Forecast closing CCWMG Waste Levy Account balance at 30/06/2018</b>	<b>\$292,550</b>

The 2018/19 Annual Plan and budget is based on the voluntary levy of \$5.00 per tonne. Under this scenario an estimated \$350,000 would be available to the CCWMG in 2018/19 to implement the initiatives from the 5 year strategy.

**Table 3: Forecast 2018/19 Expenditure Summary**

Forecast 2018/19 Expenditure Summary Regional Waste Management Levy	
Forecast closing CCWMG Waste Levy Account balance 30/06/2018	292,550
Forecast 2018/19 levy funds received	350,000
Forecast Interest Income	4,000
<b>Total Fund</b>	<b>\$646,550</b>
2018/19 Projects/ Activities	\$589,045
<b>Total Expenditure</b>	<b>\$589,045</b>
<b>Forecast closing CCWMG Waste Management Levy Account balance 30/06/2019</b>	<b>\$57,505</b>

## 4 REPORTS/RESOURCES

Below is a reference list of past reports and resources that may assist the CCWMG in implementing future projects:

**Table 4: Reports & Resources**

Report No	Report/Resource Name	Author	Date
RN 18-03	Chinese Import Restrictions for Packaging in Australia	Aus Packaging Covenant Org	30/03/2018
RN 18-02	CCWMG Annual Plan & Budget 2018/19	DWM	20/03/2018
RN 18-01	2017/18 Recycling Bin Education & Assessments Report	DWM	28/02/2018
RN 17-09	CCWMG Annual Report for 2016/17	DWM	9/10/2017
RN 17-08	Tasmanian Waste Management Communications Plan 2017-22	Etela	26/09/2017
RN 17-07	Australian National Waste Report 2016	Blue Environment	20/06/2017
RN 17-06	CCWMG Strategic Plan 2017-2022	Blue Environment	7/06/2017
RN 17-05	CCWMG Annual Plan & Budget 2017/18	DWM	30/06/2017
RN 17-04	Illegal Dumping End of Year Report 2016/17	DWM	30/06/2017
RN 17-03	Cradle Coast WMG Strategic Plan 2017-2022	Blue Environment	7/06/2017
RN 17-02	CCWMG WTS Audit: Results Report	MRA Consulting	1/05/2017
RN 17-01	LGAT Waste & Resource Management Strategy	MRA Consulting	10/03/2017
RN 16-07	Recycling Bin Assessments	DWM	16/08/2016
RN 16-06	Illegal Dumping End of Year Report	DWM	4/07/2016
RN 16-05	CCWMG Annual Plan & Budget 2016/17	DWM	8/07/2016
RN 16-04	CCWMG Annual Report for 2015/16	DWM	2/11/2016
RN 16-03	E-Waste Tender – Initial Assessment	DWM	29/04/2016
RN 16-02	WTS Data Collection	DWM	20/04/2016
RN 16-01	Gas Cylinder Decommissioning Investigation	MRA Consulting	23/02/2016
RN 15-09	CCWMG Annual Plan & Budget 2015/16	DWM	5/06/2015
RN 15-08	CCWMG Annual Report for 2014/15	DWM	16/11/2015
RN 15-07	Illegal Dumping End of Year Report	DWM	2/07/2015
RN 15-06	CCWMG 2014/15 Recycling Assessments Report	DWM	31/08/2015
RN 15-05	Tasmanian Waste Levy Benefit Study	MRA Consulting	21/01/2015



RN 15-04	C&D Investigation Report	DWM	4/05/2015
RN 15-03	Mattress Recycling Options Report	DWM	27/04/2015
RN 15-02	Household Hazardous Waste Report – Project Completion	DWM	6/02/2015
RN 15-01	Illegal Dumping Interim Report	DWM	19/01/2015
RN 14-17	CCWMG Annual Plan & Budget 2014/15	DWM	2/06/2014
RN 14-16	CCWMG Annual Report for 2013/14	DWM	13/10/2014
RN 14-15	Tasmanian Waste Review	Blue Environment	1/03/2014
RN 14-14	CCWMG Residential Kerbside Bin Audit	EC Sustainable	7/11/2014
RN 14-13	Household Hazardous Waste Report - Project Update	DWM	23/09/2014
RN 14-12	Coordinated Gov & Mgt of Waste Infrastructure & Services (Part 2 & 3 Report)	MRA Consulting	24/10/2014
RN 14-11	Coordinated Gov & Mgt of Waste Infrastructure & Services (Part 1)	MRA Consulting	24/10/2014
RN 14-10	CCWMG 2013/14 Recycling Bin Assessment Report	DWM	1/09/2014
RN 14-09	Cradle Coast Transfer Station Audit Report	Blue Environment	1/09/2014
RN 14-08	Feasibility Study - C&D Waste Processing in the N & NW of Tasmania	Hyder Consulting	11/06/2014
RN 14-07	FOGO household collection report for CCWMG to consider & issue to member Councils	CCWMG	13/02/2014
RN 14-06	C&D Waste Management in the North & North West of Tasmania	Hyder Consulting	5/06/2014
RN 14-05	Waste Transfer Station Best Practice Guidelines	Blue Environment	30/01/2014
RN 14-04	Data Collection Procedures & Systems for Waste Transfer Stations (WTS)	Blue Environment	30/01/2014
RN 14-03	Pricing Model Tool	Blue Environment	17/02/2014
RN 14-02	Regional Strategies for Sustainable Management of Recyclables	MRA Consulting	17/02/2014
RN 14-01	Best Practice Guide for Sustainable Procurement in Councils	DWM	21/02/2014
RN 13-07	CCWMG Annual Plan & Budget 2013/14	DWM	26/07/2013
RN 13-06	Kerbside Organics Collection Trial - Final Study Survey Summary	DWM	4/07/2013
RN 13-05	Food & Garden Organics (FOGO) Household Options Assessment	MRA Consulting	9/07/2013
RN 13-04	An Assessment of the Potential Financial Impacts of a CDS on LG in Tas	Local Government Association of Tasmania (LGAT)	1/12/2013

RN 13-03	Signed MOU - Joint Communications Activities	CCWMG, NTWMG & SWSA	23/04/2013
RN 13-02	Employment Opportunities Through Reuse & Recycling Activities	MRA Consulting	11/01/2013
RN 13-01	Illegal Dumping Report	DWM	1/11/2013
RN 12-07	CCWMG Annual Plan & Budget 2012/13	DWM	25/06/2012
RN 12-06	Waste Minimisation & Reuse Study for CCWMG	APC Environmental Management	1/08/2012
RN 12-05	Communications Plan 2012-2014	Cradle Coast Authority	1/06/2012
RN 12-04	Cradle Coast Waste Management Group (CCWMG) 5 Year Strategic Plan 2012-2017	APC Environmental Management	1/06/2012
RN 12-03	Biomass Audit – Cradle Coast Region	DWM	1/06/2012
RN 12-02	Commercial Recycling Collections Report	DWM	21/06/2012
RN 12-01	Recycling Risk – Cradle Coast Region Report	MRA Consulting	8/08/2012
RN 11-06	CCWMG Annual Plan & Budget 2011/12	DWM	7/07/2011
RN 11-05	Silage Wrap Report	Veolia Environmental Services	1/10/2011
RN 11-04	Kerbside Organics Collection Service Pilot Trial Bus Case	Hyder Consulting	19/01/2011
RN 11-03	Introduction of Kerbside Organics Collection Service Bus Case	Hyder Consulting	19/01/2011
RN 11-02	Northern Tasmania Landfill Audit Report	APC Environmental Management	1/10/2011
RN 11-01	CCA Illegal Dumping Strategy	Landscape & Social Research Pty Ltd	1/11/2011
RN 10-04	Nthn Kerbside General Waste Audit Report	DWM	1/02/2010
RN 10-03	NW Kerbside General Waste Audit Report	DWM	1/02/2010
RN 10-02	Kerbside Recycling Contamination in Australia	MRA Consulting	25/05/2010
RN 10-01	Landfill Levy – Options & Strategy	MRA Consulting	1/09/2010
RN 09-02	CCWMG Annual Plan & Budget 2009/10	DWM	23/07/2009
RN 09-01	Feasibility Study of a Container Deposit System for Tasmania	Hyder Consulting	28/05/2009
RN 08-01	Plastic Shopping Bags	Justin Jones	1/01/2008
RN 07-01	Independent Assessment of Public Place Recycling	Hyder Consulting	25/07/2007
RN 04-01	Regional Waste Management Audit	GHD	1/06/2004

# Central Coast Council

## List of Development Applications Determined

Period From: 01-Jun-2018 To 30-Jun-2018

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA217119	744 South Riana Road South Riana 7316	Discretionary Development Application	Subdivision - involving dwelling excision and amalgamation of balance land with adjoining property	09-Mar-2018	13-Jun-2018	25
DA217159	247 Penguin Road Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings - conversion of outbuilding to dwelling)	20-Apr-2018	05-Jun-2018	27
DA217197	331 South Road West Ulverstone 7315	Discretionary Development Application	Residential (conversion of existing shed to dwelling and additions - verandah) and outbuildings (shed and garage)	23-Apr-2018	04-Jun-2018	31
DA217182	60 Touchstone Lane Gawler 7315	Discretionary Development Application	Community meeting and entertainment (functions and events for up to 100 persons with ancillary public facility and food service/storage building) and Visitor Accommodation (bed and breakfast)	27-Apr-2018	04-Jun-2018	28
DA217215	9 Penguin Road West Ulverstone 7315	Discretionary Development Application	Residential (dwelling)	02-May-2018	13-Jun-2018	41
DA217210	10 Victoria Street Ulverstone 7315	Discretionary Development Application	Residential (multiple dwellings x two)	03-May-2018	05-Jun-2018	32
DA217214	80-82 Pine Road Penguin 7316	Discretionary Development Application	Residential (garage)	04-May-2018	05-Jun-2018	31
DA217082	953 Gunns Plains Road Gunns Plains 7316	Discretionary Development Application	Food services and General retail and hire - (cafe and shop)	09-May-2018	01-Jun-2018	22
DA217201	12 Coral Avenue Ulverstone 7315	Discretionary Development Application	Residential (dwelling)	10-May-2018	07-Jun-2018	27
DA217222	9 Debbie Court Ulverstone 7315	Discretionary Development Application	Residential (shed and retaining wall)	15-May-2018	21-Jun-2018	33
DA217164	Queen Street Ulverstone 7315	Discretionary Development Application	Visitor accommodation (caravan park) - walkway to facilitate beach access	15-May-2018	12-Jun-2018	24
DA217224	30 Clara Street Ulverstone 7315	Discretionary Development Application	Residential (carport)	17-May-2018	19-Jun-2018	33

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA217206	2 Levenview Court West Ulverstone 7315	Discretionary Development Application	Residential (outbuilding - shed)	17-May-2018	12-Jun-2018	21
DA217172	80 Allegra Drive Heybridge 7316	Permitted Development Application	Residential (dwelling) and outbuilding (garage)	21-May-2018	05-Jun-2018	14
DA217228	68 Linton Avenue Heybridge 7316	Discretionary Development Application	Residential - outbuilding (shed)	24-May-2018	15-Jun-2018	21
DA217225	20 Davis Street Leith 7315	Permitted Development Application	Residential (hobby potting shed)	24-May-2018	05-Jun-2018	12
DA217204	142 Stubbs Road Turners Beach 7315	Discretionary Development Application	Residential (dwelling) and outbuilding (shed)	30-May-2018	26-Jun-2018	27
DA216207	15 Hobbs Parade Ulverstone 7315	Discretionary Development Application	Food services (signs x five)	01-Jun-2018	26-Jun-2018	21
DA217230	Hales Street Penguin 7316	Discretionary Development Application	Residential (dwelling)	04-Jun-2018	29-Jun-2018	24
DA217236	55-59 South Road Ulverstone 7315	Permitted Development Application	Residential (extension to garage)	04-Jun-2018	19-Jun-2018	11
DA217209	44 Braddons Lookout Road Leith 7315	Discretionary Development Application	Residential (dwelling)	05-Jun-2018	26-Jun-2018	20
DA217232	128 Beach Road Leith 7315	Permitted Development Application	Residential (dwelling)	05-Jun-2018	26-Jun-2018	15

**SCHEDULE OF STATUTORY DETERMINATIONS  
MADE UNDER DELEGATION**

Period: 1 June 2018 to 30 June 2018

Building Permits – 6

• New dwellings	1	\$345,000.00
• Outbuildings	2	\$141,556.00
• Additions/Alterations	1	\$79,000.00
• Other	0	\$0.00
• Units	9	\$1,975,000.00

Demolition Permit – 0

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 3

• New dwellings	0	\$0.00	
• Outbuildings	1	\$23,000.00	
• Additions/Alterations	1	\$49,000.00	
• Other	1	\$40,000.00	(Dog Boarding kennels)

Building Low Risk Work – 2

Certificate of Likely Compliance – Plumbing – 12

No Permit Required – Plumbing – 4

Food Business registrations (renewals) – 10

Food Business registrations – 0

Temporary Food Business registrations – 1

Temporary 12 month Statewide Food Business Registrations – 0

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 0

Temporary Place of Assembly licences – 0



Cor Vander Vlist  
DIRECTOR COMMUNITY SERVICES

# Annexure 6

4 June 2018

Our ref.: DA217196, psb:kaa

Doc ID:

Mr A Hill  
Oramatis Studio  
212 Elizabeth Street  
HOBART TAS 7000

Dear Mr Hill

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013  
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS  
RESIDENTIAL DWELLING – 5 SHOREHAVEN DRIVE, TURNERS BEACH

I refer to your development application DA217196 for a residential dwelling at 5 Shorehaven Drive, Turners Beach, and based on the information supplied with the application make the following determination in respect to vehicular access and stormwater disposal.

Access can be provided to the road network for 5 Shorehaven Drive, Turners Beach, subject to the following:

- R1 A 6.0 metre wide access may be located at the eastern end of the Shorehaven Drive property frontage, generally as shown on the enclosed Oramatis Studio Site and Landscaping Plan, Project No. A-336, Drawing Number 100, dated February 2018;
- R2 The existing concrete driveway apron, assumed to be 3.6 metres wide, may be widened to the west by approximately 4.0 metres, and partially removed to the east by approximately 1.6 metres, and must be constructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed);
- R3 The installation of the new 6.0 metre wide kerb crossover, 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. Please contact the Council's Public Safety Coordinator on 0419 103 887;
- R4 A new 6.0 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 residence. Please contact the Council's Public Safety Coordinator on 0419 103 887;
- R6 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;
- R7 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);
- R8 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;
- R9 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;
- R10 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R11 All works or activity listed above shall be at the property owner's cost.

Access can be provided to the Council's stormwater network for 5 Shorehaven Drive, Turners Beach to drain stormwater from the development subject to the following:

- S1 The internal stormwater drainage pipe at the point of connection to the Council's stormwater drainage system must be no larger than DN100;
- S2 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;
- S3 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development must be rectified;
- S4 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S5 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 create an access or work in the road reservation. 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 Regulatory Services Group for consideration with development application DA217196.

Please contact Infrastructure Services on tel. 6429 8970 should you have any further enquires.

Yours sincerely

Paul Breaden  
ENGINEERING GROUP LEADER

Encl.

Administrative Assistant – Planning  
Services Group Leader  
Public Safety Coordinator

L A Gurr  
8 St Andrews Drive  
DEVONPORT TAS 7310

A COPY FOR YOUR INFORMATION



## Submission to Planning Authority Notice

Council Planning Permit No.	DA217196	Council notice date	31/05/2018
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2018/00884-CC		Date of response
TasWater Contact	David Boyle	Phone No.	6345 6323
<b>Response issued to</b>			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
<b>Development details</b>			
Address	5 SHOREHAVEN DR, TURNERS BEACH	Property ID (PID)	3461574
Description of development	New Dwelling		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Oramatis Studio	A-336 Dwg 100	A	22/06/2018
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connection / sewerage system and connection for this dwelling development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to use of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>56W CONSENT</b></p> <ol style="list-style-type: none"> <li>4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.</li> </ol> <p>The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;</p> <ol style="list-style-type: none"> <li>a. Existing pipe depth and proposed finished surface levels over the pipe;</li> <li>b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;</li> </ol>			

- c. A note on the plan indicating how the pipe location and depth were ascertained.

#### DEVELOPMENT ASSESSMENT FEES

5. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:

- a. \$206.97 for development assessment.

The payment is required within 30 days of the issue of an invoice by TasWater.

#### Advice

##### General

For information on TasWater development standards, please visit

<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

#### Authorised by



**Jason Taylor**

Development Assessment Manager

#### TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

# PLANNING REPORT LOCAL PROVISIONS SCHEDULE

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## Introduction

This report supports the submission of the draft Central Coast Local Provisions Schedule (LPS) prepared and submitted to the Commission under section 35(1) of the *Land Use Planning and Approvals Act 1993* (the Act) for assessment as to whether it is suitable for approval by the Minister for exhibition, under section 35B(4) of the Act. The report demonstrates that the draft LPS meets the LPS criteria as required by section 34(2) of the Act.

The criteria set out in Section 34(2) of the Act outlines the following requirements to be included:

- . Zone maps;
- . Local Area Objectives;
- . Particular Purpose Zones;
- . Specific Area Plans;
- . Site Specific Qualifications;
- . Code Overlay Maps for the:
  - . Parking and Sustainable Transport Code showing parking precinct plans or pedestrian priority streets;
  - . Road and Railway Asset Code;
  - . Electricity Transmission Infrastructure Protection Code – buffer areas and transmission corridors;
  - . Local Historic Heritage Code;
  - . Natural Assets Code;
  - . Scenic Protection Code;
  - . Attenuation Code;
  - . Coastal Erosion Hazard and Coastal Inundation Hazard Codes;
  - . Flood Prone Areas Hazard Code;
  - . Bushfire Prone Areas Code;
  - . Landslip Hazard Code;
  - . Airports Code if applicable.

Not all of these components are mandatory for inclusion in the LPS but the following are compulsory:

- . Zones;
- . Code overlay for electricity transmission infrastructure prepared by TasNetworks;
- . Code overlay map for the priority vegetation area;
- . Code overlay for the waterway protection area;
- . Code overlay map for coastal hazard prepared by the State Government;
- . Code overlay map for landslip hazard areas prepared by the State Government;

- . Code overlay map for noise exposure contours and the obstacle limitation surfaces for airports, if applicable.

The draft LPS contains the mandatory requirements of the State Planning Provisions (SPP) which are discussed below.

## **Municipal Area**

The LPS applies to the Central Coast municipal area as specified in the SPP template.

## **Spatial Application of the State Planning Provisions**

Section 32(2)(c) and (e) requires that a LPS must contain maps, overlays, lists or other provisions that provide for the spatial application of the SPP. Section LP1.0 of the SPP outlines the manner in which the spatial application of the SPP is to be represented.

The draft LPS is prepared in accordance with the application and drafting instructions included in the SPP and in *Guideline No. 1 – Local Provisions Schedules: zone and code application* issued by the State Planning Commission.

## **Sections 11 and 12 of the Act**

The draft LPS does not seek to regulate matters outside the jurisdiction prescribed in Sections 11 and 12 of the Act.

## **Schedule 1 Objectives of the Act (Parts 1 and 2) [section 34(2)(c)]**

### **Part 1**

- (a) *To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*

The draft Scheme relies on zone provisions and Codes to ensure sustainable development occurs. For example, the draft Scheme relies on the State Natural Assets Code that provides for protection of water. The Code requirements set standards and provisions regarding distance from waterways, disposal of stormwater, building impacts and clearance of native vegetation in priority vegetation areas.

The Landslide Hazard Code (C15.0) has been prepared with the purpose of ensuring that use and development: is appropriately located to minimise risk to life and property resulting from land instability and, does not cause an increased risk of land instability.

The Natural Assets Code will assist with the protection of biodiversity as it applies to land identified as Priority Habitat in the Scheme.

The Coastal Erosion Code (C10.0) includes requirements to minimise the impact of coastal erosion and sea level rise.

The draft Scheme also provides for increased environmental protection through a range of zone provisions controlling the removal of habitat and reduction of emissions from development. The application of specific zonings is also an important mechanism to

improve environmental protection and this is enhanced by a consistent regional approach to zoning controls and their application.

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

Zones have been allocated where they can be appropriately serviced by existing services or the infrastructure can be generally extended. For example, the largest residential extension proposed is adjacent to the Braid subdivision, where the extension of infrastructure can be easily extended and the area is within easy commuting distance to commercial, community and social services located in the urban centre.

The shortage of residential land has and will force residential development further from the urban area and its associated regional services and employment opportunities, which only increases carbon emissions from the increased number and length of car journeys. Given the emphasis on global warming and trying to curtail carbon emissions this action appears to be counterproductive if new nearby areas are identified.

The Planning Scheme recognised shortage of industrial zoned land, particularly areas which can be accessed by employees. The zone has been extended in East Ulverstone with an extension to the existing Light Industrial zone. There is short access to the Bass Highway, has good access to rail and is within a short commuting distance to residential areas. The area can be serviced with appropriate services.

Provision has been made for open space and recreation areas. Generally there has been a translation of the existing zoned areas. Several areas that are currently zoned Environmental Living, especially on the coast between Ulverstone and Penguin, have now been shown as Landscape Conservation as the Environmental Living zone no longer exists.

- (c) *to encourage public involvement in resource management and planning; and*

The draft Scheme is based upon the State Planning Scheme provisions, the Cradle Coast Strategic Land Use Strategy and the Council's Strategic Plan. The Council's Strategic Plan had an extensive public consultation and the Planning Scheme will undergo a public consultation as required by the Act.

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

The draft Scheme facilitates economic growth through its broad range of provisions that promote the integration of land use and infrastructure, the allocation of zones that allow for development and the protection of significant economic assets and resources and the environment.

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

The draft Scheme has been developed in accordance with the SPP, State Policies, the Cradle Coast Strategic Land Use Plan and the Council's Strategic Plan. The Council's



Strategic Plan went through an extensive public consultation process whilst the Cradle Coast Regional Land Use Strategy was developed with Council input.

## Part 2

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

The Scheme has been drafted in accordance with the SPP, State Policies and the Cradle Coast Land Use Strategy.

The Cradle Coast Regional Land Use Strategy recognises that the region's economy and population is experiencing limited growth and there is a need to ensure that sufficient amounts of zoned land exist for various purposes.

Generally, most of the zones have been transferred into the draft LPS with some zones such as General Industrial and General Residential including limited expansion. Growth areas have been identified in the most appropriate locations based on existing uses, infrastructure and demand.

All zoning has been applied that is consistent with the strategic framework provided in the State Policies, Cradle Coast Regional Land Use Strategy, Council's Strategic Plan and the State Plan zones.

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

This draft Scheme is a component of a number of planning instruments defined under the Act. It is based upon the State Planning Scheme template, which itself is based upon the objectives of the Act. The draft Scheme contains further specific local policies and mapping of zones to achieve appropriate controls for the use, development and protection of land which are broadly consistent with the regional approach as defined in regional and Council strategies.

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

The draft Scheme, when developed, considered the environmental, economic and social impact of zones. For example, areas of urban expansion were a continuation of existing areas that were serviced or could be serviced and had good access to open space, parks, schools and recreation areas. It is recognised that parks and recreation areas provide important social infrastructure that encourages social interaction and a healthy lifestyle. Business zoning was centred on existing areas and allowed for infill.

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

The draft Scheme is in accordance with the provisions of the Cradle Coast Regional Land Use Strategy. This Strategy is aligned with relevant State Government strategies, which were reviewed during the preparation of the Strategy.

The Cradle Coast Regional Land Use Strategy provides a consistent regional approach to land use planning.

Zone mapping and overlays are consistent with Planning Directive 1 and cross boundary zonings are consistent with bordering local government areas.

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

The Scheme is drafted to co-ordinate with relevant and related approval processes. Matters addressed by other statutory approval processes were largely left out of the draft Scheme to minimise duplication of assessment. This includes matters such as building and plumbing approvals, environment and health, statutory services etc. Where duplication of assessment was required, tests of discretion were largely established by reference to permits under the other approval processes. Matters under this assessment process include forestry, threatened species and biodiversity.

- (f) *to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and*

The draft Scheme provides a suite of standards that will protect and enhance residential amenity. For example, in the General Residential zone there are controls on:

- . Discretionary uses to not create environmental nuisance;
- . Commercial vehicle activity;
- . External lighting;
- . Residential character;
- . Privacy;
- . Overlooking;
- . Private open space;
- . Landscaping;
- . Solar orientation.

The draft Scheme provides two zones – the Recreation Zone and the Open Space zone that have been applied to public recreational land. The application of the zones ensures that people have areas available for open space and active recreation.

With regard to industry, the LPS relies on the SPP provisions that establishes attenuation zones that apply to various industries to ensure residents can enjoy a healthy and safe amenity from industrial emissions.

Some Codes ensure protection from hazards and traffic safety, e.g. Railway Assets, Bushfire Prone Areas, Coastal Inundation, Flood Prone Areas, and the Landslip Hazard Code.

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

The draft Scheme lists no places, scientific areas, significant trees or historic buildings that should be protected with the Scheme provisions. It is noted that the draft Scheme includes the Local Historic Heritage Code which can be used to protect later identified buildings or areas. The currently listed heritage buildings are protected by State legislation.

The Scenic Management Code provides mechanisms to protect visual amenity of defined tourist road corridors and Local Scenic Management Area. Although the Code is not implemented in this LPS, the mechanism is available for use if it is needed at a later date. The Code provides a series of criteria that require consideration of visual qualities of defined area, specific local character statements and impacts on skylines in particular.

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

The draft Scheme includes a Utilities zone, which provides and protects sites for major utilities and corridors (and other compatible uses). The zone includes standards to regulate visual impacts, siting and subdivision.

Planned future road, rail, transmission routes or other infrastructure corridors are zoned Utilities in the draft Scheme. Electric transmission infrastructure is recognised and protected by the Electricity Transmission Infrastructure Protection Code. The Road and Railway Assets Code regulates use and development adjacent to existing and future arterial roads and railways.

The draft Scheme recognises that some uses will involve emissions that would conflict with sensitive uses and has included the Environmental Impacts and Attenuation Code for this purpose. The Code applies to land within an area defined on the Planning Scheme map and will give the Council discretion to consider potential land use conflict between polluting activities and sensitive uses.

The Road and Railway Assets Code includes regulation of road access and classifies roads into five categories according to their function. Access requirements vary according to the road's classification, with access to Class 1, 2 and 3 roads being most restricted to protect their function.

It is noted that in applying new zoning, the draft Scheme creates no new discrete settlements and directs new development to areas with established or committed infrastructure.

- (i) *to provide a planning framework which fully considers land capability.*

The Codes and development standards in the draft Scheme provide for consideration and assessment of land capability of the proposed development. For example, the following include:

- . Potential landslide risk (Landslide Code);

- . Whether new lots zoned Low Density Residential or Rural Living are suitable for onsite wastewater disposal systems where reticulated services are not available (subdivision standards);
- . Whether the land is 'agricultural land' (through the appropriate application of zoning);
- . Whether the land is subject to risk or potential contamination.

## **State Policies**

To meet the State Policies the Scheme heavily relies on the provisions of the SPP and zoning.

### ***State Coastal Policy 1996***

The State Coastal Policy refers to the coast as one kilometre inland from the high water mark, and therefore is relevant to the draft Scheme. The principles of the *State Coastal Policy 1996* are:

*Natural and cultural values of the coast shall be protected.*

*The coast shall be used and developed in a sustainable manner.*

*Integrated management and protection of the coastal zone is a shared responsibility.*

These three principles will be met through the Planning Scheme provisions and allocation of zones. Apart from the urban settlements, much of the coastline is still in a natural condition, and it is intended that these values will be protected along with any cultural values by allocating the Environmental Management Zone to the coastal areas and various Codes such as the Coastal Erosion and Coastal Inundation Hazard Codes.

The zone purpose of the Environmental Management zone is:

*To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.*

*To allow for the compatible use or development where it is consistent with:*

- (a) *the protection, conservation and management of the values of the land; and*
- (b) *applicable reserved land management objectives and objectives of reserve management plans.*

There is no intention of expanding the existing urban settlements along the coast.

### ***State Policy on Water Quality Management 1997***

The State Policy on Water Quality Management 1997 is concerned with achieving, "*sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.*"

The SPP require the mandatory inclusion in the LPS of the State mapped waterway protection areas in the overlay that applies to the Natural Assets Code. The assumption is that this Policy is complied with if the overlay map is applied in conjunction with the associated assessment provisions.

### ***State Policy on the Protection of Agricultural Land 2009***

The Policy applies to all agricultural land. “Agricultural land” means all land that is in agricultural use or has the potential for agricultural use. The Council recognises the regional economic importance of preserving the rural land for agricultural production.

The two rural zones (Agriculture and Rural) have been applied in the Scheme in order to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land and the requirements of the State Policy, particularly in this municipal area.

See the section on zoning Rural areas for methodology and application of the zones.

### ***National Environmental Protection Measures***

National Environmental Protection Measures (NEPMs) are broad framework-setting statutory instruments made under the *National Environmental Protection Council (Tasmania) Act 1995*. They outline nationally common objectives to protect or manage certain environmental aspects. In accordance with s.12A of the *State Policies and Projects Act 1993*, an NEPM is taken to be a State Policy. There is no discretion to differentiate a State Policy made under s.12A compared to s.11.

Of the NEPMs only the *Assessment of Site Contamination (1999)* and *Ambient Air Quality (2003)* are relevant to draft Planning Schemes.

With respect to the *Assessment of Site Contamination NEPM*, the relevant part of this measure is the contamination assessment process as specified in Code 14. The Potentially Contaminated Land Code follows the process outlined in Schedule A of the *Assessment of Site Contamination NEPM*, by specifying a preliminary assessment, a Contamination Management Plan and a remedial action plan.

The *Ambient Air Quality NEPM* sets air quality standards and the methodology for assessment. This matter is not specifically relevant to the Scheme but the matter of air emission control is broadly addressed through sections 18.3.2 and 19.3.1 in the Light Industrial and General Industrial zones respectively and the Attenuation Code.

The other NEPMs (*Diesel Vehicle Emission 2001*, *Used Packaging Materials 1999*, *Movement of Controlled Waste between States and Territories 1998*, *National Pollutant Inventory June 2000*); are not relevant to the Scheme. For example, the *National Pollutant Inventory NEPM* (NPI) provides the framework for the development and establishment of the NPI which is an internet database designed to provide publicly available information on the types and amounts of certain chemicals being emitted to the air, land and water.

## ***Cradle Coast Regional Land Use Strategy 2010–2030***

The Strategy is a high level strategic document and some of the goals/policies are aspirational.

The strategic document comprises three parts:

Part A – About the Cradle Coast Regional Land Use Planning Framework, “*provides background on the purpose and preparation of the Framework and its function within the Tasmanian land use planning system*”.

Part B – Knowing Our Place, “*provides a description of the key regional characteristics and land use issues. ... Knowing our Place is a background for introducing and justifying the Cradle Coast Regional Land Use Strategy contained in Part C.*”

Part C – The Cradle Coast Land Use Strategy 2010–2030, “*contains the strategic policy requirements for a coordinated and consistent approach to land use policy and decisions in the Cradle Coast Region.*”

*The Policies must be observed in the preparation of local planning schemes for each of the nine Cradle Coast municipal councils.*

*The Cradle Coast Land Use Strategy is presented in five integrated parts –*

- 1 Implementation*
- 2 Wise Use of Resources*
- 3 Support for Economic Activity*
- 4 Places for People*
- 5 Planned Provision for Infrastructure.”*

*Implementation –*

This section includes the following outcomes:

- . Promotes regional land use policies that respect the natural environment, facilitate a robust and successful regional economy, provide liveable communities and a sustainable pattern of settlement and guide new use and development toward a secure and prosperous future.*
- . Consolidates and aligns land use planning and related strategies for economic, social, environmental, conservation and resource management applying for the Cradle Coast Region and places them into an overall context of an integrated regional land use strategy.*
- . Provides a basis for the coordination of future actions and initiatives related to the growth and development of the Region and promotes arrangements which optimise benefit for regional communities.*
- . Initiates a regional land use planning process to provide a strategic regional perspective and coordinated framework for consistent regulatory action.*

#### *Comments –*

The LPS is based on the provisions of the SPP whilst zoning is based on an amalgam of State Policies, infrastructure and existing zoning, uses and development. Extension of zones has been based on inferred need to ensure adequate zoned land is available for future needs and development. Considering the Strategy is a snapshot in time and has not been modified despite the rapid changes occurring in society, the draft LPS conforms as much as possible to the Strategy outcomes and policies.

#### *Wise Use of Resources –*

The Strategy includes the following outcomes:

##### *Use and development of natural and cultural resources in the Cradle Coast Region –*

- . *safeguards the life supporting properties of air, water and land*
- . *maintains and enhances the health and security of biodiversity and ecological processes*
- . *provides sustainable access to natural resources and assets in support of human activity and economic prosperity*
- . *recognises and respects natural and cultural heritage*
- . *promotes the optimum use of land and resources.*

#### *Comments –*

Zoning sensitive areas such as Environmental Management and Landscape Conservation in association with the development Codes provides sensitive areas protection from inappropriate use and development. Areas which contain natural resources such as quarries are appropriately zoned and protected from encroachment.

#### *Support for Economic Activity –*

The outcomes for this section are:

##### *“...Land use planning –*

- . *facilitates regional business through arrangements for the allocation, disposition and regulation of land use which promote the diversification, innovation and entrepreneurship and avoid unnecessary restraint on competition and cost for compliance*
- . *promotes use and development which maximises the Region’s economic potential in key sectors with deep capacity and potential for sustained growth and economic return or a clear strategic advantage*
- . *improves the social and environmental sustainability of the State and regional economy by allowing economic development and employment opportunities in a range of locations while respecting the link between a healthy environment and a healthy economy*

- *supports and grows liveable regional communities through coordinate action aligned with State and regional economic development plans specific to the issues, challenges and opportunities of the Region.”*

#### *Comments –*

Issues such as the protection of rural land and agricultural activity, including allied uses and natural resources are encouraged.

Industrial land is to be protected from inappropriate nearby land uses. Uses such as transport and storage facilities are to have access to strategic transport infrastructure.

Industrial facilities are to be clustered and not fragmented.

The LPS zones identify where tourism operations and facilities can be considered.

In order to support economic activity, areas have been zoned Light Industrial, General Industrial, Commercial, Local Business, General Business, Rural and Agriculture. An infill area at West Ulverstone in Queen Street has been zoned General Business whilst a small extension to the existing Light Industrial zone in Penguin is proposed.

Additional zoned land is generally an extension of existing serviced land as required by the Strategy. Infrastructure costs have been kept to a minimum.

The LPS recognises the need to protect resources and environmental areas through appropriate zoning, e.g. quarries and agriculture.

The wellbeing of communities is recognised through the appropriate zoning of land for health, recreation, education and community services.

#### *Places for People –*

The outcomes are to ensure regional settlements are, *“liveable and sustainable communities where:*

- *the growth and development of centres is contained to create functional places which optimise use of land and infrastructure services and minimise adverse impact on resources of identified economic, natural or cultural value*
- *the pattern of settlement provides a network of compact, well connected and separate centres each with individual character and identity*
- *land supply is matched to need and there is a balance of infill and expansion*
- *there is coordinated and equitable access to provision of regional level services*
- *each settlement provides an appropriate level of local development and infrastructure facilities to meet locally specific daily requirements in employment, education, health care, retail, and social and recreation activity for its residential population*
- *each settlement provide a healthy, pleasant and safe place in which to live, work and visit*



- . *there is diversity and choice in affordable and accessible housing*
- . *people and property are not exposed to unacceptable levels of risk*
- . *transport, utility and human service infrastructure is planned and available to meet local and regional need*
- . *energy and resource efficiency is incorporated into the design, construction and operation of all activities."*

*Comments –*

The LPS promotes compact urban settlements and urban nodes with land supply matched to the required need within a 10–20 year timeframe. It is against linear and lateral expansion, particularly in coastal and rural areas.

Resources are protected from conflicting uses and sensitive areas are protected from inappropriate use and development. For example, the coast is zoned Environmental Management whilst prime rural land is zoned Agriculture or Rural.

*Land Use and Infrastructure Planning –*

The outcomes of this section are:

*"Economic prosperity, liveable settlement and environmental health is underpinned by integrated land use and infrastructure planning to facilitate provision of adequate, appropriate and reliable infrastructure in a manner that –*

- . *ensures infrastructure is planned and available commensurate with the use and development of land*
- . *prioritises optimum use of existing infrastructure over provision of new or expanded services*
- . *protects the function, capacity and security of existing and planned infrastructure corridors, facilities and sites."*

*Comment –*

Zone extensions are generally an increment of existing serviced zones and developed areas. No large areas which are not contingent on existing services or zones are envisaged. In order to protect infrastructure facilities they have been identified and appropriately zoned or included in the provisions of a Code, e.g. gas pipeline.

**Council's Strategic Plan prepared under section 66 of the *Local Government Act 1993***

*Central Coast Council Strategic Plan 2014–2024*

The *Central Coast Strategic Plan 2014–2024* identifies the key strategic directions, strategies and actions that the Council plans to pursue over a 10 year period. The Strategic Plan is an integrated document that frames the Council's Annual Corporate Plan. Reference is also made

to the non-statutory document *Strategic Framework for Settlement and Investment* prepared for the Council. This document provided a framework for the Council's current Strategic Plan.

A key value identified by the community in the *Strategic Framework for Settlement and Investment* report was the importance of the range of existing landscapes, and the key qualities that give them their sense of place. These need to be maintained and enhanced to maximise the opportunities that this level of choice provides for living, employment and recreation. This includes maintaining spaces between places to enhance the distinctiveness between places.

The Strategic Plan recognises the distinctiveness, character, capability and resources already embedded in the area and which can be further built upon within four distinctive platforms. These are:

*Liveability*; e.g. quality of life, character of the place, health and well-being of the community;

*Sustainability*; this means that that within the planning and decision making processes an implicit consideration of the environmental, social and economic sustainability of all development, now and into the future occurs;

*Innovation*; the importance of the role of innovation and entrepreneurship in social and economic growth is recognised; and

*Distinctiveness*; this is about recognising the qualities and combinations of qualities that define Central Coast and protecting and growing those attributes that matter most to the community.

The Plan recognises:

*“Central Coast comprises Ulverstone, Penguin, Turners Beach, Forth, and other towns and localities that each have a distinctive character. The character of these places is largely influenced by the relationship between the coastline, the rivers and ranges and fertile agricultural land to the south. The major towns are distinguished by the dominant landforms within which they sit.”*

The natural values that are particularly valued include the coastline, the beaches, diversity of flora, fauna and natural features, and the picturesque and productive rural landscape.

The outcomes include:

- . sustainable population growth;
- . socio-economic well-being;
- . economic prosperity and resilience;
- . resilient and engaged community;
- . healthy community and healthy lifestyle; and
- . healthy environment.

The Planning Scheme has allocated sufficient and various sites for residential and industrial development. The municipal area is well served with large expanses of developed and natural land that is zoned for public and private recreation that encourages a healthy community and social interaction amongst the community.

## ***Gas Pipelines Act 2000***

The gas pipeline traverses the rural areas in the municipal area. The draft Scheme does not contain specific controls relating to the pipeline but relies on the *Gas Pipelines Act 2000* for protection against land use conflict. This Act includes a declared statutory notification corridor for use and development within proximity to the pipeline to ensure safety and protection. This Act also requires the planning authority to give notice to the pipeline licensee about development within the corridor. In turn the licensee may provide advice to the planning authority as to safety conditions that are to be included on any issued permit. The Scheme will show the location of the pipeline.

### **Consistent and coordinated with adjacent municipal area**

The LPS is required to be [s.34(g)], as far as practicable, consistent and co-ordinated with LPS that apply to adjoining municipal areas. The adjoining Councils were consulted in an effort to ensure the adjoining zones were similar or at least compatible. The proposed zoning at the boundaries of the Devonport, Latrobe, Kentish and Burnie Planning Schemes did not create conflict problems with the Central Coast boundaries. Meetings between respective Council planners discussed the boundary zonings. It is noted that at this stage no draft Schemes for adjoining municipal areas have been finalised.

### **Land reserved for public purposes**

No undeveloped land has been reserved for future public purpose other than that provided for in the Open Space and Community Purpose zones.

### **Statement LPS is consistent with provisions in section 11 and 12 of the Act**

The draft Scheme complies with sections 11 and 12 of the Act.

The draft Scheme relies on the SPP and no additional provisions have been included in the draft Scheme which affect forestry, fishing, mineral exploration or marine farming operations or existing uses and developments.

### **Zones**

#### ***Background –***

Population growth rate over the last 10 years in the municipal area has varied between -.05% and 1.6%. Currently the annual growth rate is estimated to be 0.2% compared with the State rate of 0.64% and the National rate of 1.43%.

The estimated population of Central Coast in 2014 was 22,411. Population projections based on mortality rates, births and migration rate indicate that the Central Coast population by 2030 could be as high as 23,260 persons.

Central Coast's population is reflecting the national trend of an ageing population. This will impact on the style and size of dwellings, lot sizes and required services.

The number of people per dwelling is dropping with occupancy rates expected to be 2.1 persons per dwelling by 2030.

A reduction in the number of people per dwelling combined with the expected population growth means approximately another 750 dwellings will be required over the next 10 years. Dwellings will comprise an unknown mixture of units and single dwellings.

Excluding infill areas there is over 173ha of vacant residential zoned land within the municipal area. In gross terms, at a density rate of 15/30 dwellings per hectare, this represents approximately 25 years of supply. However this figure is not a realistic indication of land available for development as much is undeveloped, not for sale, cannot be developed or unsuitable for the prevailing market.

Central Coast includes a number of settlements;

- . Urban Ulverstone
- . Penguin
- . Sulphur Creek
- . Turners Beach
- . Leith
- . Forth.

The settlement pattern reinforces one of the main values the community holds about living in the region: the small-town feel.<sup>1</sup> The size and distribution of urban centres across the coastal strip and throughout the rural hinterland are very conducive to engendering a “small town” living environment (SFSIR). Each settlement has unique characteristics which restrict or guide expansion options. In some areas residential expansion is limited because of the surrounding prime land, topography, coastline and the lack of infrastructure.

Most urban growth will continue to occur in Ulverstone and Penguin due to the availability of physical and social infrastructure, employment opportunities and recreation facilities.

### **Zone Allocation**

The following zones were used in the draft Scheme.

General Residential  
Low Density Residential  
Rural Living  
Village  
Local Business  
General Business  
Commercial  
Light Industrial  
General Industrial  
Agriculture  
Landscape Conservation  
Environmental Management  
Utilities  
Community Purpose

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<sup>1</sup> Strategic Framework for Settlement and Investment report SFSIR

## General Residential

### Zone Purpose & Desired Future Character Statements (DFCS)

The General Residential zone is used.

Zone purpose statements of the SPP and IPS are similar in that they both provide for a range of residential development types in locations where full infrastructure services are available, i.e. suburbia. It also allows for the provision of other compatible and supporting uses.

DFCS are not included in the SPP but may be used where objectives cannot be delivered through the SPP.

Existing DFCS of the IPS are general in their nature and include statements regarding building height, spacing of buildings, use and lot size. These are matters covered by the Development Standards and associated Objectives and provide little additional assistance in achieving the Objectives.

There are three areas where additional General Residential zoning is proposed:

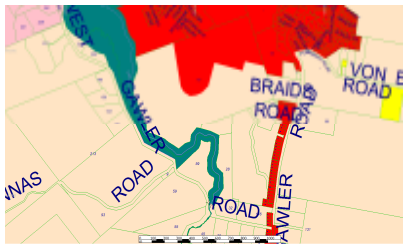
- (a) The Turners Beach residential area north of the Western Rail Line is currently zoned Low Density Residential in the IPS. It is proposed to rezone this area General Residential.
- (b) Approximately 40ha of land in the Braid's Estate is proposed to be rezoned from Rural Resource to General Residential, to allow for development of land on lower slopes until a reservoir for the provision of water is viable.
- (c) An area of land located adjacent to the Blythe River now zoned Environmental Living. The area was formally a Crown Land shack area which was part of the State Government's shack program. The area is serviced with water and sewerage infrastructure.

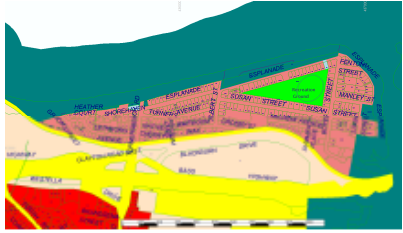
### Use, Development and Subdivision Provisions

These standards are similar in many respects to those contained in the interim Planning Schemes but include some minor variations to standards for discretionary uses, development and subdivisions. The new standards are not local area provisions and cannot be altered.

### Zoning

There are various areas regarding which an assessment of zoning is appropriate, as follows:

LOCATION	MAP	ISSUE
Gawler – Braid's Estate		Southwards extension of General Residential zone

Turners Beach north of highway		Change from Low Density Residential zone to General Residential
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### **Braid's Estate**

Subdivision of the Braid's Estate continues at a steady pace and now occupies approximately half of the zoned area of the Estate. A staged development layout for the northern part of the Braid's Estate has been approved by the Council while a sketch plan for the whole Estate indicates an intention to develop the whole Estate for residential purposes. Development of the Estate is appropriate because it is now within the urban area of Ulverstone and is effectively "infill" development.

On the current development rate of 10 new lots per year, the approved subdivision is expected to be completed in around 10 years. However, lots on the higher elevations of this land are dependent on construction of a reservoir which would be expensive (about \$1 million) and at such cost would apparently be non-viable in the near future. Consequently, and within a five to ten-year timeframe, the subdivider intends to create lots on the lower and currently serviced lots along the West Gawler River. He claims that because the lots are already serviced there is not the same level of infrastructure investment required and subdivision becomes affordable. The subdivider's explanation is accepted.

About a third of the lower lying land (6ha) is zoned General Residential and two thirds (14ha) is zoned Rural. In order to facilitate the residential subdivision, it would be appropriate for all the component land to be zoned General Residential. The simplest and clearest boundaries to use in defining the extent of the zoning is cadastral boundaries. In this case the area of land would be increased to approximately 40ha. Such an area would yield approximately 400 lots. Based on current rates of development of 10 lots per year, this would be 40 years supply, of which a proportion would not be serviceable with water.

The northern boundary of the expanded General Residential zone would be the extent of the current General Residential zone, the western boundary would be the West Gawler River frontage, and the southern and eastern boundaries would be the existing lot boundaries.

It is submitted that approximately 40ha of the Braid's Estate immediately south of the existing General Residential zone be rezoned from Rural to General Residential.

### **Turners Beach north of highway – to General Residential**

Under the Council's 2005 Planning Scheme, the residential area of Turners Beach north of the Western Rail Line was zoned Residential. The minimum lot size in the Residential zone was then 650m<sup>2</sup>. In the translation exercise from the 2005 Scheme to the Interim Planning Scheme the area was rezoned Low Density Residential which carried with it a minimum site area of 500m<sup>2</sup>, instead of General Residential for which the minimum site area was 330m<sup>2</sup>.

Low Density Residential zoning was chosen because the minimum site area standard for this zone was higher than the General Residential standard and would limit resubdivision potential

in the area. The purpose of limiting resubdivision was to provide a minimum lot size that was consistent with the existing character and to limit coastal erosion and inundation risk, i.e. less households would mean less people subject to risk. A common lot size in the Turners Beach area north of the Bass Highway, is between 600m<sup>2</sup> and 799m<sup>2</sup>. Of a sample of approximately half the properties in Turners Beach, 69% of lots is within this range. The prevalence of larger sized suburban residential lots is despite a minimum lot size of 500m<sup>2</sup> which applied under previous Planning Schemes (1993 and 2005).

The Statewide Planning Scheme provides for a minimum site area of 450m<sup>2</sup> in the General Residential zone and 1,500m<sup>2</sup> in the Low Density Residential zone. The site area standard closest to the existing standard is General Residential, i.e. 450m<sup>2</sup>. For this reason, it is considered that the Turners Beach area north of the Western Rail Line, currently zoned Low Density Residential, be rezoned to General Residential.

It is submitted that land at Turners Beach area north of the Western Rail Line, be rezoned from Low Density Residential to General Residential.

### **Other areas – General Residential**

There are areas of Ulverstone, Turners Beach, West Ulverstone, Penguin, Sulphur Creek and Heybridge which are currently zoned General Residential. There has been no assessment of demand and supply undertaken for additional lots in these areas. Consequently, there should be no additional land zoned for residential purposes in or around these areas at this stage.

Areas currently zoned General Residential under the Interim Planning Scheme should be zoned General Residential under the Statewide Planning Scheme.

### **Rural Living**

The zone statements in the SPP and the IPS are similar in that they both provide for residential development in a rural setting where services are limited and both allow for other types of compatible development. Whilst there is no incompatibility between the SPP and the current land use policy, the minimum lot size standard of 1ha, 2ha, 5ha and 10ha for the zone are significantly larger than the 4,000m<sup>2</sup> that currently applies in some Rural Living areas.

No Local Area Objectives or DFCS have been included. Matters such as use, lot size, and building height are controlled by the zone standards.

In November 2016 the Council approved an additional 13 sites for Rural Living.

As shown in the following Table, the SPP contains four categories of lot sizes for the Rural Living zone.

RURAL LIVING CATEGORY	MINIMUM LOT SIZE
Rural Living A	1 ha
Rural Living B	2ha
Rural Living C	5ha
Rural Living D	10ha

The current minimum lot size in the Rural Living zone of the IPS is 1 ha except in the following areas:

Leith: North and south of the Bass Highway
East Ulverstone: Merinda Drive, Kimberleys Road, Gumnut Place, Froms Road, Waverley Road
West Ulverstone: Knights Road, Bladen–Lee Crescent, Leven View Court, Grange Court, Brockmarsh Place, Maxwell Street, Reid Street and 13 Ellis Street

In these areas a common size for existing lots is around 4,000m<sup>2</sup>. Front setbacks of 6m and side and rear setbacks of between 3 and 6m are also common.

Under the SPP most development involving such properties is likely to involve exercises of discretion involving lot size and/or setbacks for minor work. This was considered an unreasonable imposition during the development of the IPS and the Council argued, successfully, for a table to be inserted into the zone provisions reducing the minimum site area to 4,000m<sup>2</sup> and lesser setbacks.

The SPP makes no provision for such tables and an alternative mechanism to introduce reduced standards needs to be found. The only practical option for achieving this to change the zoning to Low Density Residential. The Zone Purpose for this zone is to “provide for residential use and development in areas where there are infrastructure or environmental constraints that limit density, location or form of development”.

There are similarities in the type of uses that apply in both zones. However, there are some significant differences as well. For example, the Rural Living zone allows for Resource Development, Resource Processing and Vehicle Fuel Sales and Service uses as discretionary uses whereas these are prohibited in the Low Density Residential zone. The areas currently zoned Rural Living in the Leith, East Ulverstone and West Ulverstone areas are essentially residential and are unlikely to be greatly affected by pressure for such uses.

The minimum size for a lot in the Low Density Residential zone is 1,500m<sup>2</sup>. Required setbacks are 8m to the frontage and 5m to side and rear boundaries.

Lots in most of the areas are largely developed with houses. The lesser minimum lot size requirement would allow for some resubdivision of existing lots, potentially increasing the density by around double. In cases where full services are provided, particularly East and West Ulverstone, this might be an appropriate outcome as a greater level of efficiency in the use of land and services would be achieved within the suburban area of Ulverstone.

The following table indicates the level of services in Rural Living zone locations. Note water and sewerage services available in areas of East Ulverstone and West Ulverstone.



LOCATION	SERVICES PROVISION	
	WATER	SEWERAGE
<b>IPS 4,000m<sup>2</sup> lots</b>		
Leith – north and south of the Bass Highway	Yes	No
East Ulverstone – Merinda Drive, Kimberleys Road, Gumnut Place, Froms Road and Waverley Road	Yes	Yes
West Ulverstone – Knights Road, Bladen–Lee Crescent, Levenview Court, Grange Court, Brockmarsh Place, Maxwell Street, Reid Street and 13 Ellis Street	Yes	Yes
<b>Remaining Rural Living zoned land</b>		
Kindred Road, Forth	Yes	No
Pegarah Drive, Kindred	No	No
Bienefelts Road, Turners Beach	No	No
Brookvale Road, Ulverstone	No	No
Preston Road/Sharen Drive, Gawler	Part Yes/ Part No	No
Medici Drive, West Gawler	No	No
Olivers Road/Blackwood Road, Ulverstone	Yes	No
Penguin Road/Rockliffs Road, West Ulverstone	No	No
Blue Wren Lane/White Hills Road, Penguin	Part Yes/ Part No	No
Ironcliffe Road/Hardys Road, Penguin	Part Yes/ Part No	No
Deviation Road/Revell Lane, Penguin	Yes	No
Allegra Drive/Linton Avenue, Heybridge	No	No
<b>Additional Sites – Approved November 2016</b>		
West Gawler Road – 151 West Gawler Road, 153 West Gawler Road, 159 West Gawler Road, 165 West Gawler Road	No	No

Turners Beach – 69 Stubbs Road, 71 Stubbs Road, 105 Stubbs Road, 107 Stubbs Road, 123 Stubbs Road and 135 Stubbs Road	No	No
Ulverstone – 21 Blue Wren Lane and Castra Road (CT152582/1)	No	No
Forth – Lot 1 Wilmot Road, Forth (CT11917/1)	Yes	Yes

Places with their own wastewater and stormwater treatment and disposal systems require sufficient land around the dwelling to accommodate such systems. A newly created lot would also need to provide sufficient land. As a result, it is unlikely that an excessive amount of intensification would occur or that the character and/or residential amenity of areas would change significantly in the short to medium term.

The setback standards of the Low Density Residential zone are similar to those which existed at the time of the development of each area. They are considered appropriate to the siting of future development in the areas.

### **Additional Sites**

There are two categories of additional sites – 13 sites approved for rezoning to Rural Living on 21 November 2016, a list of sites to be evaluated, based on discussion by the Council at a workshop on 25 September 2017 and some properties for which owners have requested a consideration of rezoning.

The 13 sites approved by the Council in 2016 to be added to the stock of Rural Living lots were as follows:

#### **West Gawler Road, Gawler**

ADDRESS	CERTIFICATE OF TITLE	AREA (HA)
151 West Gawler Road, Gawler	12774/5	2.0
153 West Gawler Road, Gawler	12774/4	1.99
159 West Gawler Road, Gawler	12774/3	2.0
165 West Gawler Road, Gawler	122240/1 (1.598ha) 122240/2 (1.99ha)	3.53

#### **Ulverstone and Turners Beach**

A detailed analysis of the following sites supports their rezoning to Rural Living.

## Ulverstone

ADDRESS	CERTIFICATE OF TITLE	AREA (HA)
21 Blue Wren Lane	10310/1	4.074
Castra Road	152582/1	17.97 but only 2.2ha for rezoning

## Turners Beach

ADDRESS	CERTIFICATE OF TITLE	AREA (HA)
69 Stubbs Road	156781/2	1.74
71 Stubbs Road	156781/1	1.78
105 Stubbs Road	156781/3	2.6
107 Stubbs Road	156781/4	2.2
123 Stubbs Road	156781/5	2.5
135 Stubbs Road	226035/1	7.6

## Forth

ADDRESS	CERTIFICATE OF TITLE	AREA
Lot 1, Wilmot Road	11917/1	4,000m <sup>2</sup>

Details of the case for including the above sites is contained in the Rural Living Strategy, dated October 2016.

There are two main areas to be assessed for rezoning from Rural Resource to Rural Living, based on the discussion of Councillors at a workshop on 25 September 2017. The sites are:

- 1 a southern expansion of the existing Rural Living zone land around Stubbs Road, into land currently zoned Rural Resource.
- 2 a rezoning of land in the Harveys Road area from Rural Resource to Rural Living.

The sites are as follows:

## Turners Beach

ADDRESS	DEVELOPMENT	AREA (HA)	CERTIFICATE OF TITLE
261 Stubbs Road	Residential – single dwelling	1.06	3910/81
275 Stubbs Road	Residential – single dwelling	0.8584	3910/82
270 Stubbs Road	Residential – single dwelling	3.65	7906/3
298 Stubbs Road	Residential – single dwelling	8.09	35510/1
Lot 2, Stubbs Road	Resource development/forest	7.97	7334/2
Lot 4, Stubbs Road	Approved for single dwelling	7.97	7334/4
362 Stubbs Road	Residential – single dwelling	8.23	101639/1

Land use in the existing Rural Living zone in the Stubbs Road area is predominantly large lot residential with some lots vacant and some covered with mature vegetation. The conversion of the area to residential purposes is advanced and continuing, and in part explains the pressure for additional Rural Living land further along Stubbs Road.

Use of the land to be investigated (identified above) is largely residential now – six of the seven properties are currently residential or have been approved for a dwelling. Lot sizes vary between less than 1ha and 8ha and the soil quality appears generally less (class 3–4) compared to the agricultural land east of the lots, i.e. class 1 and 2. It is also undulating and probably not suited to highly mechanised farming practices.

The productive agricultural land to the eastern side of Stubbs Road is flat and of a higher soil classification and is situated in the Kindred–North Motton Irrigation Scheme District and is irrigated. Lot sizes are generally greater than the lots proposed to be rezoned and while there are houses in the area they are at a generally lower density and more likely to be required for managing a farm. This is productive agricultural land that should be protected from incompatible uses and development.

There are two broader based issues in relation to the potential impact of an extension of the Rural Living zone. First is the potential impact of additional residential uses on the future operation and development of the nearby quarry, and second, the potential impact on the agricultural use and future development of rural land in the vicinity.

A likely dwelling site on each of the proposed lots closest to the quarry [270 Stubbs Road, 298 Stubbs Road, CT7334/2 (Lot 2) Stubbs Road, CT7334/4 (Lot 4) Stubbs Road and 360 Stubbs Road] would be on cleared land at the eastern end of each lot, close to Stubbs Road. The distance from the likely house sites to the quarry boundary would be between 700m and 900m. Such distance is consistent with the Attenuation distance of 500m for a non-blasting quarry, but is less than 1,000m which is required for a blasting quarry. At present the quarry operator is licensed to blast but does not currently conduct blasting activities on the site. However, it should be assumed that blasting could be required at some time in the future.

The likely separation distances between future dwelling sites and the quarry make it likely that noise and dust would become problematic. Experience to date with the quarry has already shown existing separation distances to be problematic for residents, many of whom are likely to be greater distances removed from the quarry than those available under the proposed lots.

Residential development on each of the five lots would also place them about 100m away from agricultural land to the east. The Scheme requires 200m separation as an Acceptable Solution for a sensitive use and for which the objective is to not unreasonably conflict or interfere with an agricultural use on agricultural land.

A rezoning of the lots to Rural Living A (minimum lot area 1ha) would allow for considerable intensification of dwellings in the area. The potential lot yield under the current density and lot configuration would be seven dwellings. Under the Rural Living A zone the potential density would more than triple to 25 dwellings.

Such a level of intensity so close to adjacent agricultural farmland and the Ulverstone Quarry has the potential to cause a conflict between these existing uses and their future growth and development, and the expectations of residents for a pleasant and attractive lifestyle. For example, there could be noise, smell, spraying and domestic pet conflicts. Such conflicts, combined with the encroachment of residential development, can cause uncertainty in the agricultural land market and result in an elevated financial value reflecting its residential potential rather than its agricultural value.

Further significant intensification and development of residential development is not only potentially at odds with the operation and future development of both uses but is also potentially inconsistent with the Rural Zone Purpose Statement being:

- 1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including other opportunities for resource processing.
- 2 To provide for other use or development that does not constrain or conflict with resource development uses.

Such land use conflicts could also interfere with the amenity of future and additional residents in the area comprising the five lots. Such uses as extractive industry, manufacturing and processing for agricultural or extractive industry purposes and resource processing are Permitted uses in the Rural zone and Discretionary in the Agricultural zones. Permitted uses cannot be refused. Such uses are by their nature potentially intrusive and could cause offence to any nearby residential development. This would not be consistent with the Rural Living zone Purpose Statement being:

- 1 To provide for residential use or development on large lots in a rural setting where services are limited.
- 2 To provide for compatible use and development that does not adversely impact on residential amenity.

The objective in the Stubbs Road area should be to contain potential land use conflicts whilst recognising the land use and development context of the location. In this case five of the

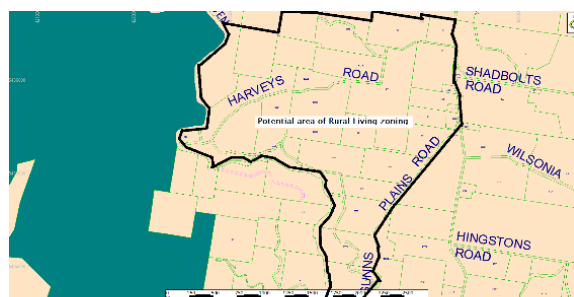
seven lots already have a dwelling on them and one has been approved for residential use. Limiting the number of dwellings to seven would recognise the reality of residential conversion of the lots and limit the opportunity for conflict compared to the 25 lot potential yield under the Rural Living A zone. Confinement of the potential lot yield to seven could be achieved under the Rural Living D zone, which has a 10ha minimum lot size. The minimum lot size in this zone is greater than the area of each of the lots.

It is considered that the larger size lots should be zoned Rural Living D.

The two smaller sized lots at 261 (1.06ha) and 275 (0.858ha) Stubbs Road both contain single dwellings and are unlikely to have any potential for further subdivision. These lots would constitute only a small extension of the existing Rural Living zone and could also be zoned Rural Living A which would be consistent with the lot size provisions of the land to the immediate north.

### North Motton – Harveys Road

This area is approximately 500ha of land between the Leven River and Gunns Plains Road. Except for roads and some unmade road reserves the area is privately owned and currently divided into 30 or so lots. Land near Gunns Plains Road is predominantly agricultural and extends into mature eucalypt forest with some interspersed bush block type residential development. The land is undulating and contains steep slopes in parts.



Access and egress to the area is only by Harveys Road. The road varies in width and is approximately 6km long, narrow and of formed gravel construction. If the area was to become a Rural Living area it is likely that substantial reconstruction of the road would be required.

At current lot density and layout, the area would yield around 30 dwellings. However, the area could be subdivided to a higher capacity, determined by the minimum lot size under each of the four categories of Rural Living zoning, as follows:

	RURAL LIVING A (1 HA MIN LOT SIZE)	RURAL LIVING B (2 HA MIN LOT SIZE)	RURAL LIVING C (5 HA MIN LOT SIZE)	RURAL LIVING D (10 HA MIN LOT SIZE)
Approximate lot yield  [based on 0.75 of max yield]	375	187	75	37

The undulating topography of the area and its dense vegetation cover would likely render the area a significant Bushfire Prone Area. As well, there is only one road in and out of the area. If that road were to become blocked in a bushfire event there would be no other vehicular exit, resulting in a hazardous situation. Provision of an adequate through-road constructed

to a suitable standard would be necessary. Such a road would likely be expensive, potentially requiring substantial public investment.

Rezoning of the Harveys Road area for Rural Living purposes of any minimum lot size is not appropriate because of the bushfire hazard that would be caused. The area should retain its Rural zoning.

#### **Landowner requests for rezoning consideration**

There were six requests for rezoning of land consideration as follows:

##### **Gawler**

ADDRESS	DEVELOPMENT	AREA (HA)	CERTIFICATE OF TITLE
3 McNaughton Drive	Dwelling and outbuildings	12.48	245122/1
261 Top Gawler Road	Rural sheds	5.85	
209 Top Gawler Road	Single dwelling	2.89	9120/1
159 Top Gawler Road	Single dwelling	0.6171	241627/1
Top Gawler Road			154473/1

##### **Penguin**

164 Hardys Road	Single dwelling and outbuildings	15.81	119768/2
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##### **3 McNaughton Drive –**

This property is 12.48ha and is largely vegetated with mature bush contained in a steep gully that runs through the land. Development on the land is currently a single dwelling and outbuildings. The land is zoned Rural Resource. The northern boundary of the property adjoins land off McNaughton Drive which is zoned Rural Living (1ha minimum lot size).

The case for rezoning is that the land lies adjacent to Rural Living, and it has largely already effectively been converted to residential.

Any further development of the land is likely to be at some bushfire risk given the gully and denseness of vegetation. Bushfire risk could be lessened by judicious removal of the vegetation. It is considered that the zoning of the land be Rural Living.

##### **261 Top Gawler Road –**

The property is 5.85ha and contains an area of steep bushland, plus an area of cleared pasture. Development on the land is limited to two small agricultural sheds. The land is

zoned Rural Resource and lies just south of the McNaughton Drive Rural Living area, and adjacent to the property at 3 McNaughton Drive discussed above.

There is potential for subdivision of the land into about five lots although the actual number is likely to be less given the linear shape of the lot and extent of steep bushland cover. Additional individual accesses to Top Gawler Road would not be appropriate from a traffic safety perspective while a cul-de-sac arrangement is likely to be too expensive. The case for rezoning is its proximity to the McNaughton Drive Rural Living area and inability of the owner to sell the land for agricultural purposes.

Consequently, it is considered that the zoning of the land should be Rural Living to allow limited development.

#### 209 Top Gawler Road –

The property is a long, narrow lot bordered by Top Gawler Road and an adjacent heavily and steeply forested piece of Rural Resource zoned land. The land is 2.89ha in area and lies adjacent to the eastern side of the McNaughton Drive Rural Living area. Approximately half the land is cleared pasture. The remaining area is heavily forested. Development on the land includes a dwelling and associated outbuildings.

The case for rezoning rests with its closeness to the McNaughton Drive Rural Living area, its effective conversion to residential purposes and unsuitability of the land for agricultural purposes.

There is little opportunity for resubdivision of the land and any further residential development is likely to be at some risk of bushfire. Removal of forest to reduce fire risk is likely to result in erosion and siltation of watercourses.

Additional individual accesses to Top Gawler Road would not be appropriate from a traffic safety perspective: sight distances to the south are limited.

It is considered that the land should not be further developed for residential purposes and that development should be limited to that which currently exists. Consequently, it is considered that the zoning of the land should remain Rural.

#### 159 Top Gawler Road –

The property is small in area (0.6171 ha) and is situated to the immediate south of the junction of Top Gawler Road and Picketts Road. It is heavily forested and slopes steeply to the north-east. Development on the land includes a small dwelling and associated outbuildings.

The case for rezoning is based on its closeness to the McNaughton Drive Rural Living area, its effective conversion to residential purposes and unsuitability of the land for agricultural purposes.

There is probably no potential for subdivision given the size of the lot. But also, the lot would be bushfire prone and a second safe access difficult to provide – sight distances are limited.



It is considered that the land should not be further developed for residential purposes and that development should be limited to that which currently exists. Consequently, it is considered that the zoning of the land should remain Rural.

**CT154473/1 Top Gawler Road –**

The small area is treed along the steep creek bank but is vacant pasture on the higher bank. It is part of the McNaughton Drive Rural Living area and should be zoned Rural Living. The size, existing vegetation and topography is unsuitable for commercial agricultural use.

**164 Hardys Road, Penguin –**

This property is 15.81ha in area and is located to the immediate west of the existing Rural Living zoned area at Hardys and Isaacs Roads. The lot is gently undulating and mainly cleared pasture with some pockets of uncleared native bushland around its perimeter. Soil classification is principally class 2–3. Development on the lot comprises a single dwelling and farm-related outbuildings. Access to the land is gained from a 28m wide frontage to Hardys Road.

The case for rezoning is its abutment to the Isaac Road Rural Living area, suitability of the land for residential development, lack of water, (apart from a small waterhole), relatively small size restricting rural development and lack of any development hazards. Due to the topography and existing residences, adjoining rural areas will not be fettered.

The land area has potential for smaller lot subdivision and should be zoned Rural Living.

**Recommendation**

- 1 That Rural Living zoned areas contained in the IPS and listed as being subject to a Site Area of 4,000m<sup>2</sup>, be rezoned to Low Density Residential, as follows:

Leith: North and south of the Bass Highway
East Ulverstone: Merinda Drive, Kimberleys Road, Gumnut Place, Froms Road and Waverley Road
West Ulverstone: Knights Road, Bladen-Lee Crescent, Levenview Court, Grange Court, Brockmarsh Place, Maxwell Street, Reid Street and 13 Ellis Street

- 2 The remaining sites currently zoned Rural Living in the IPS be zoned Rural Living A, as follows:

Heybridge: Allegra Drive, Linton Avenue
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Penguin: Ironcliffe Road, Leatherwood Drive, Crawford Road, Isaac Road, Hardys Road, Dial Road, White Hills Road and Allens Road
West Ulverstone: Penguin Road, Robertsons Road, Rockliffs Road, Blackwood Road, Olivers Road
Medici Drive, Preston Road, Shauren Drive, Isandula Road, Hilltop Avenue, McNaughton Drive, Brookvale Road and Castra Road
Ulverstone: Maskells Road
Turners Beach: Bienefelts Road
Forth: Kindred Road
Kindred: Pegarah Drive and Farquhar Place

- 3 The following sites approved by the Council for rezoning to Rural Living on 20 November 2017, be rezoned to Rural Living A.

Gawler: 151 West Gawler Road, 153 West Gawler Road, 159 West Gawler Road and 165 West Gawler Road
Ulverstone: 21 Blue Wren Lane and Castra Road (CT152582/1)
Turners Beach: 69 Stubbs Road, 71 Stubbs Road, 105 Stubbs Road, 107 Stubbs Road, 123 Stubbs Road and 135 Stubbs Road
Forth Lot 1, Wilmot Road

- 4 The following sites identified for assessment by the Council at its workshop on 25 September 2017, should be rezoned to Rural Living A:

Turners Beach: 261 Stubbs Road and 275 Stubbs Road
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- 5 The following sites identified for assessment by the Council at its workshop on 25 September 2017, should be rezoned to Rural Living D:

Turners Beach: 270 Stubbs Road, 298 Stubbs Road, Lot 2, Stubbs Road, Lot 4, Stubbs Road and 362 Stubbs Road
Gawler: 261 Top Gawler Road, 3 McNaughton Drive, CT154473/1
Penguin: 164 Hardys Road

- 6 The following sites requested by landowners for assessment for rezoning, not be rezoned from Rural Resource to Rural Living:

Gawler: 209 Top Gawler Road and 159 Top Gawler Road
North Motton: Harveys Road area – approximately 700ha comprising 30 lots

### **Low Density Residential**

Areas currently zoned Rural Living under the Interim Planning Scheme at Leith – north and south of the Bass Highway, East Ulverstone – Merinda Drive, Kimberleys Road, Gumnut Place, Froms Road and Waverley Road; and West Ulverstone – Knights Road, Bladen–Lee Crescent, Levenview Court, Grange Court, Brockmarsh Place, Maxwell Street, Reid Street and 13 Ellis Street, are proposed to be rezoned Low Density Residential. The Zone Purpose Statement is considered to have a greater level of consistency with the above areas than the Zone Purpose Statement for Rural Living because the areas are more residential in character and form than Rural Living, which in contrast, provides for residential use in a rural setting.

### **Rural Living**

The existing IPS contains numerous locations currently zoned Rural Living. It is proposed that, apart from the properties to be rezoned Low Density Residential (above) that all other land currently zoned Rural Living be rezoned Rural Living A in the new Scheme.

In addition, there are 20 properties at Gawler, Blue Wren Lane and Castra Road, Stubbs Road and Forth which are proposed for Rural Living A or D zoning.

### **Village**

The townships of North Motton, Sprent and South Riana are currently zoned Village in the IPS.

The Zone Purpose Statements in the IPS and SPP are similar in that they provide for small rural centres with a mix of residential, community services and commercial activities.

It is proposed that the currently defined Village zone areas in each settlement to also be zoned Village under the new Scheme. It is also proposed that the central area of the Riana settlement be zoned Village as it is zoned Rural Resource under the IPS.

Riana township is a small settlement with a centre that includes various uses including a primary school, a general store/post office, housing, a recreation ground and a community hall. Riana is a similar size and within the same functional level as the other settlements zoned Village, i.e. Sprent, North Motton and South Riana.

### **Local Business**

The commercial areas of Penguin and West Ulverstone, plus five individual sites at Turners Beach north and south of the Bass Highway (three), Gawler and Penguin, are currently zoned Local Business. Each location is suitable for business, retail, administrative, professional community and entertainment functions.

The Zone Purpose Statements of the IPS and SPP are similar in that they provide for business, retail, administrative, professional, community and entertainment functions to meet the needs of a local area.

Local Business zoned areas of the IPS are zoned Local Business in the new Scheme, plus two lots in Hobbs Parade have been zoned from Commercial to Local Business.

There is no obvious demand for additional land to be zoned for Local Business purposes.

### **General Business**

It is proposed to zone the existing General Business zoned areas in Ulverstone to General Business in the new Planning Scheme. The Zone Purpose Statements of the IPS and the SPP are similar in that they are intended to provide for business, administrative, professional, community and entertainment functions within Tasmania's main suburban and rural centres.

It is appropriate the General Business zoned areas of the IPS also be zoned General Business in the SPP.

Previously the Council commissioned an Urban Design Guidelines report. Some elements of that report were included in the IPS. These design elements are still considered appropriate to be included in the Planning Scheme through a Specific Area Plan section.

### **Commercial**

The Commercial zone is proposed to be used in the new Scheme. The Zone Purpose Statements of the IPS and SPP are similar in that they are intended to accommodate large floor area retailing, storage and warehousing involving large floor and/or site and high levels of vehicle access and parking. Existing Commercial zoned areas to be zoned Commercial under the SPP.

### **Open Space**

The Open Space zone is to provide land for passive recreation and natural or landscape amenity and other compatible uses. As the zone provisions are similar in both the SPP and

IPS, the Open Space zone has been transferred from the IPS into the draft Scheme. No rezoning of new areas has occurred.

### **Recreation**

The Recreation zone is to provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities. Complimentary uses are permitted and new recreational uses should not cause unreasonable impacts on adjacent sensitive uses.

Generally the Recreation zone in the IPS has been transferred across into the draft Scheme. No rezoning of new areas has occurred.

### **Landscape Conservation**

The Landscape Conservation zone is to provide for the protection, conservation and management of landscape values. The zone allows some uses that do not adversely impact on conservation or landscape values such as a qualified single residence.

The zone is not used in the existing IPS but is proposed for the zoning of 12 residential properties on Penguin Road currently zoned Environmental Management and the small but steep embankment which provides a coastal backdrop to the Penguin urban area.

### **Environmental Management**

The Environmental Management zone is to:

- . provide for the protection, conservation and management of land with significant ecological, scientific, cultural and scenic value.
- . allow for compatible use or development where it is consistent with:
  - (a) the protection, conservation and management of the values of the land; and
  - (b) applicable reserved management objectives and objectives of reserve management plans.

The zone has been largely transferred across from the existing IPS. It includes the coastal reserve which is supported by the State Coastal Policy and the areas reserved as a park controlled by the Crown.

The areas which contain houses such as the coastal area near Penguin which are currently zoned Environmental Management have been zoned Conservation Living.

The IPS currently uses the zone for management of areas with ecological value. The Zone Purpose Statements of the existing IPS and the SPP are similar in that they are both intended to protect, conserve and manage land with significant ecological, scientific, cultural or scenic value.

There are some differences in the use tables between the IPS and SPP. The SPP lists a range of uses (including residential) as Permitted where the use is for reserve management staff or

an authority under the *National Parks and Reserved Land Regulations 2009* or approved by the Director of Lands.

A review of uses and their status under the use table for land currently zoned Environmental Management under the IPS indicates there are 12 single dwellings and three caravan parks at Penguin, Ulverstone and Turners Beach, that are likely to be non-conforming uses under the same zone in the SPP. Refer to following Table.

ADDRESS OF ENVIRONMENTAL MANAGEMENT ZONED PROPERTIES	DEVELOPMENT
a) 184 Penguin Road	1 x dwelling
b) 204 Penguin Road	2 x dwellings
c) 404 Penguin Road	1 x dwelling
d) 406 Penguin Road	1 x dwelling
e) 408 Penguin Road	1 x dwelling
f) 410 Penguin Road	1 x dwelling
g) 412 Penguin Road	1 x dwelling
h) 414 Penguin Road	1 x dwelling
i) 508 Penguin Road	1 x dwelling
j) 532 Penguin Road	1 x dwelling
k) 534 Penguin Road	1 x dwelling
l) 650 Penguin Road	1 x dwelling
m) Picnic Point Road, Ulverstone	Caravan Park (Visitor Accommodation)
n) Beach Road, Ulverstone	Caravan Park (Visitor Accommodation)
o) 45 Esplanade, Turners Beach	Caravan Park (Visitor Accommodation)
p) 6 Johnsons Beach Road, Penguin	Caravan Park (Visitor Accommodation)
q) 17A Helen Street, Ulverstone	Parkland
r) 1 and 1A Wharf Road, Ulverstone	Restaurant (Food Services)

Most of these sites are privately owned. There is little likelihood of them reverting to their undeveloped state and/or managed for their environmental values.

The more appropriate land use policy would be to manage the sites and development on them primarily for their visual impact on the coastal landscape. The Environmental Management zone purpose does not reflect this policy. It has a broader intention being to protect, conserve and manage land with significant ecological, scientific, cultural or scenic values.

Other zones which provide an avenue for approval of such development, e.g. as extensions and/or replacements of such uses and buildings, would be Landscape Conservation or Public Open Space. In the Landscape Conservation zone a single dwelling, Visitor Accommodation (particularly caravan parks) and Food Services (<200m<sup>2</sup>) are all Discretionary uses. In the Open Space zone, Visitor Accommodation and Food Services are discretionary uses while a single dwelling is Prohibited.

### **Zoning Proposals**

- (a) It is proposed that each of the 12 single dwellings listed above currently within the Environmental Management zone, be rezoned to Landscape Conservation, for consistency with the Zone Purpose Statements.
- (b) The caravan parks at Picnic Point Road and Beach Road in Ulverstone be rezoned to Open Space, to accommodate them as discretionary uses and for consistency with the Zone Purpose Statements.
- (c) The caravan park at Johnsons Beach Road in Penguin be rezoned to Open Space, to accommodate the facility as a discretionary use, to match the existing adjoining zone, and for consistency with the Zone Purpose Statements.
- (d) The Oc Ling caravan park at Turners Beach be rezoned to Open Space for consistency with the Zone Purpose Statements.
- (e) The land at 17A Helen Street is owned by the Crown and has been mostly developed as parkland, incorporating vehicle parking, walking paths, picnic facilities and a memorial. It is currently zoned Environmental Management but is more closely aligned with the Zone Purpose Statement for the Open Space zone. The land at 17A Helen Street, Ulverstone should be rezoned Open Space.

Another caravan park is situated at Fairway Park in Ulverstone. The land on which it is situated is currently zoned Recreation, within which Visitor Accommodation, including caravan parks, is a discretionary use. There is no cause to rezone this land.

The steep and treed area running along the ridgeline at Penguin currently zoned Environmental Living has also been zoned Environmental Management as the Environmental Living zone no longer occurs. The area is subject to potential landslip and has very limited development potential.

### **Industrial zones**

#### *Background –*

The AEC Group in March 2012 undertook an assessment of available industrial land in the municipal area and developed projections based on a 15–20 year time horizon.

The assessment found that:

- . Manufacturing and employment in Central Coast is closely linked to agricultural activity.
- . Burnie and Devonport with their ports, larger industrial bases and large areas of vacant industrial zoned land are preferred locations for industry.
- . There is a significant net outflow of workers from the Central Coast Local Government Area (LGA) in every industry with the largest outflows in manufacturing, health care and social assistance, transport and warehousing and construction, in that order.
- . The historical trends suggest there is an ever increasing number of workers commuting to work outside the LGA.
- . The majority of lots are 4,000m<sup>2</sup> in area or less, although they comprise only 22% of the total area. The largest lot is 8.8ha occupied by Simplot.
- . There is a scarcity of zoned Industrial land in Central Coast, particularly lots over 1 ha in area.

#### Industrial Zoned Land in 2012

	AREA (HA)	% AREA
<b>Ulverstone</b>		
Occupied land	41.7	65.7
*Vacant land*	8.8 (13 lots)	13.9
<i>Total</i>	50.5	79.7
<b>Penguin</b>		
Occupied land	12.9	20.3
Vacant land	0.0	0.0
<i>Total</i>	12.9	20.3
<b><i>TOTAL</i></b>	<b>63.4</b>	<b>100.0</b>

Source: Council Records

\*Approximately 4.4ha has planning approvals over it, so in reality only 4.4ha over 10 lots is vacant.

#### *Demand –*

The following table from the AEC report indicates the industrial land requirements for Penguin and Ulverstone up until 2031.

It must be noted however that the predictions need to be treated with caution as they were based on population projections which may be flawed and depending on economic factors there is not always a direct correlation between population growth and industrial activity.



Apart from the sale of one parcel of 4.0ha in 2011, the average take up rate of vacant land sales between 2006 and 2011 has been approximately 0.5ha per annum.

