

Notice of Ordinary Council Meeting and

Agenda

20 August 2018

To all Councillors

NOTICE OF MEETING

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 20 August 2018. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 6 January 2018.

Dated at Ulverstone this 15th day of August 2018.

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



Lou Brooke
EXECUTIVE SERVICES OFFICER

Code of Conduct of Councillors

PART 1 – Decision making

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

PART 2 – Conflict of interest

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

PART 3 – Use of office

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

PART 4 – Use of resources

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

PART 5 – Use of information

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

PART 6 – Gifts and benefits

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

PART 7 – Relationships with community, councillors and Council employees

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

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

PART 8 – Representation

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

PART 9 – Variation of Code of Conduct

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

QUALIFIED PERSON'S ADVICE

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

- . A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- . A council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council.

I therefore certify that with respect to all advice, information or recommendations provided to the Council in or with the following agenda:

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



Sandra Ayton
GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

OPENING PRAYER

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

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous ordinary meeting of the Council held on 16 July 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.

A suggested resolution is submitted for consideration.”

■ “That the minutes of the previous ordinary meeting of the Council held on 16 July 2018 be confirmed.”

2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 23.07.2018 – Animal Control By-law; 7 Day Makeover review
- . 06.08.2018 – Destination Action Plan; Overnight Stays Policy

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

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- “That the Officer’s report be received.”
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3 MAYOR’S COMMUNICATIONS

3.1 Mayor’s communications

The Mayor to report:

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3.2 Mayor’s diary

The Mayor reports as follows:

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

- . Dementia-Friendly Central Coast – Connect Café
- . Radio community reports
- . Cradle Coast Authority – Regional Festivals, Events and Arts Strategy meeting (Burnie)
- . Opening night – “Bondi Legal” – Ulverstone Repertory Society
- . Braddons Lookout – official opening
- . Central Coast Council – ‘Nominate a Mate’ student volunteering award presentation at Penguin District School assembly
- . Ulverstone Municipal Band – annual dinner
- . Dementia Australia – meeting with David Rose, Regional Director and General Manager of Client Services
- . Local Government Association of Tasmania – General Management Committee meeting (Hobart)
- . Local Government Association of Tasmania – Annual General Meeting (Hobart)
- . Local Government Association of Tasmania – Annual conference (Hobart)

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- . Prospective Councillors Forum
 - . TasWater Owners' Representatives quarterly briefing (Devonport)
 - . Meeting with Deputy Premier, Minister Jeremy Rockliff MP and TasRail CEO, Steven Dietrich
 - . Penguin Meals on Wheels – volunteers luncheon and cheque presentation
 - . R U OK Convo Convoy – official welcome
 - . Minister for Infrastructure – meeting re Heybridge erosion issue
 - . Cradle Coast Mountain Bike Club – launch of stage 1 of Mount Montgomery Loop.”

The Deputy Mayor reports as follows:

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

- . Tastrofest – launch cocktail party.”

Cr Viney reports as follows:

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

- . Tasmania Fire Service, North West Region – Presentation of National Medals and Service Awards (Burnie).”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

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

3.3 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

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3.4 Public question time

The Mayor reports as follows:

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

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

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4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

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5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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7 PETITIONS

7.1 Petitions

The Executive Services Officer reports as follows:

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

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8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

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

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

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

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

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- (b) the general manager has reported that the matter is urgent; and
 - (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.'

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

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

The Executive Services Officer reports as follows:

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

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

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

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

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

No questions on notice have been received."

9 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

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

The General Manager reports as follows:

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

- East Ulverstone Swimming Pool Management Committee – meeting held 22 March 2018
- East Ulverstone Swimming Pool Management Committee – meeting held 7 June 2018
- Central Coast Community Shed Management Committee – Annual General meeting held 2 July 2018
- Central Coast Community Shed Management Committee – meeting held 2 July 2018
- Central Coast Youth Engaged Steering Committee – meeting held 26 July 2018
- Forth Community Representatives Committee – meeting held 2 August 2018.

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

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

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9.2 Central Coast Council Destination Action Plan 2018

The General Manager reports as follows:

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

"PURPOSE

The purpose of this report is to consider the adoption by the Council of Destination Action Plan (the Plan) dated August 2018.

BACKGROUND

In partnership with the Department of State Growth, the Cradle Coast Authority prepared a series of Destination Action Plans for Tasmanian destinations, including Central Coast. The Destination Action Plan (DAP) identified a series of actions to enhance competitiveness of Central Coast as a primary visitor destination in the Cradle Coast region.

A Leadership Group for the DAP has been established made up of representatives from all stakeholder groups that benefit from the visitor economy including the Council, State Government, agencies, industry and the community. Framed in the local context, the Central Coast Council Destination Action Plan aims to build on the DAP and identify specific and measurable tasks for actions of Council responsibility.

DISCUSSION

The Plan can contribute to creating long-term resilience and competitive advantage for the Central Coast visitor economy for the benefit of all. Specific strategies and actions are needed for areas of Council responsibility and leadership is required to guide local destination development. Measures are needed to monitor performance and outcomes of the Plan. The Plan seeks to sustainably grow the Central Coast visitor economy and promote the distinctiveness of our places and people in order to build resilience and competitive advantage for Central Coast tourism related sectors.

The Plan seeks to encourage more people to want to stay in the Central Coast destination and identify with our places and people in order to improve and create long-term resilience for our visitor economy. Increasing the competitive advantage of the destination in attracting visitors to our area can positively influence overnight stays and demand for related services. In order to positively influence demand for Central Coast tourism related infrastructure and services we need to work together to collectively build on and market our distinctly 'Great Natured Place'.

CONSULTATION

Two DAP workshops brought together business, community and Government representatives for strategic conversations. Stakeholders considered Central

Coast strengths as well challenges and opportunities for tourism development, marketing and management. Workshop participants identified and prioritised actions that when implemented collectively, could make a positive difference to the growth and sustainability of the Central Coast visitor economy and experience.

The draft Central Coast Council Destination Action Plan was presented to the Senior Leadership Team on Tuesday 29 May and Wednesday 1 August 2018 and to Councillors on Monday 6 August 2018.

RESOURCE, FINANCIAL AND RISK IMPACTS

Council staff resources will be needed to implement the Plan. Funding opportunities will need to be investigated and other costs included in Council's budget estimates. Individual risk assessments for specific initiatives will be considered as needed and will form part of the DAP implementation process.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Encourage a creative approach to new development.

Community Capacity and Creativity

- Community capacity-building

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the Council adopt the Central Coast Council Destination Action Plan dated August 2018.'

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

The Executive Services Officer reports as follows:

"A copy of the Central Coast Council Destination Action Plan - August 2018 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

GENERAL MANAGEMENT

- “That the Central Coast Council Destination Action Plan dated August 2018 (a copy being appended to and forming part of the minutes) be adopted.”

COMMUNITY SERVICES

9.3 Statutory determinations

The Director Community Services reports as follows:

“A Schedule of Statutory Determinations made during the month of July 2018 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

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

9.4 Council acting as a planning authority

The Mayor reports as follows:

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

The Director Community Services has submitted the following report:

‘If any such actions arise out of Agenda Item 9.5, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

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

9.5 Residential (deck and replacement of an ancillary dwelling) – variation to building envelope, side boundary setback standard and privacy standard at 14 Mission Hill Road, Penguin – Application No. DA2018011

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

‘DEVELOPMENT APPLICATION NO.:’	DA2018011
PROPOSAL:	Residential (deck and replacement of an ancillary dwelling) – variation to building envelope, side boundary setback standard and privacy standard
APPLICANT:	PLA Designs
LOCATION:	14 Mission Hill Road, Penguin
ZONE:	General Residential
PLANNING INSTRUMENT:	Central Coast Interim Planning Scheme 2013 (the Scheme)
ADVERTISED:	21 July 2018
REPRESENTATIONS EXPIRY DATE:	6 August 2018
REPRESENTATIONS RECEIVED:	One
42-DAY EXPIRY DATE:	30 August 2018
DECISION DUE:	20 August 2018
PURPOSE	

The purpose of this report is to consider an application to construct an 82.62m² upper floor deck extension (including an enclosed sunroom) and the demolition of a small ancillary dwelling and the construction of a replacement

57.78m² ancillary dwelling on General Residential land at 14 Mission Hill Road, Penguin. The application also details internal retaining walls, including stepped retaining walls that would all have a maximum height of 1 m.

Accompanying the report are the following documents:

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

BACKGROUND

Development description –

Application is made to construct an 82.62m² upper floor eastern facing deck with an enclosed sunroom. The proposed deck would be accessed from the existing living area or via stairs from ground level. The proposed deck also wraps around the south-eastern portion of the existing dwelling.

The proposal includes the demolition of an existing ancillary dwelling “granny flat” and the construction of a new, larger (57.78m²) ancillary dwelling. The ancillary dwelling comprises of two separate single rooms. Each room would have a bathroom and kitchen area. The ancillary dwelling would be located on the north-western section of the site. This is the same location as the existing smaller ancillary dwelling.

The application also details internal retaining walls, including stepped retaining walls that would all have a maximum height of 1 m.

Furthermore, the application includes the construction of two fences. Fences are along both frontages (Mission Hill Road and Walton Street). Both fences would be 1.8m high. The fences would be solid block to 1.2m high, with timber slats up to the 1.8m height to ensure a uniform transparency of 50%.

Site description and surrounding area –

The subject site is a 1,082m² residential allotment on the northern side of Mission Hill Road. The lot has two frontages, being Mission Hill Road and Walton Street.

The site is reasonably flat where the existing dwelling is located, however does slope down towards Walton Street and down towards Mission Hill Road.

There is an existing 2m high retaining wall between the subject site and the adjoining north-eastern site, this is due to steepness between both properties.

The downward gradient of Mission Hill Road from Bass Highway to Main Road is approximately 120m. The steepest gradient of Mission Hill Road begins at 18 Mission Hill and continues to Main Road. Due to the steep topography of Mission Hill Road, the majority of dwellings have some degree of overlooking into adjoining north-eastern properties and private open space area. The majority of the properties along Mission Hill Road have retaining walls due to the steepness of the land.

Surrounding land is characterised by single dwelling development and zoned General Residential.

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

History –

No history relevant to this application.

DISCUSSION

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

General Residential

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

COMMUNITY SERVICES

10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is residential.
10.4.1 Residential density for multiple dwellings	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not applicable. Not an application for multiple dwellings.
10.4.2 Setbacks and building envelope for all dwellings	
10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	(a) Compliant. Proposed deck is setback 10m from Mission Hill Road – primary frontage. (b) Compliant. Proposed ancillary dwelling is setback 5m from Walton Street – secondary frontage. (c) Not applicable. Satisfied by (a) and (b). (d) Not applicable. Land does not abut the Bass Highway.

<p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	
<p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p>	<p>(a) Not applicable. No garage or carport is proposed.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p>

<p>(c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.</p>	
<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p>	<p>(a)(i) Compliant. The proposed deck and ancillary dwelling are setback 10m (primary frontage) and 5m (secondary frontage) from required frontages.</p> <p>(a)(ii) Non-compliant. Deck would not be contained within the prescribed building envelope 10.4.2A. The north-western corner of the sunroom would be outside the prescribed building envelope.</p> <p>Refer to “Issues” section of this report.</p> <p>(b)(i) Not applicable. Addressed in (b)(ii).</p> <p>(b)(ii) Non-compliant. The proposed ancillary dwelling would be 16.5m in length and would be 0.45m from the southern side boundary tapering out to 1m. There is an existing 8m long parapet wall which will remain and a new 8.5m long parapet wall is proposed to match the existing. The parapet wall is 3.5m high.</p> <p>The proposed deck would be 17.8m long with a portion greater than 9m within 1.5m from the side boundary.</p>

<ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser). 	<p>Refer to “Issues” section of this report.</p>
<p>10.4.3 Site coverage and private open space for all dwellings</p>	
<p>10.4.3–(A1) Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces. 	<ul style="list-style-type: none"> (a) Compliant. Site coverage of proposed development would be 29.84%. (b) Not applicable. No multiple dwelling development proposed. (c) Compliant. Area free from impervious surfaces would be 53%.

<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p style="padding-left: 40px;">(i) 24.0m²; or</p> <p style="padding-left: 40px;">(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p style="padding-left: 40px;">(i) 4.0m; or</p> <p style="padding-left: 40px;">(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours</p>	<p>(a)(i) Compliant. Existing dwelling would have ample open space area, including an additional 82.62m² of private open space from the proposed deck (including sunroom) that would be accessed from the upper level of the dwelling.</p> <p>(a)(ii) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Compliant. From proposed deck area there would be an additional private open space area with a minimum horizontal dimension of 17.5m.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(i).</p> <p>(c) Compliant. Private open space would be directly accessible from habitable rooms.</p> <p>(d) Compliant. Private open space is to the north/north-east of the dwelling.</p> <p>(e) Compliant. Private open space is not located between the dwelling and the primary frontage.</p> <p>(f) Compliant. Deck is flat.</p>
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<p>of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>(g) Compliant. Private open space areas are clear of vehicle access and parking areas.</p>
<p>10.4.4 Sunlight and overshadowing for all dwellings</p>	
<p>10.4.4–(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>	<p>Compliant.</p> <p>Habitable rooms face north.</p>
<p>10.4.4–(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

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

<ul style="list-style-type: none"> (i) at a distance of 3.0m from the northern edge of the private open space; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling. 	
10.4.5 Width of openings for garages and carports for all dwellings	
<p>10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Not applicable.</p> <p>No garage or carport proposed.</p>

10.4.6 Privacy for all dwellings

10.4.6–(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:

- (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and
- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m:
 - (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or

- (a) Non-compliant. Proposed deck (including sunroom) would be setback 1.13m from the north-eastern side boundary. The proposed deck and sunroom would not incorporate a permanently fixed screen along this elevation.

Refer to “Issues” section of this report.

- (b) Not applicable. No rear boundary setback on this site.
- (c)(i) Not applicable. Not a multiple dwelling.
- (c)(ii) Not applicable. Not a multiple dwelling.

<p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	
<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p>(i) is to have a setback of at least 3.0m from a side boundary; and</p> <p>(ii) is to have a setback of at least 4.0m from a rear boundary; and</p> <p>(iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site.</p>	<p>(a)(i) Non-compliant. Proposed deck includes a portion to be enclosed as a sunroom. The 5.55m x 4.21m (23.3m²) enclosed sunroom would be greater than 1m above natural ground level and would be 1.2m from the north-eastern side boundary.</p> <p>Refer to “Issues” section of this report.</p> <p>(a)(ii) Not applicable. No rear boundary setback on this site.</p> <p>(a)(iii) Not applicable. Not a multiple dwelling.</p> <p>(a)(iv) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Not applicable. Satisfied by (a).</p> <p>(b)(ii) Not applicable. Satisfied by (a).</p> <p>(b)(iii) Not applicable. Satisfied by (a).</p>

<p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%. 	
<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> (a) 2.5m; or (b) 1.0m if: 	<p>Not applicable.</p> <p>No shared driveway or parking spaces.</p>

<ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level. 	
10.4.7 Frontage fences for all dwellings	
<p>10.4.7-(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). 	<ul style="list-style-type: none"> (a) Not applicable. Satisfied by (b). (b) Compliant. Proposal includes fences along both frontages which would be 1.8m high. <p>The fences would be 1.2m solid block with timber slats up to the 1.8m height to ensure a uniform transparency of not less than 30%.</p>

10.4.8 Waste storage for multiple dwellings	
<p>10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area. 	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>
10.4.9 Suitability of a site or lot for use or development	
<p>10.4.9-(A1) A site or each lot on a plan of subdivision must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 330m² excluding any access strip; and 	<p>(a) Compliant. Site area is 1,082m².</p>

<p>(b) if intended for a building, contain a building area of not less than 10.0m x 15.0m:</p> <ul style="list-style-type: none"> (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right of way benefiting other land; (v) clear of any restriction imposed by a Utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<p>(b)(i) Non-compliant. The development would not satisfy side setback for the proposed ancillary dwelling and proposed deck.</p> <p>The building area of the dwelling would be clear of both front boundaries.</p> <p>Refer to “Issues” section of this report.</p> <p>(b)(ii) Compliant. Proposed deck is 10m from Mission Hill Road (Utility zone).</p> <p>(b)(iii) Not applicable. No registered easements.</p> <p>(b)(iv) Not applicable. No registered right of way.</p> <p>(b)(v) Not applicable. No restriction imposed by a Utility.</p> <p>(b)(vi) Compliant. Development would be clear of access strip.</p> <p>(b)(vii) Compliant. Land is accessible from Mission Hill Road.</p> <p>(b)(viii) Not applicable. Not a new residential lot.</p>
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<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p style="padding-left: 40px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 40px;">(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p style="padding-left: 40px;">(i) 3.6m for a single dwelling development; or</p> <p style="padding-left: 40px;">(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p>	<p>(a) Compliant. Existing access to a frontage to Mission Hill Road.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c)(i) Not applicable. Satisfied by (a).</p> <p>(c)(ii) Not applicable. Satisfied by (a).</p> <p>(d)(i) Compliant. Width of primary frontage is approximately 19.72m (Mission Hill Road).</p> <p>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</p> <p>(e) Compliant. Site has existing legal access to Mission Hill Road.</p>
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<p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	
<p>10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated water system.</p>
<p>10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated sewerage system.</p>
<p>10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated stormwater system.</p>

10.4.10 Dwelling density for single dwelling development	
<p>10.4.10-(A1)</p> <p>(a) The site area per dwelling for a single dwelling must –</p> <p>(i) be not less than 325m².</p>	<p>(a)(i) Compliant. Site area is 1,082m².</p>
10.4.11 Development other than a single or multiple dwelling	
10.4.11.1 Location and configuration of development	
<p>10.4.11.1-(A1) The wall of a building must be set back from a frontage –</p> <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>(c) not less than and not more than the setbacks for any existing building on 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>Not applicable.</p> <p>Proposed development is residential.</p>

<p>(f) not less than 50.0m if the site abuts the Bass Highway.</p>	
<p>10.4.11.1–(A2) All buildings must be contained within a building envelope determined by –</p> <p>(a) the applicable frontage setback;</p> <p>(b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback –</p> <p>(i) not less than 1.5m from each side boundary; or</p> <p>(ii) less than 1.5m from a side boundary if –</p> <p>a. built against an existing wall of an adjoining building; or</p> <p>b. the wall or walls –</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

<ul style="list-style-type: none"> i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June. <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1-(A3) Site coverage must:</p> <ul style="list-style-type: none"> (a) not be more than 50%; or (b) not be more than any building area shown on a sealed plan. 	<p>Not applicable.</p> <p>Proposed development is residential.</p>
<p>10.4.11.1-(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

<p>10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>
<p>10.4.11.2 Visual and acoustic privacy for residential development</p>	
<p>10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <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>(iii) be not less than 4.0m from a rear boundary; and</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

<p>(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or</p> <p>(b) if less than the setbacks in clause A1(a):</p> <p>(i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;</p> <p>(ii) have a window sill height of not less than 1.8m above floor level;</p> <p>(iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or</p> <p>(iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	
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10.4.11.2–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.	Not applicable. Proposed development is residential.
10.4.11.3 Frontage fences	
10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be: (a) not more than 1.2m if the fence is solid; or (b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.	Not applicable. Proposed development is residential.
10.4.12 Setback of development for sensitive use	
10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by: (a) the setback distance from the zone boundary as shown in the Table to this clause; and	(a) Compliant. Proposed deck would be setback 10m from Mission Hill Road (Utility zone). The Scheme requires 10m. (b) Compliant. Proposed deck would be setback 10m from Mission Hill Road (Utility zone). The Scheme requires 10m.

<p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	
<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) Bass Highway;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(a) Compliant. Development would be approximately 930m from the Bass Highway.</p> <p>(b) Compliant. Development would be approximately 37m from a railway line.</p> <p>(c) Not applicable. No land designated for future road or rail.</p> <p>(d) Not applicable. The nearest proclaimed wharf area is in Devonport approximately 15km to the east.</p>
<p>10.4.13 Subdivision</p>	
<p>10.4.13–(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

shares of which are held by or on behalf of the State, a Council or by a Statutory authority.	
10.4.13–(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot	Not applicable. No subdivision proposed.
10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision, hazardous or vulnerable use.
E2 Airport Impact Management Code	Not applicable. No Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation.
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1m or retaining walls closer than 1m and higher than 0.5m.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	Not applicable. Not within a hazard mapped area.