### **Additional Industrial Zoned Land requirements**

AREA	CURRENT VACANT LAND (HA)	ADDITIONAL INDUSTRIAL ZONED LAND REQUIREMENTS		
		0-5 YEARS	5-20 YEARS	TOTAL
Penguin	0	5	5	10
Ulverstone	4.4	5	10-15	15-20
<b>TOTAL</b>	<b>4.4</b>	<b>10</b>	<b>15-20</b>	<b>25-30</b>

Source: AEC Group Central Coast Settlement Strategy-Industrial Land Assessment Report 2012

The table indicates there is sufficient supply of industrial zoned land for Ulverstone in the short term but potential for growth in Penguin is extremely limited with only limited vacant land available.

The region also has an insufficient number of vacant lots with a variety of sizes, in particular lots larger than 1ha, this in turn may constrain potential growth and investment in the municipal area.

### *Light Industrial Zone –*

The purpose of the Light Industrial zone is

- (a) to provide for manufacturing, processing, repair, storage and distribution of goods and materials where off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses.
- (b) To provide for use or development that supports and does not adversely impact on industrial activity.

Two areas have been selected for expansion of the Light Industrial zone.

The Penguin Industrial Estate at South Road has limited expansion opportunities but requires a rezoning. The 9.1ha block has a small creek running through it which would need some engineering treatment. Because the area south of South Road includes rural residential type properties, only a Light Industrial zoning would be appropriate. At the moment the industrial area is reasonably well screened with a vegetation buffer along the Bass Highway.

The 9ha area adjacent to Maskells Road at East Ulverstone has been selected for expansion of the zone. It adjoins an existing industrial area. It is flat but drainage needs upgrading and as direct access from the land to the Bass Highway is prohibited, a purpose-built road from Industrial drive is required. Also the junction of Maskells Road and the Bass Highway will need upgrading if it is used.

While there are clear differences in standards used in the two Planning Schemes, none are, by their nature, in conflict with character or development objectives for Light Industrial areas, to

the extent that any additional alternative standards are necessary through, for example, a SAP.

### **General Industrial zone**

The General Industrial zone will apply in the Industrial Drive–Kilowatt Court area in East Ulverstone. Zone Purpose Statements of the IPS and SPP are similar in that they accommodate manufacturing, processing, repair, storage and distribution of goods and materials type activities where there may be impacts on adjacent uses.

There is no proposal to expand the area of General Industrial zoning. Existing General Industrial zoned areas of the IPS will be zoned General Industrial under the SPP.

### **Utilities zone**

The zone is to provide for major utilities installations and corridors and other compatible uses that do not impact on the utility.

There are various major utility installations and corridors throughout the municipal area that should be zoned Utilities in the new Planning Scheme, including Category 1–5 roads, rail lines, reservoirs, sewerage treatment plants and electrical sub–stations.

### **Rural Areas**

The rural areas have been zoned Agriculture and Rural.

The purpose of the Agriculture zone is:

- . To provide for the use or developments of land for agricultural use.
- . To protect land for the use or development of agricultural use by minimising:
  - (a) Conflict with or interference from non– agricultural uses;
  - (b) Non –agricultural use or development that precludes the return of the land to agricultural use; and
  - (c) Use of land for non –agricultural use in irrigation districts.
- . To provide for use or development that supports the use of the land for agricultural use.

#### ***Rural zone –***

The purpose of the Rural zone is:

- . To provide for a range of use or development in a rural location:
  - (a) Where agricultural use is limited or marginal due to topographical, environmental or site or regional characteristics;
  - (b) That requires a rural location for operational reasons;

- (c) Is compatible with agricultural use if occurring on agricultural land;
- (d) Minimises adverse impacts on surrounding uses.
- . To minimise conversion of agricultural land for non-agricultural uses.
- . To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

#### *Allocation Methodology –*

The methodology used to allocate either zone used the following criteria:

- 1 Current agricultural use, e.g. forestry, horticulture, grazing.
- 2 The mapping assessment provided by the State Government.
- 3 Topography.
- 4 Vegetation.
- 5 Land ownership (Crown/private).
- 6 Soils.
- 7 Titles.
- 8 On site field inspections.
- 9 Implementation of the Agricultural Land Policy.
- 10 Private Timber Reserves.
- 11 Rural Settlements zoned Village.
- 12 Mining Leases.

The forestry area, which is extensive in the southern part of the municipal area, has been zoned Rural. The soil types, climate and topography are better suited to forestry compared to the more intensive agricultural crops found on the better coastal soils.

Site inspections/analysis reviewed existing and surrounding use, size of title, ownership of surrounding titles. For example, a relatively small title with a house constructed on it, but divorced from the surrounding prime agricultural operations, was zoned agriculture rather than being spot zoned Rural. The areas were mapped accordingly.

Zone boundaries were usually clipped to the cadastre rather being split across a title boundary.

Areas with a mining lease were zoned Rural.

It is noted the Dial/Blythe Irrigation District covers much of the area.

#### **Landscape Conservation**

In the current Planning Scheme some areas have been zoned Environmental Living. The zone is not included in the SPP and is not used. Generally the zoning of areas that are currently zoned Environmental Living, that are limited, are proposed to be zoned Landscape Conservation.

## Zones Not Used

The following zones were not used:

ZONE	REASON NOT USED
Inner Residential	No higher density areas proposed.
Urban Mixed Use	No mixed use areas comprising residential and commercial uses identified or proposed.
Central Business	Ulverstone and Penguin are not identified higher order business and administrative centres such as Devonport and Burnie.
Major Tourism	No large scale tourist facilities which include a range of use and development have been identified or proposed.
Port and Marine	No major port and marine activity exists or proposed in the municipality.
Future Urban	Residential zoned areas are sufficient areas for expected population growth demands.

## Codes

The SPP lists the following Codes:

CODE	COMMENTS
Signs	Applies but no mapping requirements.
Parking and Sustainable Transport	Applies, and a precinct plan for the Ulverstone and Penguin CBDs has been proposed in accordance with C 2.7.1 A1.
Roads and Railway Assets	
Electricity Transmission Infrastructure Protection	Transmission lines are mapped.
Telecommunications	Applies but no mapping is required.
Local Historic Heritage	Not used. The protection of listed buildings relies on State legislation. No trees or sites are listed.
Natural Assets	See following discussion.
Scenic Protection	Not used as no areas identified.

Attenuation	No mapping required.
Coastal Erosion Hazard	Map included.
Coastal Inundation Hazard	Map included.
Flood Prone Hazard	Map included.
Bushfire Prone Areas	Areas mapped by State Fire Service.
Potentially Contaminated Land	
Landslip Hazard	State map to be included.
Safeguarding of Airports	Not used as no airport impacted.

#### *Natural Values Code –*

The specified requirements for the Code include maps for Waterways and Coastal Protection and Priority Vegetation Areas to be included in the LPS.

The State has provided an overlay map with protection areas delineated in accordance with the prescriptions for various stream classes, defined under waterway and coastal protection area. Must include:

- . threatened native vegetation communities as identified in TASVEG Version 3 (DPIPWE); and
- . threatened fauna and flora data from the Natural Values Atlas.

Variations are permitted if local assessment concludes the data is incorrect.

The Councils in the North West Region have engaged Rod Knight of Natural Resource Management Pty Ltd to provide an appropriate map.

#### **Special Area Plans**

The only changes made to the current Special Area Plans (SAPs) in the IPS is that a section of the Turners Beach Specific Area Plan be amended, a Special Area for the Ulverstone CBD be incorporated, and the Ulverstone Wharf SAP be removed. It is proposed that both the Forth Specific Area Plan and the Penguin Area Plan be included in the draft LPS without amendment.

#### **Ulverstone Wharf SAP**

The Ulverstone Wharf SAP was included in the existing IPS because at the time the ownership of the area was being transferred from the Crown to the Council which had well advanced plans to extensively redevelop the area into a community space with associated facilities such as a restaurant, car park and open space areas. The area has now been developed and the uses now established. The proposed zoning is General Business. Furthermore, by owning the area the Council has extensive control over future uses and development. The Council submits the overlay is now redundant and should be removed.

## Turners Beach Specific Area Plan

In November 2016 the Council was advised of a difficulty with Visitor Accommodation under the Turners Beach Specific Area Plan, whereby such a use is Discretionary where it is a Bed and Breakfast. A Bed and Breakfast is defined as being part of a dwelling. Consequently, self-contained holiday units were Prohibited.

The restriction was harsher than the provisions of the 2005 Planning Scheme, within which Tourist Accommodation was a Permitted use. The Council considered the SAP provision to be overly restrictive and not consistent with the area's historical role as a holiday settlement. It argued for the SAP to be amended by removal of the Use Table in the SAP, through the urgent amendment provisions of the Act. The use table provisions of the Low Density Residential zone of the IPS would apply instead, wherein Visitor Accommodation is a Permitted use if in a building and up to 16 people.

The urgent amendment process was not supported by the Commission. Instead, it suggested that the Council consider draft amendment provisions to remove the use table from the SAP. The Commission's view was that this process would enable the public interest to be tested and ensure consistency with Interim Planning Directive 2 – Visitor Accommodation.

The proposition now being put is that the Turners Beach SAP be amended by deletion of the Use Table and that uses be assessed against the Use Table for the General Residential zone.

It has, above, been recommended that the Turners Beach area be rezoned General Residential. Under the Use Table of the General Residential zone in the SPP, Visitor Accommodation is a Permitted use. There is no difference or disadvantage in the Use Tables of the General Residential and Low Density Residential zones and the status of Visitor Accommodation in the SPP.

It is submitted the Turners Beach SAP be amended by deletion of the Use Table and replacement with the following text.

### F4.0 Turners Beach Specific Area Plan

#### F4.1 Purpose of Specific Area Plan

The purpose of the Turners Beach Specific Area Plan is to provide a framework to guide the future development of Turners Beach.

#### F4.2 Local Area Objectives

The objectives of the Turners Beach Specific Area Plan are to –

Local Area Objectives	Implementation Strategy
(a) protect and conserve existing native flora and fauna in a natural state; (b) identify areas vulnerable to coastal inundation by the sea; (c) retain access to the foreshore in a manner that is not disruptive to natural processes; and (d) maintain and enhance opportunity for visual outlook to the sea and coastal landmarks.	Implementation is in accordance with the requirement in Clause 8.10.2 to have regard to the purpose of the zone in determining a permit for a discretionary use.

### F4.3 Desired Future Character Statements

Desired Future Character Statements	Implementation Strategy
<b>Turners Beach</b>	
<p>Development at Turners Beach –</p> <ul style="list-style-type: none"> <li>(a) retains an eclectic mix of housing styles at suburban density and with characteristic building setbacks to the street;</li> <li>(b) provides for new residential development in waterfront locations of a scale and appearance to nestle within the landscape;</li> <li>(c) involves buildings that are typically one or two storeys high, oriented to the frontage, and separated from the frontage and internal site boundaries;</li> <li>(d) allows commercial buildings to the frontage;</li> <li>(e) employs low, transparent fencing and vegetation to define the frontage; and side and rear boundary fencing that is unobtrusive in terms of colour and material;</li> <li>(f) typically treats the frontage setback for garden and landscape purposes;</li> <li>(g) use measures such as split-level building design or broken form to minimise the scale and bulk of new buildings and additions to existing buildings;</li> <li>(h) use increased setback distances to minimise any potential privacy loss from buildings that are higher than neighbouring dwellings;</li> <li>(i) protect and manage street trees and remnant vegetation to complement and create view corridors in residential areas;</li> <li>(j) retain the generally informal character of the residential area north of the Bass Highway through appropriate street planting, narrowing of streets, and use of swale drains;</li> <li>(k) limit commercial activity to home occupation and local convenience retail;</li> <li>(l) retain sand dunes at the natural beach profile; and provide access through the dunes only at specific and formalised locations;</li> <li>(m) manage the environmental significance of the Forth estuary area to retain the Eucalypt forest and under-storey; and</li> <li>(n) restrict new development on sand dunes and the Forth estuary to minor and low impact facilities such as toilets, change rooms and car-parking, of a size to minimise loss of vegetation and visual quality.</li> </ul>	<p>Implementation is in accordance with the requirement in Clause 8.10.2 to have regard to the purpose of the zone in determining a permit for a discretionary use.</p>

#### F4.4 Application of this Code

The Plan applies to the area of land designated as the Turners Beach Specific Area Plan on the planning scheme map.

#### F4.5 Use Table

There is no Use Table.

#### F4.6 Use Standards

There are no Use Standards.

#### F4.7 Development Standards

##### F4.7.1 Building Height

Objective:	
Building height –  (a) minimises over-shadowing of adjoining sites; (b) protects privacy of adjoining dwellings; and (c) protects view lines.	
Acceptable Solutions	Performance Criteria
<b>A1</b>  Building height must not be more than 5.5m	<b>P1</b>  Building height must not be more than 7.5m having regard for –  (a) likelihood for overshadowing of a habitable room or an area of private open space in a dwelling on the site or adjacent land if the resultant period of sunlight is less than 3 hours between 9:00am and 5:00pm on 21 <sup>st</sup> June;  (b) likelihood for direct overlooking from a window in a building with a finished floor level more than 1.0m above natural ground level to a habitable room or private open space area in a dwelling on a site or on adjacent land;  (c) relationship between appearance and design characteristics of the buildings and any buildings on adjacent land;  (d) apparent building height when viewed from a frontage road and adjacent land in another zone;



	<p>(e) effect of the slope and orientation of the site and adjacent land on apparent building height;</p> <p>(f) effect and durability of screening to attenuate impact of the building to view from a frontage road or from adjacent land in another zone.</p>
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#### F4.7.2 Vegetation Management

<b>Objective:</b> Vegetation is managed in a sustainable manner.	
Acceptable Solutions	Performance Criteria
<b>A1</b> There must be no clearing or conversion of vegetation within the littoral, riparian and road reserves	<b>P1</b> Clearing and conversion of vegetation within a littoral, riparian or road reserve must – <ul style="list-style-type: none"> <li>(a) not adversely impact on the dune and ecosystem;</li> <li>(b) form part of approved works under a planning permit for the site;</li> <li>(c) be required to provide access to a beach or river; or</li> <li>(d) be for rehabilitation works.</li> </ul>

#### F4.7.3 Landscaping

<b>Objective:</b> The front of a house is landscaped.	
Acceptable Solution	Performance Criteria
<b>A1</b> Other than for an internal lot, not less than 50% of the site area between the frontage and a building containing a dwelling must be landscaped with not less than grass.	<b>P1</b> There are no performance criteria.

#### F4.7.4 Beach Access

<b>Objective:</b>  Access to the beach or Forth River is controlled to minimise damage to the ecosystem.	
Acceptable Solutions	Performance Criteria
<b>A1</b>  New vehicular or pedestrian accesses to the beach or Forth River must not be created.	<b>P1</b>  Access to the beach or Forth River must –  (a) be required to rationalise and reduce the number of existing accesses; and  (b) not adversely impact on the coastal dune or river bank ecosystem.

#### Ulverstone CBD Special Area Plan

##### *Background –*

The SPP contains various urban design provisions, intended to establish and maintain a traditional development form in regional centres. However the provisions are general and do not take account of more detailed townscape characteristics of Ulverstone. As such there is a risk that such elements and specific character of Ulverstone could be lost through insensitive or inappropriately designed buildings.

Additional standards are included in the 2013 Central Coast Planning Scheme and were derived from the *Urban Design Guidelines for Ulverstone*, 2009 prepared by GHD. These provisions have been included in the draft Scheme as a Specific Area Plan as it was the only mechanism to include them.

The following is the draft SAP for inclusion.

#### F5.0 Ulverstone CBD Specific Area Plan

##### F5.1 Plan Purpose

The purpose of the Ulverstone CBD Specific Area Plan is to:

- F5.1.1 Ensure that the distinguishing form and character of the Ulverstone central business area is conserved.

##### F5.2 Application of this Plan

- F5.2.1 The Specific Area Plan applies to the area of land designated as Ulverstone CBD Specific Area Plan on the overlay maps and in Figure 5.1.

### F5.3 Local Area Objectives

#### F5.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
(a)	The General Business zone	Development to respect and reinforce the characteristic urban design elements of the Ulverstone CBD, including height, siting, scale, massing, orientation, fenestration and building entry.
(b)	The General Business zone	Development to provide a high level of amenity, particularly weather protection for pedestrians, in higher pedestrian volume areas.

### F5.4 Definition of Terms

There are no separately defined terms in this Specific Area Plan.

### F5.5 Use Table

There is no Use Table used in this Specific Area Plan.

### F5.6 Use Standards

There are no Use Standards used in this Specific Area Plan.

### F5.7 Development Standards for Buildings and Works

#### F5.7.1 Building height

<b>Objective:</b>	To ensure that buildings are of characteristic height and in sympathy with the typical form and scale of buildings in the Ulverstone central business area.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> The maximum height for buildings is 10m.		<b>P1</b> Building height must –  (a) minimise likelihood for overshadowing of a habitable room or a required area

	<p>of private open space in any adjacent dwelling;</p> <p>(b) minimise the apparent scale, bulk, massing and proportion relative to any adjacent building;</p> <p>(c) be consistent with the streetscape; and</p> <p>(d) respond to the effect of slope and orientation of the site.</p>
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#### F5.7.2 Awnings

<b>Objective:</b>	To ensure that commercial buildings in the Ulverstone central business area provide suitably designed and dimensioned awnings over footpaths that are characteristic of, and in sympathy with the typical form and scale of awnings in the street and the provision of pedestrian amenity.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	A building constructed to the street edge must have an awning of not less than 3m width cantilevered or suspended over the adjoining footway within a road or footpath for the full width of the frontage of the building.	<b>P1</b> A building façade must be in sympathy with the streetscape and provide adequate weather protection for the comfort of the public.

#### F5.7.3 Building setbacks

<b>Objective:</b>	To ensure that buildings are of characteristic siting and in sympathy with the typical form and scale of buildings in the Ulverstone central business area.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Buildings in Reibey Street must have zero setback from the frontage.	<b>P1</b> Buildings must be the dominant feature of the frontage.
<b>A2</b>	Buildings in Victoria Street between Wongi Lane and Patrick Street and in King Edward Street between Grove and Patrick Streets must have a zero setback from the frontage.	<b>P2</b> Buildings must be the dominant feature of the frontage.

<b>A3</b> Buildings in Victoria Street between Wongi Lane and Patrick Street and in King Edward Street between Grove and Patrick Streets must have the main pedestrian entrance located at the frontage.	<b>P3</b> Buildings must provide an active pedestrian frontage.
<b>A4</b> A building constructed to the street edge must have an awning of not less than 3m width cantilevered or suspended over the adjoining footway within a road or footpath for the full width of the frontage of the building.	<b>P4</b> A building must provide adequate weather protection for the comfort of the public.

#### F5.7.3 Parking and loading areas

<b>Objective:</b>	To ensure that the principal presentation of a commercial property to the street in the Ulverstone central business area is the building façade and that on-site servicing areas are suitably and adequately screened.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> External car parking and loading areas must be located behind the primary frontage elevation of the building.	<b>P1</b> An external car parking and loading area must – <ul style="list-style-type: none"> <li>(a) not dominate the architectural or visual features of the site;</li> <li>(b) be consistent with the streetscape;</li> <li>(c) be required as the result of a constraint on development on the site, including lot size, shape and orientation, slope and topography; and</li> <li>(d) employ appropriate design measures to attenuate the appearance of parking and loading areas to a frontage and from adjacent land.</li> </ul>

#### F5.8 Development Standards for Subdivision

There are no Development Standards for subdivision used in this Specific Area Plan.

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Other than for an internal lot, not less than 50% of the site area between the frontage and a building containing a dwelling must be landscaped with not less than grass.</p>	<p><b>P1</b></p> <p>There are no Performance Criteria.</p>

# Local Provisions Schedule

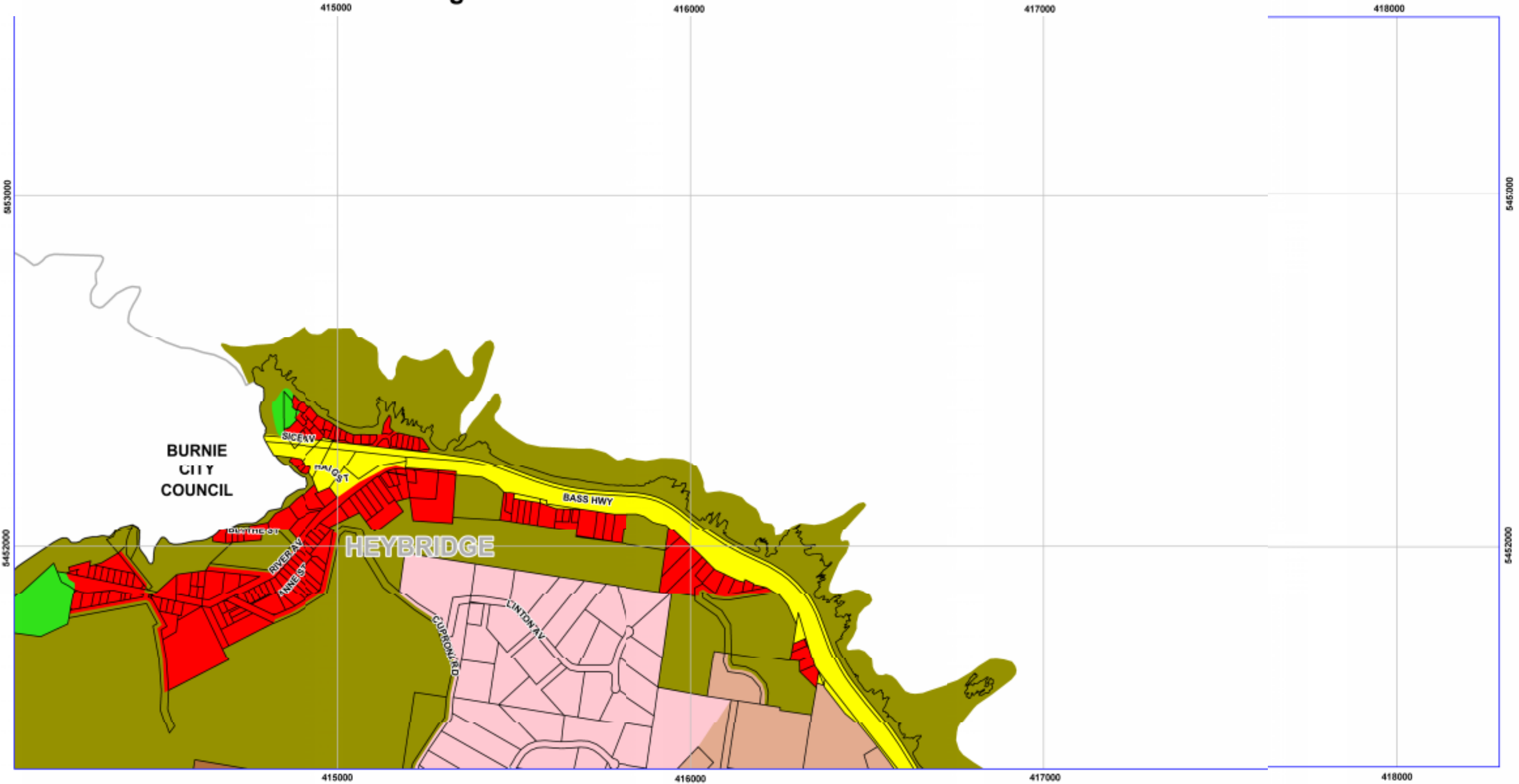
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# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

8.0 General Residential	17.0 Commercial	26.0 Utilities
10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

## Map 1 of 21

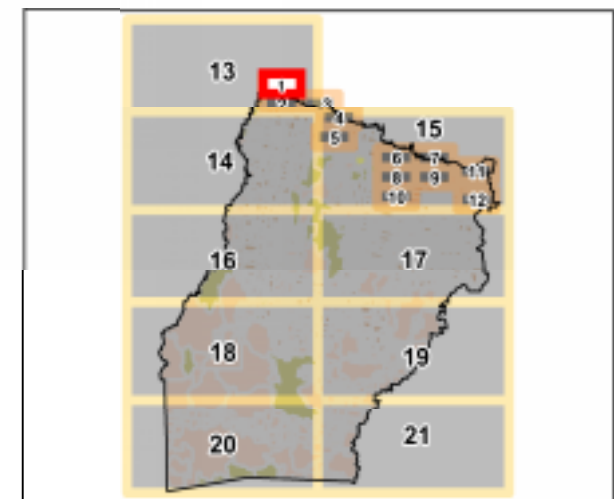


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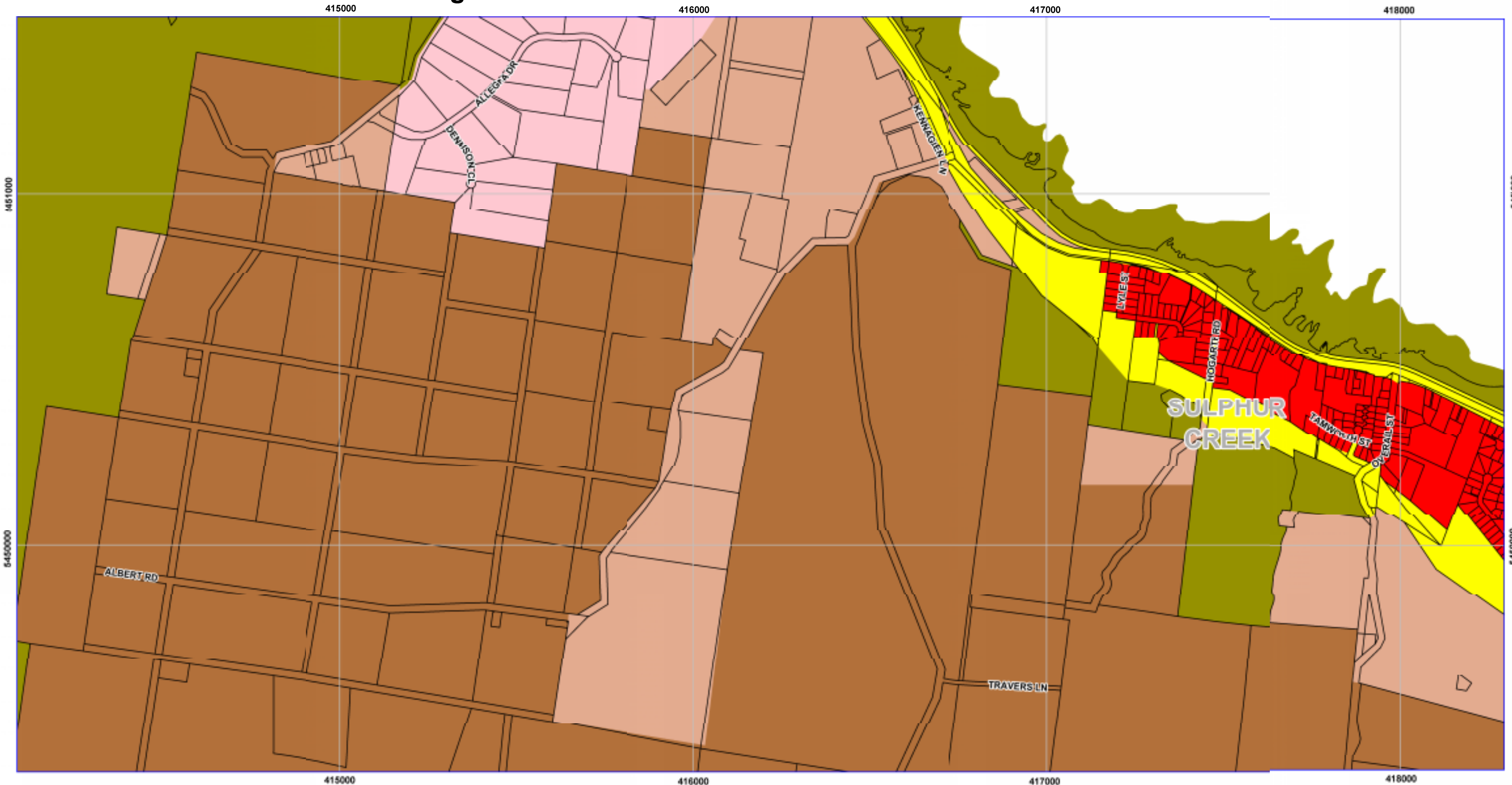


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Print Date: 03/07/2018



# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



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## Map 2 of 21

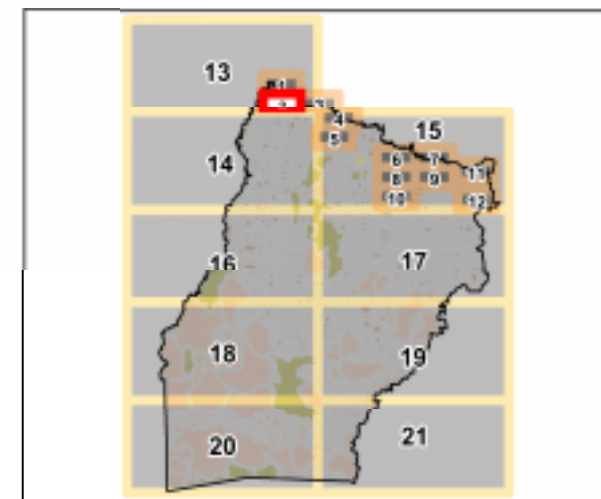


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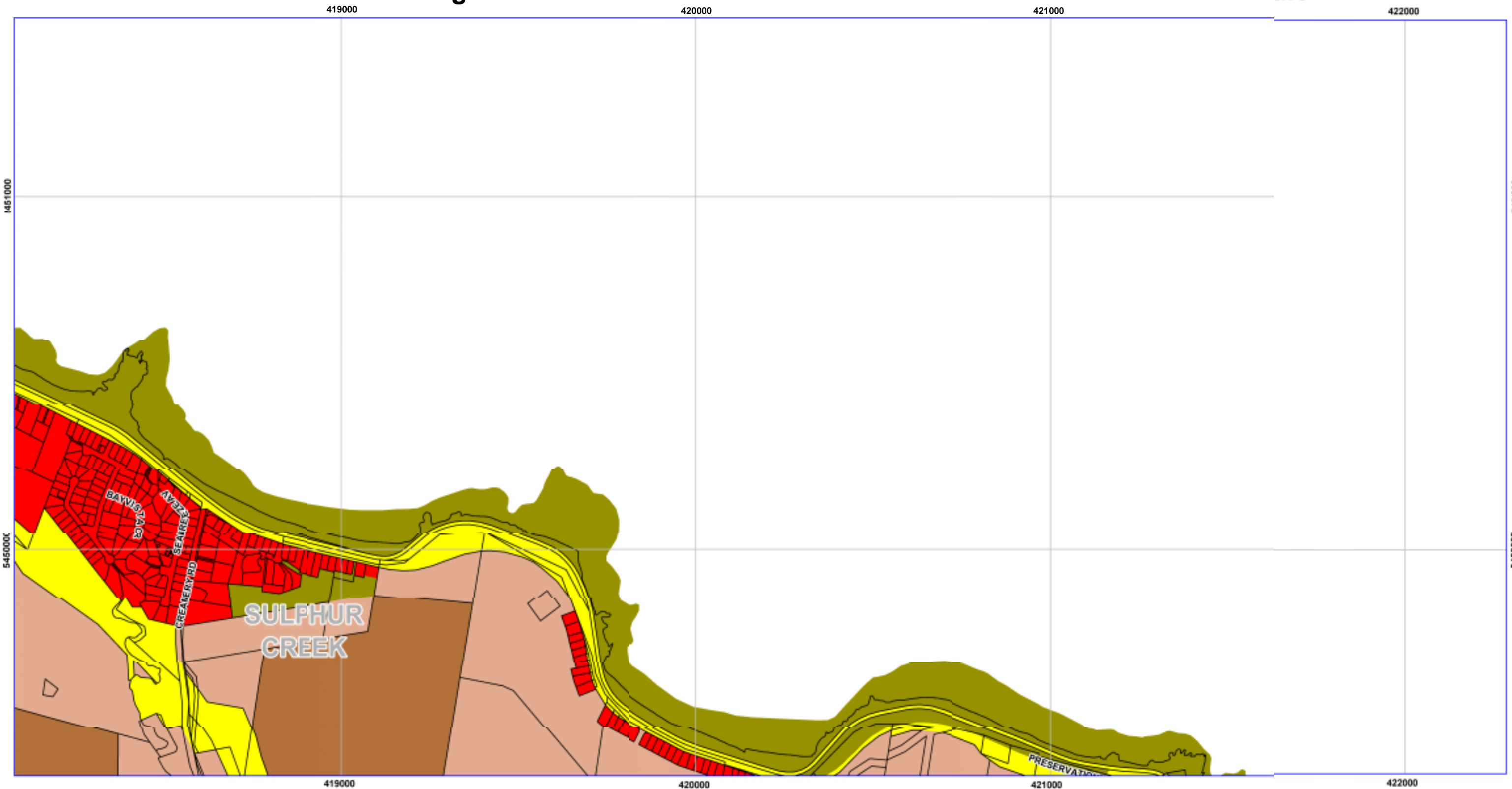


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## Map 3 of 21

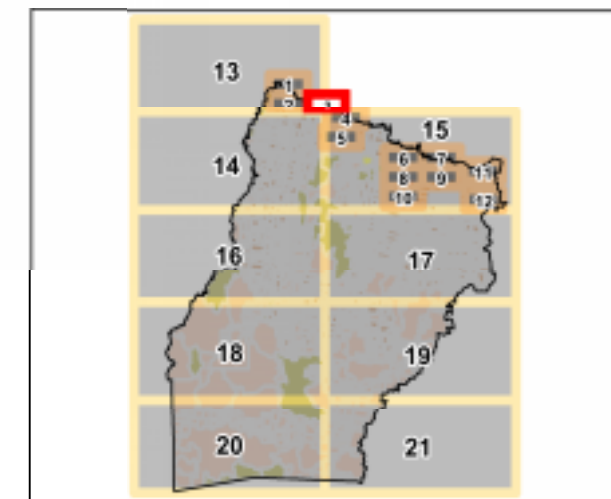


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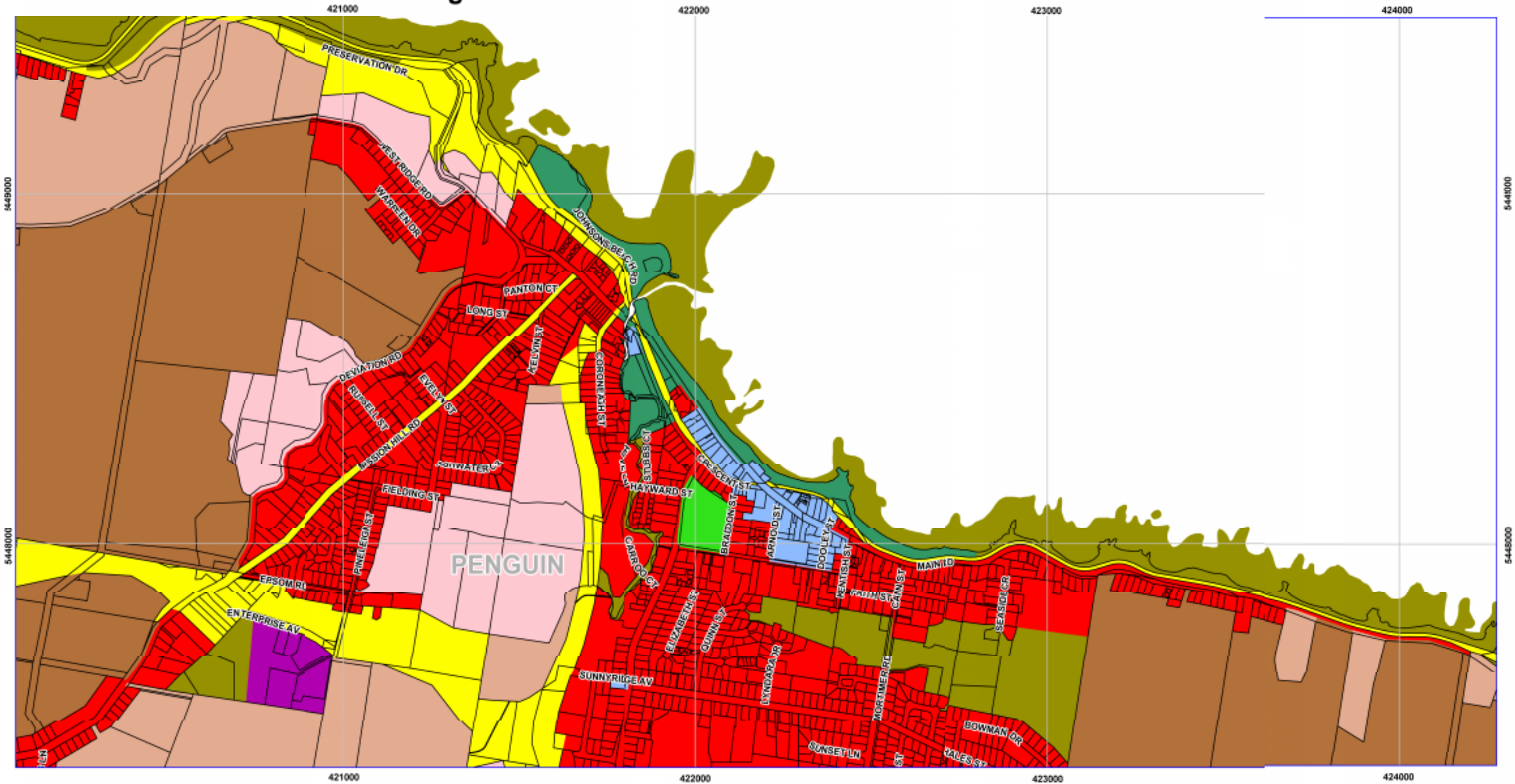
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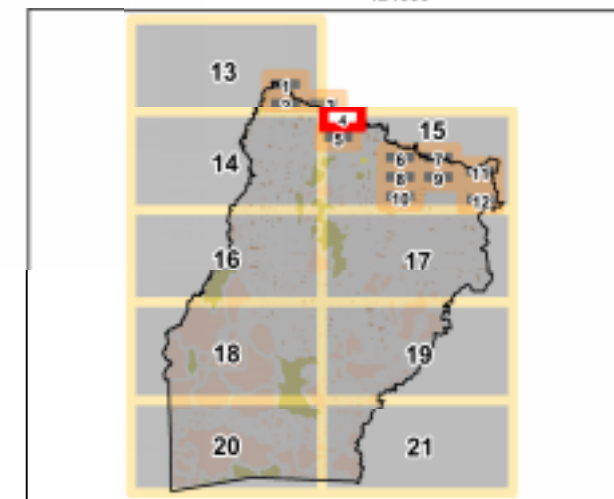
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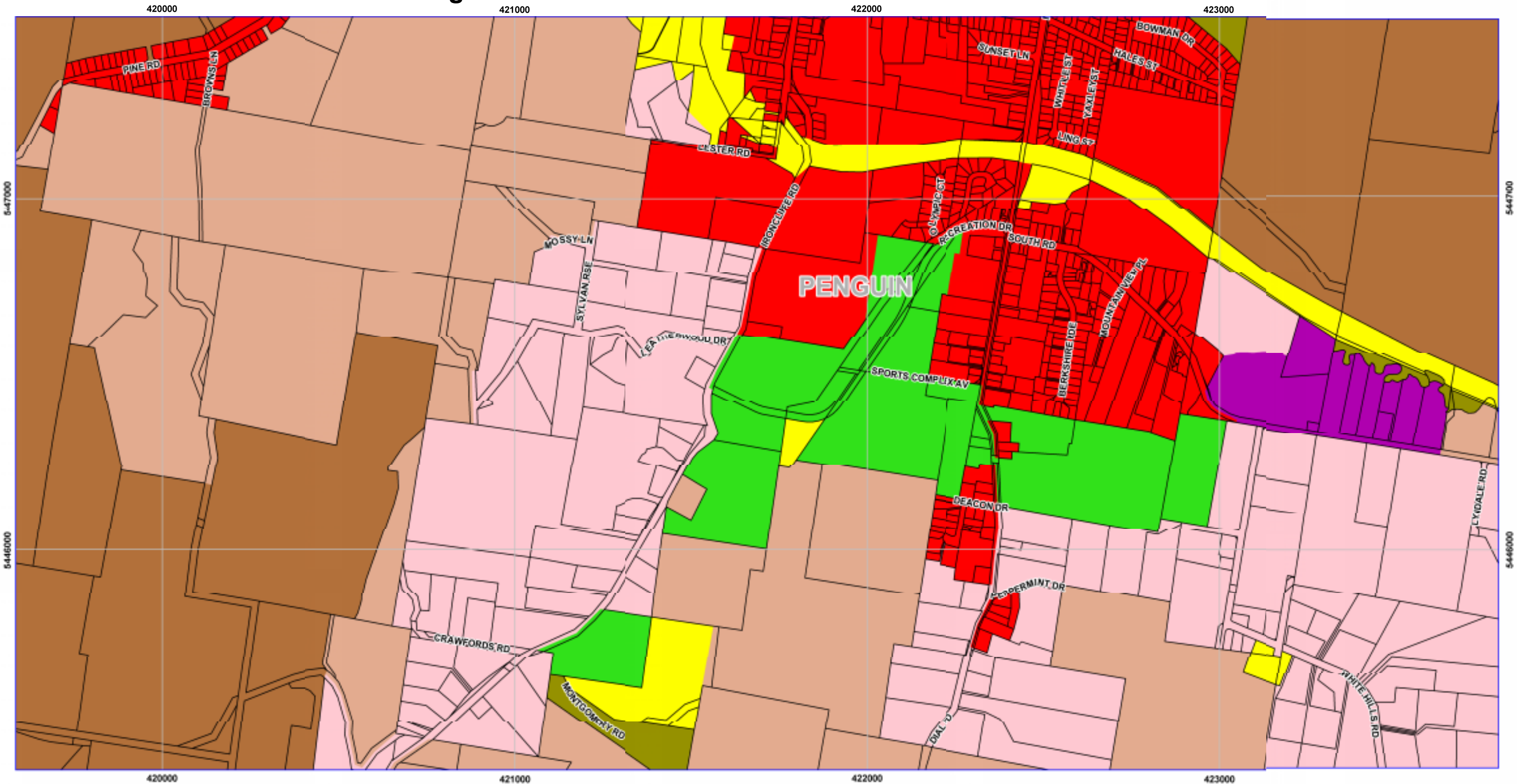
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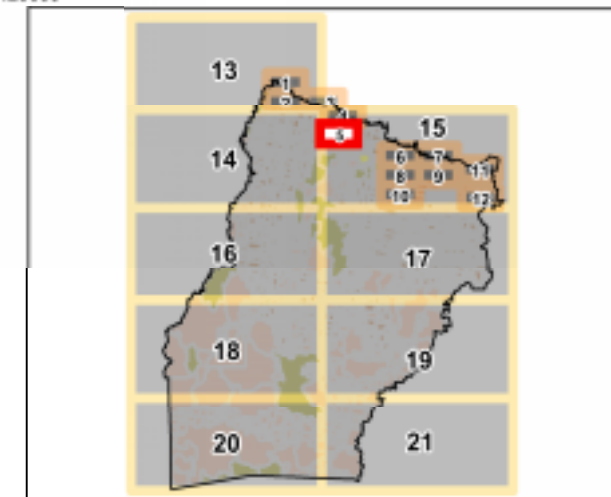
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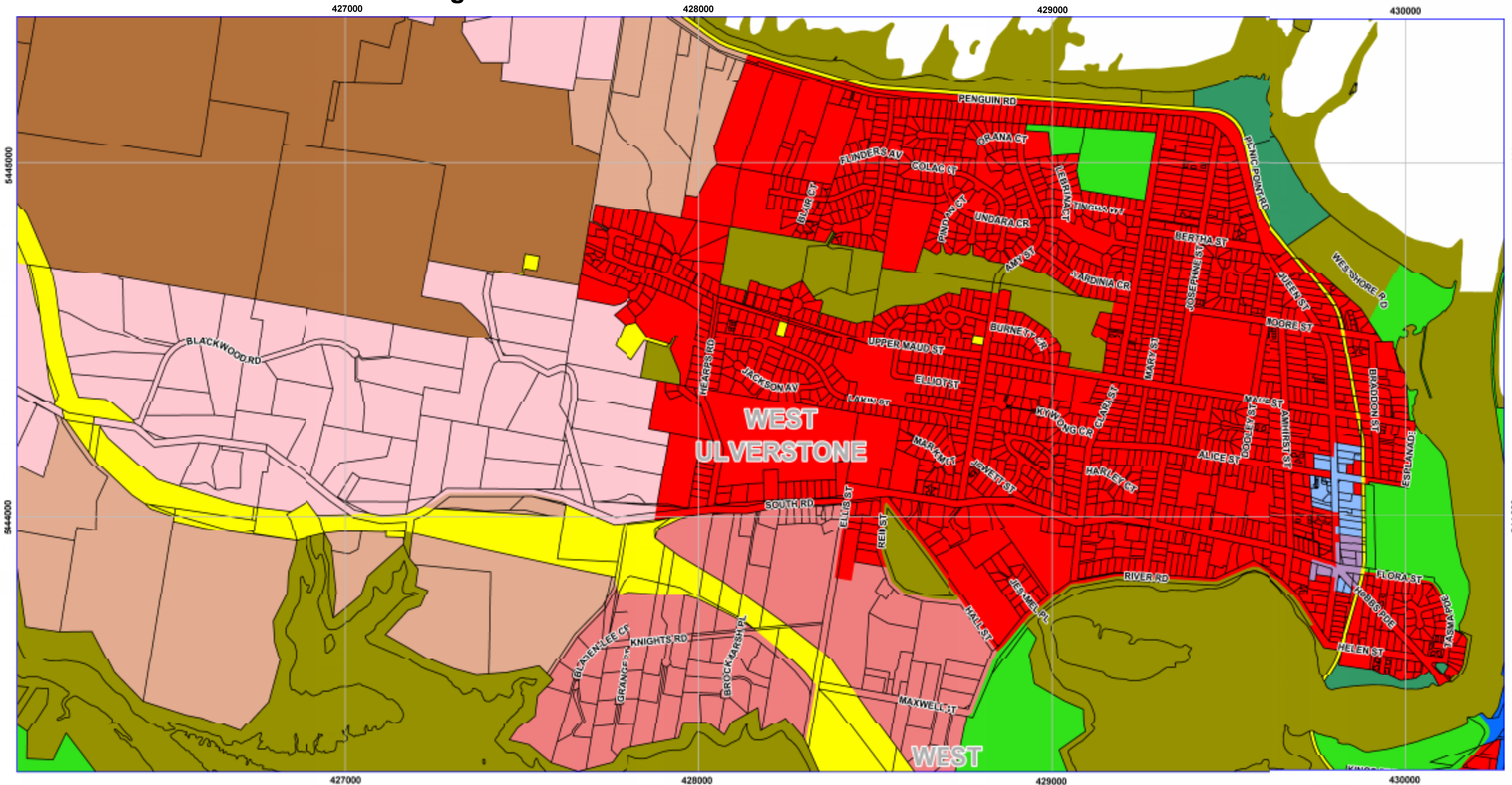
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# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

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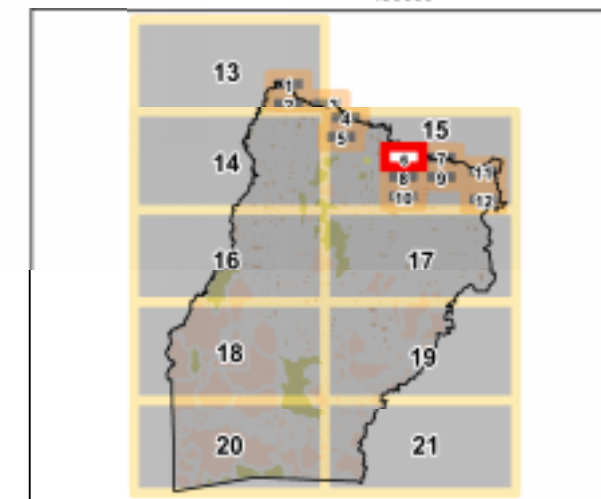
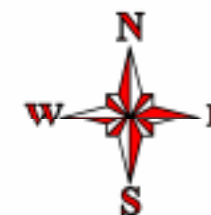
## Map 6 of 21



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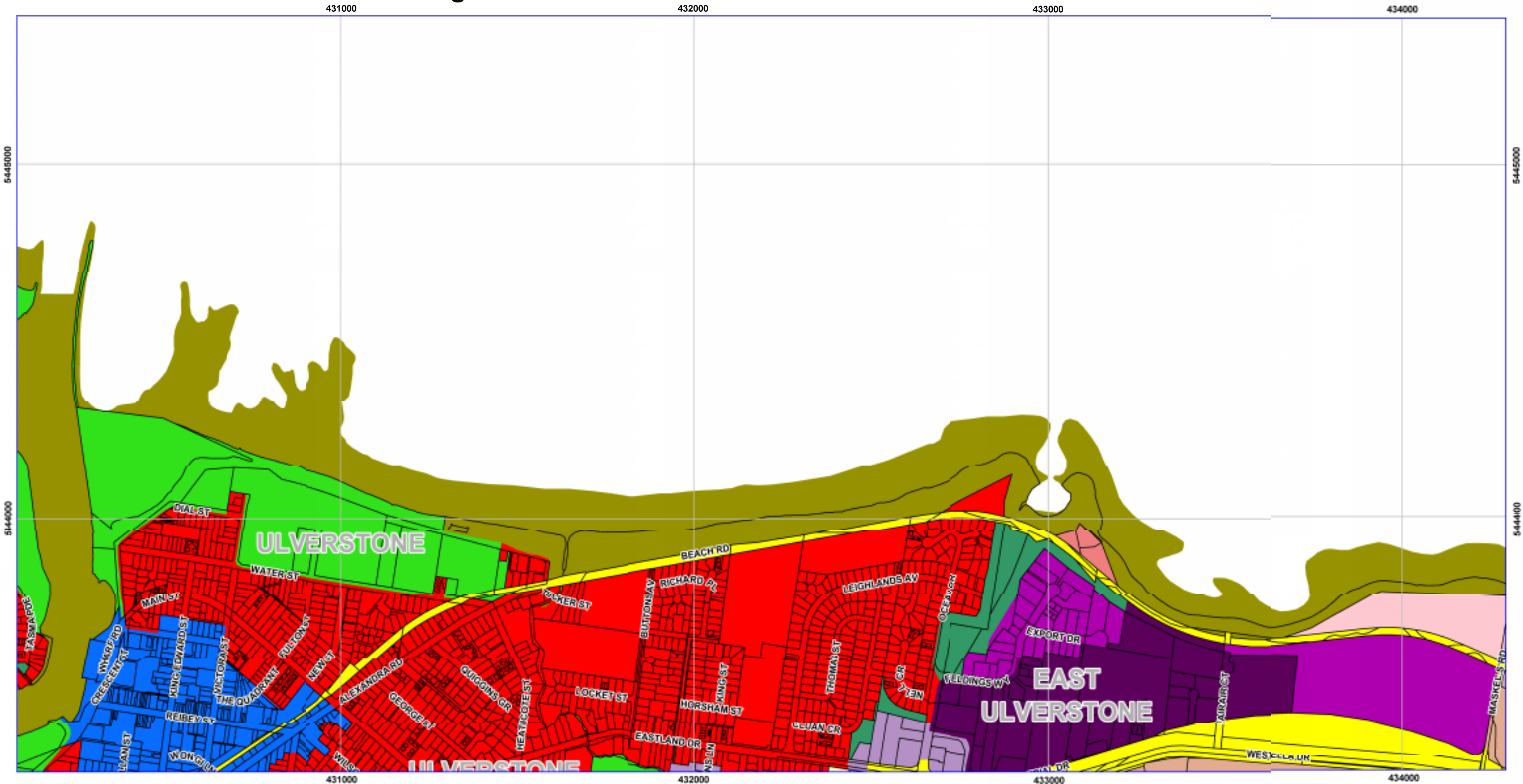
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Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 25/06/2018





# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

8.0 General Residential	17.0 Commercial	26.0 Utilities
10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

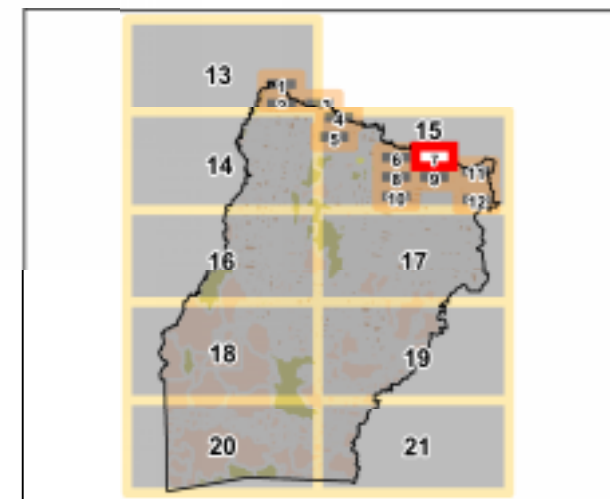
## Map 7 of 21

0 500 m

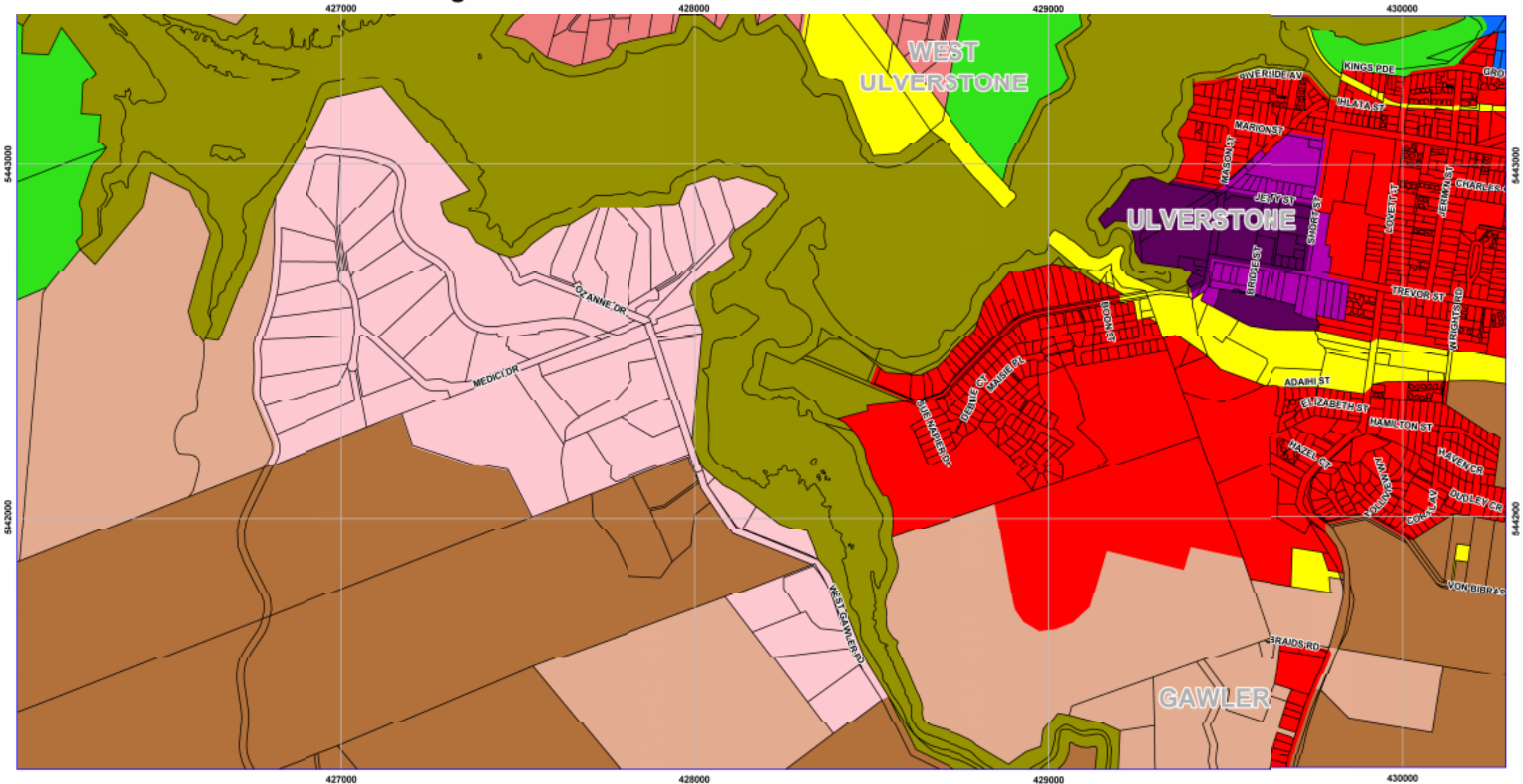
Coordinate System: GDA 94 MGA Zone 55

Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

8.0 General Residential	17.0 Commercial	26.0 Utilities
10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

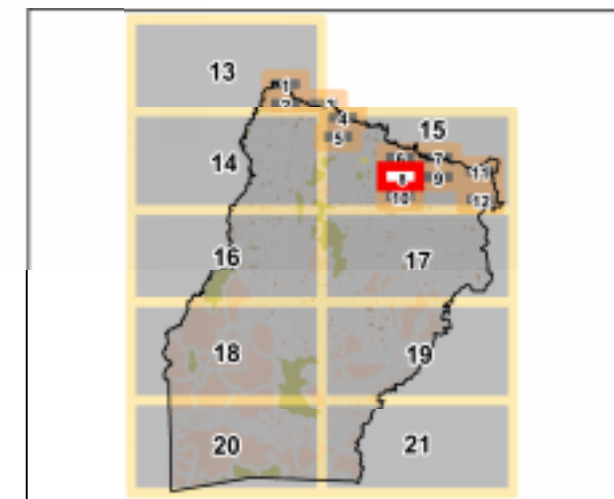
## Map 8 of 21



Coordinate System: GDA 94 MGA Zone 55

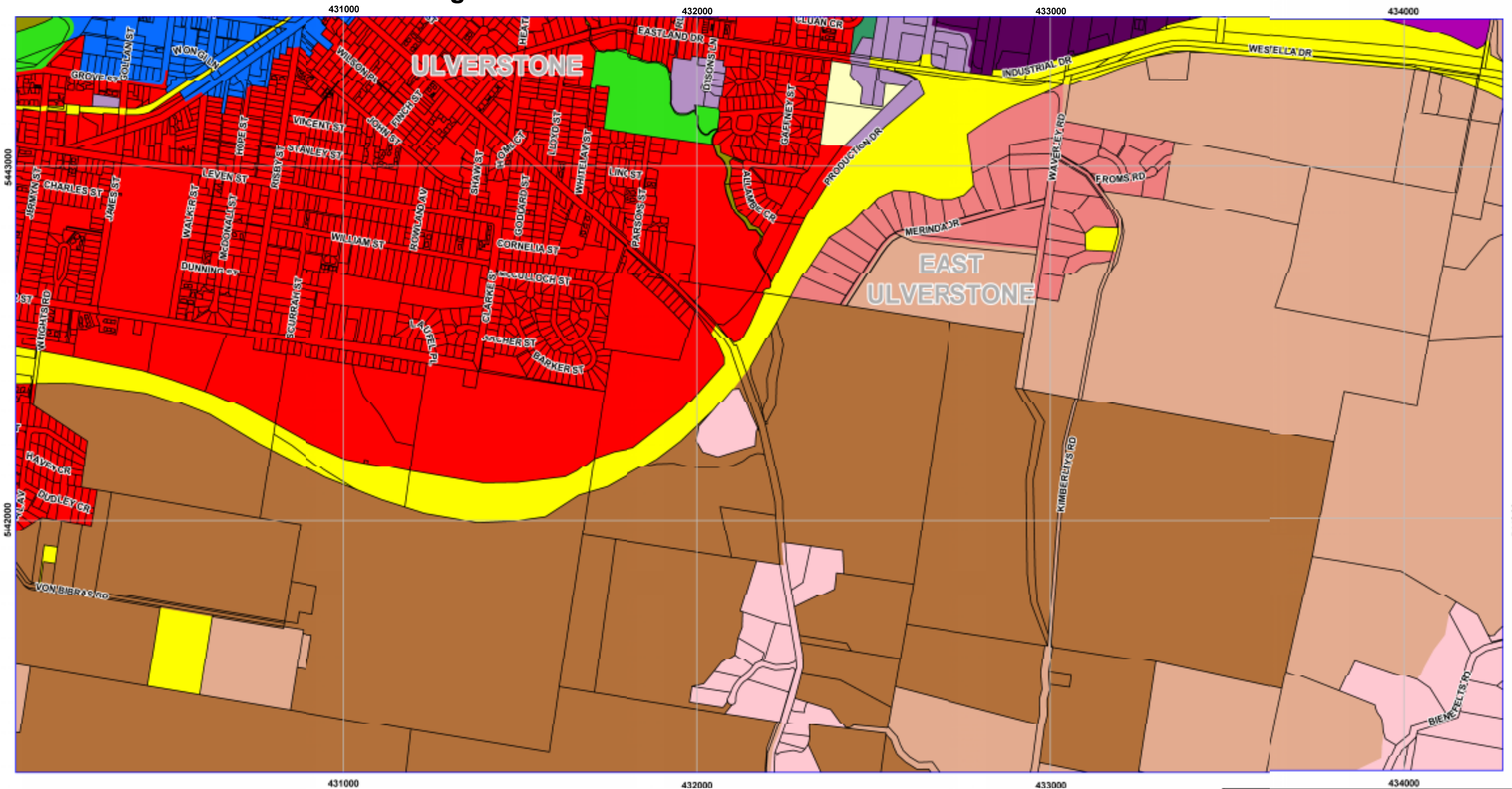
Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

8.0 General Residential	17.0 Commercial	26.0 Utilities
10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

## Map 9 of 21

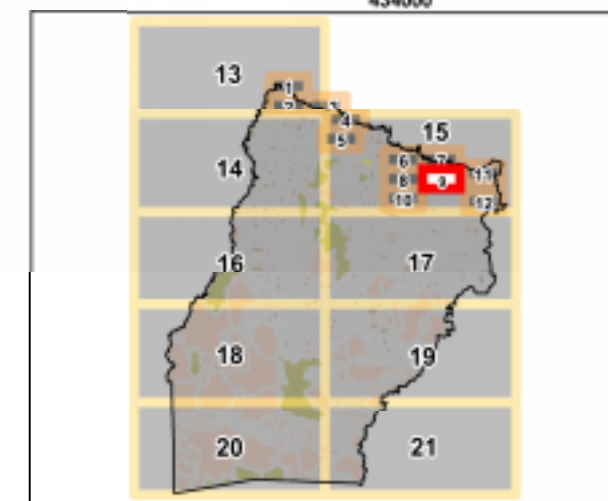


Coordinate System: GDA 94 MGA Zone 55

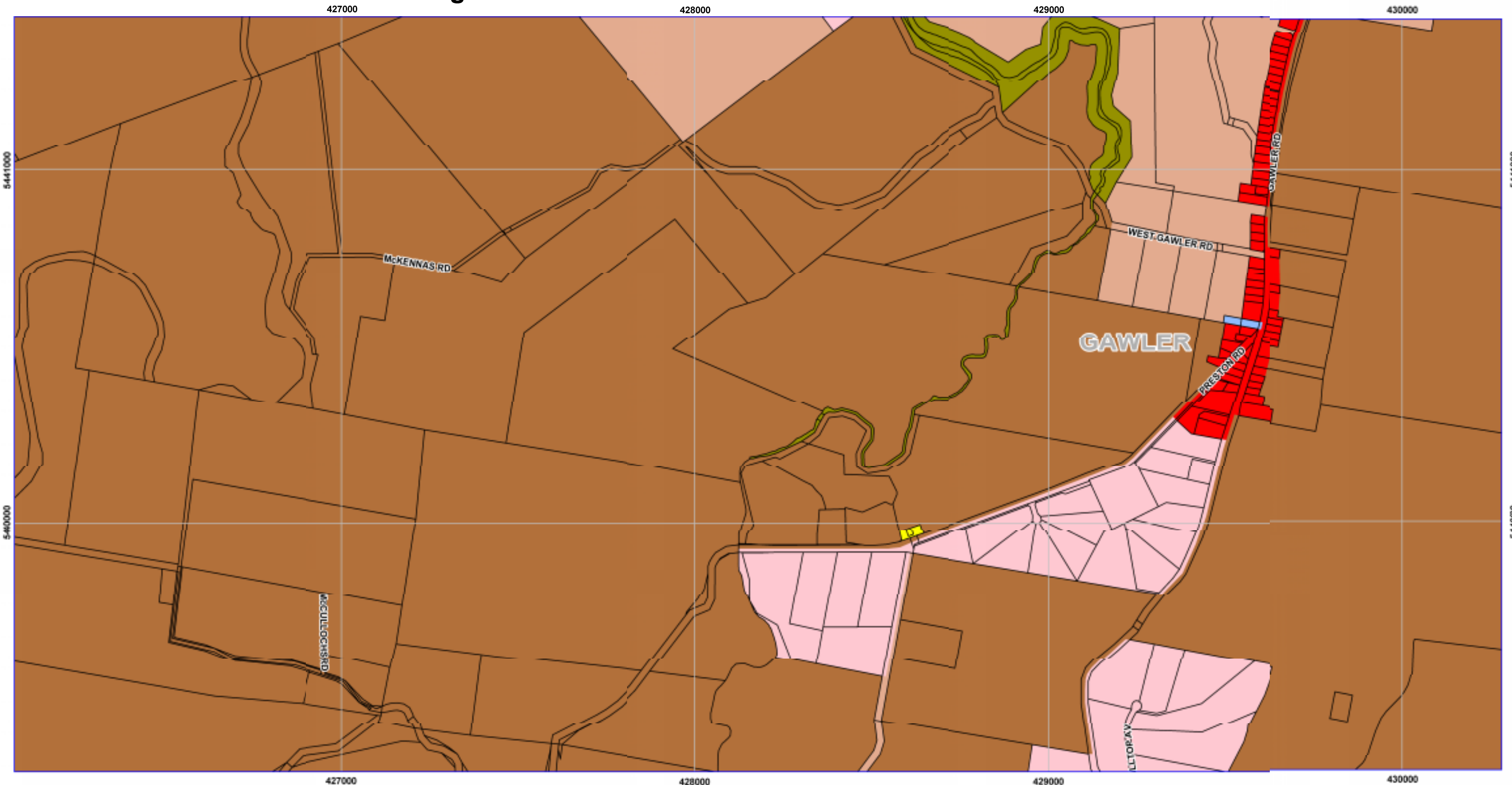


Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

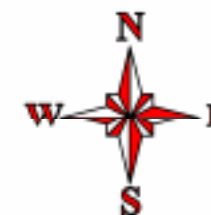
### ZONES

<span style="color: red;">■</span> 8.0 General Residential	<span style="color: purple;">■</span> 17.0 Commercial	<span style="color: yellow;">■</span> 26.0 Utilities
<span style="color: pink;">■</span> 10.0 Low Density Residential	<span style="color: magenta;">■</span> 18.0 Light Industrial	<span style="color: lightyellow;">■</span> 27.0 Community Purpose
<span style="color: lightpink;">■</span> 11.0 Rural Living A	<span style="color: darkpurple;">■</span> 19.0 General Industrial	<span style="color: green;">■</span> 28.0 Recreation
<span style="color: orange;">■</span> 12.0 Village	<span style="color: brown;">■</span> 20.0 Rural	<span style="color: darkgreen;">■</span> 29.0 Open Space
<span style="color: blue;">■</span> 14.0 Local Business	<span style="color: olive;">■</span> 21.0 Agriculture	
<span style="color: darkblue;">■</span> 15.0 General Business	<span style="color: olivegreen;">■</span> 22.0 Landscape Conservation	

## Map 10 of 21

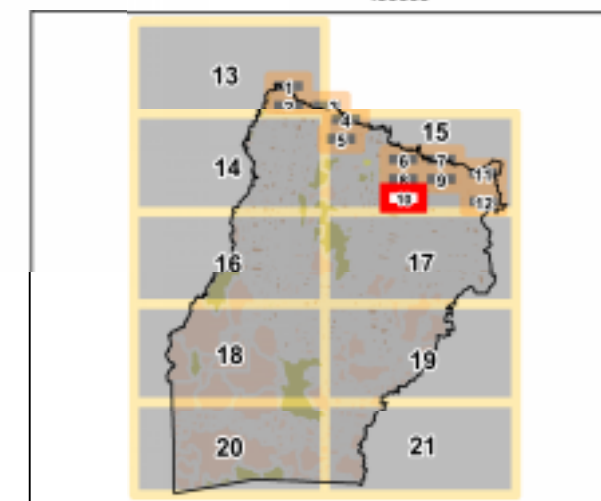


Coordinate System: GDA 94 MGA Zone 55



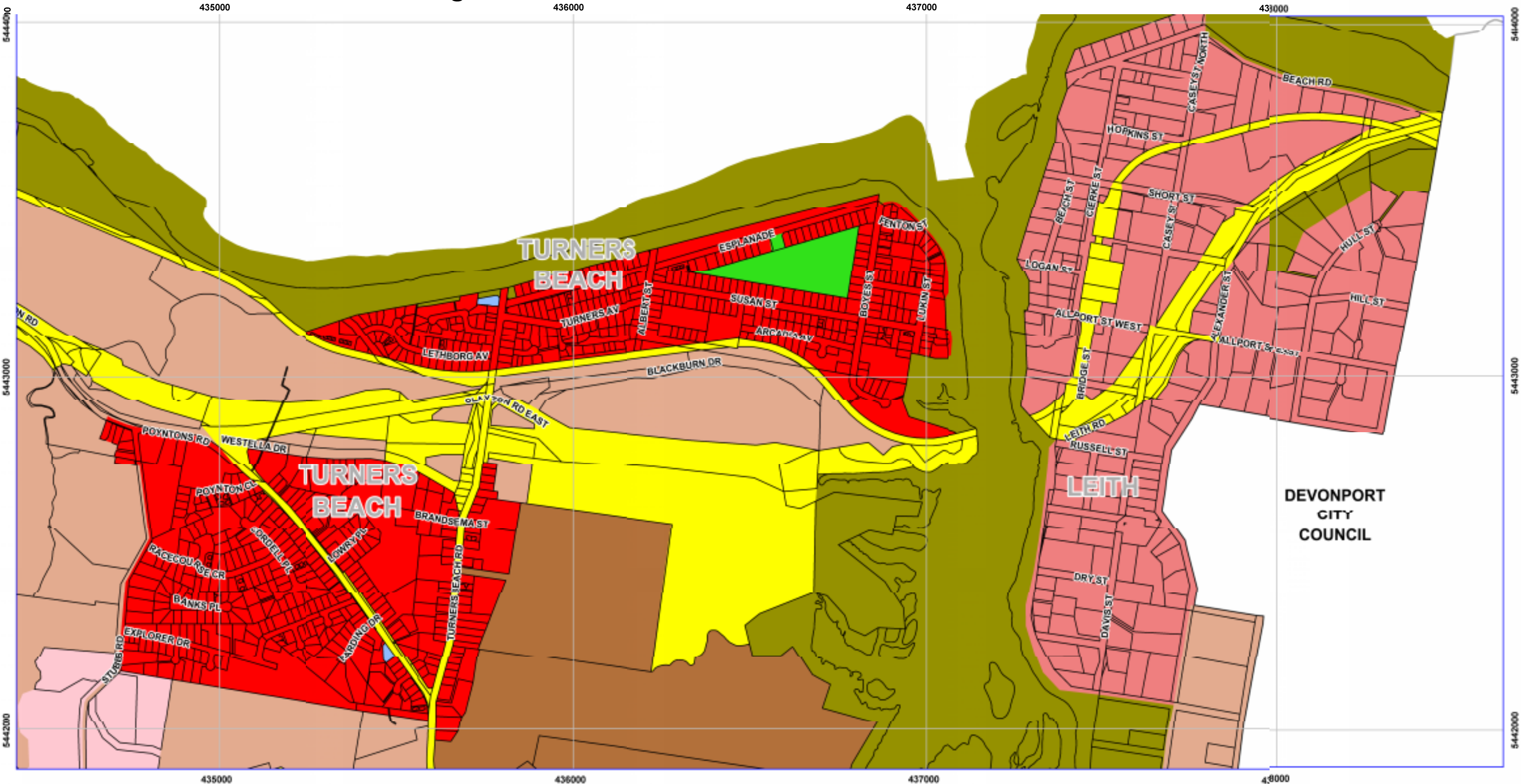
Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

8.0 General Residential	17.0 Commercial	26.0 Utilities
10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

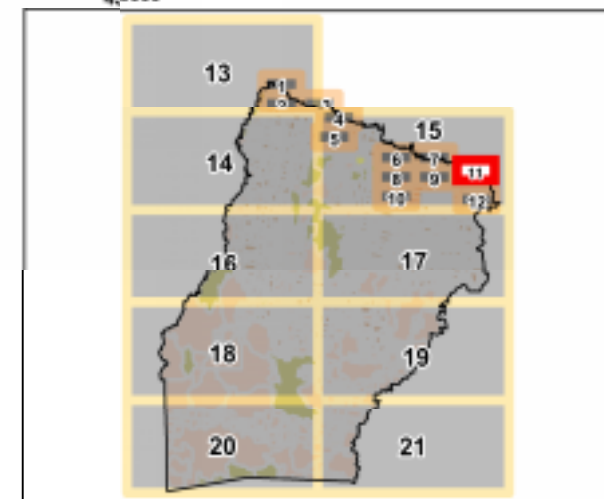
## Map 11 of 21



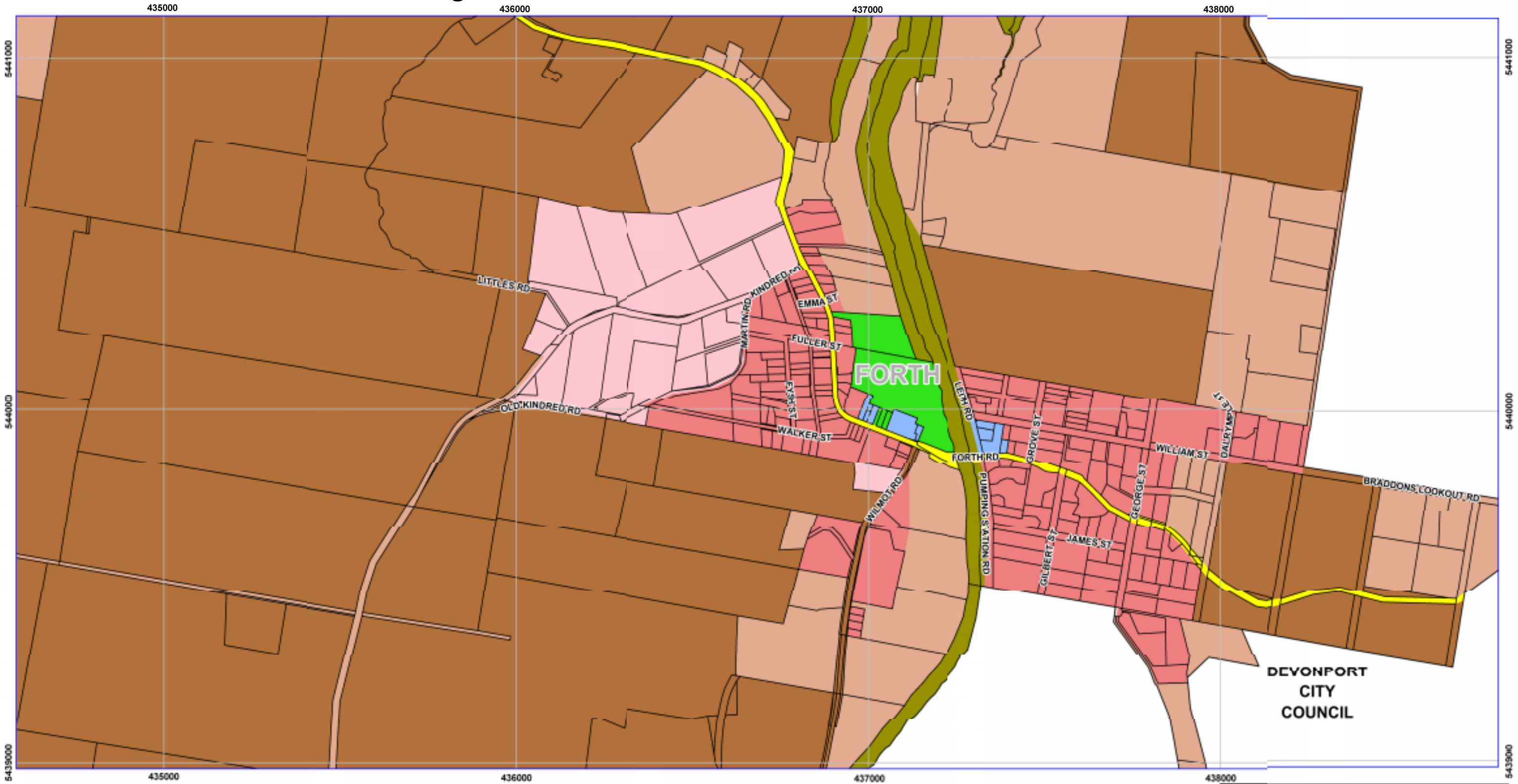
Coordinate System: GDA 94 MGA Zone 55

Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

8.0 General Residential	17.0 Commercial	26.0 Utilities
10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

## Map 12 of 21

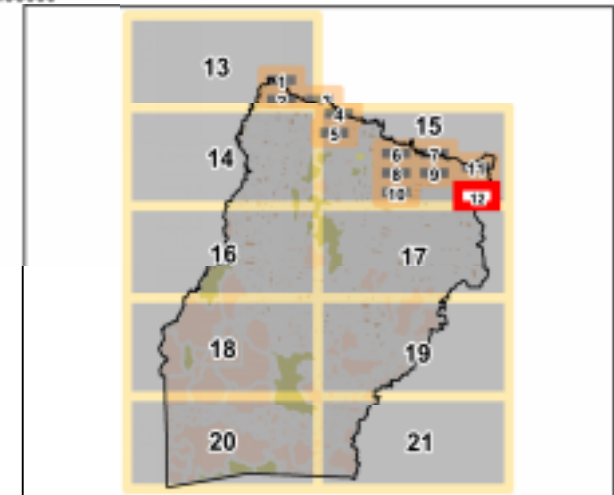


Coordinate System: GDA 94 MGA Zone 55



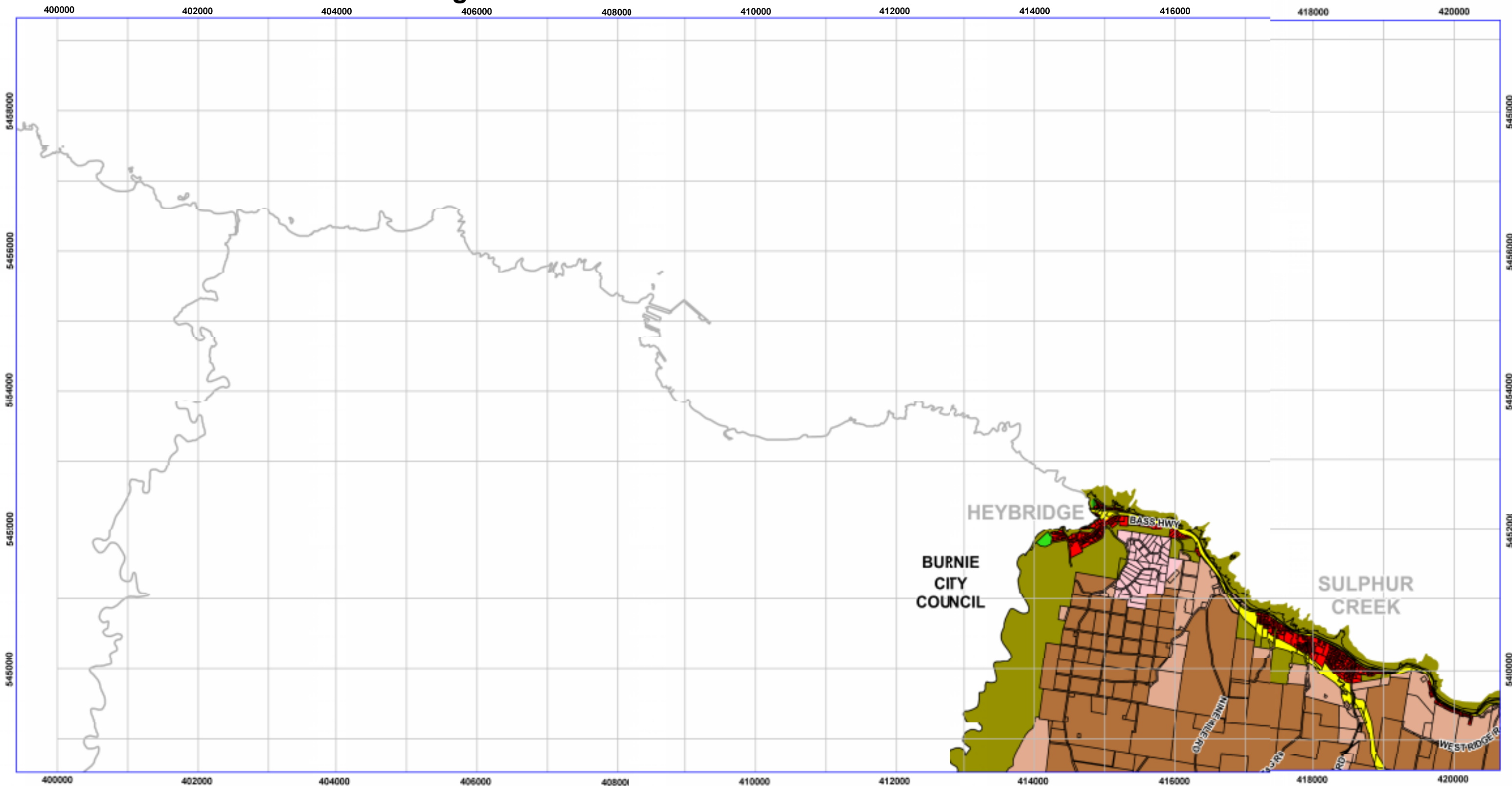
Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

8.0 General Residential	17.0 Commercial	26.0 Utilities
10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

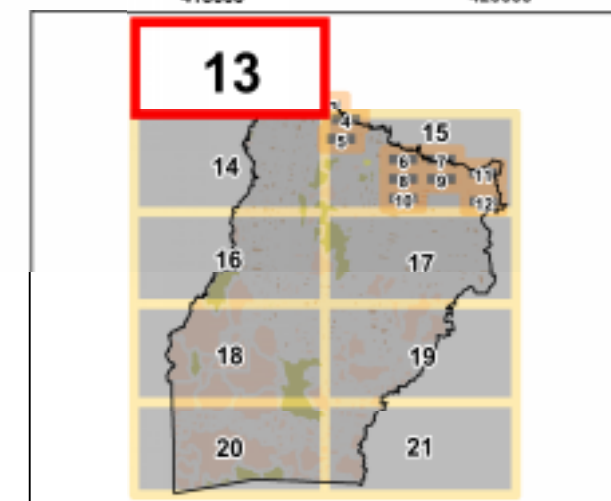
## Map 13 of 21



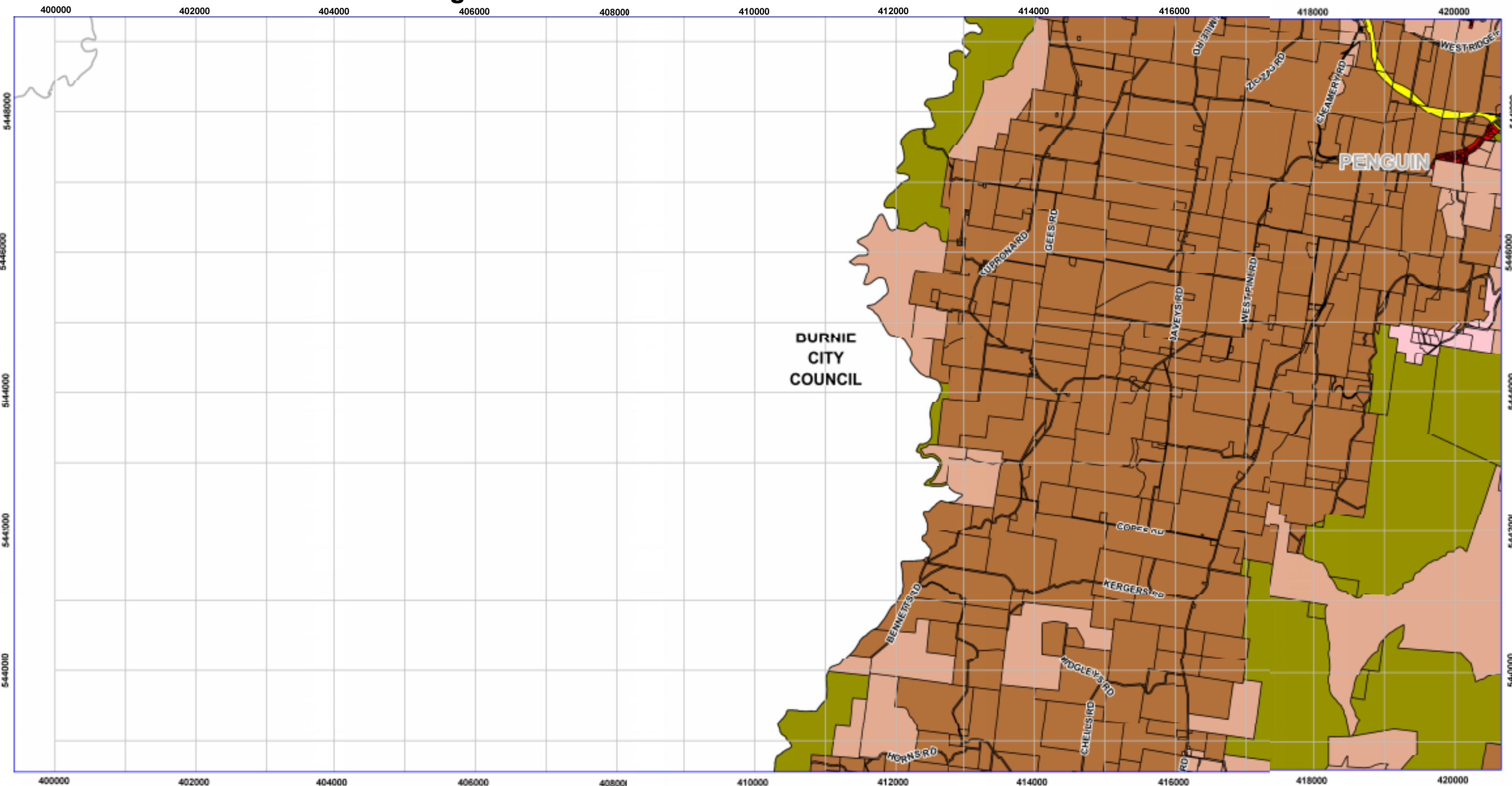
Coordinate System: GDA 94 MGA Zone 55

Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

8.0 General Residential	17.0 Commercial	26.0 Utilities
10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
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15.0 General Business	22.0 Landscape Conservation	

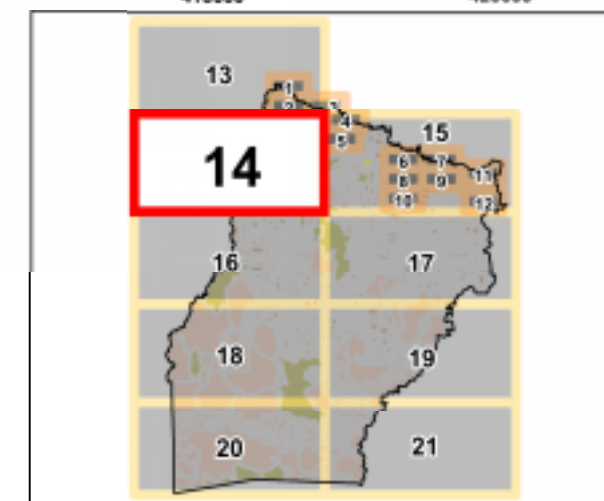
## Map 14 of 21



Coordinate System: GDA 94 MGA Zone 55

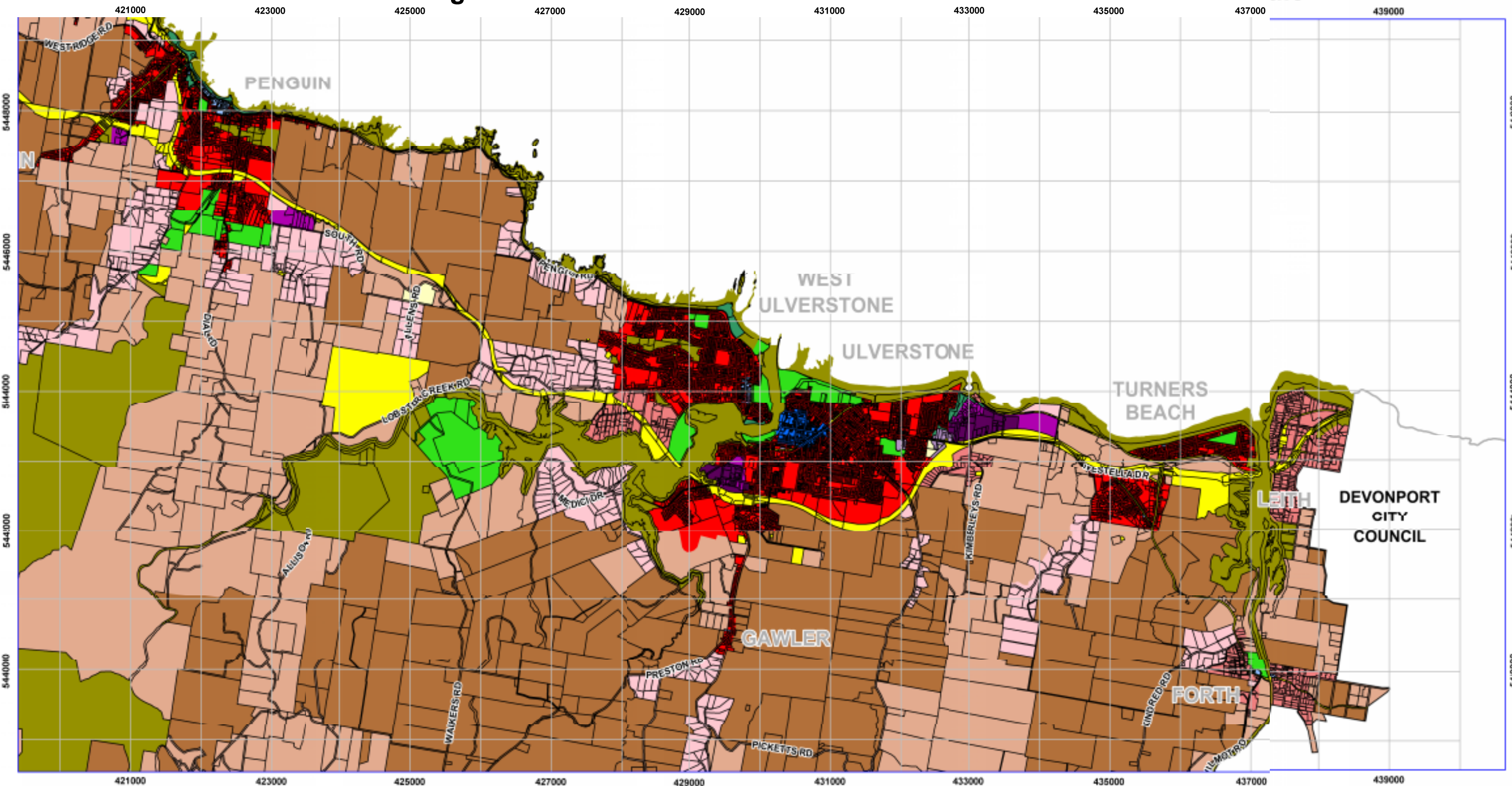
Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

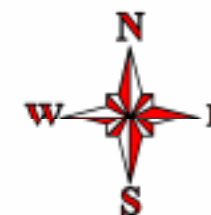
### ZONES

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10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

## Map 15 of 21

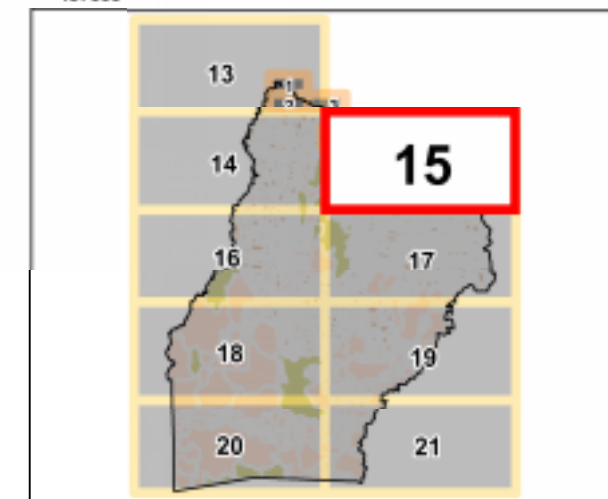


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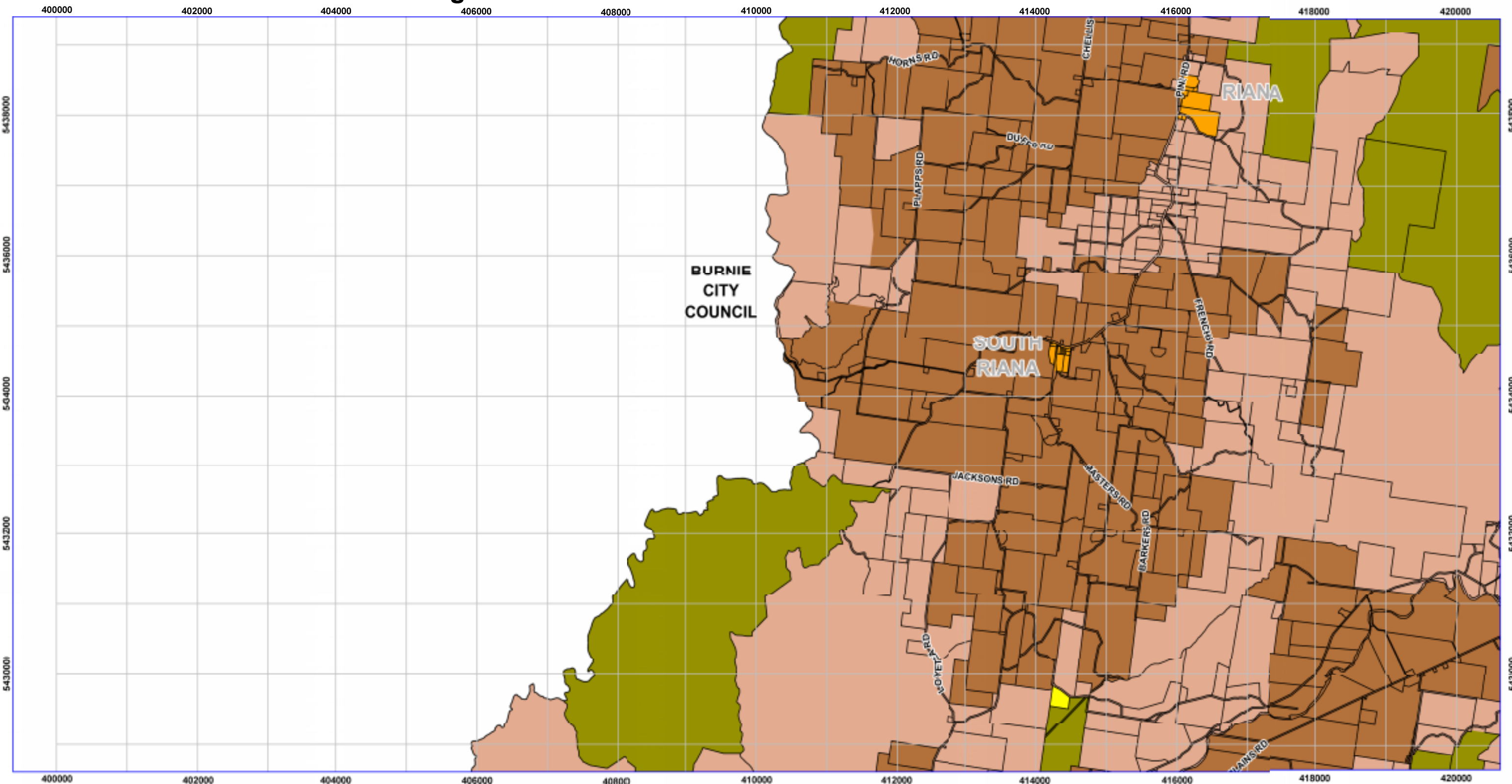
Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

8.0 General Residential	17.0 Commercial	26.0 Utilities
10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

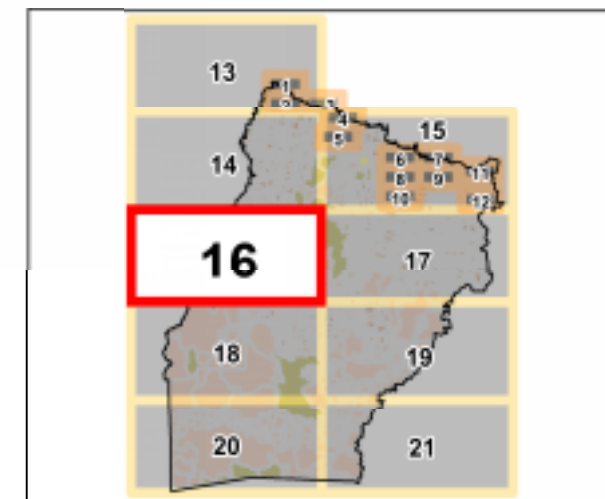
## Map 16 of 21



Coordinate System: GDA 94 MGA Zone 55

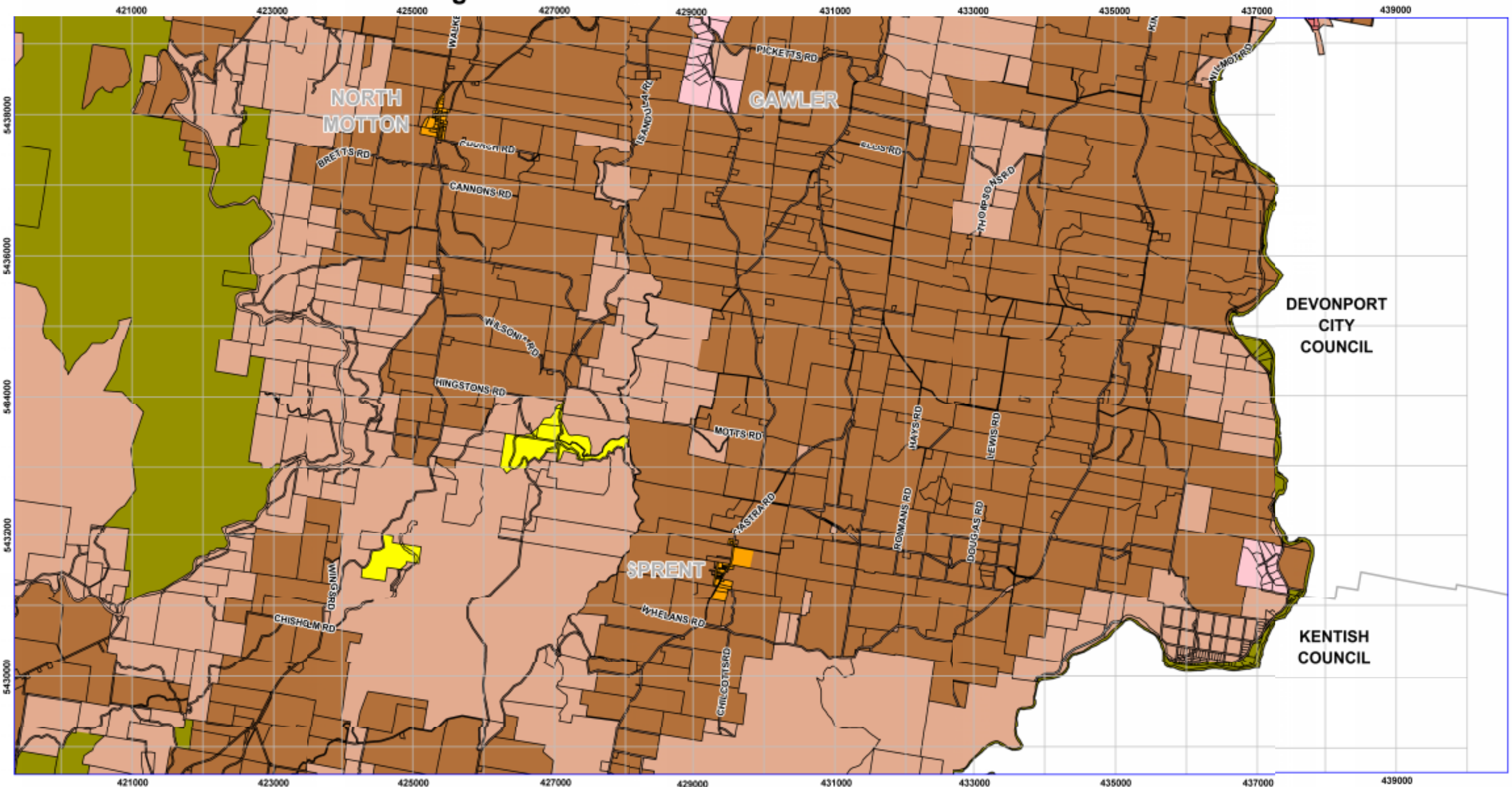
Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

8.0 General Residential	17.0 Commercial	26.0 Utilities
10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

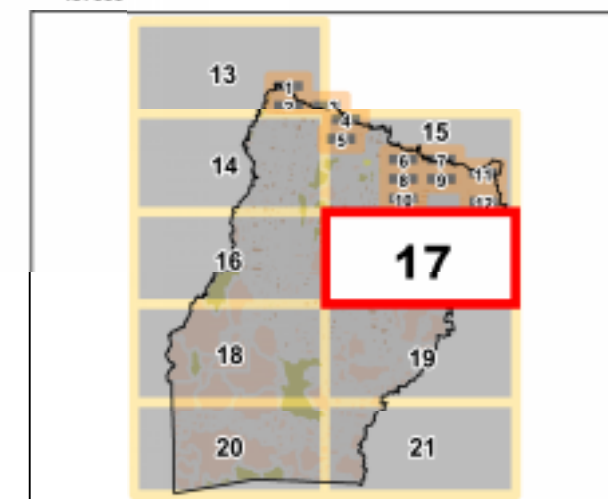
## Map 17 of 21



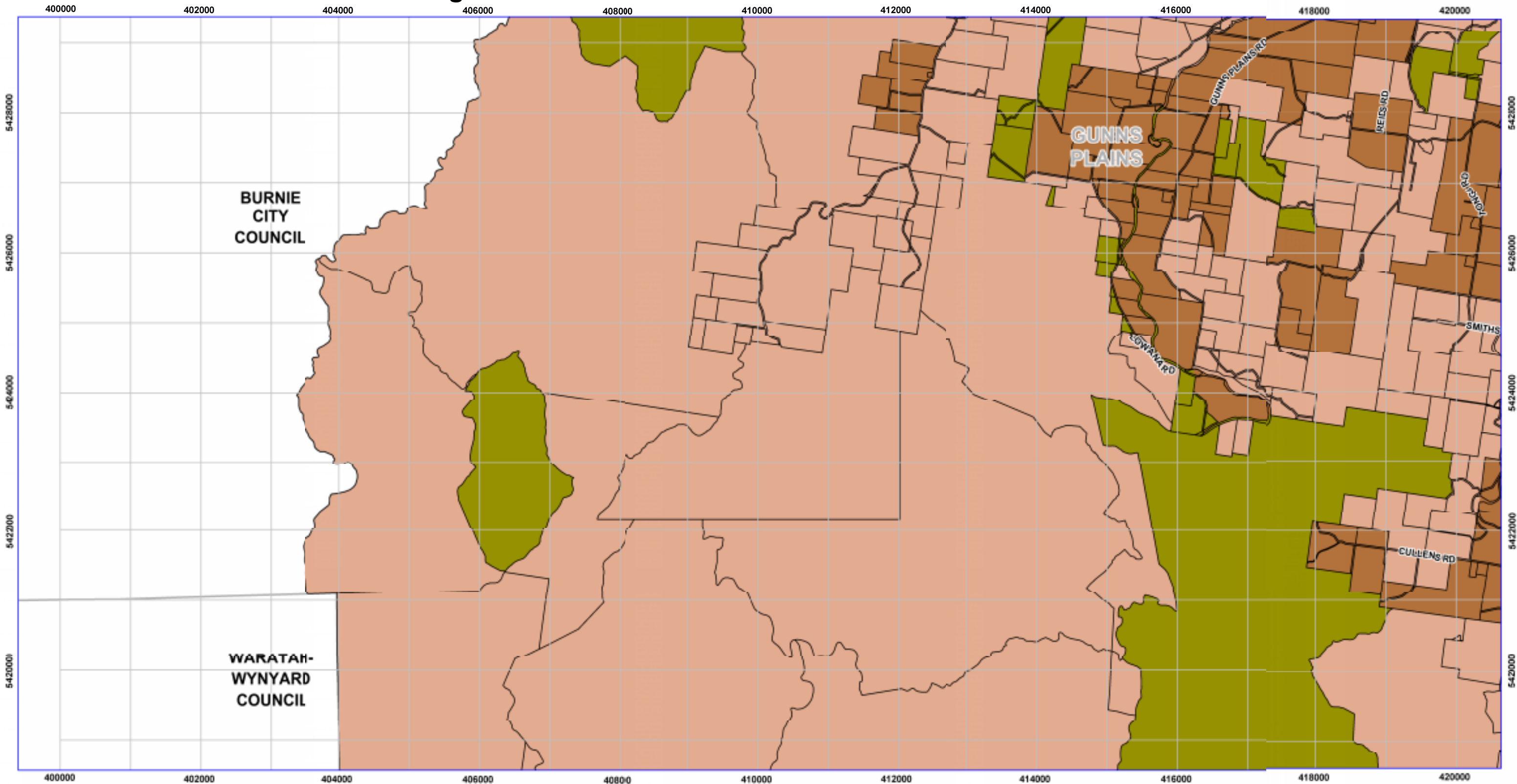
Coordinate System: GDA 94 MGA Zone 55

Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

8.0 General Residential	17.0 Commercial	26.0 Utilities
10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

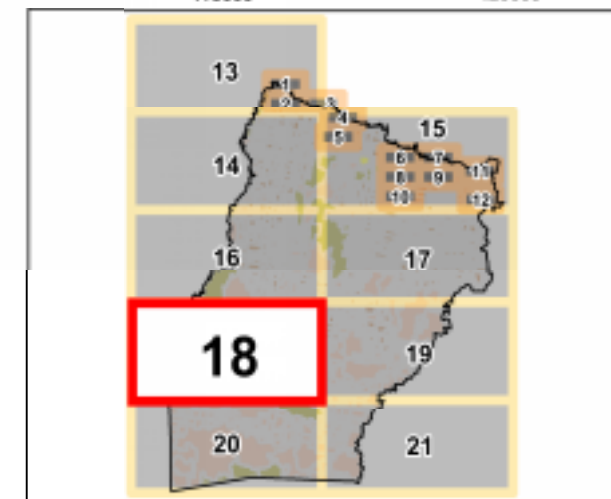
## Map 18 of 21



Coordinate System: GDA 94 MGA Zone 55

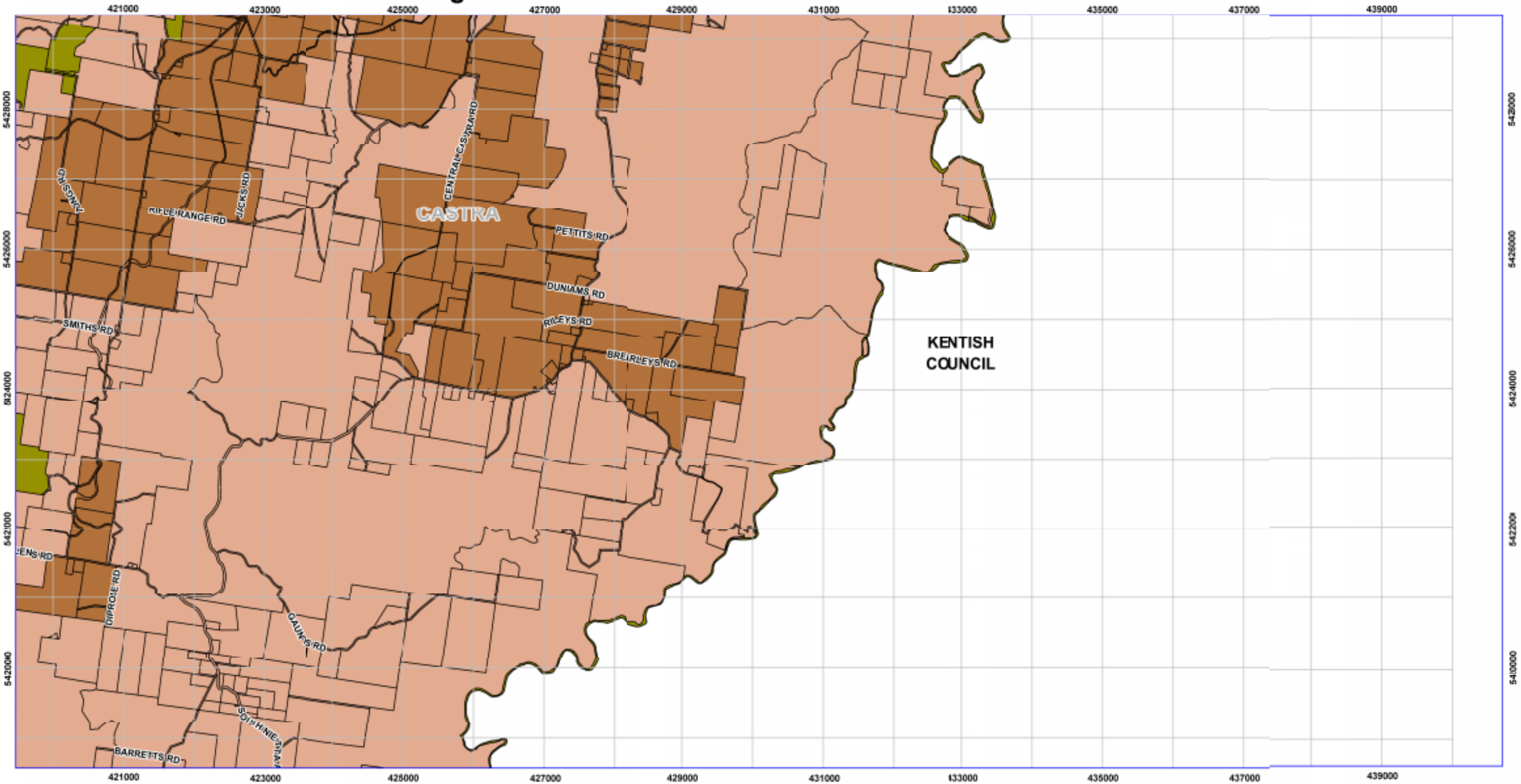
Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule



## LEGEND

### ZONES

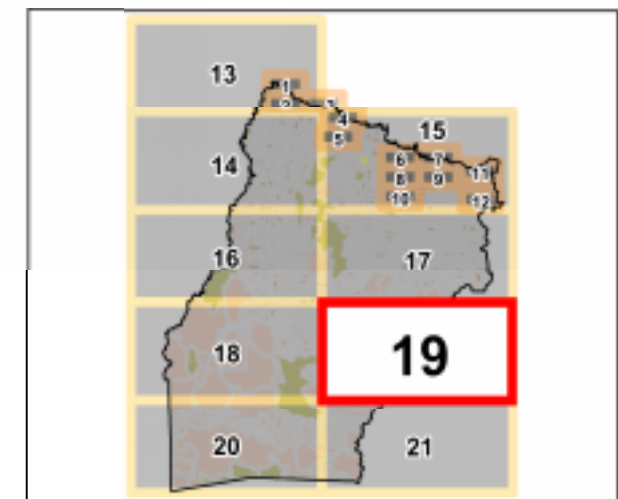
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10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

## Map 19 of 21



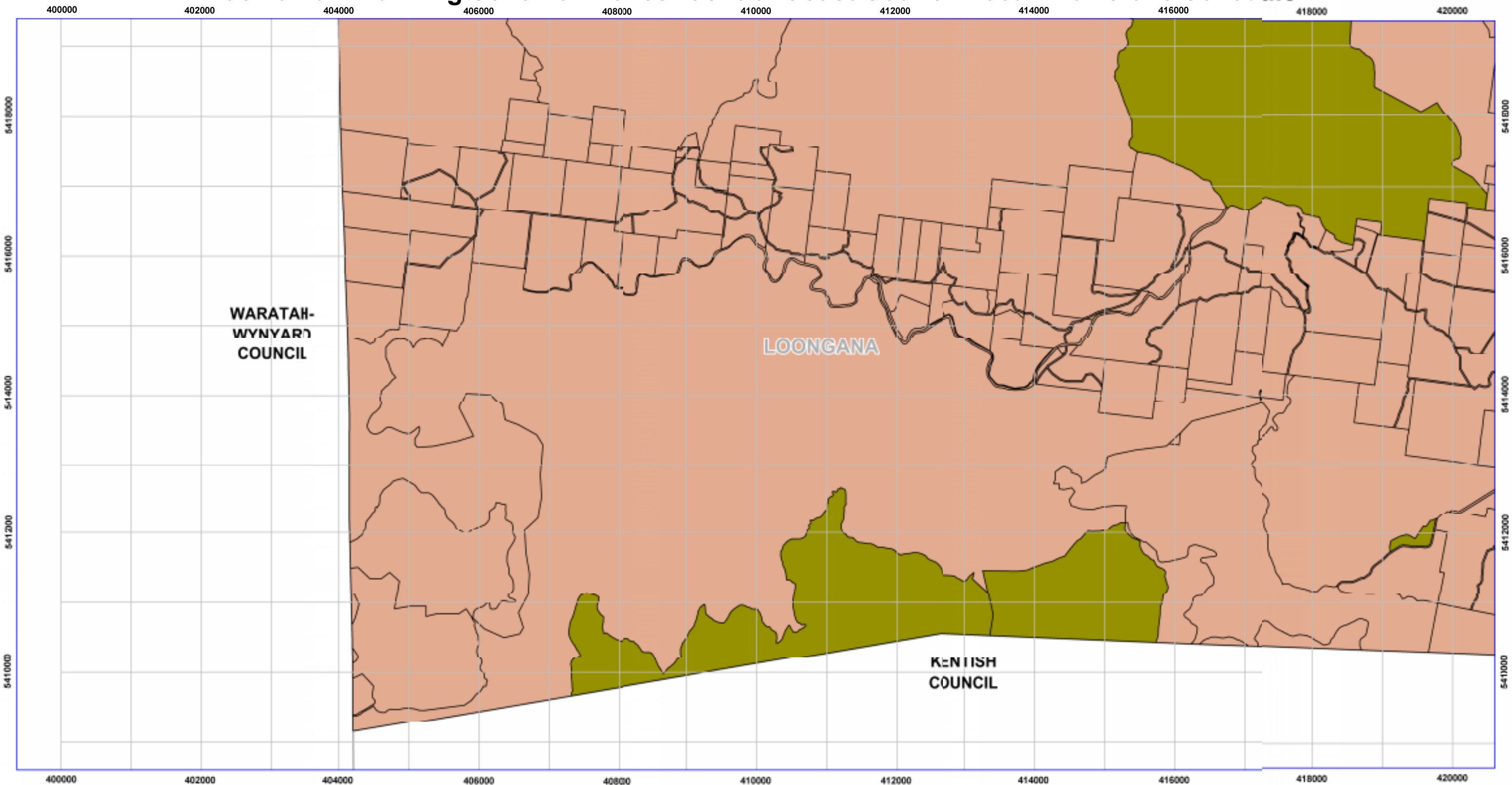
Coordinate System: GDA 94 MGA Zone 55

Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018



Print Date: 03/07/2018

# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule

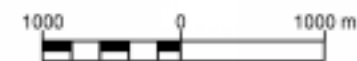


## LEGEND

### ZONES

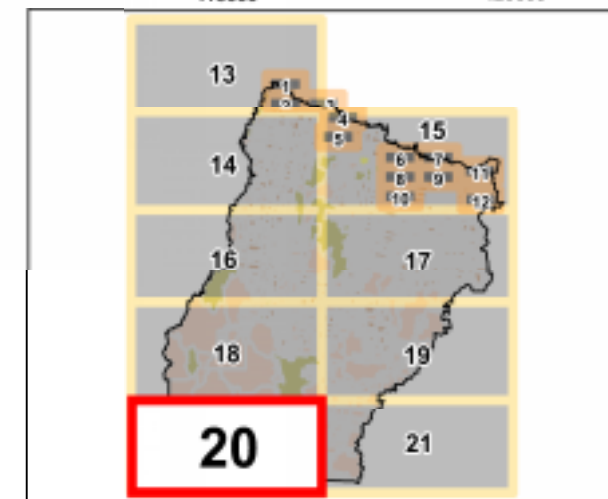
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10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

## Map 20 of 21



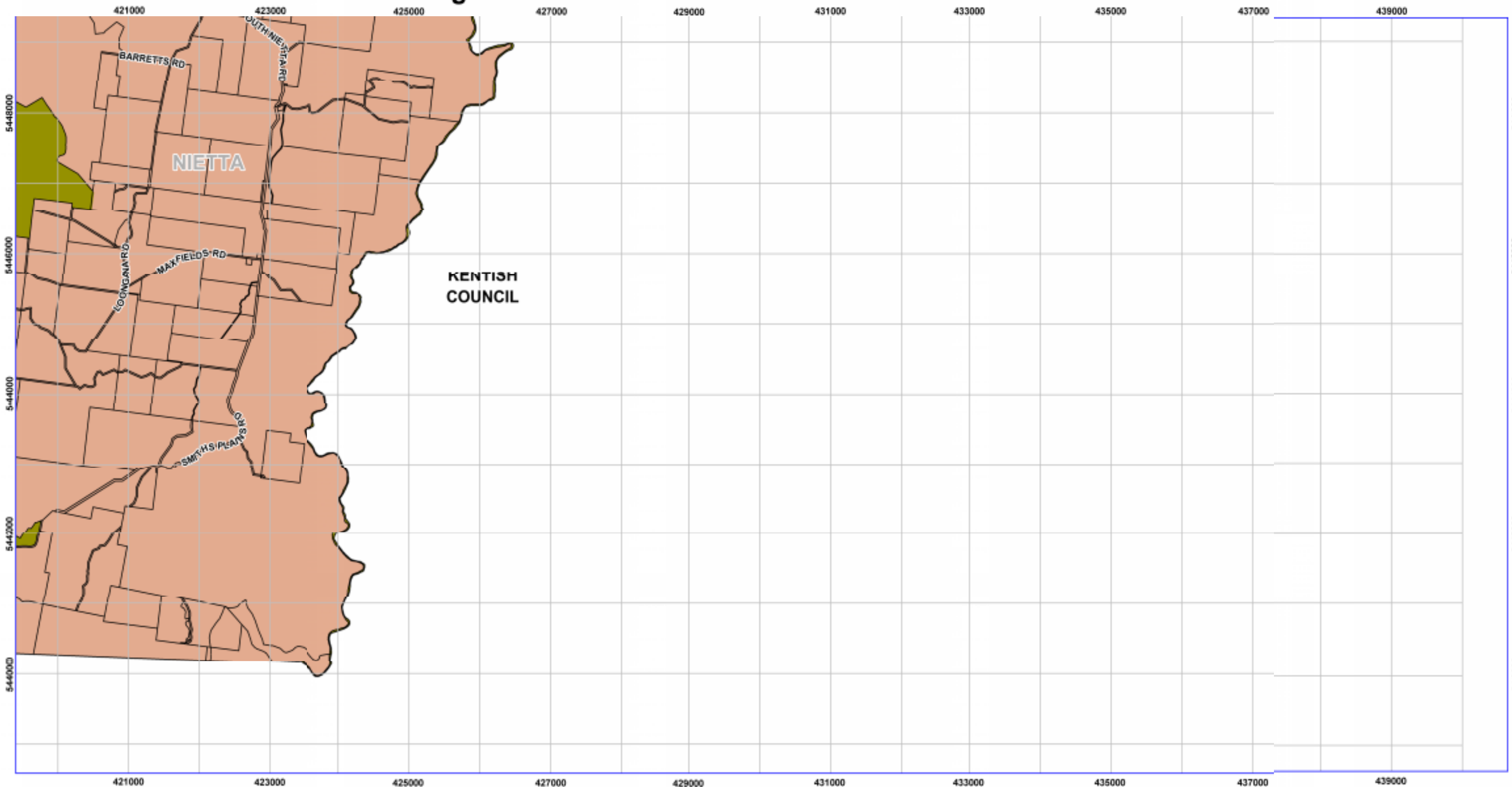
Coordinate System: GDA 94 MGA Zone 55

Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018



Print Date: 03/07/2018

# Tasmanian Planning Scheme - Zones: Central Coast Council Local Provisions Schedule

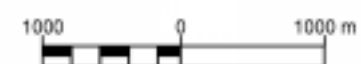


## LEGEND

### ZONES

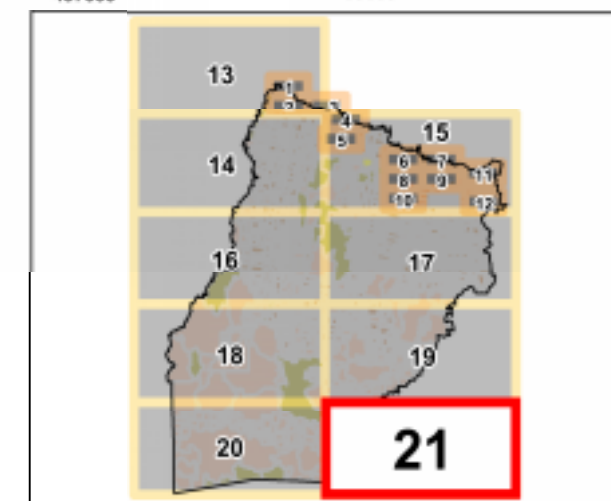
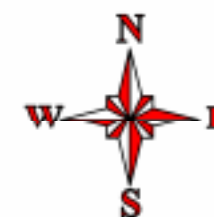
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10.0 Low Density Residential	18.0 Light Industrial	27.0 Community Purpose
11.0 Rural Living A	19.0 General Industrial	28.0 Recreation
12.0 Village	20.0 Rural	29.0 Open Space
14.0 Local Business	21.0 Agriculture	
15.0 General Business	22.0 Landscape Conservation	

## Map 21 of 21



Coordinate System: GDA 94 MGA Zone 55

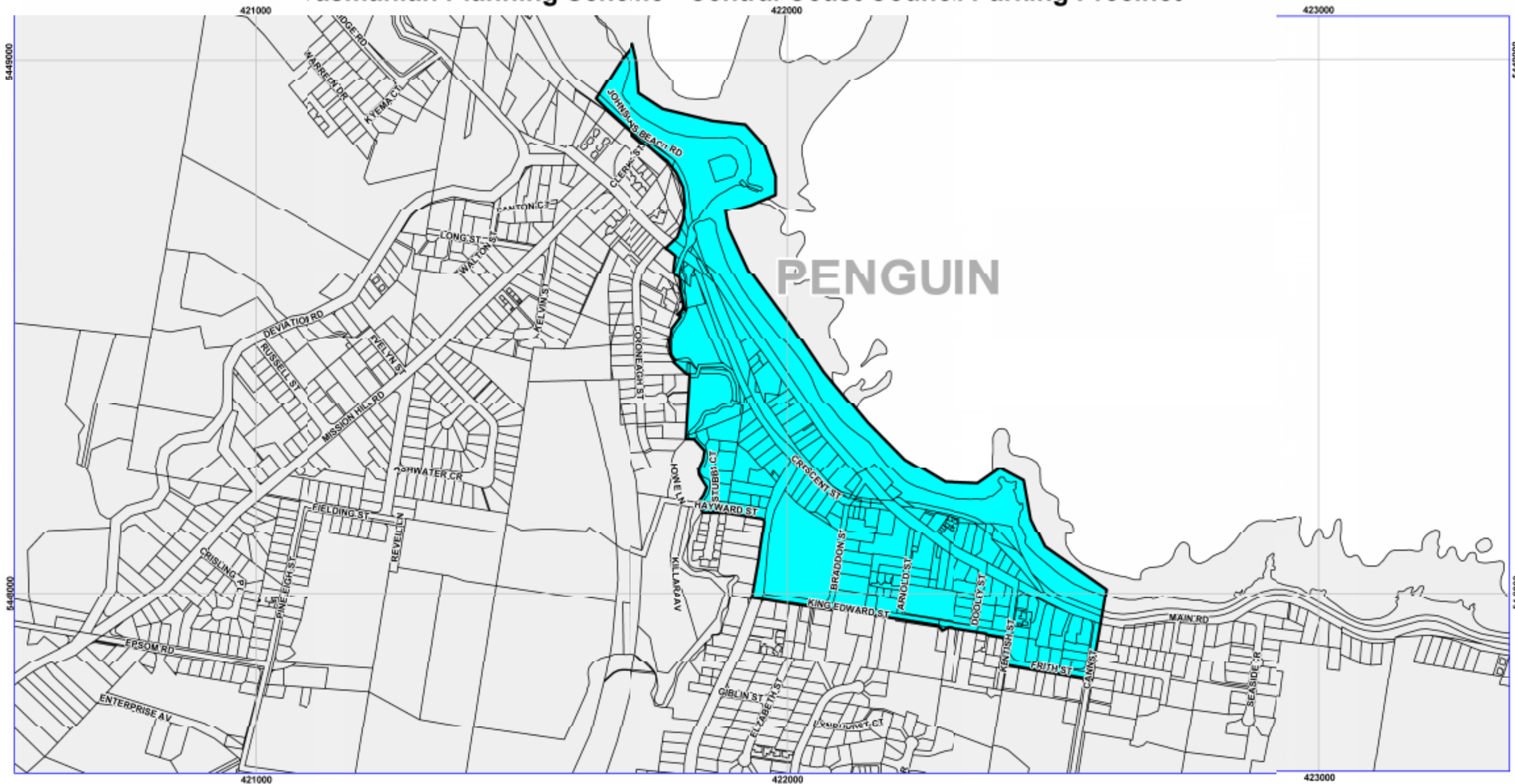
Zone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018



Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Parking Precinct



## LEGEND

**PARKING PRECINCT**  
**PENGUIN PARKING PRECINCT**

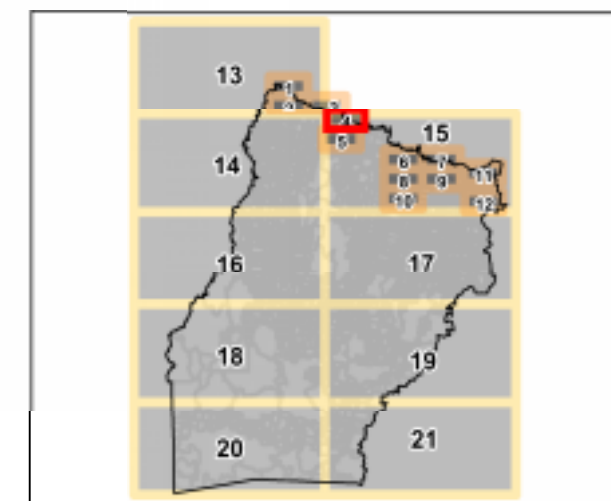
## Map 1 of 2



Coordinate System: GDA 94 MGA Zone 55

Parking Precinct data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Parking Precinct



Map 2 of 2



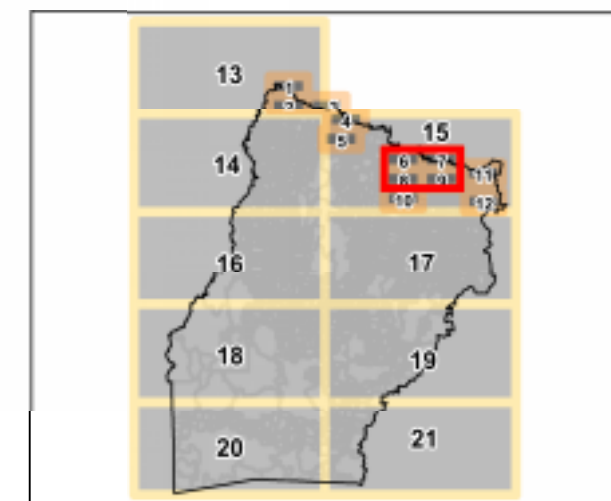
Coordinate System: GDA 94 MGA Zone 55

Parking Precinct data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018

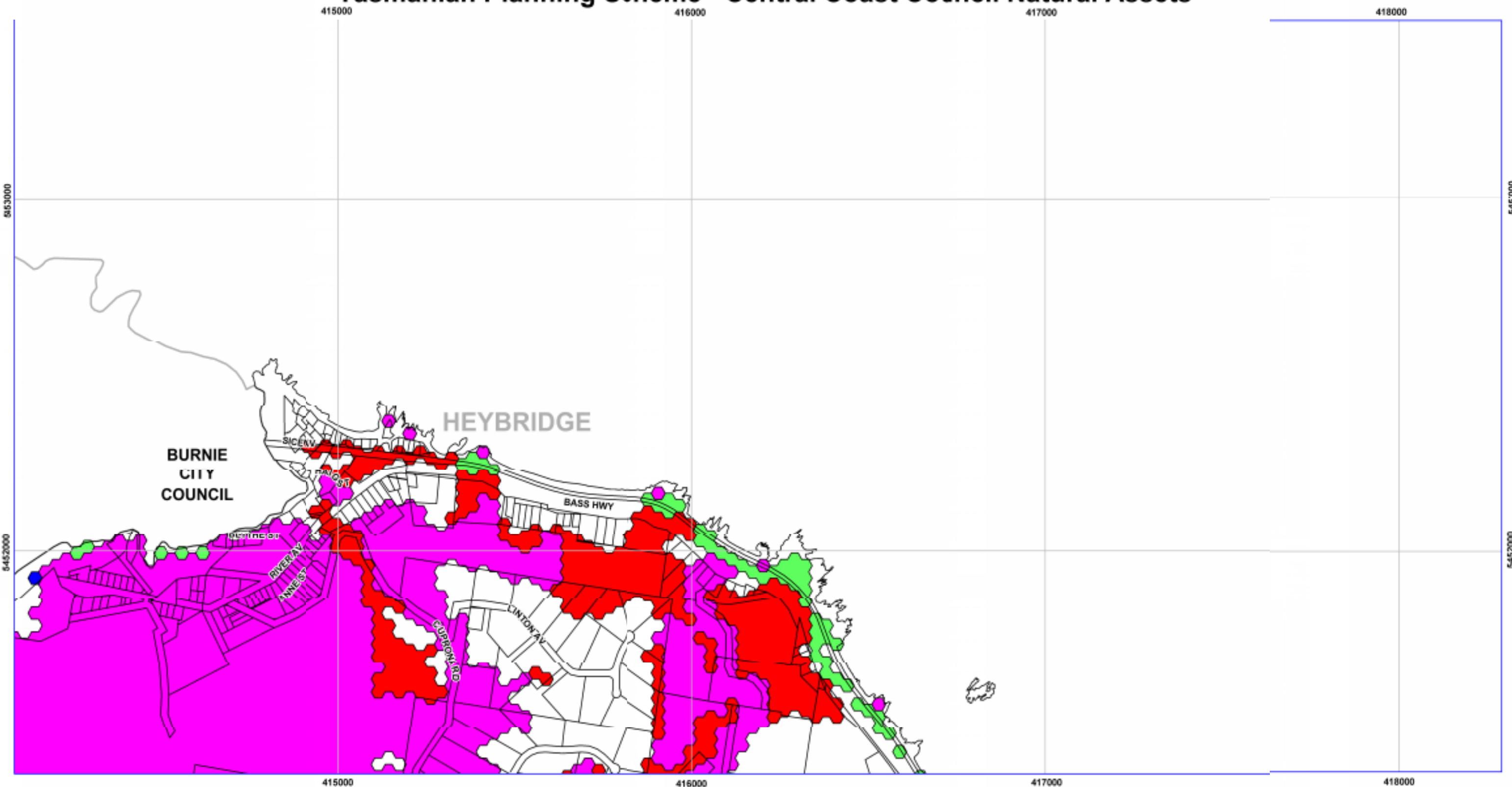
## LEGEND

**PARKING PRECINCT**  
 **ULVERSTONE PARKING PRECINCT**





# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

 THREATENED VEGETATION	 VEGETATION REMNANT	 THREATENED FAUNA WIDESPREAD
 RESERVED NATIVE VEGETATION LESS THAN 30%	 THREATENED FLORA	
 NATIVE VEGETATION LESS THAN 2ha	 THREATENED FAUNA	

## Map 1 of 21

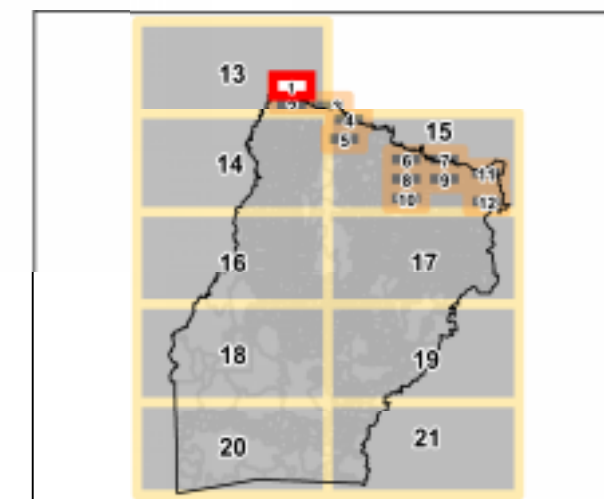


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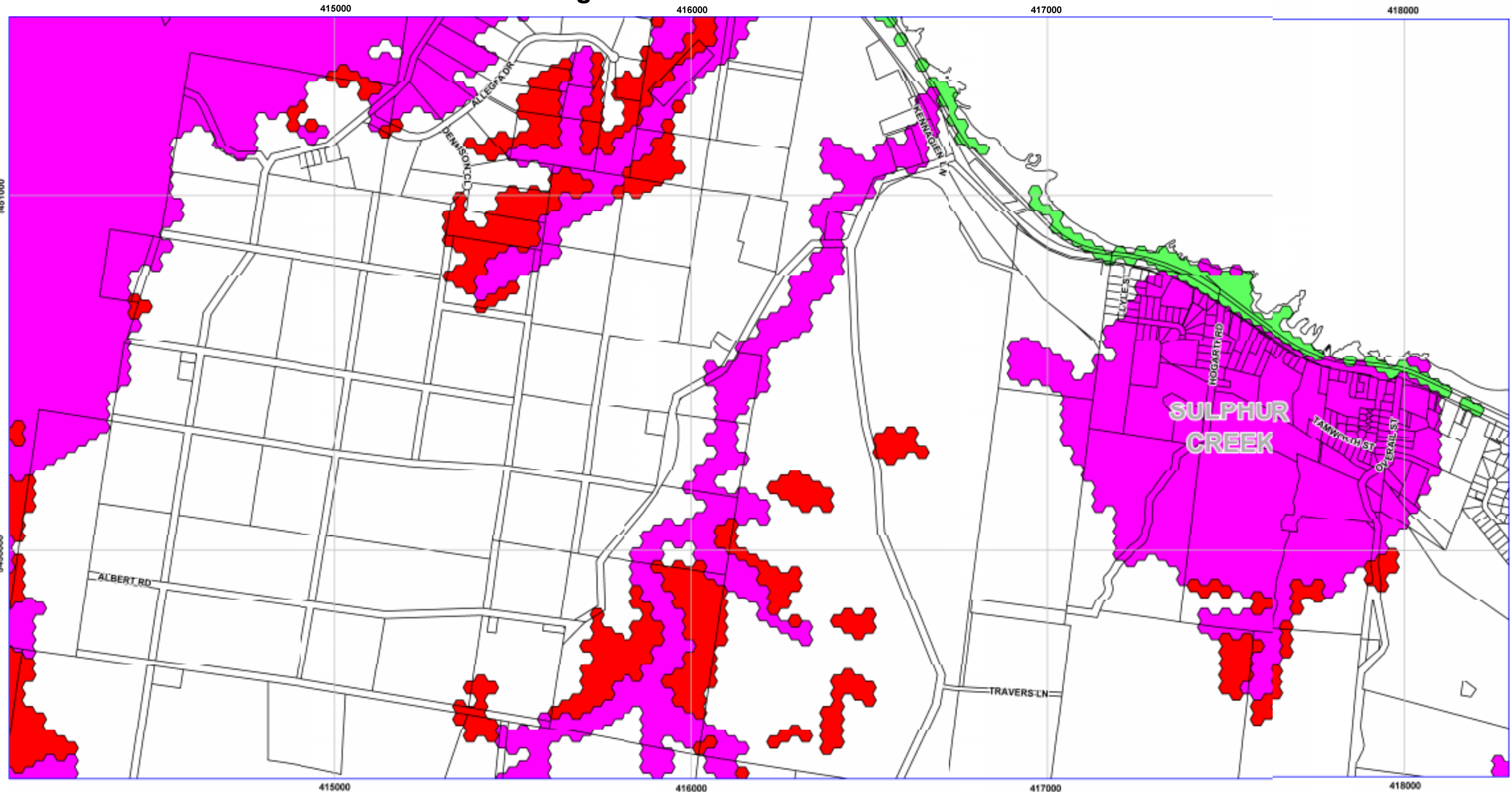
Natural Assets data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

 THREATENED VEGETATION	 VEGETATION REMNANT	 THREATENED FAUNA WIDESPREAD
 RESERVED NATIVE VEGETATION LESS THAN 30%	 THREATENED FLORA	
 NATIVE VEGETATION LESS THAN 2ha	 THREATENED FAUNA	

## Map 2 of 21

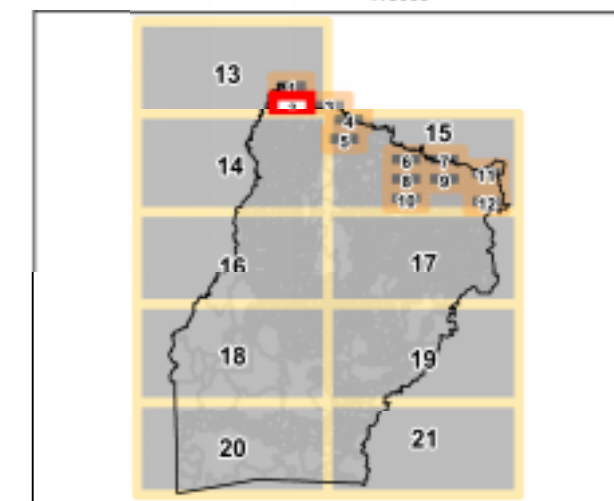


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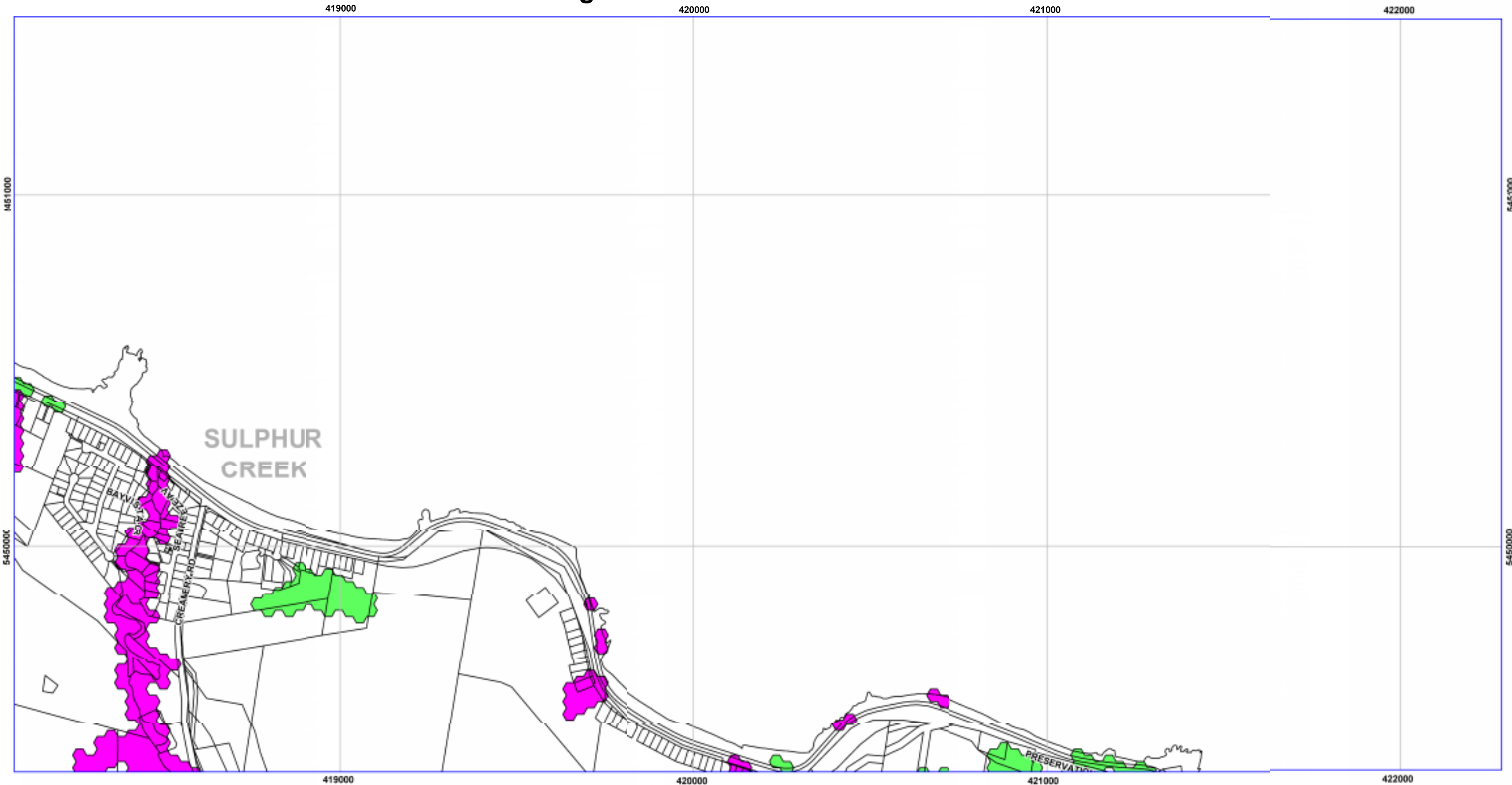


Natural Assets data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FAUNA WIDESPREAD
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA		
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA		

## Map 3 of 21

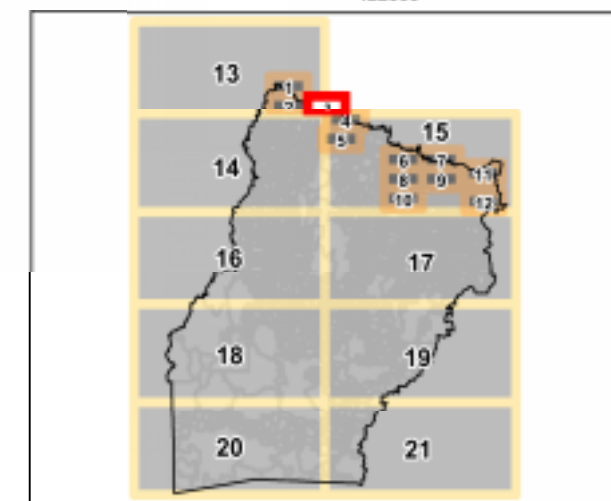


Coordinate System: GDA 94 MGA Zone 55



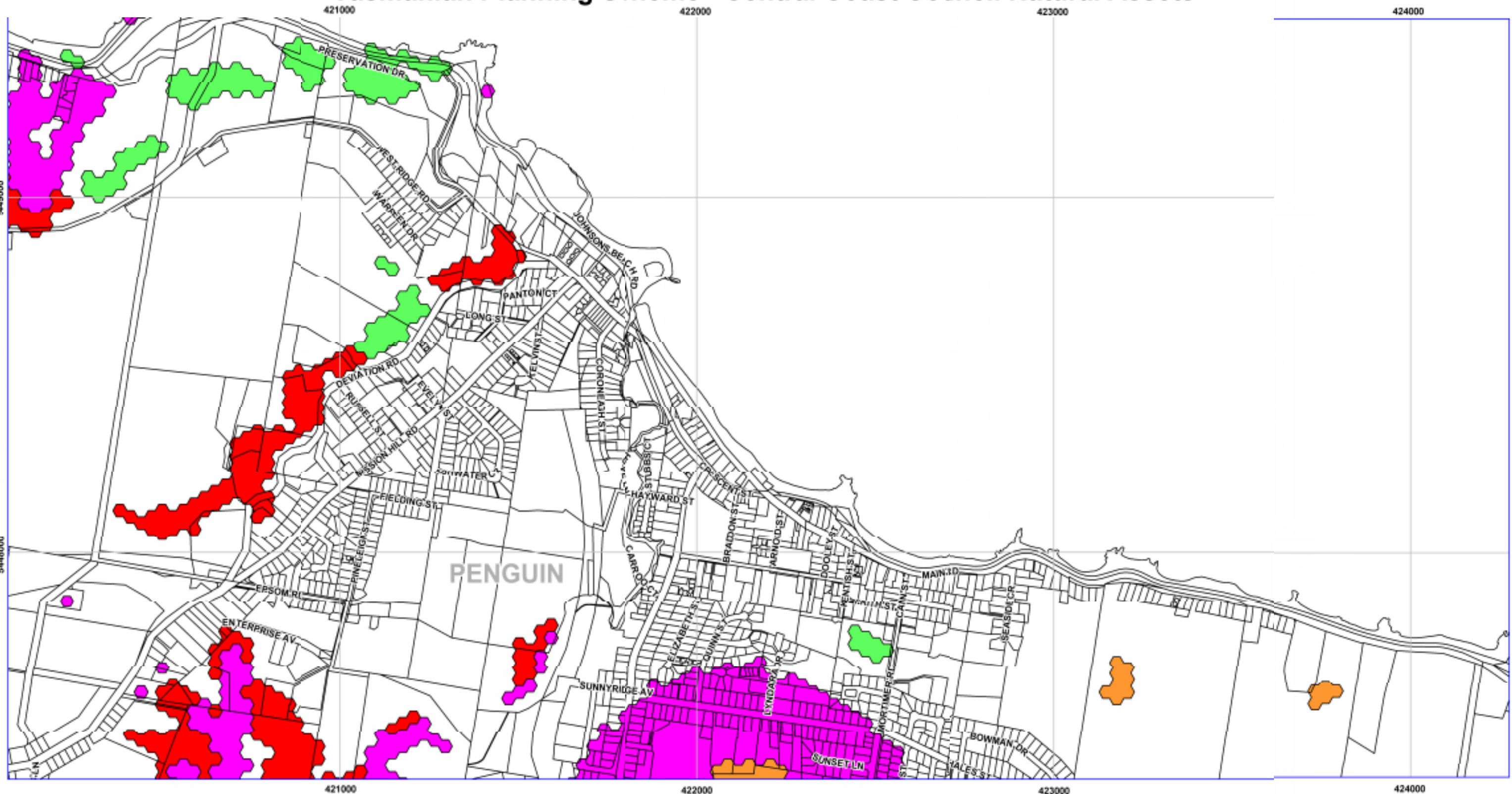
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Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

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# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

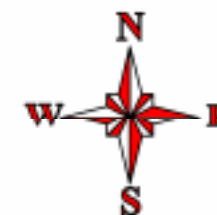
### NATURAL ASSETS

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<span style="background-color: #FFA500; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RESERVED NATIVE VEGETATION LESS THAN 30%	<span style="background-color: #0000FF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> THREATENED FLORA	<span style="background-color: #FF00FF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> THREATENED FAUNA
<span style="background-color: #00FF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> NATIVE VEGETATION LESS THAN 2ha		

## Map 4 of 21

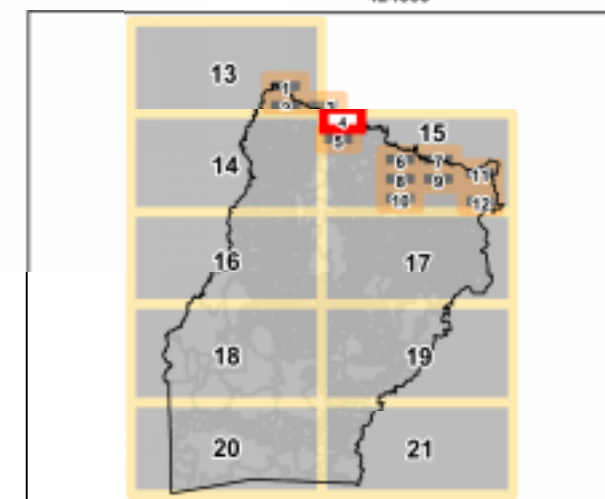


Coordinate System: GDA 94 MGA Zone 55



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Base topographic data from The LIST © State of Tasmania  
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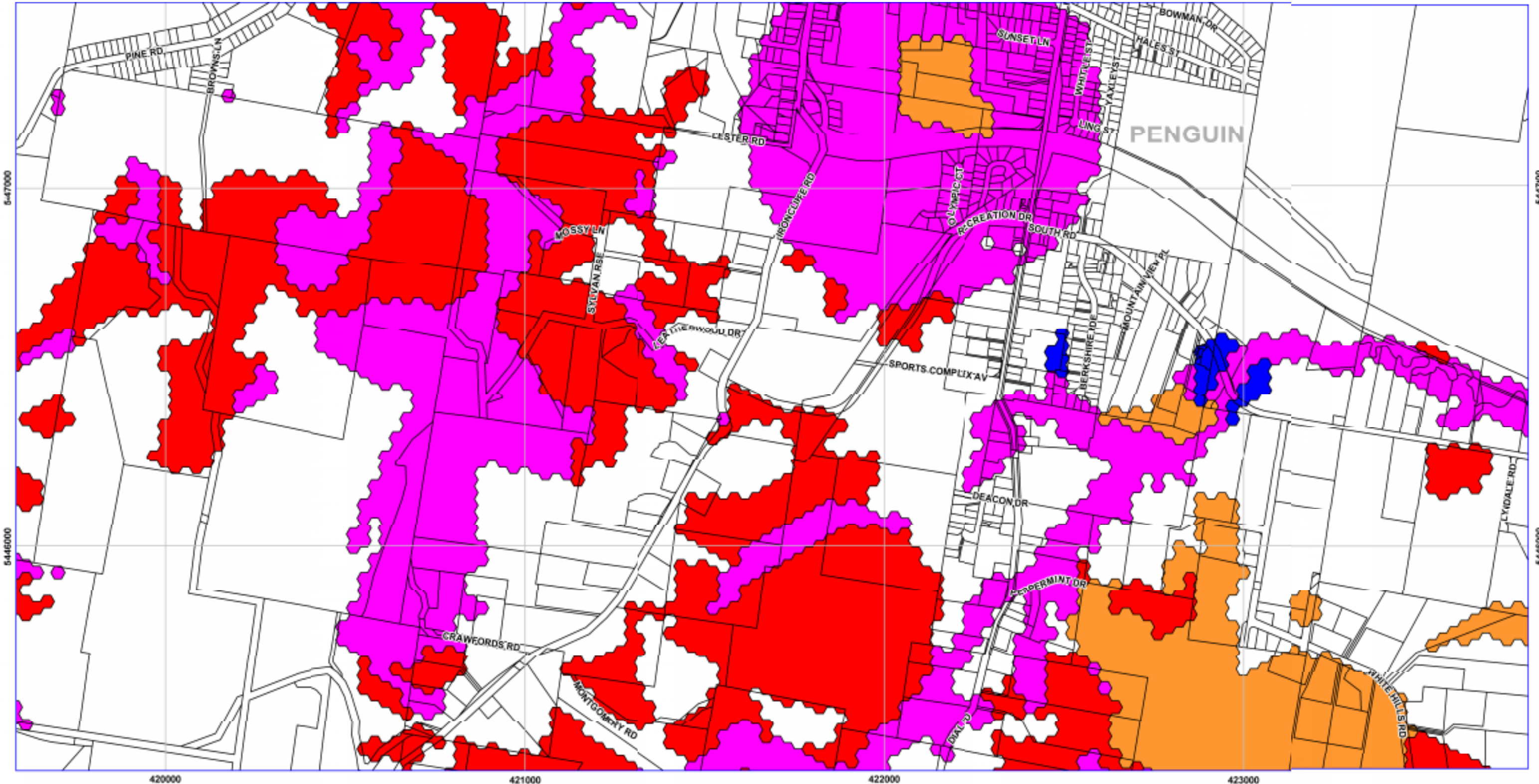
# Tasmanian Planning Scheme - Central Coast Council Natural Assets

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## LEGEND

### NATURAL ASSETS

 THREATENED VEGETATION	 VEGETATION REMNANT	 THREATENED FAUNA WIDESPREAD
 RESERVED NATIVE VEGETATION LESS THAN 30%	 THREATENED FLORA	
 NATIVE VEGETATION LESS THAN 2ha	 THREATENED FAUNA	

## Map 5 of 21

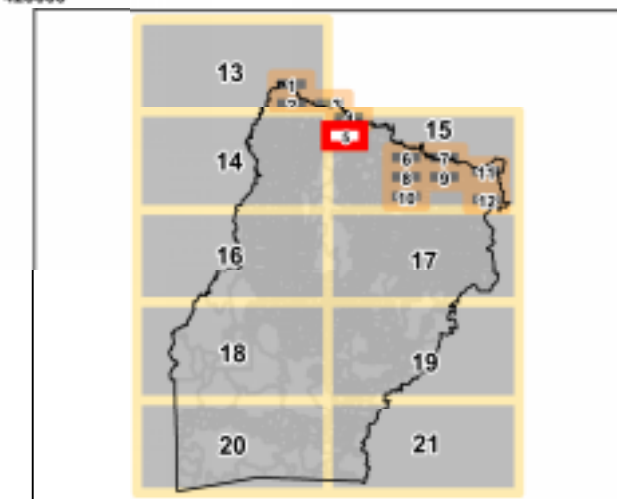


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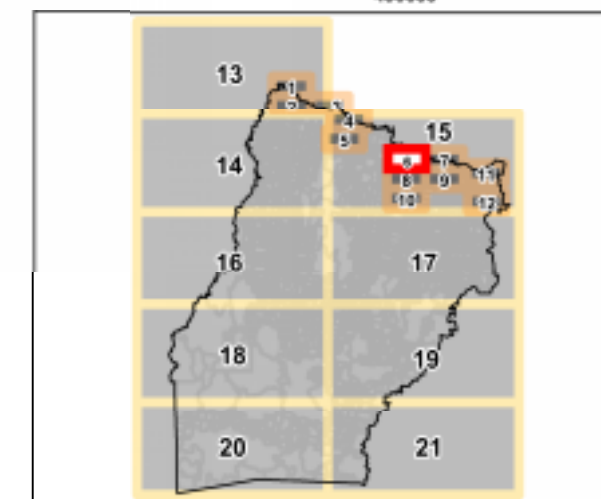
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## 430000





# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FAUNA WIDESPREAD
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA		
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA		

## Map 7 of 21

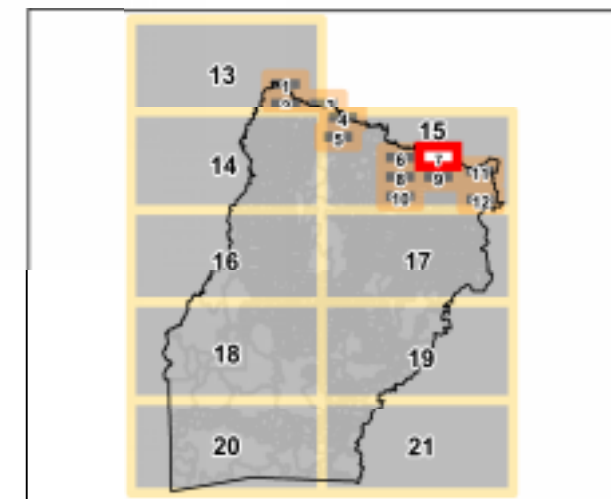


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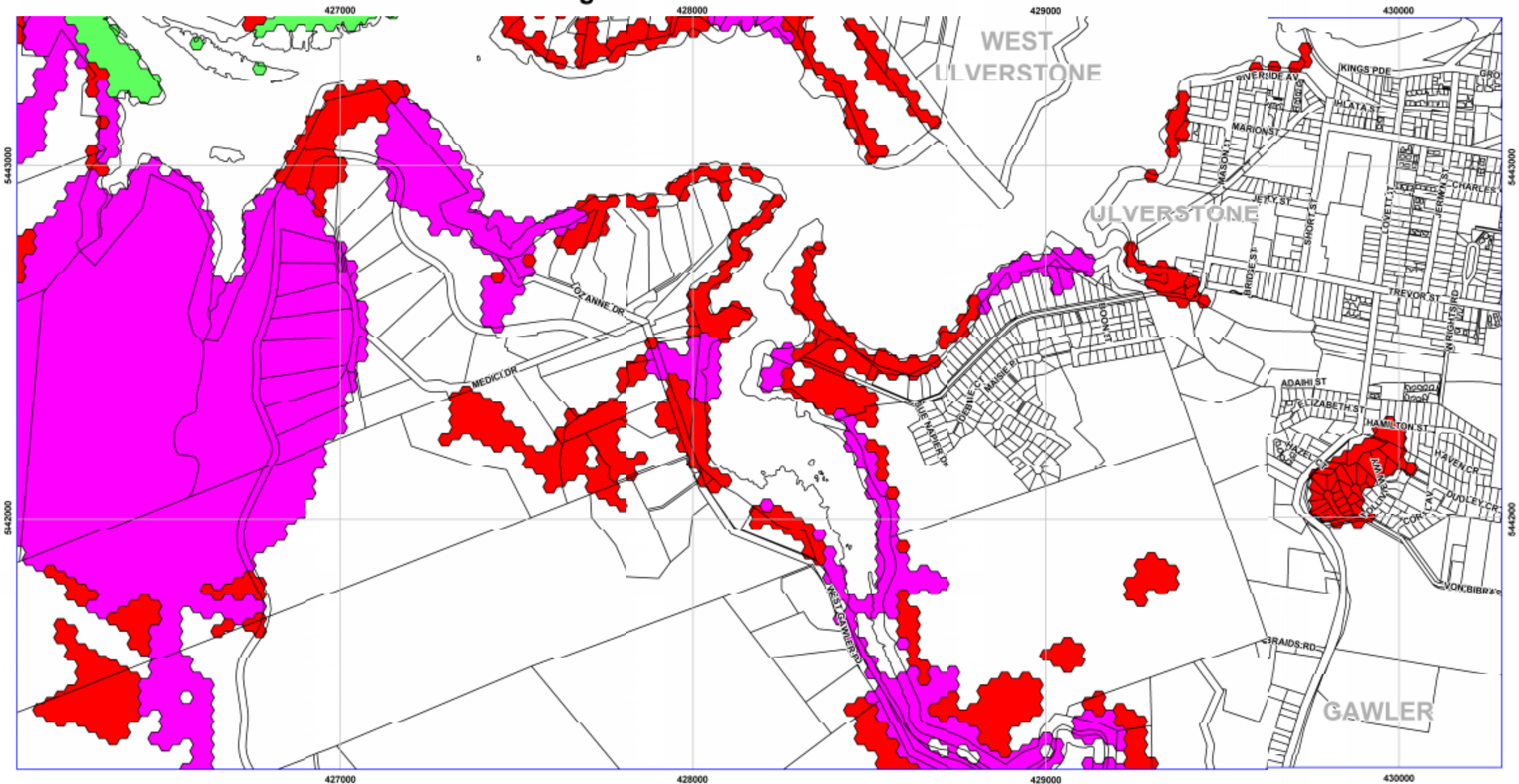


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# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

 THREATENED VEGETATION	 VEGETATION REMNANT	 THREATENED FAUNA WIDESPREAD
 RESERVED NATIVE VEGETATION LESS THAN 30%	 THREATENED FLORA	
 NATIVE VEGETATION LESS THAN 2ha	 THREATENED FAUNA	