COMMUNITY SERVICES

E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling, plus an additional car parking space for an ancillary dwelling. Development comprises an internal three bay car garage.</p>

E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	Not applicable for the development of a single dwelling.
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by a Condition to be placed on the Permit.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p>	Not applicable for the development of a single dwelling.

COMMUNITY SERVICES

<p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Not applicable.</p> <p>Land is zoned General Residential.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable. Site is approximately 380m off Bass Strait.</p>
<p>Specific Area Plans</p>	<p>No Specific Area Plans apply to this location.</p>

Issues –

1 Deck outside building envelope and setback to side boundary –

The Scheme's Acceptable Solution 10.4.2–(A3) requires that a dwelling must be contained within a prescribed building envelope, this includes that the side of the dwelling does not exceed a total length of 9m if within 1.5m of the side boundary.

The proposal seeks a variation to this standard.

The proposal includes a north-eastern facing timber deck. The deck would be an upper level extension to the existing dwelling and would be, at the closest point, 1.13m from the north-eastern side boundary. This is the boundary shared with 12 Mission Hill Road.

The north-eastern facing deck projects 5.87m out from the existing dwelling at the development site. It would consist of a 23.3m² enclosed sunroom. The proposed deck and sunroom would not incorporate a permanently fixed screen along this elevation.

The deck would be 2.5m high off the development sites ground level with seven posts underneath. The deck would have a 1m high glass balustrade.

The sunroom would be enclosed with glass. The top north-western corner of the sunroom would be outside the prescribed building envelope.

Performance Criteria 10.4.2–(P3) states that the siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by
 - (i) reduction of sunlight to a habitable room of a dwelling on an adjoining lot; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing of an adjoining vacant lot; or

- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with the prevailing in the surrounding area.

The proposal only has to satisfy either (i), (ii), (iii) or (iv) and must satisfy (b) for this Performance Criteria.

Note – Even though only one aspect of part (a) for this Performance Criteria needs to be satisfied for the development, due to the issues raised in a representation, all elements will be addressed.

Overshadowing –

Due to the steep topography of the land along Mission Hill Road and orientation of lots, each site receives some degree of shadow from adjoining properties.

Any additional shadow from the proposed deck would occur primarily into the development site. Some shadow would occur into the south portion of the adjoining north-eastern property. The shadow would be well clear of any habitable rooms or north facing private open space areas.

The proposed deck satisfies (a)(i) of Performance criteria 10.4.2–(P3) of the Scheme.

Visual Impact –

Due to the steep topography of Mission Hill Road, it is inevitable that a south-western property would be higher than the adjoining north-eastern property. This can create an overwhelming sense that the higher property looms over the lower property. However, this is the existing characteristic of development along Mission Hill Road.

The proposed deck would mean an upper floor extension that would protrude closer to the north-eastern boundary, and to the property on the lower side of the development site.

The proposed deck would be 1.13m from this boundary (at the closest point) and would be open underneath with seven posts to support the structure.

The proposed deck would be easily viewed (as is the existing dwelling) from the adjoining north-eastern lot due to the development site being higher. The development is for an upper floor deck which is open underneath. This design reduces the apparent bulk of the development when viewed.

The proposed deck satisfies (a)(i) of Performance Criteria 10.4.2-(P3) of the Scheme.

Pattern of separation –

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

2 *Privacy standards for the proposed deck –*

Deck –

The Scheme's Acceptable Solution 10.4.6-(A1) requires that a deck that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25% along the sides facing a side boundary if setback within 3m.

The proposal seeks a variation to this standard.

The proposed deck which includes an enclosed sunroom, would be 2.5m high above natural ground level and would be setback 1.13m tapering out to 1.68m, along the north-eastern boundary.

The timber deck would have a 1m high glass balustrade. The timber deck wraps around the southern side of the existing dwelling. Access would be via the upper floor living/dining area, or via stairs from the ground level at the front of the development sites dwelling.

No permanently fixed screen along the north-eastern side of the deck and sunroom is proposed.

Performance Criteria 10.4.6–(P1) states that the deck must be screened, or otherwise designed, to minimise overlooking of: –

- (a) a dwelling on an adjoining lot or its private open space; or
- (b) another dwelling on the same site or its private open space; or
- (c) an adjoining vacant residential lot.

The proposed development would have to satisfy 10.4.6–(P1)(a) as the other two options are not applicable.

As no screen is proposed for the deck and sunroom, the applicant is relying on the design element of the Performance Criteria.

Currently, the existing dwelling has potential to overlook the adjoining lower north–eastern habitable rooms and private open space area. This is inevitable due to the steep topography of the area. This is also the existing characteristic of development along Mission Hill Road.

Even though the proposed deck (including sunroom) would be closer to the adjoining north–eastern property, the actual angle to overlook into the habitable rooms of the adjoining dwelling would change.

Due to the steep topography and height of the proposed deck, the potential overlook to the adjoining property would be more likely over the adjoining dwelling’s roof. This is because the angle to look into the habitable rooms would be at a steeper angle due to the height difference between then deck and adjoining habitable rooms.

In some ways, the extension of the deck would enable a less intrusive overlook onto the adjoining property’s habitable rooms.

As mentioned, the potential for the existing dwelling to overlook into the adjoining lower north–eastern private open space is existing. The extension of the deck closer to the boundary would not create any greater overlook into the adjoining private open space. It would change the overview slightly.

Unfortunately, it would be impossible to not have overlook into adjoining habitable rooms and private open space when dwellings are situated on a steep hill and in a built up residential area such as Mission Hill Road.

It is reasonable to say that due to the steep topography and the location of the adjoining dwelling and private open space, the proposed deck may decrease the potential to overlook as the angle of the overlook would be more likely over the adjoining dwelling's roof.

Sunroom –

The Scheme's Acceptable Solution 10.4.6–(A2) requires that a window or glazed door, to a habitable room, of a dwelling, that has a floor level greater than 1m above natural ground level, must be setback 3m from a side boundary or is to be offset, in a horizontal plan, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling.

The proposal seeks a variation to this standard.

The proposed deck includes an enclosed glassed sunroom. This sunroom would be 2.5m from the development sites natural ground level and would be setback between approximately 1m, tapering to approximately 1.2m from the north-eastern side boundary.

The adjoining north-eastern dwelling has a living room and kitchen approximately 8m from the sunroom. The kitchen would be relatively in line with the proposed sunroom, but at a much lower ground level.

Performance Criteria 10.4.6–(P2) states that the sunroom must be screened, or otherwise located or designed, to minimise direct views to a window or glazed door, to a habitable room of another dwelling.

As no screen is proposed for the sunroom, the applicant is relying on the location and design element of the Performance Criteria.

Due to the distance vertically between the proposed sunroom and the adjoining kitchen and living room, the angle to look into those windows would be at a steeper angle than what the overlook would currently be from the development sites upper level living/dining rooms.

There would be approximately between 4m to 5m height difference between the proposed sunroom and the adjoining north-eastern dwelling's living room.

As the proposed sunroom would be approximately 8m away and approximately 4m to 5m higher than the adjoining habitable rooms, it

would be considered that the potential outlook from the sunroom would be over the roofline of this dwelling.

3 *Setback of ancillary dwelling to side boundary –*

As mentioned above for the setback of the deck to a side boundary, the Scheme's Acceptable Solution 10.4.2–(A3) requires that a dwelling must be contained within a prescribed building envelope, this includes that the side of the dwelling does not exceed a total length of 9m if within 1.5m of the side boundary.

The proposal seeks a variation to this standard.

The proposed ancillary dwelling would be 16.5m in length and would be 0.45m tapering out to 1m from the south-western side boundary.

The ancillary dwelling would replace an existing smaller “granny flat” that is on the site. There is an existing 8m long parapet wall which will remain and a new 8.5m long parapet wall is proposed to match the existing. The parapet wall is 3.5m high.

As the development site is on the north-eastern side of the adjoining property, the applicant has provided shadow plans to illustrate the extent of shadow that would occur on the south-western property.

Shadow plans indicate a level of shadow to be cast onto the adjoining property. However, this would be contained to the adjoining property's garage and driveway. The shadow would be well clear of any habitable rooms or north facing private open space areas.

Performance Criteria 10.4.2–(P3) states that the sitting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by
 - (i) reduction of sunlight to a habitable room of a dwelling on an adjoining lot; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing of an adjoining vacant lot; or

- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with the prevailing in the surrounding area.

The shadow plans provided by the applicant indicate that the proposed ancillary dwelling would not have any unreasonable impact to the adjoining property.

Furthermore, due to the topography of the land, with the development site being lower than the adjoining south-western property, the potential to overlook the adjoining property is negligible. The existing parapet wall and proposed extension to the parapet wall creates a visual separation between to two properties.

Referral advice –

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

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

CONSULTATION

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

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

Representations –

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

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 The proposed deck (which includes a sunroom) would cause unreasonable loss of amenity to the occupants of No. 12 by overshadowing the habitable rooms and private open space.	<p>The property at 12 Mission Hill Road is situated to the north-east of the development site. Due to the steep topography of the land, 12 Mission Hill Road is also situated substantially lower than the development site.</p> <p>Due to the orientation of the development site and the representors site, the shadow that may be cast from the proposed deck would fall primarily on the development site.</p> <p>The representor has provided some shadow plans. These indicate the potential additional shadow from the proposed deck, onto the representors property.</p> <p>The plans show additional shadow into the representors property in the</p>

	<p>late afternoon, during spring and summer.</p> <p>It is inevitable that some shadow would be cast onto adjoining properties in a built up residential area and when the lots are orientated as they are along Mission Hill Road.</p> <p>However, the amount of shadow that would be cast into the adjoining north-eastern lot would be well clear of any habitable rooms or north facing private open space areas.</p> <p>The Scheme states that as long as the adjoining property has three hours or more of sunlight to habitable rooms and private open space areas, then it is not considered unreasonable.</p> <p>It is noted that the representor currently has some overshadow to their habitable rooms and private open space (along the driveway).</p> <p>As per picture 3 in Annexure 4, this shadow is caused by the representors dwelling. Unfortunately, this is due to the orientation of their lot and the position of their dwelling.</p> <p>As mentioned, this is inevitable when development is on lots as orientated along Mission Hill Road.</p> <p>Even though some additional shadow may occur into the adjoining property over and above the existing, it is not considered unreasonable.</p>
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	<p>For further discussion on the development of the proposed deck (including sunroom), refer to the “Issues” section of this report.</p>
<p>2 The proposed deck (which includes a sunroom) would cause unreasonable loss of amenity to the occupants of No. 12 due to the visual impact caused by the apparent scale, bulk and proportions of the proposed development.</p>	<p>The property at 12 Mission Hill Road is located below the development site.</p> <p>There is an existing 2m high retaining wall along the common boundary between both sites.</p> <p>It is understood that the occupants at 12 Mission Hill Road feel like the dwelling on the development site is visually intrusive. Furthermore, with the proposed deck, this would feel like they are dominated by the development on the adjoining higher lot.</p> <p>The proposed deck would be easily viewed (as is the existing dwelling) from the occupants at 12 Mission Hill Road due to the development site being higher. The development is for an upper floor deck which is open underneath. This design reduces the apparent bulk of the development when viewed.</p> <p>The proposed deck would be 2.5m off the development site ground level, there is also a 2m high retaining wall between the representors living area and kitchen. The vertical distance between the proposed deck and the representors living area and kitchen would be between 4m to 5m. The horizontal distance between the proposed deck</p>

	<p>and the representors living area/dining room would be approximately 8m.</p> <p>It is considered that there is sufficient distance both vertically and horizontally between the proposed deck and the representors living area and kitchen for separation between both sites.</p> <p>The proposed deck would not be dissimilar to the established pattern of development in the area.</p> <p>For further discussion on the development of the deck (including sunroom), refer to the "Issues" section of this report.</p>
<p>3 Proposed retaining wall along common boundary hasn't been addressed under the Change in Ground Level Code.</p>	<p>The representor mentions that the application should have addressed the Change in Ground Level Code. This is because the existing 2m retaining wall on the common boundary is to be replaced with a 1m high retaining wall.</p> <p>This is incorrect. There is an existing retaining wall along the common boundary which is not being changed as part of this proposal.</p> <p>The proposal does include a new stepped down retaining wall running parallel to the existing common boundary. This proposed retaining wall is approximately 36m long, and not higher than 1m. It does not invoke the Change in Ground Level Code.</p>

	<p>It appears the confusion is from wording in the accompanying planning report which states “a 1m high retaining wall is also proposed along this boundary due to the existing slope of the site. The retaining wall is on the upper side of the slope”.</p> <p>The site plan clearly shows the existing retaining wall along the common boundary would remain. A proposed retaining wall is proposed to support the proposed deck structure.</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 representation does not contain sufficient merit to justify the addition of any restrictive condition to a Permit issued, or refusal of the development.

Due to the steep topography of the lots in Mission Hill Road, it is inevitable that some overlooking and shadowing would occur into adjoining properties. It is not uncommon for adjoining dwellings to be clearly visible from the adjoining lower site.

It is reasonable to say that due to the steep topography of the land, that the proposed deck may actually decrease the potential to overlook into the

habitable rooms at 12 Mission Hill Road. This is because the angle of the overlook would be more likely to be over the dwelling roofline.

It is considered the proposal satisfies the Scheme's relevant Performance Criteria and approval of the deck (including sunroom) and replacement of an ancillary dwelling is justified.

The land is zoned General Residential.

In summary, the development satisfies the key Local Area Objectives for the zone:

- 1 Suburban residential areas make efficient use of land and optimise available and planned infrastructure provision through a balance of infill and redevelopment of established residential areas and the incremental release of new land.
- 2 Suburban residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public and social investment.

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

Recommendation –

It is recommended that the application for Residential (deck and replacement of an ancillary dwelling) – variation to building envelope, side boundary setback standard and privacy standard at 14 Mission Hill Road, Penguin be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by PLA Designs, Drawing Nos. 18002-02, 18002-04, 18002-05, 18002-08, 18002-09, 18002-10, 18002-11, 18002-12 and 18002-13, Revision A dated 27 June 2018 and Drawing Nos. 18002-03, 18002-06 and 18002-07 dated 27 June 2018 unless modified by a condition of this Permit.
- 2 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.

Please note:

- 1 A Planning Permit remains valid for two years. If the use and/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 The proposed development fits within the criteria of Category 4 – Building Permit Work and Category 3 – Notifiable Plumbing Work when assessed against the Director’s Determinations issued under the *Building Act 2016*. Accordingly, an application for a Building Permit is to be made to the Council’s Building Permit Authority, and an application for a Certificate of Likely Compliance – Plumbing Work is to be made to the Council’s Plumbing Permit Authority.’

The report is supported.”

The Director Community Services reports as follows:

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

■ “That the application for Residential (deck and replacement of an ancillary dwelling) – variation to building envelope, side boundary setback standard and privacy standard at 14 Mission Hill Road be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by PLA Designs, Drawing Nos. 18002-02, 18002-04, 18002-05, 18002-08, 18002-09, 18002-10, 18002-11, 18002-12 and 18002-13, Revision A dated 27 June 2018 and Drawing Nos. 18002-03, 18002-06 and 18002-07 dated 27 June 2018 unless modified by a condition of this Permit.
- 2 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a

request is made before this period expires. If the Permit lapses, a new application must be made.

- 2 'Substantial commencement' is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
 - 3 The proposed development fits within the criteria of Category 4 – Building Permit Work and Category 3 – Notifiable Plumbing Work when assessed against the Director's Determinations issued under the *Building Act 2016*. Accordingly, an application for a Building Permit is to be made to the Council's Building Permit Authority, and an application for a Certificate of Likely Compliance – Plumbing Work is to be made to the Council's Plumbing Permit Authority."
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NOTES

INFRASTRUCTURE SERVICES

9.6 Tenders for bridge replacement – Gawler River, Isandula Road, Gawler

The Director Infrastructure Services reports as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for the replacement of the bridge over the Gawler River on Isandula Road, Gawler.

BACKGROUND

Isandula Road runs south from Preston Road and links through to Castra providing access to private property and forestry land.

The structure was built in 2000 and consists of concrete deck panels over timber beams. The bridge is approaching the end of its life with a 15-tonne load limit currently in place due to excessive deflection of the beams.

Repairs were carried out in 2011 after the bridge abutment suffered damage from flooding of the Gawler River.

The bridge has been identified for replacement with a dual lane bridge based on the strategic nature of Isandula Road, providing a north-south link within the municipality.

Funding has been approved for this project under the Australian Government’s Bridges Renewal Program.

DISCUSSION

Tenders were called for the replacement of the bridge on 2 June 2018 and closed at 2.00pm on 3 July 2018.

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

Submissions from three tenderers were received as follows (including GST and \$40,000 contingency):

TENDERER	PRICE \$
BridgePro Engineering P/L	801,360.00
TasSpan Civil Contracting P/L	820,154.10
VEC Civil Engineering P/L	972,442.00
<i>ESTIMATE (EXCLUDING GST)</i>	<i>525,000.00</i>

The existing structure is approx. 11.0m clear span and 4.5m clear width between barriers. The brief asked for a structure with a 20.0m clear span and 8.0m clear width between barriers.

With prices coming in substantially higher than expected, two options were considered.

- 1 Proceed based on the existing scope and prices. Additional funding would be re-allocated from other projects within the council's capital program.
- 2 Revise the scope of work and re-tender. The bridge could be reduced to a 15.0m clear span and 6.7m clear width between barriers and still comply with relevant standards, Australian Government funding requirements and would still improve waterway capacity.

Option 2 was considered most appropriate based on minimising the impact on other capital works and the capacity to reduce the scope with minimal impact on serviceability. The revised scope will have no effect on the life-cycle cost of the bridge.

Each of the three contractors were requested to re-tender based on revised dimensions outlined in option 2.

This information was required to be submitted by 2.00pm on 31 July 2018.

Submissions from all three tenderers were received as follows (including GST and \$40,000 contingency):

TENDERER	PRICE \$
BridgePro Engineering P/L	528,180.00
TasSpan Civil Contracting P/L	633,094.70
VEC Civil Engineering P/L	685,782.00
<i>ESTIMATE (EXCLUDING GST)</i>	<i>525,000.00</i>

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

INFRASTRUCTURE SERVICES

TENDERER	LENGTH BETWEEN ABUTMENTS (M)	CLEAR WIDTH (M)	SUPERSTRUCTURE	SUBSTRUCTURE
BridgePro Engineering P/L	15.5	7.2	Precast prestressed concrete with galvanised SHS barriers.	Driven steel tubular piles with full depth abutments and wingwalls.
TasSpan Civil Contracting P/L	15.0	6.7	Precast prestressed concrete with galvanised w-beam barriers.	Driven steel universal column (UC) piles with full depth abutments and wingwalls.
VEC Civil Engineering P/L	15.0	6.7	Precast prestressed concrete with galvanised w-beam barriers.	Driven steel universal column (UC) piles with full depth abutments and wingwalls.

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

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

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

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

The Council uses a weighted tender assessment method based on:

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

BridgePro Engineering P/L achieved the highest rating based on this method (a copy of the confidential tender assessments is attached to this report).

CONSULTATION

This item has followed a public tendering process.

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

RESOURCE, FINANCIAL AND RISK IMPACTS

This project is included in the 2018–2019 capital budget and is 50% funded through the Australian Government Bridges Renewal Programme.

The tender from BridgePro Engineering P/L is just over budget however the price includes a conservative amount of \$40,000 for contingency items and it is not expected that this item will be fully expended.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Provide for a diverse range of movement patterns.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the conforming tender from BridgePro Engineering P/L for the sum of \$480,163.64 (exc. GST) [\$528,180.00 (incl. GST)] for the replacement of the Gawler River bridge on Isandula Road, Gawler be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reports as follows:

"A copy of the confidential tender assessment having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the conforming tender from BridgePro Engineering P/L in the amount of \$528,180.00 (incl. GST) for the replacement of the Gawler River bridge on Isandula Road, Gawler be accepted."

9.7 Expressions of Interest and Standing Tenders 2018–2021

The Director Infrastructure Services reports as follows:

“PURPOSE

The purpose of this report is to consider the expressions of interest for the supply and delivery of bitumen emulsion, supply of hotmix asphalt, supply and delivery of ready-mixed concrete, asphalt surfacing, sprayed bituminous surfacing, plant hire and quarry and landscaping materials, and the standing tender for supply of personal protective equipment and clothing for the 2018–2021 financial years.