## Map 8 of 21

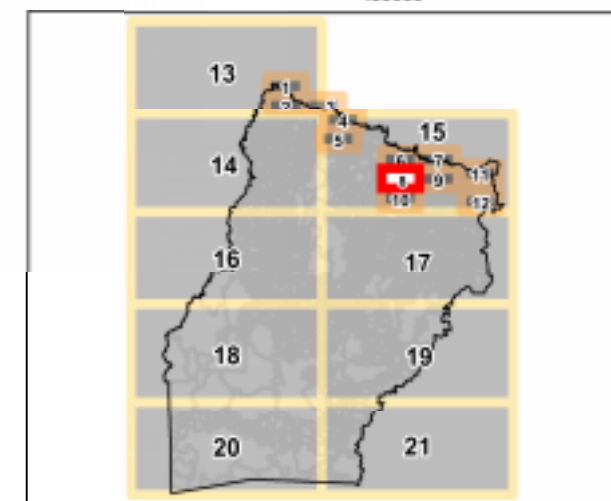


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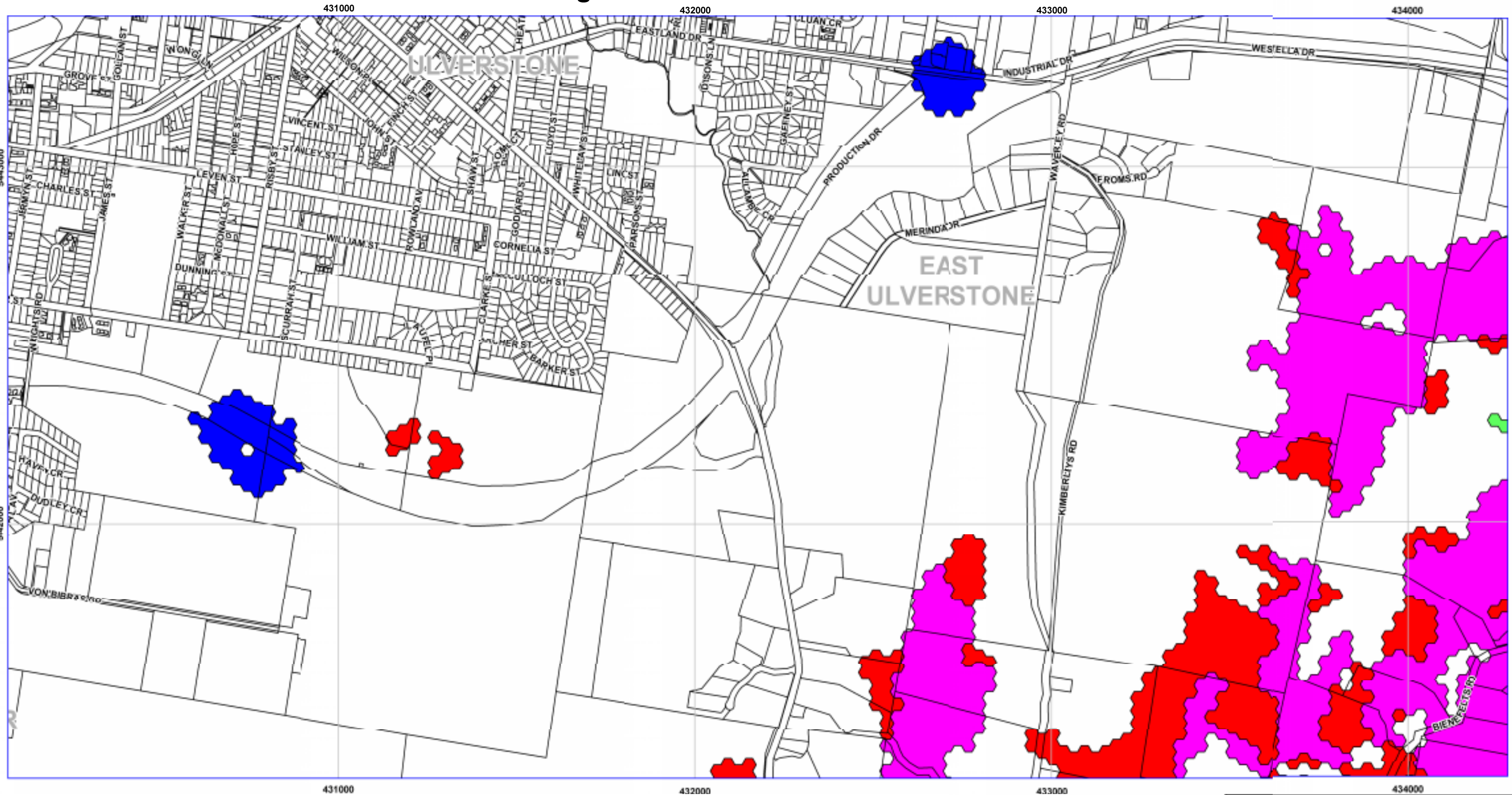
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# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FAUNA WIDESPREAD
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA		
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA		

## Map 9 of 21

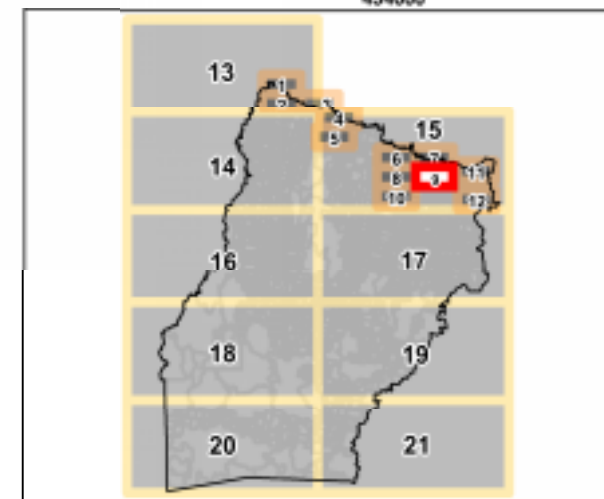


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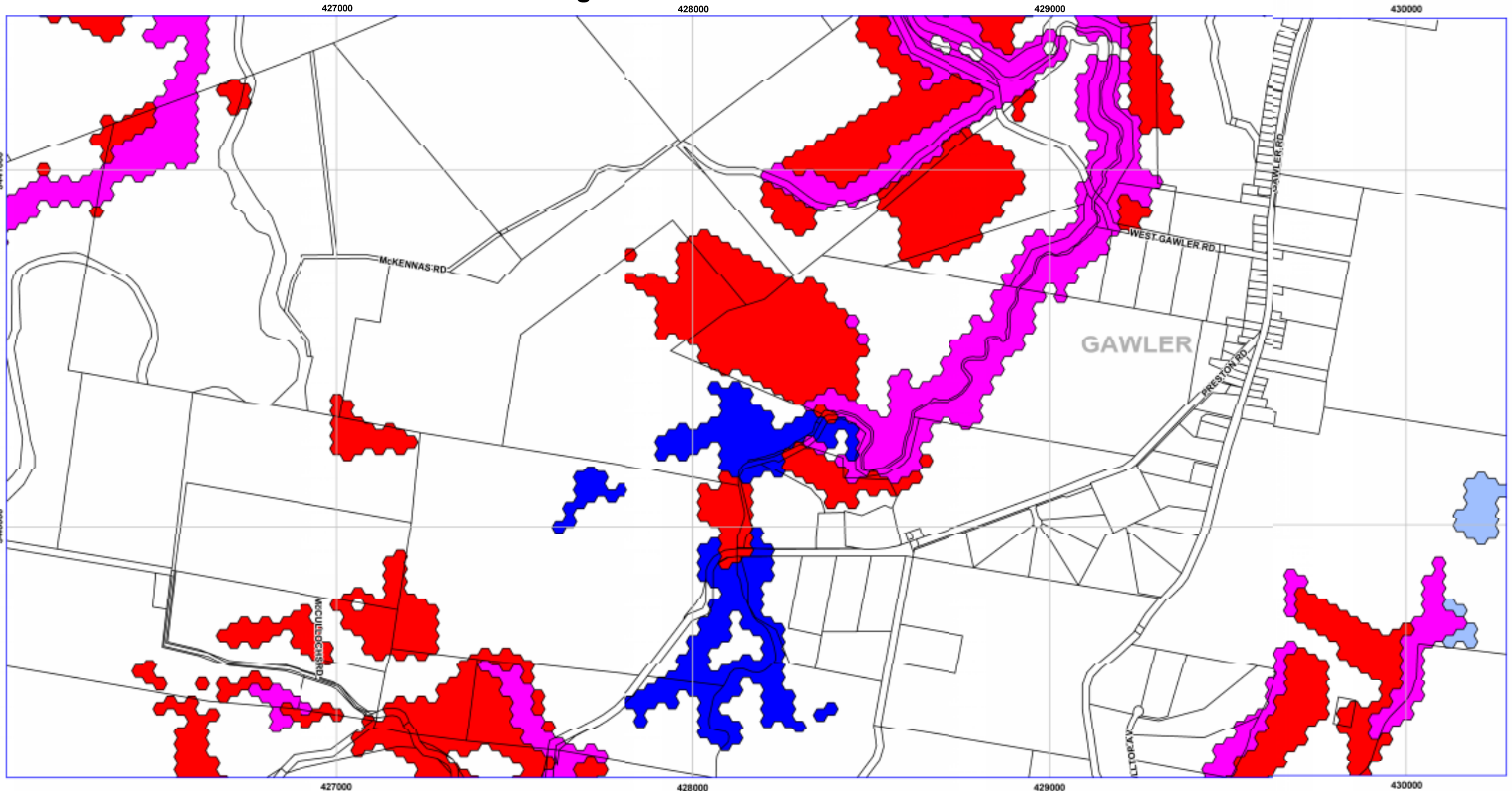
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# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

 THREATENED VEGETATION	 VEGETATION REMNANT	 THREATENED FAUNA WIDESPREAD
 RESERVED NATIVE VEGETATION LESS THAN 30%	 THREATENED FLORA	
 NATIVE VEGETATION LESS THAN 2ha	 THREATENED FAUNA	

## Map 10 of 21

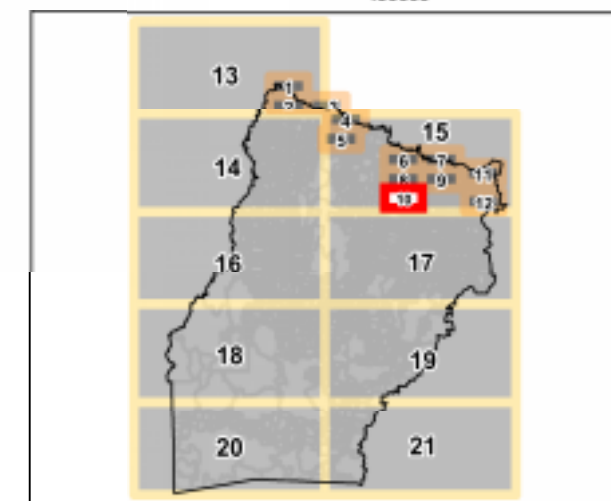


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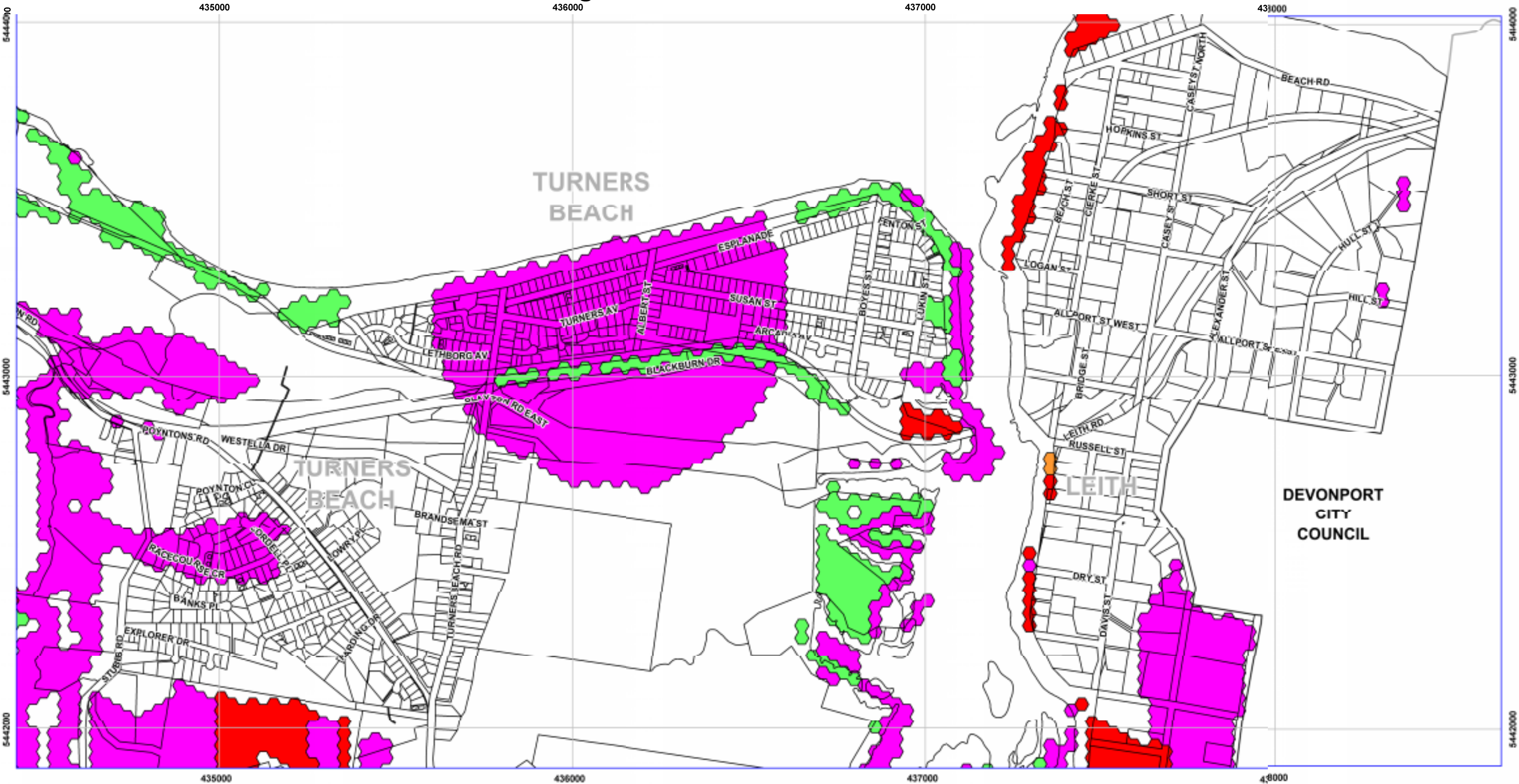


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Base topographic data from The LIST © State of Tasmania  
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# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

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<span style="background-color: #FFA500; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RESERVED NATIVE VEGETATION LESS THAN 30%	<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> THREATENED FLORA	
<span style="background-color: #32CD32; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> NATIVE VEGETATION LESS THAN 2ha	<span style="background-color: #FF00FF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> THREATENED FAUNA	

## Map 11 of 21

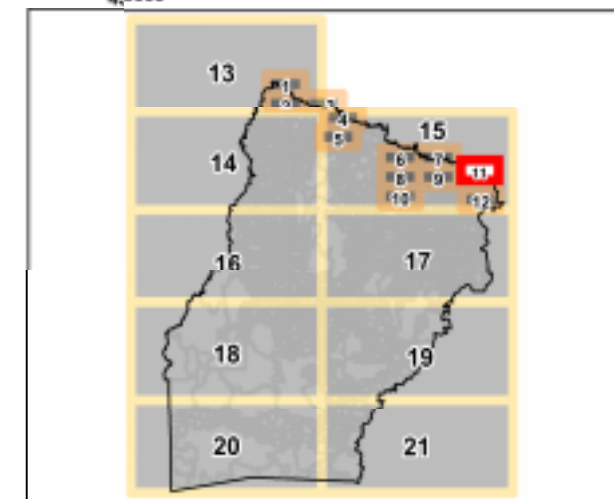


Coordinate System: GDA 94 MGA Zone 55



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# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

 THREATENED VEGETATION	 VEGETATION REMNANT	 THREATENED FAUNA WIDESPREAD
 RESERVED NATIVE VEGETATION LESS THAN 30%	 THREATENED FLORA	
 NATIVE VEGETATION LESS THAN 2ha	 THREATENED FAUNA	

## Map 12 of 21

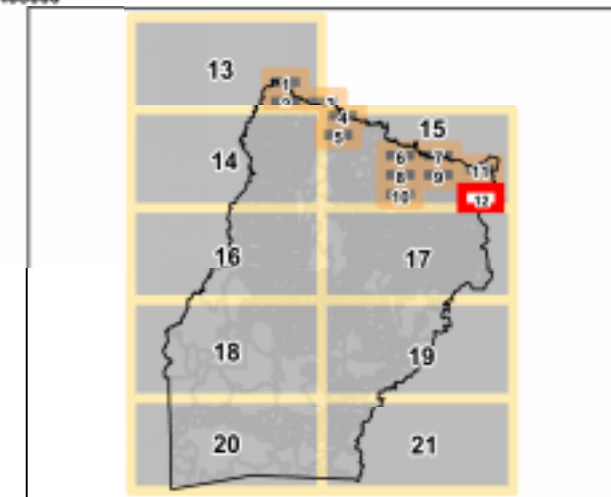


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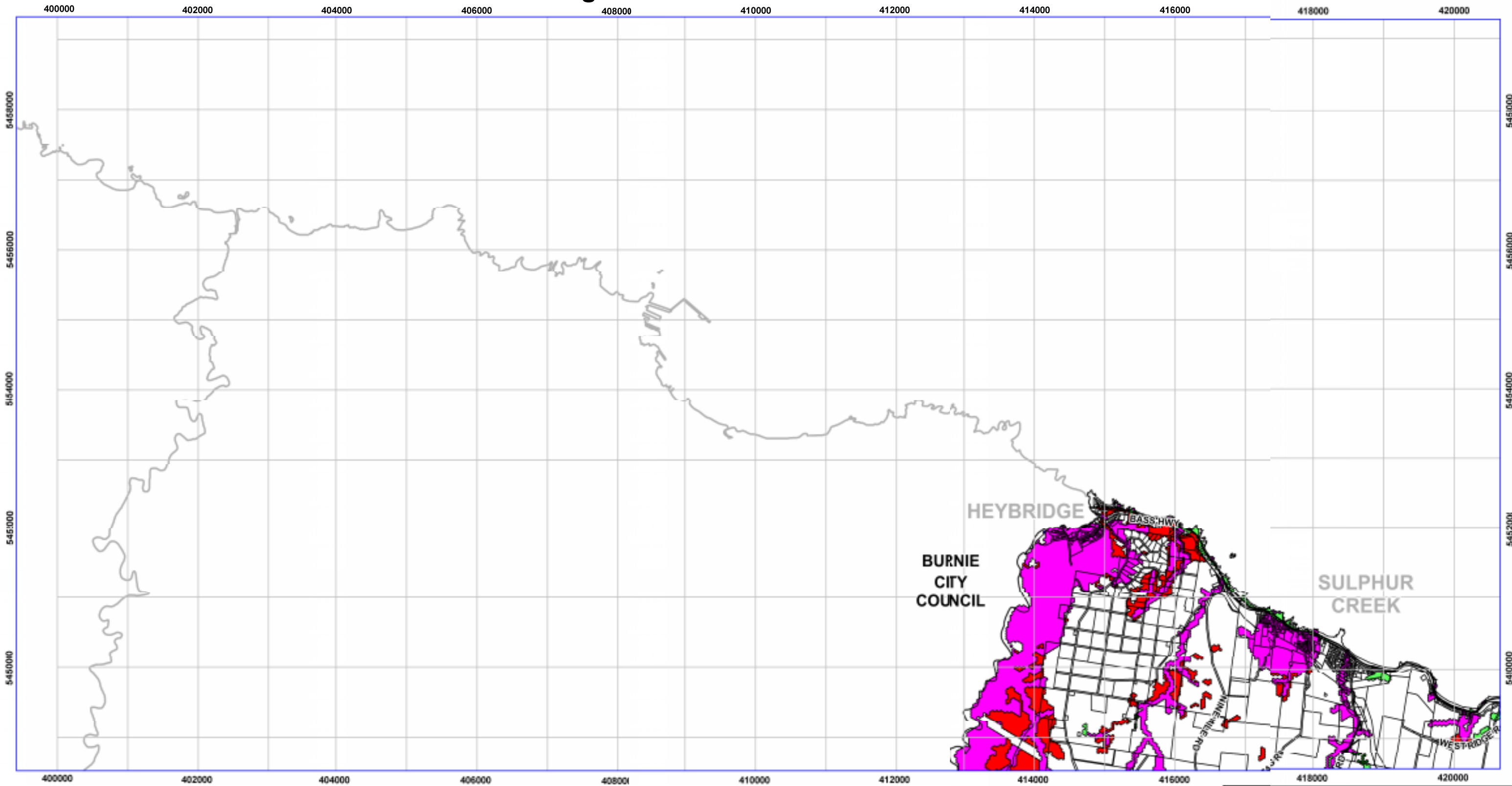


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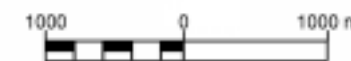


## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FAUNA WIDESPREAD
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA		
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA		

## Map 13 of 21

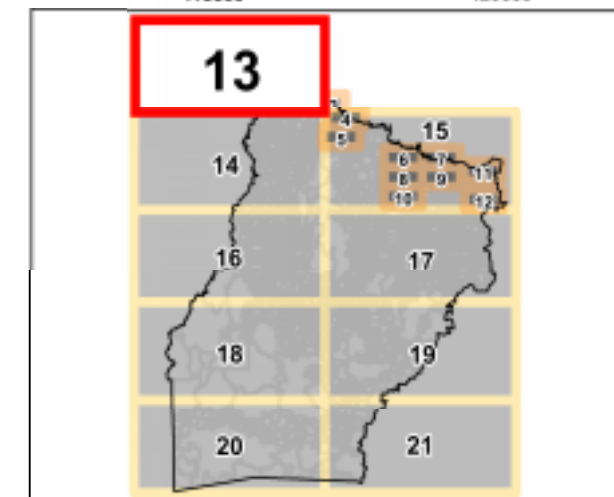


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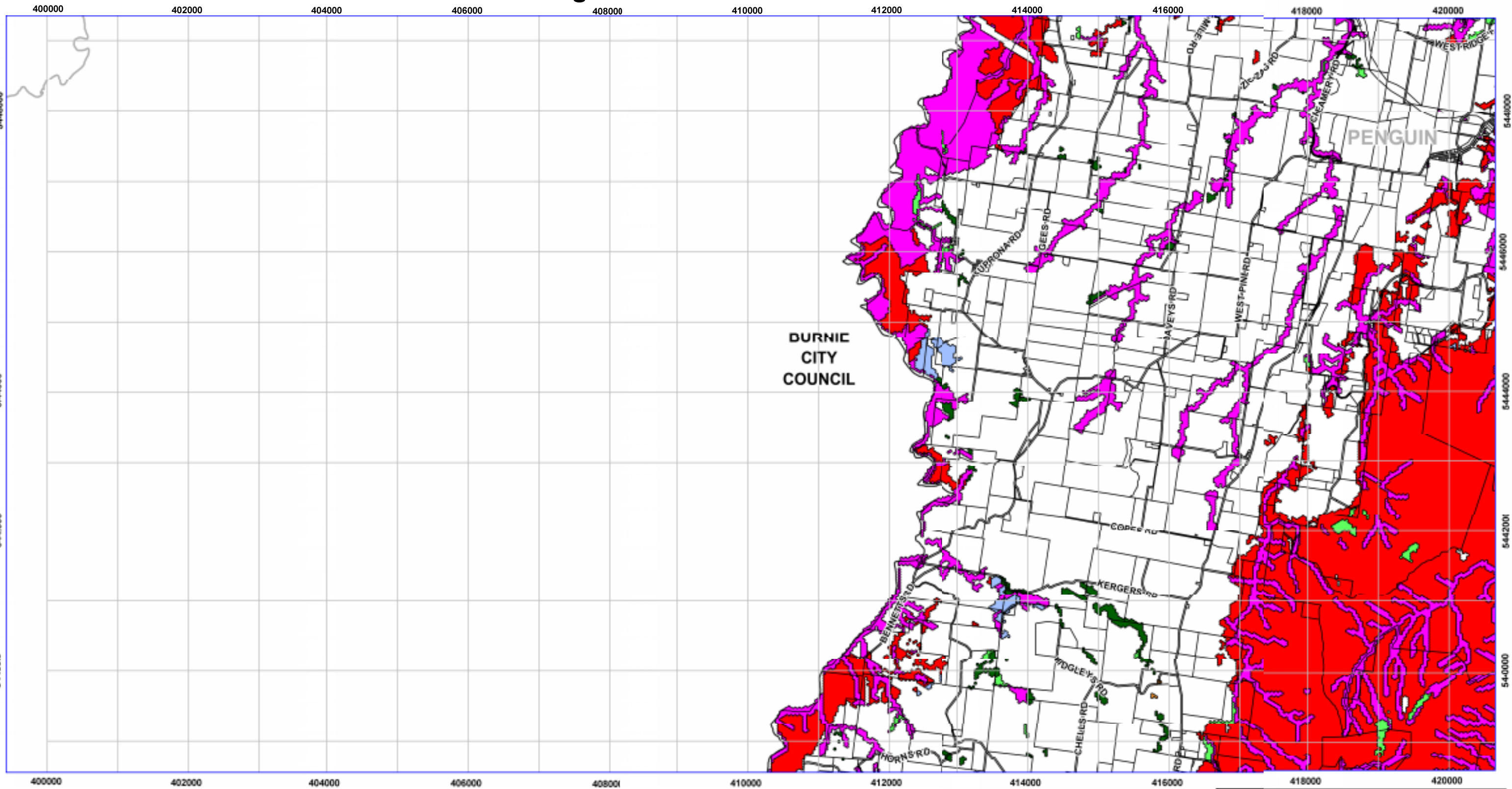
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# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FAUNA WIDESPREAD
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA		
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA		

## Map 14 of 21

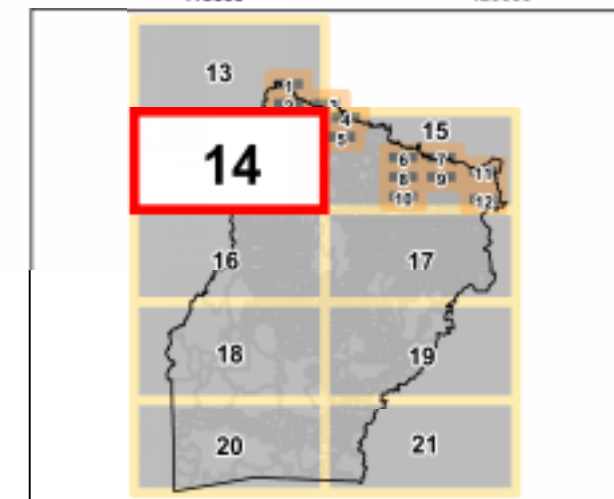


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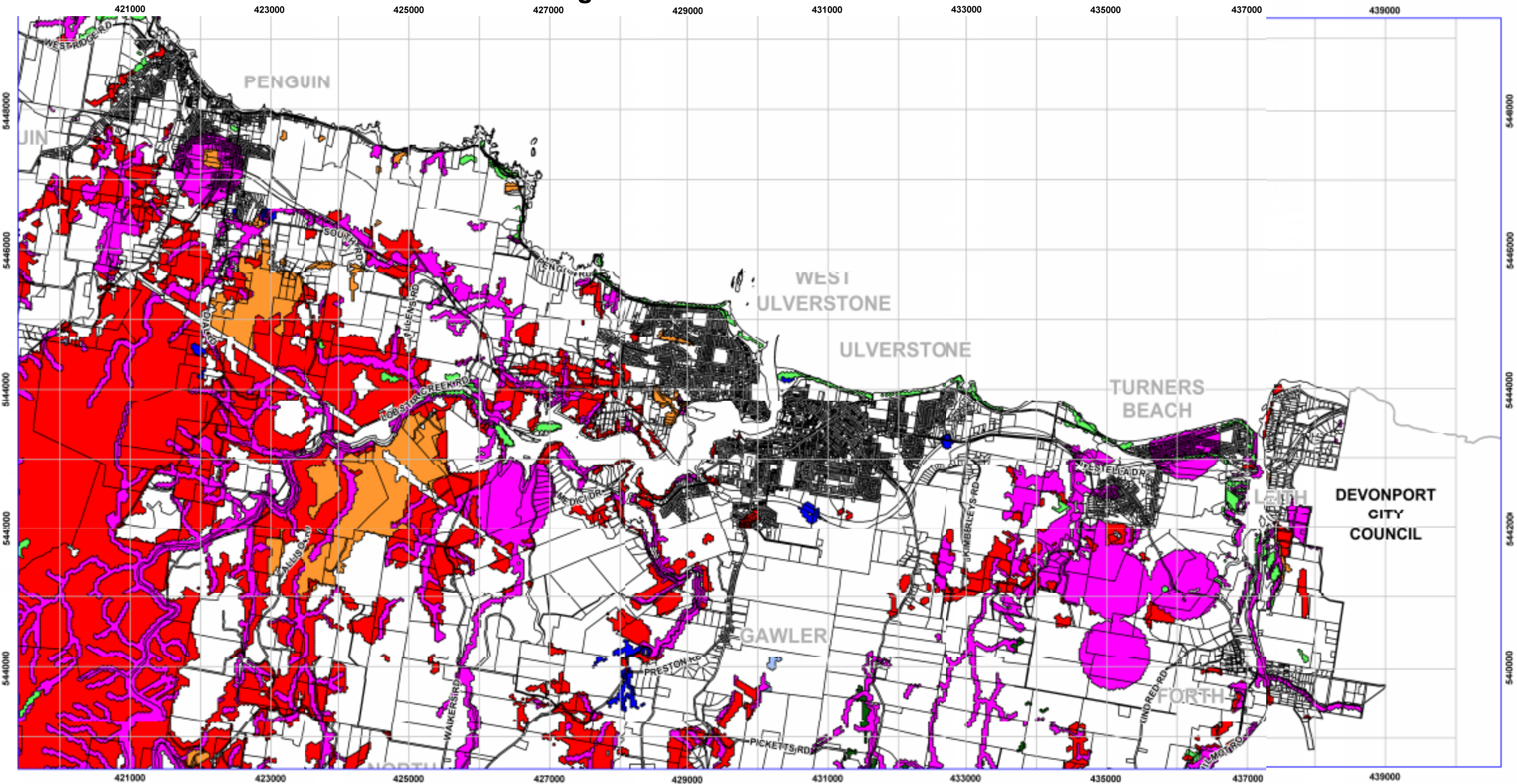
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# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FLORA		THREATENED FAUNA
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA				
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA				

## Map 15 of 21

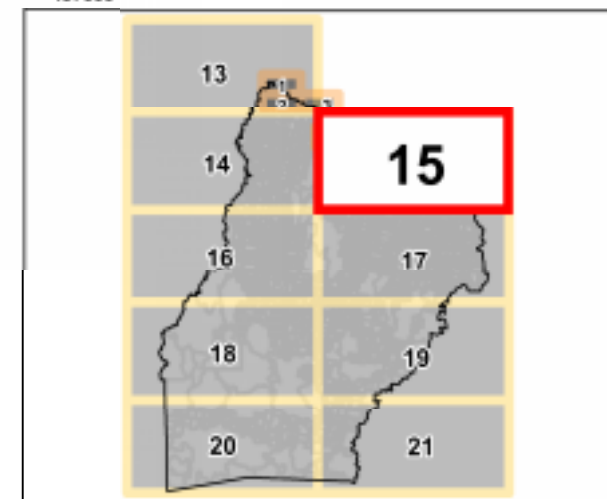


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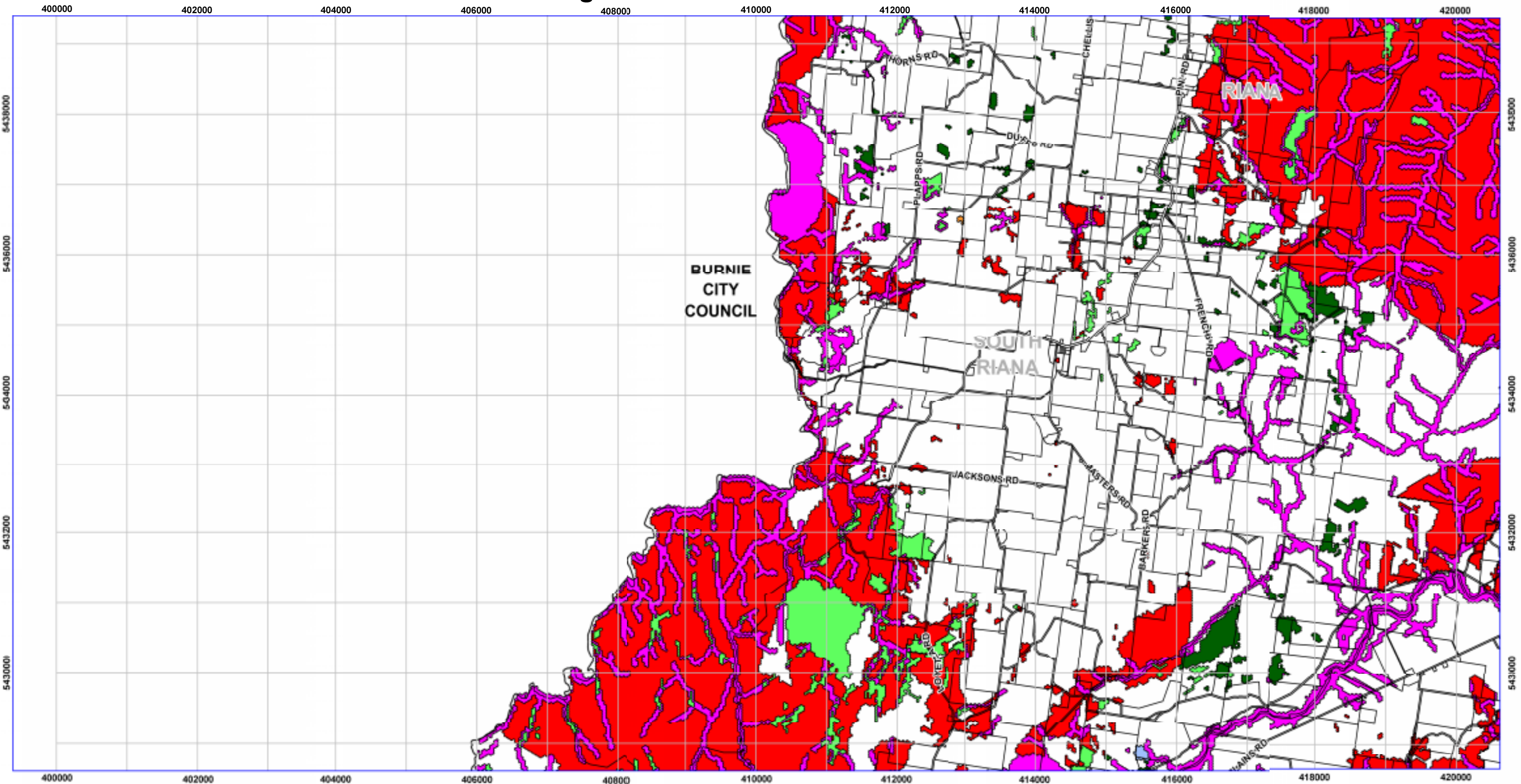
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# Tasmanian Planning Scheme - Central Coast Council Natural Assets

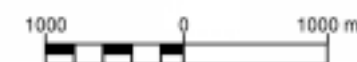


## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FAUNA WIDESPREAD
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA		
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA		

## Map 16 of 21

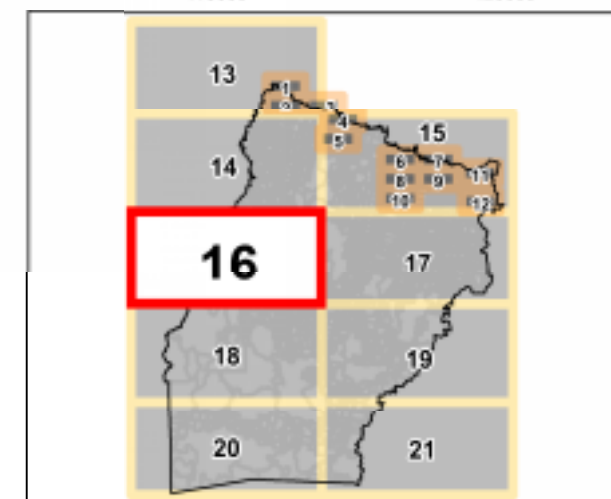


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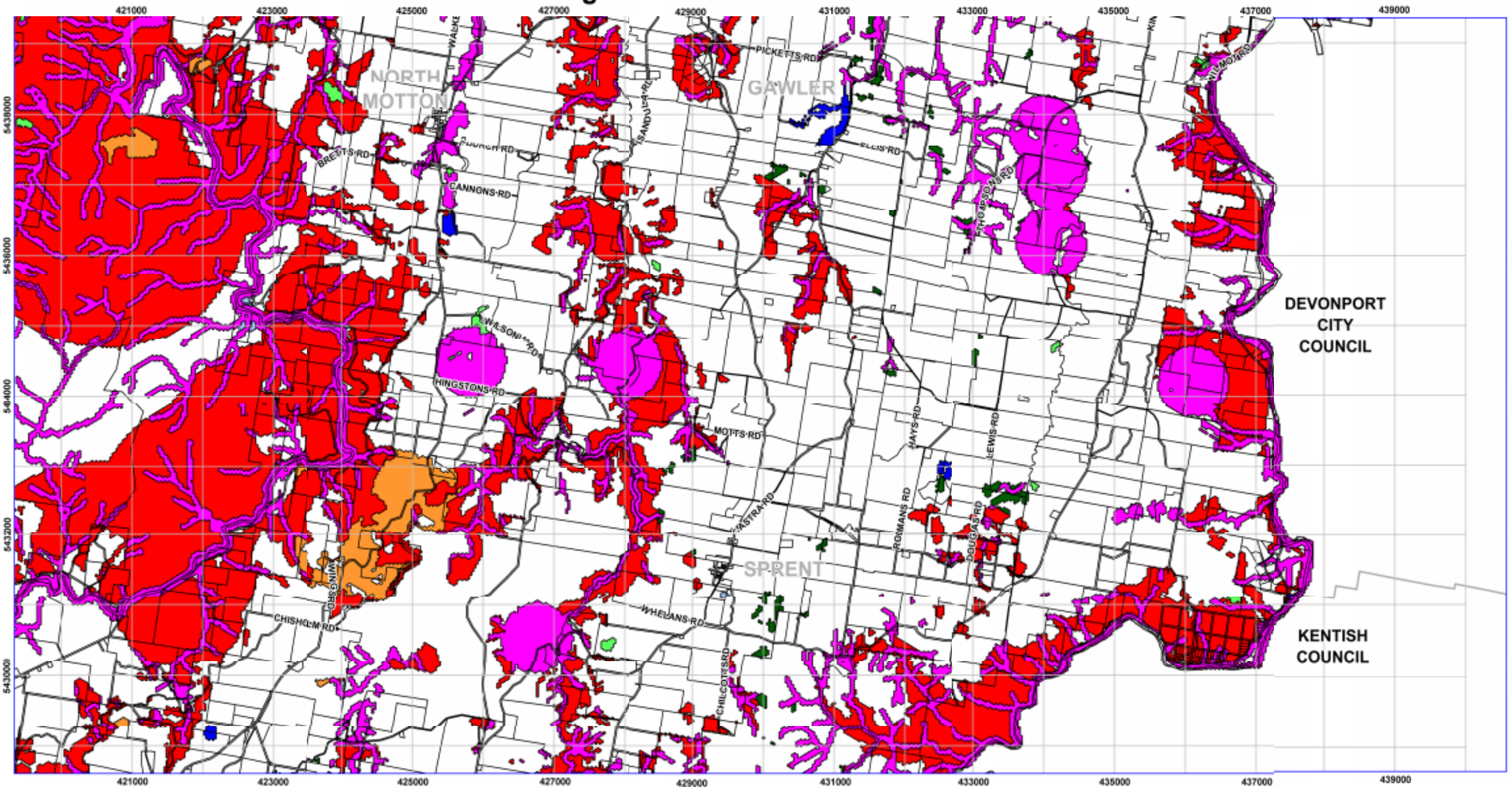
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# Tasmanian Planning Scheme - Central Coast Council Natural Assets

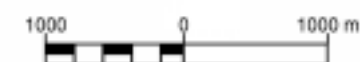


## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FAUNA WIDESPREAD
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA		
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA		

## Map 17 of 21

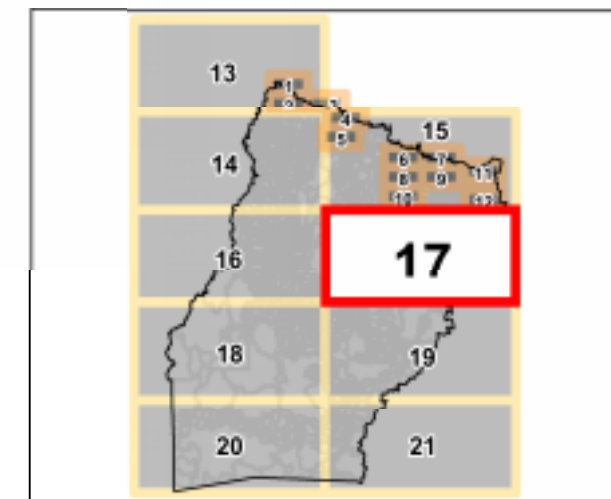


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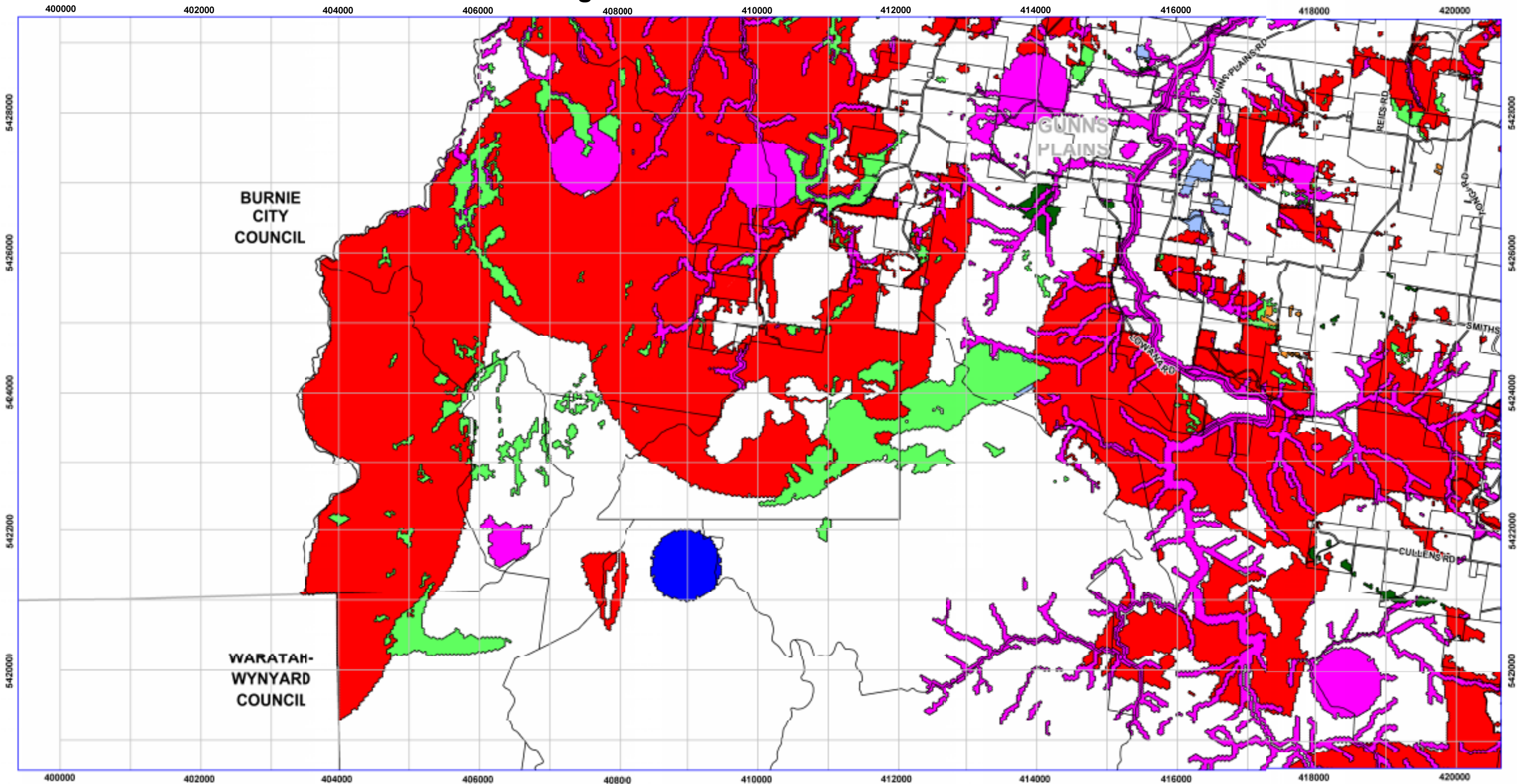
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# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FAUNA WIDESPREAD
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA		
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA		

## Map 18 of 21

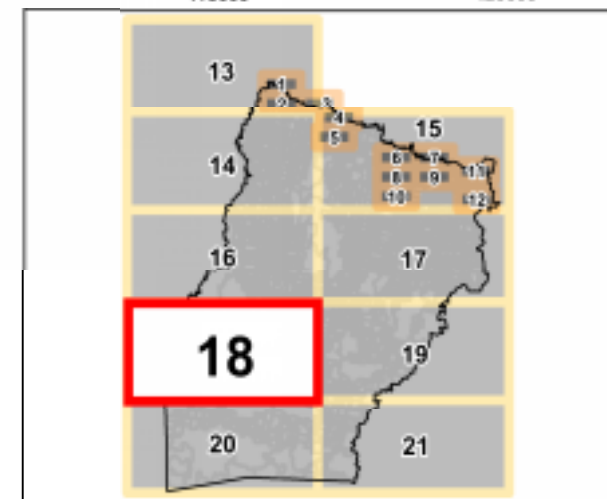


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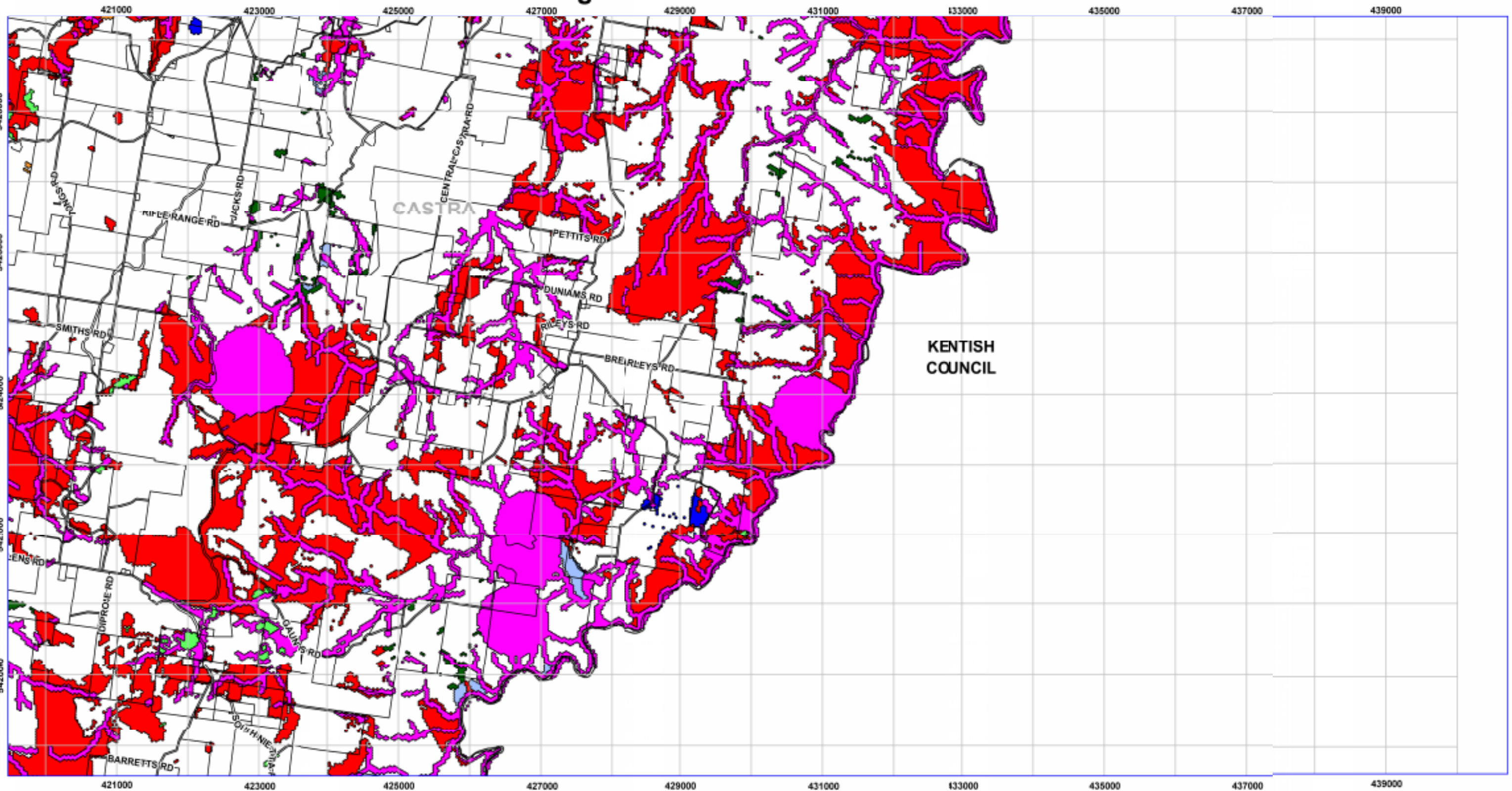
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# Tasmanian Planning Scheme - Central Coast Council Natural Assets

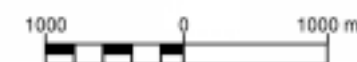


## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FAUNA WIDESPREAD
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA		
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA		

## Map 19 of 21

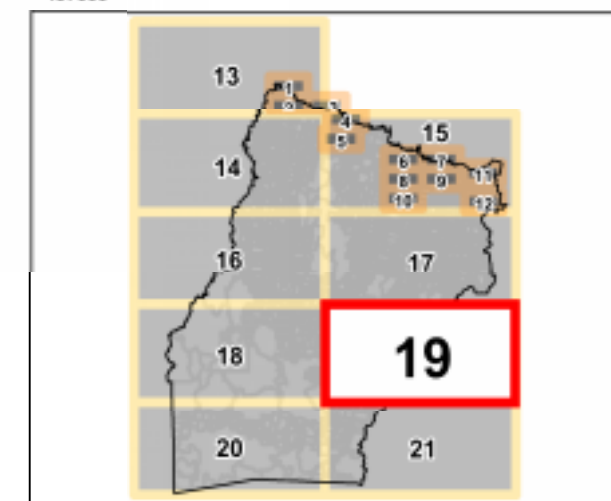


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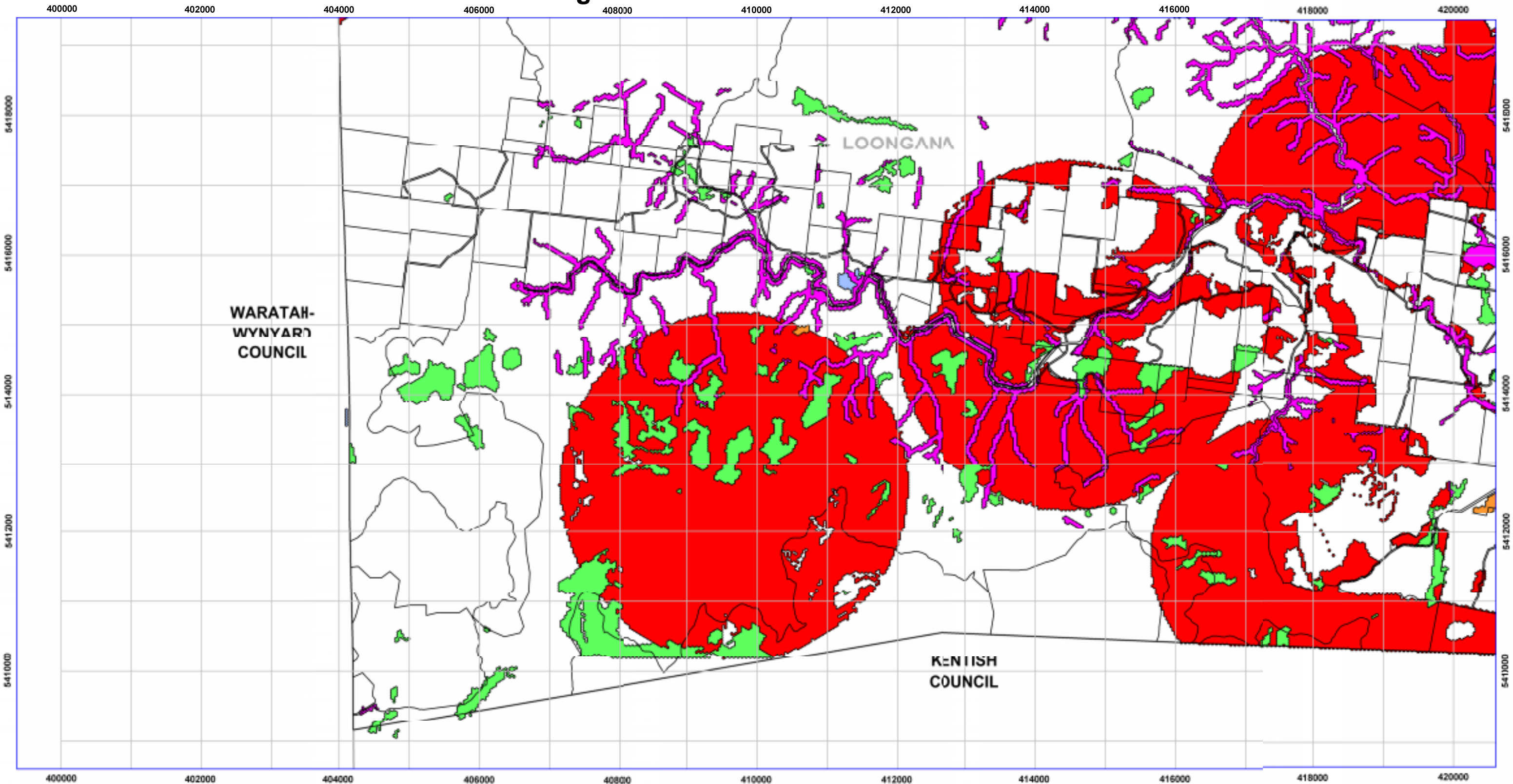
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# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FAUNA WIDESPREAD
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA		
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA		

## Map 20 of 21

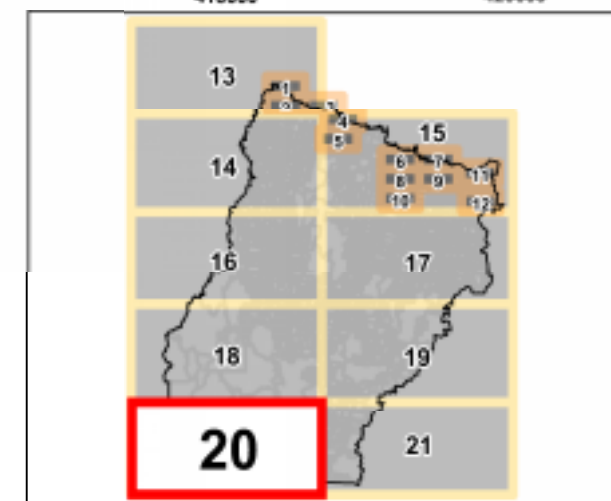


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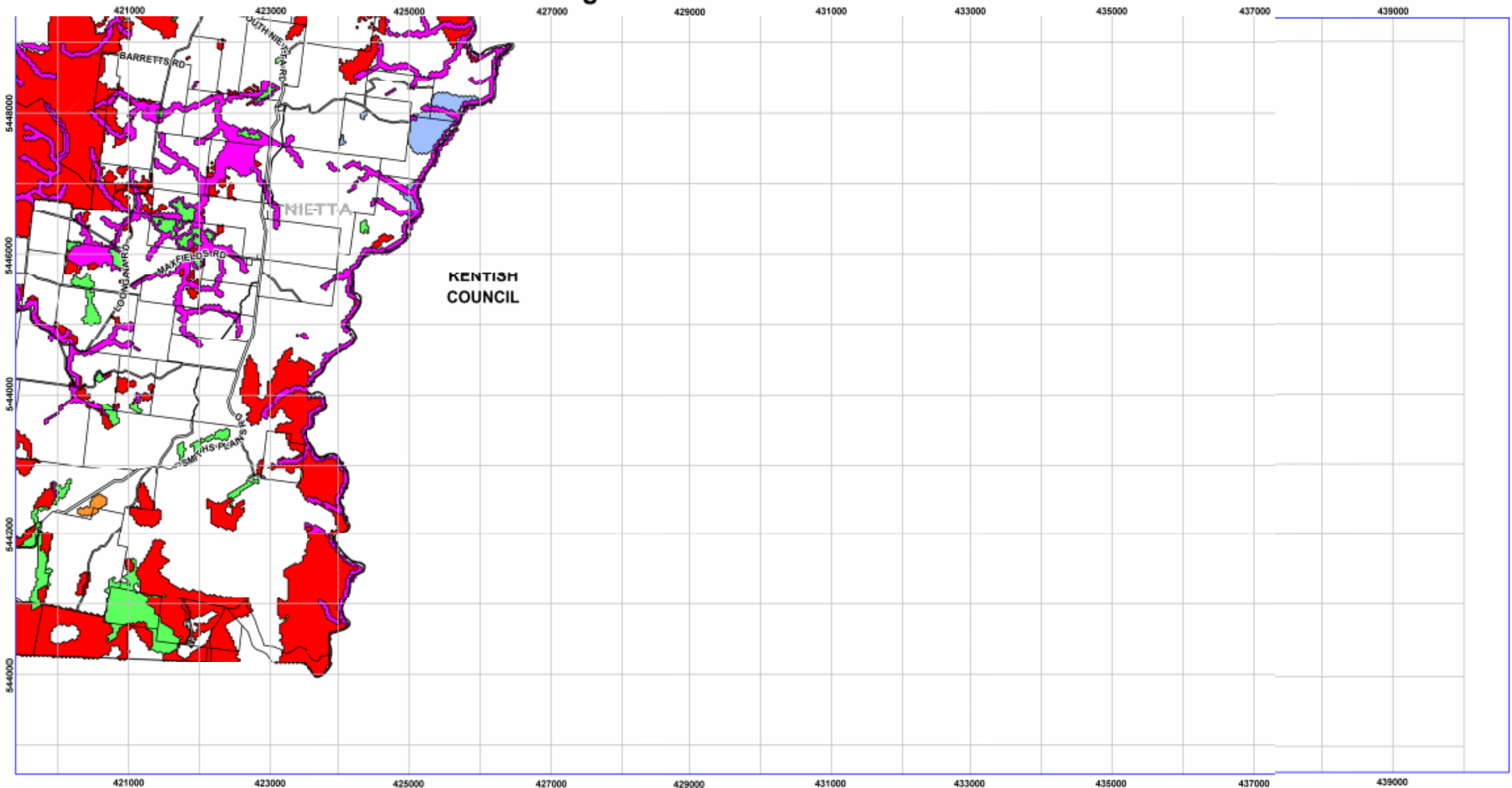


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# Tasmanian Planning Scheme - Central Coast Council Natural Assets



## LEGEND

### NATURAL ASSETS

	THREATENED VEGETATION		VEGETATION REMNANT		THREATENED FAUNA WIDESPREAD
	RESERVED NATIVE VEGETATION LESS THAN 30%		THREATENED FLORA		
	NATIVE VEGETATION LESS THAN 2ha		THREATENED FAUNA		

## Map 21 of 21

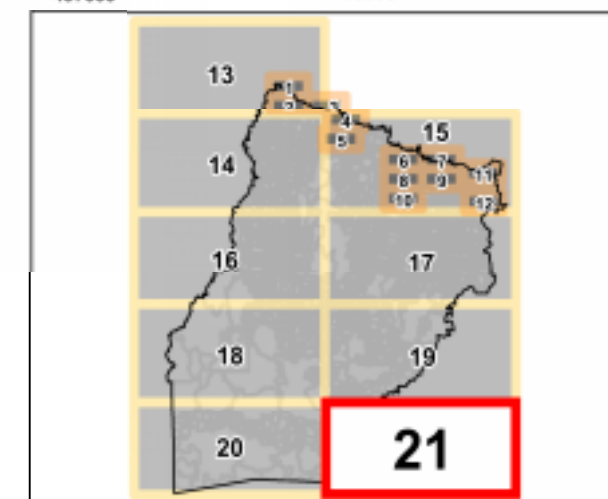


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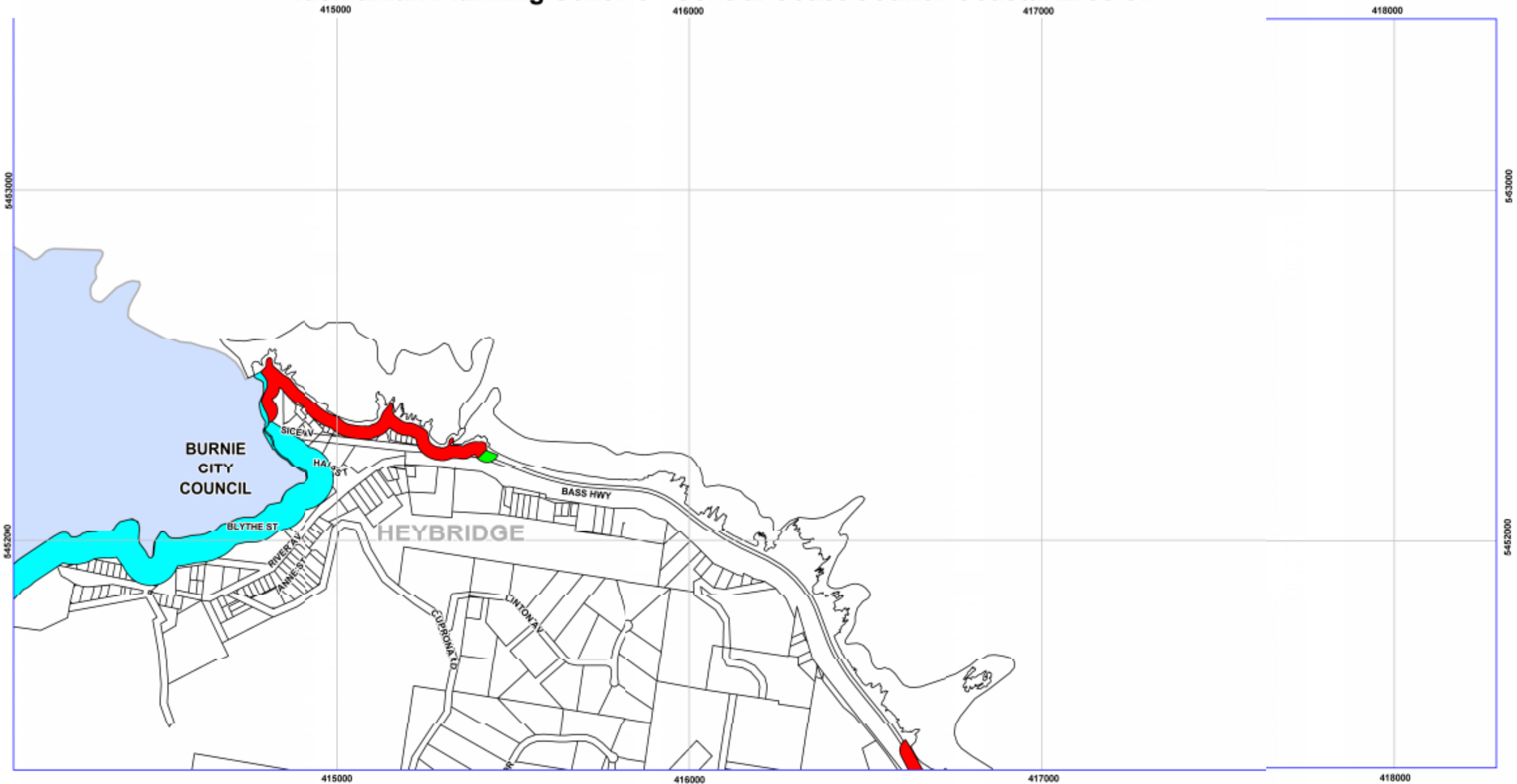
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# Tasmanian Planning Scheme - Central Coast Council Coastal Erosion



## LEGEND

### COASTAL EROSION

Low Medium High Coastal Erosion Investigation Area

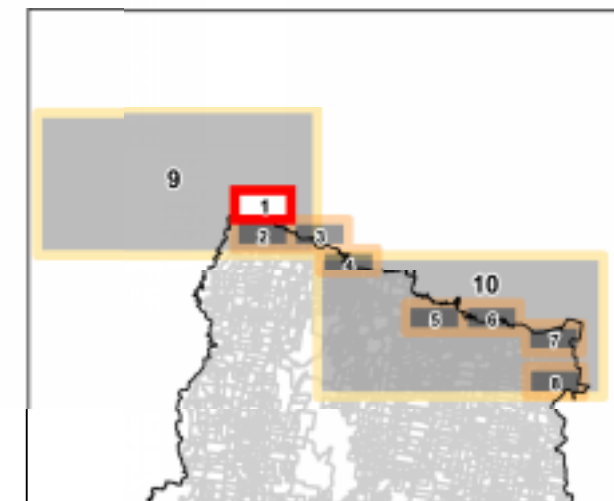
## Map 1 of 10



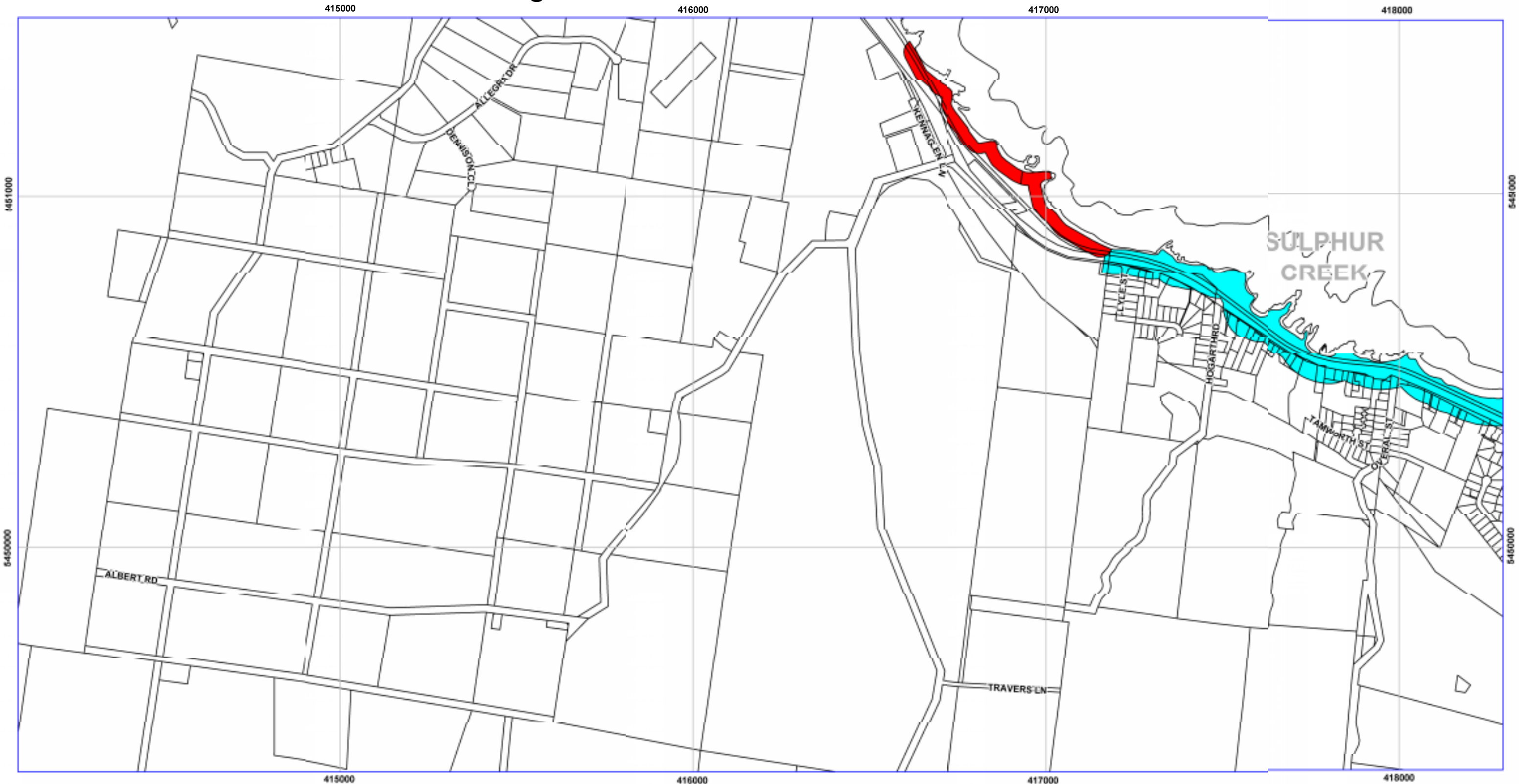
Coordinate System: GDA 94 MGA Zone 55

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# Tasmanian Planning Scheme - Central Coast Council Coastal Erosion



## LEGEND

### COASTAL EROSION

Low Medium High Coastal Erosion Investigation Area

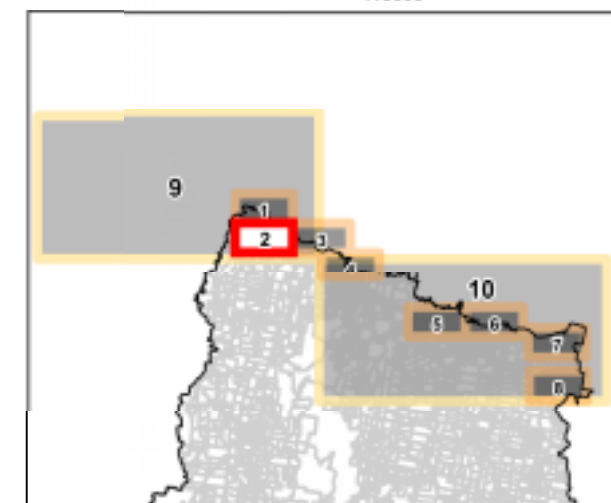
## Map 2 of 10

0 500 m

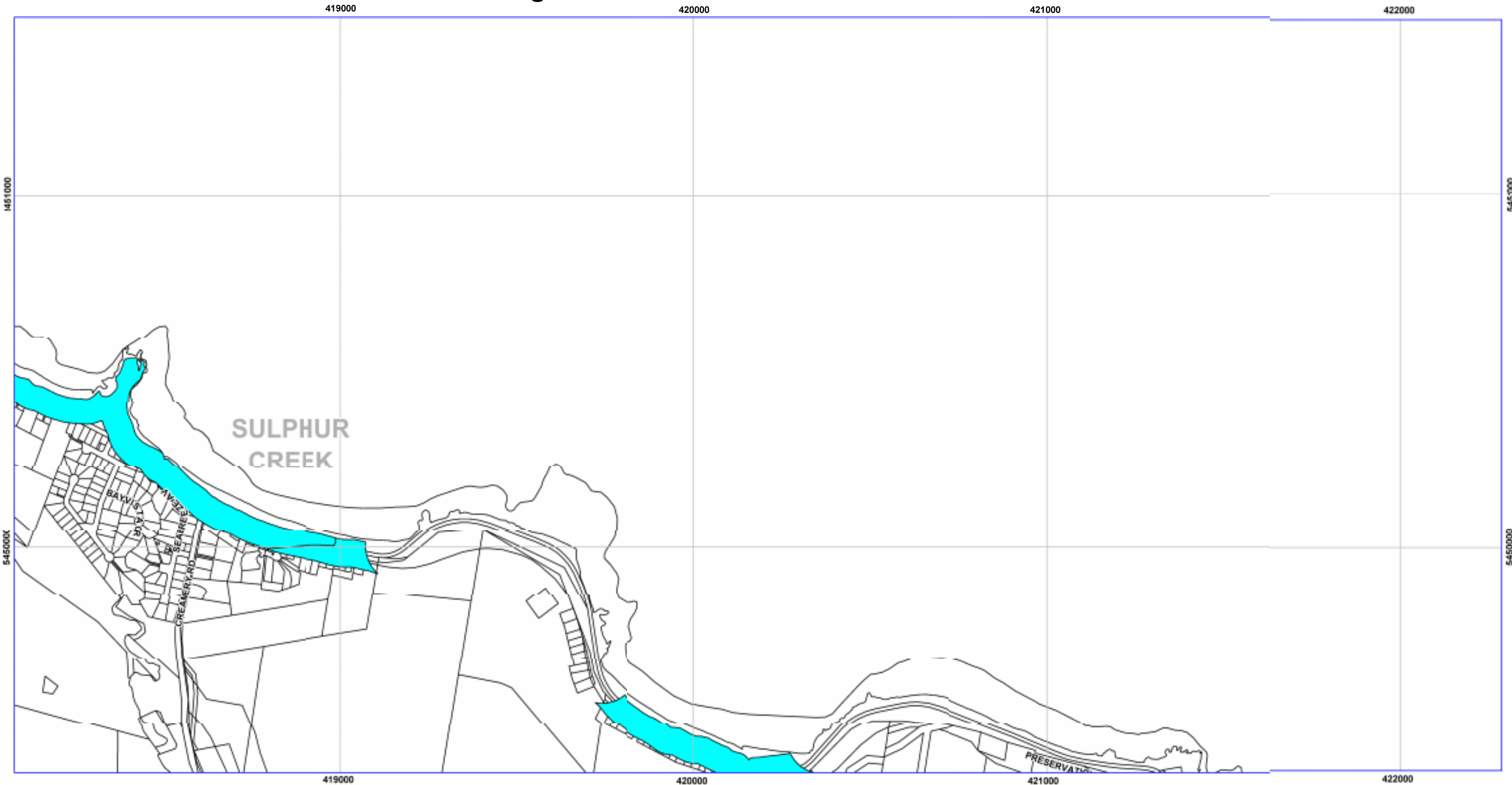
Coordinate System: GDA 94 MGA Zone 55

Coastal Erosion data from The LIST © State of Tasmania  
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# Tasmanian Planning Scheme - Central Coast Council Coastal Erosion



## LEGEND

### COASTAL EROSION



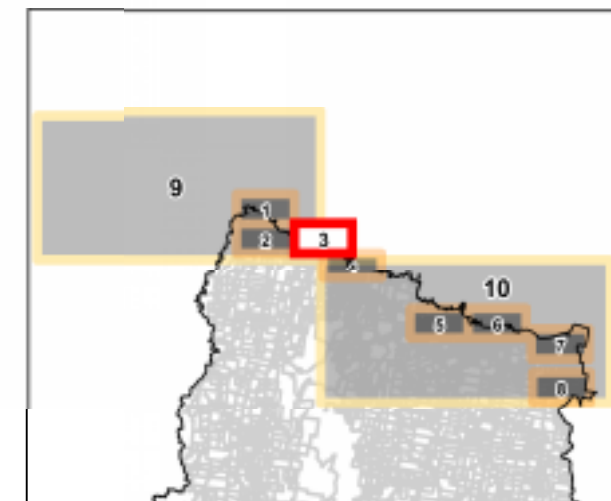
## Map 3 of 10



Coordinate System: GDA 94 MGA Zone 55

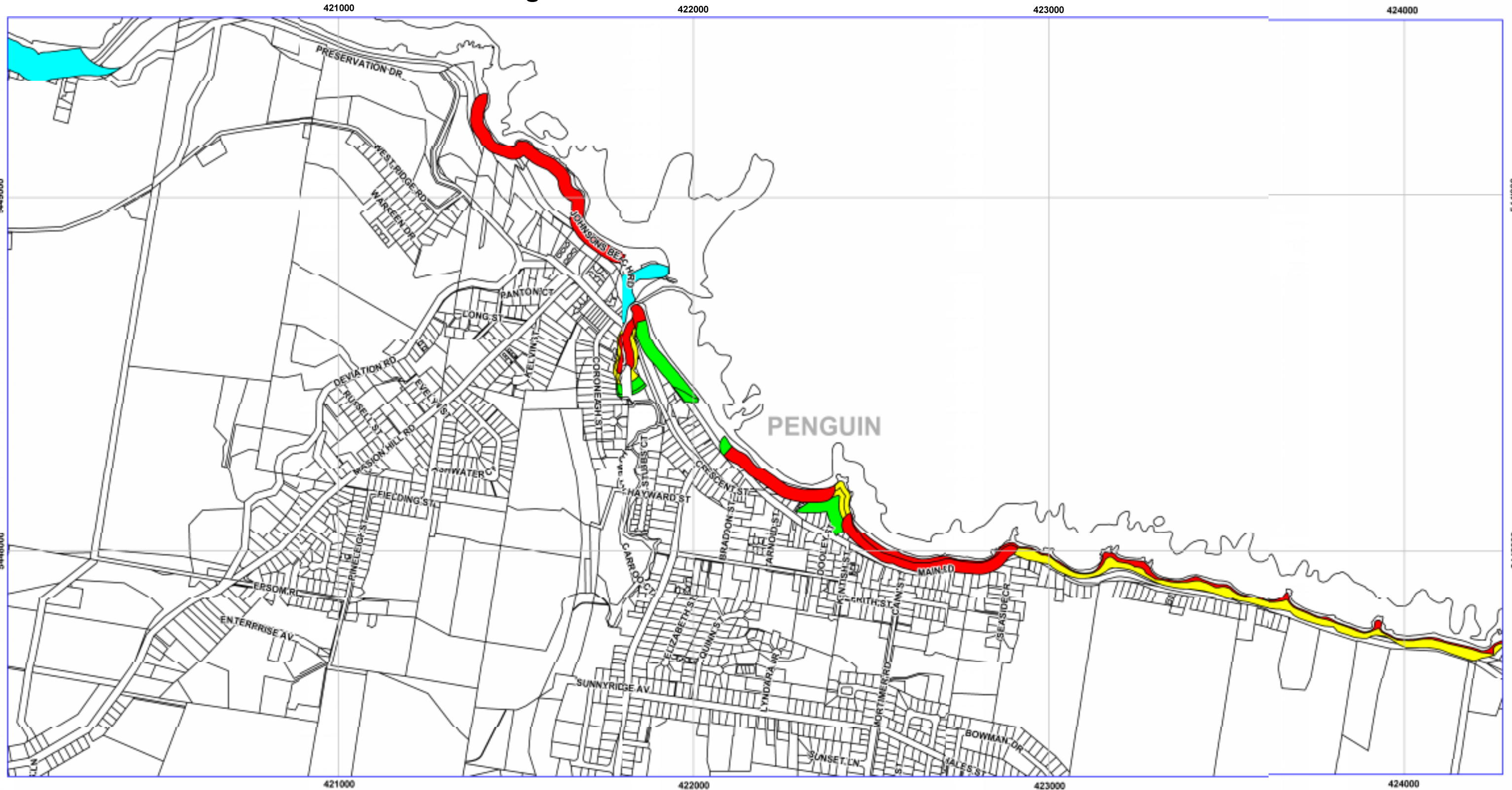
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# Tasmanian Planning Scheme - Central Coast Council Coastal Erosion