BACKGROUND

The Engineering Group Leader reports as follows:

‘The annual tender process comprised the following:

Preferred Supplier Lists – three years (Other suppliers can come in at any time)

- . supply of bitumen emulsion;
- . supply of hotmix asphalt;
- . supply and delivery of ready-mixed concrete;
- . plant hire;
- . quarry and landscaping materials.

Multiple Use Register – three years (Other suppliers can come in at any time)

- . hotmix asphalt surfacing;
- . sprayed bituminous surfacing.

Standing Tender – three years

- . supply of personal protective equipment and clothing.

Expressions of interest and standing tenders were called for the supply of bitumen emulsion, supply of hotmix asphalt, supply and delivery of ready-mixed concrete, hotmix asphalt surfacing, sprayed bituminous surfacing, plant hire, quarry and landscaping materials and supply of personal protective equipment and clothing on 22 June 2018 and closed on 18 July 2018. The expressions of interest and tender were advertised in The Advocate newspaper and also on the Council’s internet portal, Tenderlink.

Expressions of interest were received from the following companies:

- 1 *Supply of bitumen emulsion –*
 - . Hardings Hotmix P/L;

- 2 *Supply of hotmix asphalt –*
 - Hardings Hotmix P/L;
 - Roadways;

- 3 *Ready-mixed concrete –*
 - Hanson Construction Materials;
 - Hazell Bros Group P/L;

- 4 *Plant hire –*
 - Gazza's Digga;
 - D & G Marshall P/L;
 - Greg Rawlings Bulldozing Contractor;
 - Hardings Hotmix P/L;
 - Hirequip (Tas) P/L;
 - LK Bourke & Sons Excavations P/L;
 - Sherrin Rentals P/L;
 - Tim Gee Earthmoving;
 - Xrock Contracting P/L;

- 5 *Quarry and landscaping materials –*
 - Hazell Bros Group P/L;
 - Gadtech Materials P/L;
 - Walters Contracting P/L;
 - D & G Marshall P/L;
 - Ulverstone Quarries;
 - Treloar Transport;
 - LK Bourke & Sons Excavations P/L;

- 6 *Hotmix asphalt surfacing –*
 - Hardings Hotmix P/L;
 - Roadways P/L;
 - Venarchie;

- 7 *Sprayed bituminous surfacing –*
 - Hardings Hotmix P/L;
 - Roadways P/L;
 - Venarchie.

Standing Tenders were received from the following companies:

- 8 *Supply of Personal Protective Equipment and Clothing –*
 - RSEA Safety;
 - M & V Booth P/L (Maveric Clothing);
 - Take 2 Embroidery P/L.

DISCUSSION

Expressions of Interest –

- 1 *Supply of bitumen emulsion*
- 2 *Supply of hotmix asphalt*
- 3 *Supply and delivery of ready-mixed concrete*
- 4 *Plant hire*
- 5 *Quarry and landscaping materials*

Expressions of interest were received from the listed contractors. Following assessment and confirmation of their suitability, their names will be placed on Preferred Supplier List (PSL) for each category from 2018–2019 to 2020–2021 financial years.

Companies and individuals may be added to the register during the contract period provided they meet the criteria. Companies and individuals failing to meet these criteria during the contract period may be removed from the register.

When a project or requirement has been defined the PSL will be used to select a supplier for the project. Materials/plant will be selected to suit the requirements of the individual project. This process has been adopted to give flexibility to select the material best suited to the purpose and/or who has the best quality, price or availability.

A supplier for the project will be selected on the following criteria:

- availability;
- pricing;
- location;
- performance.

Expressions of Interest –

- 6 *Hotmix asphalt surfacing; and*
- 7 *Sprayed bituminous surfacing*

The Suppliers are listed on a Multiple-Use Register following assessment in accordance with the Council's Purchasing and Procurement Policy. Quotations are requested from all registered suppliers when projects are ready. Because we already have all the relevant information from the suppliers, we can limit our assessment at the time of quotation to price and availability. This system has proved successful and has therefore been continued this year.

Expressions of interest were received from the listed contractors. Following assessment and confirmation of their suitability, their names will be placed on a multiple-use register and the listed contractors will be requested to provide quotations for projects as required. This includes the urban and rural reseal programs.

Standing Tenders –

8 Supply of personal protective equipment and clothing

All submissions for supply of personal protective equipment and clothing meet the tender requirements and would be considered acceptable. Tenders were evaluated using a weighted scoring system which considers availability, location/store, quality, supply/delivery timeframes, sales support and customer service, availability for supply of logos and tender price. Based on the evaluation, M & V Booth P/L (Maveric Clothing) was assessed as the preferred tenderer.

CONSULTATION

This item has no effect in relation to consultation.

RESOURCE, FINANCIAL AND RISK IMPACTS

Use of tendered materials is included within capital works and maintenance budget items for Tenders 1 – 7.

The budget amount for supply of personal protective equipment and clothing is \$25,000.00.

CORPORATE COMPLIANCE

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

Community Capacity and Creativity

- . Facilitate entrepreneurship in the business community.

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

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

CONCLUSION

- 1 Expressions of interest were received for supply of bitumen emulsion will be placed on a Preferred Supplier List.
- 2 Expressions of interest received for supply of hotmix asphalt will be placed on a Preferred Supplier List.
- 3 Expressions of interest received for supply and delivery of ready-mixed concrete will be placed on a Preferred Supplier List.
- 4 Expressions of interest received for plant hire will be placed on Preferred Supplier List.
- 5 Expressions of interest received for quarry and landscaping materials will be placed on a Preferred Supplier List.
- 6 Expressions of interest received for hotmix asphalt surfacing will be placed on a Multiple-Use register.
- 7 Expressions of interest received for sprayed bituminous surfacing will be placed on a Multiple-Use register.
- 8 Standing Tender for Personal Protective Equipment and Clothing submitted by M & V Booth P/L (Maveric Clothing) be accepted by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

■ "That the following suppliers be placed on Preferred Supplier Lists:

- 1 *Supply of bitumen emulsion –*
 - . Hardings Hotmix P/L;
- 2 *Supply of hotmix asphalt –*
 - . Hardings Hotmix P/L;
 - . Roadways;
- 3 *Ready-mixed concrete –*
 - . Hanson Construction Materials;
 - . Hazell Bros Group P/L;

4 *Plant hire –*

- . Gazza's Digga;
- . D & G Marshall P/L;
- . Greg Rawlings Bulldozing Contractor;
- . Hardings Hotmix P/L;
- . Hirequip (Tas) P/L;
- . LK Bourke & Sons Excavations P/L;
- . Sherrin Rentals P/L;
- . Tim Gee Earthmoving;
- . Xrock Contracting P/L;

5 *Quarry and landscaping materials –*

- . Hazell Bros Group P/L;
- . Gadtech P/L;
- . Walters Contracting P/L;
- . D & G Marshall P/L;
- . Ulverstone Quarries;
- . Treloar Transport;
- . LK Bourke & Sons Excavations P/L;

and that the following suppliers be placed on Multiple-Use Registers:

6 *Hotmix asphalt surfacing –*

- . Hardings Hotmix P/L;
- . Roadways P/L;
- . Venarchie;

7 *Sprayed bituminous surfacing –*

- . Hardings Hotmix P/L;
- . Roadways P/L;
- . Venarchie;

for the 2018–2019 to 2020–2021 financial years and that the following standing tender be accepted:

8 *Supply of Personal Protective Equipment and Clothing –*

- . M & V Booth P/L (Maveric Clothing)."

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9.8 School Bus Stop Shelter Policy (194/2010 – 21.05.2010)

The Director Infrastructure Services reports 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 School Bus Stop Shelter Policy (the Policy).

BACKGROUND

At the Council meeting held on 21 June 2010 (Minute No. 194/2010) the Council adopted the 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 a policy and procedure for the erection of school bus stop shelter structures within Central Coast.

It will provide clear, accurate and consistent advice to the community regarding the requirements for provision and reception of school bus stop shelters.

The Policy will assist applicants and the community to become aware of the guidelines for the erection of school bus stop shelters and enable Council officers to provide accurate and consistent assessment of applications for a shelter.

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 shelters and this can be accommodated within the existing budget allocation.

If applications received in one year exceed the budget allocation, following suitable assessment, consultation and consideration in accordance with the assessment criteria a priority list will be developed

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

It is recommended that the School Bus Stop Shelter Policy dated June 2018 be adopted.'

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

The Executive Services Officer reports as follows:

"A copy of the School Bus Stop Shelter Policy dated June 2018 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the School Bus Stop Shelter Policy dated June 2018 (a copy being appended to and forming part of the minutes) be adopted."

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NOTES

ORGANISATIONAL SERVICES

9.9 Creation of an Animal Control By-law (368/2017 – 11.12.2017)

The Director Organisational Services reports as follows:

“PURPOSE

The purpose of this report is to consider the adoption by the Council of the draft Animal Control By-law and commence the community consultation process.

BACKGROUND

The Council often receives complaints regarding the keeping of livestock and poultry within township areas. Currently the Council has no laws of its own to deal with issues. These issues often lead to protracted neighbourhood disputes due to the perception of a nuisance.

In some instances, there are other pieces of legislation that can be used to deal with the situation, but these are applied once the nuisance has occurred rather than being proactive and avoiding the situation.

In December 2017, the Council resolved to commence the legislative process of creating an Animal Control By-law. The Council resolution stated that the Council intends to make an Animal Control By-law and this was carried by an absolute majority as per S.156 of the *Local Government Act 1993*.

Following the resolution, the Council prepared a Regulatory Impact Statement which was then submitted to the Director of Local Government for approval. The Council received formal approval from the Director of Local Government to proceed with the creation of the Animal Control By-law.

The By-law applies to all land zoned as being Residential.

DISCUSSION

Following the approval from the Director of Local Government the next step in the process will be for Council to formally put the draft Animal Control By-law out for public consultation and submissions.

Section 157 of the *Local Government Act 1993* is very specific with regards to the minimum consultation process that must be followed.

‘157. Notice of proposed by-law

...

(2) The notice must be –

- (a) published at least once in a daily newspaper circulating in the municipal area; and
- (ab) made available for viewing at a website of the council from the day when the notice is first published in the newspaper until the end of the day specified in the notice as the earliest day by which the notice may be removed from the website; and
- (b) displayed in a conspicuous place in the public office of the council from the day when the notice is first published in the newspaper until the end of the day specified in the notice.

(3) ...

(4) The day specified in the notice must be no earlier than 21 days after publication of the notice in the newspaper.

...’

During the submission period, the Council will forward the By-law to the Ulverstone Poultry Club and the Tasmanian Beekeepers Association. Both groups will have specific interest in the content. Should the Poultry Club request it, a Council Officer will attend a meeting of their members to answer questions.

To further assist with the consultation and information sharing, the Council will compile a list of most asked questions which will be available on the Council’s website and at the Council’s Administration Centres. Council Officers will also be available to meet with concerned residents to answer questions.

Following a consultation period of 21 days any submissions will be considered by Council prior to formally adopting the By-law (a copy of the draft Animal Control By-law is appended to this report).

CONSULTATION

The consultation process has been outlined as part of the discussion.

RESOURCE, FINANCIAL AND RISK IMPACTS

This work will be carried out as part of the Council's operational budget. No further resources will be required.

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.

CONCLUSION

This report commences the process of developing an Animal Control By-law. There are several other processes which will need to be complete before the By-law can come into operation. This process, should it proceed to a full conclusion, will occur over several months. It is recommended that the Council commence the legislative process for the creation of an Animal Control By-law.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Council place the draft Animal Control By-law on public exhibition for 21 days.”

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9.10 Contracts and agreements

The Director Organisational Services reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of July 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 reports as follows:

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

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

9.11 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reports as follows:

“PURPOSE

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

- . Letter requesting that the Council hang Honour Rolls in Dial Park Pavilion.
- . Letter outlining the need for a needle collection point in Penguin.
- . Letter requesting that the Council consider cancelling and reimbursing charges to the football club for the use of the Ulverstone Recreation Ground for the purpose of AusKick and Mini League.
- . Letter of congratulations on the streetscape improvements on Main and Victoria Streets, Ulverstone.
- . Invitation to Mayor and Councillors to attend a meeting regarding unresolved issues in Penguin: Erosion of beach foreshore, Norfolk Island Pine Tree and the appearance of Esplanade.
- . Letter of concern regarding the death of penguins in Penguin and request that the Council consider signage alerting motorists of their presence.

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

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

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

9.12 Common seal

The Director Organisational Services reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 16 July to 20 August 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 reports as follows:

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

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

10 CLOSURE OF MEETING TO THE PUBLIC

10.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

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 8 August 2018 • Dulverton Regional Waste Management Board – meeting 8 August 2018	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.”
TasWater Quarterly Report to the Owners’ Representatives	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

A suggested resolution is submitted for consideration.”

- “That the Council close the meeting to the public to consider the following matters, they being matters relating to:

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 8 August 2018 . Dulverton Regional Waste Management Board – meeting 8 August 2018	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.”
TasWater Quarterly Report to the Owners’ Representatives	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.”

The Executive Services Officer further reports as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.

2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.

3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

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

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

Associated Reports And Documents

East Ulverstone Swimming Pool Management Committee

Meeting Minutes

Thursday, 22 March 2018 at 3.30pm

Doc. ID: 298616

1 PRESENT/APOLOGIES

Present:

Education Department Representatives – Alan Graham.

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

Community Representative – Steve Crocker

Apologies: Simon Dent, Wendy Cracknell and Brad Lyons.

2 CONFIRMATION OF MINUTES

Liz Eustace moved, and Steve Turner seconded, “The minutes of the previous meeting dated Thursday, 10 August 2017 are accepted as a true and accurate record.”

Carried

3 BUSINESS ARISING FROM THE PREVIOUS MINUTES

- . *Pool after Hours promotion* – Flyer developed, e-newsletter and general promotion. Suggested that winter sporting clubs may be interested in hiring as an alternate training option.
- . *Changeroom extraction ducting* –this work to be approved to be undertaken, quotes have been obtained.
- . *Carpark crossing* – Waiting for appropriate weather for the Council painter to paint the pedestrian crossing.

4 EDUCATION DEPARTMENT REPORT

Refer to attached report.

5 CORRESPONDENCE

- . Inward Nil.
- . Outward Letter of thanks to James Lyons.

6 GENERAL BUSINESS

- . Updating the brochure and the contact details to assist in promoting the availability for after-hours usage of the pool.
- . Alan announced the retirement of James Lyons to the group with his son Brad taking on his role. A letter of appreciation is to be sent to James. Michael Wilson has been undertaking the role in a temporary capacity.
- . General business mostly covered in Department of Education Report.
- . Suggested that the next meeting a walk around the building to understand some of the forward programming, 5 year priorities would be useful. Suggest a 3.15pm start.

7 NEXT MEETING

The next ordinary meeting of the Committee will be held on Thursday, 7 June 2018 at 3.15pm to walk around the facility.

8 CLOSURE

As there was no more business to discuss the meeting closed at 4.30pm.

East Ulverstone Swimming Pool Management Committee

Meeting – 22nd March 2018

Department of Education Report

Maintenance/Capital Works Projects – Recently Completed

- Heat Pump Compressors
 - Two heat pump compressors were replaced in November last year – one in the air conditioner pump and one in the water temperature pump. Following the installation, air and pool temperatures have returned to normal.
- Building Heat/Cool Economy Cycle (as mentioned at many previous meetings)
 - Now connected and operational. Time will tell if the air temperature comfort level and energy efficiency improves.
- Re-installment of Change Room Extraction Ducting
 - A new extraction fan has been installed and is operational. Huge improvement noticed in regards to extraction of steam in the shower areas and smells around toilets. This system should also provide an increase in general air circulation in the changing areas.
- Carpark Area
 - The council painter has painted a pedestrian crossing from the entrance/exit to the carpark pathway. There has been a noticeable slowing of cars in this area.
- Chlorine Tank
 - The chlorine tank in the plant room developed a leak, Klimate Solutions have fixed the fault.

Maintenance/Capital Works Projects – Incomplete

- Future Maintenance and Upgrades Plan
 - Over the past two years James, Brad and I have requested, from the DoE, finances to put towards a number of upgrades to the pool facility. Instead of spending money on an uncoordinated approach, Wendy has asked for a prioritised refurbishment/upgrade plan, so the DoE can budget accordingly and spend money (if available) where it is most needed. I have been asked to coordinate the development of such a plan with input from interested parties, in particular the people on this committee. Some preliminary discussions have already been carried out and some local contractors have been asked for their suggestions. Even though we are unsure of the exact process required for such a submission and we understand that there are limited funds available (not all submissions are successful), I hope to develop a 5 year upgrade plan and present this to the DoE's Facilities Operations and the SWSP in the next couple of months. Your input would be welcomed.

Other

- Security
 - Following a couple of security breaches (a broken window and a lock taken from the storage shed), CCTV footage was viewed only to reveal two cameras were not operating. After further investigation it was discovered that someone had cut the wiring to those cameras and then proceeded to steal one of the cameras. Unfortunately no footage recorded the incident. The camera has now been replaced.
- Pool Attendant Position
 - Brad Lyons has resigned from this position and our relief attendant Michael Wilson will fill the position until it is advertised. I would like to take this opportunity to thank Brad for all his hard work in maintaining the facility.

Alan Graham (NW Co-ordinator SWSP) and Wendy Cracknell (Principal Education Officer Health and Wellbeing)

East Ulverstone Swimming Pool Management Committee

Meeting Minutes

Thursday, 7 June 2018 at 3.15pm

Doc. ID: 298608

1 PRESENT/APOLOGIES

Present:

Education Department Representatives – Alan Graham, Michael Wilson, Angela McAuliffe.
Council Representatives – Liz Eustace; Cr Kath Downie, Melissa Budgeon
Community Representative – Steve Crocker

Guests – Central Coast Council – Paul Breadan (Engineering) and Maryanne Edwards (Planning)

Apologies: Simon Dent, Wendy Cracknell – **DoE**.

2 CONFIRMATION OF MINUTES

Liz Eustace moved, and Steve Turner seconded, “The minutes of the previous meeting dated Thursday, 22 March are accepted as a true and accurate record.”

Carried

3 BUSINESS ARISING FROM THE PREVIOUS MINUTES

Congratulations to Michael Wilson on his appointment as the Facility Maintenance Officer.

Carried over

4 EDUCATION DEPARTMENT REPORT

Refer to attached report.

5 CORRESPONDENCE

- . Inward Nil.
- . Outward Letter of thanks to Brad Lyons.

6 GENERAL BUSINESS

- Council representatives (Paul and Maryanne) met with the Committee regarding a development proposal that has been presented for the land on the southern side of the Pool Complex. The proposal has access implications for the swimming pool lane. The proposal required consent from the Crown and then the Council, by way of consent from the General Manager in relation to the lease agreement of the carpark/road reserve from the Crown.

The Committee was asked to consider the proposal presented and provide comment.

The Committee expressed concern regarding the reduction in carparking spaces, the impeded traffic flow into the carpark area (traffic required to cross over an intersection into the carpark), provision for bus parking, turning and general access and increased traffic into an area that is already congested during the school hours, after school and evenings. The Committee noted that the carparking area has traffic turnover approximately on an hourly basis, with groups of people using the pool. And at the start and end of the school day the area has high use. The Committee agreed that the proposal offers no improvement to the East Ulverstone Pool amenity. A letter outlining this Committee's comments to be forwarded to Wendy Cracknell – Principal Education Officer Health and Wellbeing.

- Alan presented the Education report. Items were briefly discussed, and the Committee agreed to meet at 3.15pm to have a walk around prior to the meeting to consider plans for the improvements to the facility. Alan presented a document that has been developed with proposed options. Michael has identified workable solutions to address some of the issues that require maintenance or improvement at the facility.
- Suggestion made to re-consider opening the facility for public swim sessions, and to explore possibilities. Item for discussion for the next meeting.

7 NEXT MEETING

The next ordinary meeting of the Committee will be held on Thursday, 20 June 2018 at 3.15pm to walk around the facility re budget priorities.

8 CLOSURE

As there was no more business to discuss the meeting closed at 4.45pm.

East Ulverstone Swimming Pool Management Committee

Meeting – 7th June 2018

Department of Education Report

It was stated at our last meeting that Brad Lyons had resigned from the pool attendant position and Michael Wilson would fill this position until it was advertised. I am very pleased to announce that Michael has now won the 12mth contract. Most of you would be aware that Michael worked here before for a period of 17yrs and is therefore well versed and qualified to undertake this position. He has already been very proactive in regards to assisting me with creating a 'Cleaning and Maintenance Schedule' and the 'Proposed Facility Upgrade Plan'. I am looking forward to the opportunity to once again working with him and I am sure he will have a very positive impact on the pool.