## LEGEND

### COASTAL EROSION



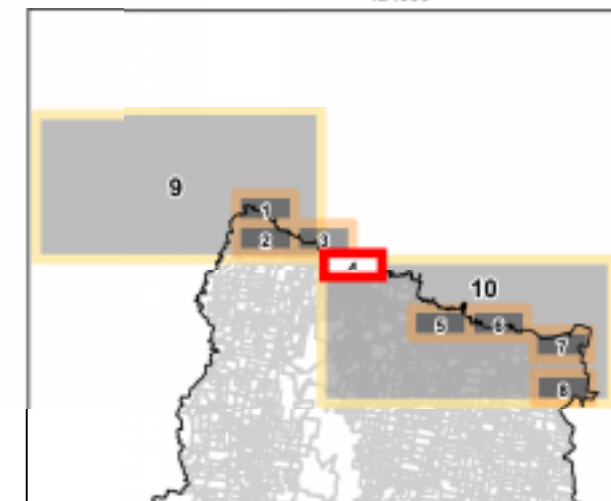
## Map 4 of 10



Coordinate System: GDA 94 MGA Zone 55

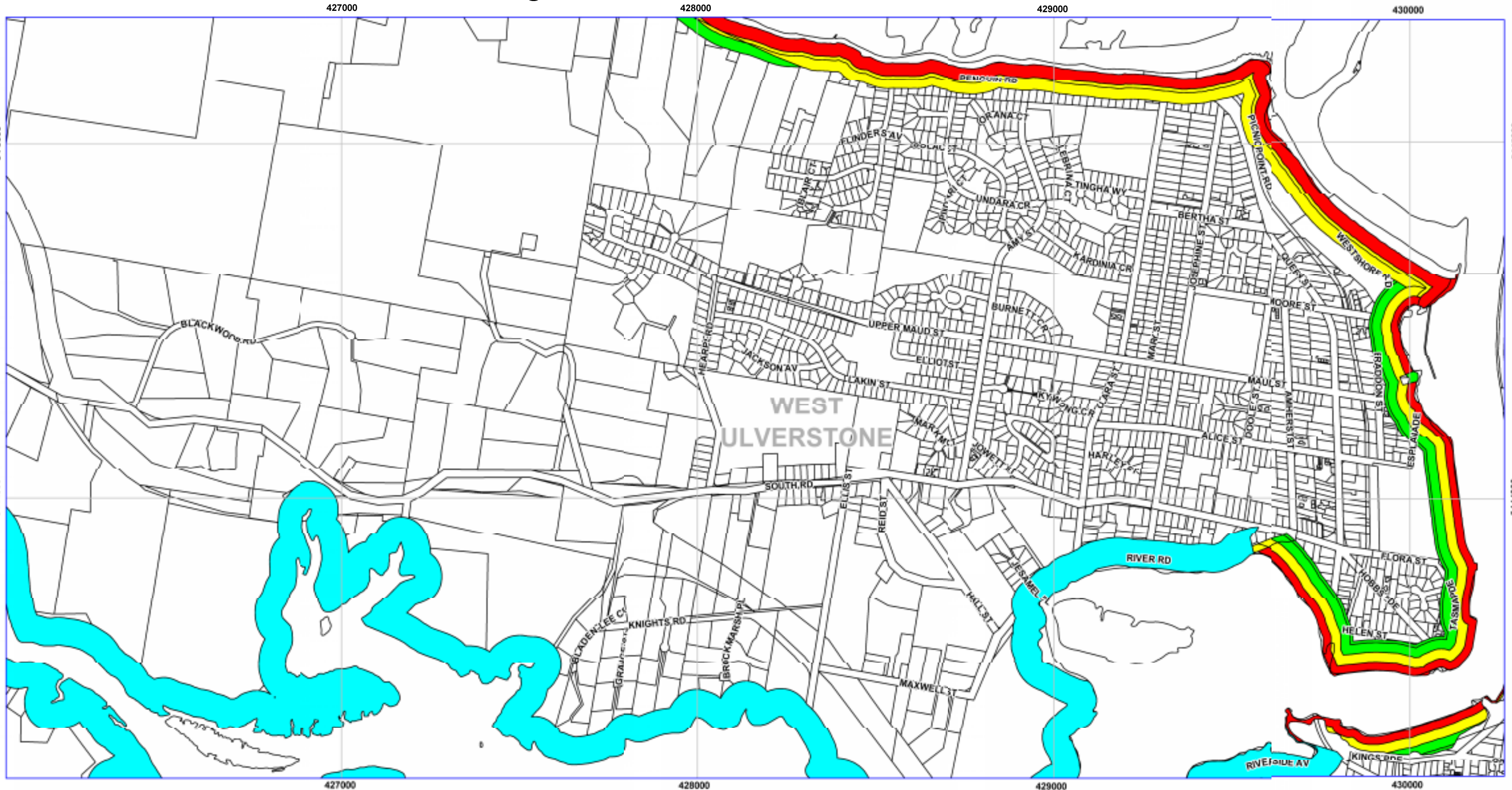
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# Tasmanian Planning Scheme - Central Coast Council Coastal Erosion



## LEGEND



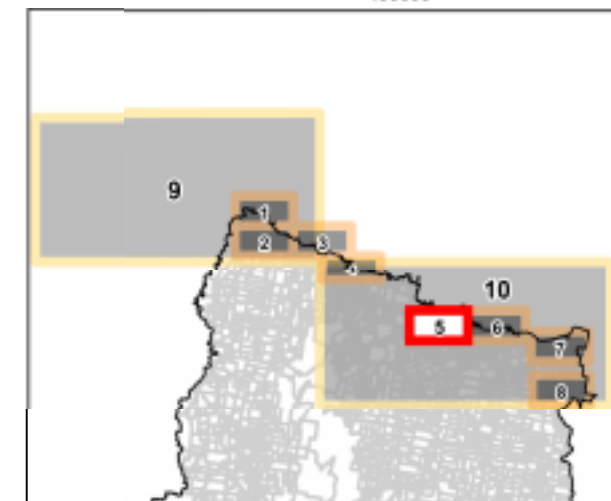
## Map 5 of 10



Coordinate System: GDA 94 MGA Zone 55

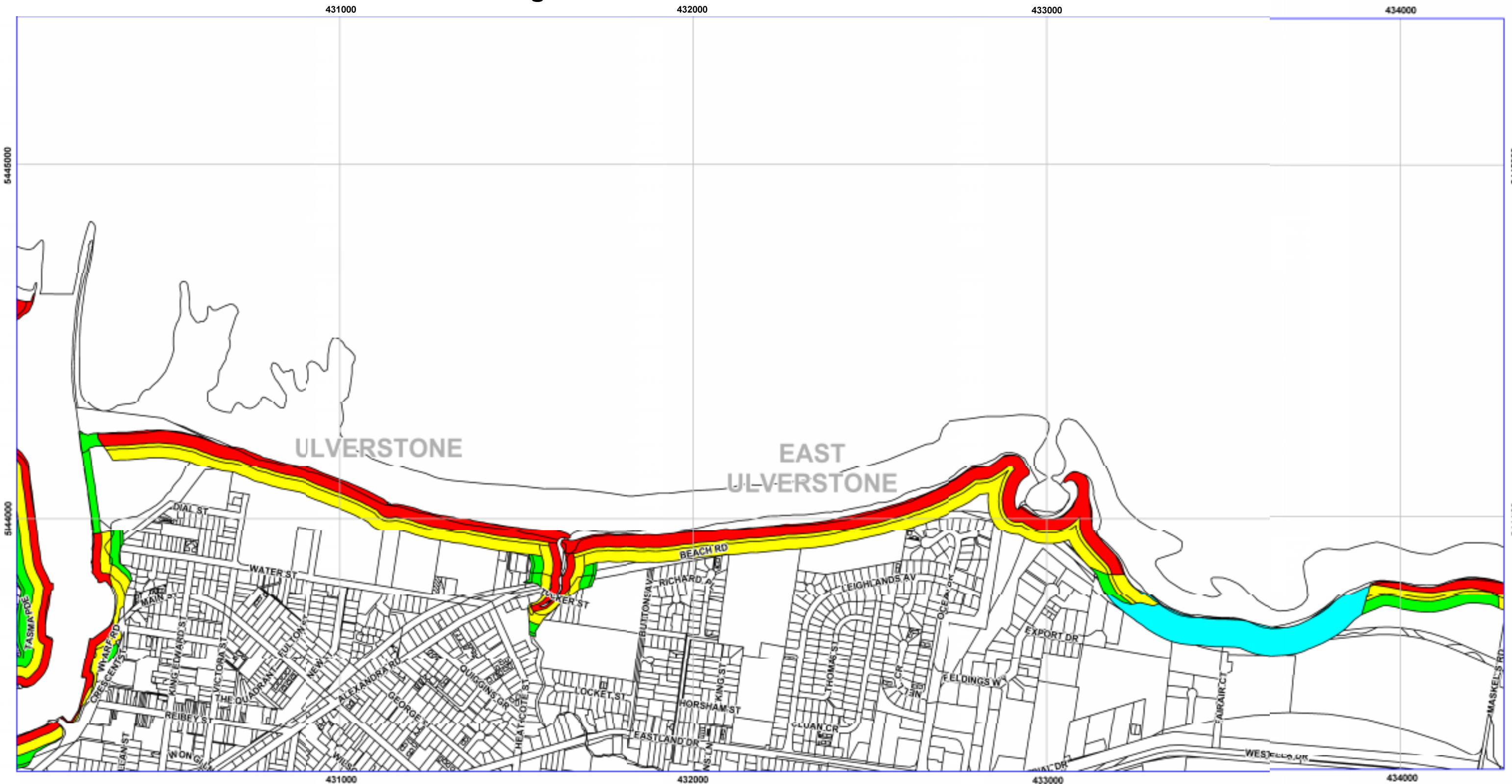
Coastal Erosion data from The LIST © State of Tasmania  
 Base topographic data from The LIST © State of Tasmania  
 Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Coastal Erosion



## LEGEND

### COASTAL EROSION



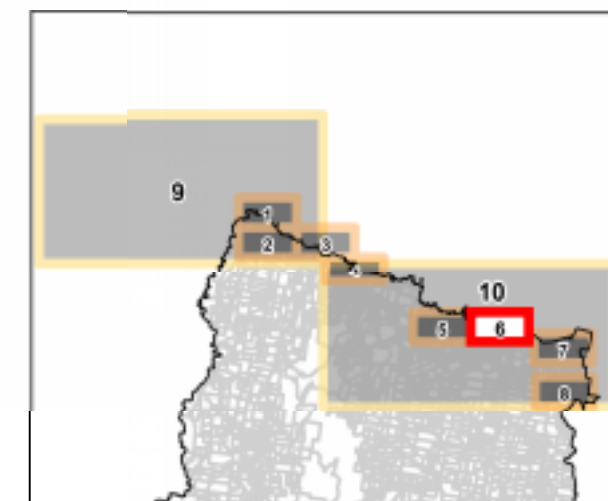
## Map 6 of 10



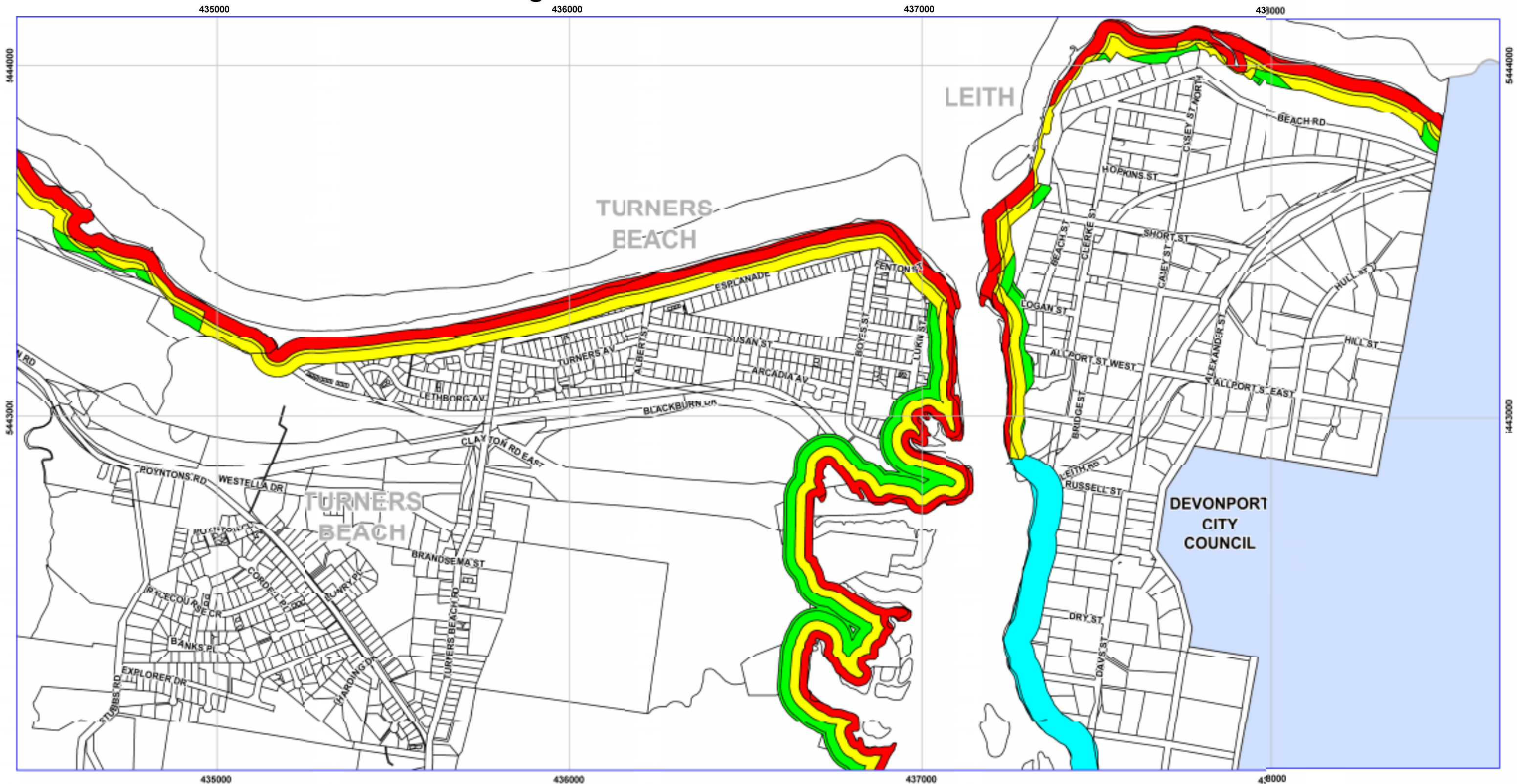
Coordinate System: GDA 94 MGA Zone 55

Coastal Erosion data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Coastal Erosion



## LEGEND

### COASTAL EROSION



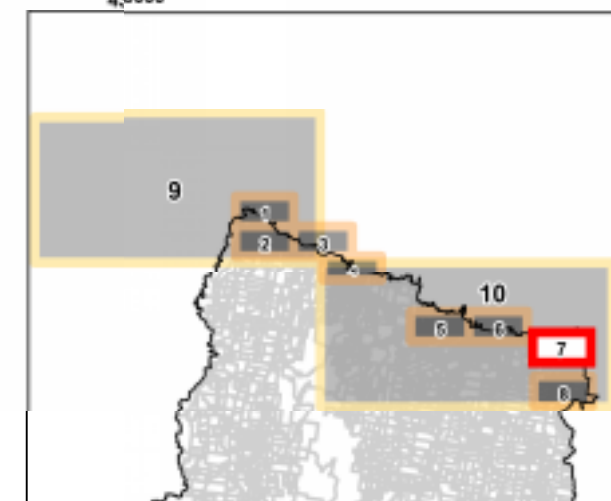
## Map 7 of 10



Coordinate System: GDA 94 MGA Zone 55

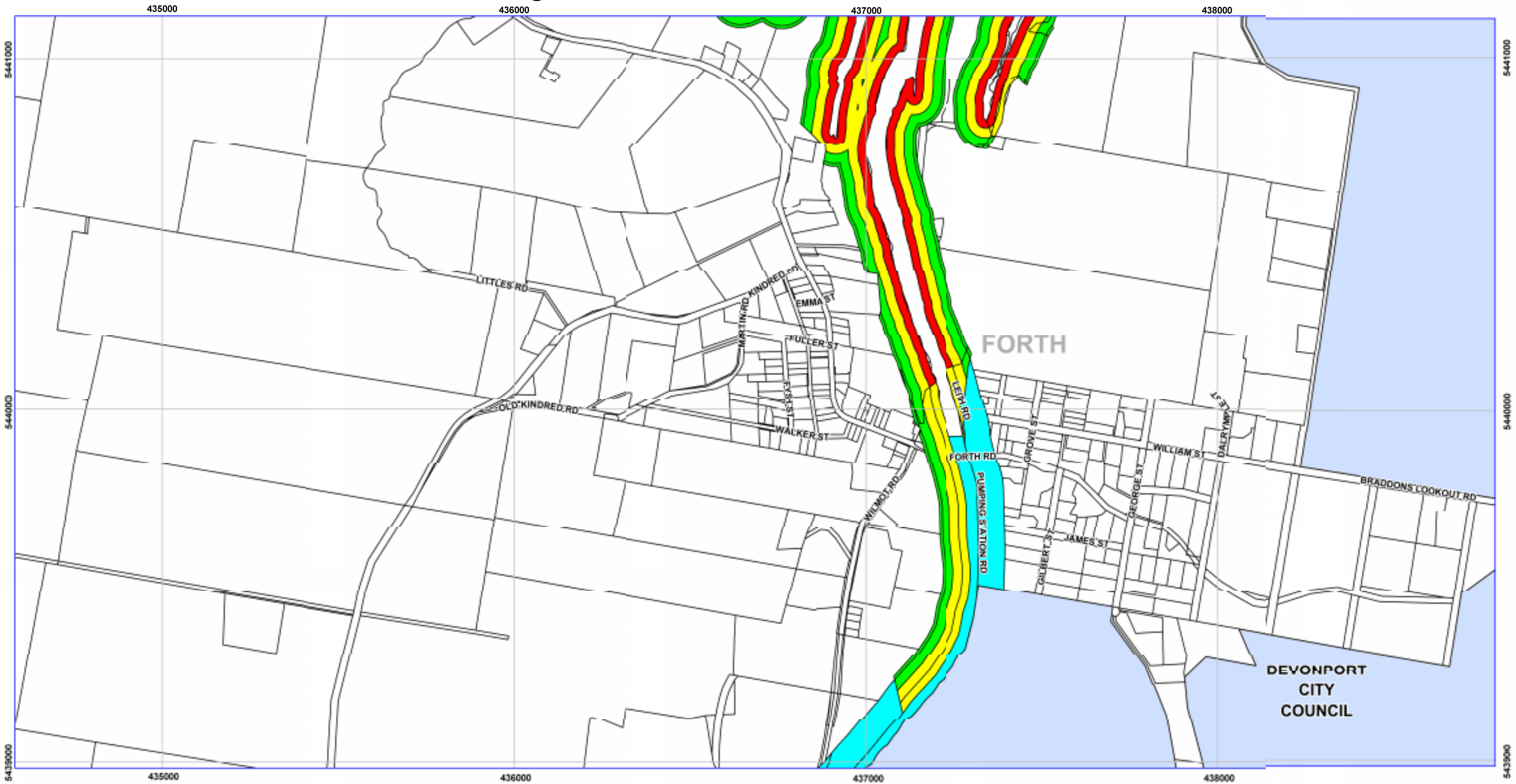
Coastal Erosion data from The LIST © State of Tasmania  
 Base topographic data from The LIST © State of Tasmania  
 Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Coastal Erosion



## LEGEND

### COASTAL EROSION



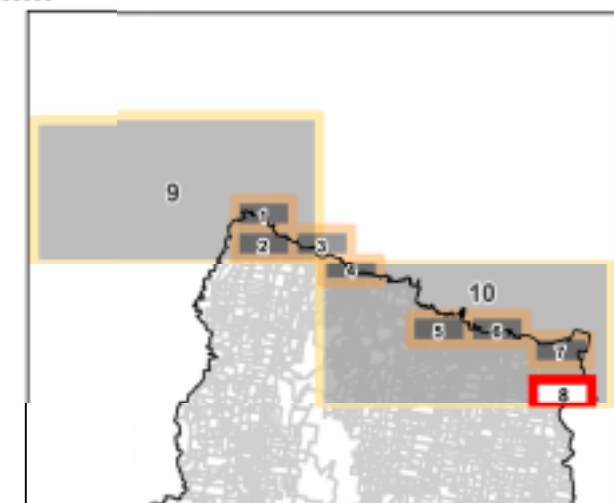
## Map 8 of 10



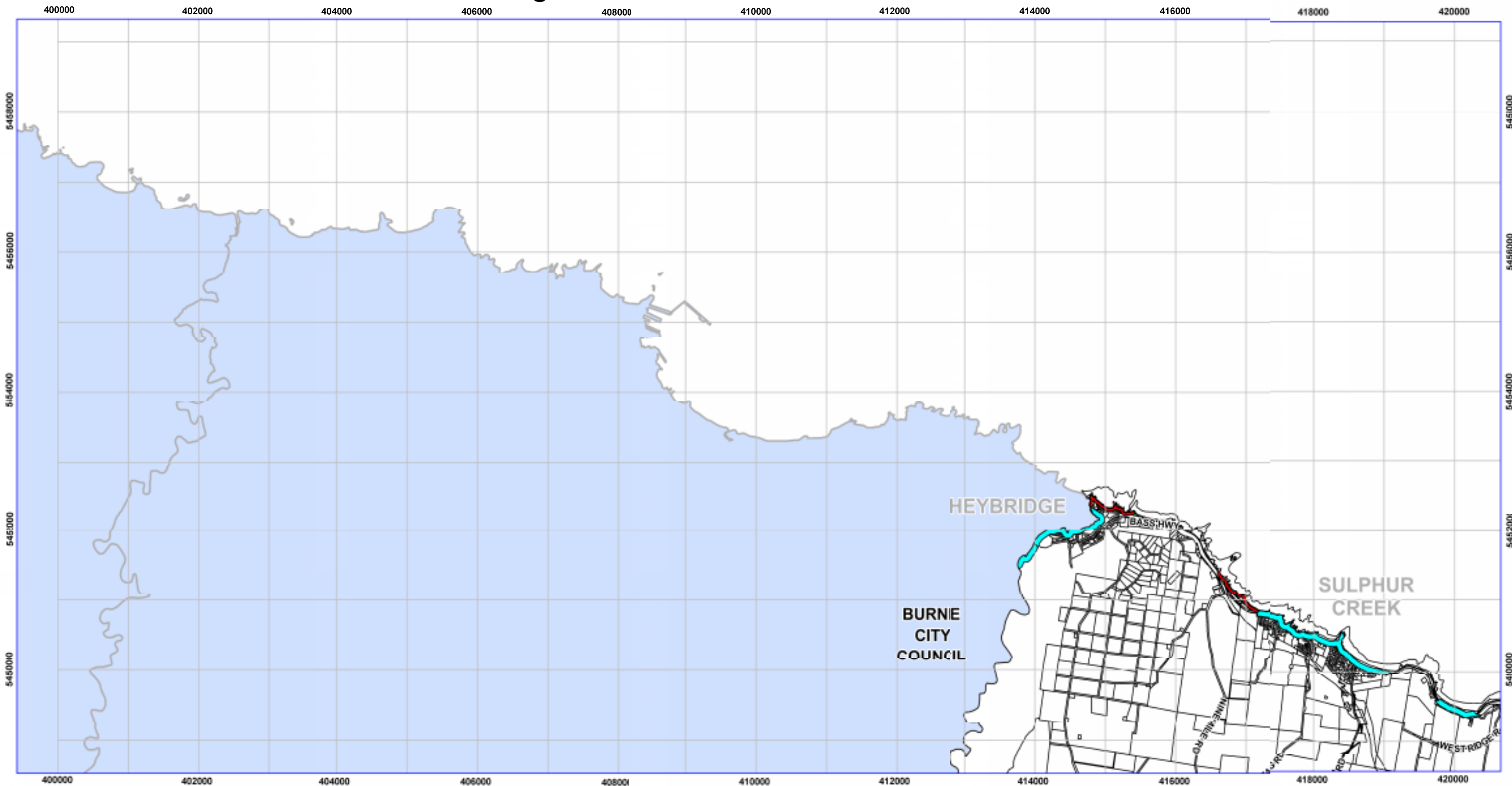
Coordinate System: GDA 94 MGA Zone 55

Coastal Erosion data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Coastal Erosion

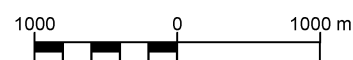


## LEGEND

### COASTAL EROSION

Low Medium High Coastal Erosion Investigation Area

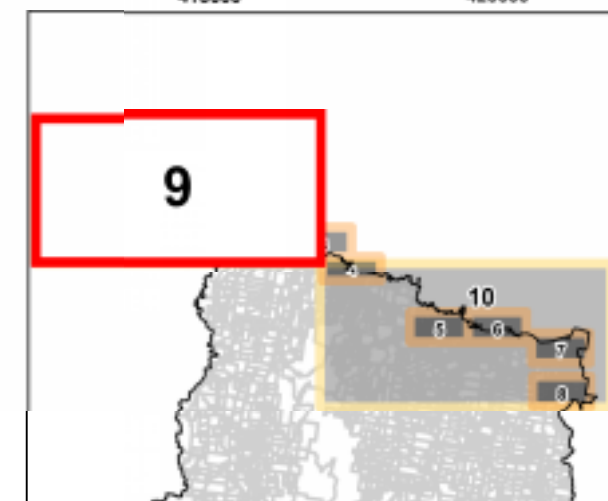
## Map 9 of 10



Coordinate System: GDA 94 MGA Zone 55

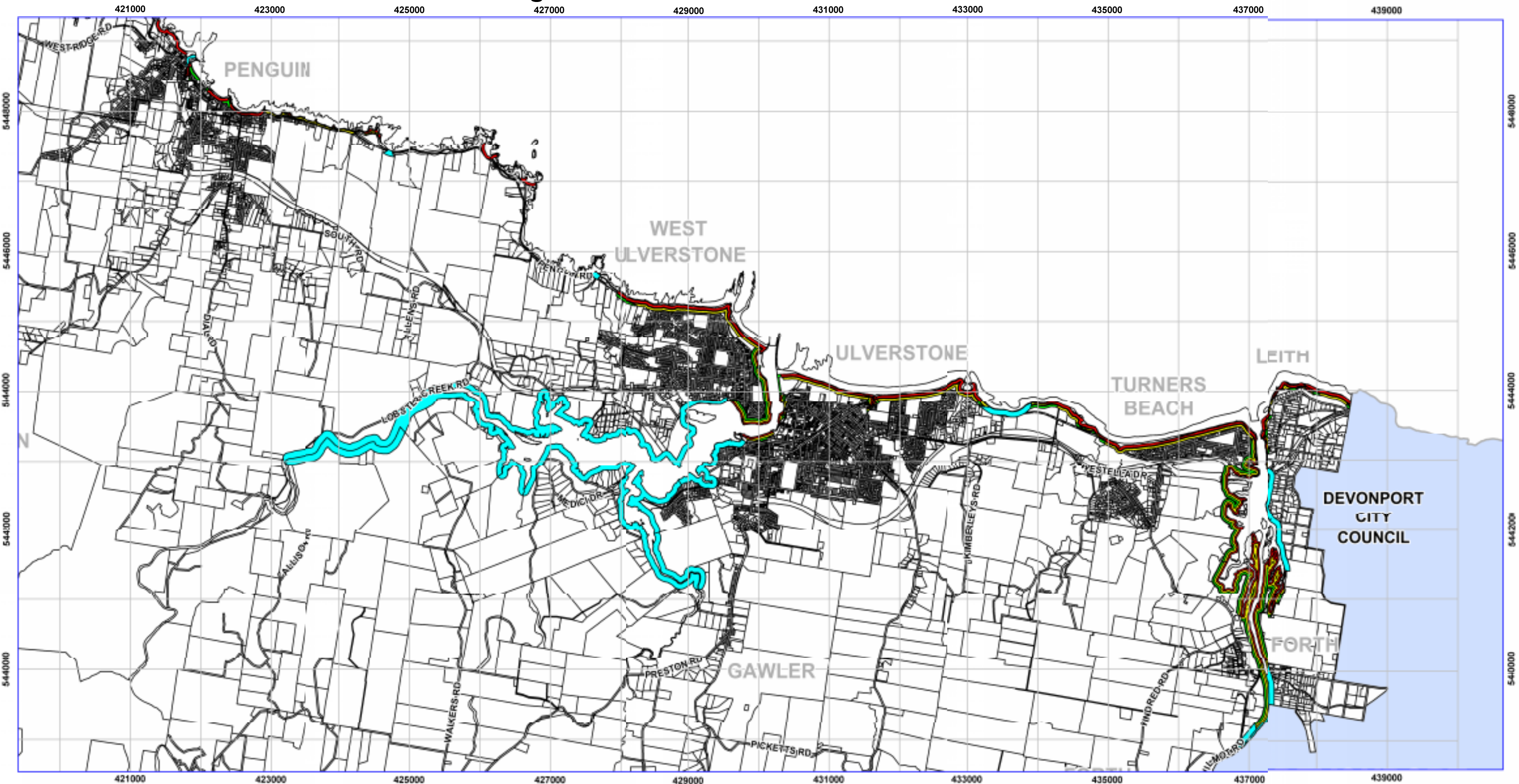
Coastal Erosion data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Coastal Erosion

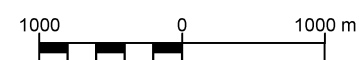


## LEGEND

### COASTAL EROSION



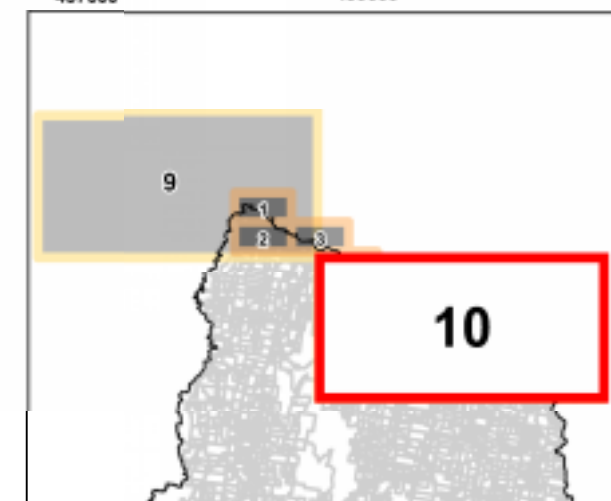
## Map 10 of 10



Coordinate System: GDA 94 MGA Zone 55

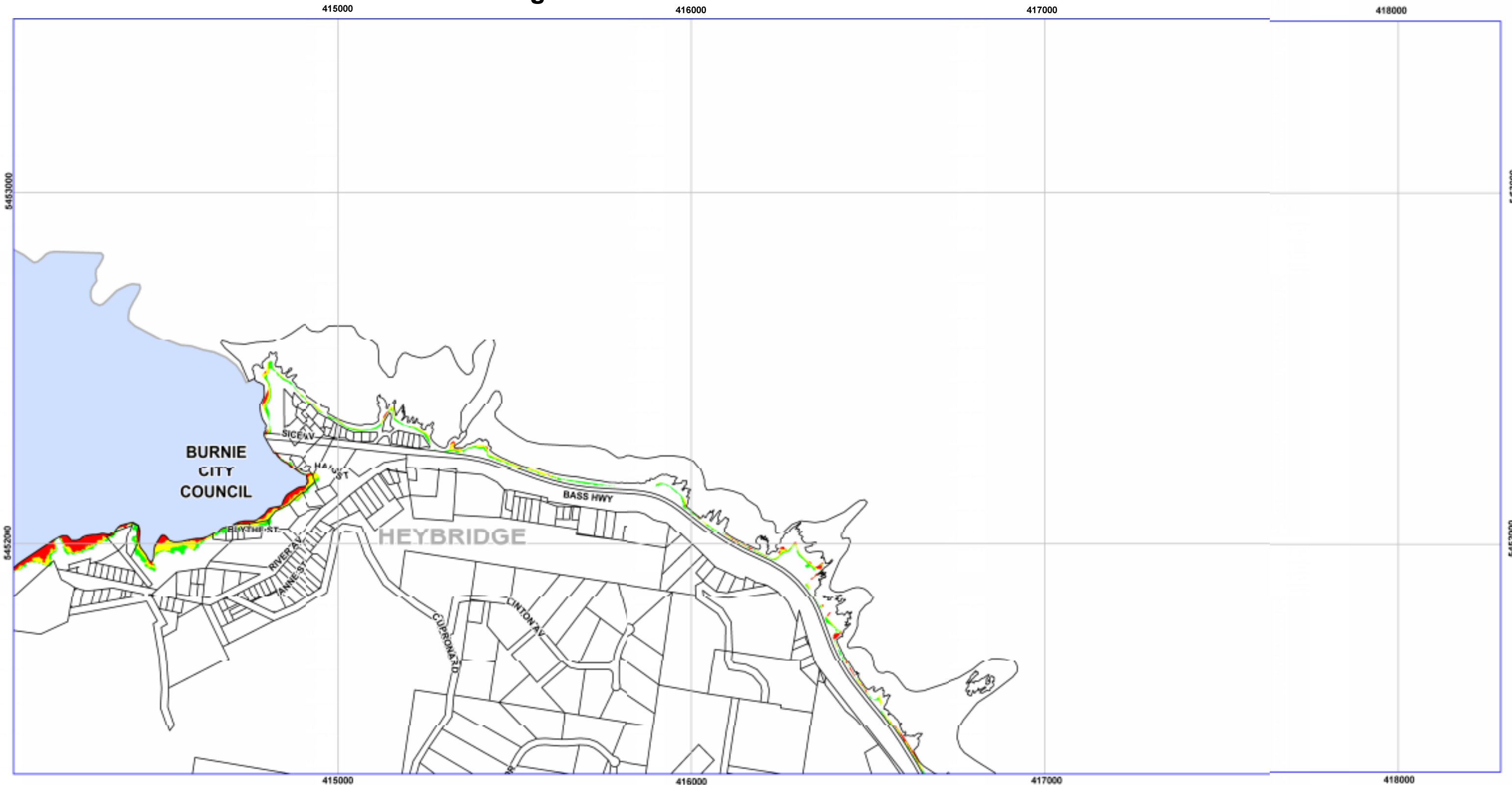
Coastal Erosion data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Coastal Inundation



## LEGEND

### COASTAL INUNDATION

Low Medium High

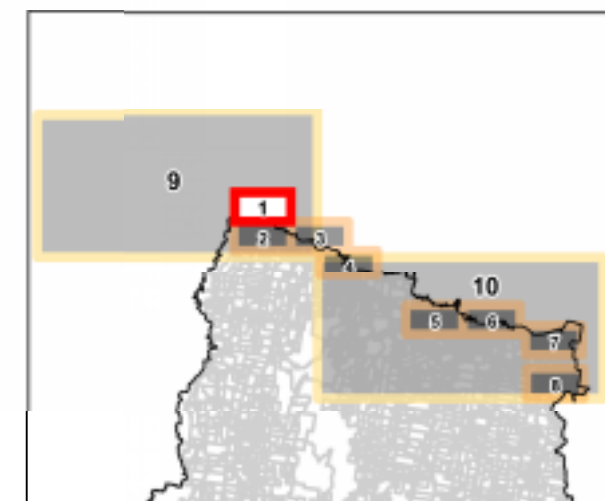
## Map 1 of 10



Coordinate System: GDA 94 MGA Zone 55

Coastal Inundation data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Coastal Inundation



## LEGEND

### COASTAL INUNDATION

Low Medium High

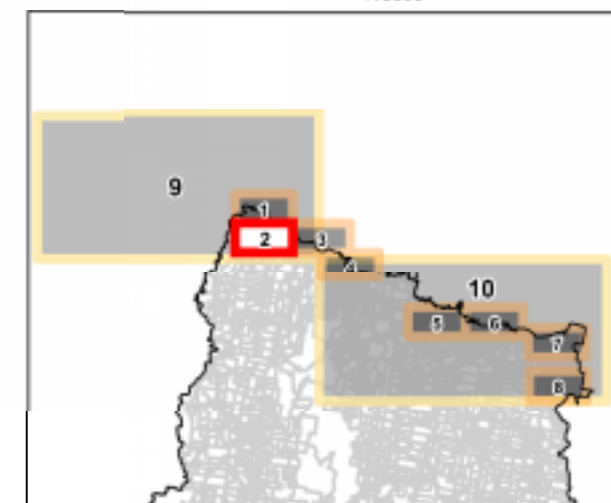
## Map 2 of 10



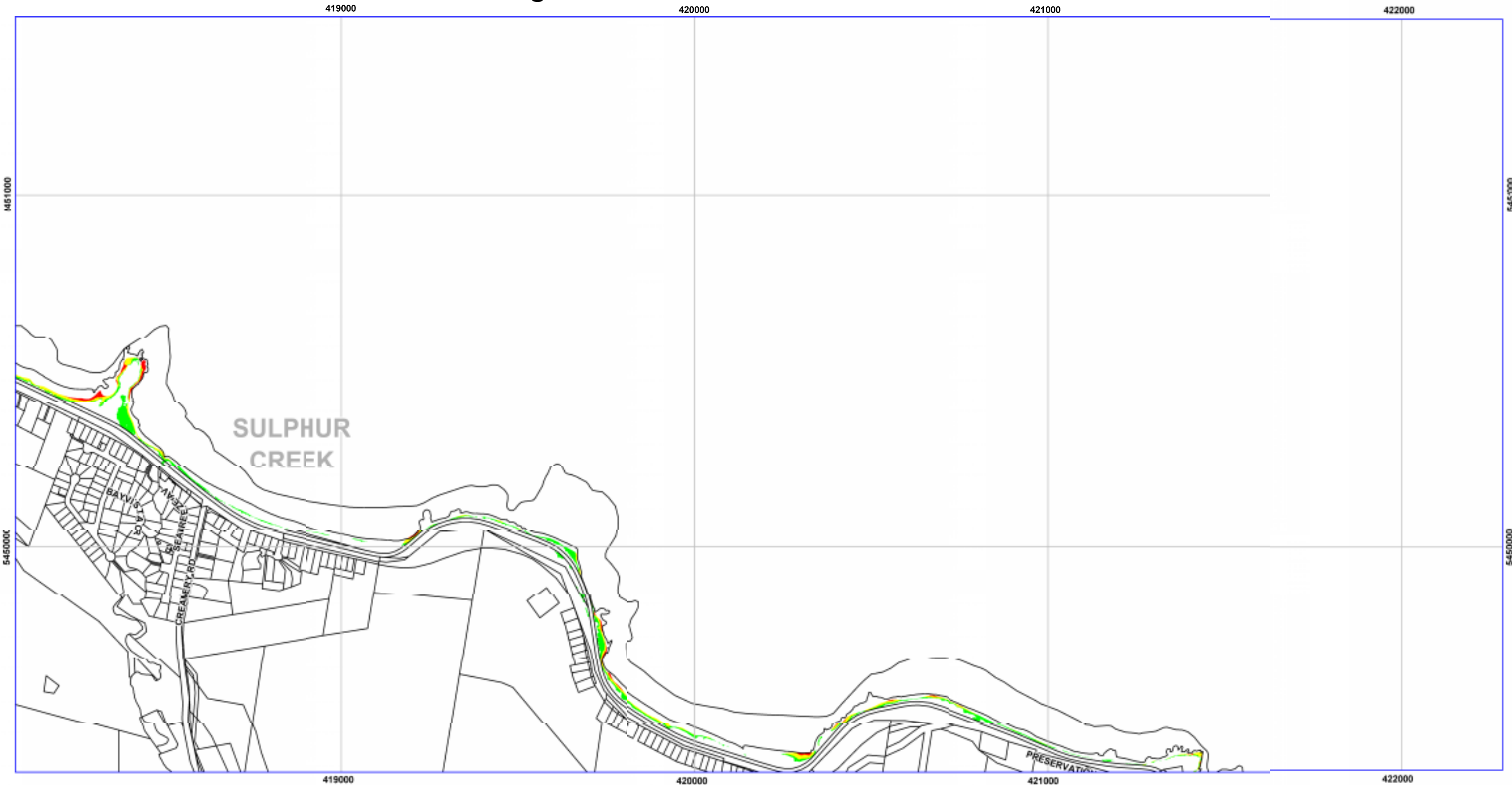
Coordinate System: GDA 94 MGA Zone 55

Coastal Inundation data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Coastal Inundation



## LEGEND

### COASTAL INUNDATION

Low Medium High

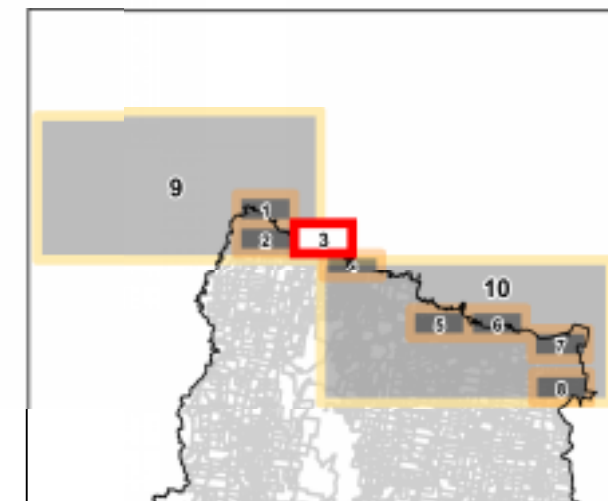
## Map 3 of 10



Coordinate System: GDA 94 MGA Zone 55

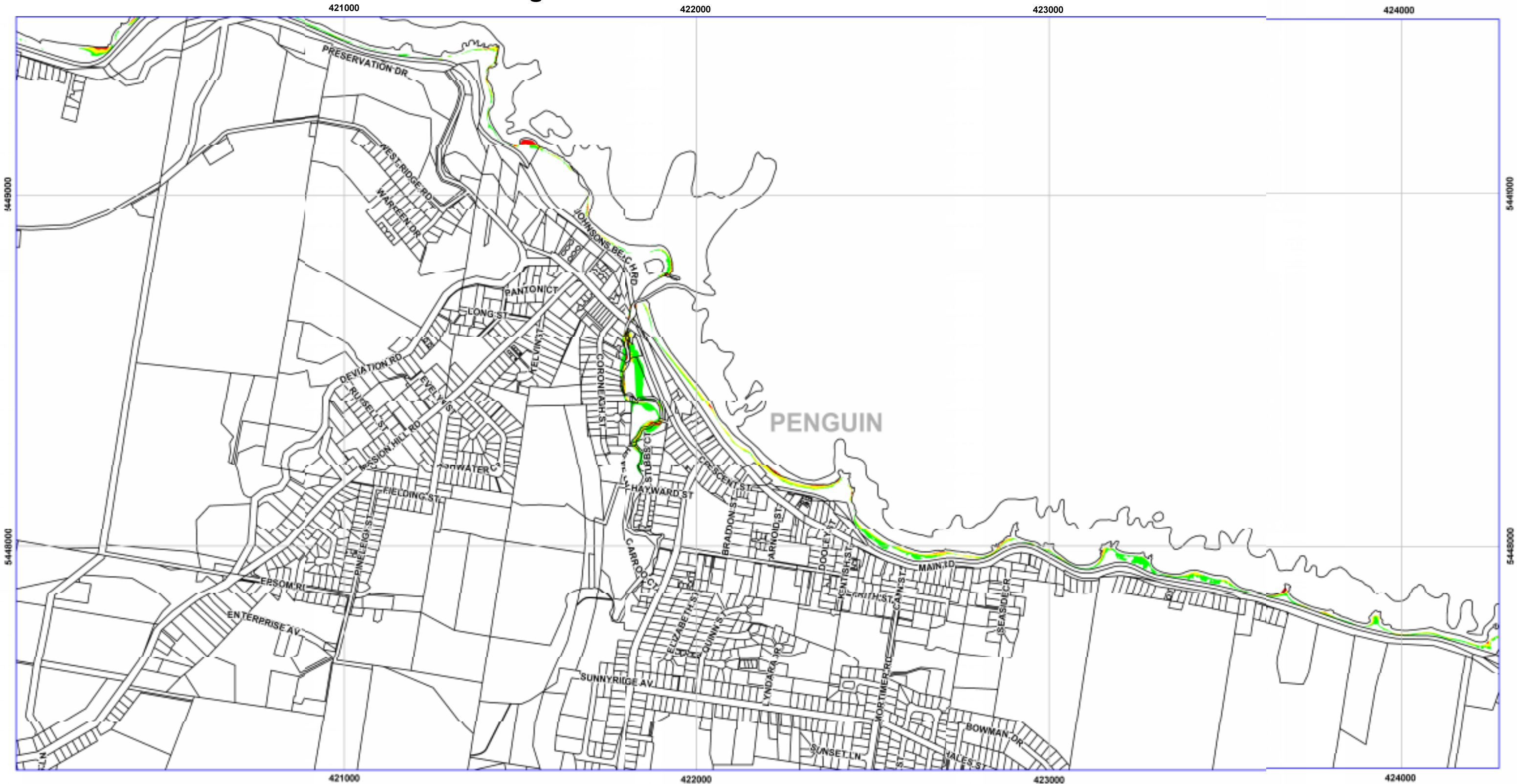
Coastal Inundation data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Coastal Inundation



## LEGEND

### COASTAL INUNDATION

Low Medium High

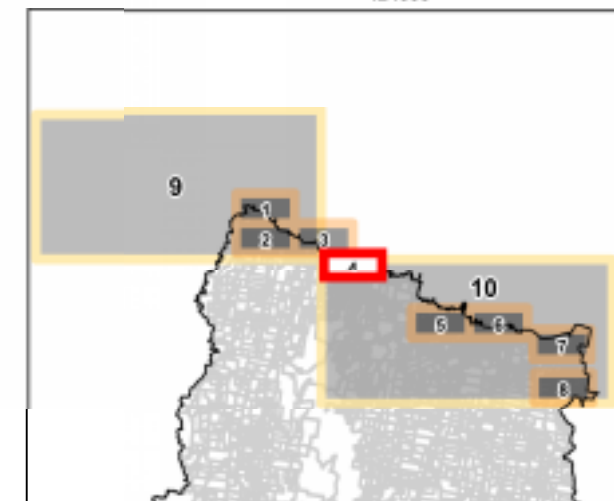
## Map 4 of 10

0 500 m

Coordinate System: GDA 94 MGA Zone 55

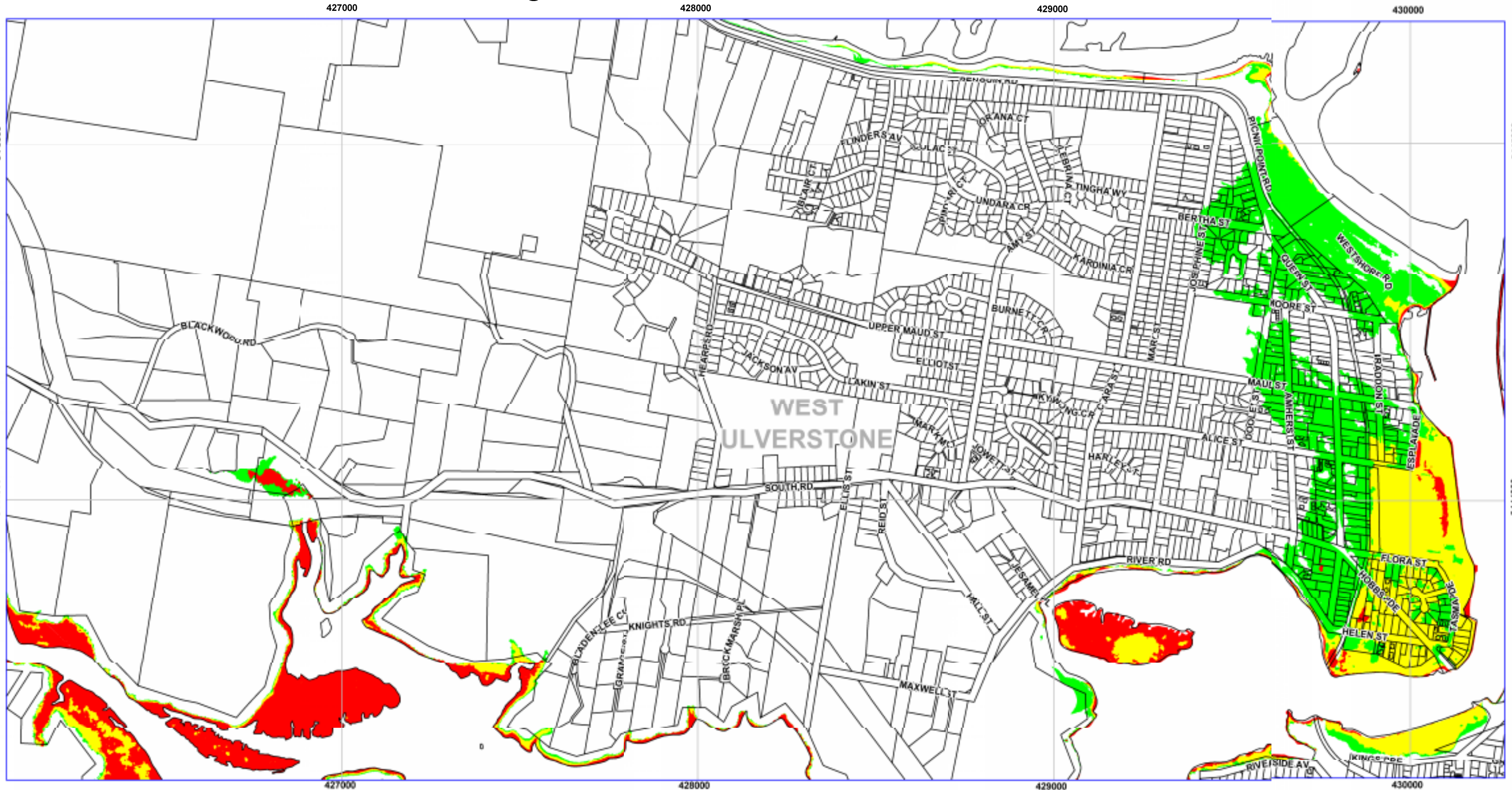
Coastal Inundation data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Coastal Inundation



Map 5 of 10

0 500 m

Coordinate System: GDA 94 MGA Zone 55

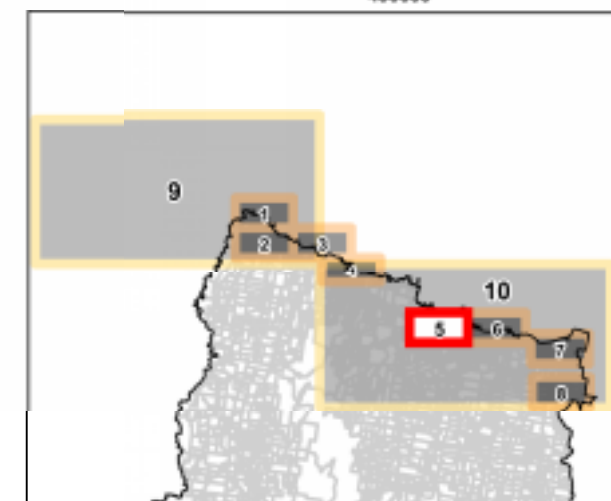
Coastal Inundation data from The LIST © State of Tasmania  
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Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018

## LEGEND

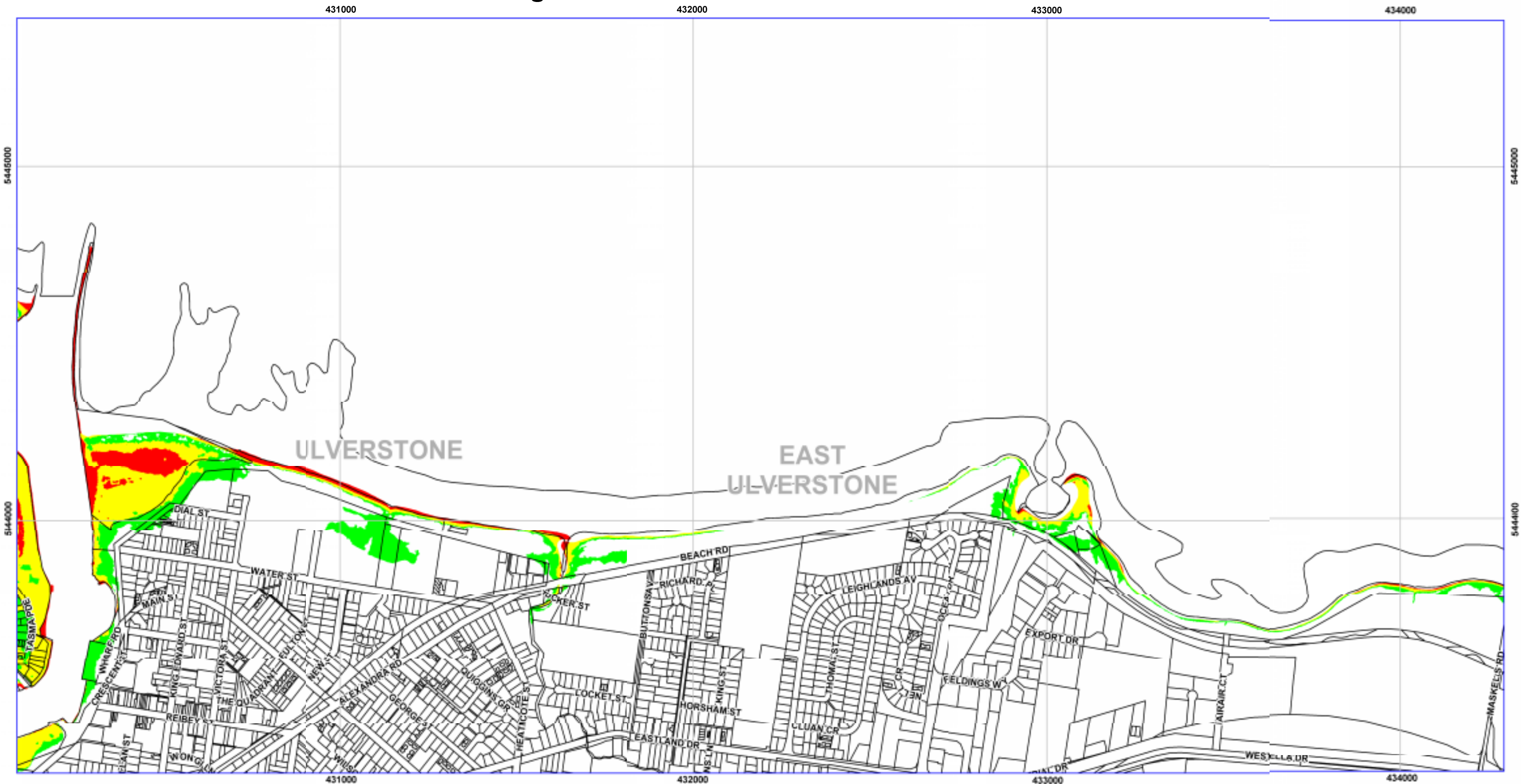
### COASTAL INUNDATION

Low Medium High





# Tasmanian Planning Scheme - Central Coast Council Coastal Inundation



Map 6 of 10

## LEGEND

### COASTAL INUNDATION

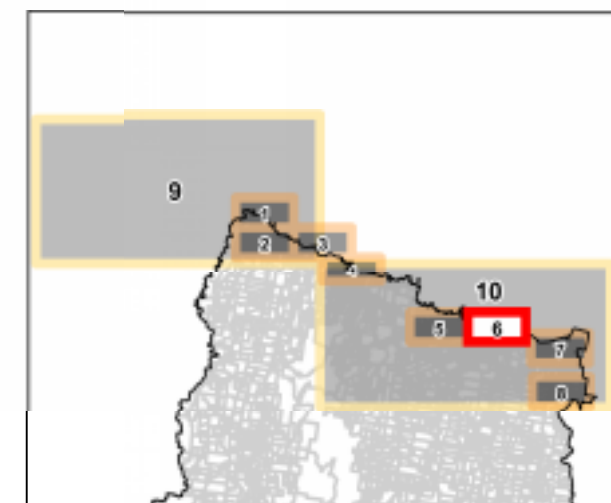
Low Medium High

0 500 m

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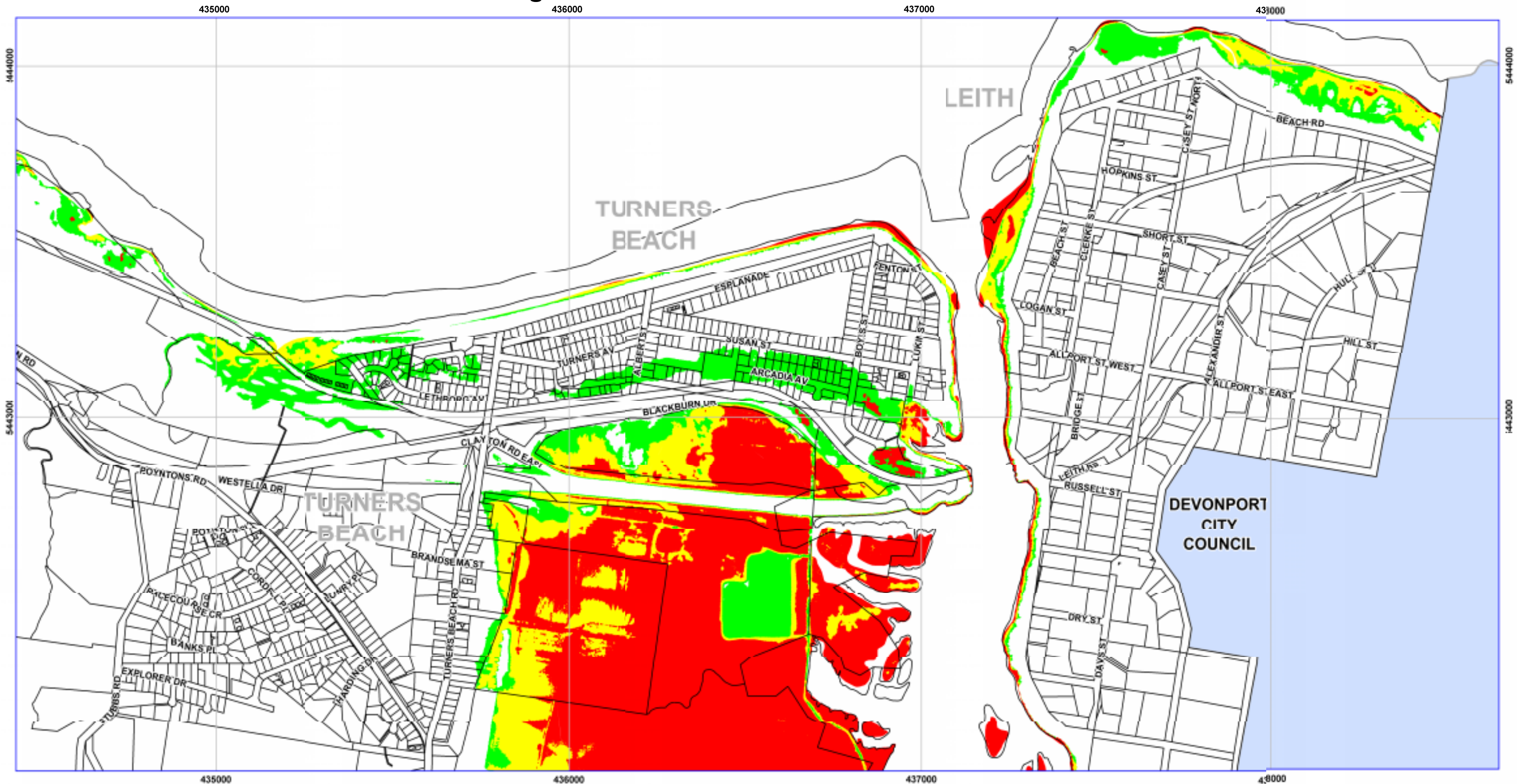
Coastal Inundation data from The LIST © State of Tasmania  
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Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Coastal Inundation



Map 7 of 10



Coordinate System: GDA 94 MGA Zone 55

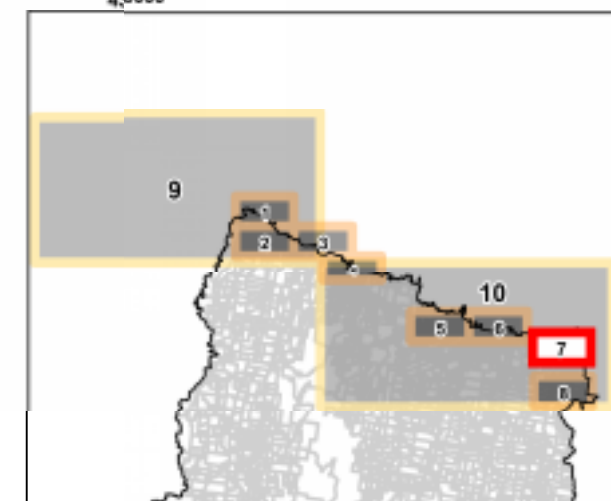
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 Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018

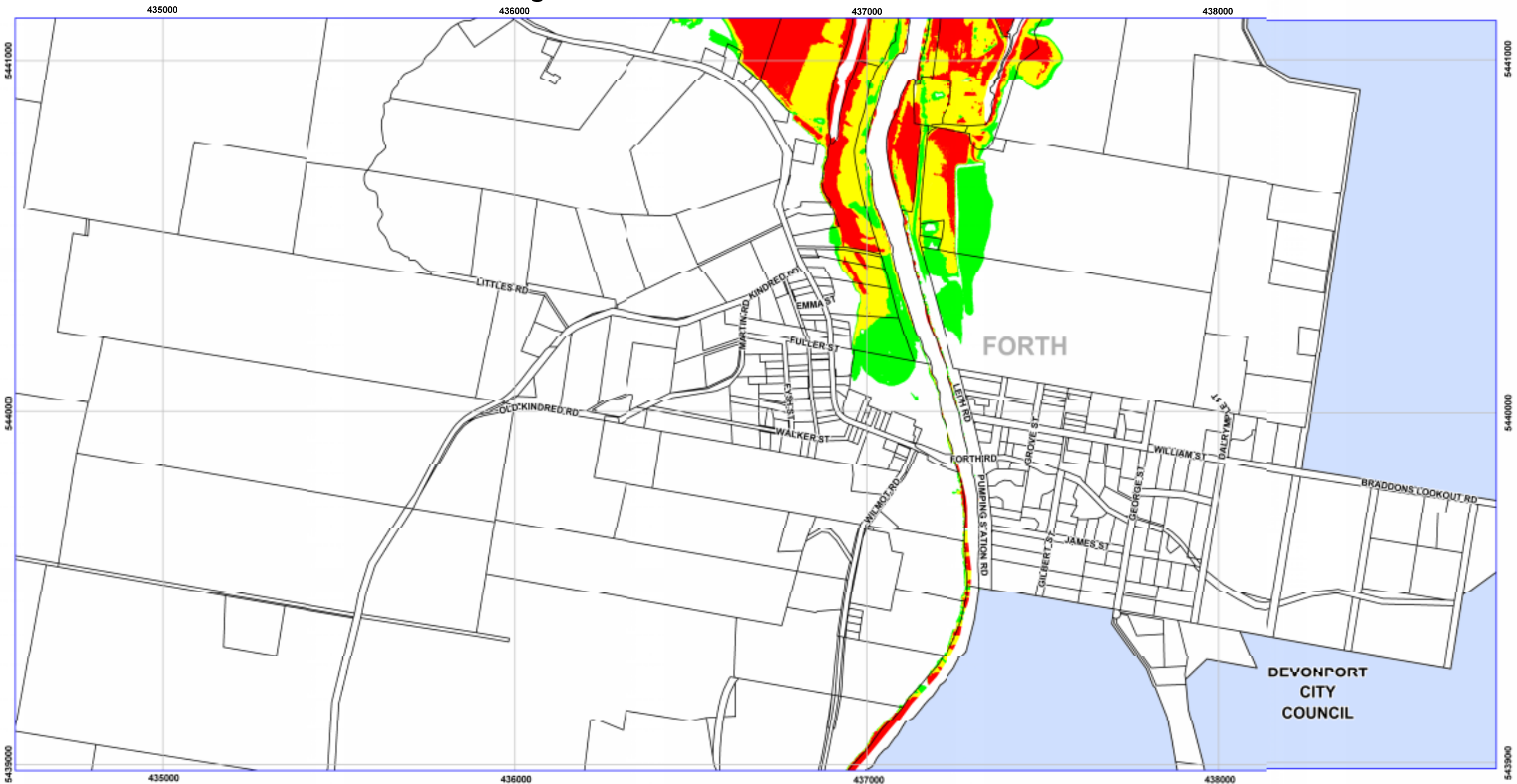
## LEGEND

### COASTAL INUNDATION

Low Medium High



# Tasmanian Planning Scheme - Central Coast Council Coastal Inundation



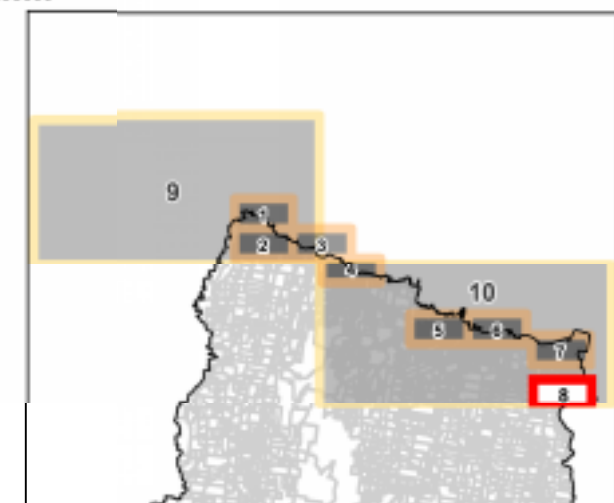
## Map 8 of 10

0 500 m

Coordinate System: GDA 94 MGA Zone 55

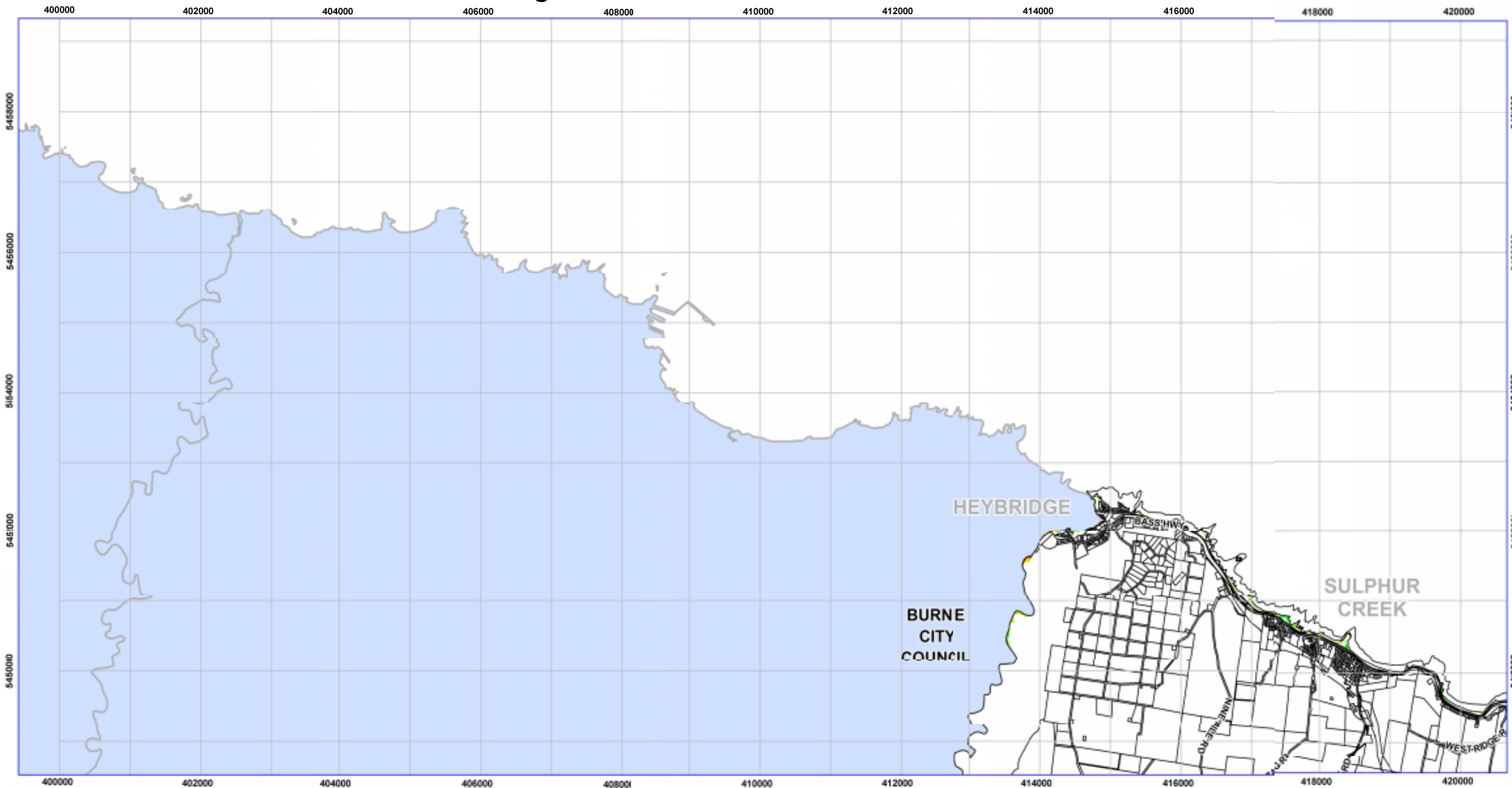
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Cadastre from The LIST © State of Tasmania as of 01/07/2018

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# Tasmanian Planning Scheme - Central Coast Council Coastal Inundation

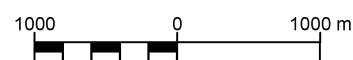


## LEGEND

### COASTAL INUNDATION

Low Medium High

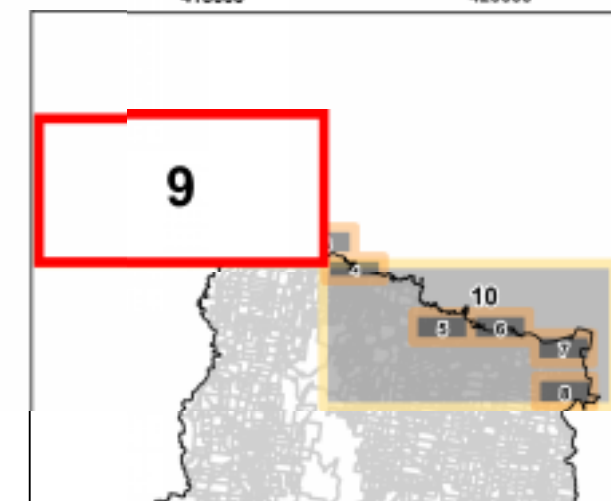
## Map 9 of 10



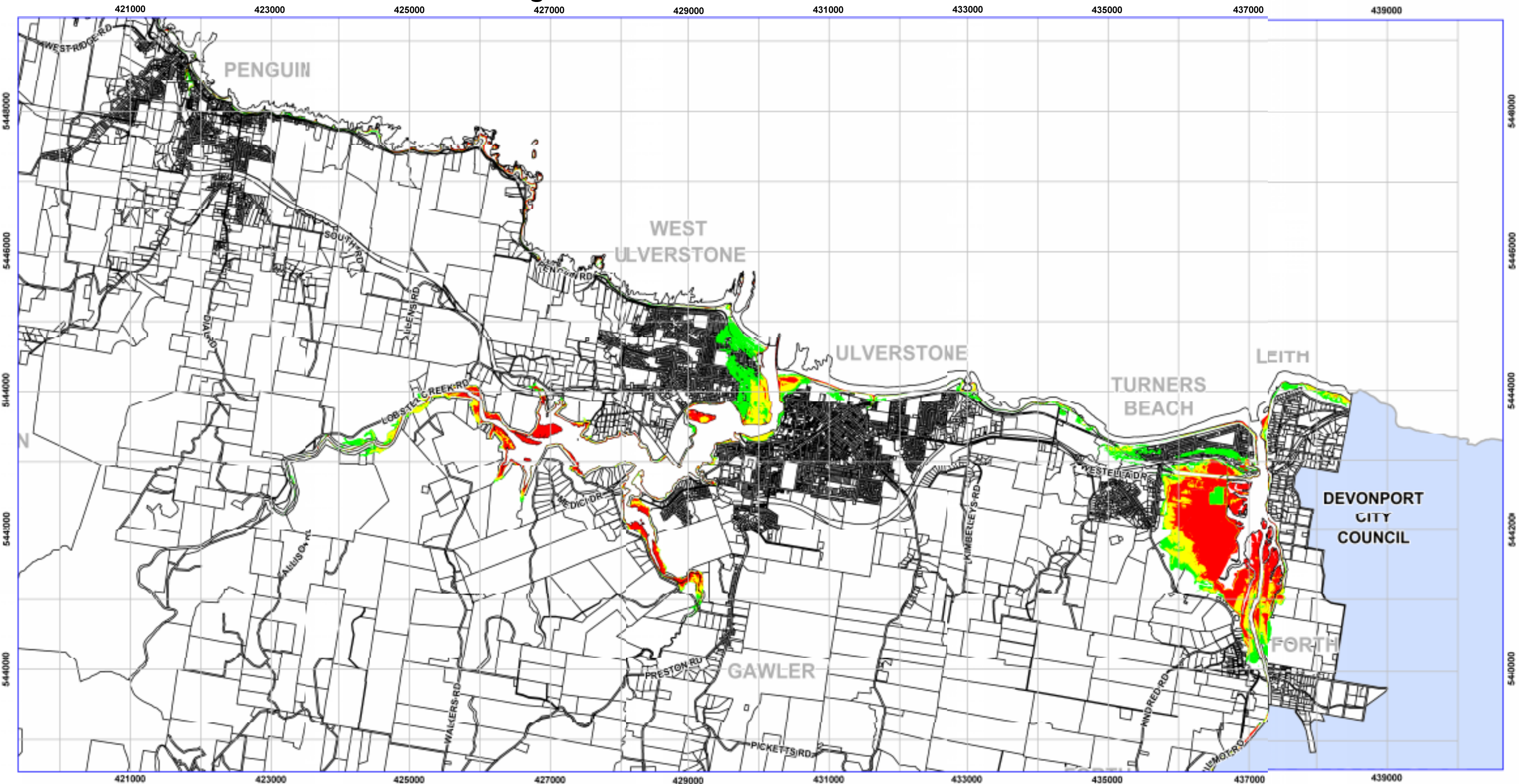
Coordinate System: GDA 94 MGA Zone 55

Coastal Inundation data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Coastal Inundation

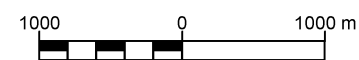


## LEGEND

### COASTAL INUNDATION

Low Medium High

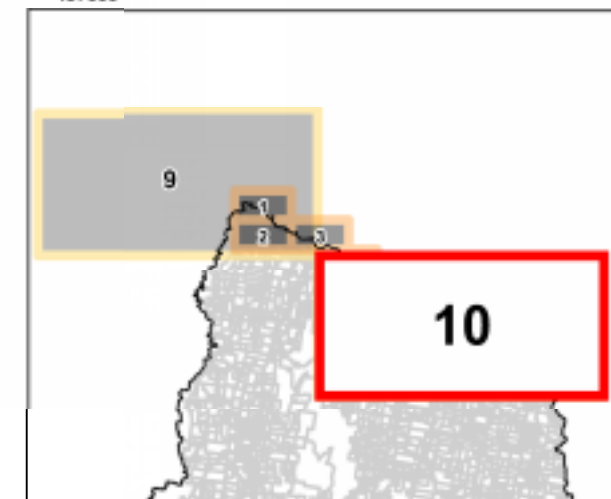
## Map 10 of 10



Coordinate System: GDA 94 MGA Zone 55

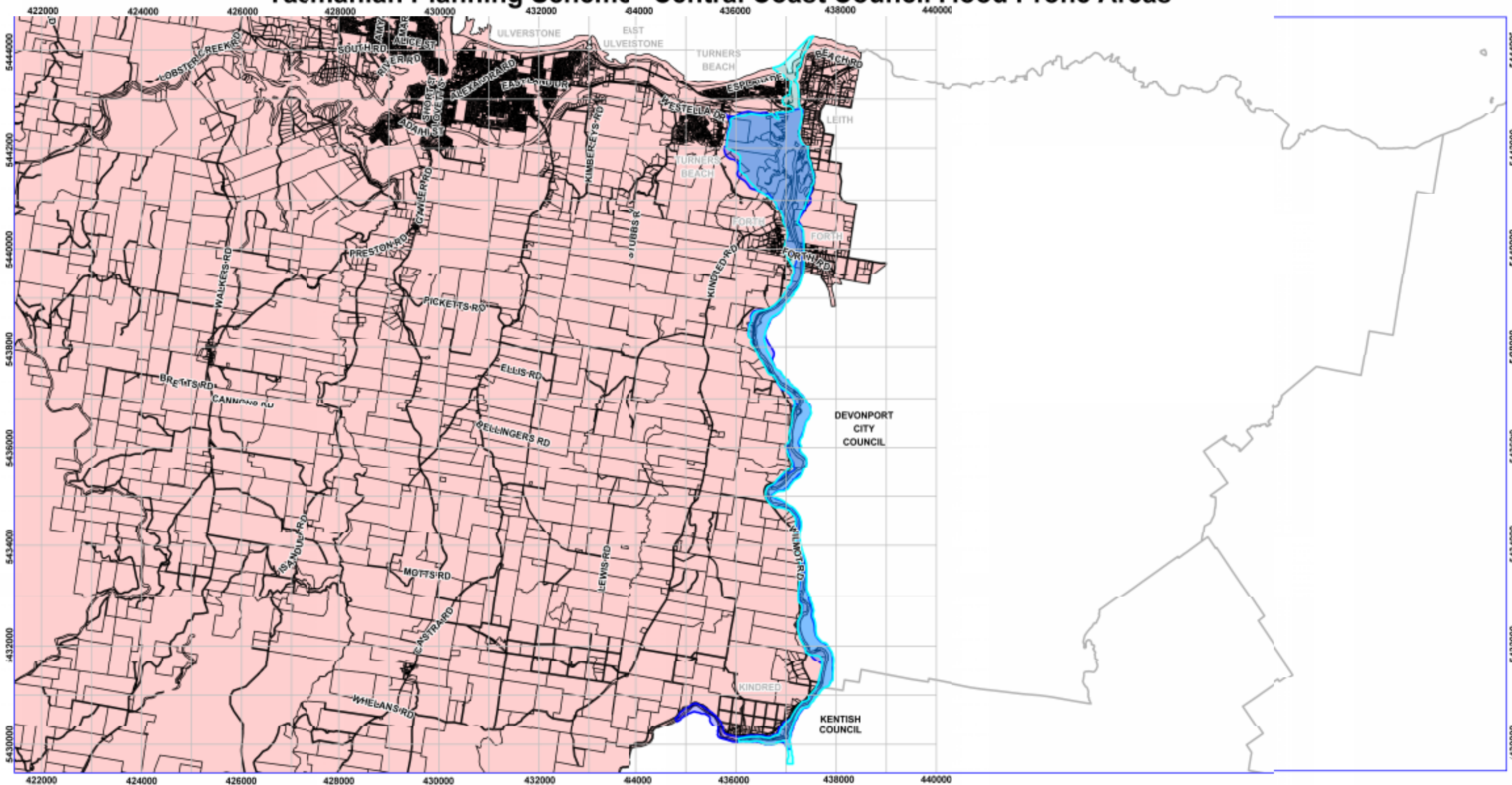
Coastal Inundation data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018







# Tasmanian Planning Scheme - Central Coast Council Flood Prone Areas



## LEGEND

### FORTH RIVER FLOOD LEVELS

 1 IN 100 FLOOD

 1 IN 200 FLOOD

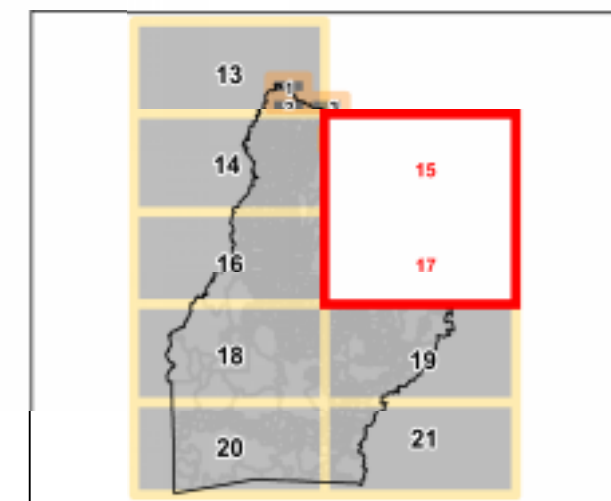
## Map 1 of 3

1000 0 1000 2000 m

Coordinate System: GDA 94 MGA Zone 55

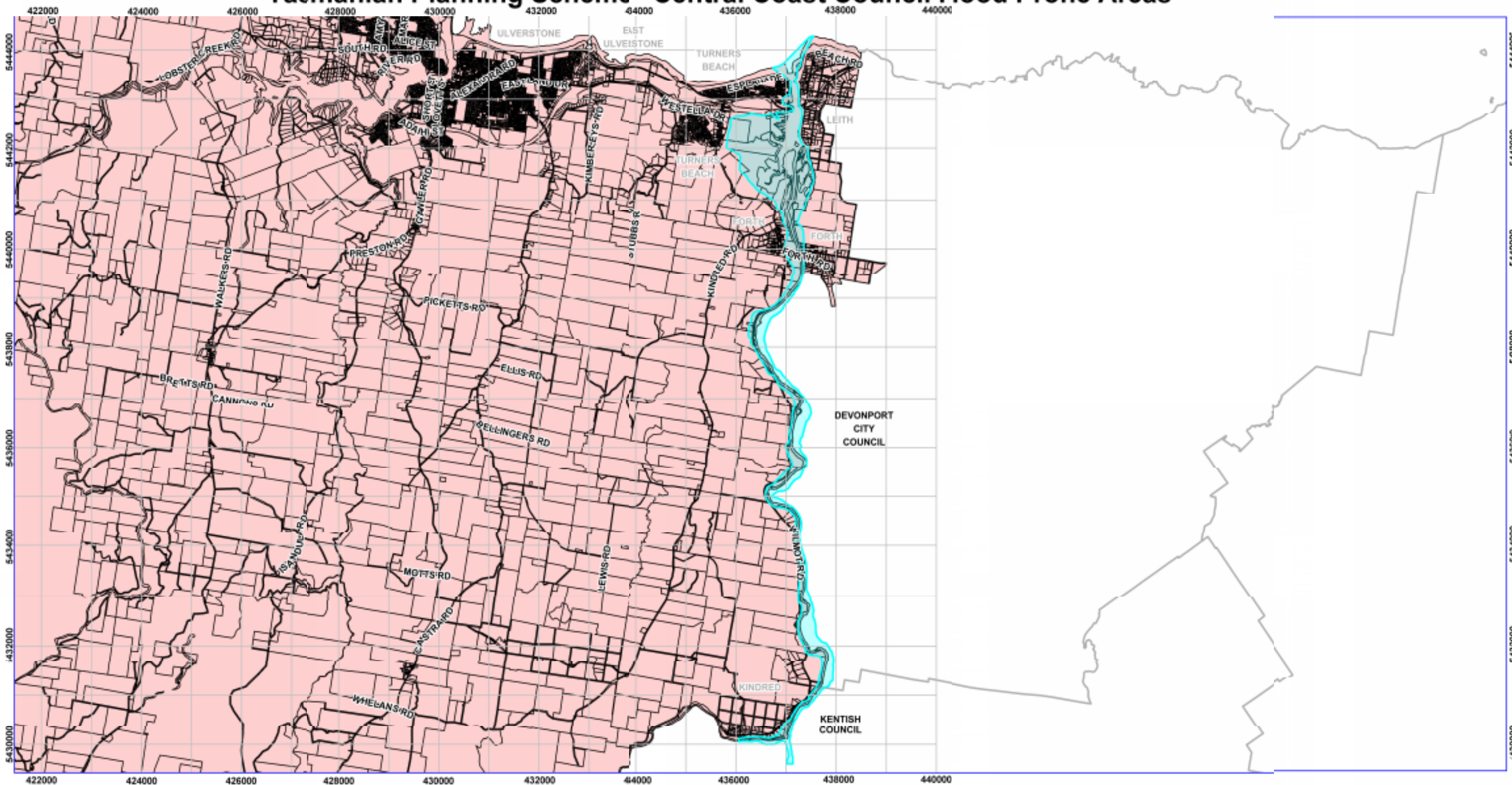
Flood Prone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Flood Prone Areas

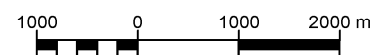


## LEGEND

**FORTH RIVER FLOOD LEVELS**

1 IN 100 FLOOD

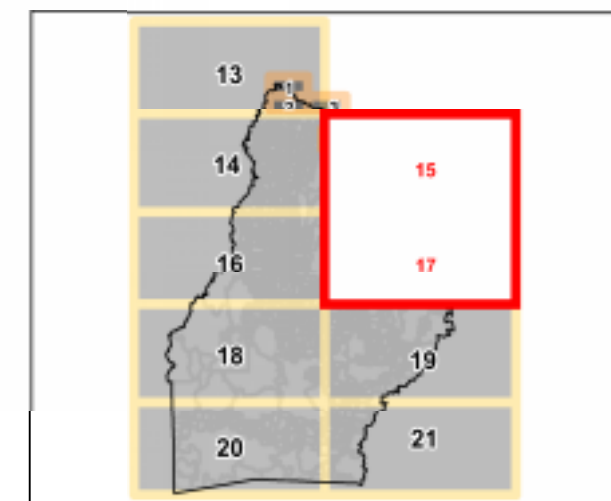
## Map 2 of 3



Coordinate System: GDA 94 MGA Zone 55

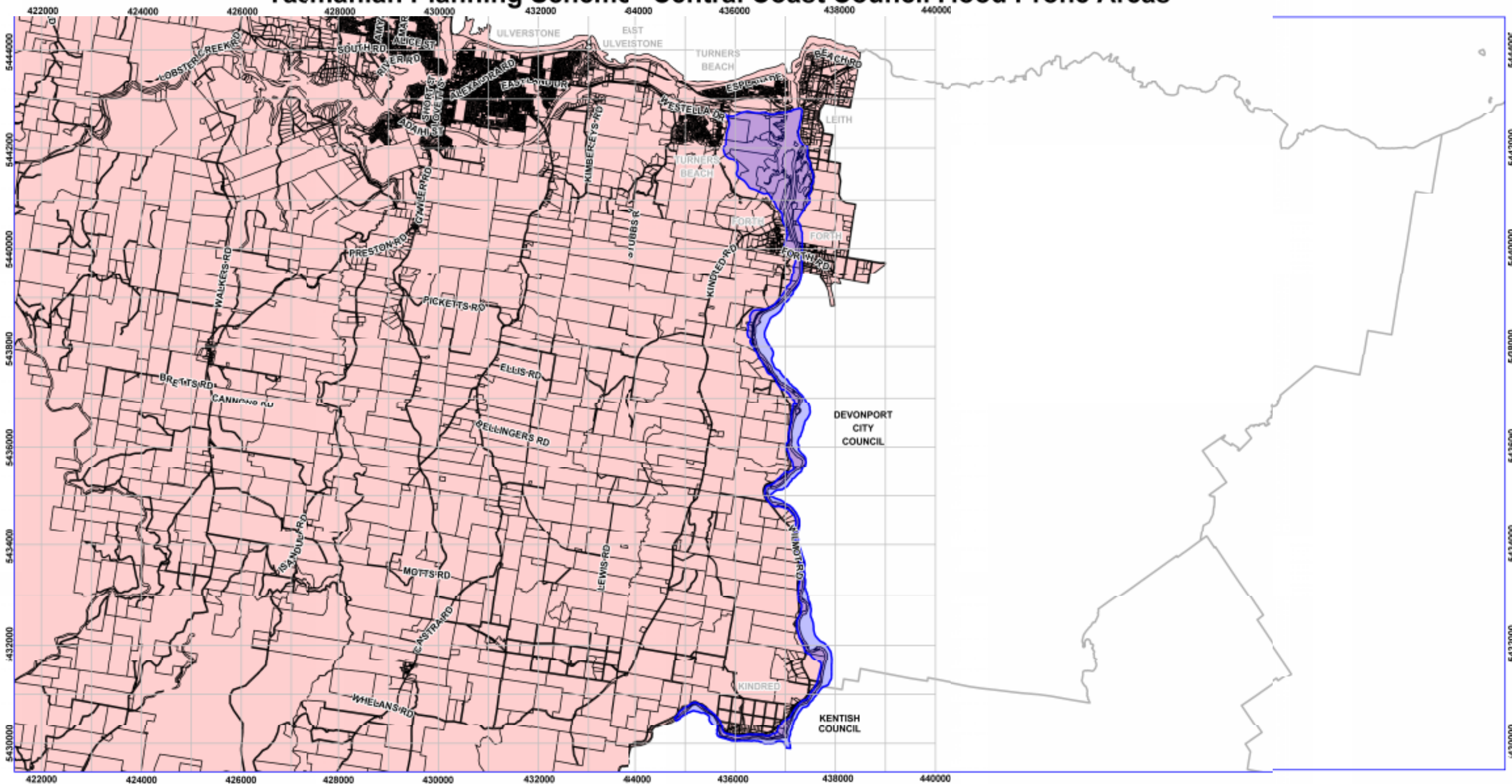
Flood Prone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





## Tasmanian Planning Scheme - Central Coast Council Flood Prone Areas

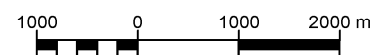


## LEGEND

## FORTH RIVER FLOOD LEVELS

 1 IN 200 FLOOD

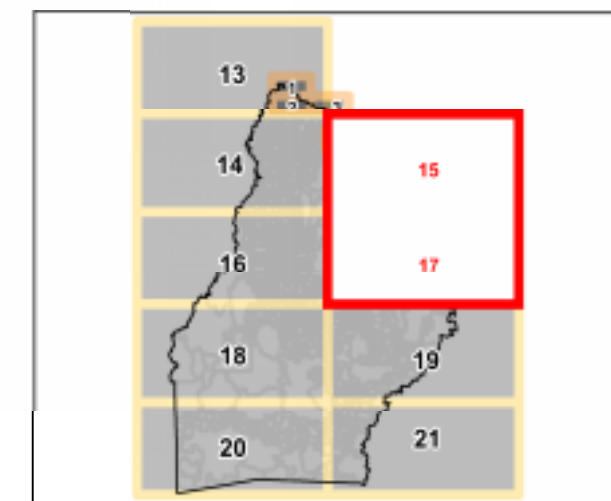
## Map 3 of 3



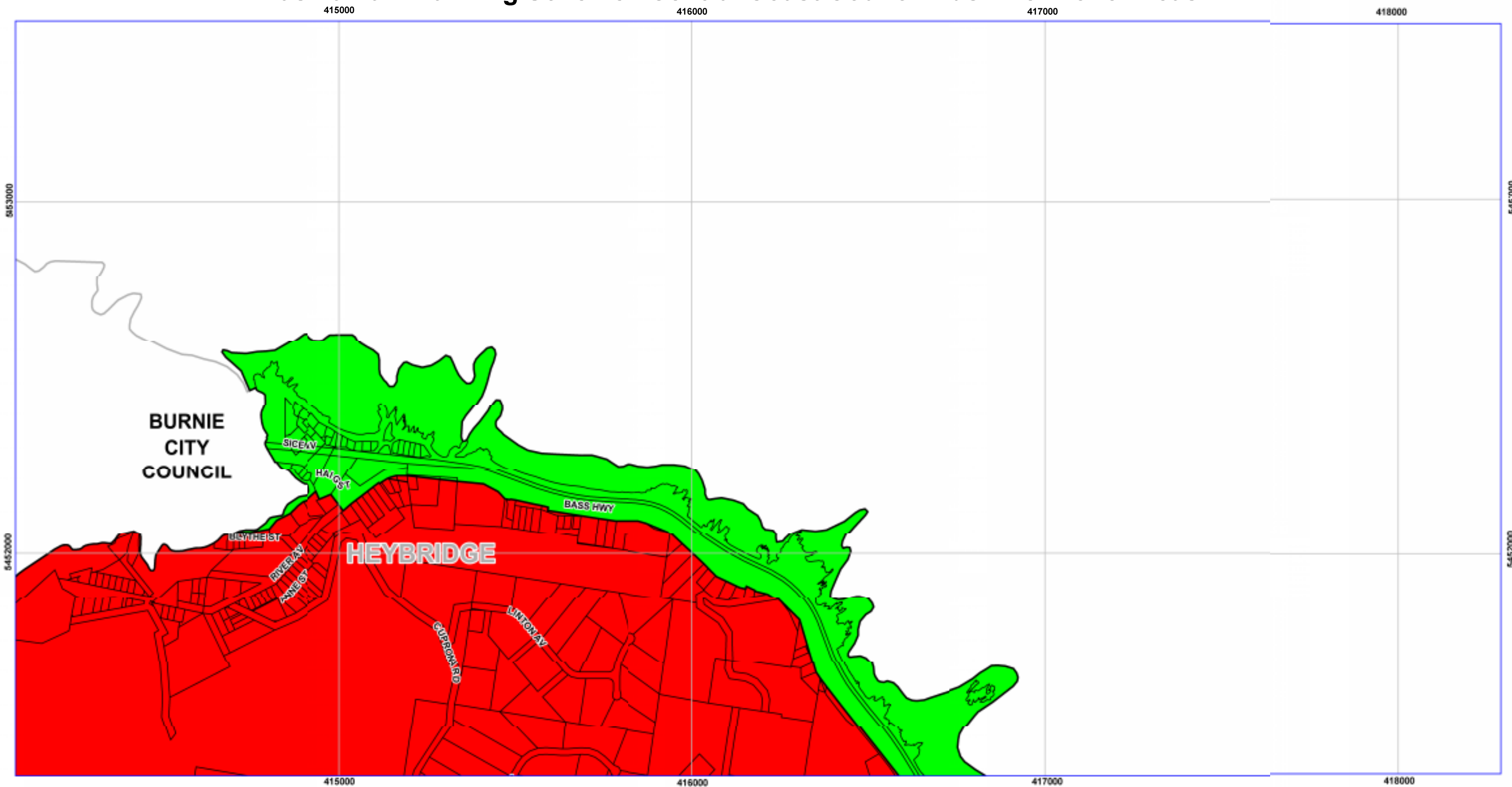
**Coordinate System: GDA 94 MGA Zone 55**

Flood Prone data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



## LEGEND

BUSHFIRE PRONE

■ NO ■ YES

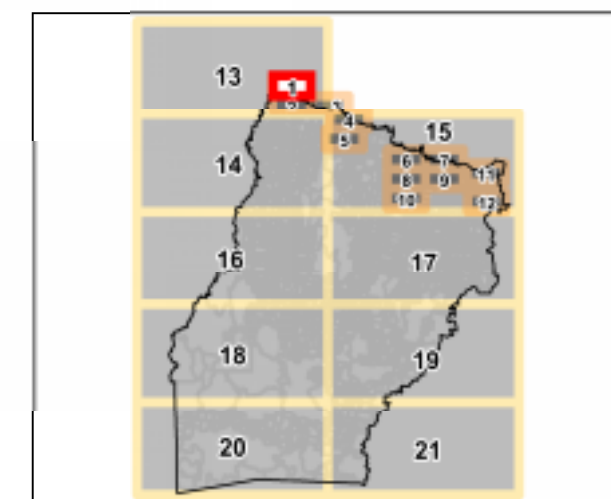
## Map 1 of 21



Coordinate System: GDA 94 MGA Zone 55

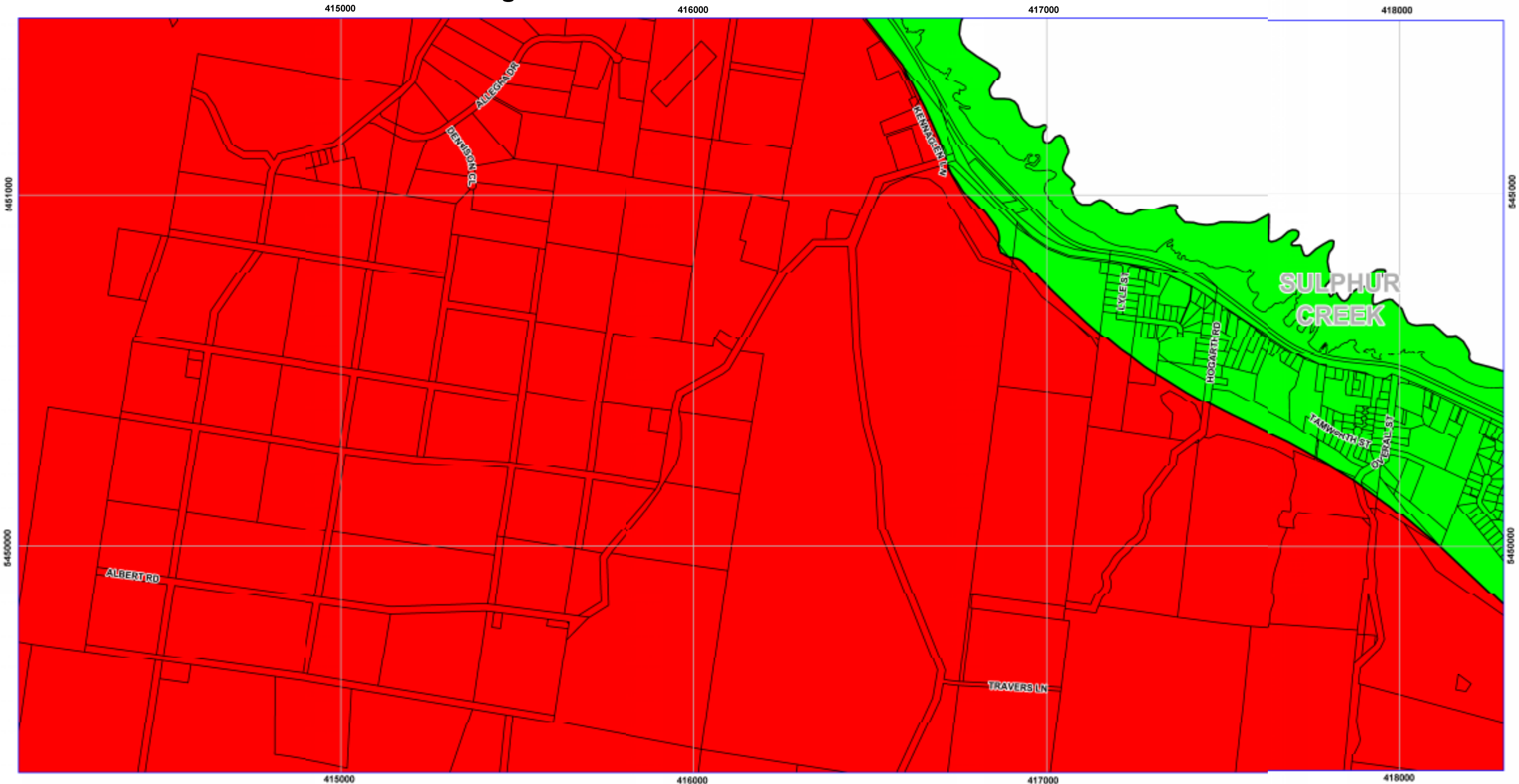
Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



## LEGEND

**BUSHFIRE PRONE**  
 NO  YES

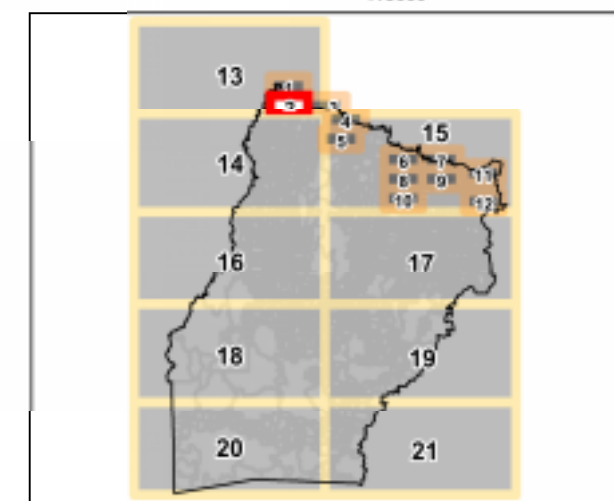
## Map 2 of 21



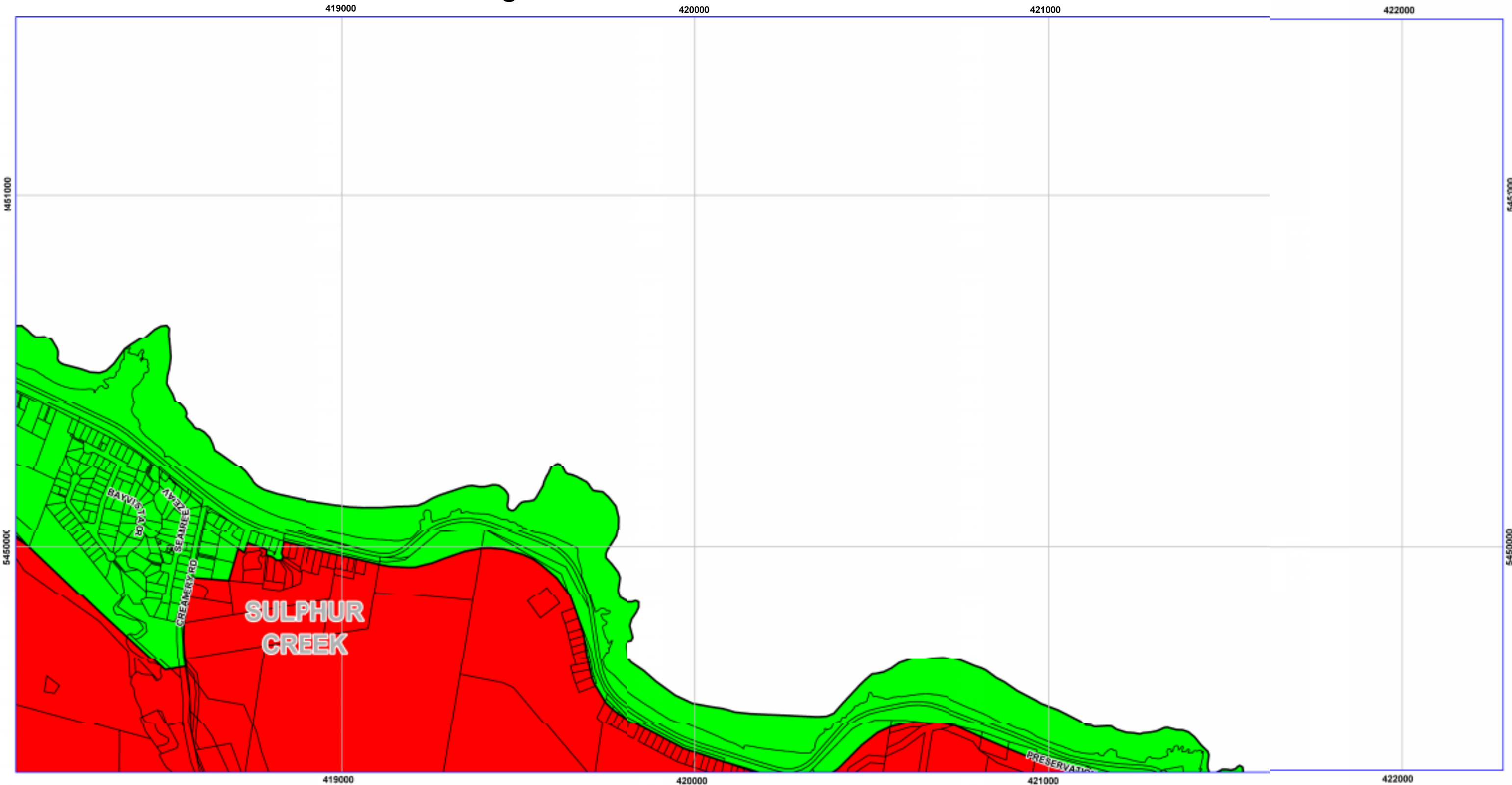
Coordinate System: GDA 94 MGA Zone 55

Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



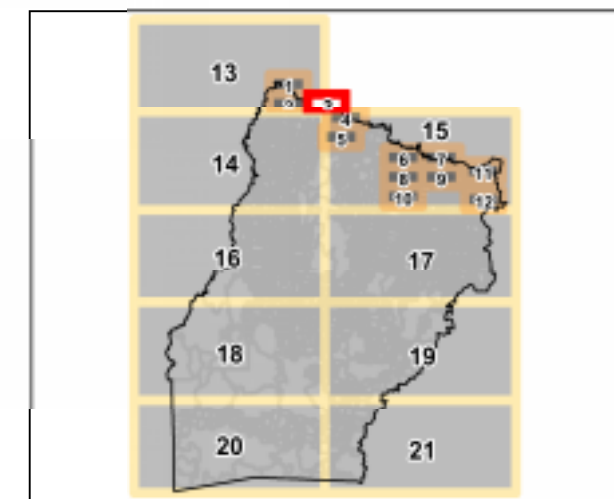
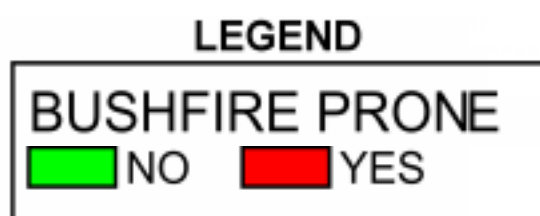
## Map 3 of 21



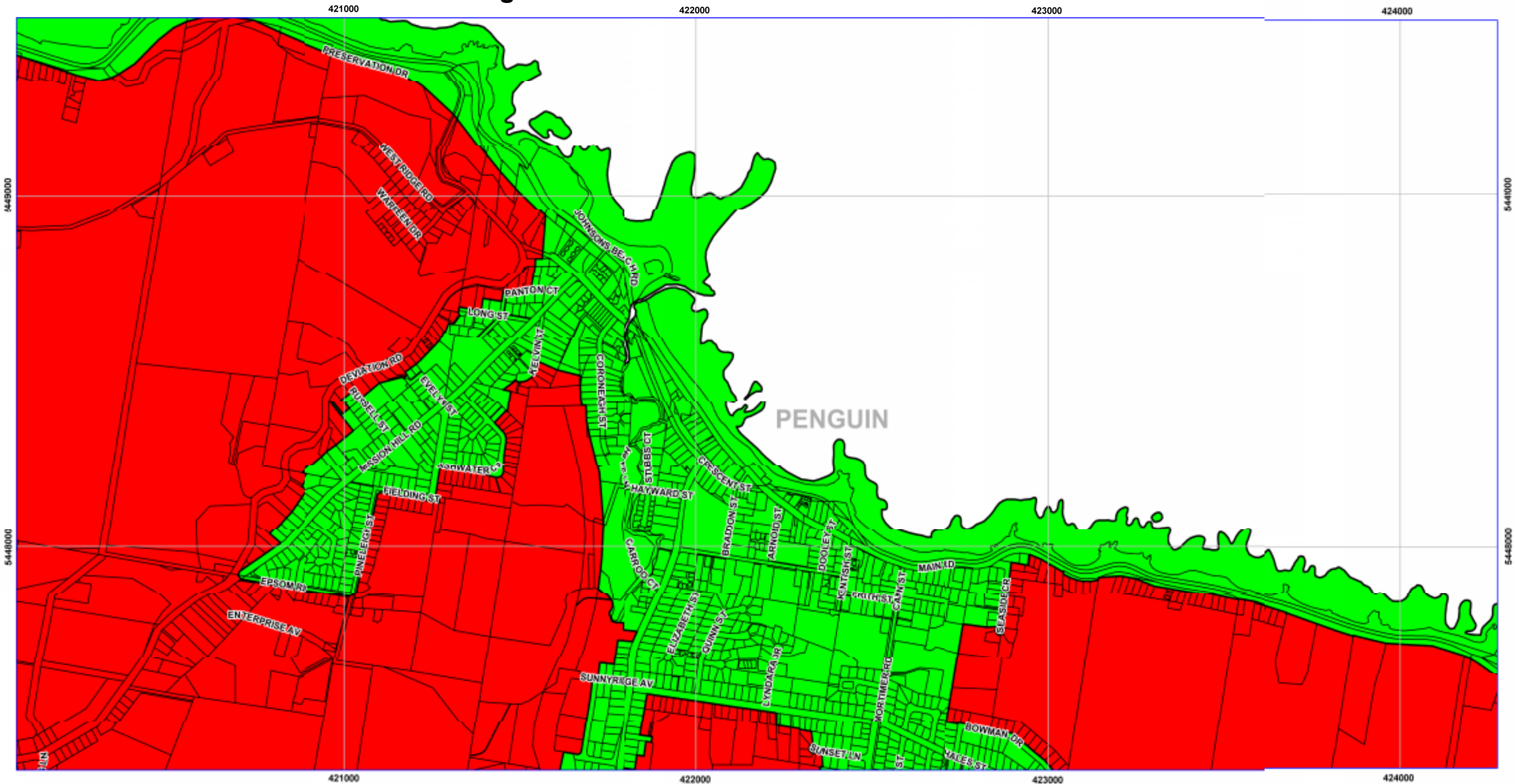
Coordinate System: GDA 94 MGA Zone 55

Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



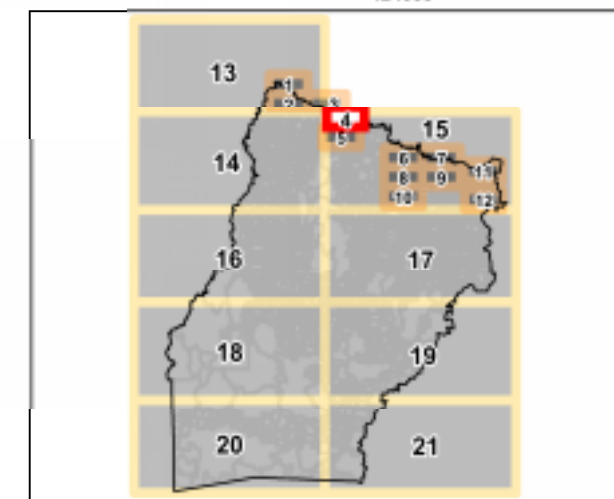
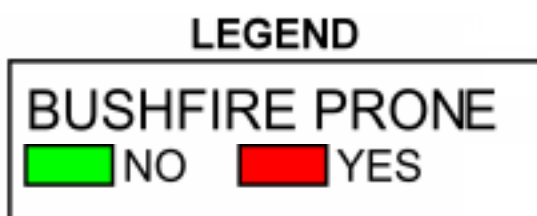
Map 4 of 21



Coordinate System: GDA 94 MGA Zone 55

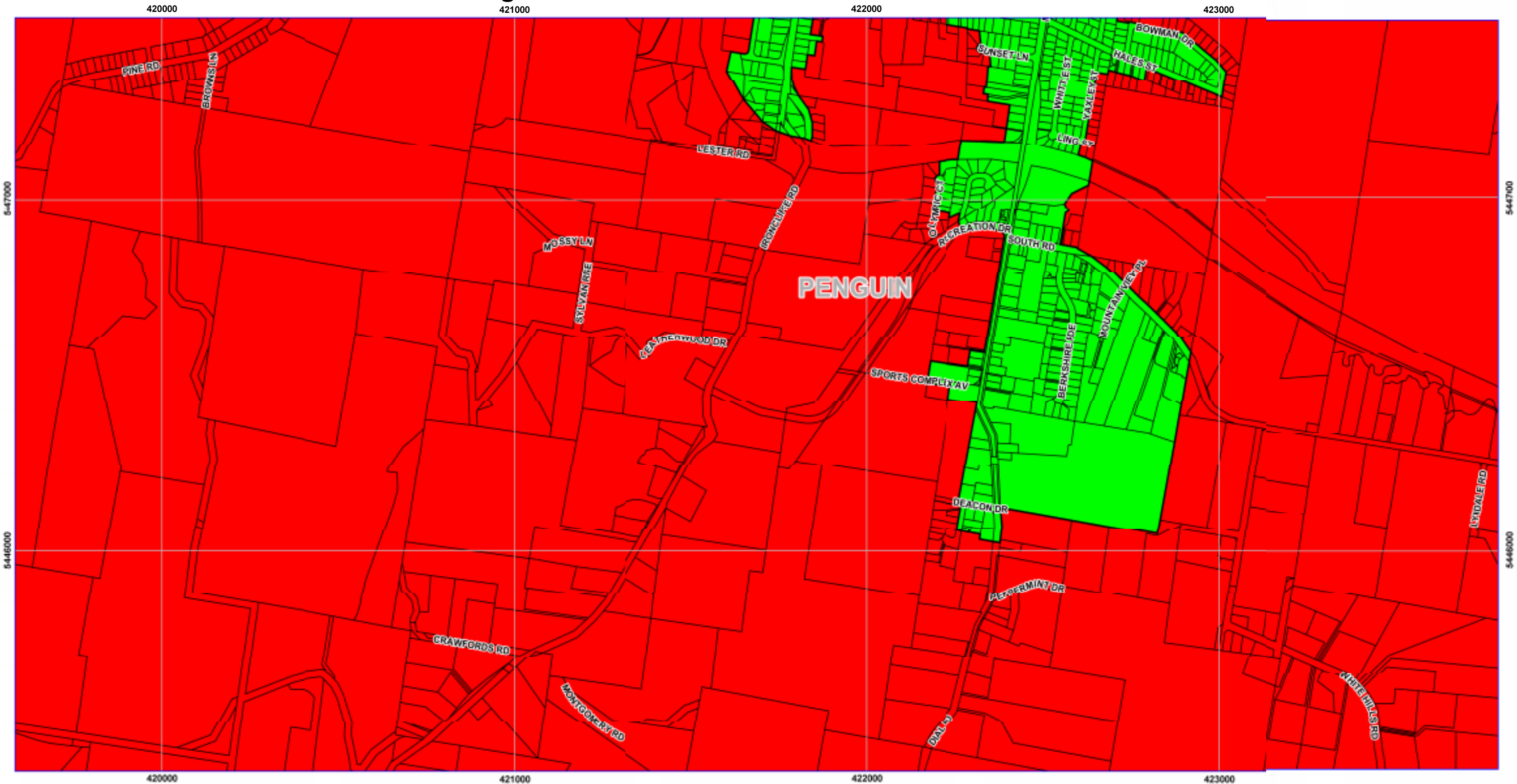
Bushfire Prone data from Tasmania Fire Service  
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Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



## Map 5 of 21



Coordinate System: GDA 94 MGA Zone 55

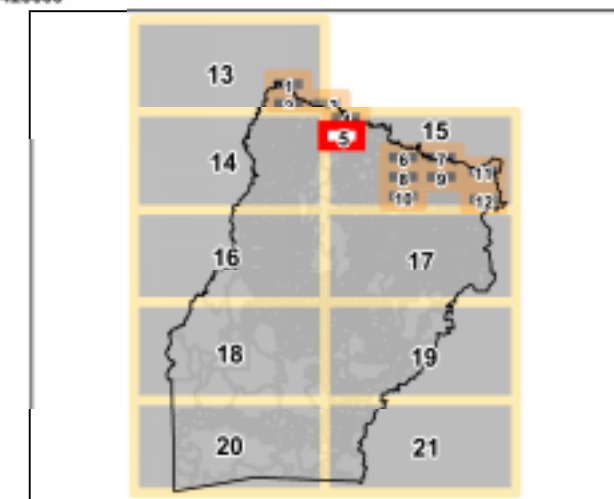
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Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018

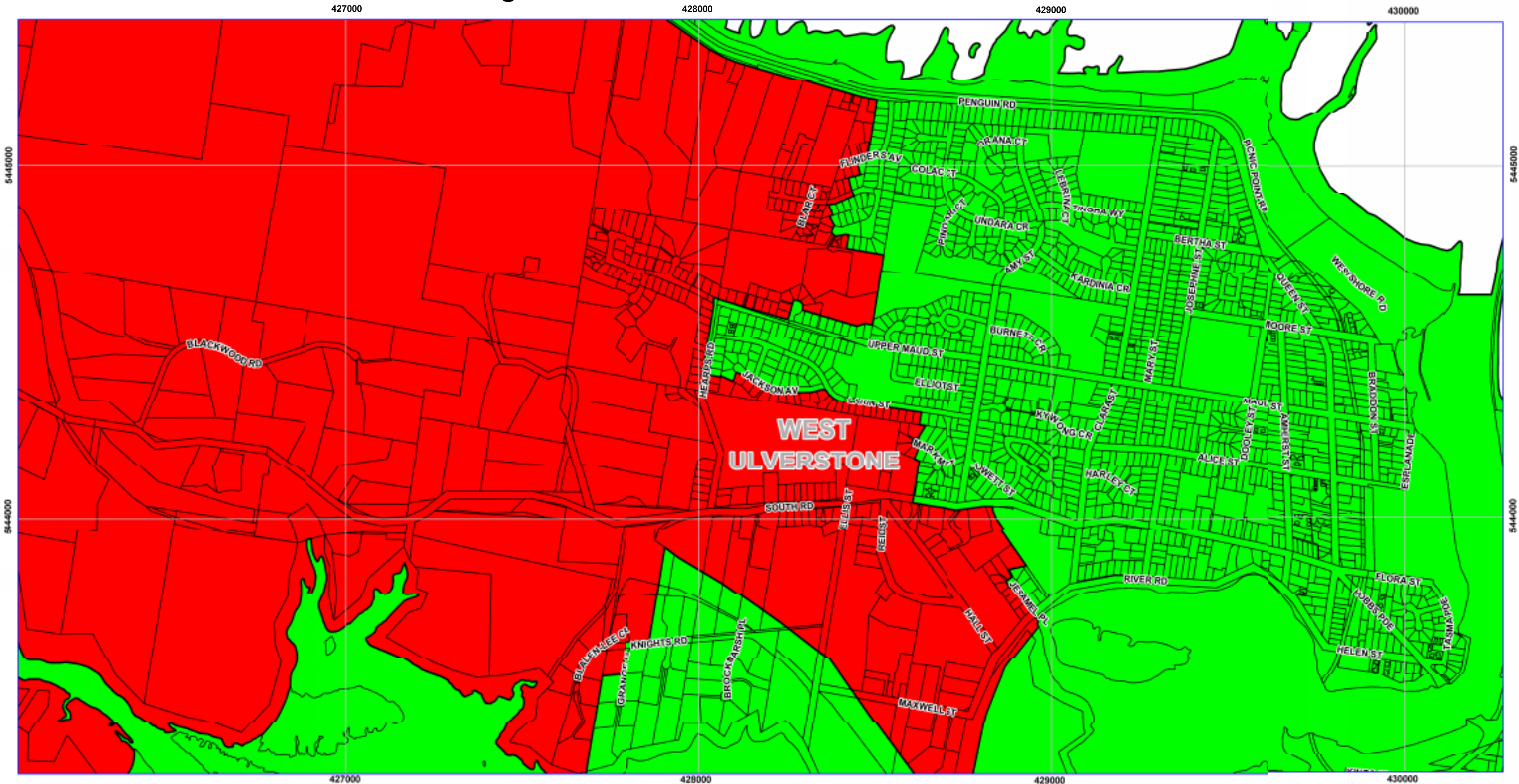
### LEGEND

#### BUSHFIRE PRONE

NO  YES



# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



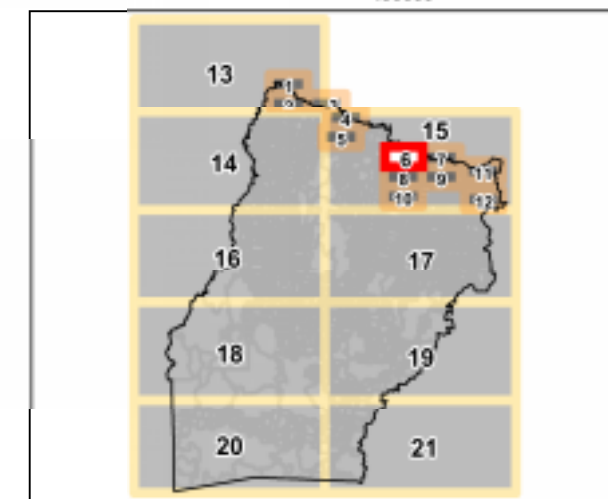
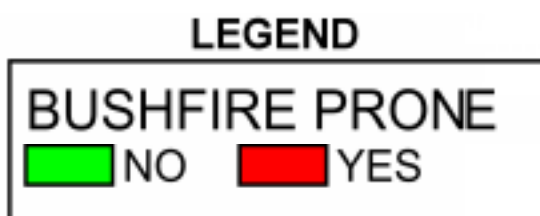
Map 6 of 21



Coordinate System: GDA 94 MGA Zone 55

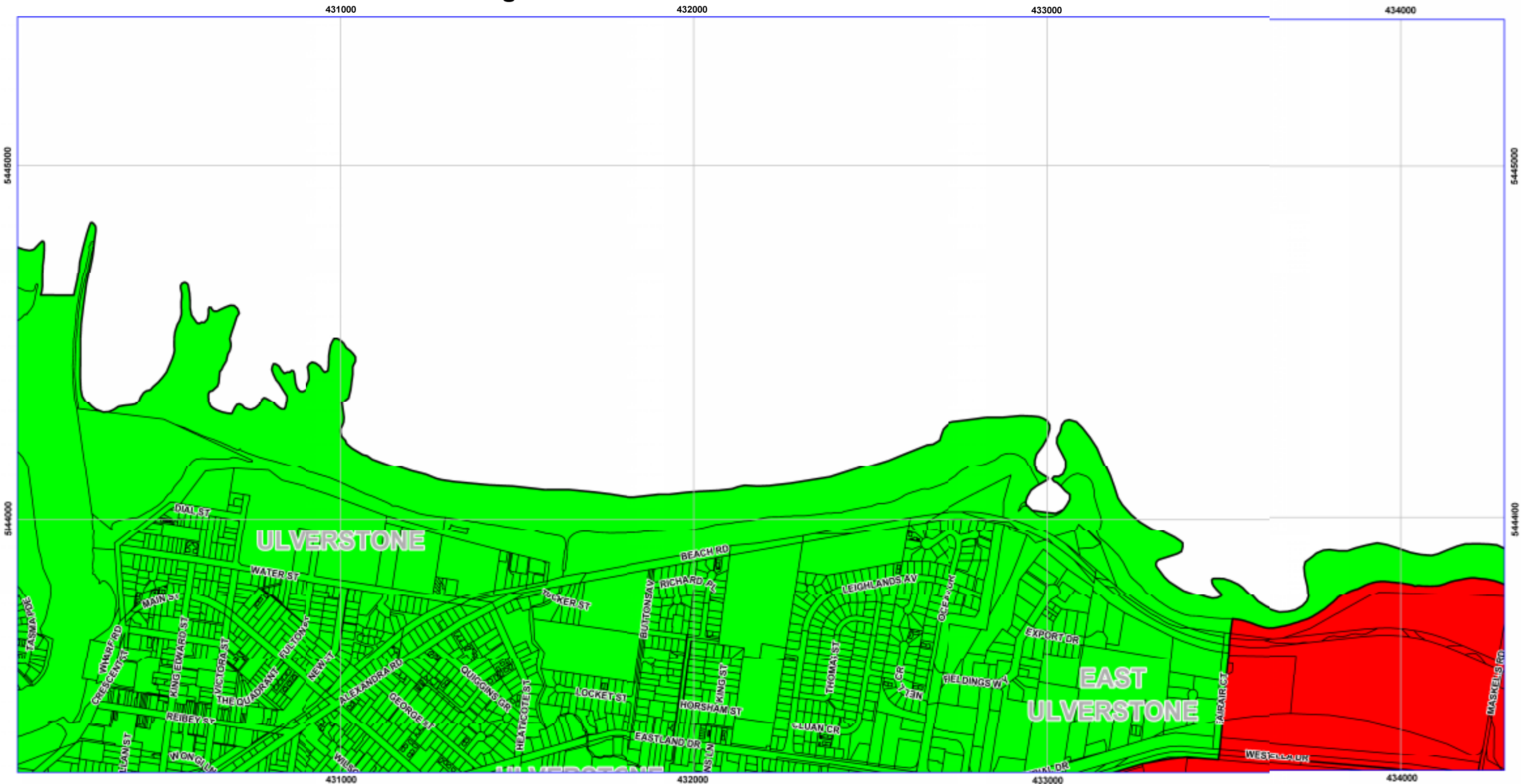
Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



Map 7 of 21



Coordinate System: GDA 94 MGA Zone 55

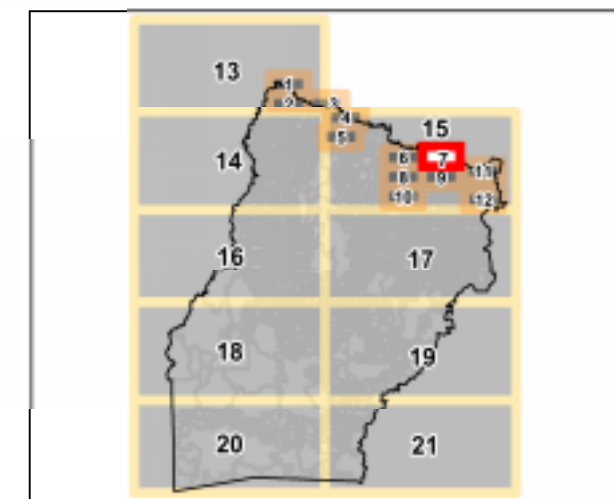
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Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018

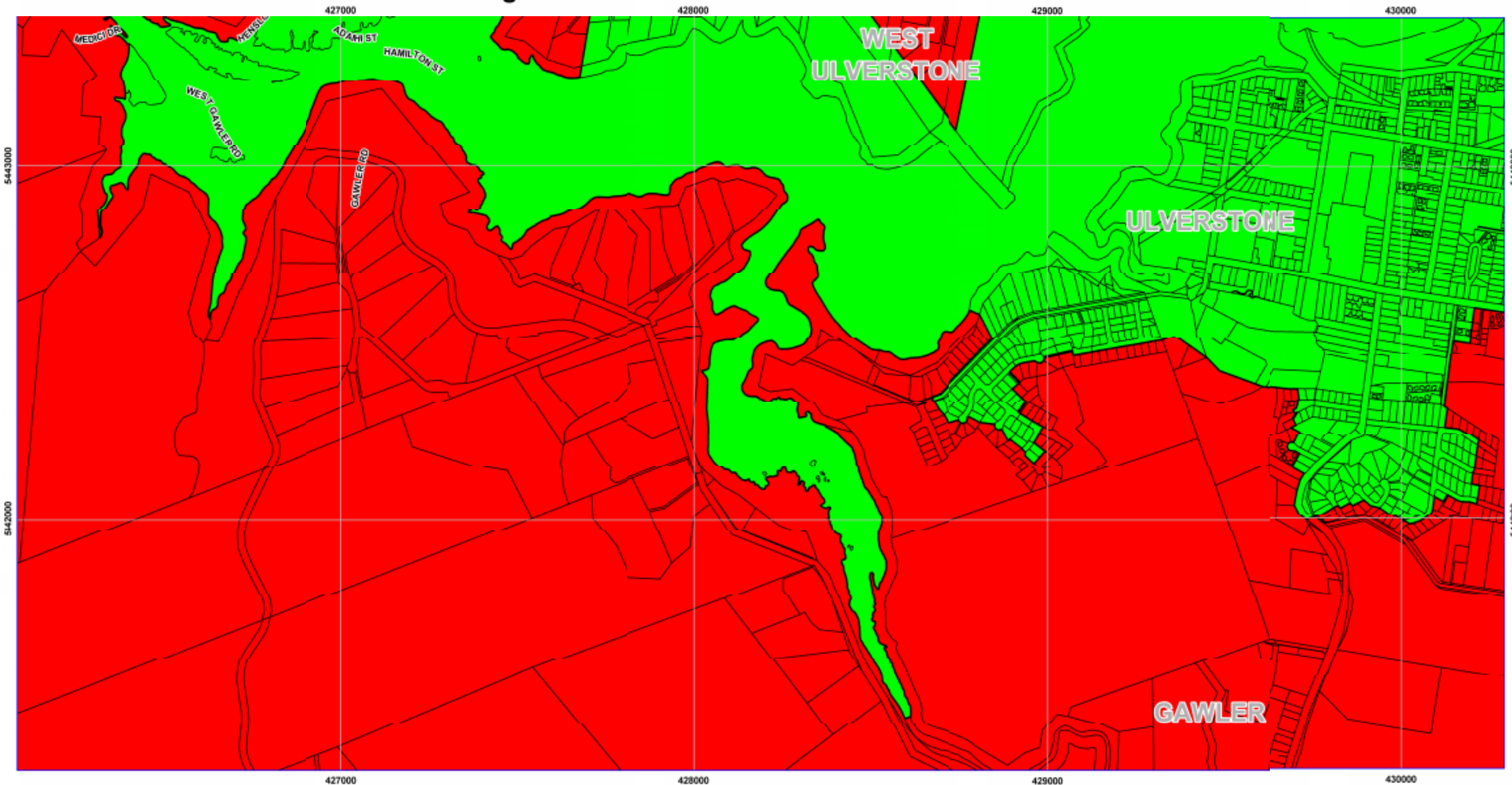
## LEGEND

### BUSHFIRE PRONE

■ NO ■ YES



# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



## LEGEND

**BUSHFIRE PRONE**  
[Green Box] NO [Red Box] YES

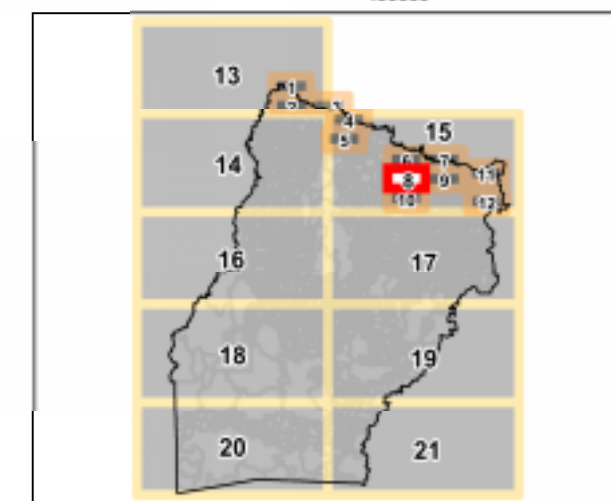
## Map 8 of 21



Coordinate System: GDA 94 MGA Zone 55

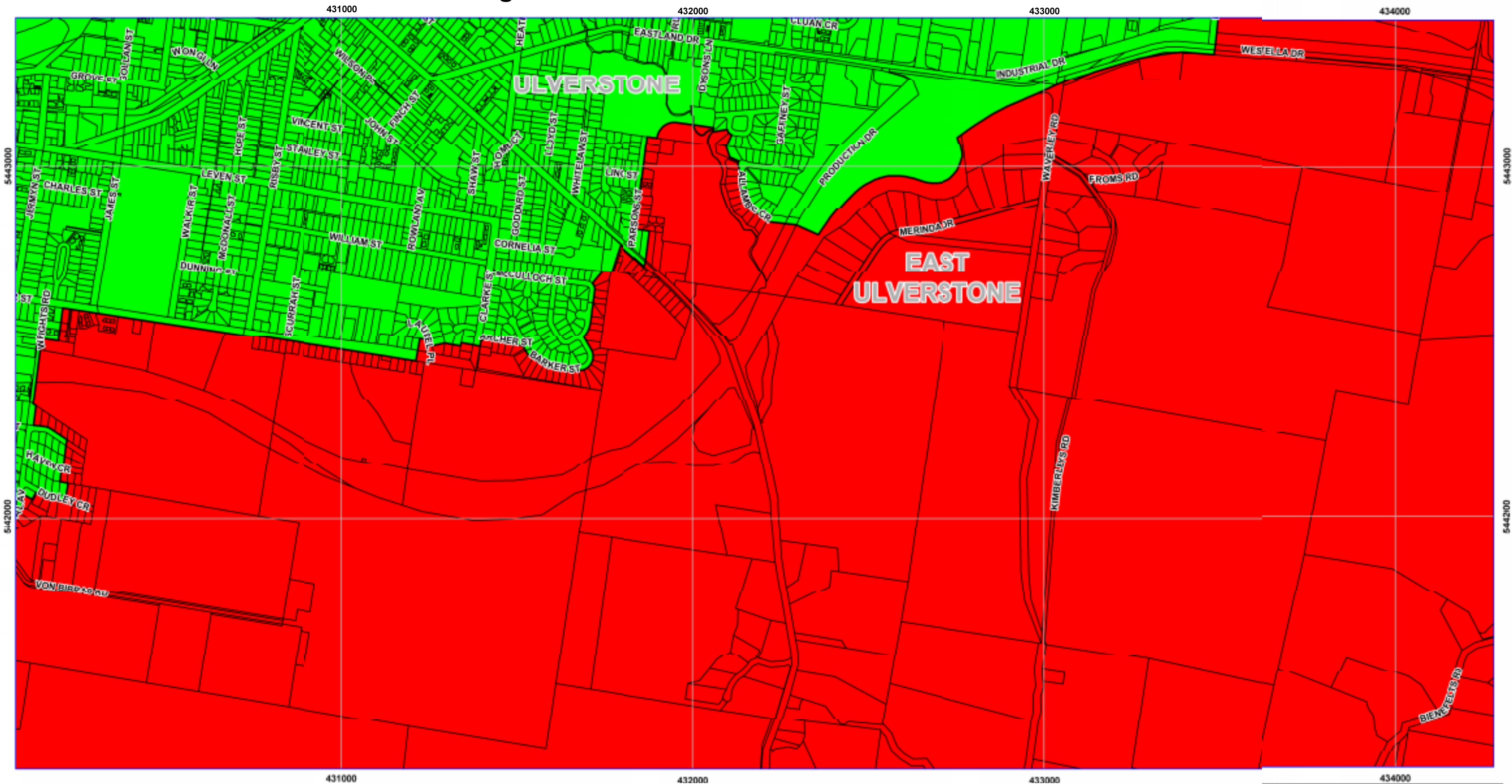
Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



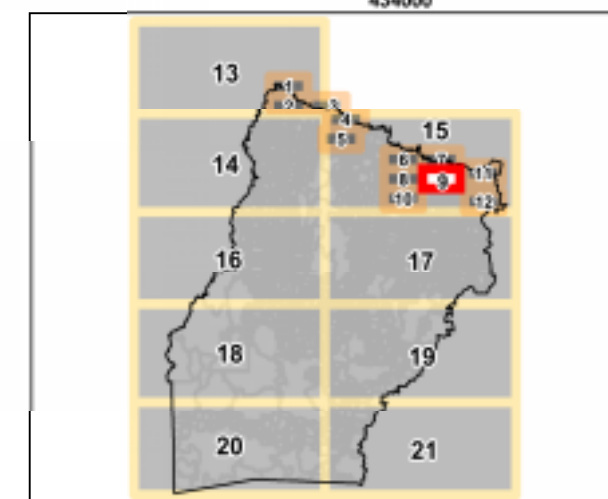
**Map 9 of 21**



**Coordinate System: GDA 94 MGA Zone 55**

**Bushfire Prone data from Tasmania Fire Service**  
**Base topographic data from The LIST © State of Tasmania**  
**Cadastre from The LIST © State of Tasmania as of 01/07/2018**

Print Date: 03/07/2018



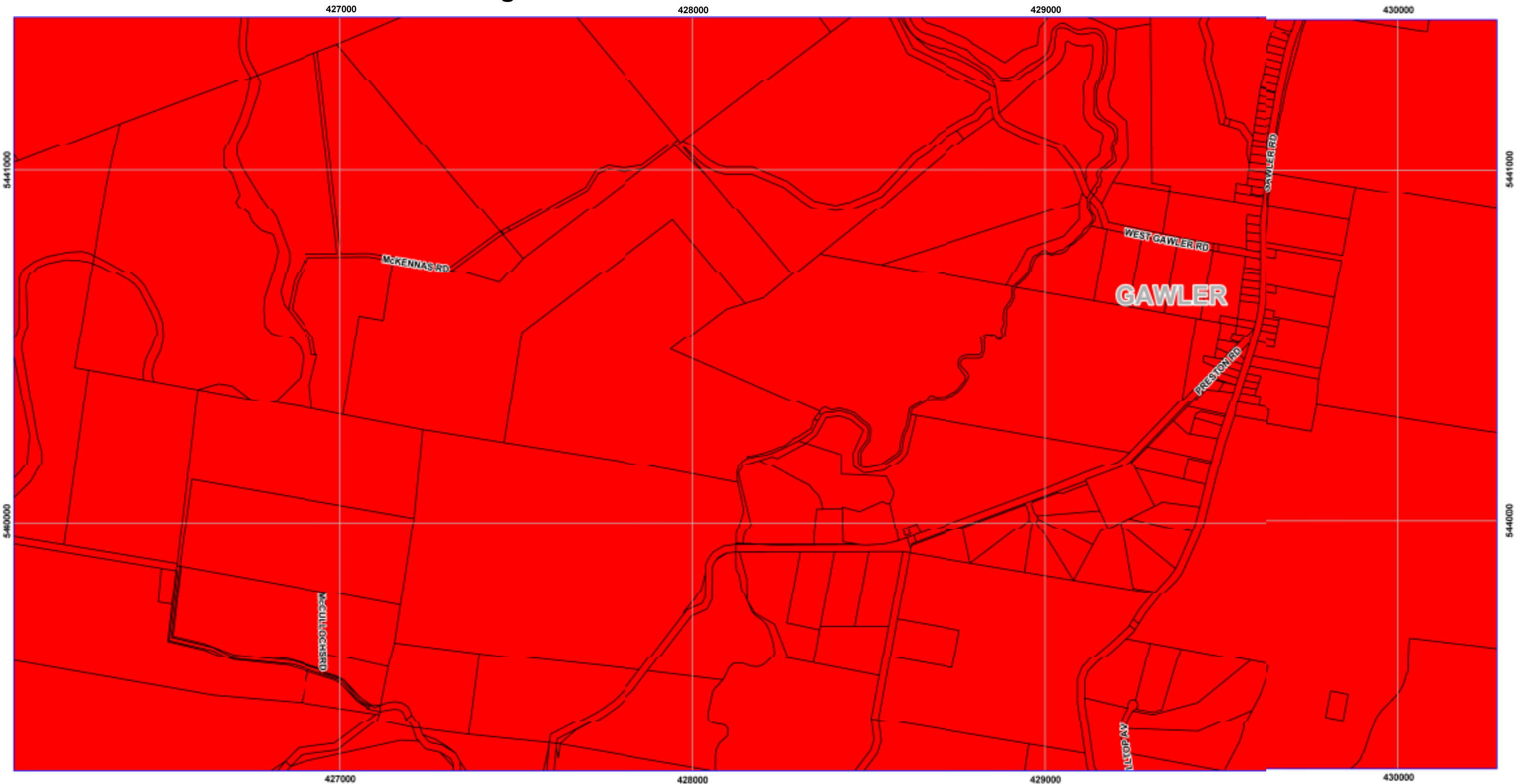
### LEGEND

## BUSHFIRE PRONE

☐ NO ☐ YES



# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



## LEGEND

**BUSHFIRE PRONE**

NO  YES

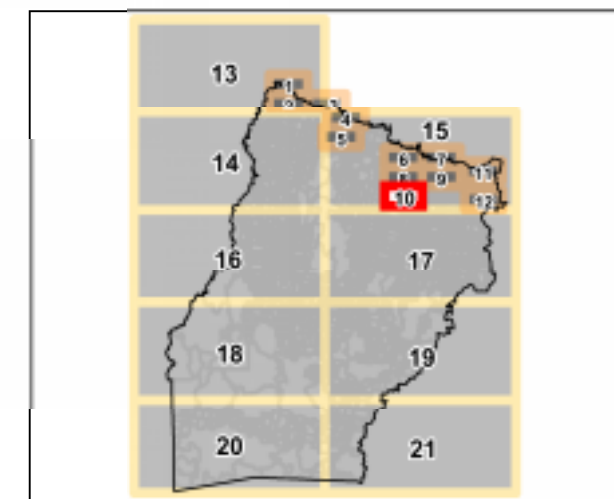
## Map 10 of 21



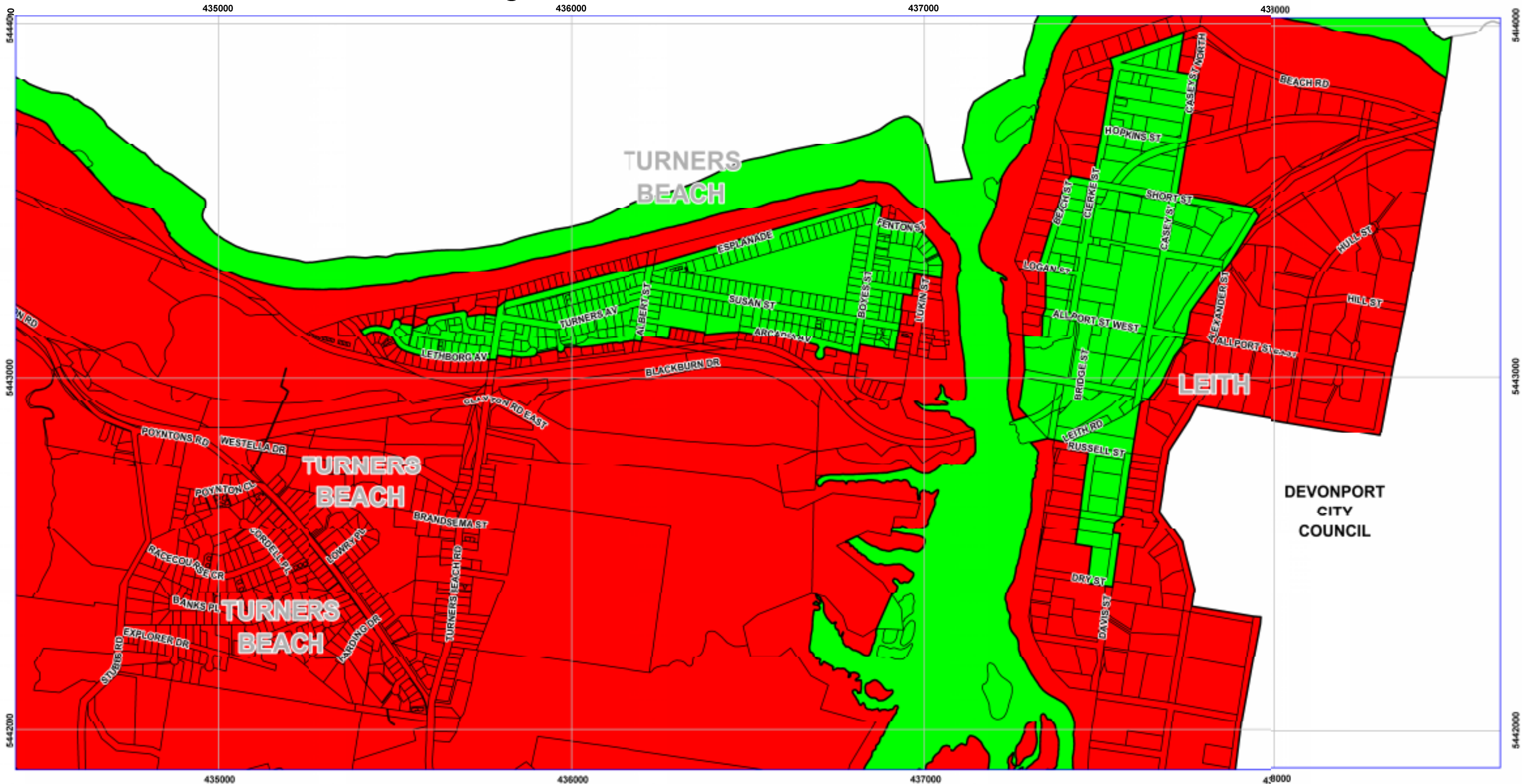
Coordinate System: GDA 94 MGA Zone 55

Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



## LEGEND

**BUSHFIRE PRONE**

■ NO ■ YES

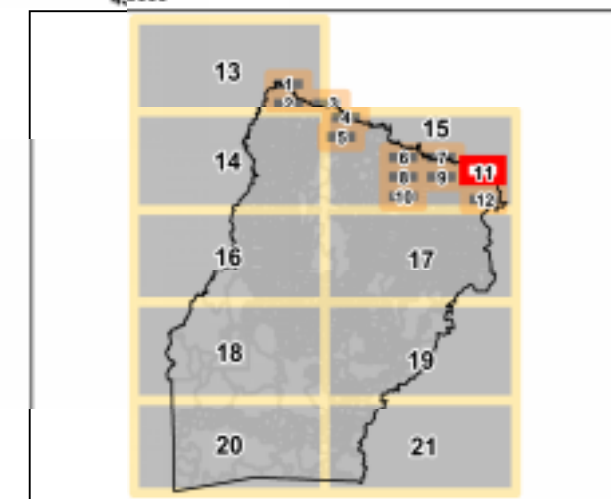
## Map 11 of 21



Coordinate System: GDA 94 MGA Zone 55

Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



## LEGEND

**BUSHFIRE PRONE**  
NO YES

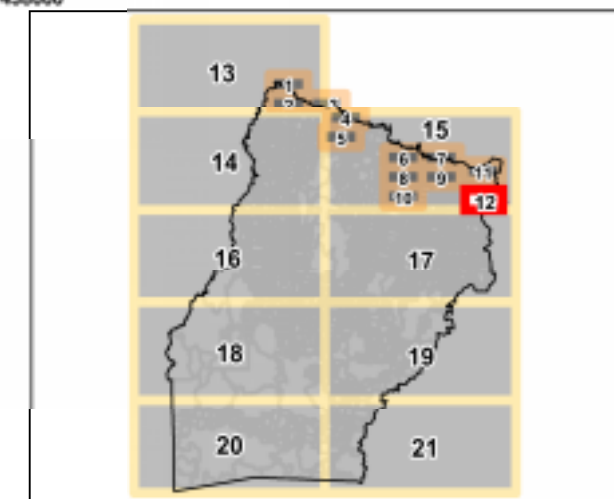
## Map 12 of 21



Coordinate System: GDA 94 MGA Zone 55

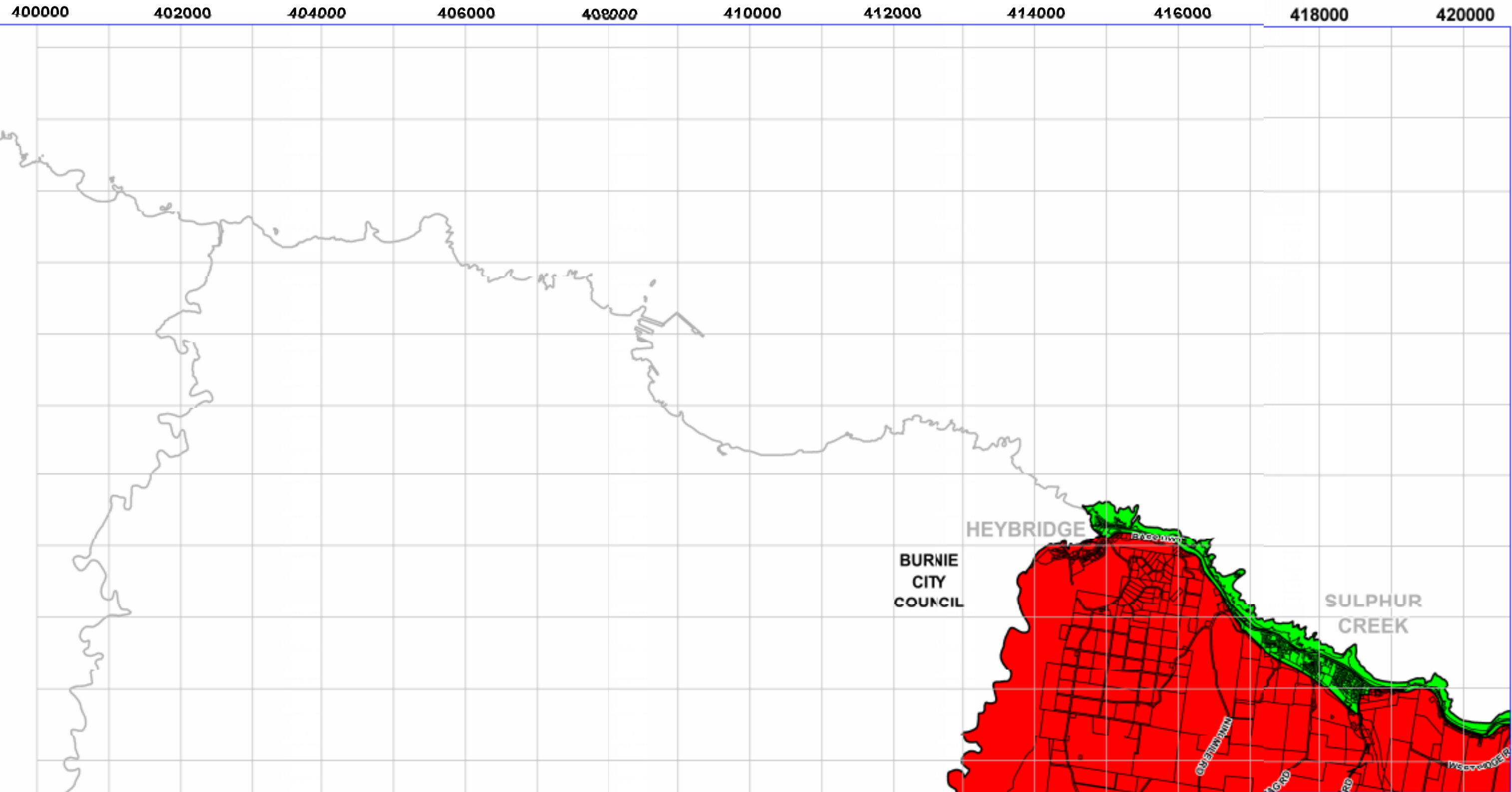
Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



## LEGEND

**BUSHFIRE PRONE**

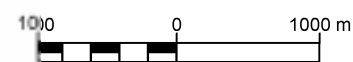


NO



YES

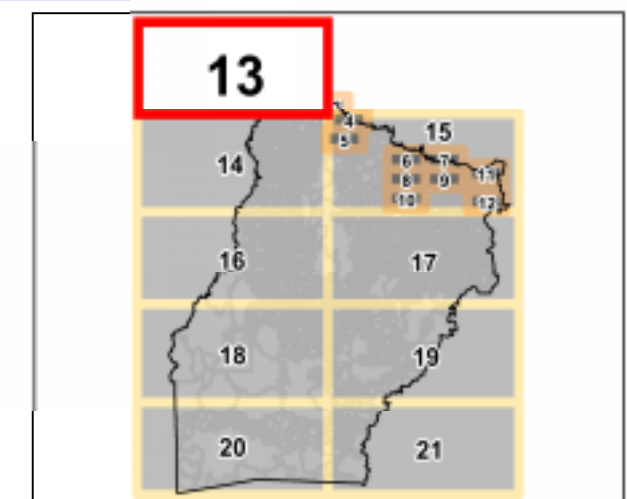
## Map 13 of 21



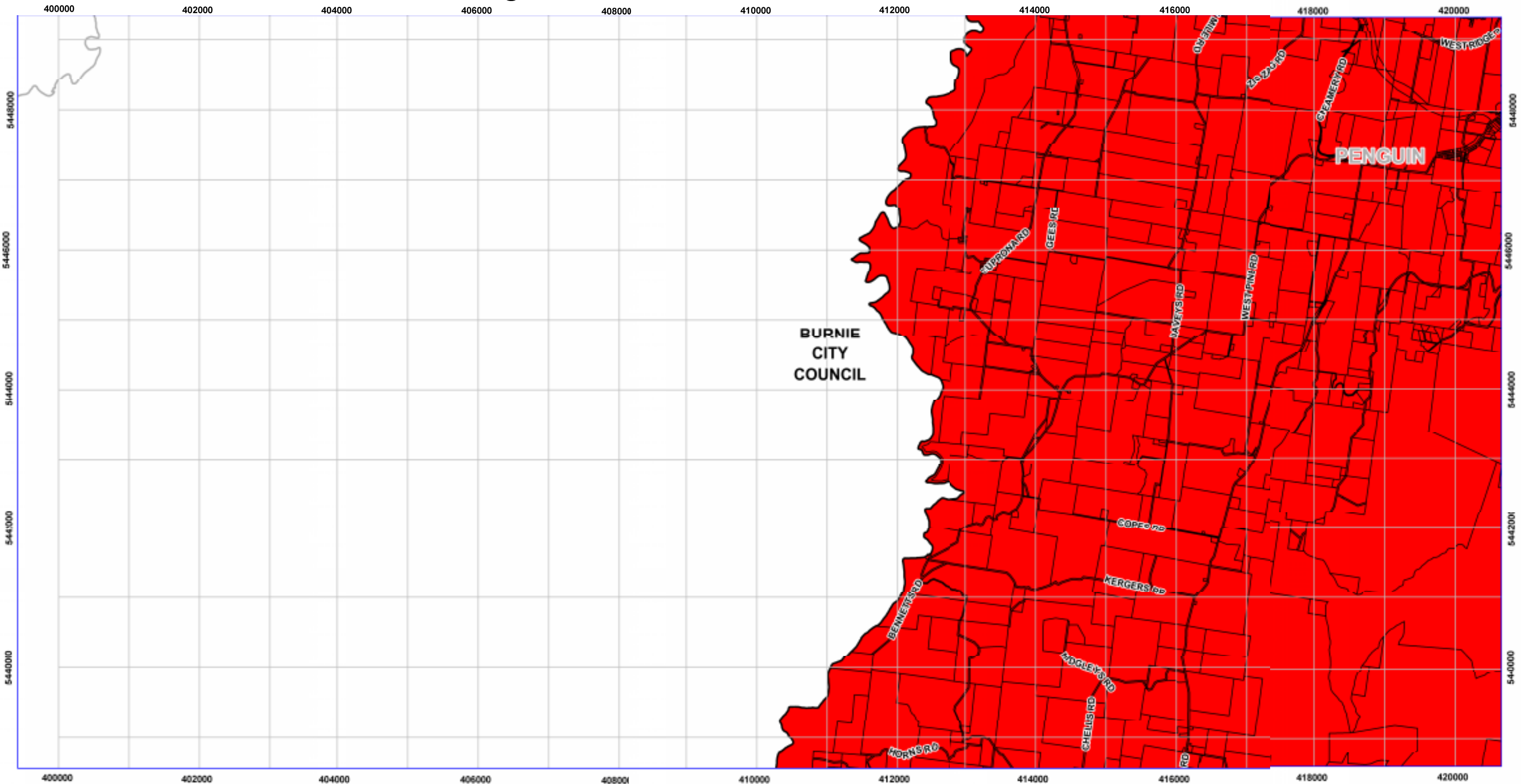
Coordinate System: GDA 94 MGA Zone 55

Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
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Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas

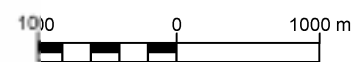


## LEGEND

**BUSHFIRE PRONE**

	NO
	YES

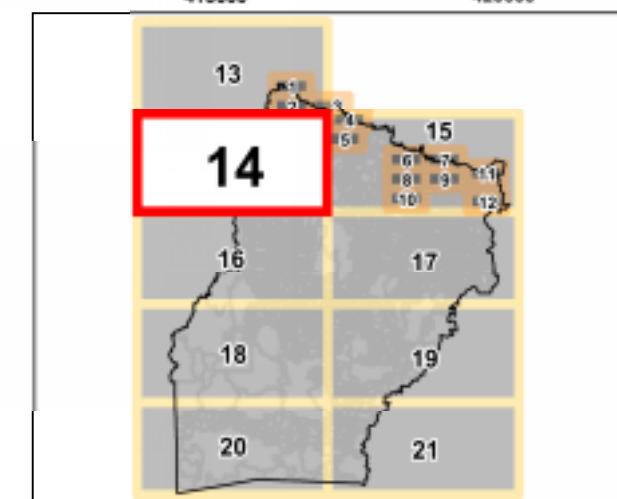
## Map 14 of 21



Coordinate System: GDA 94 MGA Zone 55

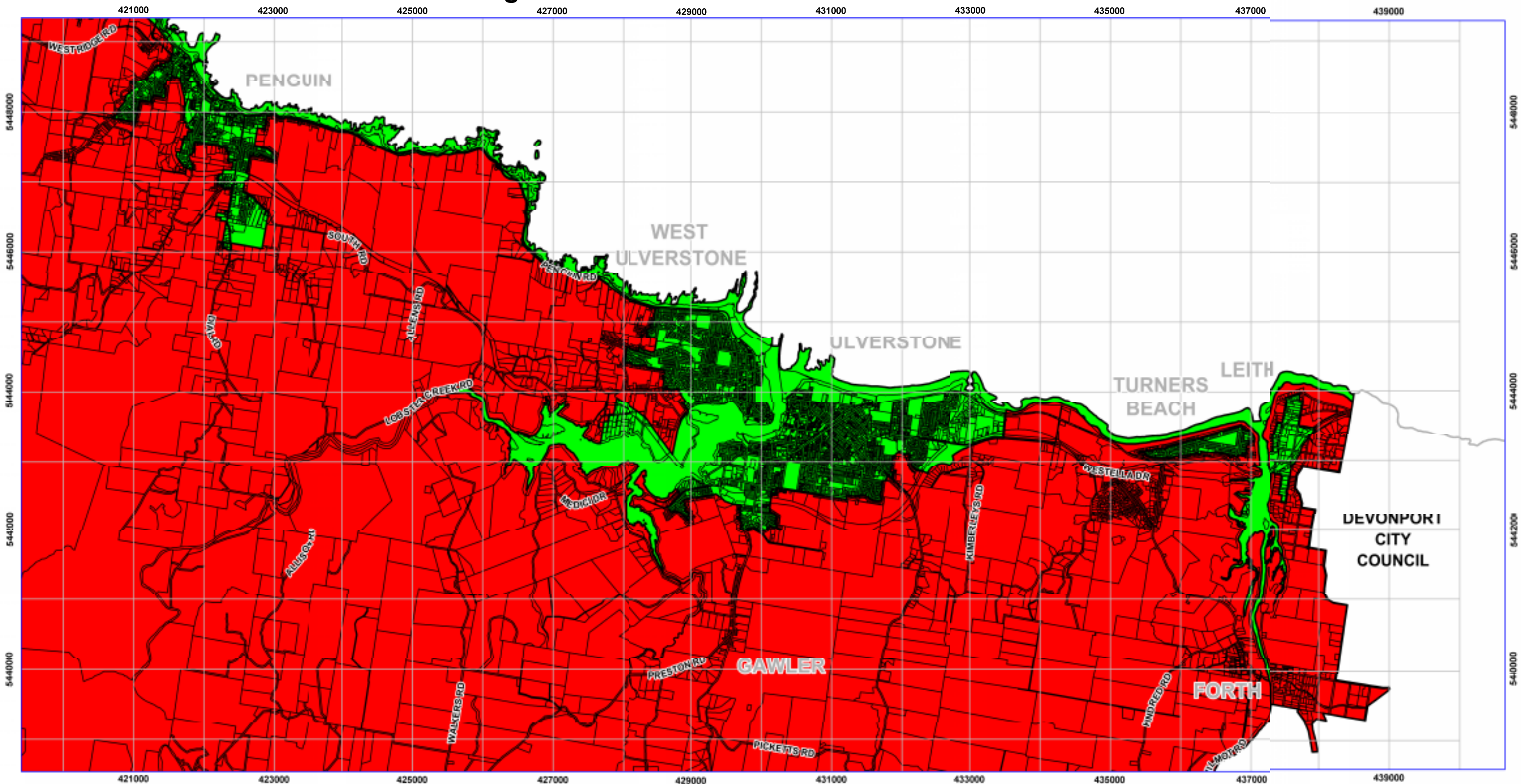
Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018

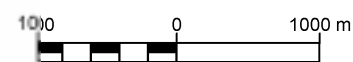




# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



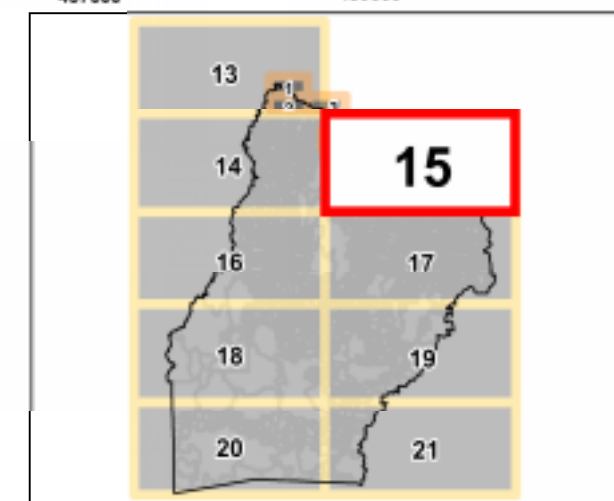
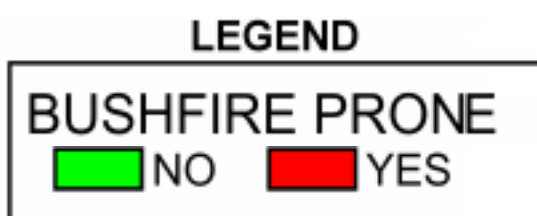
## Map 15 of 21