Maintenance/Capital Works Projects – Recently Completed

- Pool Filter 2
 - Was stopping intermittently in April. This could have had serious consequences as the chlorinator is attached to this filter. Problem reported to Klimate and now resolved.
- Heat Pumps
 - Water heat pump was low on gas and required re-gassing.
 - One air heat pump had a ruptured pipe, it has now been repaired.
 - Pump that supplies water heat pump stopped, Klimate has temporarily resolved the issue but waiting on a new part to completely resolve.
- Security
 - Over the school holidays we had a number of 'call-outs'. After some investigating it was discovered that there was a faulty sensor. Reported the issue to Chubb and the sensor was replaced. All operational.

Minor Works Projects – Incomplete

- Heat Pumps
 - Air heat pump compressor (which was only replaced last year) is faulty. Waiting for it to be replaced (should be under warranty). Air temperature has been affected but we are hoping it will be resolved shortly.
 - Water heat pump freezing up. Waiting for Klimate to resolve issue.
 - These issues have affected water and air temperatures but we have been able to maintain satisfactory temperatures (lowest water temperature has been 28°C)
- Dehumidifier
 - Stopped working – probably a fan issue. Waiting for Klimate to resolve issue.
- Extraction fans
 - Intermittently stopping – probably linked with dehumidifier fault. Waiting for Klimate to resolve issue.

Other

- Future Maintenance and Upgrades Plan
 - As mentioned at our last meeting, Wendy has asked me to co-ordinate a facility upgrade plan for the pool. Michael and I have put together a 'proposed 5 year plan' to support a DoE minor works submission. It was hoped that we could incorporate this committees ideas into this initial submission but the process needed to be fast tracked due to a visit from Neil Hasard (Statutory Maintenance Compliance Officer) and the imminent submission deadline (11th May). Two of the five proposed submissions have been submitted but there is scope to modify/adjust to accommodate the committees ideas. See 'Proposed Facility Upgrade Plan'. Explain current plan (via a walk around) and record new ideas.
- Subdivision on Vacant Block – South of Pool Carpark

- The owner of the property to the south of the Department of Education land (pool carpark) has submitted a development application for a 25 lot subdivision and have a preference for access from the Swimming Pool Lane. The council has indicated that they would not wish to see any detracting from the current amenity of the pool access and car park arrangement. Council has explained some of the issues to the developer and asked them to show how this access arrangement may look, if it was to go ahead. I have invited Paul Breden (CCC Engineering Group Leader) to our meeting to explain what has been proposed so we can provide feedback regarding this proposal.
- Increase in Hire Fees to CCC
 - Can I remind the committee of the agreement made in May 2017 that the DoE will increase their hire fees to the Central Coast Council in line with the 'most recent available annual CPI increase'. Prior to last year, there had not been an increase since 2012. This increase is to continue to occur at the beginning of each financial year.

Alan Graham (NW Co-ordinator SWSP) and Wendy Cracknell (Principal Education Officer Health and Wellbeing)



Doc ID.: 296586

**Central Coast Community Shed Management Committee
Minutes of the Annual General Meeting held at the Community Shed
Monday, 2 July 2018 commencing at 1.05pm**

1 PRESENT/APOLOGIES

Present: Rob McKenzie; Bill Hearps, Russell Game, Pam Brooks; Jack Eaton; Sam Caberica; John Klop; David Dunn, Norm Frampton; Merv Gee; and Len Carr.

Coordinator / Administrator: Melissa Budgeon (Central Coast Council)

Apologies: Len Blair, John Deacon; Lynne Jarvis, Laine Willis, Colin Perry;
Cr Philip Viney and and Melissa Budgeon (Central Coast Council's Wellbeing Officer)

2 CONFIRMATION OF MINUTES

It was resolved, "That the minutes of the Annual General Meeting held on Monday, 3 July 2017 are confirmed as correct."

Carried

3 CHARTER REVIEW

Review of the Charter - The Charter that was adopted by Council in December 2017 was circulated, read and accepted.

Carried

4 ANNUAL REPORT

Chairman

The Chairperson, Rob McKenzie tabled and presented the Annual Report to the meeting.

Rob McKenzie moved, and David Dunn seconded, "That the Annual Report as tabled be accepted.

Carried

5 FINANCIAL REPORT

Administration

A draft Annual Financial Statement was circulated. Melissa Budgeon to forward a Financial Report following the meeting, when all records have been finalized for the 2017 – 2018 Financial Year. New budget estimates of revenue and expenditure was circulated.

Carried

6 ELECTION OF COMMITTEE MEMBERS

Rob McKenzie stepped down as chairperson and asked Melissa Budgeon to chair the meeting for the election of Committee Members for 2018–2019.

Nomination were taken for Chairperson

Rob McKenzie **Nominated and Accepted**

As there was only one nomination for Chairperson. Rob McKenzie was elected to the position of Chairperson.

Nominations were taken for Vice Chairperson

Len Blair **Nominated and Accepted**

As there was only one nomination for vice Chairperson Len Carr was elected to the position of Vice Chairperson.

Nomination were taken for Women's Group Representative

Pam Brooks **Nominated and Accepted**

Nominations were taken for Program /User Group Representative

Russell Game/Lynne Jarvis/Liane Willis – Coffin Club (Care Beyond Cure)

Nominated and Accepted

Nominations were taken for Community Services Group Representative

Norm Frampton **Nominated and Accepted**

Nominations were taken for Safety Officer Representative

Len Blair **Nominated**

Isabell Straughan – for Womens Group safety Officer **Nominated**

The meeting agreed to accept both nominations.

Carried

No nominations were taken for Education Group Representative.

There were no nominations this would

Deferred

Nominations were taken for Supervisor Representatives

Sam Caberica

David Dunn

Kerry Hayes

Ken Haines

Colin Perry

Ian Hardstaff

Nominated

All nominations were accepted.

Accepted

Councillor Representative is Councillor Philip Viney.

7 GENERAL BUSINESS

A representative for the education group to be sourced, and to be presented to the next general meeting for endorsement by the Committee.

8 CLOSURE

As there were no further discussion to be held the Annual General Meeting was closed at 1.50pm. Members were asked to stay and attend the General Meeting of the Committee.

9 APPENDICES

- 1 Chairman's Annual Report
- 2 Preliminary Financial report
- 3 CCCS Committee Charter June 2018.

4 CLOSURE/NEXT MEETING

The next Annual General Meeting will be held on 1 July 2019 commencing at 1.00pm.

Appendices

CENTRAL COAST COMMUNITY SHED - FINANCIAL STATEMENT 2017-2018

as at 2 July 2018

		<i>Estimates</i>	<i>Actual</i>
<i>Revenue</i>		<i>\$</i>	<i>\$</i>
11413.03			
	Membership Fees	3,000.00	\$3,950.00
	Groups	–	\$500.00
	Material Donations	–	\$294.18
	Project Donations	2,000.00	\$1,316.36
	GST allocation	–	–
	<i>Estimate</i>	\$5,000.00	\$6,060.54
	Grant AMSA – Solar Panels	7,700.00	–
	Grant AMSA – Footpath	8,710.00	–
<i>Expenditure</i>			
11481			
1	Aurora	2,000.00	–
2	Telstra/Internet	500.00	\$500.74
3	Office	–	–
4	Bus	–	–
5	Testing and tagging	250.00	242.00
6	Petty Cash	500.00	515.08
7	Training	0.00	–
8	Membership	100.00	50.00
	Insurance	150.00	157.87
9	Room Hire	–	–
10	Repairs and Maintenance	1,050.00	1,025.24
11	Safety Equipment	400.00	414.31
12	Project Materials	1,250.00	1,246.31
	Water/Sewage	15.00	7.14
13	Inspections/Building maintenance Checks	985.00	969.96
	Project	4,800.00	4,781.28
	<i>Estimate</i>	\$12,000.00	\$9,909.93
11413.06	Solar Panel	7,700.00	\$7,720.71

CENTRAL COAST COMMUNITY SHED – FINANCIALS 2018–2019

Revenue	<i>Estimates</i>	<i>Actual</i>
	\$	\$
11413.03		
Membership Fees	3,500.00	–
Groups	–	–
Material Donations	–	–
Project Donations	2,500.00	–
GST allocation	–	–
Estimate	\$6,000.00	\$–

Expenditure		
11481		
Aurora	–	–
Telstra/Internet	1,000.00	–
Office	100.00	–
Testing and tagging	1,200.00	–
Petty Cash	850.00	–
Training – 1st Aid	400.00	–
Membership – AMSA, TMSA	150.00	–
Insurance	200.00	–
Room Hire	–	–
Repairs and Maintenance	2,000.00	–
Safety Equipment	500.00	–
Project Materials	3,500.00	–
Water/Sewage	100.00	–
Estimate	\$10,000.00	\$–

Central Coast Community Shed Committee Charter



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The Charter outlines the ongoing arrangements for the effective management of the Central Coast Community Shed owned by the Central Coast Council supported by advice and collaboration with the Central Coast Community Shed Committee (the Committee).

DESCRIPTION OF THE FACILITY

The Central Coast Community Shed (the Shed) has been developed by volunteers and the Central Coast Council, funded through grants, donations and Council funding. The Shed is a well utilised and valued asset, offering a space that is capable of hosting a wide range of programs and activities in a safe, well-equipped workshop environment.

The Shed has well defined areas including a:

- . Large general workshop area with wood heater, an adjoining kitchenette, locked store room and large noticeboards, TV & DVD player, adjustable seating and tables.
- . Store room with racks and shelves for safe storing of work materials and a fire proof chemical storage cabinet.
- . Shed Office area with computer and filing storage.
- . Open workshop area housing large (dust making) machinery.
- . Open Workshop area, with bench work stations. (SW corner) – separating the noisy equipment
- . ‘Hot room’ housing welding and metal work equipment along with suitable bench amenities.
- . Securely enclosed fenced outdoor area in the North West corner of the Showground facility, surplus material storage and garden beds.
- . “Animal Nursery Area’ enclosed as a storage area for program users.

PURPOSE OF THE COMMITTEE

Participation of the Committee members in the Shed decision-making process is essential to ensure the growth of a valuable and efficient Community Shed facility. The Central Coast Council will manage and maintain the Shed, along with input and advice from the Committee.

1 Objectives and Functions of the Committee

The Objectives and Functions of the Committee are to:

- . Determine the purpose, target groups, roles and scope of activities/programs run by the Shed.
- . Ensure all procedures at the Shed are legal, safe and in accordance to Council regulations.
- . Provide a forum for the resolution of issues brought forward by members/volunteers/visiting people.
- . Discuss possible activities/programs, potential sponsors and development strategies.
- . Ensure a variety of activities/programs are encouraged and available to all members of the Community, including disabled, disengaged youths, elderly etc.

- . Create and provide development plans for the growth of an efficient, valuable and productive Shed.

2 *Code of Conduct*

- . All members of the Committee are to be:
- . Committed;
- . Ethical;
- . Supportive of decision making;
- . Supportive of fairness, the right for every member to be heard equally;
- . Respectful; and
- . Aware of relevant Council regulations/OHWS and comply.

3 *Meetings of the Committee*

- . Meetings of the Committee are to be held on the first Monday of every Month.
- . Members of the Committee are to endeavour to reach a decision by agreement on each matter considered by the Committee.
- . Recommendations requiring a decision from the Council are to be referred to the Community Wellbeing Officer, together with necessary action dates, details for endorsement.
- . Minutes of meetings are to include the date and time of meeting, members present, absentees/apologies, visitors, decisions of the meeting and the conclusion time of the meeting.
- . An Agenda for each meeting is necessary – and is to be forwarded to all members prior to the meeting.
- . Members are to receive notice of a meeting no later than five working days prior to a meeting of the Committee.

4 *Appointments and Responsibilities*

- 4.1 A Chairman is to be elected by the members of the Committee for a term of 12 months. The Chairman is to:

- . Conduct meetings in an orderly and effective manner;
- . Collect and arrange agenda items;
- . Advise the date and time of meetings;
- . Ensure the agenda is distributed;
- . Ensure that minutes of meetings are kept and distributed; and
- . Ensure that the operation of the Committee is conducted in a professional way.

- 4.2 A Committee Liaison/Coordinator/Treasurer is to be elected by the members of the Committee for a term of 12 months. The Liaison/Coordinator is to:

- . Reconcile and bank fees at the Council;
- . Ensure that members of the Committee are informed about business relevant to the committee;
- . Notify the Community Services Officer of any bookings to be charged out.
- . Liaise with the Administrative Assistant of the committee;
- Coordinate special events, Men's health forum etc. for the Committee; and
- . Assist the Chairman of the Committee.

4.3 An Administrative Assistant (Community Wellbeing Officer) is to attend meetings as a non-voting secretary, to provide assistance to the Chairman on the preparation and distribution of the agenda, and to record (providing a copy to the Council) and distribute minutes to all members of the committee and provide a financial report for each meeting.

4.4 It is the responsibility of the elected and appointed member to liaise with their relevant group/organisation they represent.

4.5 All positions become vacant at the AGM. An election process is to be undertaken to elect members to the position.

4.6 Central Coast Community Shed Committee Representatives:

- . Chairperson;
- . Community Shed Liaison/Coordinator/Treasurer;
- . Safety Officer;
- . Two Supervisor Representatives;
- . Program/user representatives;
- . Women's Group Representative;
- . Councillor representative;
- . Coffin Club (Care Beyond Cure) Representative
- . Community/Services Organisation representative;
- . School Representative.

5 *Vacation of Office*

- . In the event of a committee member resigning from the Committee, a replacement member is, where possible, to be nominated and elected.
- . If a Committee Member wants to withdraw their involvement with the Committee, their resignation should be submitted to the Project Officer.

6 *Information and Advice for the Committee*

- . Information relating to Council regulations shall be made available to members if requested.
- . Reports concerning accidents on site may be made available to the Committee if requested.

7 *OHWS Policy*

- . All members of the Committee must follow the Central Coast Council Occupational Health Welfare and Safety Policy when at the Community Shed to ensure the safety and health of those who are also present at the Community Shed. These policies are accessible in the current Central Coast Community Shed Health & Safety Manual.



Doc ID.: 296587

**Central Coast Community Shed Management Committee
General Meeting – Minutes of Meeting held at the Community Shed
Monday, 2 July 2018 commencing at 1.55pm**

Doc. ID:

1 PRESENT/APOLOGIES

Present: Rob McKenzie; Bill Hearps, Russell Game, Pam Brooks; Jack Eaton; Sam Caberica; John Klop; David Dunn, Norm Frampton; Merv Gee; and Len Carr

Coordinator / Administrator: Melissa Budgeon (Central Coast Council)

Apologies: Len Blair, John Deacon; Lynne Jarvis, Laine Willis, Colin Perry and Cr Philip Viney

2 CONFIRMATION OF MINUTES

It was resolved, "That the minutes of the general meeting held on Monday, 4 June 2018 be confirmed as correct."

Carried

3 BUSINESS ARISING FROM MINUTES

Pathway Project – Has now been completed

Fire Extinguishers – The fire extinguishers have been purchased and placement has been completed.

Saturday Mens Shed days – The Committee have decided not to continue to open on Saturdays and will revisit this later on when the weather warms up.

4 FINANCIAL REPORT

Financial report was tabled at the AGM which was held prior to this meeting today.

Men's Shed days – 302, Tuesday sessions – 75, Coffin Club – 34.

5 GENERAL BUSINESS

- . **COFFIN CLUB** – Russell asked that any issues regarding the group be communicated to him. At the moment the supervisor assisting Russell, David, is away. Russell suggested that a 'drum sander' may be a useful piece of equipment that the Shed could consider purchasing.

- . **LADIES GROUP** – Going well and attendance numbers are steady.
- . **CHRISTMAS DINNER** – It has been suggested to hold the dinner on 14 December 2018. The Ulverstone Bowls club has been the suggested venue, 2 courses at \$25 pp.
- . **WIFI CONNECTION** – ongoing item.
- . **SUPERVISORS** – Police checks, and inductions are to be up to date. There will be a Workplace Behavioral Policy presentation at 10.00am on Friday, 6 July. All supervisors and shed members should attend.

Please ensure all members of each group sign in on each day.

6 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 2.20pm. The next meeting will be held on 6 August 2018 commencing at 1.00pm.

Central Coast
Youth Engaged Steering Committee
Minutes of a meeting held at
Dial Pavilion at Dial Park, Penguin
Thursday, 26 July 2018 at 9.15am

Doc ID: 298883



PRESENT:

Philip Viney (Councillor/Accountant/Ulverstone Lions Club); **Kelly Conkie** (Community Engagement Coordinator – UHS); **Melissa Budgeon** (Community Wellbeing Officer – Central Coast Council [CCC]); **Glen Lutwyche** (Principal – UHS); **Rowane Edwida** Student Rep – UHS); **Nicholas Boersma**, and **Ainsley Kinch** (Student Reps – LCS); **Matthew Grining** (Principal – PDS); **Joherty Revell**, **Millie Porter**, and **Piper Newton** (Student Reps – PDS); **Kelly Conkie** (Community Engagement Coordinator – UHS); **Aaron Meldrum** (Business Relationship Manager, Collective Ed – UHS); **Dr Yolande Vandenberg** (Central Coast Chamber of Commerce and Industry [CCCCI]) and **Michael Walsh** (Leven Training Centre).

1 WELCOME

Cr Viney chaired the meeting and welcomed everyone and declared the meeting opened at 9.20am.

2 APOLOGIES

Sandra Ayton (General Manager – Central Coast Council [CCC]); **Rowen Tongs** (Community Rep. /Councillor); **Glenn Mace** (Principal – LCS); **Robert Cruickshank** (Student Rep – LCS); **Belinda Gillard** (Work Placement Coordinator – UHS); **Adam Knaap** and **Ella Barron** (Student Reps – UHS); **Wayne Pepper** (Teacher – NWCS); **Jenna Kennedy** and **Emily Archer** (Student Reps – NWCS).

3 MINUTES OF THE PREVIOUS MEETING

Kelly Conkie moved, and Piper Newton seconded, “That the Minutes of the previous meeting held on 28 June 2018 be confirmed”

Carried

4 MATTERS FOR DISCUSSION FROM PREVIOUS MEETING

4.1 *Promoting 'All About the Arts' –24 August 2018*

Melissa reported that the 'All About the Arts' program is ready to go ahead and she has liaised with schools.

4.2 *Business Breakfast – Update on speakers*

Melissa put in an application to the Foundation for Young Australians to see if a guest speaker from this organisation could speak at the Business Breakfast. Aaron Meldrum spoke about attending a forum which was run by the Foundation. The forum spoke on how employers should rethink the way they employ young people in the future. Melissa is looking for a date in September 2018 to hold the Business Breakfast.

4.3 *National Leadership Camp*

Nicholas Boersma, Ainsley Kinch, Joherty Revell and Rowane Edwida gave an inspiring report on the National Youth Camp. All students reported on the great experience and the friendships they made at the camp. The students thanked the Council for allowing them to attend such a great event and will encourage future students to put up their hand to attend.

5 MEMBERS REPORTS

Penguin District School

- . Year 10's have finalised a leavers hoodie design and costings and their polo shirts have arrived
- . We will be holding a school colour run in November – this has been planned between the parent group and student board
- . There is a school World Cup futsal competition at the stadium that our student board are hosting
- . Our school has our first meeting this afternoon looking in to the new school redevelopment
- . Grade 9/10's involved in production went to Hellyer to see Godspell in the Burnie Theatre
- . New applied learning classes have commenced this week including practical music, photography, Japanese, small engines, STEM, school magazine.
- . Grade 6's will start the SCAP program (secondary campus awareness program) next week. This involves student from Penguin and Riana Primary
- . Our grade 7 information evening is next week
- . Our school has secured a \$30, 000 grant for specialist PE and outdoor education equipment

- . Grade 8 students start SHINE and STRENGTH social programs this week in partnership with the chaplaincy program
- . Our Art teachers are running an afterschool extension program starting off this term

Leighland Christian School

- . Our school representatives competed really well at the All Schools Cross Country event at Symmons Plains; one of our Year 9 girls came in 9th in the Under 16 women's and a Year 8 girl came in 4th in the Under 15 women's event. We are waiting to hear if they have been selected for the National Titles in September.
- . On the last day of Term 2 the Primary and High School student leaders organised a casual clothes day. The primary student leaders asked for gold coin donations for Operation Christmas Child to support Samaritan's Purse in their efforts to distribute a box of Christmas gifts to children who otherwise would not receive a gift. The HS student leaders raised money for A21 to help end slavery and human trafficking.
- . Our Kinder students have been very busy in our School garden planting carrots, bok choy, cauliflower, spinach, parsley and more.
- . We have our new school coffee machine up and running enabling a group of HS students to undertake the first Hygiene and Barista training course. They learnt about the important aspects of making a great coffee and will be given plenty of opportunities to practice over the remainder of the year.
- . The Year 10 Aspire and 9/10 Materials, Design & Technology students featured on the front page of the Advocate for their participation in the recent '7 Day Makeover', an initiative of the Central Coast Council to improve the look of Ulverstone.
- . Our Year 5 and 6's from both campuses, along with Year 5 and 6 students from Devonport Christian School participated in the Year 5/6 Next Level Day. The day involved various activities and challenges with HS subjects to provide a High School experience.
- . Excursions included: Year 9/10 Design in Graphics students viewed contemporary style houses in the Devonport, Turners Beach and Ulverstone areas. The Year 7's walked on the Don walking track to Coles Beach and then went ten pin bowling; our Biology class visited NW Pathology at the Burnie Hospital; students in the Environmental Science class had 2 excursions in the same week, 1 to look at the Leven River from various vantage points along the river's edge and the second to farm land at the Forthside Vegetable Research Station.
- . Our 11/12's participated in their Mock Interviews. A panel of local employers generously donate their time to conduct the interviews and provide feedback to the students to assist in their future employment applications.
- . On Monday and Tuesday our teachers and administration team joined with staff from other CEN Christian Schools in Tasmania for

the annual State Conference. This year it was hosted by the Circular Head Christian School. This is a valuable time of professional learning for our staff.

- . Wednesday evening next week your 10 students have the opportunity to attend a year 11/12 information evening.

North West Christian School

- . Nil

Ulverstone High School

- . Cambodia trip
- . Kimban Island students visit the school
- . Lion King production local primary school children in production
- . Hair zone vet hair dressing trip to Melbourne
- . Trip to university
- . Doing it differently conference set staff along to attend
- . Visit from the education minister re approvals to the school
- . Proved a place to study
- . National vet conference Hannah will be attending
- . Funding vet construction class
- . Funding vet hospitality classes
- . Invited greens leader and Michelle O'Connor to discuss what the school has done.

6 GENERAL BUSINESS

Central Coast Council Chamber of Commerce and Industry business award – nominations are now opened for anyone to nominate their favourite local business.

TastroFest – to be held from 2nd to 4th August 2018, school bookings are available.

Guest Speaker at a Youth Engaged meeting – Yolande mentioned that Joshua Boon who is an apprentice at UCI in Ulverstone will be representing Australia in Russia at the WorldSkills competition. Yolande suggested that Josh would be the sort of person you would have speak to the students in the Committee.

Collective Ed program – Kellie and Glenn spoke on the Collective Ed program and how it works in the community. This program is currently seeking community feedback and would like to have a conversation with students on their thoughts on what education means to them. There is a questionnaire that Kellie would like distribute through the schools enabling students to make comment. Kellie is happy to talk with schools regarding this in a group setting.

The Collective Ed program is looking at change within the schools and to make learning more exciting and inclusive. The program is exploring ways to deliver education, options and systems that encourage students to engage with education, to complete year 12. Encouraging business to also encourage students to complete year 12, gain maturity before considering apprenticeship or other forms of employment or career pathway.

Possible Name change for Ulverstone High School – Glenn reported that the school is looking at the name, Ulverstone High School as it does not reflect what the school actually offers. The school surveyed the students and the general consensus is that the name should include the mention of year 11 and 12.

7 Day Make Over in Ulverstone – Cr Viney thank the Leighland Christian School teachers and students for participating in the 7 Day Make Over in Ulverstone. The council will now consult with residents and shop owners in Penguin on a 7 Day Makeover for Penguin.

Cultural Precinct – Cr Viney reported that the Council has secured funding to commence the Cultural Precinct at the site of the Ulverstone History Museum. This will include a science hub.

Venue for Business Breakfast – Yolande suggested that for the Business Breakfast the Council use school facilities that can cater e.g. Penguin District School who have hospitality students that could provide catering.

It was also mentioned that the community are slow to take up or respond to events and opportunities in our patch. It was suggested that maybe there is a better way of getting this information out into the community, something that the group could consider at a future meeting. Melissa responded by saying that school newsletters along with various social media platforms are a really good avenue for promotion to a broad range of people, but like all forms of communication it is only as good as the readers. Councils E-newsletter also promotes as much as it can about upcoming events, along with the Council's website.

7 REVIEW OF THE MEETING

The students that attended the meeting were asked if they would be interested in putting together a presentation about their experience to be shared with the Council. It was suggested that if each student would send via messenger a short 20 – 30 sec snippet video about their highlight, point of interest (as shared at the meeting) then Rowane and Ella would be able to put together on behalf of the group – share it at the next Youth Engaged meeting, and the following Council meeting. Melissa to coordinate with Glenn Lutwyche for a future council meeting.

8 NEXT MEETING

The next meeting to be held on Thursday 30 August 2018 at Leighlands Christian School, Leighlands Avenue, Ulverstone at 9.15am.

As there was no further business to discuss the meeting concluded at 10.10am.

Forth Community Representatives Committee

Minutes of the 72nd meeting held at Harvest Moon
Thursday, 2 August 2018 – commencing at 4.15pm

1 PRESENT

Forth Community Representatives: John French, Peter Miller and Neil Armstrong

Central Coast Council: John Kersnovski (**Director Infrastructure**); Cor Vander Vlist (**Director Community Services**); Jackie Merchant (**Community Development Officer**) and Sandra Ayton (**General Manager**)

2 WELCOME/APOLOGIES

Apologies received: Alan Wheeler (**Forth Community Representative**)

Sandra Ayton (**General Manager**), chaired the meeting and welcomed everyone.

3 MINUTES OF PREVIOUS MEETING

Neil Armstrong moved and John French seconded, "That the minutes of the meeting held on Thursday, 3 May 2018 be confirmed" with the amendment to item 6e – drainage at George Street, the repair has not been done, but the consultation has.

Carried

4 MATTERS ARISING FROM PREVIOUS MINUTES

4.1 Report from meeting with Department of State Growth Representative:

a Traffic concerns Highway intersection (continuing item)

Awaiting further updates from GHD on design. Community consultation has been undertaken. At this stage only one house has view impacts. Community representatives report the general feeling in the community is good and they can't wait for the overpass to be in place.

b George Street Line of sight

Can be removed from the agenda.

c Council updates – budgets

\$160K has been allocated for George Street drainage & other required works.

\$60K has been allocated to clear the floodway under the Forth Bridge.

There has also been an allocation for work at the Forth Recreation Ground, as well as the usual maintenance items.

5 MATTERS FOR CONSIDERATION

5.1 Council Update

a Leith/Turners Beach Railway Bridge

TasRail hasn't budged on their position that Council must take over the entire bridge not just a lease on the top. Council has a meeting with TasRail and the Minister to try and find a solution. Negotiations are ongoing.

b Shipmakers Lane

There has been community enquiry into surfacing (e.g. gravel) for Shipmakers Lane to provide better footing for pedestrians utilising it to get to the river. Council has nearly completed its five-year plan for footpaths, and this will go into the next five-year plan.

c Community morning tea – review the community plan

At the Forth community meeting there were many new faces with different requests for things for example curb and guttering, in Forth and/or Leith. This is not in keeping with the current community plan, so Council will consider looking at the Forth Community Plan in the next financial year.

d Dumping of old hospital concrete at Forth

The Council is in ongoing discussions with PDA Surveyors who have been acting on behalf of the property owner in preparing a development application for submission to the Council about the landfill. Concerns have been raised over the time it is taking to submit the application and that the Council will pursue the matter further.

5.2 Community Update

• Peter Miller

– *Lights at Forth Fire Station*

The bright lights impacting on traffic have not been changed to sensor lights as yet. Police will be asked to look at the lights again.

– *Braddons Lookout*

Neil Armstrong complemented the Forth Valley Lions Club on the upgrade to Braddons Lookout. Due to some ongoing issues with vandalism Council is looking at putting in measures to monitor the area.

– *Shared Pathway*

Council thanked for quick response to repair of pathway where post had been removed and metal was left in the path.

6 GENERAL BUSINESS

a *Forth bridges* – Bridges haven't been cleaned at this time.

b *Trees over the parking area on the southern side across from the Forth shop* – Trees have been trimmed, trucks are slow to take up use of the area. To be monitored to see if this changes with increased awareness.

c *George Street Drainage* – Drainage has been done – thanks to Paul Breaden for the consultation.

d *New community representatives for the Committee* – School, Council and Football/Cricket Clubs to be approached for possible representatives for the Committee.

7 NEXT MEETING

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

8 MEETING CLOSED

As there was no more business to discuss the meeting closed at 5.15pm.

Central Coast Council Destination Action Plan

Enhancing Destinations *... it's in our nature*

DRAFT – AUGUST 2018

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PURPOSE

The purpose of the Central Coast Council Destination Action Plan (the Plan) is to develop strategies and actions to sustainably grow the Central Coast visitor economy and experience and to develop tasks and indicators for Council specific actions.

BACKGROUND

In partnership with the Department of State Growth, the Cradle Coast Authority (CCA) prepared a series of Destination Action Plans for Tasmanian destinations, including Central Coast. The Destination Action Plan (DAP) identified a series of actions to enhance competitiveness of Central Coast as a primary visitor destination in the Cradle Coast region.

Facilitated by Wayne Kayler-Thomson, DAP workshops brought together business, community and Government representatives. Stakeholders considered Central Coast strengths as well challenges and opportunities for tourism development, marketing and management. Workshop participants identified and prioritised actions that when implemented collectively, could make a positive difference to the growth and sustainability of the Central Coast visitor economy and experience.

A Leadership Group for the DAP has been established made up of representatives from all stakeholder groups that benefit from the visitor economy including the Council, State Government, agencies, industry and the community. Framed in the local context, the Central Coast Council Destination Action Plan aims to build on the DAP and identify specific and measurable tasks for actions of Council responsibility.

INTRODUCTION

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

The Plan can contribute to creating long-term resilience and competitive advantage for the Central Coast visitor economy for the benefit of all. Specific strategies and actions are needed for areas of Council responsibility and leadership is required to guide local destination development. Measures are needed to monitor performance and outcomes of the Plan. The Plan seeks to sustainably grow the Central Coast visitor economy and promote the distinctiveness of our places and people in order to build resilience and competitive advantage for Central Coast tourism related sectors.

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

- . Central Coast Destination Action Plan Workshops (CCA);
- . DAP Leadership Group meetings.

There are a number of documents that provide strategic justification of the Plan to guide the Council and community to develop destinations, build on our product development and marketing and enhance the distinctiveness of our places and people. The Plan is underpinned by a number of strategic documents including:

- . Central Coast Destination Action Plan (CCA) 2017;
- . Leven Canyon/Leven Valley Master Plan 2018;
- . Central Coast Cycle Strategy 2014-2019;
- . Central Coast Place Marketing Plan 2017;
- . Cradle Coast Marketing Plan (CCA) 2018;
- . Central Coast Visitor Accommodation Strategy 2018; and
- . Tourism Accommodation Supply Analysis: North West Tasmania (Office of the Coordinator General) 2017.

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

The Plan seeks to encourage more people to want to stay in the Central Coast destination and identify with our places and people in order to improve and create long-term resilience for our visitor economy. Increasing the competitive advantage of the destination in attracting visitors to our area can positively influence overnight stays and demand for related services. In order to positively influence demand for Central Coast tourism related infrastructure and services we need to work together to collectively build on and market our distinctly 'Great Natured Place'.

CENTRAL COAST VISITOR ECONOMY

The visitor economy is made up of many industry sectors, including visitor accommodation, hospitality, transport, cultural and recreational services, and retail. The economic benefits of visitors to Central Coast flows across these industry sectors and between regions of Tasmania.

The tourism industry has been characterised by increasing competition. Destination management has emerged as an effective methodology to help tourism organisations in their effort to intensify marketing activities¹. Importantly, the wide variety of organisations involved and the complexity of tourism products has rendered the coordination and cooperation among them a critical success factor. The CCA as a destination management

¹ Ritchie, J.R., and Crouch, G. I., (2010), 'A model of destination competitiveness/sustainability', Brazilian Public Administration Review (RAP) 44(5), CAB International, pp. 1049-1066

organisation is the umbrella organisation incorporating all stakeholder and has a crucial role in fostering the development of local tourism systems².

Alternative tourists are characterised by intellectual curiosity, self-confidence, openness to new experiences and respect for other cultures. Also described as 'adventurers', they are risk takers who prefer to explore offbeat places perceived to be more authentic than 'tourist destinations'³. The CCA Marketing Plan identified visitors to our region as displaying characteristics of alternative tourists.

Alternative tourists are FITs (free and individual travellers) who avoid high volume package tour arrangements and instead travel as individuals or in small groups, often remaining in a destination for an extended period of time. They often travel in the off-season seeking destinations with fewer tourists. FIT visitors typically originate from a diverse array of countries, since the mass marketing systems that skew conventional mass markets to one or two dominant sources are not in place.

Information and communication technology plays a key part in assisting operations with important functions both in networking of local organisations and in promoting destination brands and products on a global market⁴. The internet has obviously affected these activities strongly. While traditional print media still plays an important role, many activities from traditional media have been transferred to the internet.

Tourism is a key lever to influence demand for visitor experiences and associated commercial activities in Central Coast. Marketing efforts across domains should be strategically aligned and targeted. Proactive government action is needed to coordinate the range of businesses involved in the visitor economy and support and encourage destination development in order to realise economic opportunities.

STRATEGIC CONTEXT

People are increasingly mobile and travel across the globe seeking new experiences and holiday or business destinations. United Nations World Tourism Organisation (UNWTO) research on growth tourism markets indicates that visitors are searching for more genuine and authentic experiences, combined with outdoor activities to stimulate both mind and body. The global interest in the environment has also increased the desire of visitors to experience outdoor attractions, and the aspiration for a healthier lifestyle has encouraged visitors to seek more active experiences while travelling⁵.

² Bruhalis, D., (2000), 'Marketing the competitive destination of the future', Tourism Management, 22(1), pp. 97-116

³ Plog, S., (1998), Why destination preservation makes economic sense', Global Tourism, 2nd edn, pp.251-266

⁴ Ritchie, J.R., and Crouch, G. I., (2010), see note 1

⁵ UNWTO website, 'Capacity Building Workshop, Adventure Tourism', accessed 6 June 2017
<http://themis.unwto.org/event/application-unwto-capacity-building-workshop-adventure-tourism-understanding-and-developing-sa>

NATIONAL LEVEL

Tourism 2020 is Australia's national strategy for the tourism industry. It identifies the potential for the industry to grow nominal overnight visitor expenditure from \$70b in 2009 to between \$115b and \$140b by 2020⁶. The strategies to achieve these targets are: encouraging investment, implementing regulatory reform, such as reducing compliance costs and removing barriers and facilitating new tourism infrastructure projects.

STATE LEVEL

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

Visitor Economy Strategy 2015-2020 (T21)

The Tasmanian Government and the Tasmanian tourism industry, represented by the Tourism Industry Council Tasmania (TICT), set a target to increase visitor numbers to 1.5m by 2020 to grow employment in tourism industries. Actions in the Tasmanian Visitor Economy Strategy 2015-2020 (T21) focus on four strategic priorities: generate more demand for travel to Tasmania; grow Tasmania's air and sea access capacity; invest in quality visitor infrastructure; and build capability, capacity and community⁷.

Events Strategy 2015-2020

The Tasmanian Government Events Strategy 2015-2020 supports the creation of new events to help meet the target of 1.5m visitors to Tasmania by 2020. It aims to become the boutique events capital of Australia, promoting Tasmania as a business events destination; highlighting the social and economic value of events that promote cultural, sporting and artistic pursuits; and to enrich Tasmania's keen sense of community⁸.

Parks 21

Parks and Wildlife Service and the Tasmanian tourism industry, represented by the TICT, have identified a shared long-term goal to facilitate and enhance tourism activity and the overall visitor experience in Tasmania's national parks and reserves. Parks 21, the Joint Strategic Action Plan, identifies three strategic objectives: enhanced tourism focus; sustainable experience delivery; and enterprise and economic activity⁹.

⁶ Tourism Australia (2011) 'Tourism 2020', www.tourism.australia.com/content/dam/assets/document/1/6/w/u/3/2002107.pdf, accessed 2 February 2018

⁷ Tasmanian Government (2015), 'Tasmanian Visitor Economy Strategy 2015-2020', website accessed 2 March 2018

⁸ Tasmanian Government (2015), 'Tasmanian Government Events Strategy 2015-2020', website accessed 9 April 2018

⁹ Parks and Wildlife Service Tasmania (2014), 'Parks 21', <http://www.parks.tas.gov.au/file.aspx?id=38967>, website accessed 19 August 2017

Engagement Strategy 2016

The Tasmanian Government Engagement Strategy 2016 emphasises that high-quality visitor engagement plays a critical role in enhancing the overall visitor experience. The three priority actions for implementation are: reimagining our Visitor Information Centres; reviewing directional and wayfinding signage; and reviewing gateways (air and sea ports). Other priority actions include: digital strategy and collateral; drive journeys; and destination/experience advocacy¹⁰.

REGIONAL/SUB-REGIONAL LEVELS

The CCA is the regional tourism organisation for the North West and West Coasts of Tasmania representing nine member councils and is responsible for implementing strategies to ensure that the region maximises its tourism potential. CCA is guided by the Cradle Coast Tourism Executive creating local, regional and state partnerships. A Service Agreement also exists with Tourism Tasmania to deliver strategies and programs at regional level¹¹.

CCA has recently released a Cradle Coast Marketing Plan and is developing a Regional Events, Festivals and Arts Strategy. The Marketing Plan outlines regional strengths, challenges and opportunities and discusses the region's most profitable and ideal customers¹². The Marketing Plan identifies marketing guiding principles, areas of emphasis and strategic priority areas. The Regional Events, Festivals and Arts Strategy seeks to work with stakeholders and create a calendar of high-quality, innovative, diverse events and festivals for the region, with an emphasis on securing events during the winter off-season.

Cradle Mountain Experience Master Plan

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

Cradle Country Marketing Group

A partnership agreement exists between Central Coast, Kentish, Latrobe and Devonport City councils to work collectively in order to maximise competitive advantage opportunities for the Mersey-Leven catchment area. The Cradle Country Marketing Group is steered by a number of stakeholders. The group collaborates on strategic, sustainable and mutually beneficial tourism initiatives, priorities and opportunities.

¹⁰ Tasmanian Government, Department of State Growth (2016), Tasmanian Visitor Engagement Strategy 2016, Website accessed 18 March 2018

¹¹ CCA, <http://www.cradlecoast.com>, website accessed 15 February 2018

¹² Contact the CCA for information and data

Living City Master Plan - Devonport

Nearby, the city of Devonport (around 25 minutes drive north east of Ulverstone) has developed an urban renewal project aiming to create new retail, business/service and waterfront precincts that emphasis tourism, arts, food and services. This Living City project is a four-staged development, and market testing has commenced for development of the hotel component. According to the Office of the Coordinator General studies, if completed the hotel will provide an additional 150 visitor beds, which in the short-term (one to five years) exceeds the projected demand for Devonport by approximately 50 beds¹³. While this hotel would significantly lift the regional supply of available visitor accommodation in the 3.5-4 star type, the Living City Master Plan project also has potential to attract visitors and positively contribute to regional tourism.

LOCAL LEVEL

The Central Coast Council Local Government Area is recognised for its central geographical position within the North West of Tasmania with a total of 199,000 visitors in 2016¹⁴. The positioning makes Central Coast an ideal location for visitors to base themselves for overnight stays while enjoying day trips to enjoy all that the North West has to offer. This also applies to trips to the hinterland of the Central Coast including Gunns Plains and the Leven Canyon which is acknowledged as a strength of the local tourism industry based on the natural products and experiences of the hinterland.