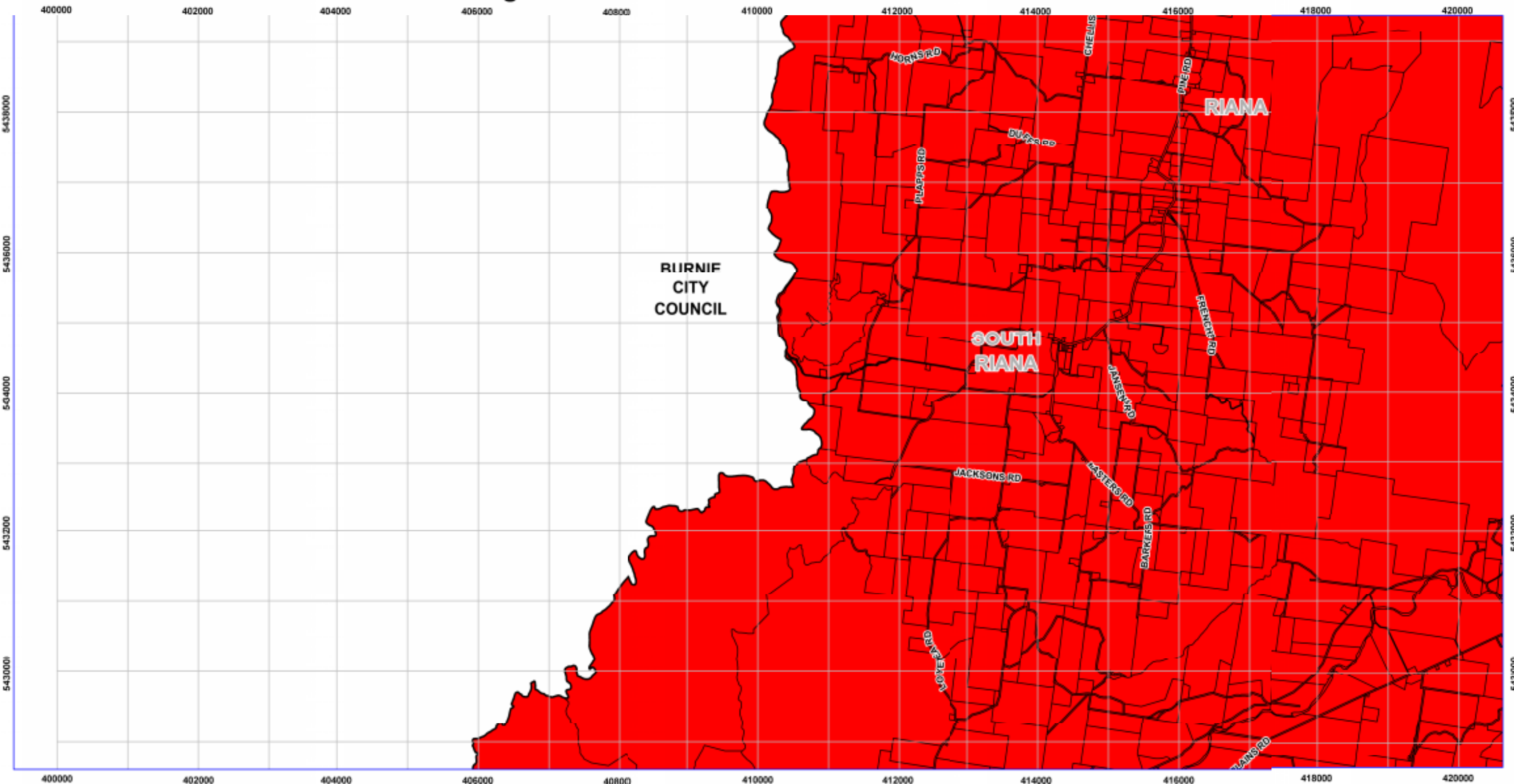
Coordinate System: GDA 94 MGA Zone 55

Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas

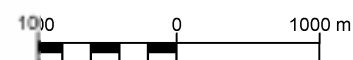


## LEGEND

**BUSHFIRE PRONE**

■ NO ■ YES

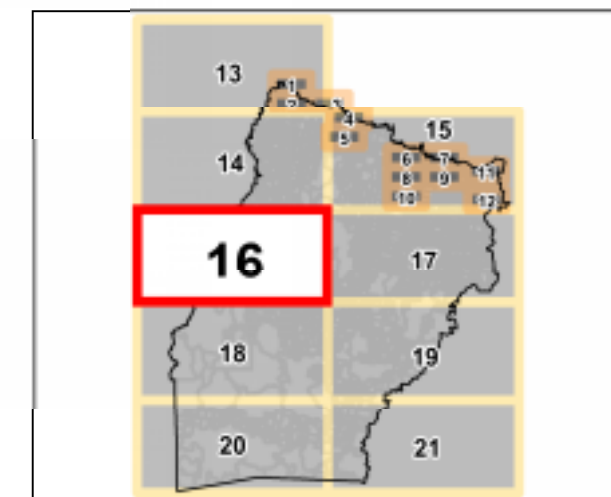
## Map 16 of 21



Coordinate System: GDA 94 MGA Zone 55

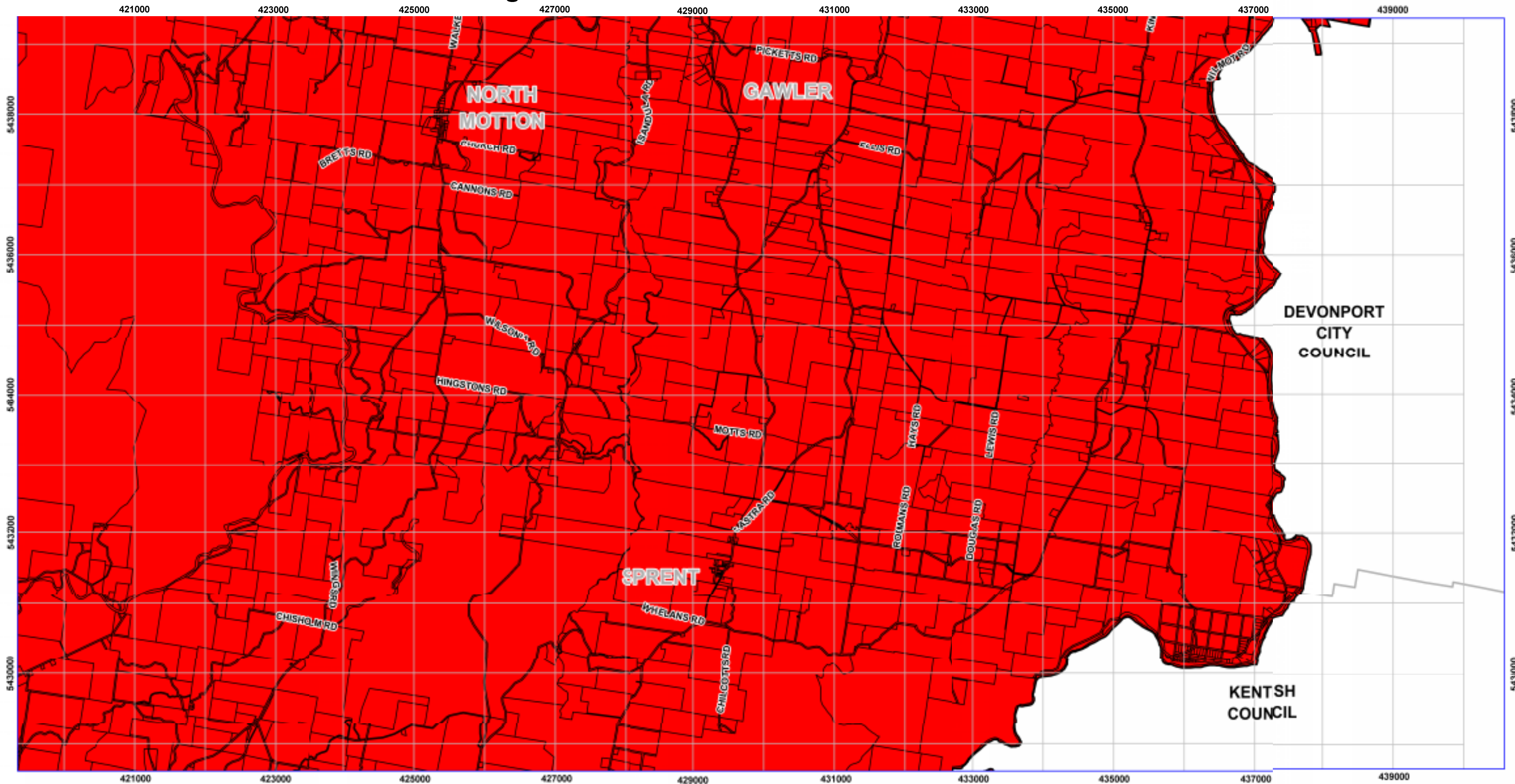
Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas

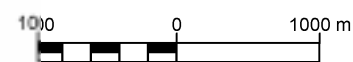


## LEGEND

**BUSHFIRE PRONE**

■ NO ■ YES

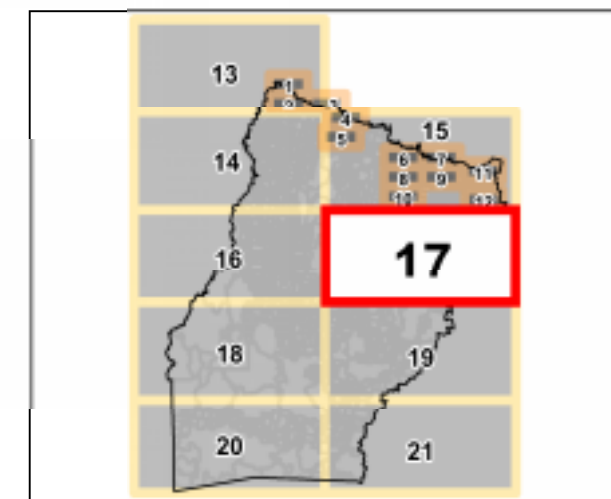
## Map 17 of 21



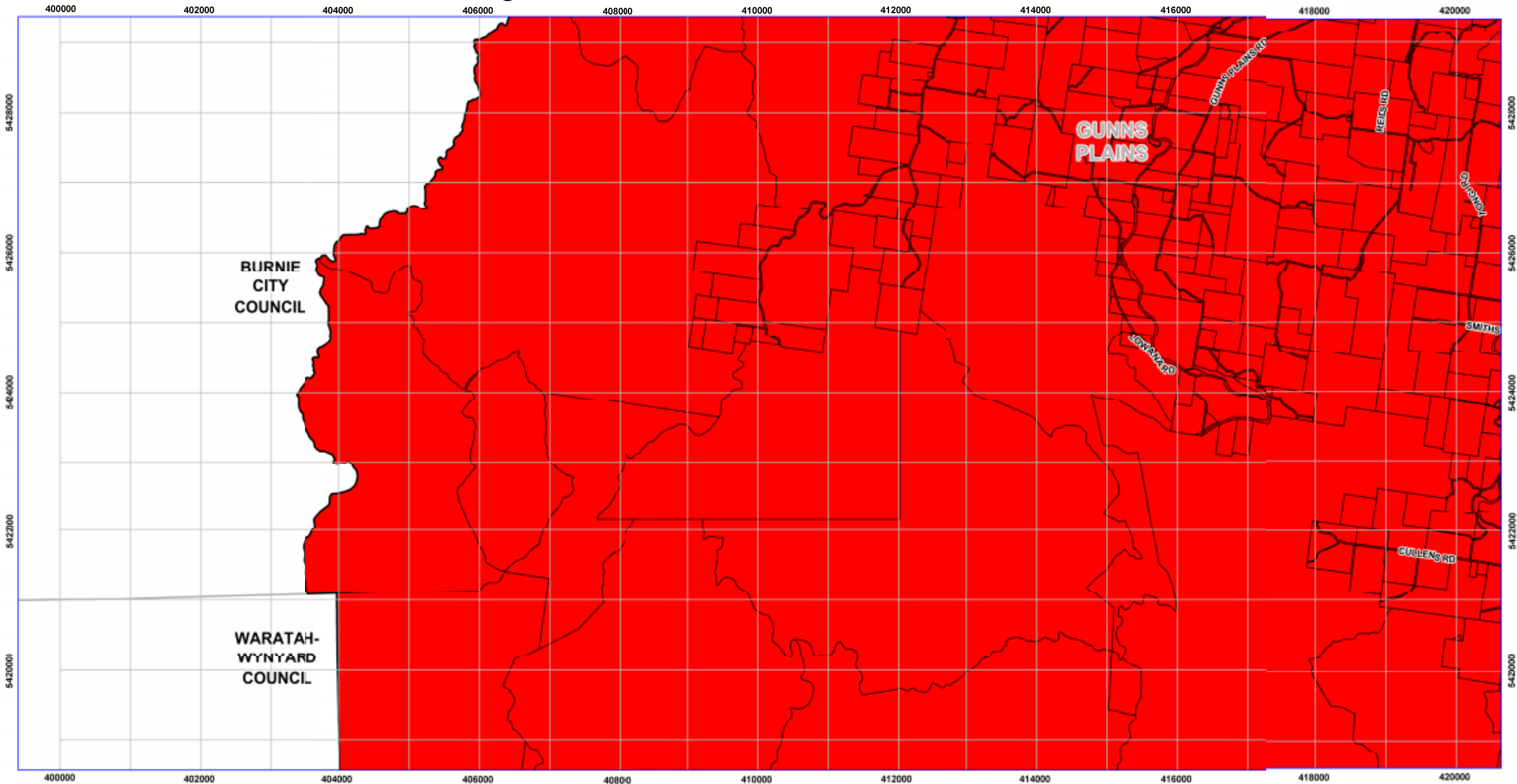
Coordinate System: GDA 94 MGA Zone 55

Bushfire Prone data from Tasmania Fire Service  
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Cadastre from The LIST © State of Tasmania as of 01/07/2018

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# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas

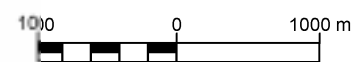


## LEGEND

**BUSHFIRE PRONE**

NO  YES

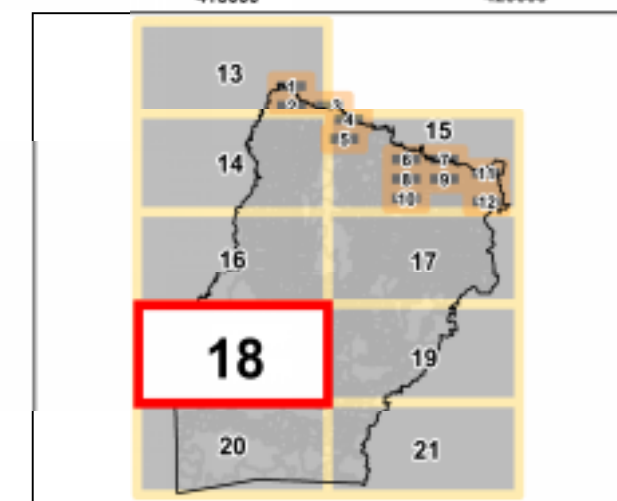
## Map 18 of 21



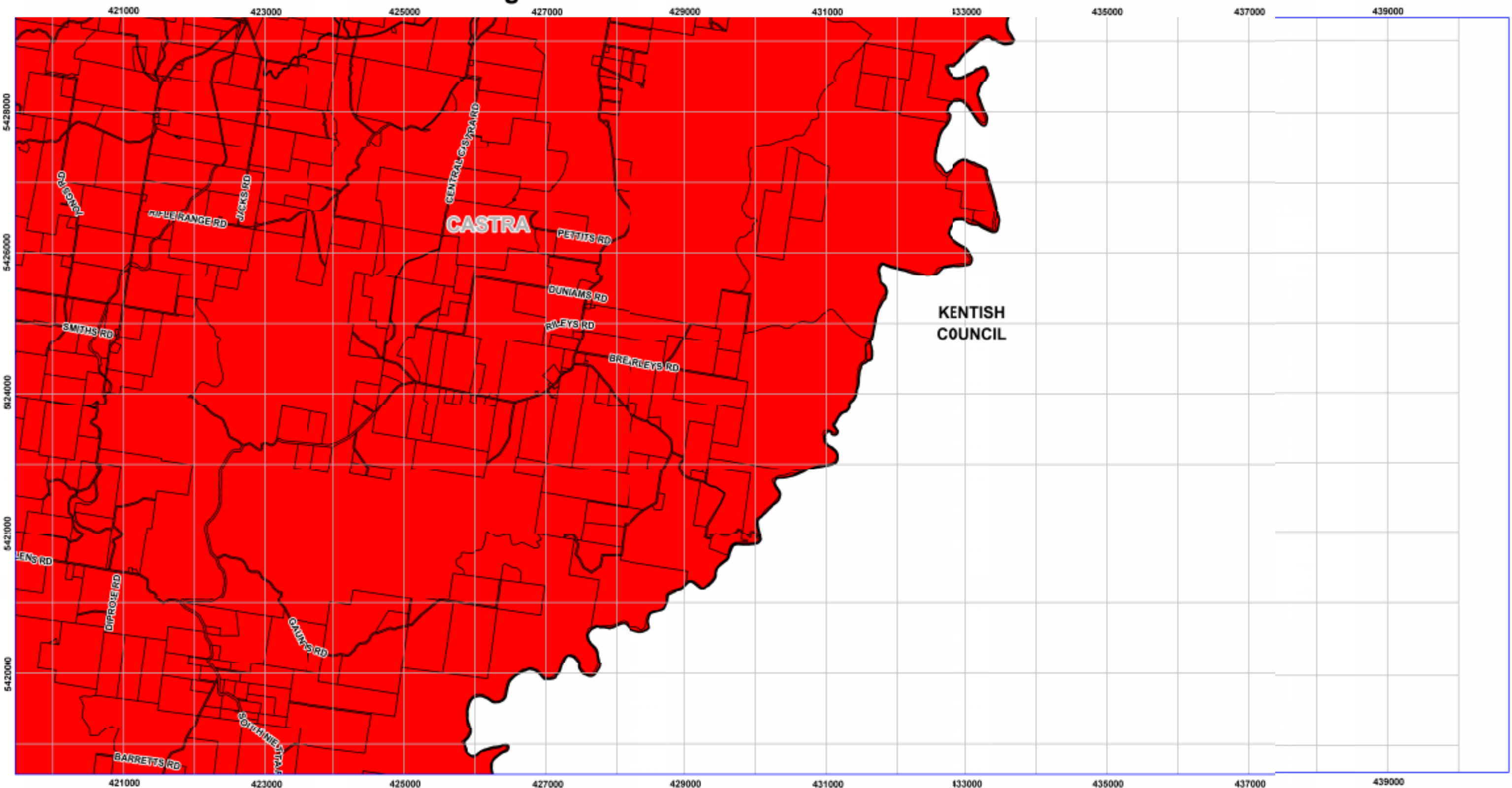
Coordinate System: GDA 94 MGA Zone 55

Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



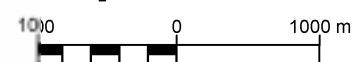
# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



## LEGEND

**BUSHFIRE PRONE**  
 NO  YES

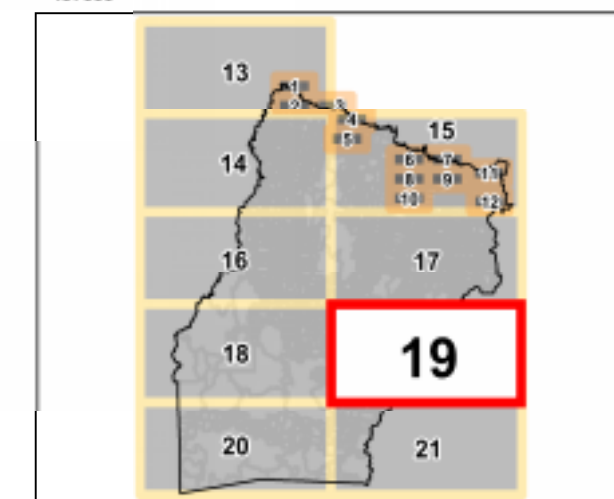
## Map 19 of 21



Coordinate System: GDA 94 MGA Zone 55

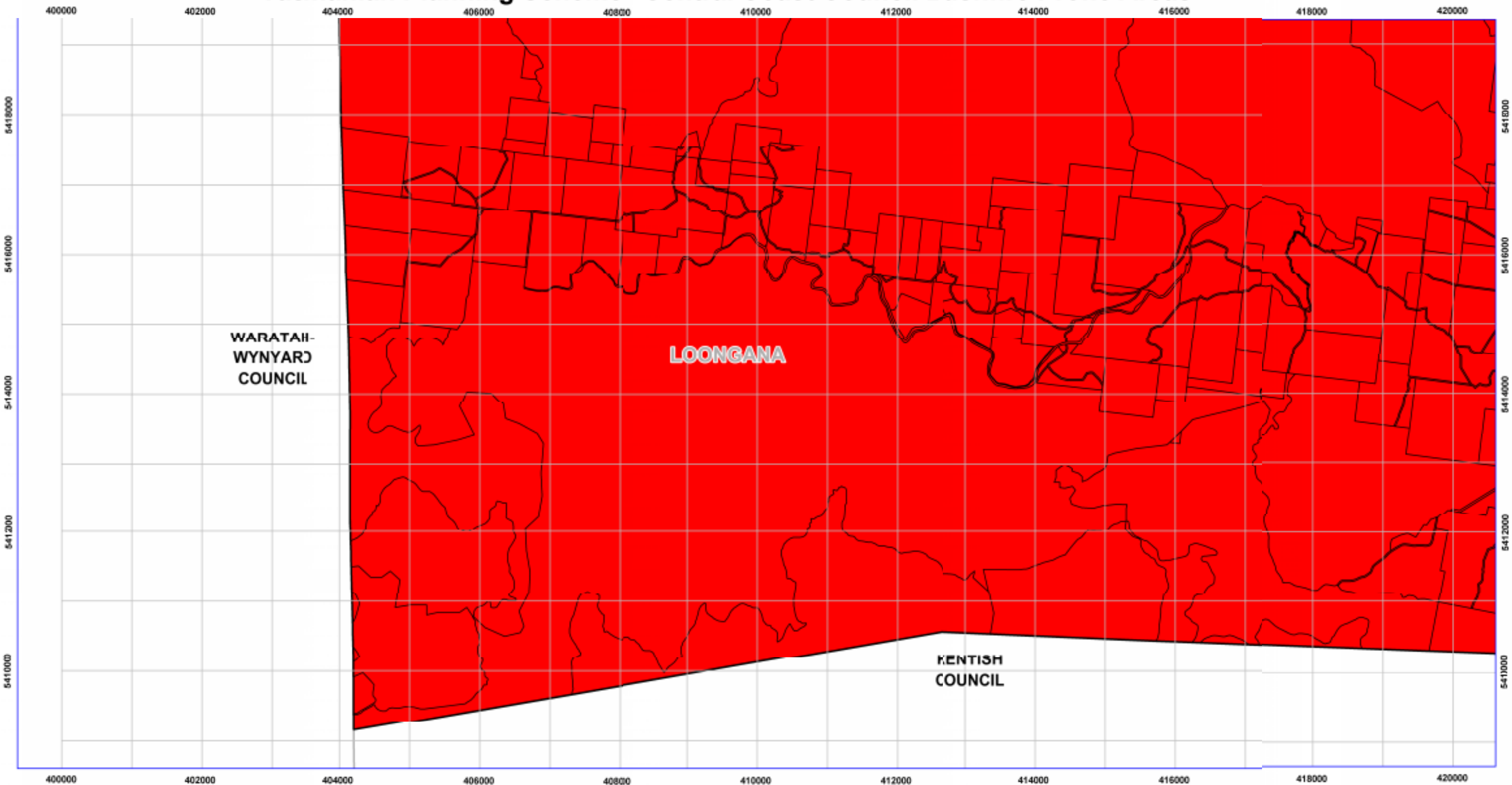
Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas

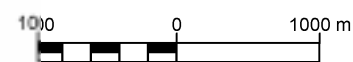


## LEGEND

**BUSHFIRE PRONE**

NO  YES

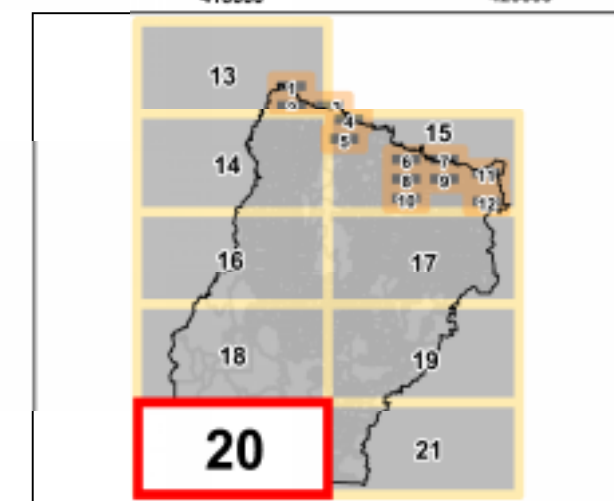
## Map 20 of 21



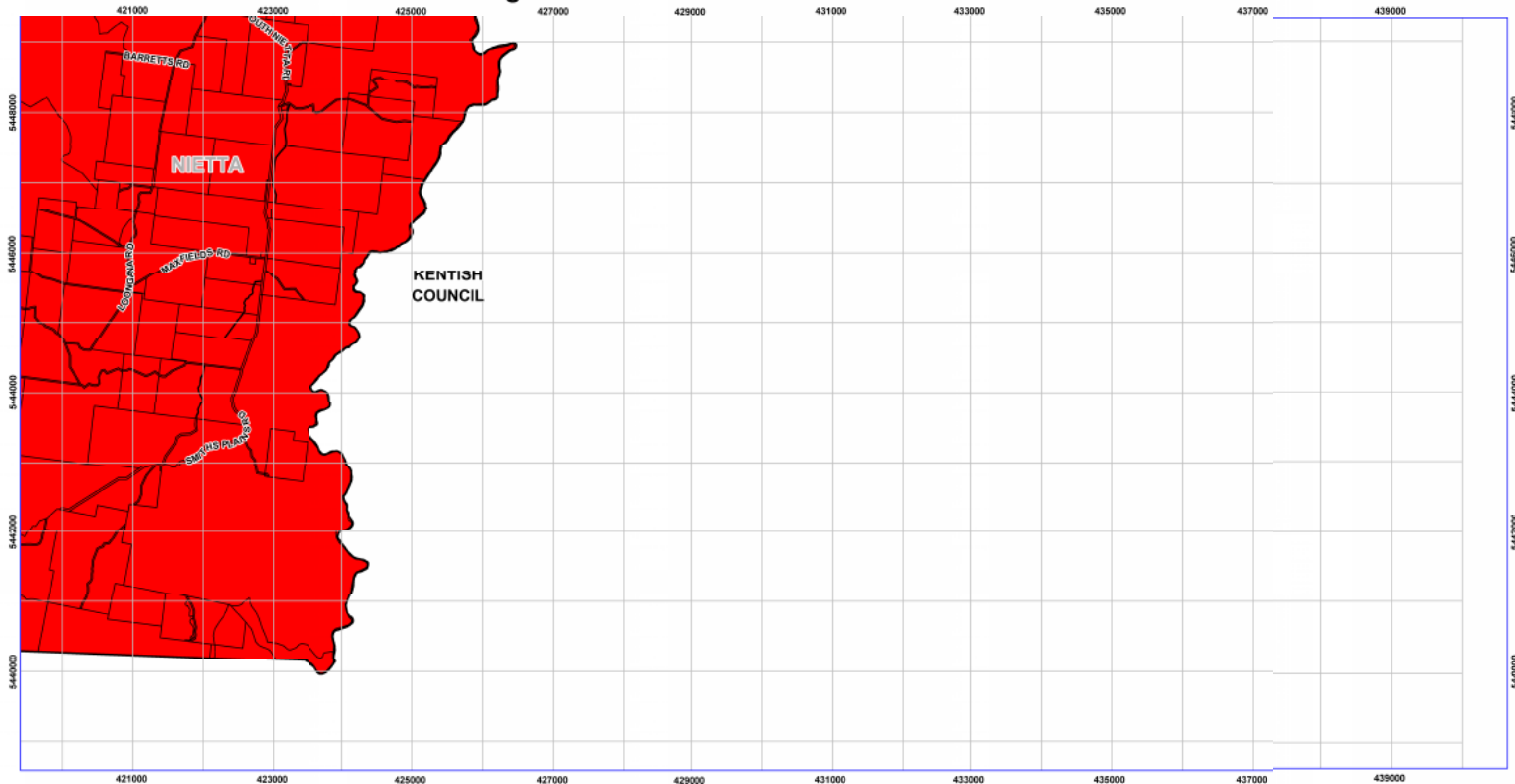
Coordinate System: GDA 94 MGA Zone 55

Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



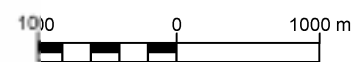
# Tasmanian Planning Scheme - Central Coast Council Bushfire Prone Areas



## LEGEND

**BUSHFIRE PRONE**  
[Green Box] NO [Red Box] YES

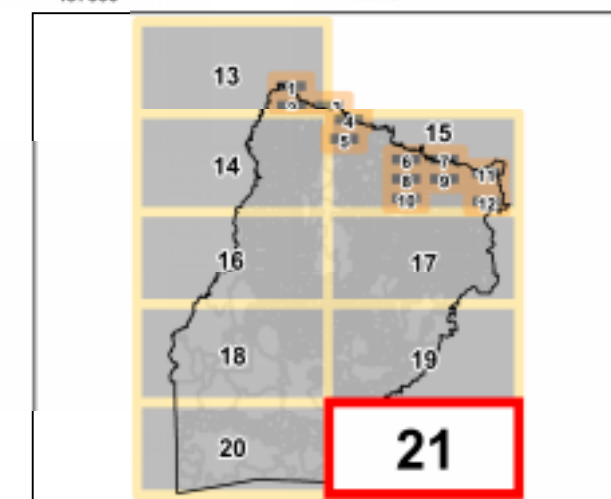
## Map 21 of 21



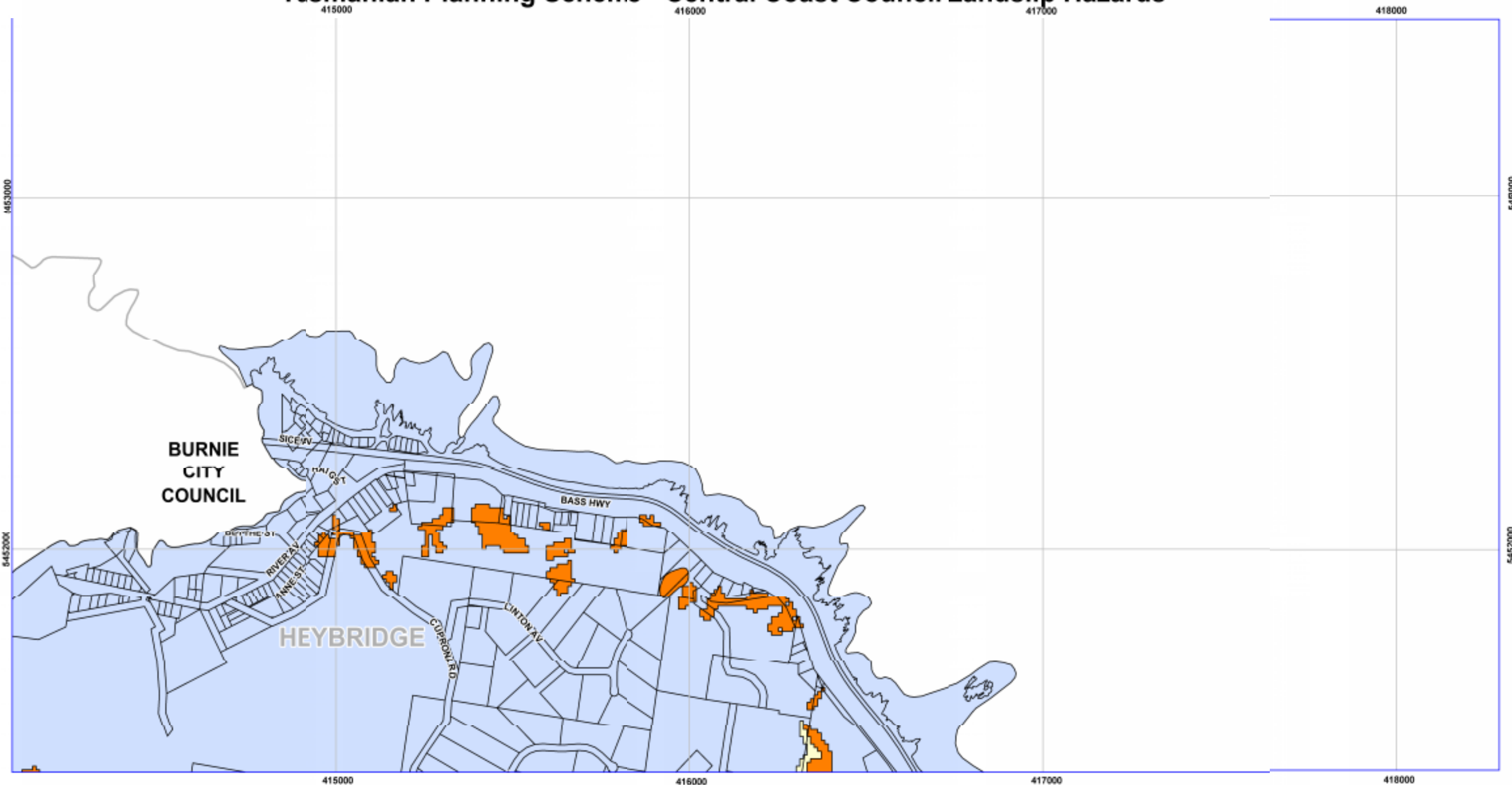
Coordinate System: GDA 94 MGA Zone 55

Bushfire Prone data from Tasmania Fire Service  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

## Map 1 of 21

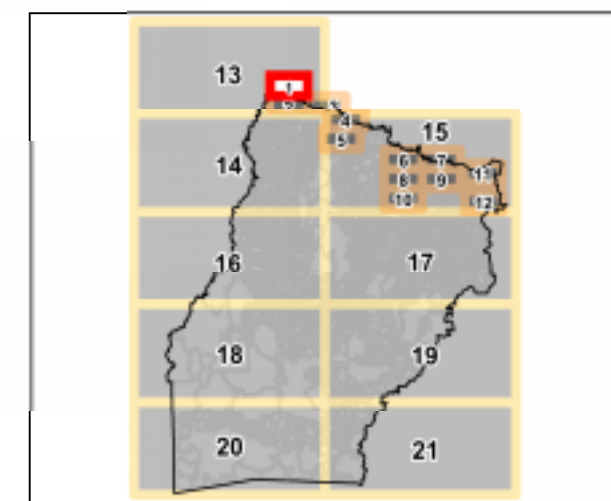


Coordinate System: GDA 94 MGA Zone 55

Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

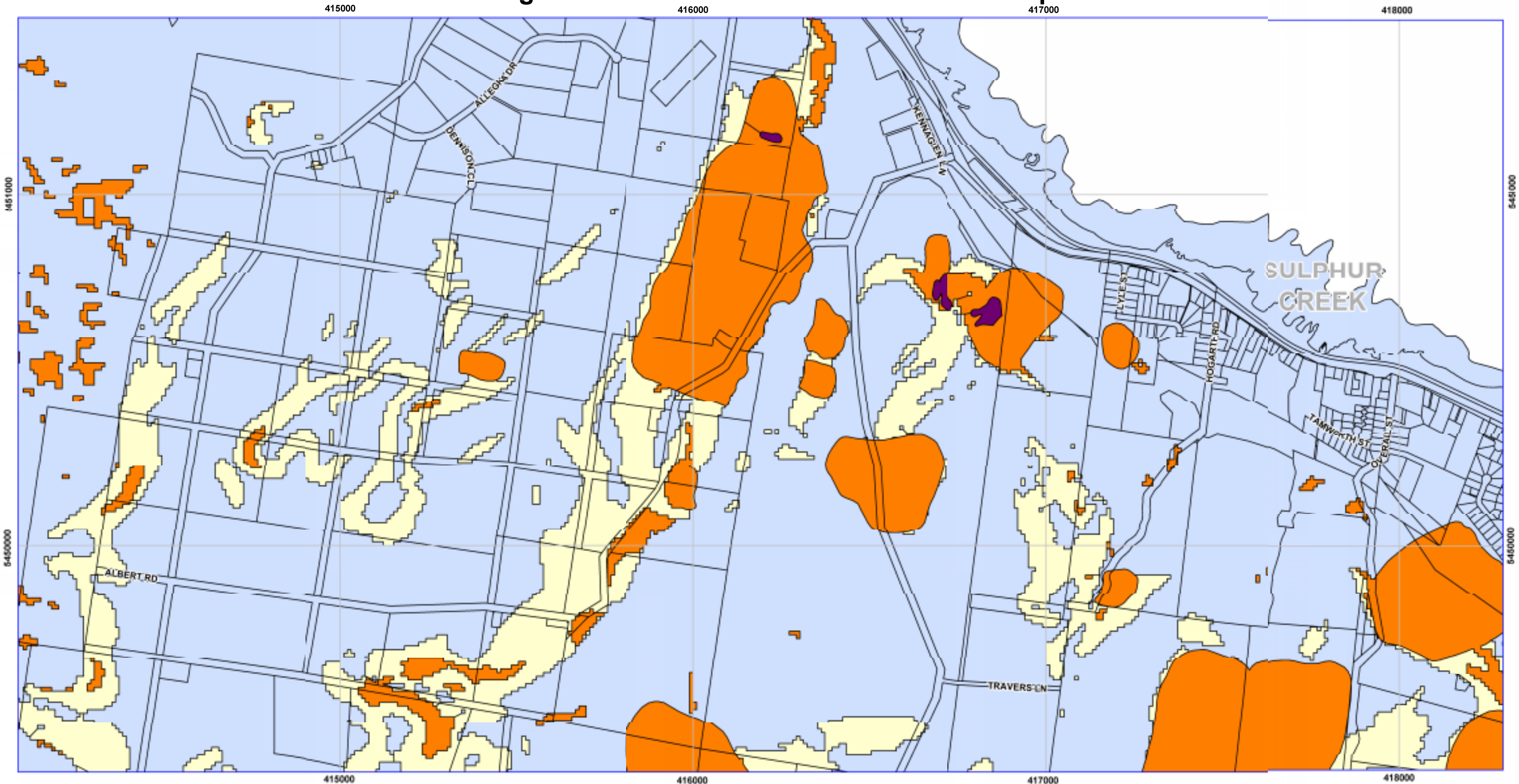


Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

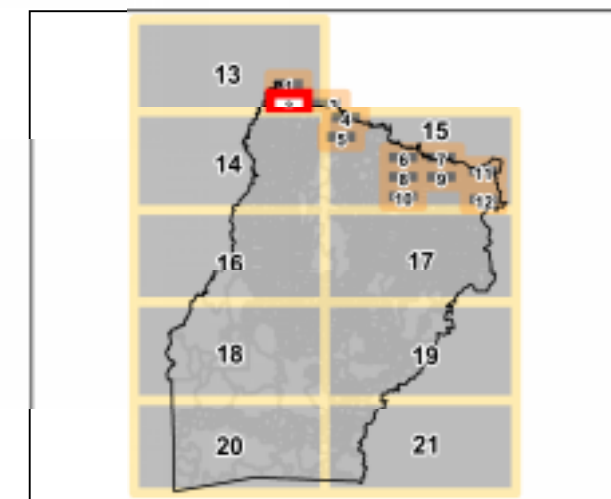
## Map 2 of 21



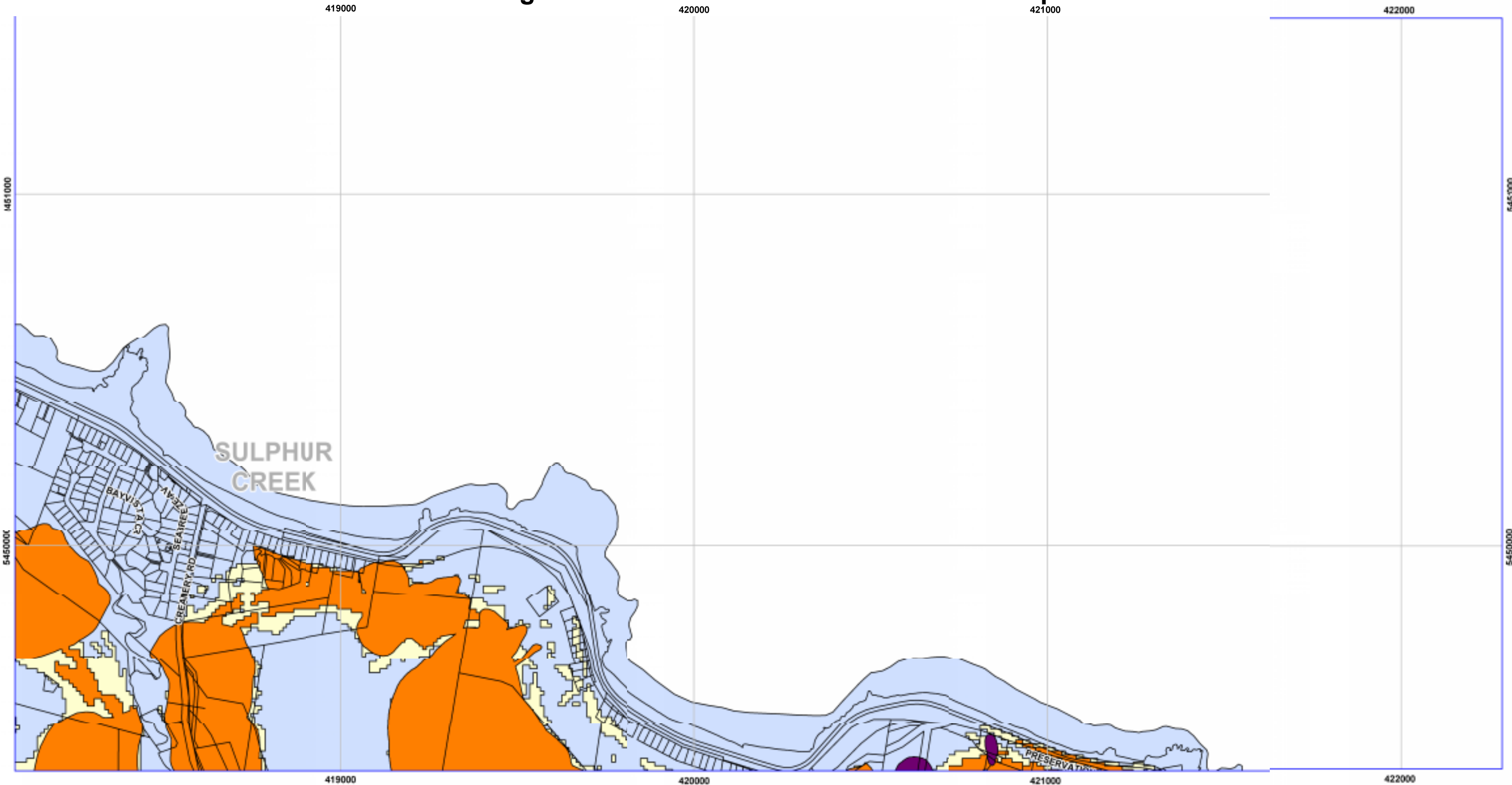
Coordinate System: GDA 94 MGA Zone 55

Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

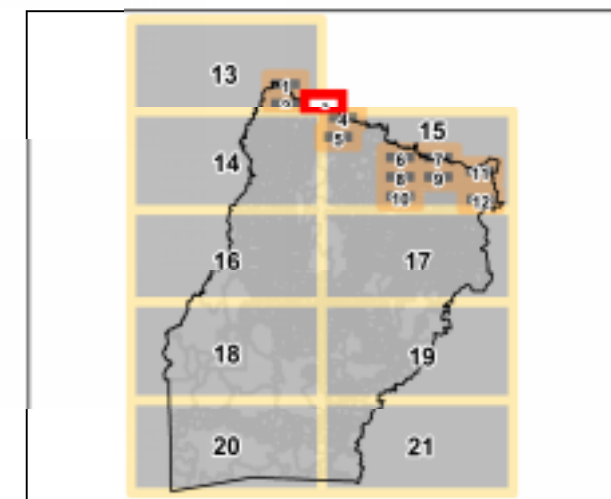
## Map 3 of 21



Coordinate System: GDA 94 MGA Zone 55

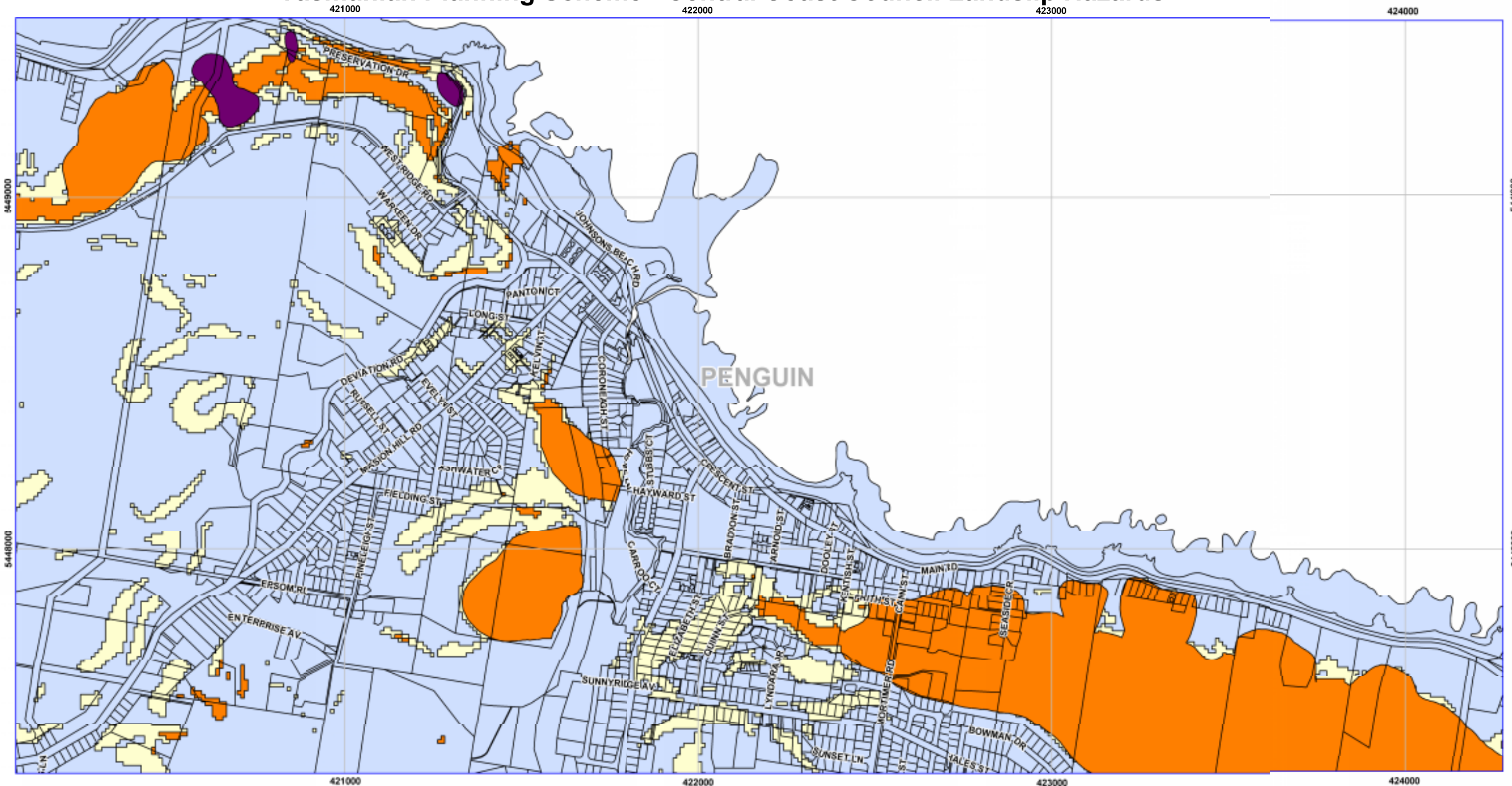
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

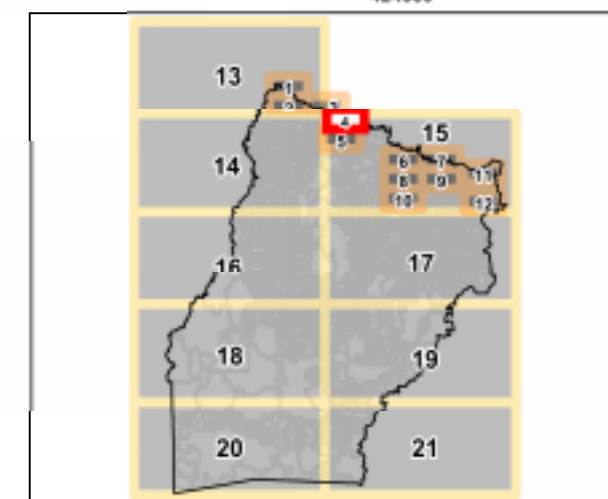
## Map 4 of 21



Coordinate System: GDA 94 MGA Zone 55

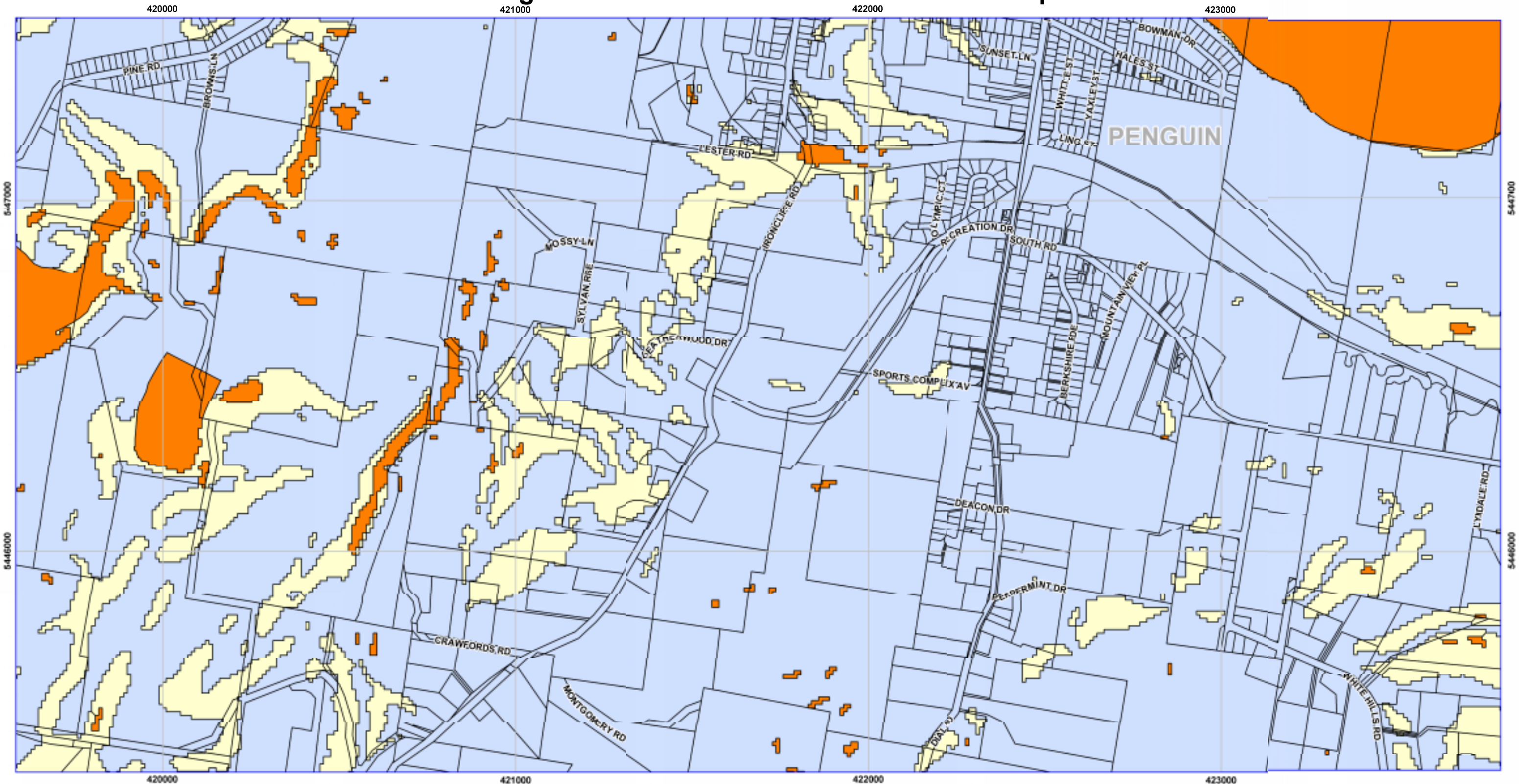
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

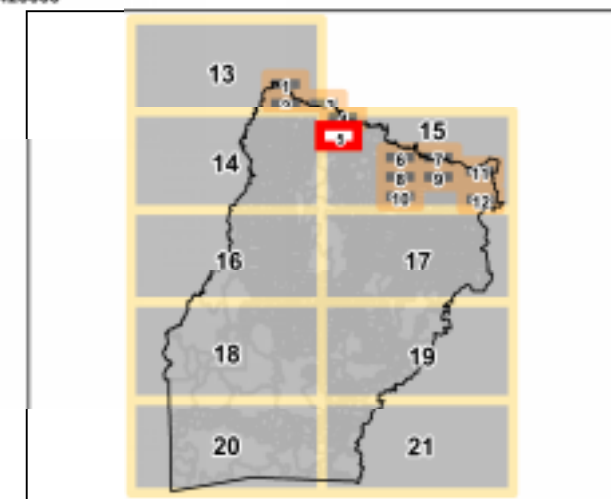
## Map 5 of 21



Coordinate System: GDA 94 MGA Zone 55

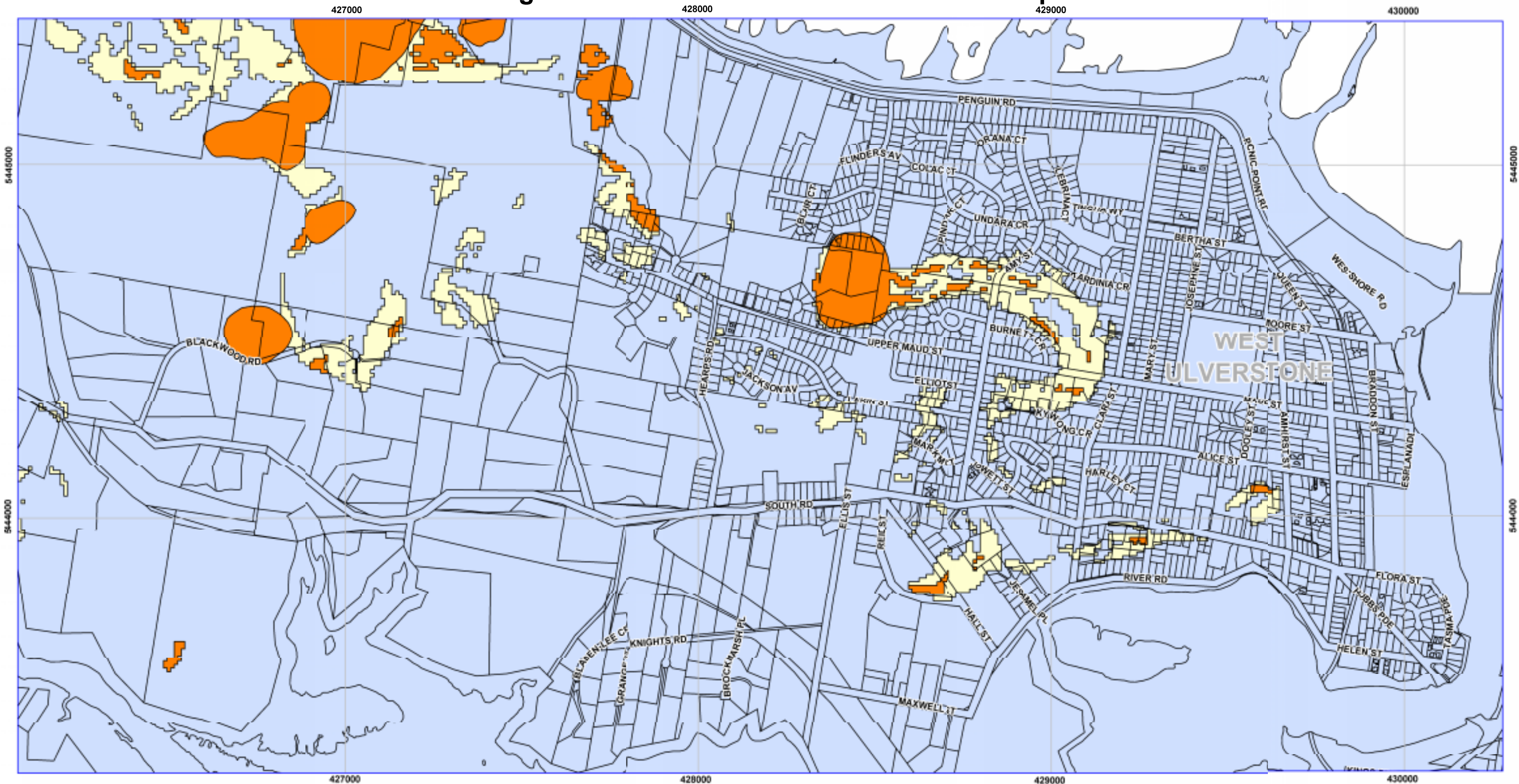
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

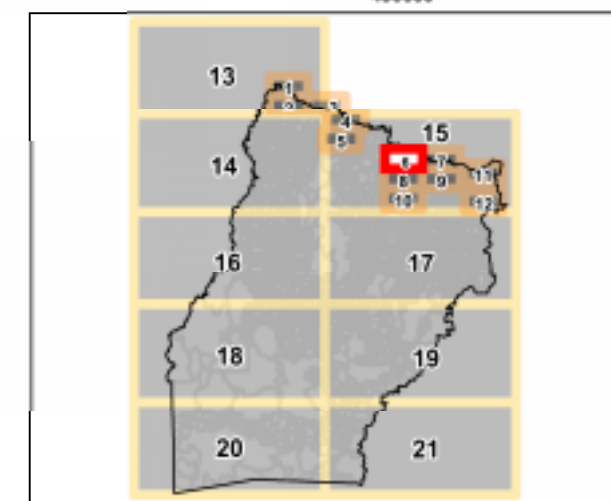
## Map 6 of 21



Coordinate System: GDA 94 MGA Zone 55

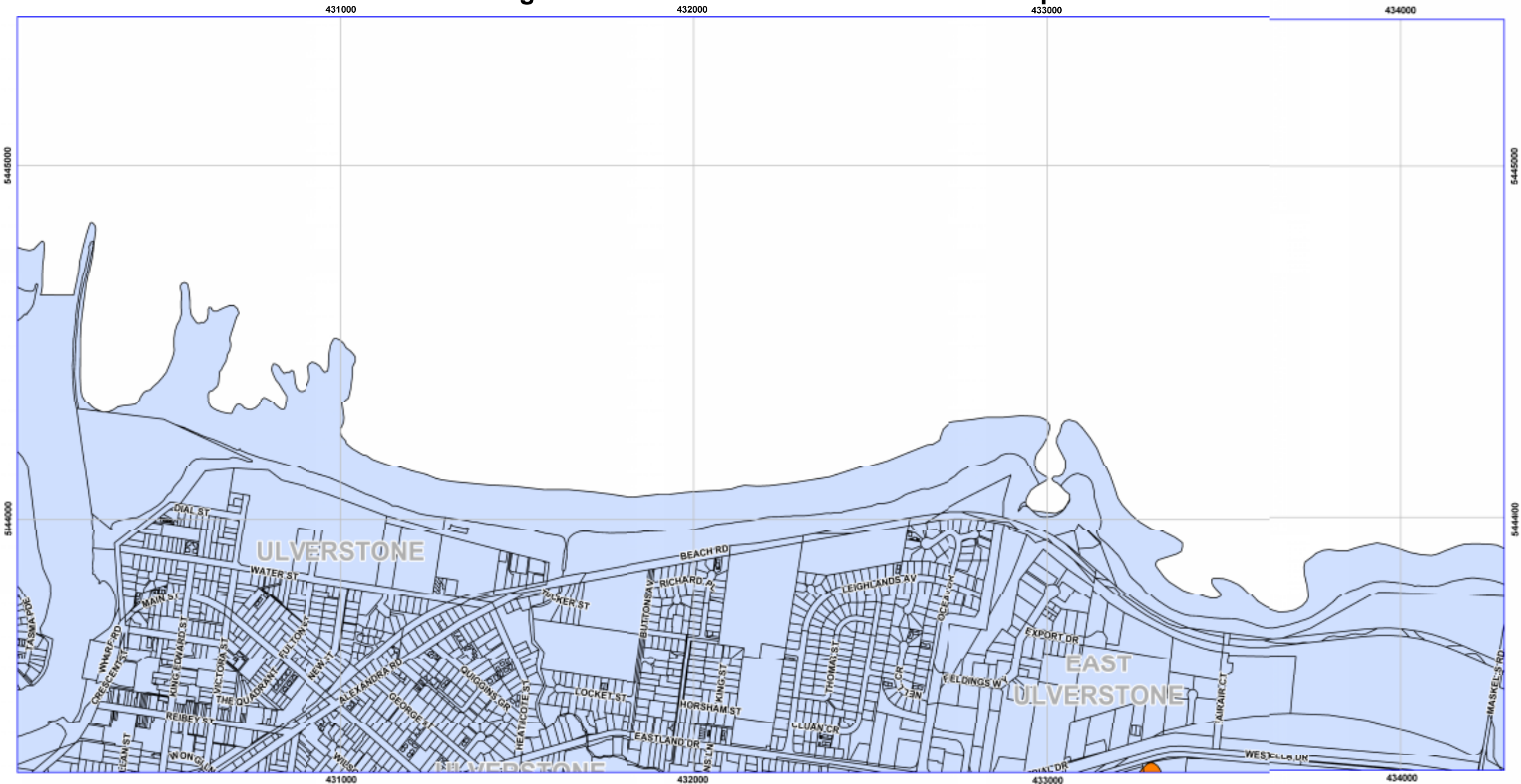
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

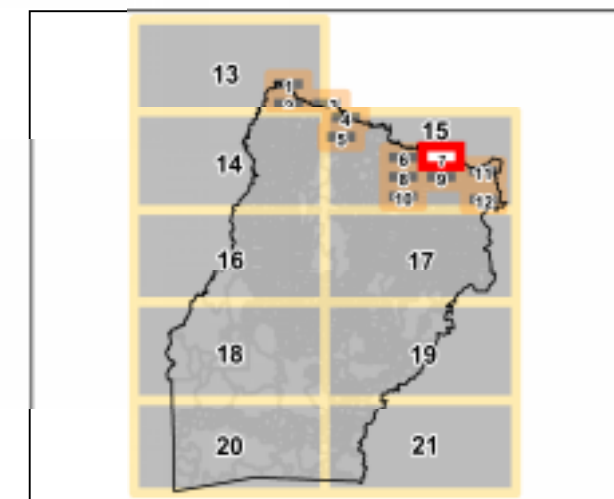
## Map 7 of 21



Coordinate System: GDA 94 MGA Zone 55

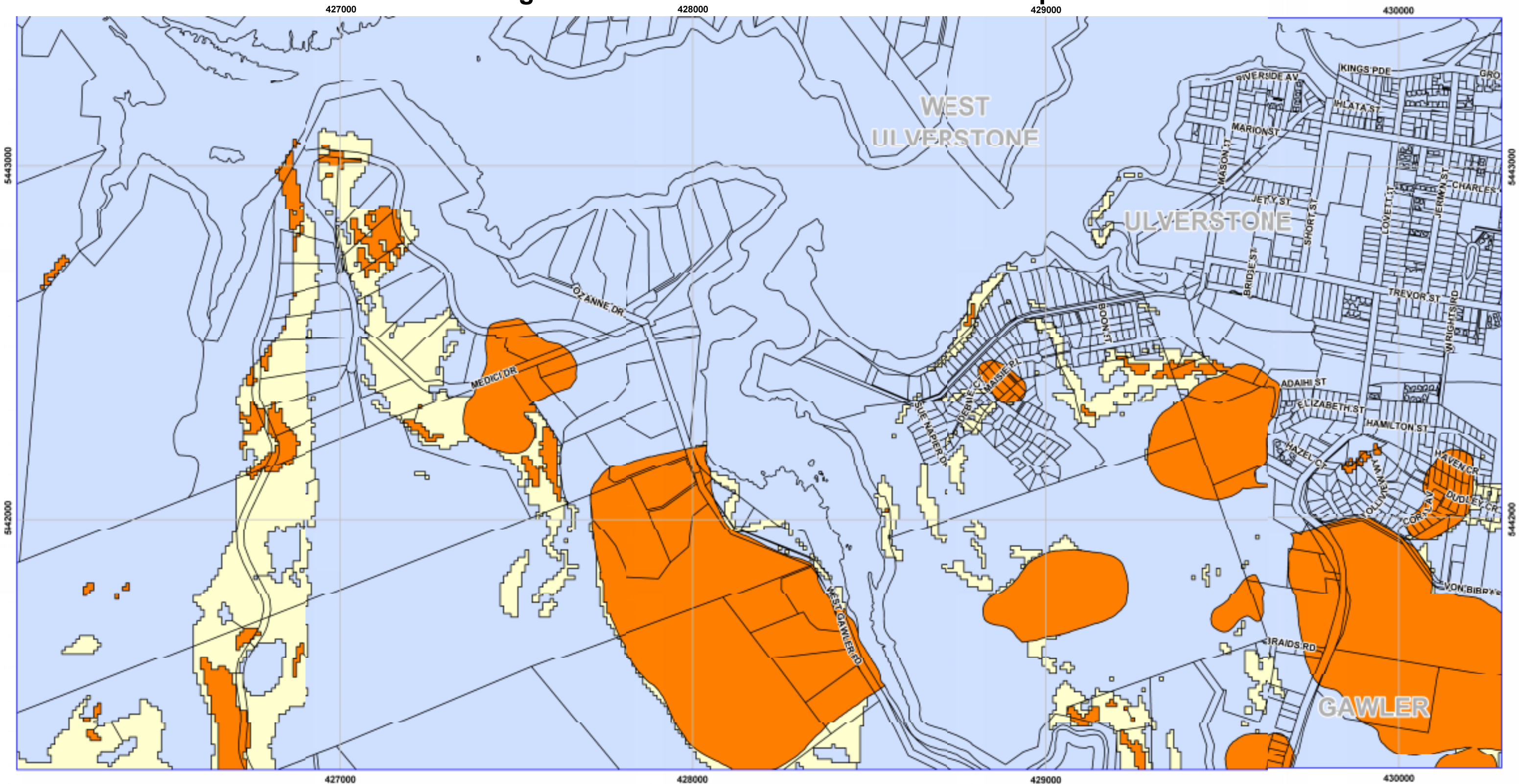
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

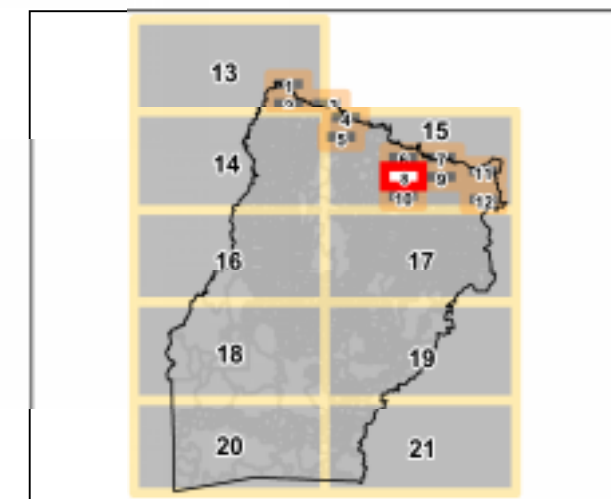
## Map 8 of 21



Coordinate System: GDA 94 MGA Zone 55

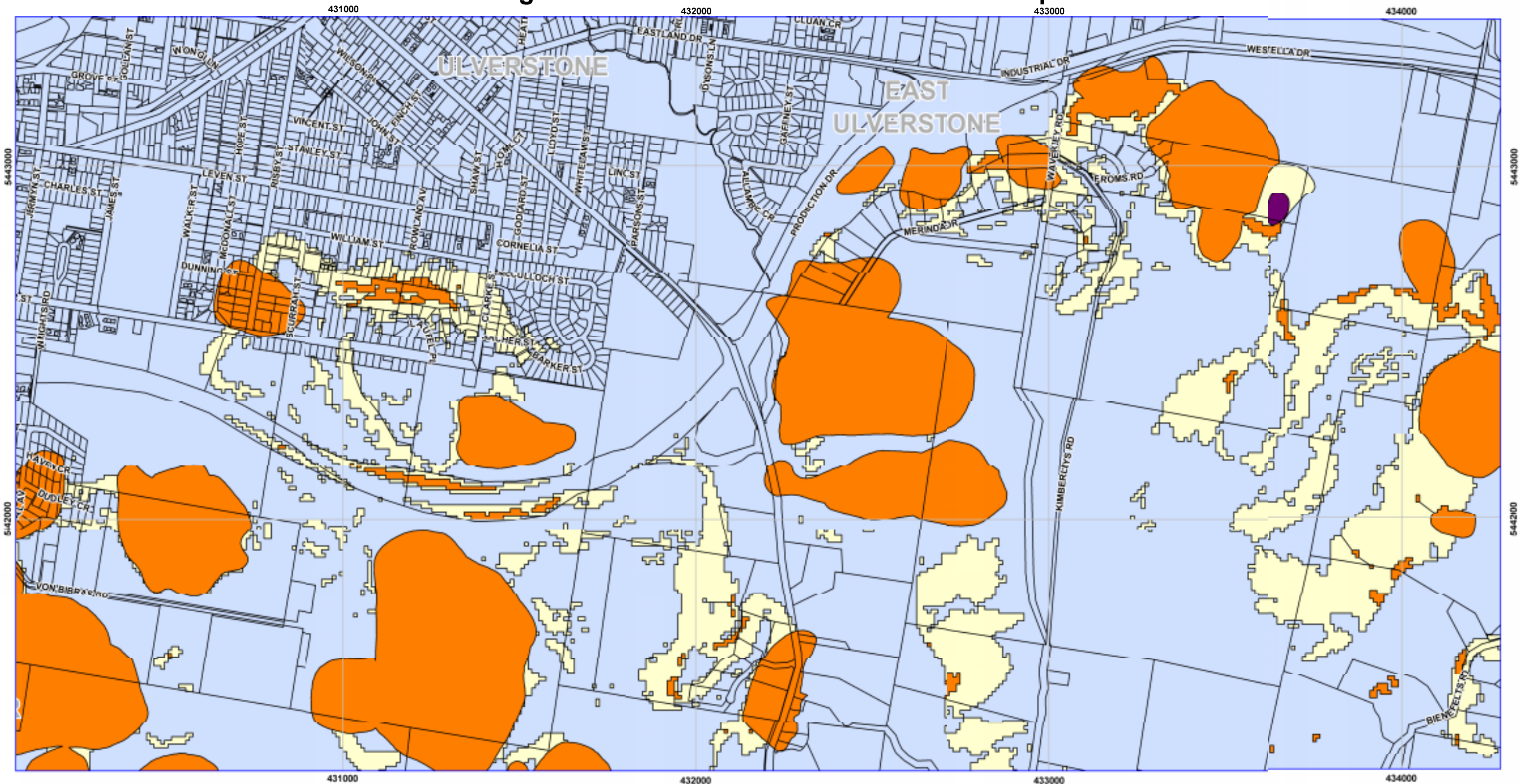
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

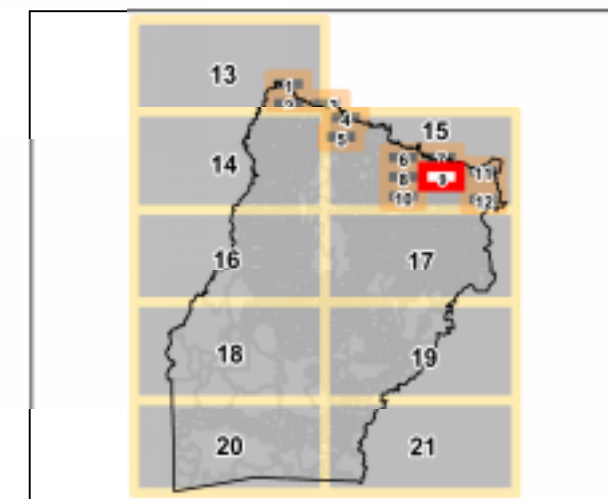
## Map 9 of 21



Coordinate System: GDA 94 MGA Zone 55

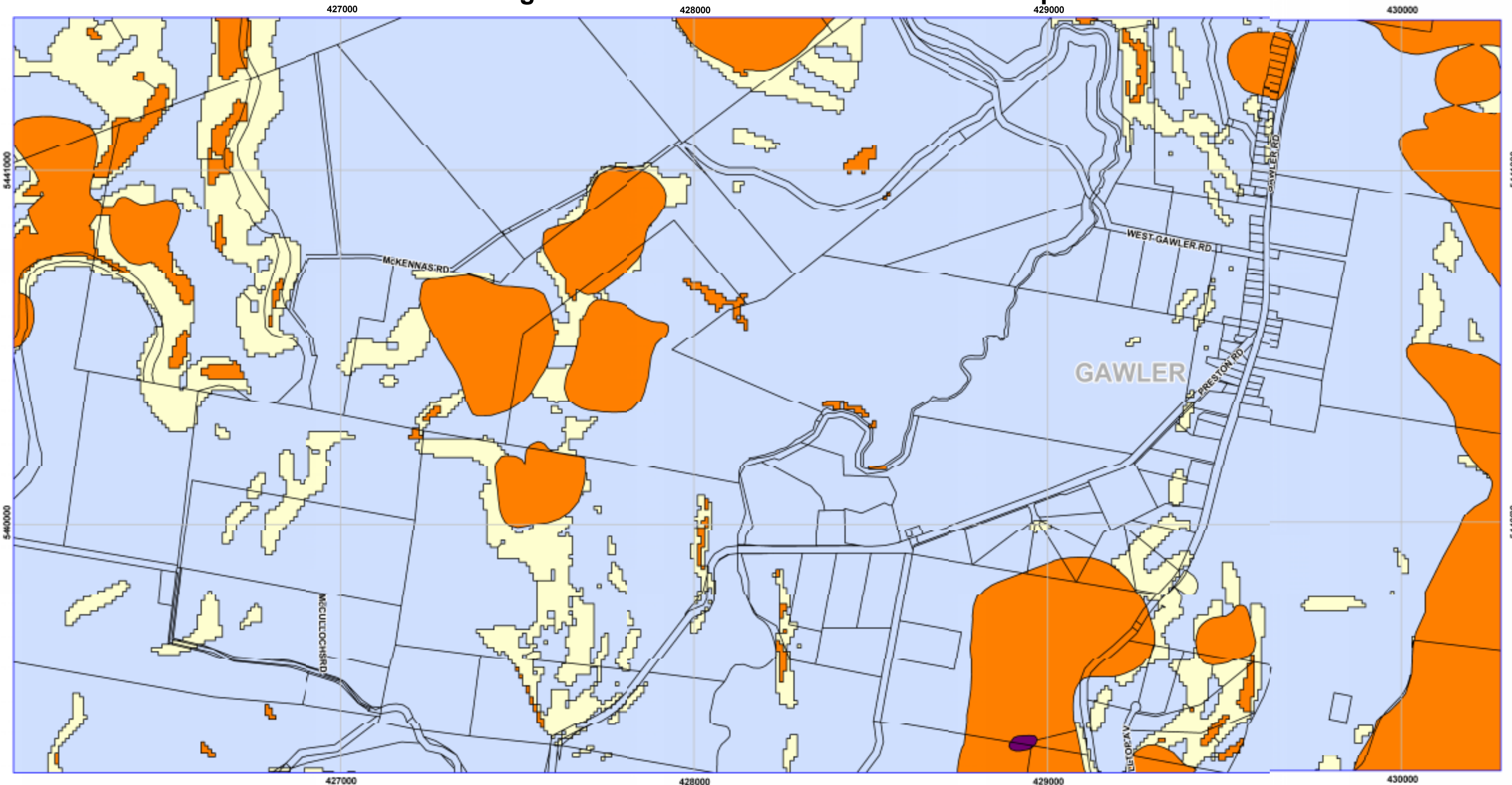
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

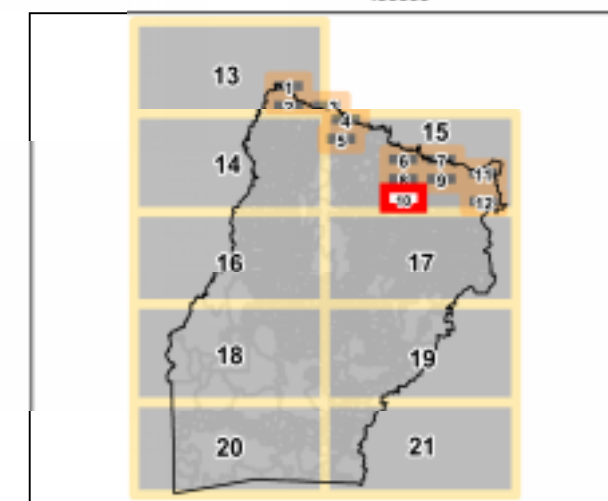
## Map 10 of 21



Coordinate System: GDA 94 MGA Zone 55

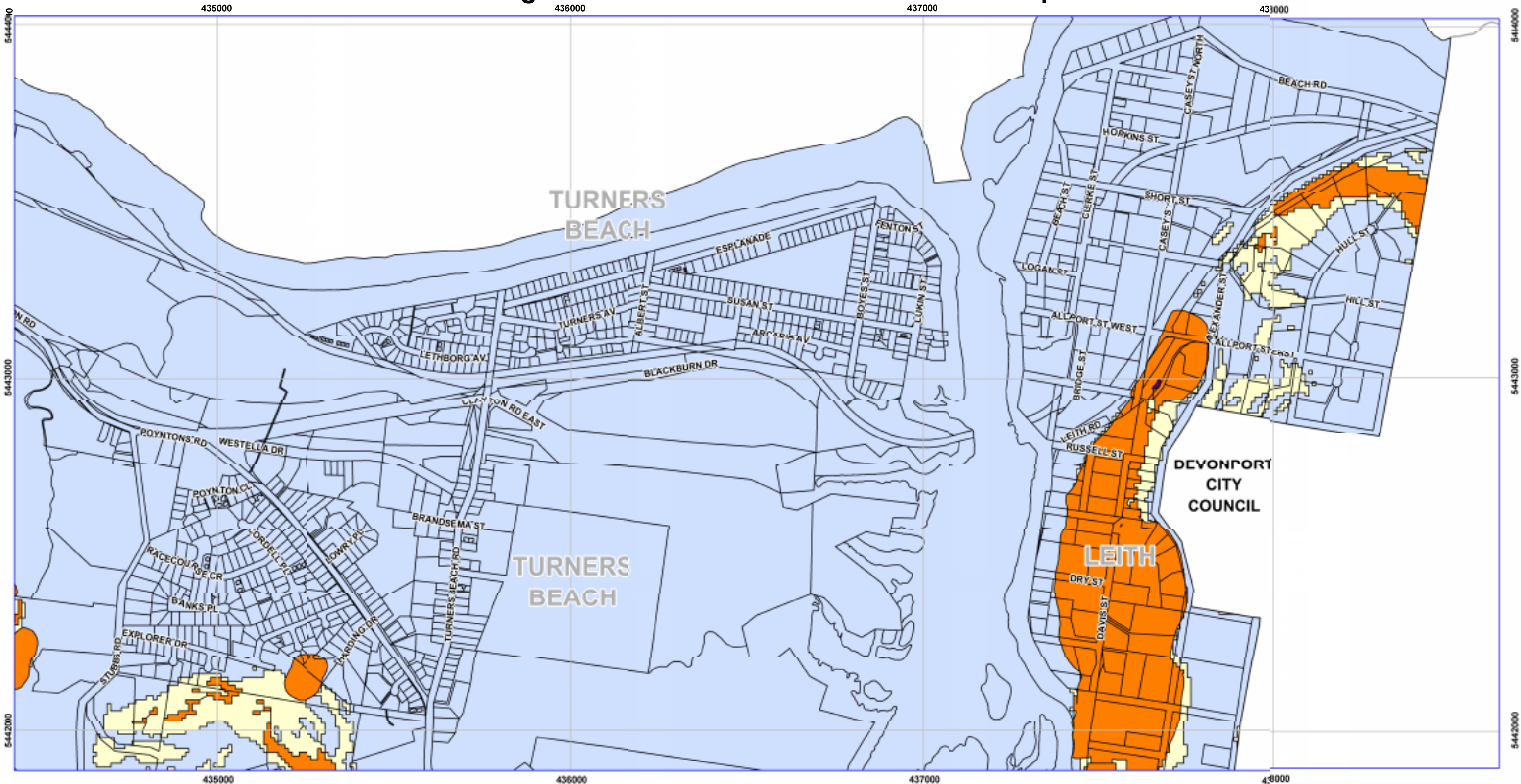
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