The Council's actions to influence the tourism industry need to compliment and work within the broader national, state and regional contexts. However, it is also important to differentiate Central Coast as a destination by building on and enhancing our distinctive places and sense of community identity. The Council identified the following vision through the Strategic Plan 2014-2024¹⁵ community engagement process and several related Council plans and strategies are outlined below.

A Vision for Central Coast

Central Coast – Living our Potential

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

Central Coast Place Marketing Plan 2017

The Central Coast Place Marketing Plan 2017 identifies ways to stay in tune with consumer and travel trends and create a point of differentiation for Central Coast to compete as a destination in crowded marketplaces, including the visitor economy. Place marketing aims to communicate selective images of specific geographical localities or areas to a target audience. "Coast to Canyon" is the tourism place brand for Central Coast and is shown in Figure 1. The Coast to Canyon "Great Natured Place" brand has a strategic capital framework and marketing positioning. The "...it's in our nature" message has been designed to target various audiences such as visitors, new business or locals¹⁶.

¹³ Office of the Coordinator General, (2017), 'Tourism Accommodation Supply Analysis: North West Tasmania',

¹⁴ Tourism Research Australia website, (2016), 'Local Government area profiles – Central Coast, Tasmania', http://tra.gov.au/Tourism_in_Local_Government_Areas_2016/LGA_Profiles/index.html, accessed 11 April 2018

¹⁵ Central Coast Council, 'Central Coast Strategic Plan 2014-2024', Tasmania, pp. 6-8

¹⁶ Central Coast Place Marketing Plan, (2017), <http://www.centralcoast.tas.gov.au/wp->



Figure 1: Coast to Canyon Tourism Place Brand

Central Coast Visitor Accommodation Strategy 2018

The Central Coast Visitor Accommodation Strategy seeks to underpin and provide a resource to develop a Central Coast Investment Prospectus (Prospectus). The Prospectus of accommodation development opportunities aims to showcase the distinctiveness and opportunities in Central Coast to prospective developers and operators of related commercial activities.

Leven Canyon/Leven Valley Master Plan 2018

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

RATIONALE – THE PRESENT SITUATION

Key metrics for Central Coast in 2016¹⁷

Metric	Total
Visitors	199,000
Nights ¹⁸	228,000
Average stay (nights)	4
Average spend per day	\$38
Average spend per trip	\$193

content/uploads/2016/11/Place-Marketing-Plan_FINAL-May-2017.pdf

¹⁷ Tourism Research Australia website, (2016), 'Local Government area profiles – Central Coast, Tasmania', http://tra.gov.au/Tourism_in_Local_Government_Areas_2016/LGA_Profiles/index.html, accessed 11 April 2018

¹⁸ Excludes domestic day visitors, who did not stay a night in their trip to the Central Coast

Average spend per night	\$117
Visitors to Tasmania	8,509,000
Nights spent in Tasmania	13,878,000
Average stay (nights)	5
Spend in Tasmania	\$3,081
Visitor accommodation	
Providers ¹⁹	43
Airbnb listings ²⁰	35
Metric	Central Coast percentages of total visitors to Tasmania
Visitors	<ul style="list-style-type: none"> 0.9% of international visitors 2.2% of domestic overnight visitors 2.5% of domestic day visitors 2.3% of total visitors to Tasmania
Nights	<ul style="list-style-type: none"> 0.8% of international visitors 1.9% of domestic overnight visitors 1.6% of total visitors to Tasmania
Average stay (nights)	<ul style="list-style-type: none"> Slightly under half the rate of international visitors Slightly under half the rate of domestic visitors. 4 nights; compared to 6 night average for Tasmania
Spend	<ul style="list-style-type: none"> 0.3% of international visitors 1.3% of domestic overnight visitors 1.8% of domestic day visitors 1.2% of total visitor spend in Tasmania
Tourism Businesses	Number
Non-employing	67
1 to 4 employees	51
5 to 19 employees	45
20 or more	3
Total	175

¹⁹ Central Coast Council Ulverstone Visitor Information Centre, (2017)

²⁰ Office of the Coordinator General, as at December 2016. The Central Coast Council Tourism Product Register Infrastructure Audit identified 40 listings in 2018, excluding visitor accommodation providers

STRENGTHS, OPPORTUNITIES & CHALLENGES

Stakeholder engagement undertaken for the DAP in 2016 identified strength, opportunities and challenges for Central Coast destinations and destination planning. These strengths, opportunities and challenges inform DAP strategies and actions.

STRENGTHS	OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none"> . Beautiful scenery . Central/close – scale and accessibility - hub . Remote but homely . Variety of natural areas . Food – produce of paddock to plate . Clean and safe . Mild weather . Wildlife – unique . Variety/diversity . Arts community . Slow pace in a fast world but the opportunity to speed up . Unspoiled – visually beautiful . Adventure tourism opportunities . Proximity . Largest war memorial collective in the country . Leven Canyon . Cycling . Waterfalls . Kayaking . Mountain biking . Caves and Wildlife Park . Fishing – inland and coastal . Access to ports (sea and air) . European style to planning – villages and cities. 	<ul style="list-style-type: none"> . Dial Regional Sports Complex . Tassie Devil Experience . Science Centre Hub in Ulverstone – Federal funding . Shared Coastal Pathway – physical pathway and the marketing of the product . Sculpture by the sea – outdoor art gallery . “Foodie focused” holidays . Dial Range – multi experience and soft adventure . Penguin to Cradle Trail – cycling and walking – Leven Canyon . Foster engagement with community . Mentoring and education – schools, colleges, short courses . Identify/engage/employ tourism ambassador . Communicate value of tourism to community . Place marketing . Penguin Tours . Accommodation . Passenger train along NW . Sports hall of fame . Advocate for communication services development . Leverage off other products and experiences in surrounding areas . Winter events in the North West . Calendar of events . New accommodation styles – e.g. glamping, tree hammocks, nature based. 	<ul style="list-style-type: none"> . Opening hours . Resourcing . Quality of service and experience . Liability challenges, insurance and cover . Attract investment for infrastructure and product investment and new ideas . Innovation . Increase range of accommodation . Leadership – somebody to communicate value of tourism . Collaboration in promoting together . Creating and developing aligned strategic plans . Increase Chamber of Commerce role in tourism development . Training and skills of the workforce . Land use and building/ planning – (green and red tape) . Interlinked cycle paths . Increased product offerings . Access to cheaper flights and international access to our ports . Over-regulation . Need for a consistent regional narrative – linking the disparate elements . No dedicated marketing coordinator to oversee the brand . Lack of hinterland

STRENGTHS	OPPORTUNITIES	CHALLENGES
	<ul style="list-style-type: none"> Attract new residents/contributors Encouraging leadership (local community and business) to drive tourism development Develop linked experience cluster – adventure activities and services, coast to canyon Build and strengthen local tourism groups. 	<ul style="list-style-type: none"> attraction Information and research Development of integrated packages Funding for promotion and industry development Apathy - local community Local council support (uneven across the North-West) Poor maps Access and loops to Hinterland Small town mentality Lack of developer interest No iconic attraction Naysayers Improving first impressions Mobile and network coverage.

APPROACH

Adopting a development approach to create an authentic experience for visitors can positively influence visitor numbers by enhancing the distinctive sense of Central Coast places, people and products. This Plan is not just for the Council to deliver on. Many stakeholders, associations and businesses are already working on activities and actions that are making a positive difference to influencing the visitor economy and attract new tourism development and investment in Central Coast.

The Plan is the roadmap to follow to positively influence our vision and preferred future around this issue. Everyone can play a role and thus, the energy and resources of our collective efforts can be harnessed. This is part of the Council's destination management approach where we build relationships; make productive use of our networks; and work collaboratively to tackle shared issues.

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

Consortia - A Network Approach

The visitor economy in several European countries employs the concept of 'consortia', a network approach to compensate for the disadvantages associated with small size. A consortium is a group of stakeholders (often between 10 and 20) that pools member resources to pursue integrated marketing and product development strategies. The Coast to Canyon Tourism Association is comprised of a number of local tourism related representatives and local stakeholders and is an example of the approach. Consortia more effectively represents the interests of members and provides access to relevant information and financing. Ideally, a consortium creates efficient economies of scale without compromising the autonomy and character of the individual businesses and can be increasingly used for tourism efforts in Central Coast²¹.

VISION

WILLING AND ABLE

- . Central Coast destination development is supported by all in our community;
- . Our places, people and products are actively promoted by all; and
- . Whatever we are doing or wherever we are, there is visible link to the Coast to Canyon place brand or its values.

LOCAL BUSINESSES

- . We work together, share knowledge and provide referrals to local businesses for the benefit of all in our community;
- . Our industry sectors and community groups collaborate and network, aiming to create consortiums and increase economies of scale; and
- . We put ourselves under the microscope to see what we can enhance or build on in order to improve visitor experiences.

OUR IDENTITY

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

²¹ For example, the Cartwheel cooperative in southwestern England has 200 member vacation farms in 2,000 (or about 5% of all farms in the region). It is an interesting example of a large consortium that engages in innovative practices such as the provision of local food supplies to visitors and the utilisation of rural development grants from the European Union.

visitors and investors; and

- . Our destinations and experiences are connected and supported by high quality social and physical infrastructure.

GUIDING PRINCIPLES

The following principles will guide the work and approaches of the Council and stakeholders towards achieving positive change for the Central Coast visitor economy. The first four guide the Council's Social Planning Framework, with the fifth specific to the Plan.

MAKING A DIFFERENCE

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

INNOVATION

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

COLLABORATION

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

LEARNING

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

A FOCUS ON DESTINATION DEVELOPMENT

- . Meeting the needs of current consumers and attracting consumers of the future;
- . Working together on relevant strategies to enhance and connect local attractions, experiences and products;
- . Engaging with stakeholders to better facilitate delivery of unique and exceptional visitor destinations and experiences;

- . Supporting growth and improved quality of commercial operations, visitor experiences and products; and
- . Doing with, not doing for.

CONTACTS

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

Heidi Willard

STRATEGY & POLICY OFFICER

FUTURE DIRECTIONS AND STRATEGIC OUTCOMES

SOCIAL PLANNING FRAMEWORK MODEL

The Social Planning Framework (SPF) places the Central Coast community vision at the centre. The SPF model illustrated in Figure 2 links SPF priority areas (future directions) with dimensions of the Council's Strategic Plan 2014-2024, World Health Organisation Social Determinants of Health and the State Government's Healthy Tasmania Plan to local place-based needs.

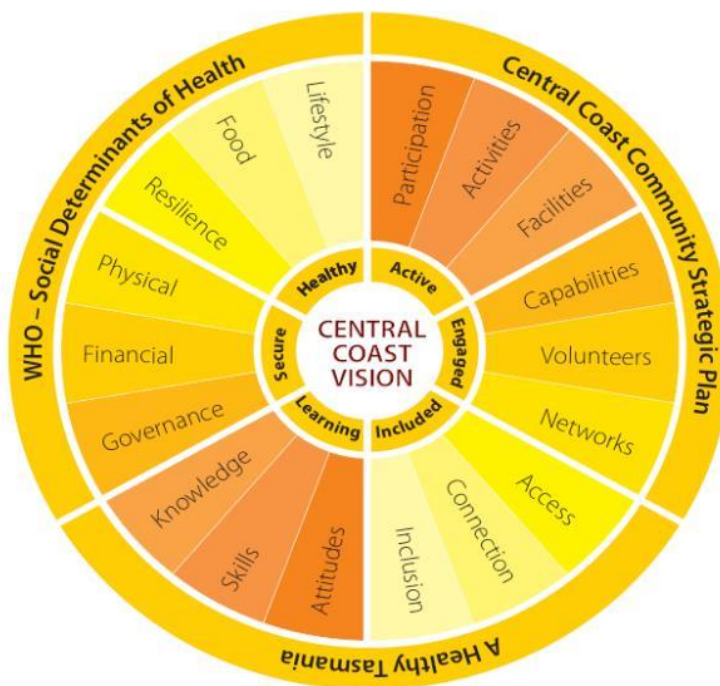


Figure 2: Social Planning Framework Model

FUTURE DIRECTIONS

The Action Plan identifies actions and related tasks that the Council will be able to undertake within the three roles of provider, facilitator and advocate. These actions aim to achieve the associated strategic outcome. Strategic Outcomes have been designed to align with priority areas identified by the DAP.

Actions are categorised under the three future directions identified by the SPF to make a difference for the Central Coast: active, engaged and included:

Active

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

Engaged

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

Included

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

STRATEGIC OUTCOMES

Identifying strategic outcomes and indicators to measure enables evaluation of the Plan's implementation and whether a positive difference is being made for the community. The below strategic outcomes identified by research and the local community are aligned to DAP Priority Areas in order to reduce duplication and improve effectiveness.

1. **Improved quality of visitor servicing and experience;**
2. **Community-driven leadership and implementation;**
3. **Connected and high-quality infrastructure, products and offering; and**
4. **Increased marketing.**

TIMINGS

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

KNOWING IF ANYONE IS BETTER OFF

The Council will take a Results Based Accountability (RBA) approach to measuring the performance of the Plan. This approach starts with the end ‘results’ desired for a community or population group and then identifies the indicators, which can be measured to quantify the achievement of desired results.

A measure of how well a program, agency or service system is working involves three types of interlocking measures shown below.

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

Performance Measures

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

ACTION PLAN

Active – Future Direction 1				SPF Priority Area		
Strategic Outcome	ID	SPF Dimension	Action	Council Role	Timings	Resources
Improved quality of visitor servicing and experience	1.1	Activities	Create guidelines and establish a monthly “5 Best Things in Central Coast” digital campaign that has a consistent marketing message targeting locals and visitors	Provider	Short-term	Council collateral
	1.2	Activities	Encourage investment and value-adding in recognised growth tourism markets, including adventure tourism and cycling	Provider	Long-term	Council collateral
	1.3	Facilities	Investigate funding sources to develop Upper Preston Falls to include safe, accessible visitor car parking and access to waterfall for low-mobility user groups	Provider	In progress	Council collateral
	1.4	Facilities	Investigate ways to modernise Visitor Information Centres, including technology platforms	Provider	Medium-term	Council collateral
	1.5	Facilities	Review the Ulverstone Cultural Precinct considering the feasibility of a new complex that integrates the Visitor Information Centre and other community facilities	Provider	In progress	Council collateral
Community-driven leadership and implementation	1.6	Activities	Participate in the development of a Dial Range Joint Recreation and Land Management Plan	Provider	Medium-term	Council collateral
	1.7	Participation	Install a ‘people counter’ at the Leven Canyon Reserve walking track entrance point	Provider	Short-term	Council collateral
	1.8	Participation	Identify a Leven Valley visitor target and indicators to measure	Provider	Short-term	Council collateral
Connected and high-quality infrastructure, products and offering	1.9	Activities	Investigate and support further sustainable development of the Leven Canyon Reserve	Provider	Short-term	Council collateral
	1.10	Activities	Investigate and support further tourism development in the Dial Range, south of Penguin	Provider	Short-term	Council collateral

Active – Future Direction 1				SPF Priority Area		
Strategic Outcome	ID	SPF Dimension	Action	Council Role	Timings	Resources
Increased marketing	1.11	Activities	Develop place marketing initiatives to improve identity and distinctiveness of places and alignment of stakeholders	Provider	Short-term	Council collateral
	1.12	Activities	Construct advantage through initiatives to enhance distinctiveness of places	Facilitator	Long-term	Council collateral
	1.13	Activities	In partnership with the CCA, review drive/cycle journey marketing strategies and develop marketing/promotional activities	Provider	Medium-term	Council collateral
	1.14	Activities	Update promotional material including brochures and visitor maps	Provider	Medium-term	Council collateral
	1.15	Activities	Develop new and innovative promotions/marketing campaigns	Provider	Short-term	Council collateral
	1.16	Activities	Market destinations locally to increase the value of assets to residents, raise local awareness and enhance vibrancy of places	Provider	Short-term	Council collateral

Engaged – Future Direction 2				SPF Priority Area		
Strategic Outcome	ID	SPF Dimension	Action	Council Role	Timings	Resources
Community-driven leadership and implementation	2.1	Capabilities	Work collaboratively with stakeholders to improve offerings of tourism-related attractions and experiences	Facilitator	Long-term	Community engagement
	2.2	Networks	Create and foster a collaborative tourism-related culture	Facilitator	Long-term	Community engagement
Connected and high-quality infrastructure, products and offerings	2.3	Networks	Investigate/develop a visitor accommodation provider consortia to improve economies of scale and assist with strategic marketing activities	Facilitator	Long-term	Community engagement
	2.4	Networks	Lobby Cradle Coast Authority (CCA) for development of a Liveable Region Strategy to positively influence tourism demand	Advocate	Long-term	Strategic alliances
Increased marketing	2.5	Capabilities	Review digital strategy/collateral and consider integrating a consortia approach into planned marketing	Provider	Medium-term	Policy
	2.6	Networks	Lobby CCA for increased strategic marketing of tourism-related products and experiences to key target audiences	Advocate	In progress	Strategic alliances

Included – Future Direction 3						SPF Priority Area
Strategic Outcome	ID	SPF Dimension	Action	Council Role	Timings	Resources
Improved quality of visitor servicing and experience	3.1	Access	Lobby the CCA for provision of new local tourism-related programs, initiatives and services	Advocate	Long-term	Strategic alliance
	3.2	Access	Investigate options to bring access to Devils Elbow from the bridge at the Leven Canyon Floor Walk in accordance with class rating, Tasmanian Track Standards and Australian Standards	Facilitator	In progress	Strategic alliance
Community-driven leadership and implementation	3.3	Access	Develop an emergency management, mitigation and recovery plan for tourism destinations that is aligned with the Council's Emergency Management Plan	Provider	Medium-term	Council collateral
Connected and high-quality infrastructure, products and offering	3.4	Access	<p>Identify experience gaps and opportunities for development of new or improved visitor infrastructure, products and services. Consider:</p> <ul style="list-style-type: none"> Trails – Central Coast Shared Pathway Network, Upper Preston Falls, Leven Canyon Reserve, mountain bike trails, Penguin to Cradle Trail, geo trails, arts and culture trails, and sculpture trails Dial Range soft/hard adventure infrastructure Investigate opportunities to upgrade/improve Penguin to Cradle Trail Placemaking projects Hinterland access and experiences Local produce experiences, food culture and signature dining Events development including community, sports, adventure, signature and winter Niche accommodation such as glamping, nature-based, 3.5-4 star range types 	Provider	In progress	Council collateral/ Budget estimates/ Grant funding

Included – Future Direction 3					SPF Priority Area	
Strategic Outcome	ID	SPF Dimension	Action	Council Role	Timings	Resources
Connected and high-quality infrastructure, products and offering	3.5	Connection	<p>Undertake an audit of visitor infrastructure (including accommodation), products, services and experiences to identify needs and opportunities for maintenance, renewal and development to meet market demand and deliver visitor satisfaction. Consider:</p> <ul style="list-style-type: none"> · Maintenance of public visitor assets and amenities including rubbish collection points and road surfaces · Improvements to interpretation of key visitor sites and features of interest · Wayfinding and directional signage · Drive tours and roadside maps · Tracks and trails · Accommodation range and standard · Food and hospitality (including local produce) · History and heritage ‘story-telling’ · Environmental interpretation and nature-based experiences · Arts and cultural attractions · Retail services · Leisure activities including local organisations · Events 	Provider	In progress	Community engagement/ Council collateral/ Budget estimates/ Grant funding
	3.6	Connection	<p>Identify priority projects and prepare project development proposals. Consider:</p> <ul style="list-style-type: none"> · Alignment with Central Coast Council Strategic Plan 2014-2024 · Consider feasibility and development of business cases · Investigate funding sources such as grants, public-private partnerships, crowd funding, philanthropy · Develop stakeholder/communication/risk management plans as needed 	Provider	Long-term	Community engagement/ Council collateral/ Budget estimates/ Grant funding

MEASUREMENT

Strategic Outcome	How much did we do?	How well did we do it?	Is anyone better off?
Improved quality of visitor servicing and experience	<ul style="list-style-type: none"> . # of capacity building activities initiated, i.e. training, workshops etc. . # of new/improved destination experiences. 	<ul style="list-style-type: none"> . # of stakeholders attending capacity building initiatives . # of stakeholders engaged. 	<ul style="list-style-type: none"> . % change in visitor numbers for Central Coast . # of new programs, initiatives and plans created.
Community-driven leadership and implementation	<ul style="list-style-type: none"> . # of Leadership Group meetings and stakeholders engaged . # of common objectives identified. 	<ul style="list-style-type: none"> . # of stakeholders engaged . # of stakeholder forums/ meetings/gatherings facilitated. 	<ul style="list-style-type: none"> . % change in average visitor length of stay in Central Coast . # of stakeholders networked in a consortia or similar model.
Connected and high-quality infrastructure, products and offering	<ul style="list-style-type: none"> . # audit/review findings and/or recommendations . # of integrated drive tours created. 	<ul style="list-style-type: none"> . # of grant funding applications . # of marketing activities promoting drive tours. 	<ul style="list-style-type: none"> . \$ value of grant funding secured . # of Coast to Canyon capital brand applications.
Increased integrated marketing	<ul style="list-style-type: none"> . # of targeted promotional initiatives/activities developed. 	<ul style="list-style-type: none"> . # of Coast to Canyon capital brand enquiries . # of stakeholders approached to join consortia marketing networks . # of meetings/ discussions with CCA. 	<ul style="list-style-type: none"> . % change in average visitor spend per trip to Central Coast . # of members in new consortia marketing networks.

Central Coast Council

List of Development Applications Determined

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

Application Number	Property Address	Development Application Type	Description of Proposed Use	Application Date	Decision Date	Day Determined
DA2018015	U2, 7 Nell Crescent Ulverstone 7315	Discretionary	Change of Use – Visitor Accommodation Professional Services (office)	4/7/2018	20/7/2018	3
DA212208-1	551 Gunns Plains Road Gunns Plains 7315	Minor Amendment	Resource development (replacement dwelling	21/6/2018	20/7/2018	23
DA217063	45 Coroneagh Street Penguin 7316	Discretionary	Residential (dwelling and outbuildings - garden shed and skillion and retaining walls)	7/6/2018	3/7/2018	26
DA217199	37 Alexandra Road Ulverstone 7315	Discretionary	Change of Use – garage to ancillary dwelling	19/6/2018	18/7/2018	29
DA217205	133A South Road Penguin 7316	Discretionary	Residential (extension to existing shed)	27/4/2018	19/7/2018	17
DA217223	Preservation Drive Preservation Bay 7316	Discretionary	Dwelling and outbuilding	28/6/2018	30/7/2018	15
DA217226	83 Turners Beach Road Turners Beach 7315	Discretionary	Residential (subdivision – amalgamation of 2 Lots)	30/5/2018	5/7/2018	36
DA217234	2 Boathouse Lane Heybridge 7316	Discretionary	Discretionary Permit Area <80m2	6/6/2018	6/7/2018	28
DA217235	802 South Road Penguin 7316	Discretionary	Storage and Bulky goods sales (subdivision - amalgamation of Titles, re-arrangement of Lawful uses over the land and 4 wood yard sheds	18/6/2018	16/7/2018	28
DA217239	50 South Road Penguin 7316	Discretionary	Carport	28/6/2018	25/7/2018	27
DA217240	Boyes Street Turners Beach 7315	Permitted	Residential (subdivision - boundary adjustment)	6/6/2018	16/7/2018	24
DA217242	100 Preservation Drive Preservation Bay 7316	Discretionary	Dwelling and outbuilding	19/6/2018	19/7/2018	30

Central Coast Council

List of Development Applications Determined

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

Application Number	Property Address	Development Application Type	Description of proposed Use	Application Date	Decision Date	Day Determined
DA217243	39 Sice Avenue Heybridge 7316	Permitted	Change of use – Visitor accommodation	19/6/2018	19/7/2018	15
DA217244	7 Jesamel Place West Ulverstone 7315	Permitted	Dwelling and garage	19/6/2018	4/7/2015	17
DA217247	585 Preston Road North Motton 7315	Discretionary	Residential (dwelling and outbuilding)	21/6/2018	26/7/2015	26
DA2018002	U5/65 Queen Street West Ulverstone 7315	Discretionary	Residential (outbuilding)	27/6/2018	30/7/2018	34
DA2018004	119 White Hills Road Penguin 7316	Permitted	Residential (outbuilding)	2/7/2018	30/7/2018	28
DA217229	2 Adina Court Penguin 7316	Discretionary	Dwelling alteration	21/6/2018	30/7/2018	13

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 July 2018 to 31 July 2018

Building Permits – 4

• New dwellings	2	\$585,000.00
• Outbuildings	0	\$0.00
• Additions/Alterations	2	\$145,000.00
• Other	0	\$0.00
• Units	0	\$0.00

Demolition Permit – 0

Permit of Substantial Compliance – Building –

Notifiable Work – Building – 13

• New dwellings	5	\$1,688,968.00
• Outbuildings	4	\$74,345.00
• Additions/Alterations	3	\$330,600.00
• Other	1	\$2,000.00

Building Low Risk Work – 0

Certificate of Likely Compliance – Plumbing – 9

No Permit Required – Plumbing – 5

Food Business registrations (renewals) – 3

Food Business registrations – 1

Temporary Food Business registrations – 2

Temporary 12 month Statewide Food Business Registrations – 1

Public Health Risk Activity Premises Registration – 0

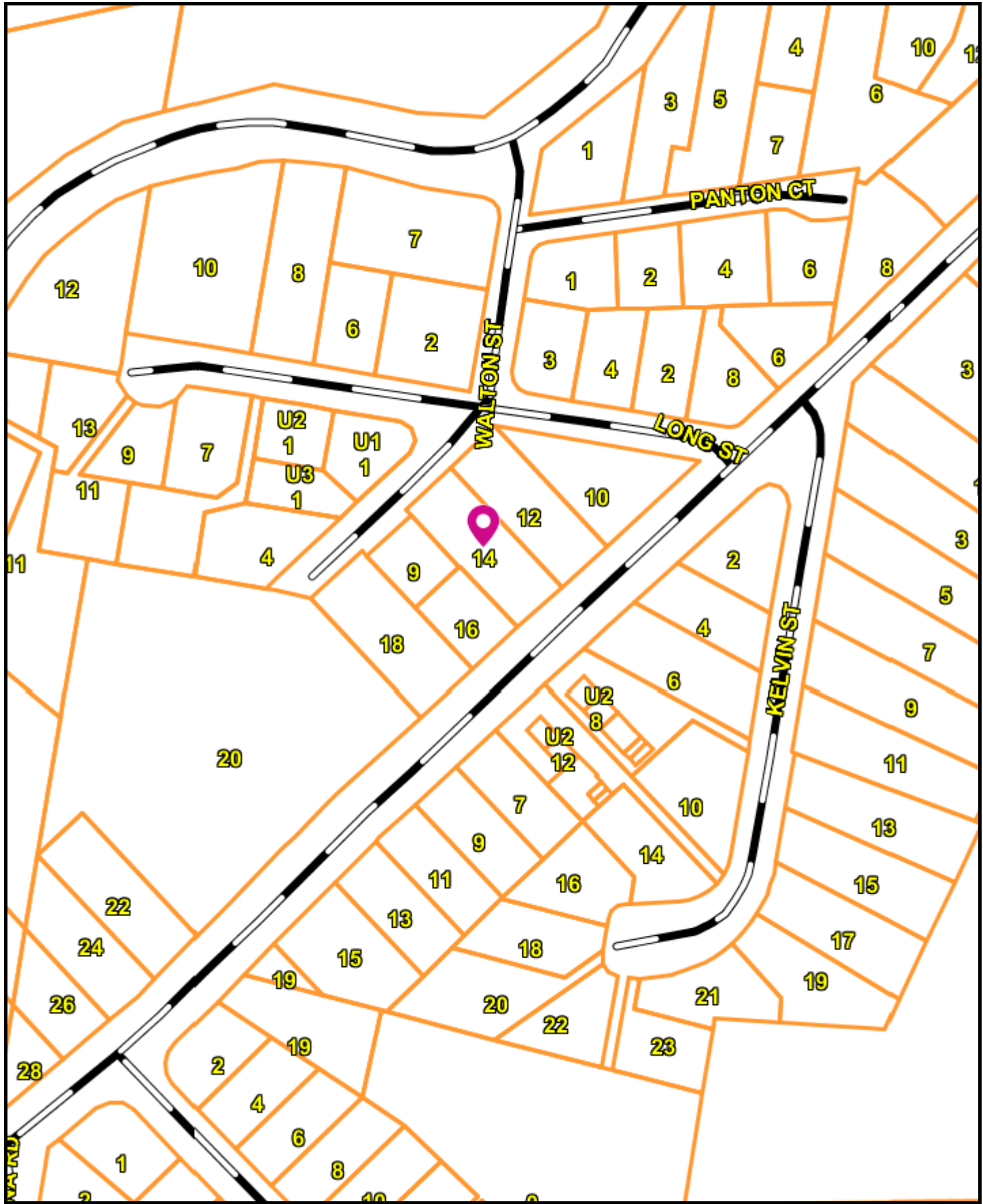
Public Health Risk Activity Operator Licences – 0

Temporary Place of Assembly licences – 0



Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

Annexure 1



50 m

Scale = 1 :
1704.780

CENTRAL COAST COUNCIL

Central Coast Council
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8900
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au

Important

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document

Disclaimer

This map is not a precise survey document

All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

© The List 2017.
© Central Coast Council 2017.

**14 MISSION HILL ROAD,
PENGUIN
DA2018011**

19-Jul-2018

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220

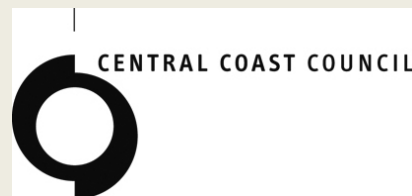
19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.au

www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993

Central Coast Interim Planning Scheme 2013

PLANNING PERMIT APPLICATION

Office Use Only

Application No _____

Date Received _____

Zone _____

Fee \$ _____

Permitted ☐

Discretionary ☐

NPR ☐

Use or Development Site:

Site Address

14 Mission Hill Road

Penguin

Certificate of
Title Reference

CT 249876/1

Land Area

1082m2

Heritage Listed Property

YES ☐

NO ☒

Applicant/s

First Name

Paul

Middle
Name

Surname or
Company name

Allen (PLA Designs)

Mobile

0407 532 435

Postal Address:

PO Box 428

Phone No:

Somerset

7322

Email address:

paul@pladesign.com.au

Owner (Note – if more than one owner, all names must be indicated)

First
Name

Brett

Middle
Name

Surname

Allison

Phone No

Postal Address:

14 Mission Hill Road

Penguin

7316

PERMIT APPLICATION INFORMATION

(If insufficient space, please attach separate documents)

*"USE" is the purpose or manner for which land is utilised.***Proposed Use****Use Class***Office use only**"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.***Proposed Development**

Dwelling extension and replacement ancillary dwelling

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$...200,000..... Estimate/ Actual

Total floor area of the development140.....m²**Notification of Landowner****If land is NOT in the applicant's ownership**

I, Paul Allen, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant *Paul Allen*

Date 5 July 2018

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date

If the permit application involves land owned or administered by the CROWN

I, _____ the Minister

responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date

Applicants Declaration

I/ we Paul Allen

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s Paul Allen Date 5 July 2018

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

SEARCH OF TORRENS TITLE

VOLUME 249876	FOLIO 1
EDITION 2	DATE OF ISSUE 23-May-2008

SEARCH DATE : 20-Mar-2018

SEARCH TIME : 10.59 AM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 1 on Plan 249876

Derivation : Part of Lot 2313 Gtd to J Long

Prior CT 3314/25

SCHEDULE 1

A591154 TRANSFER to BRETT NORMAN ALLISON

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: a right of carriage way over the roadways
or streets shown on Diagram No. 13/8 Dev.

104676 BOUNDARY FENCES CONDITION in Transfer

B353848 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 22-May-1990 at noonC860105 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 23-May-2008 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

1:1000

ANNEXURE TO CERTIFICATE OF TITLE

VOL.

FOL.

3314

25

M. Hutchinson

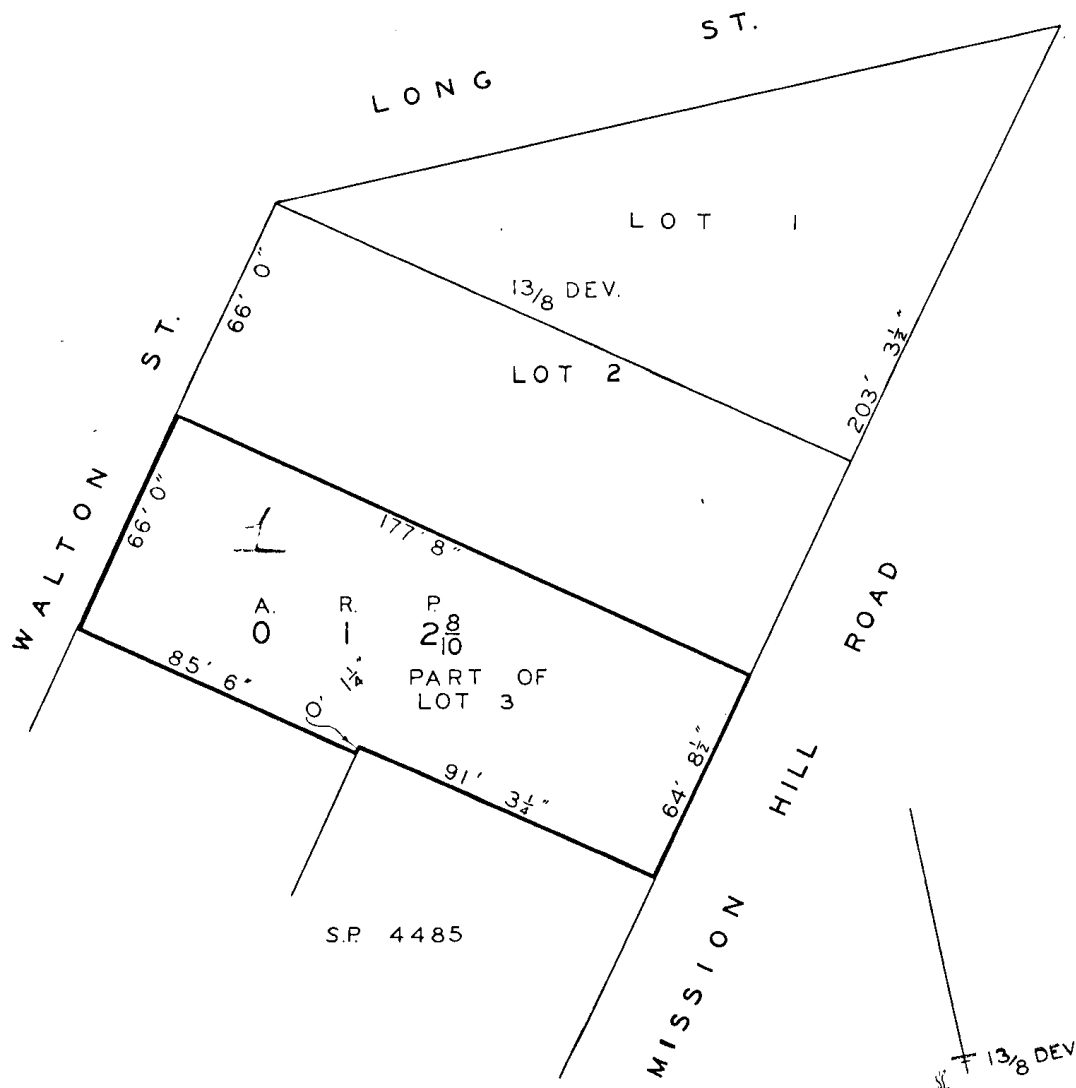
Recorder of Titles



REGISTERED NUMBER

249876

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



Development Application

Use Class: Residential

Development: Dwelling Extension and Replacement Ancillary Dwelling

Location: 14 Mission Hill Road, Penguin

Project No: 18002-P



ABN: 27 165 669 278
PO Box 428 Somerset
TAS 7322
Ph: 0407 532 435
Email: paul@pladesign.com.au

AUTHOR DETAILS:

Reporting Planner: Jayne Newman

Report Date: 6 June 2018

PROPERTY DETAILS:

Location: 14 Mission Hill Road, Penguin

Proposal: Dwelling Extension, Replacement of Ancillary Dwelling

Use Class: Residential

Zoning: General Residential

Title Reference: CT: 249876/1

PID: 6766875



Figure 1 – Source: Listmap

1. Executive Summary

This report together with the attached development plans and additional supporting reports have been prepared to provide demonstration against the relative clauses detailed within the Central Coast Interim Planning Scheme 2013. The proposal is for a residential use (single dwelling and ancillary dwelling) within the General Residential zone. A residential use for a single dwelling is 'no permit required' within the use table. The application does however invoke discretion relative to development standards, which have been addressed throughout this report.

2. Background

The proposal is located on a 1082m² lot known as 14 Mission Hill Road, Penguin. The lot is rectangular in shape containing an existing 433.5m² two storey single dwelling and 16.9m² ancillary dwelling. The dwelling was originally developed in 1980 with neighbouring dwellings of a similar era. Lots along Mission Hill Road are sloping south to north ensuring minimal impact from shading. The site has two existing accesses, but as shown on the existing ground floor plan, both the single dwelling and ancillary dwelling have internal parking provided though the three-car garage accessible from Mission Hill Road.

3. Proposal

Application is made for the extension of an existing single dwelling to include an upper floor sunroom, and deck with an increase in floor level of 82.62m². The extension is sited behind the frontage elevation of the existing building, 1.13 metres from the north/eastern boundary. A 1 metre high retaining wall is also proposed along this boundary due to the existing slope of the site. This retaining wall is on the upper side of the slope, therefore not creating any line of influence.

Also included in the application is the replacement of the existing ancillary dwelling. The proposed unit has a floor area of 57.78m².

Development Standards

10.4.1 Residential density for multiple dwellings

To provide for suburban densities for multiple dwellings that:

- (a) make efficient use of suburban land for housing; and
- (b) optimise the use of infrastructure and community services.

A1	P1
Multiple dwellings must have a site area per dwelling of not less than: <ul style="list-style-type: none"> (a) 325m²; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area. 	Multiple dwellings must only have a site area per dwelling that is less than 325 m ² , or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and: <ul style="list-style-type: none"> (a) is compatible with the density of the surrounding area; or (b) provides for a significant social or community housing benefit and is in accordance with at least one of the following: <ul style="list-style-type: none"> (i) the site is wholly or partially within 400 m walking distance of a public transport stop; (ii) the site is wholly or partially within 400 m walking distance of a business, commercial, urban mixed use, village or inner residential zone.

COMMENT: *Not applicable;*

The proposal is for a single dwelling development and ancillary dwelling.

10.4.2 Setbacks and building envelope for all dwellings

To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

A1	P1
<p>Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road. 	<p>A dwelling must:</p> <ul style="list-style-type: none"> (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.

COMMENT:

The application achieves compliance with both the primary and secondary frontage, providing for a setback of approximately 10 metres from the proposed deck to Mission Hill and 5.27 metres from Walton Street. See site plan 18002-02.

A2	P2
<p>A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage. 	<p>A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints.</p>
<p>COMMENT: <i>Not applicable;</i> <i>The proposal does not include any new garages or carport.</i></p>	

A3	P3
<p>A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and (b) only have a setback within 1.5 m of a side boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser). 	<p>The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause unreasonable loss of amenity by: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) overshadowing the private open space of a dwelling on an adjoining lot; or (iii) overshadowing of an adjoining vacant lot; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

COMMENT:

The proposal is reliant on the performance criteria relative to both the northern elevation of the dwelling and also the ancillary dwelling located on southern boundary. In relation to the dwelling located at 12 Mission Hill Road, Penguin the proposed extension is sited south/west of this dwelling therefore not creating any issues relative to shading, as demonstrated by shadow plans provided. Looking at the proposed ancillary dwelling replacement, this is located on the south/western boundary, but due to the topography of the site, is at a lower elevation than the dwelling sited at 9 Walton Street with an existing 2 metre high block retaining wall located on the boundary. The diagram below shows that the neighbouring dwelling has a driveway and garage located in the impact area with the proposal not creating any further impact than that of existing development.



10.4.3 Site coverage and private open space for all dwellings

To provide:

- (a) for outdoor recreation and the operational needs of the residents; and
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is integrated with the living areas of the dwelling; and
- (d) private open space that has access to sunlight.

A1	P1
<p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces 	<p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (b) reasonable space for the planting of gardens and landscaping.

COMMENT:

Site coverage of the proposed development is 29.84% provided from the dwelling footprint of 265.1m² together with the unit floor area of 57.78m², ensuring that there is more than 25% of the site free from impervious surfaces and sufficient area for private open space. See site plan 18002-03.