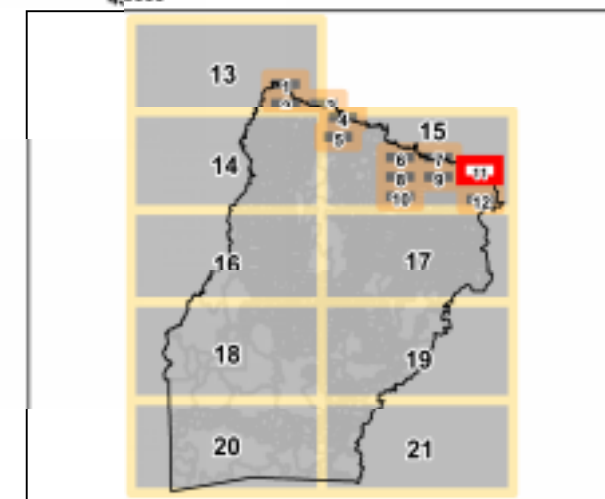
## Map 11 of 21



Coordinate System: GDA 94 MGA Zone 55

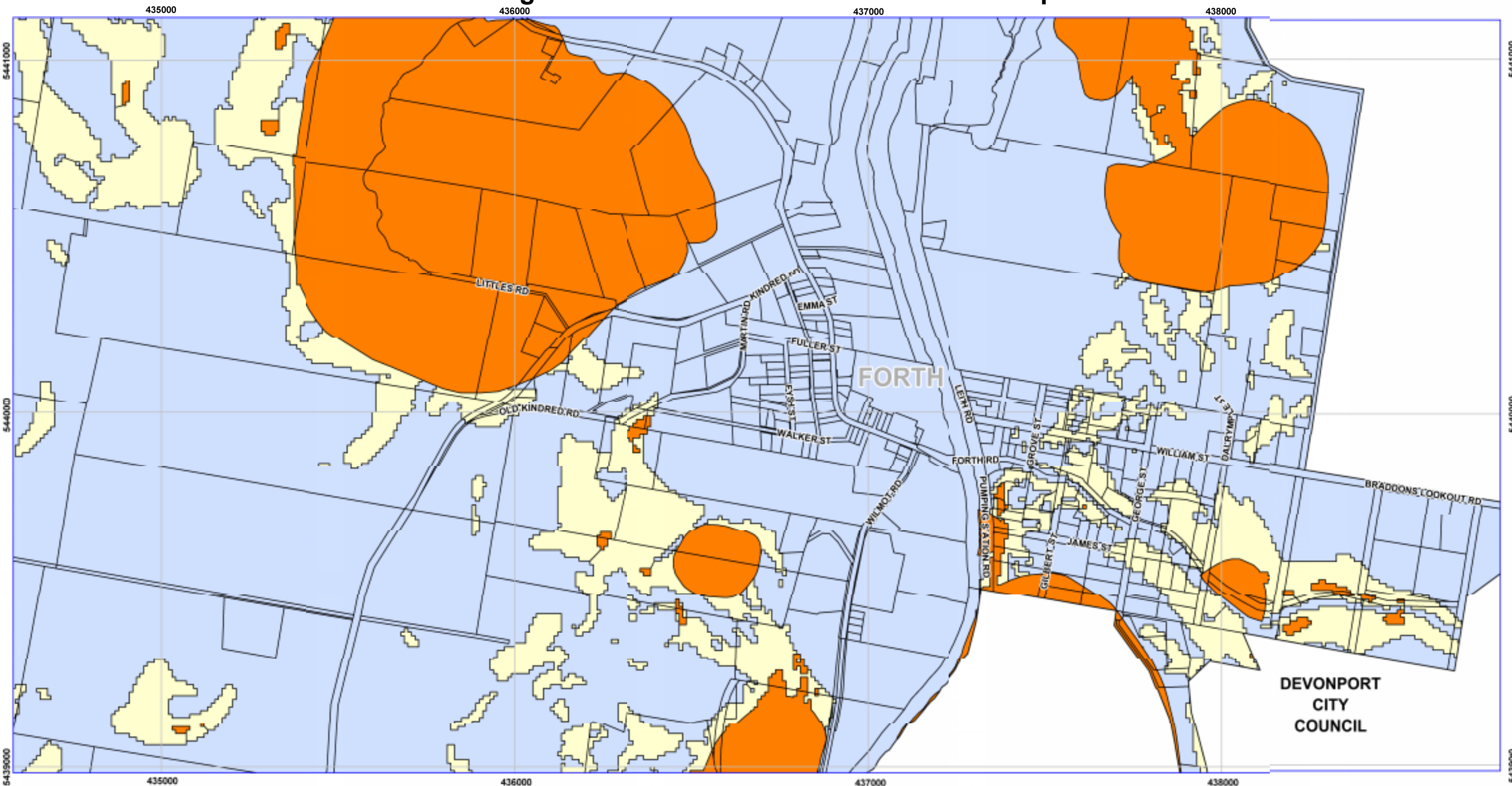
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards



## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

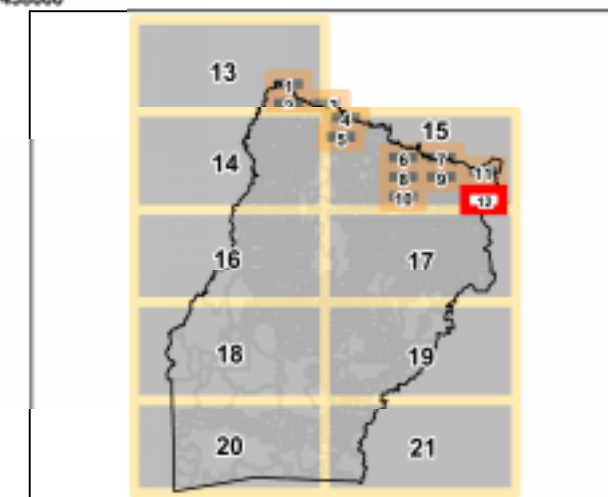
## Map 12 of 21



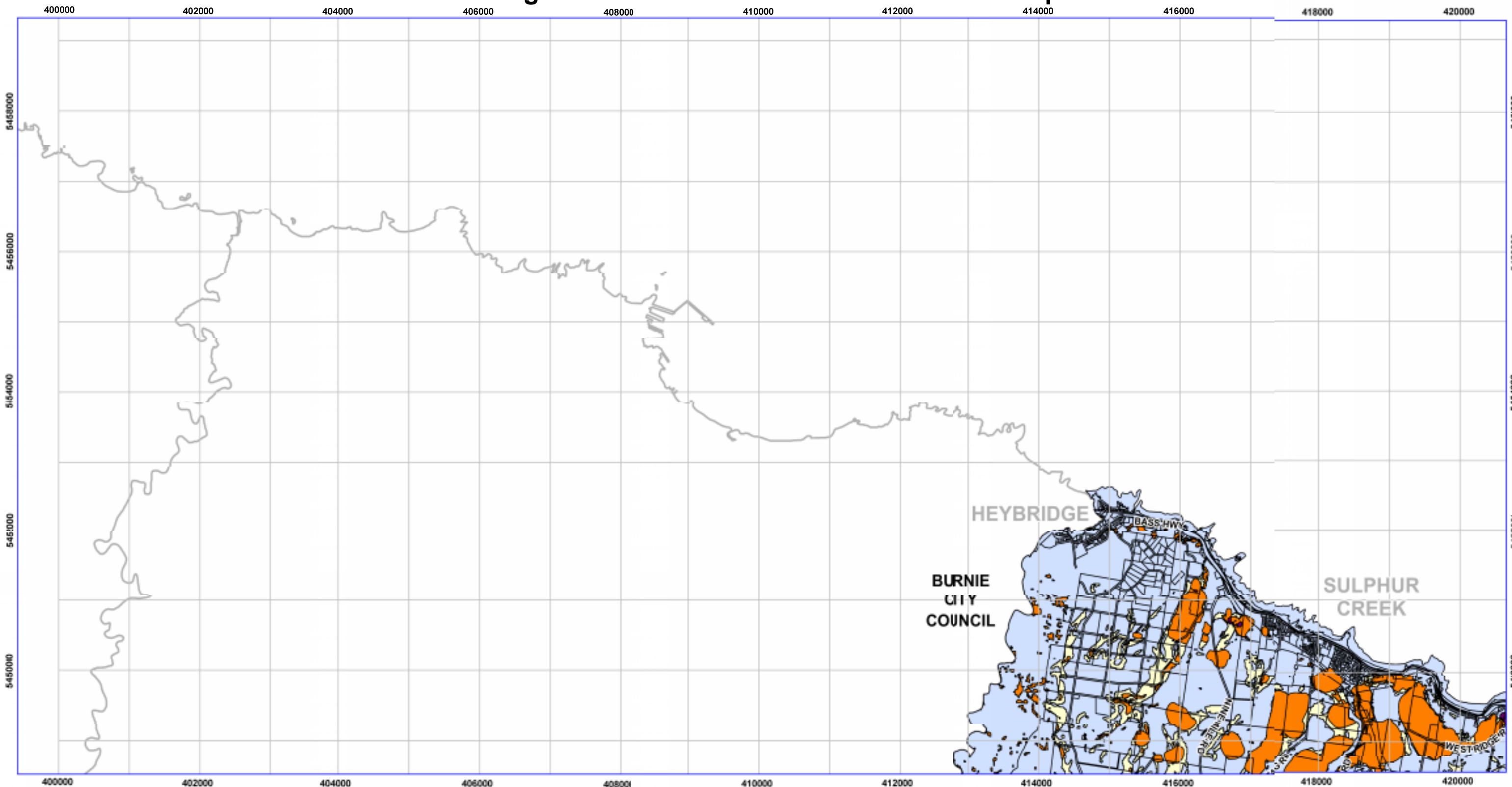
Coordinate System: GDA 94 MGA Zone 55

Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards

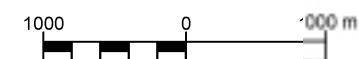


## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

## Map 13 of 21

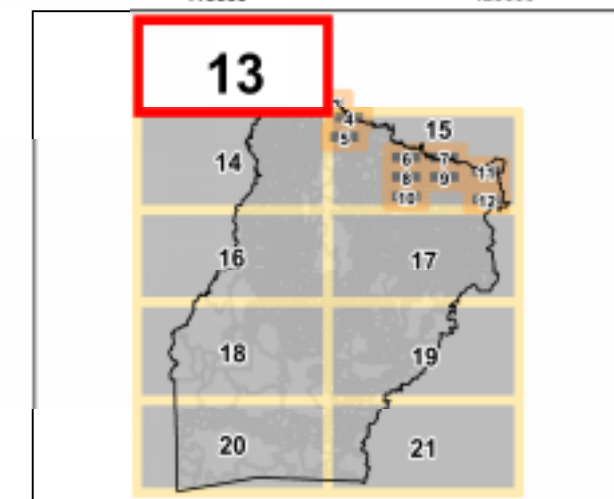


Coordinate System: GDA 94 MGA Zone 55

Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

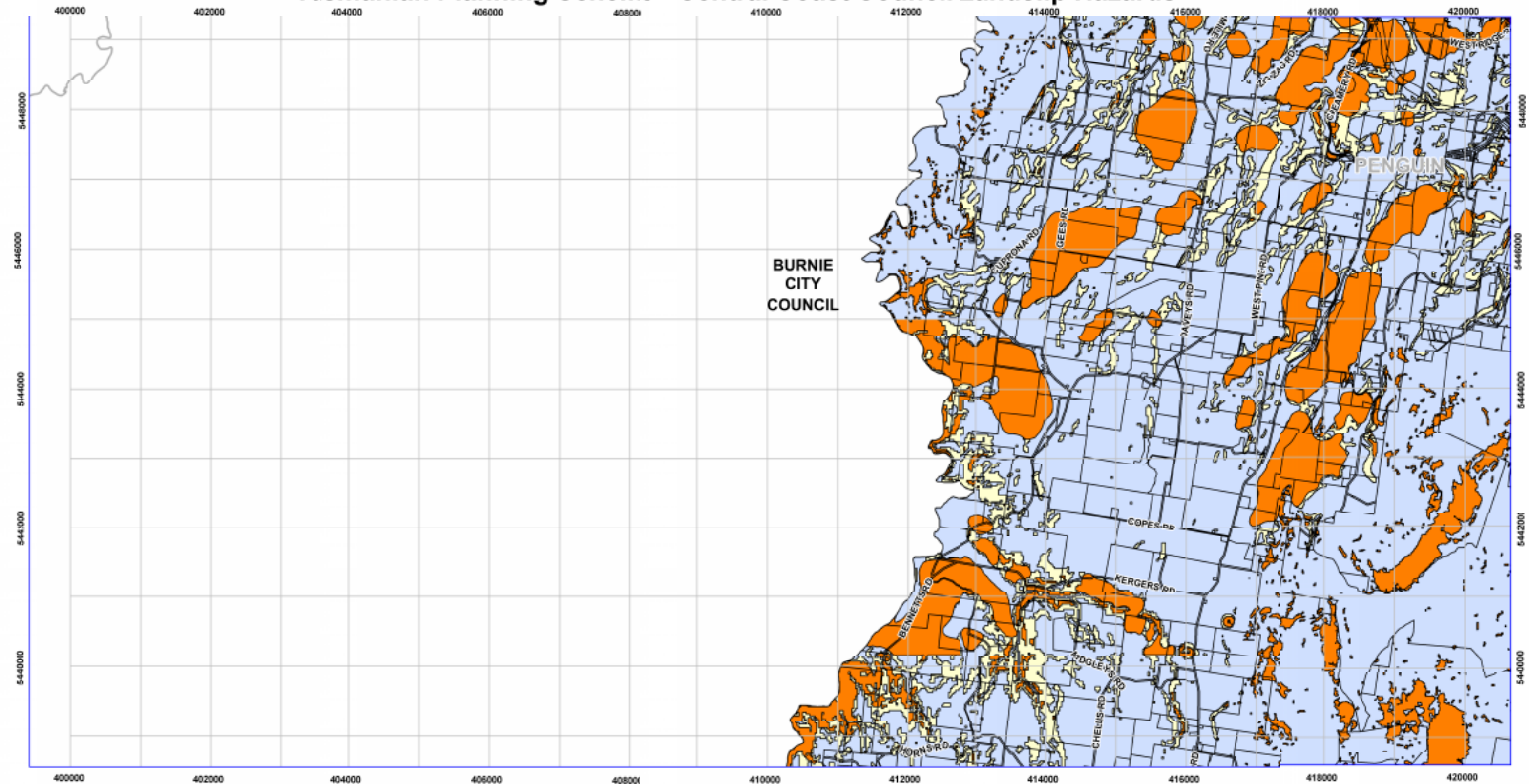


Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards

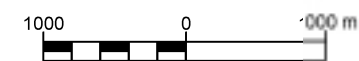


## LEGEND

Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

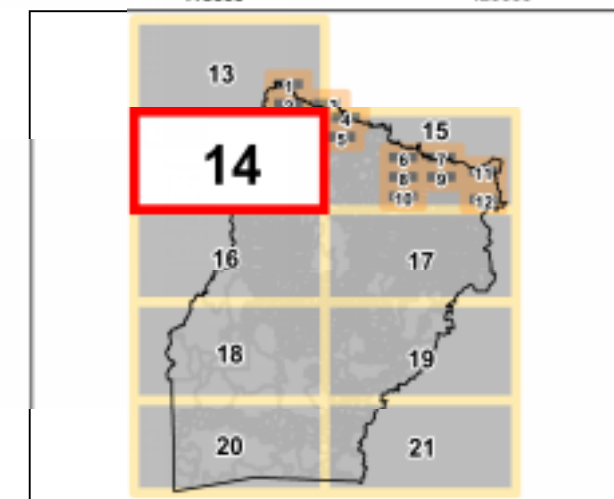
## Map 14 of 21



Coordinate System: GDA 94 MGA Zone 55

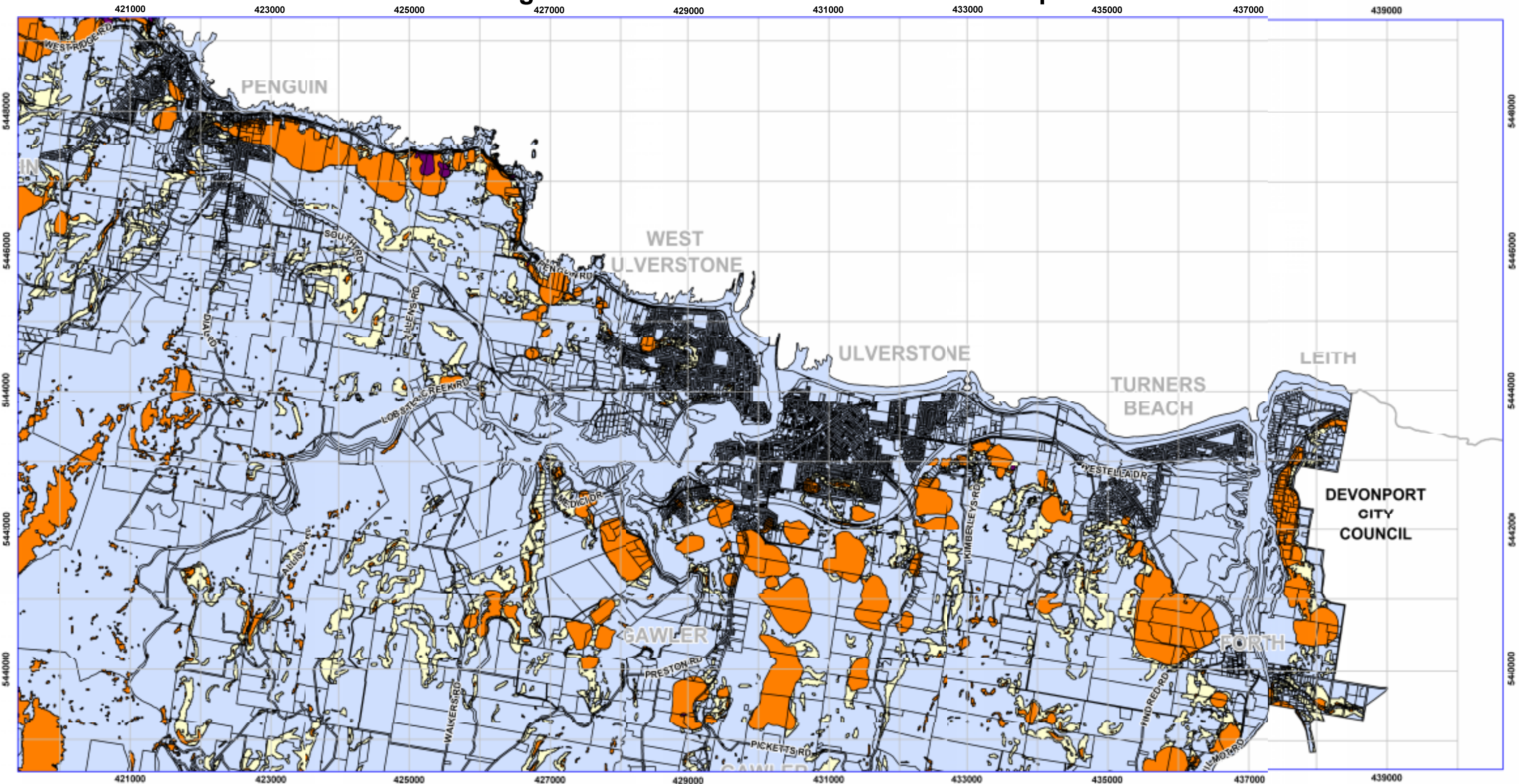
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards

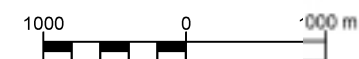


## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

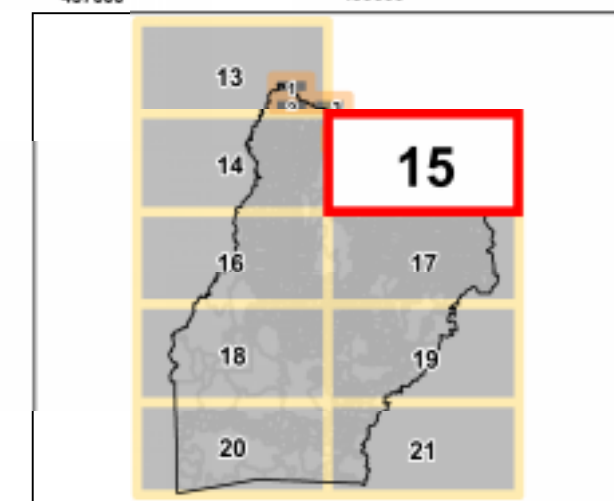
## Map 15 of 21



Coordinate System: GDA 94 MGA Zone 55

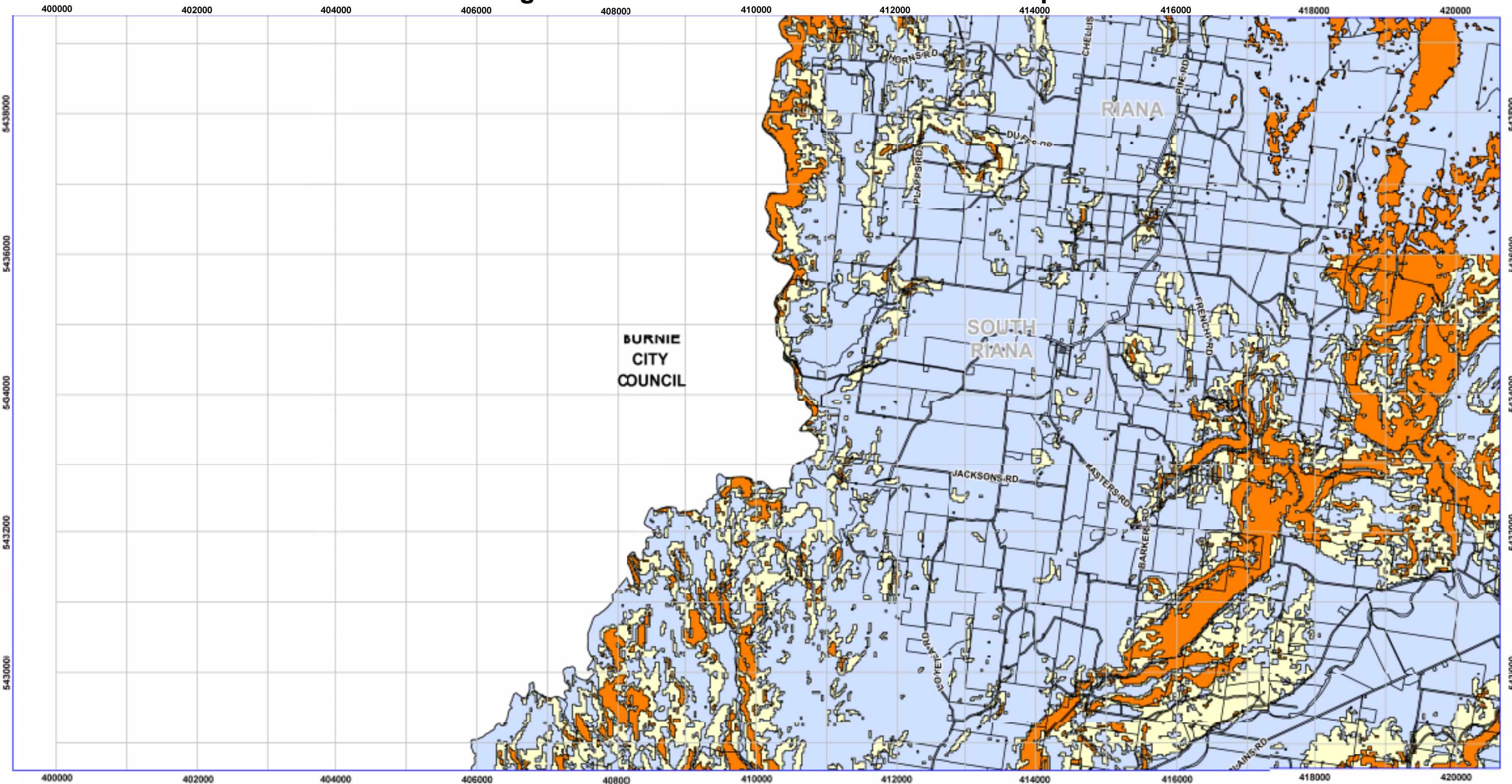
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards

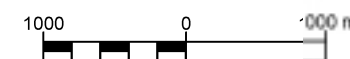


## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

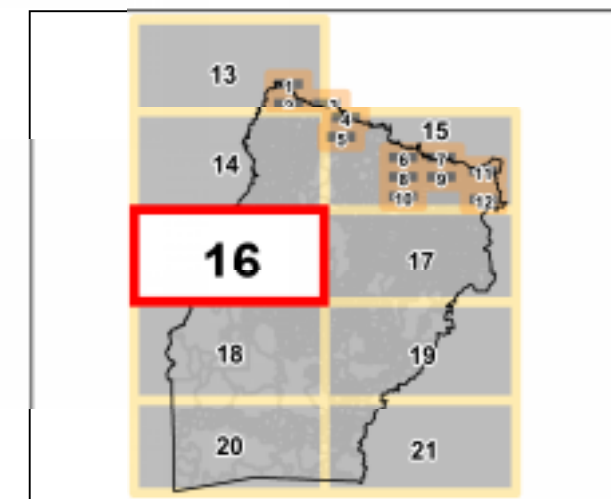
## Map 16 of 21



Coordinate System: GDA 94 MGA Zone 55

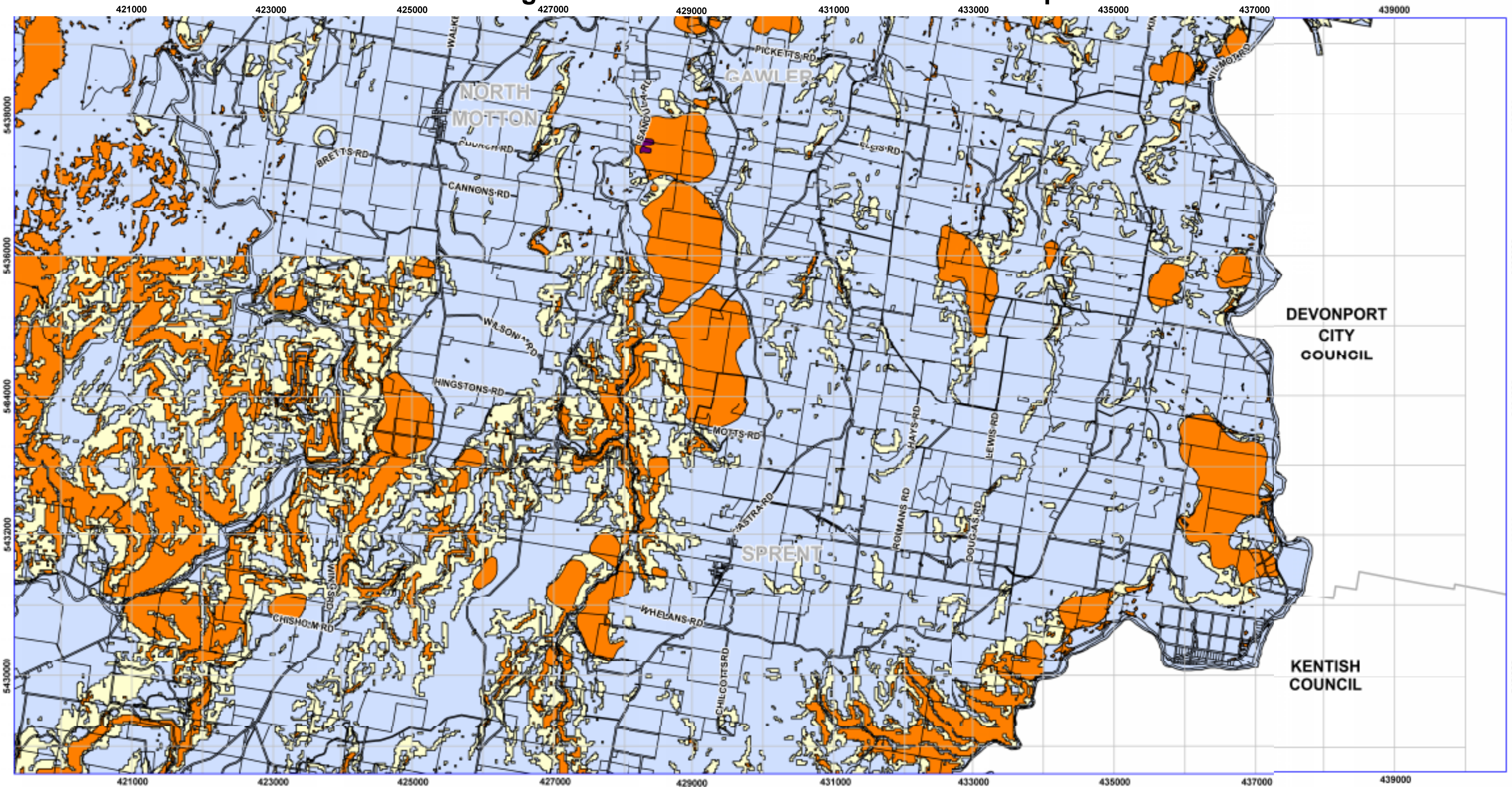
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards

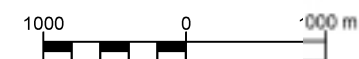


## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

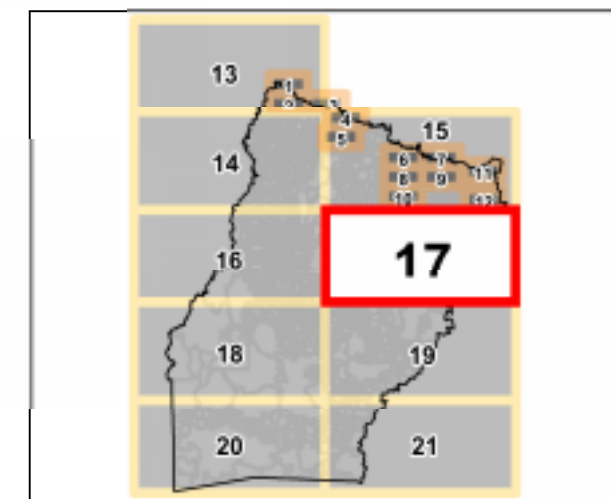
## Map 17 of 21



Coordinate System: GDA 94 MGA Zone 55

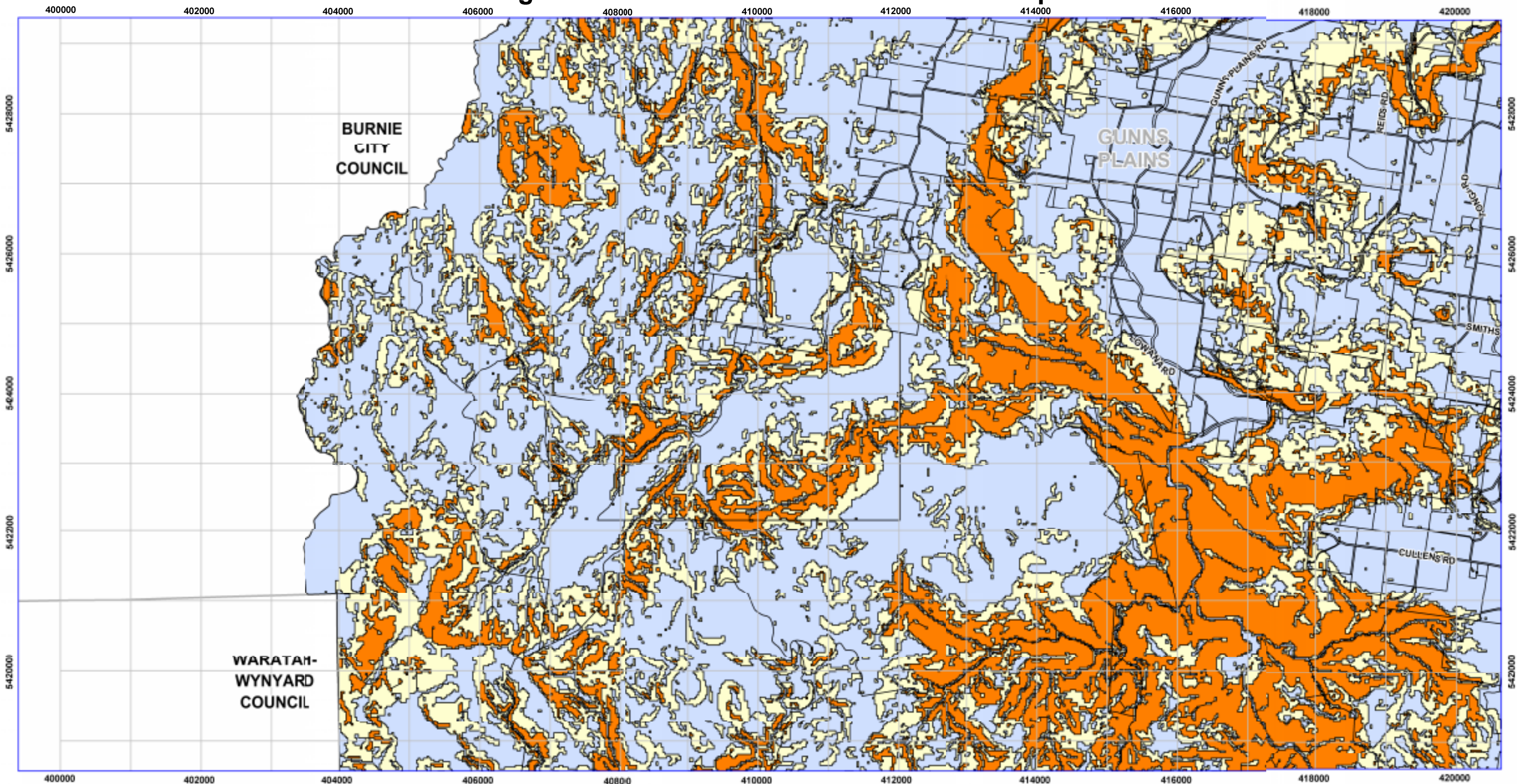
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards

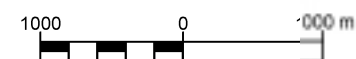


## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

## Map 18 of 21

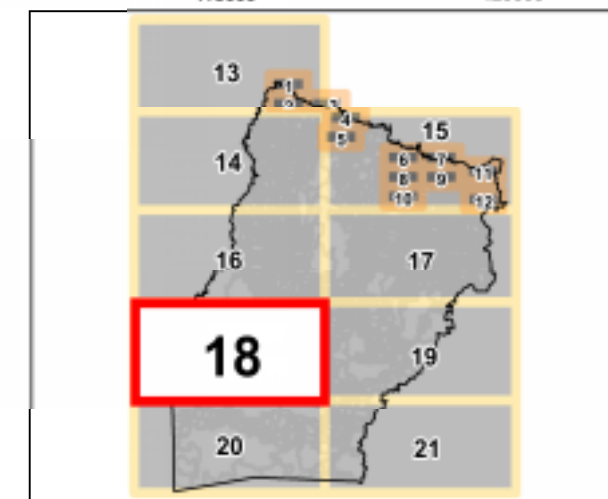


Coordinate System: GDA 94 MGA Zone 55

Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

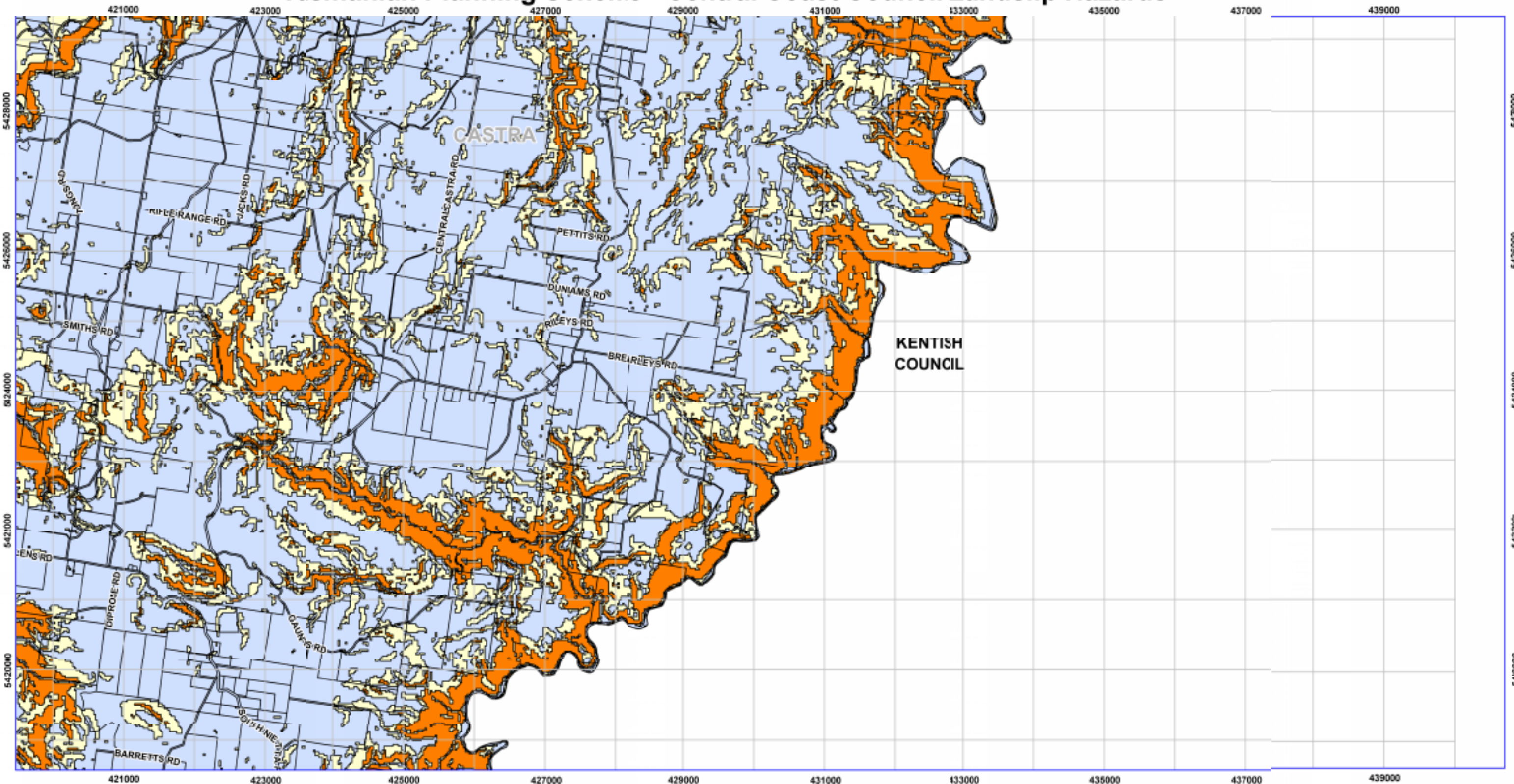


Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards

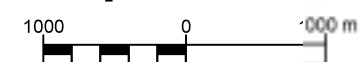


## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

## Map 19 of 21

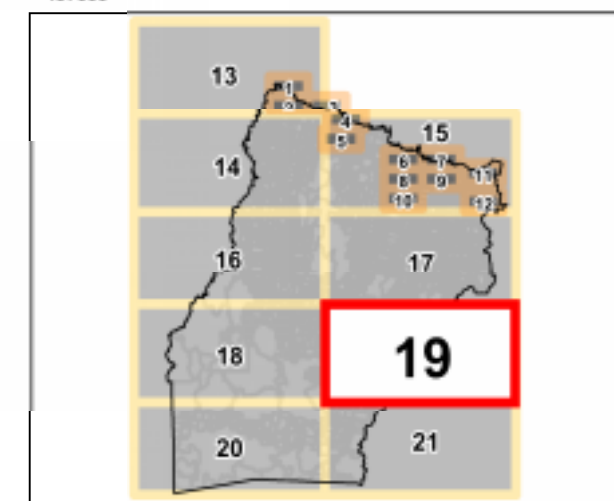


Coordinate System: GDA 94 MGA Zone 55

Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018



Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards

WARATAH-  
WYNYARD  
COUNCIL

KENTISH  
COUNCIL

LOONGANA

## LEGEND

Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

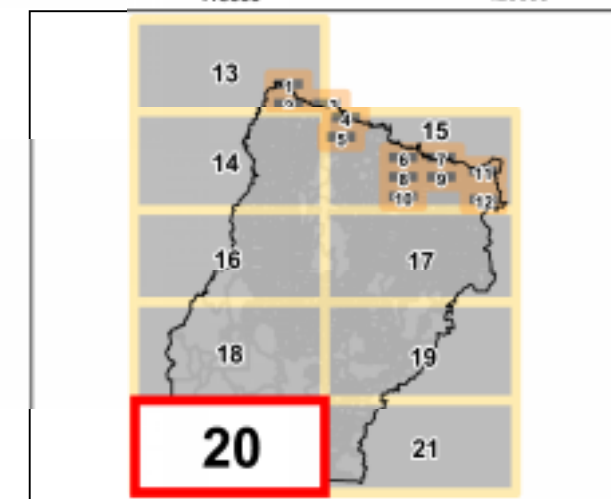
## Map 20 of 21

1000 0 1000 m

Coordinate System: GDA 94 MGA Zone 55

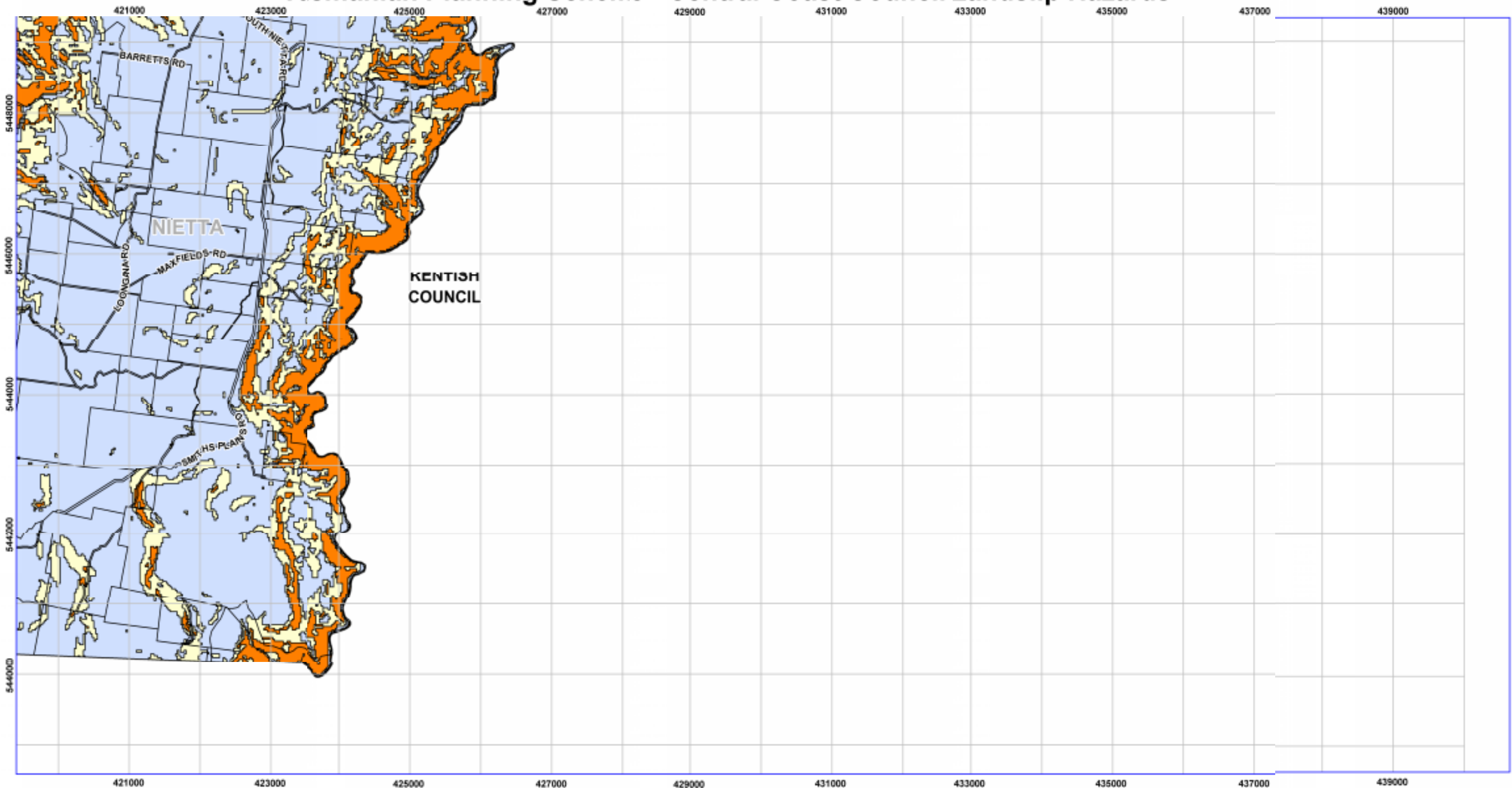
Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council Landslip Hazards

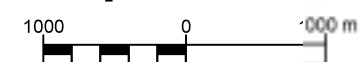


## LEGEND

### Landslip Hazard

LOW MEDIUM MEDIUM-ACTIVE

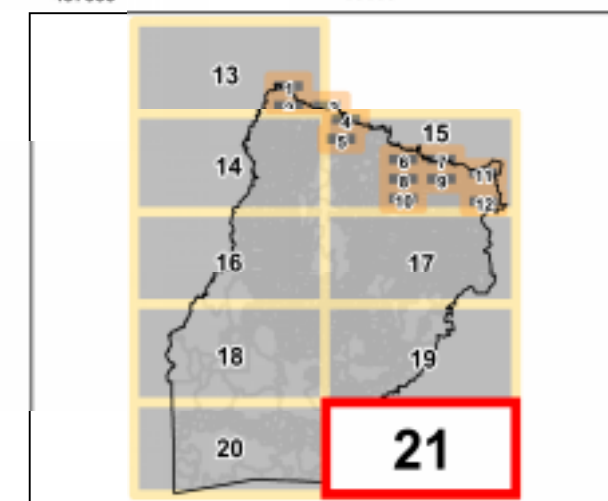
## Map 21 of 21



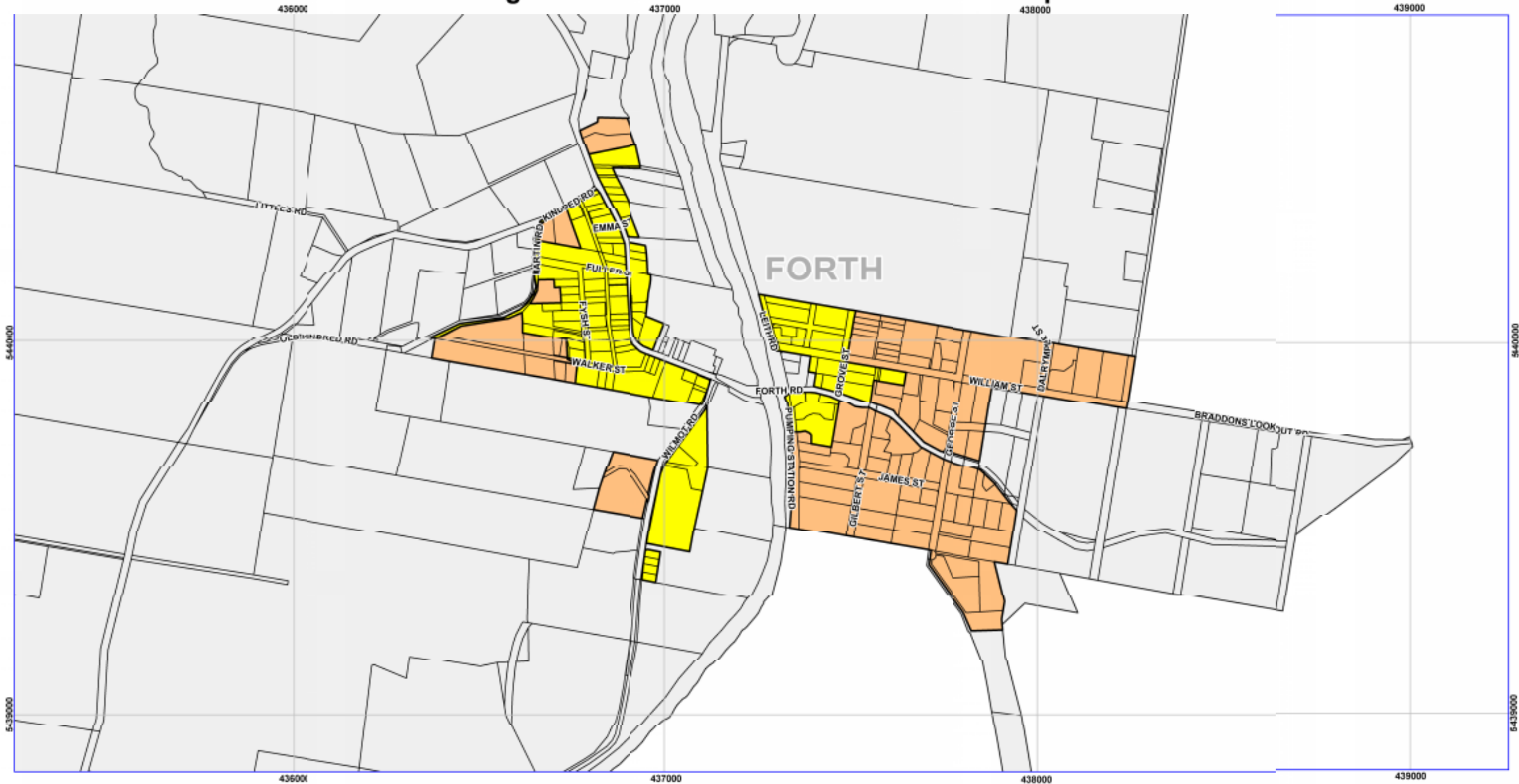
Coordinate System: GDA 94 MGA Zone 55

Landslip Hazard data from The LIST © State of Tasmania  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018



# Tasmanian Planning Scheme - Central Coast Council - Forth Specific Area Plan

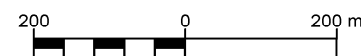


## LEGEND

### FORTH SPECIFIC AREA PLAN

- Specific Area Plan - Forth - 2000m<sup>2</sup> Minimum
- Specific Area Plan - Forth - 4000m<sup>2</sup> Minimum

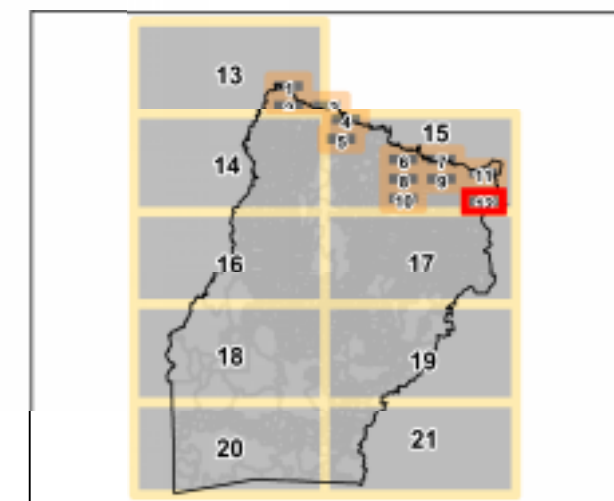
## Map 1 of 5



Coordinate System: GDA 94 MGA Zone 55

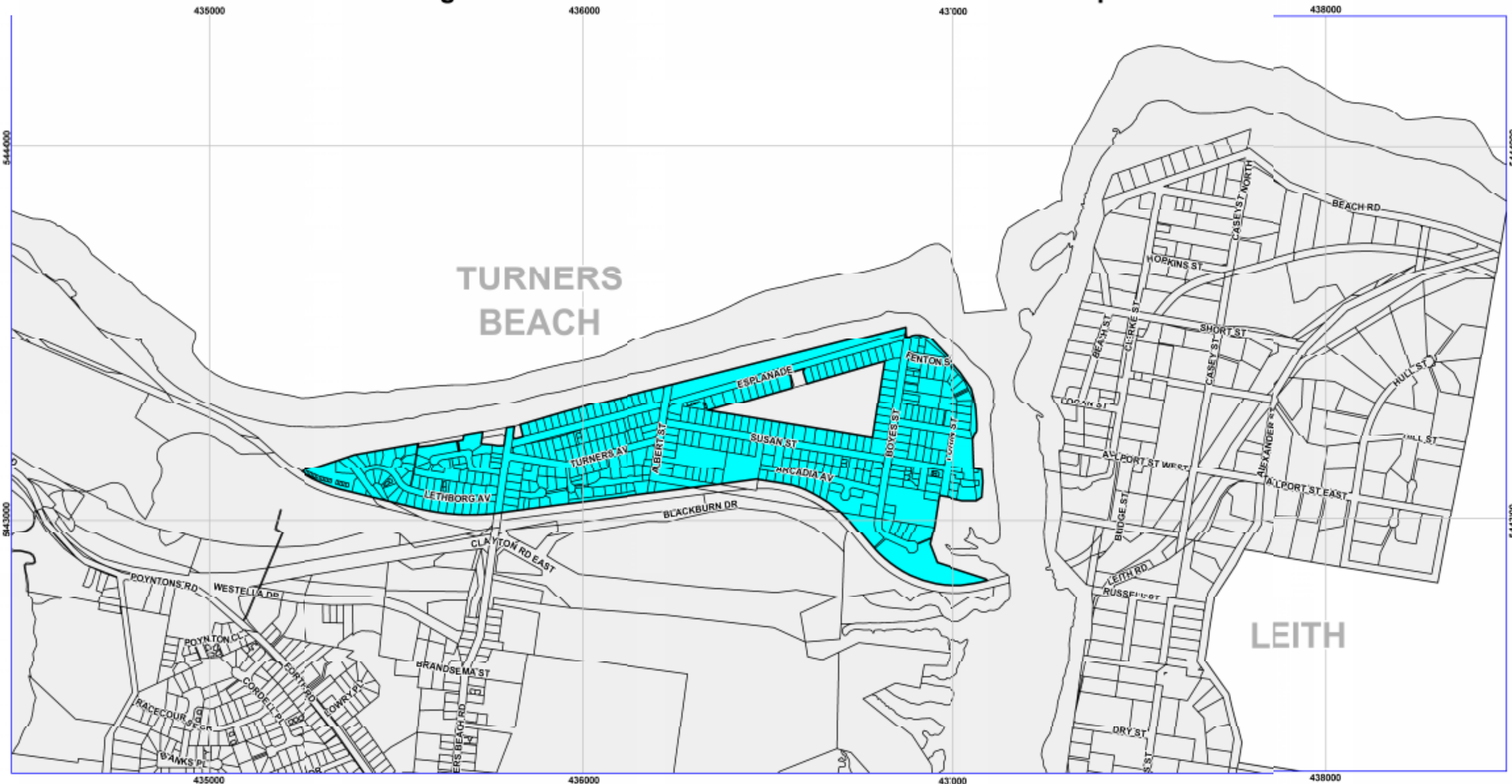
Specific Area Plan data from Central Coast Council  
 Base topographic data from The LIST © State of Tasmania  
 Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council - Turners Beach Specific Area Plan

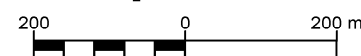


## LEGEND

### TURNERS BEACH SPECIFIC AREA PLAN

Specific Area Plan - Turners Beach

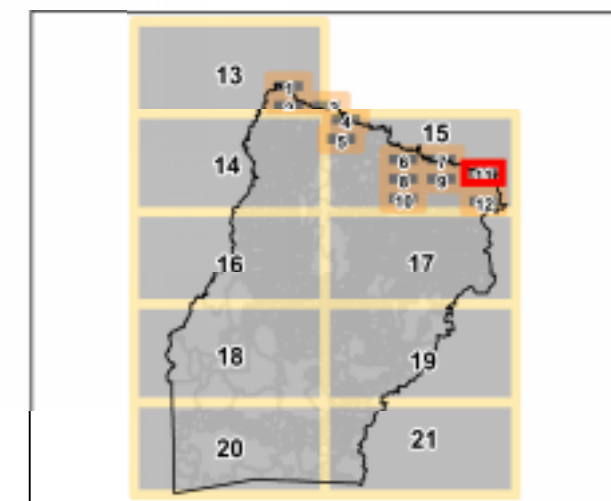
## Map 2 of 5



Coordinate System: GDA 94 MGA Zone 55

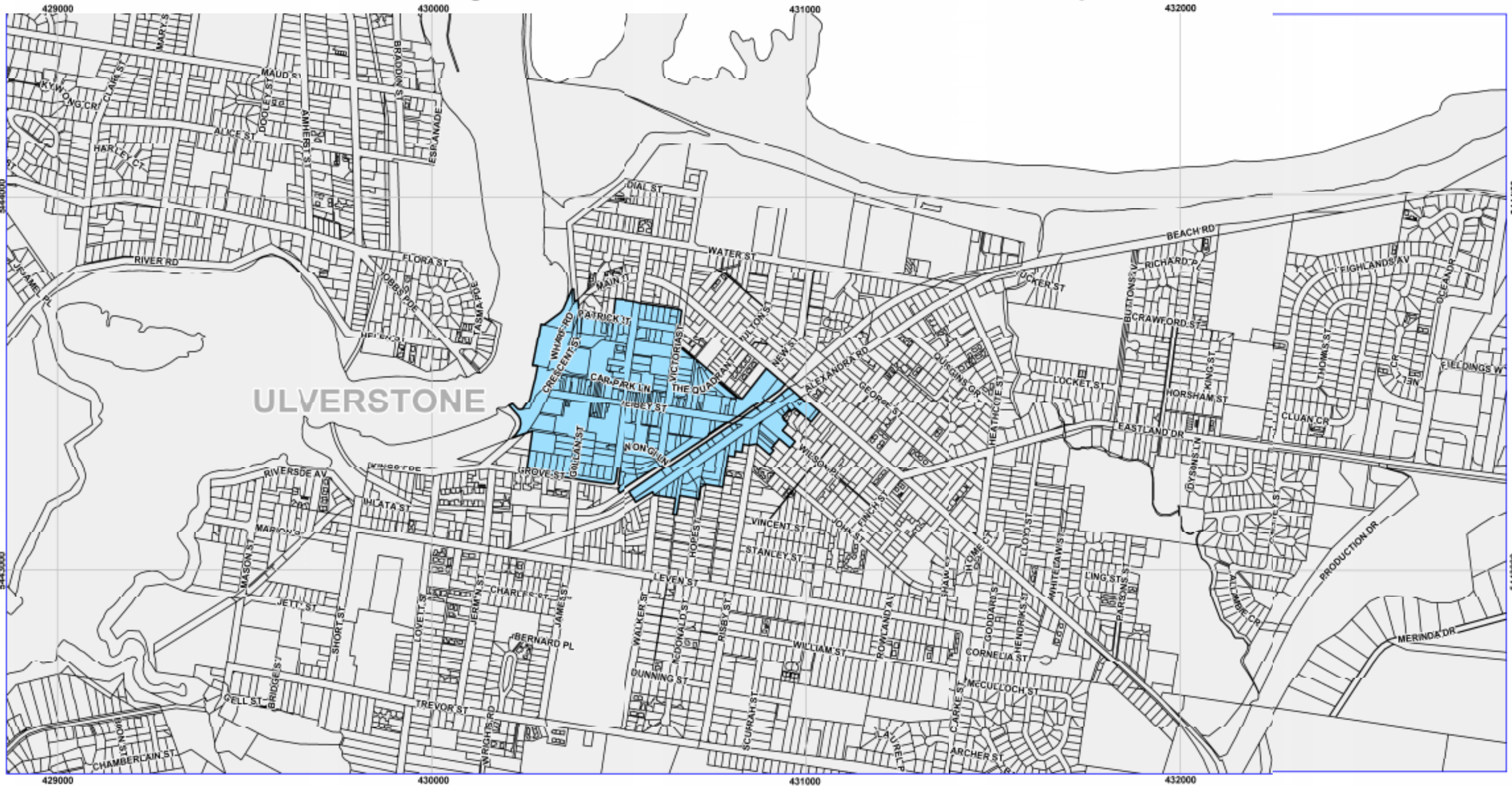
Specific Area Plan data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018





# Tasmanian Planning Scheme - Central Coast Council - Ulverstone Specific Area Plan

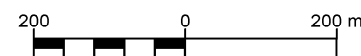


## LEGEND

**ULVERSTONE SPECIFIC AREA PLAN**

Specific Area Plan - Ulverstone

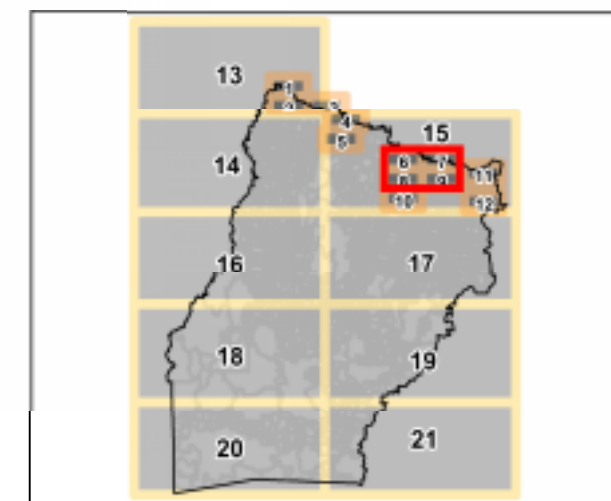
## Map 3 of 5



Coordinate System: GDA 94 MGA Zone 55

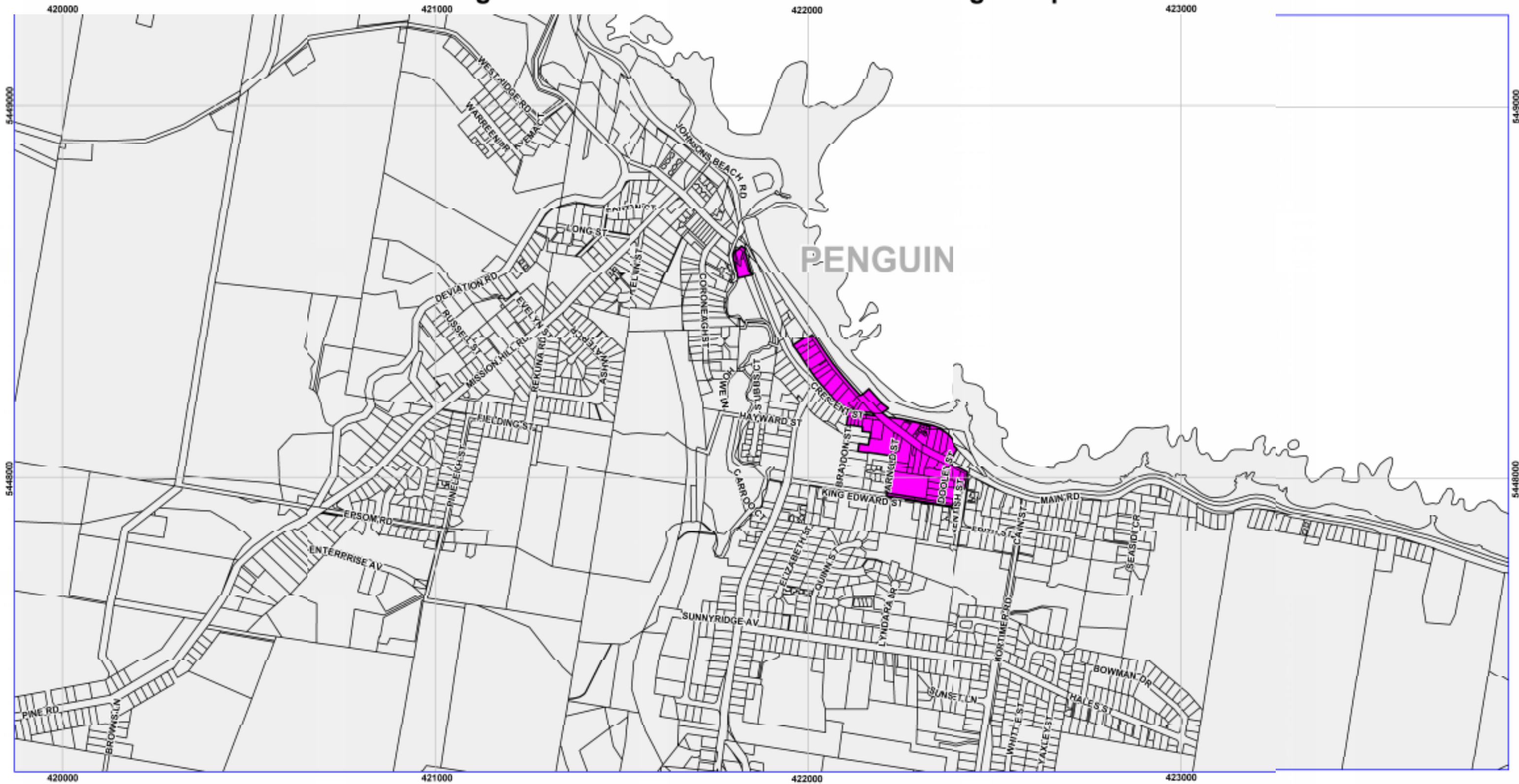
Specific Area Plan data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018

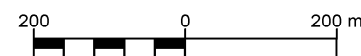




# Tasmanian Planning Scheme - Central Coast Council - Penguin Specific Area Plan



## Map 4 of 5



Coordinate System: GDA 94 MGA Zone 55

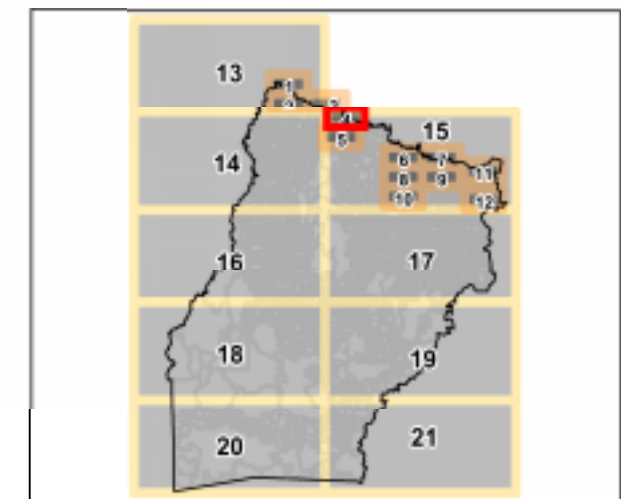
Specific Area Plan data from Central Coast Council  
 Base topographic data from The LIST © State of Tasmania  
 Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018

### LEGEND

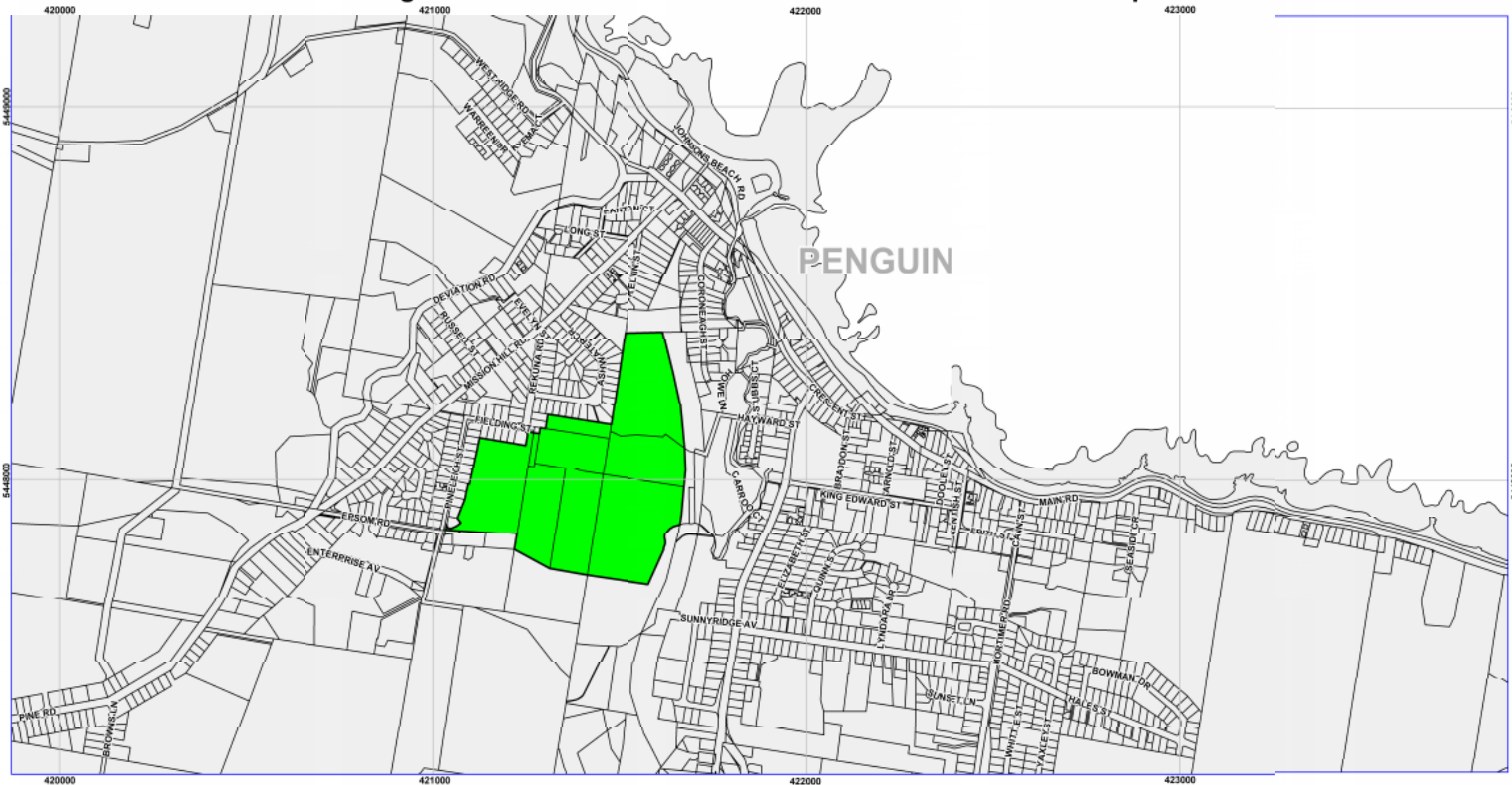
#### PENGUIN SPECIFIC AREA PLAN

Specific Area Plan - Penguin

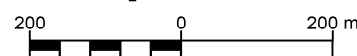




# Tasmanian Planning Scheme - Central Coast Council - Revell Lane Precinct Specific Area Plan



## Map 5 of 5




Coordinate System: GDA 94 MGA Zone 55

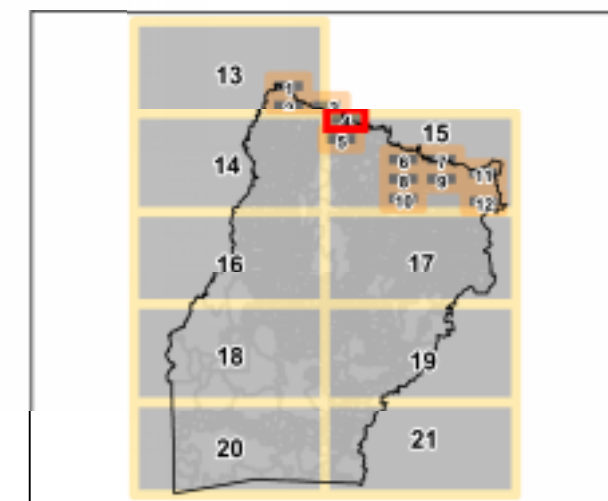
Specific Area Plan data from Central Coast Council  
Base topographic data from The LIST © State of Tasmania  
Cadastre from The LIST © State of Tasmania as of 01/07/2018

Print Date: 03/07/2018

### LEGEND

#### REVELL LANE SPECIFIC AREA PLAN

 Specific Area Plan - Revell Lane Precinct





# Green Waste Dumping Signage Policy

July 2018

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PURPOSE .....	1
PROCESS .....	1
SCOPE .....	1
PROCEDURE.....	2
SIGNAGE:.....	2
REVIEW .....	3
RELATED DOCUMENTS .....	3

## **POLICY**

The Green Waste Dumping Policy is to support the Council's vision and strategic objectives to protect and enhance Council-managed natural areas and parklands. Unlawful dumping is widespread – green waste being one of the more prevalent materials found. Without stricter controls the ongoing dumping of green waste will continue to spread weeds and cause further deterioration to the health and value of our local ecosystems and fauna habitat. Such activity is highly costly to both the Council and the community in terms of the processes necessary to combat the introduction and spread of weeds.

## **PURPOSE**

The purpose of this Policy is to reduce and deter the occurrence of illegal green waste dumping or other disturbance to vegetation on public land. Council will pursue all outstanding debts promptly by letter, telephone or email contact as appropriate.

## **PROCESS**

The Council will provide clear, accurate and consistent advice through correspondence and an ongoing education and awareness program to the community regarding illegal green waste dumping on Council-managed land.

In the case of unauthorised illegal green waste dumping, the Council may erect signage on public land to educate the public about the long-term costs and damage caused by such behaviour.

These signs will contain a message regarding the consequences to the environment of green waste dumping and may be installed for a period of six months to two years depending on the frequency of occurrence. The sign will refer the community to the Council's website for information about options for managing green waste, including methods for composting grass clippings.

Where the offender is caught in the act of unauthorised illegal green waste dumping, witnesses, either staff or community members will be encouraged to report the activity. An official report may be submitted to the Environment Protection Authority (EPA) providing the following information: date, time, location, vehicle registration or residential address of the offender (in cases of localised dumping).

The EPA will assess each case and issue fines where appropriate. Reporters must identify themselves but will remain anonymous to the offenders.

## **SCOPE**

This Policy applies to Council-managed Crown land and Council-owned parks and reserves with particular focus on coastal and riparian zones.

## PROCEDURE

Educational signage will be erected when clear breaches of the following regulations have been identified on Council-managed Crown land reserves or Council-owned land:

- . Crown Lands Act 1976 Part VI – Unlawful Acts relating to Crown Land;
- . Litter Act 2007;
- . Environmental Management and Pollution Control Act 1994; or
- . Environmental Management and Pollution Control (Waste Management) Regulations 2010.

Following identification of a breach:

- . Notify the Resource Recovery Centre On-site Team leader with the following details: – location, amount, type and estimated cost for removal. This data will be officially recorded and entered onto the Illegal Dumping Database.
- . The green waste will be removed from the site and signage put in its place or as near as practicable.
- . Signage will remain in place up to a maximum period of three years. During this period illegal green waste dumping occurrences will be monitored and the signage removed following a period of six months without incident.
- . Signage will be erected regardless of whether the identity of those responsible for the damage has been identified

## SIGNAGE:

Signage will be 300mm x 400mm on a low post at 500mm–800mm off the ground and contain the words:

“NO DUMPING

Material such as lawn clippings and garden waste spread seed, increase the nutrient levels in the soil and promote weed growth. The long-term effects are costly and detrimental to the environment.

For information about lawful disposal options such as composting contact the Central Coast Council or visit: [www.centralcoast.tas.gov.au](http://www.centralcoast.tas.gov.au)

Report acts of green waste dumping by contacting the Council –tel. 03 6429 8900.”

Refer to Appendix for example of the sign layout.



## REVIEW

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

## RELATED DOCUMENTS

Unlawful Acts relating to Crown Land;

- . Litter Act 2007;
- . Environmental Management and Pollution Control Act 1994;
- . Environmental Management and Pollution Control (Waste Management) Regulations 2010;
- . Central Coast Strategic Plan 2014–2024

Date of approval: ...../...../.....

Approved by:

.....

Sandra Ayton  
GENERAL MANAGER

## Appendix

Example for Green Waste Dumping signs:



# Vegetation Damage Signage

## Policy

July 2018



# Table of Contents

POLICY .....	1
PURPOSE .....	1
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PROCEDURE.....	1
SIGNAGE:.....	2
GUIDELINES:.....	2
REVIEW .....	2
RELATED DOCUMENTS .....	2

## **POLICY**

The Vegetation Damage Signage Policy is to support the Council's vision and strategic objectives to protect and enhance Council-managed natural areas. Without stricter controls the ongoing, unauthorised vegetation clearance or damage to vegetation on Council-managed land will continue to cause deterioration, habitat modification and fragmentation of the coastal and riparian environments. Such activity is the greatest threat to local biodiversity.

## **PURPOSE**

The purpose of this Policy is to reduce and deter the occurrence of illegal removal or other disturbance to vegetation on public land.

## **SCOPE**

This Policy applies to Council-managed Crown land and Council-owned parks and reserves with particular focus on coastal and riparian zones.

## **PROCESS**

The Council will provide clear, accurate and consistent advice through correspondence and an ongoing education and awareness program to the community regarding the requirement for formal prior approval regarding the removal and/or trimming of trees or vegetation.

In the case of unauthorised removal of vegetation occurring, the Council may erect large billboard type signage on public land to educate the public about illegal clearing/damage.

These signs will contain a message regarding the consequences of removal of vegetation or revegetation from public land and may be installed for a period of up to five years or until the vegetation has regrown or been restored to its original state, whichever is the shorter period.

Additionally, other action available to the Council under the Crown Lands Act 1976 in response to unauthorised clearing may include rehabilitation of the site. In cases where the offender is caught in the act of unauthorised clearing, legal action may be initiated via the Forest Practices Authority.

## **PROCEDURE**

Educational signage will be erected when clear breaches of the Crown Lands Act 1976 Part VI – Unlawful Acts relating to Crown Land have been identified.

- . Signage will be erected regardless of whether the identity of those responsible for the damage has been identified.
- . Replacement vegetation will be planted at the site of the damage to aid recovery where suitable.

- . Signage will remain in place up to a maximum period of five years. During this period, the signage can be removed following a review based on the rate of regrowth and recovery of the vegetation.
- . The sign size (Category) and height will depend on the extent and type of damage. There may be cases where more than one sign is installed.

### **SIGNAGE:**

There are two size categories which are dictated by the scale of unauthorised vegetation damage:

- . Category A: 900mm x 600mm or 600mm x 900mm on posts up to 3m high.
- . Category B: 1,200mm x 900mm or 900mm x 1,200mm on posts up to 5m high.

Refer to Appendix for example of sign wording/layout.

### **GUIDELINES:**

#### *Category A –*

Signage will be used where vegetation has been damaged (not including declared weeds), including new plantings and is deemed by a responsible Council Officer to have been between 0m and 1.5m in height prior to being damaged.

#### *Category B –*

Signage will be used where vegetation has been damaged (not including declared weeds) and is deemed by a responsible Council Officer to have been greater than 1.5m in height prior to being damaged (may have been a single tree). Height of posts will depend on the original height of the vegetation/tree.

Where a large area has been damaged more than one sign may be installed.

### **REVIEW**

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

### **RELATED DOCUMENTS**

- . Crown Lands Act 1976 Part VI – Unlawful Acts relating to Crown Land;
- . Central Coast Strategic Plan 2014–2024.

Date of approval: ...../...../.....

Approved by:

.....  
Sandra Ayton  
GENERAL MANAGER



## Appendix

Example for sign wording





## SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 30 June 2018

### *Contracts*

- . Contract No. 16/2017-2018  
Contact Electrical  
Installation of sports field lighting – Option 2 at the Ulverstone Showground  
Net Price \$170,507.70 (incl. GST)
- . Contract for sale of property  
CT128007/8 Geales Road, Kindred  
Purchase price \$27,000.00
- . Contract for sale of property  
CT10285/1 South Riana Road, Gunns Plains  
Purchase price \$19,500.00
- . Contract for sale of property  
CT105295/1 Wilmot Road, Kindred  
Purchase price \$22,000.00
- . Contract for sale of property  
CT128006/5 Geales Road, Kindred  
Purchase price \$27,000.00

### *Agreements*

- . Costs Agreement  
Walsh Day James Mihal and Central Coast Council  
Auction conditions and conveyancing for properties at South Riana Road, Gunns Plains; Geales Road, Kindred (x2); and Wilmot Road, Kindred
- . Infrastructure Relocation and Works Agreement  
Tasmanian Networks Pty Ltd (TasNetworks) and Central Coast Council  
2 James Street, Ulverstone – Case Number CS17-7804  
Cost of project – \$5,212.77 (incl. GST)
- . Lease Agreement  
Leven Regional Arts Inc.  
Lease of the Civic Centre Gawler Room for one year from 1 July 2018

- . Grant Deed  
Department of Premier and Cabinet and Central Coast Council  
ChangeSmart Grants Program – Assistance with the purchase and installation of a permanently wired Alternating Current electric vehicle charging station in the staff car park adjacent to the Ulverstone Civic Centre (16 Patrick Street, Ulverstone)  
Grant amount – \$4,565.00
- . Lease Agreement  
Penguin District School  
Lease of the Penguin Railway Station (excluding History Group Research Room) for three years from 1 July 2018
- . Use Licence  
Ulverstone Rodeo Committee  
Licence for use of Batten Park for one year from 1 July 2018
- . Acceptance of Dogs Agreement  
Dogs' Homes of Tasmania  
Agreement for one year from 1 July 2018



Sandra Ayton  
GENERAL MANAGER

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

Period: 25 June 2018 TO 16 July 2018

*Documents for affixing of the common seal*

Nil

*Final plans of subdivision sealed under delegation*

- Final Plan of Survey  
76 Reynolds Road, Heybridge – realignment of existing boundaries  
Application No. DA216098
  
- Final Plan of Survey  
129 Wyllies Road, Riana – boundary adjustment  
Application No. DA217107



Sandra Ayton  
GENERAL MANAGER