A2	P2
<p>A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24 m²; or (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking. 	<p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: <ul style="list-style-type: none"> (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight.

COMMENT:

Private open space for the dwelling is available both underneath the deck extension to the north/east and an area located north/west. Both areas are accessible from the ground floor living area and also the upper floor stairwell. These areas will become level when the proposed retaining walls are constructed, ensuring a gradient of less than 1 in 10.

10.4.4 Sunlight and overshadowing for all dwellings

To provide:

- (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and
- (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

A1	P1
A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

COMMENT:

Both the proposed ancillary dwelling and dwelling have windows located within 30 degrees east of north.

A2	P2
<p>A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): <ul style="list-style-type: none"> (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 	<p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>

COMMENT: *Not applicable;*

The proposal relates to a single dwelling development with an ancillary dwelling.

A3	P3
<p>A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 	<p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3.</p>
<p>COMMENT: <i>Not applicable;</i> <i>The proposal relates to a single dwelling development with an ancillary dwelling.</i></p>	

10.4.5 Width of openings for garages and carports for all dwellings

To reduce the potential for garage or carport openings to dominate the primary frontage.

A1	P1
<p>A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).</p>	<p>A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>
<p>COMMENT: <i>Not applicable;</i> <i>The proposal does not include any new garages or carports.</i></p>	

10.4.6 Privacy for all dwellings

To provide reasonable opportunity for privacy for dwellings.

A1	P1
<p>A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site. 	<p>A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <ul style="list-style-type: none"> (a) a dwelling on an adjoining lot or its private open space; or (b) another dwelling on the same site or its private open space; or (c) an adjoining vacant residential lot.

COMMENT:

The adjoining dwelling to the north/east is sited approximately 6.5 metres from the boundary ensuring that there is sufficient separation to limit any overlooking. It is also noted that the separation area is driveway access and therefore not used for private open space. The topography of the sites reduces the likelihood of direct overlooking as the extension is elevated above the neighbouring dwelling making the direct view from the deck and sunroom to be over the neighbouring dwellings roof as demonstrated by elevation plan 18002-08

A2	P2
<p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> (a) The window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. (b) The window or glazed door: <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%. 	<p>A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling; and (c) an adjoining vacant residential lot.

COMMENT:

Although decreasing the existing boundary setback, the proposal is considered to increase the level of privacy in the neighbouring habitable rooms as the upper floor level will provide a vertical offset greater than 1.5 metres with the topography of the site, together with the location of the extension of the upper floor making the direct views from the proposal to be over the roofline of the adjoining dwelling. Elevation plan 18002-08 demonstrated that the proposal elevates the eyeline to be over the neighbouring dwelling increasing the current level of privacy.



A3	P3
<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> (a) 2.5 m; or (b) 1 m if: <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level. 	<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
<p>COMMENT: <i>Not applicable;</i> <i>The site has two private accesses.</i></p>	

10.4.7 Frontage fences

A frontage fence is to –

- (a) assist privacy and security for occupants of a dwelling;
- (b) assist to attenuate likely impact from activity on a road, on the site, or on adjacent land;

A1	P1
<p>The height of a fence, including any supporting retaining wall, on a frontage or within a frontage setback must be –</p> <ul style="list-style-type: none"> (a) not more than 1.2m if the fence is solid; or (b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide not less than a uniform 50% transparency. 	<p>The height of a fence on a frontage or within a frontage setback must be reasonably required for security and privacy of the site</p>

Comment:

The proposal provides for a 1.8 metre fence on both frontages made up from a 1.2 metre solid block with the addition of timber slats up to the 1.8 metre height ensuring a uniform transparency of 50%.

10.4.8 Waste storage for multiple dwellings

To provide for the storage of waste and recycling bins for multiple dwellings.

A1	P1
<p>A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area. 	<p>A multiple dwelling development must provide storage, for waste and recycling bins, that is:</p> <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; and (b) screened from the frontage and dwellings; and (c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

COMMENT: *Not applicable;*

The proposal includes an ancillary dwelling not multiple dwellings.

10.4.9 Suitability of a site or lot for use or development

The minimum properties of a site and of each lot on a plan of subdivision are to –

- (a) provide a suitable development area for the intended use;
- (b) provide access from a road; and
- (c) make adequate provision for connection to a water supply and for the drainage of sewage and stormwater

A1	P1
<p>A site or each lot on a plan of subdivision must –</p> <ul style="list-style-type: none"> (a) have an area of not less than 330m² excluding any access strip; and (b) if intended for a building, contain a building area of not less than 10.0m x 15.0m <ul style="list-style-type: none"> (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right of way benefiting other land; (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30° east of north and 20° west of north 	<p>A site or each lot on a plan of subdivision must –</p> <ul style="list-style-type: none"> (a) be of sufficient area for the intended use or development without likely constraint or interference for – <ul style="list-style-type: none"> (i) erection of a building if required by the intended use; (ii) access to the site; (iii) use or development of adjacent land; (iv) a utility; and (v) any easement or lawful entitlement for access to other land; and (b) if a new residential lot, be orientated to maximise opportunity for solar access to a building area

COMMENT:

The site provides for sufficient area for a 10 metre x 15 metre building area, clear of any setbacks, easements, right of ways or utilities. The proposal has chosen to go outside of this building area, which has been addressed under the relevant clause, being 10.4.2(P1).

A2	P2
<p>A site or each lot on a subdivision plan must have a separate access from a road –</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road -</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p>(i) 3.6 m for a single dwelling development; or</p> <p>(ii) 6.0 m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 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>(a) A site must have a reasonable and secure access from a road provided –</p> <p>(i) across a frontage; or</p> <p>(ii) by an access strip connecting to a frontage, if for an internal lot; or</p> <p>(iii) by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(iv) the dimensions of the frontage and any access strip or right of way must be adequate for the type and volume of traffic likely to be generated by –</p> <p>a. the intended use; and</p> <p>b. the existing or potential use of any other land which requires use of the access as the means of access for that land; and</p> <p>(v) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 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 subdivision plan; or</p> <p>(b) It must be unnecessary for the development to require access to the site or to a lot on a subdivision plan</p>
<p>COMMENT:</p> <p><i>The site has two existing accesses, one onto Mission Hill Road and one onto Walton Street both with a width of frontage exceeding 3.6 metres.</i></p>	

A3	P3
<p>A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the Water and Sewerage Industry Act 2008</p>	<p>It must be unnecessary to require a water supply</p>
<p>COMMENT:</p> <p><i>The site has an existing connection to a reticulated water supply, compliant with A3.</i></p>	

A4	P4
<p>A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and waste water to a sewage system provided in accordance with the Water and Sewerage Industry Act 2008</p>	<p>It must be unnecessary to require the drainage and disposal of sewage or waste water</p>
<p>COMMENT:</p> <p><i>The site has an existing connection to a reticulated sewerage disposal system.</i></p>	

A5	P5
A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the Urban Drainage Act 2013	It must be unnecessary to require the drainage of stormwater
COMMENT: <i>The site has an existing connection to an Urban Drainage system, compliant with A5.</i>	

10.4.10 Dwelling density for single dwelling development

Residential dwelling density is to–

- (a) make efficient use of suburban land for housing;
- (b) optimise utilities and community services; and
- (c) be not less than 12 and not more than 30 dwellings per hectare

A1	P1
(a) The site area per dwelling for a single dwelling must – (i) be not less than 325m ²	Dwelling density for a single dwelling must be on a site constrained for residential development at suburban densities as a result of – <ul style="list-style-type: none"> (a) size and shape of the site; (b) physical and topographic conditions; (c) capacity of available and planned utilities; (d) arrangements for vehicular or pedestrian access; (e) unacceptable level of risk from exposure to a natural hazard listed in a Code that is part of this planning scheme; (f) contamination; (g) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme; (h) a utility; or (i) any lawful and binding requirement – <ul style="list-style-type: none"> (i) the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or (ii) an interest protected at law by an easement or other regulation
COMMENT: <i>The site area is 1082m², compliant with A1.</i>	

10.4.12 Setback of development for sensitive use

Development for a sensitive use is to –

- (a) minimise likelihood for conflict, interference, and constraint between the sensitive use and the use or development of land in a zone that is not for a residential purpose; and
- (b) Minimize unreasonable impact on amenity of the sensitive use through exposure to emission of noise, fumes, light and vibration from road, rail, or marine transport

A1	P1
<p>A building containing a sensitive use must be contained within a building envelope determined by –</p> <ul style="list-style-type: none"> (a) the setback distance from the zone boundary as shown in the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45° above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary 	<p>The location of a building containing a sensitive use must –</p> <ul style="list-style-type: none"> (a) minimise likelihood for conflict, constraint or interference by the sensitive use on existing and potential use of land in the adjoining zone; and (b) minimise likely impact from existing and potential use of land in the adjoining zone on the amenity of the sensitive use

COMMENT:

The site is not within the vicinity of any other zone detailed in the table to this clause achieving compliance with A1.

A2	P2
<p>Development for a sensitive use must be not less than 50m from –</p> <ul style="list-style-type: none"> (a) a major road identified in the Table to this clause; (b) A railway; (c) Land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area 	<p>Development for a sensitive use must –</p> <ul style="list-style-type: none"> (a) have minimal impact for safety and efficient operation of the transport infrastructure; and (b) incorporate appropriate measures to mitigate likely impact of light, noise, odour, particulate, radiation or vibration emissions; or (c) be temporary use or development for which arrangements have been made with the relevant transport infrastructure entity for removal without compensation within 3 years

COMMENT:

The site is not within 50 metres of the Bass Highway, a railway or a proclaimed wharf, achieving compliance with A2.

Table to Clause 10.4.12 A1

Adjoining Zone	Setback (m)
Local Business	4.0
Central Business	4.0
Commercial	4.0
Light Industrial	4.0
General Industrial	4.0
Rural Resource	<ul style="list-style-type: none"> (a) 50.0; or (b) 4.0 if the site is a lot approved for residential use on a plan of subdivision sealed before this planning scheme came into effect
Utilities	10.0

Note - If the zone boundary is a road, the setback is from the frontage of the site to the road containing the zone boundary.

Table to Clause 10.4.12 A2

Road	Setback (m)
Bass Highway	50

CODES	
E1 – Bushfire-Prone Areas Code	N/A
The application does not relate to a vulnerable or hazardous use, nor does it involve the subdivision of land.	
E2 Airport Impact Management Code	N/A
This code is not applicable in the Central Coast Interim Planning Scheme.	
E3 – Clearing and Conversion of Vegetation Code	N/A
The proposed development does not invoke E3.2.1 (a) through to (f).	
E4 Change in Ground Level Code	N/A
The development is exempt from the Code as: the change in ground level is not more than 1.0m; is not less than 1.5m from a boundary to the site; is not within a natural or constructed drainage channel; is not less than 1.0m from any easement, road or right-of-way; involves an area of less than 200m ² ; and requires a slope batter of less than 25%.	
E5 Local Heritage Code	N/A
The lot is not listed within the Heritage Code or listed on the Tasmanian Heritage Register.	
E6 Hazard Management Code	N/A
There are no hazard areas identified on this site.	
E7 Sign Code	N/A
There are no signs proposed as part of this application.	
E8 Telecommunication Code	N/A
The application does not propose any telecommunication facilities.	
E9 Traffic Generating Use and Parking Code	N/A
The site has three existing internal parking spaces for the dwelling and ancillary dwelling accessible from Mission Road. No changes area proposed to this configuration.	
E10 Water and Waterways Code	N/A
The site is not within 30m of any water body, water course, or wetland.	

PROPOSED EXTENSION & ANCILLARY DWELLING

14 MISSION HILL ROAD PENGUIN

BRETT ALLISON

DRAWING INDEX

DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	D
02	EXISTING SITE PLAN	C
03	PROPOSED SITE PLAN	B
04	EXISTING GROUND FLOOR PLAN	B
05	EXISTING FIRST FLOOR PLAN	C
06	PROPOSED GROUND FLOOR PLAN	C
07	PROPOSED FIRST FLOOR PLAN	B
08	RESIDENCE ELEVATIONS	B
09	RESIDENCE ELEVATIONS	B
10	ANCILLARY DWELLING FLOOR PLANS	A
11	PROPOSED ANCILLARY DWELLING ELEVATIONS	A
12	SHADOW DIAGRAMS	A
13	FENCE ELEVATIONS	A

PROJECT DETAILS:

TITLE REFERENCE: 249876/1

AREAS:


SITE –	1082m ²
EXISTING FLOOR –	431m ² APPROX.
PROPOSED FLOOR –	140m ²
TOTAL FLOOR –	572m ² APPROX.

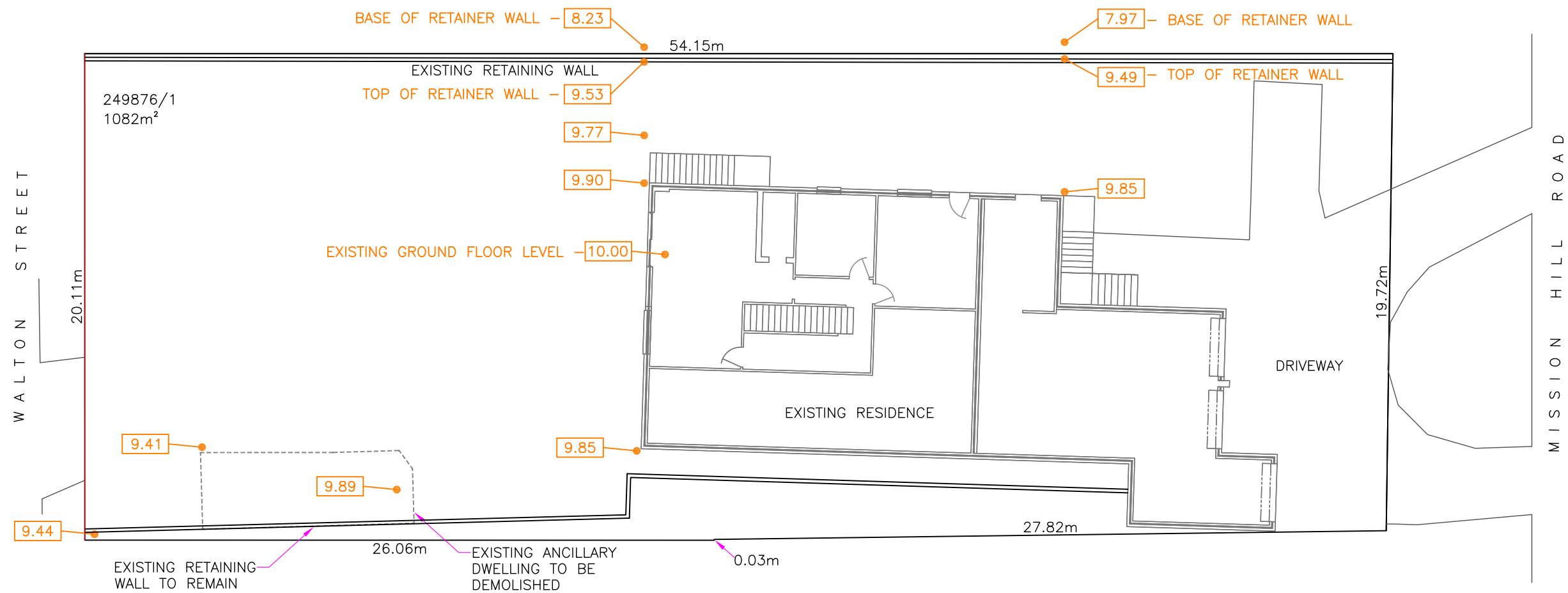
SITE CLASSIFICATION: ASSUMED NO WORSE THAN 'M' (IF SOIL CONDITION DIFFER FROM THIS ASSUMPTION FURTHER INVESTIGATION WILL BE REQUIRED)

WIND CLASSIFICATION: TBC

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: TBC


 Ph: 0407 532 435 Email: paul@pladesign.com.au	ABN: 27 165 669 278	DATE	PROPOSED EXTENSION & ANCILLARY DWELLING			
		MAR 2018	14 MISSION HILL ROAD PENGUIN			
		DRAWN	FOR			
		A.R.M.	BRETT ALLISON			
		CHECKED				
		P.L.A.				
SHEET SIZE	A3	DRAWING No.		18002-01	REV.	DATE
SCALE				D	27.06.18	

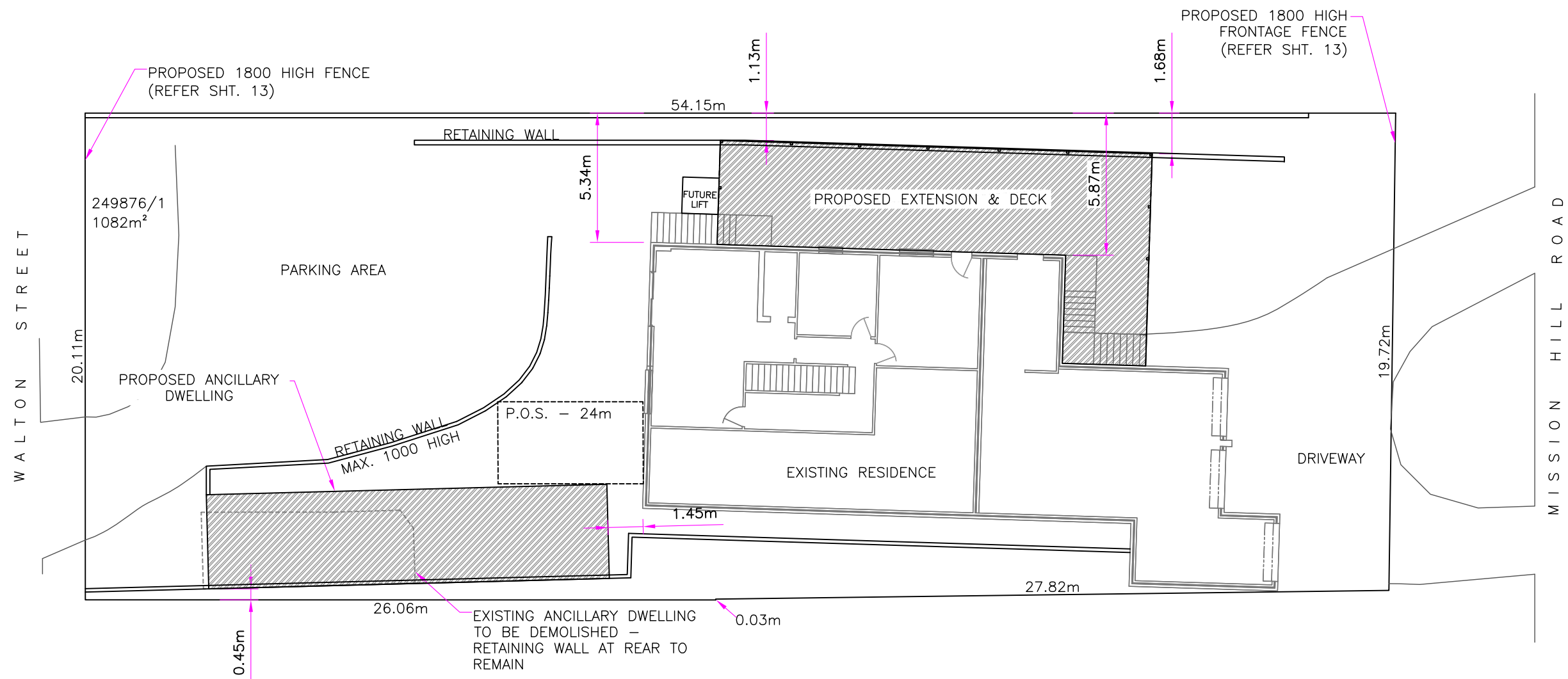


EXISTING SITE PLAN

LEGEND:

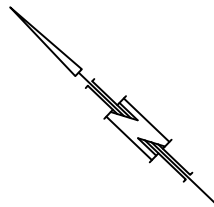
- ### - EXISTING SITE LEVEL (m)
- ### - FINISHED SITE LEVEL (m)

Accreditation No. CC1779G	 DESIGNS Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAR 2018	PROPOSED EXTENSION & ANCILLARY DWELLING 14 MISSION HILL ROAD PENGUIN FOR BRETT ALLISON	
		DRAWN	A.R.M.		
		CHECKED	P.L.A.		
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ABN: 27 165 669 278				REV.	DATE
				A	27.06.18




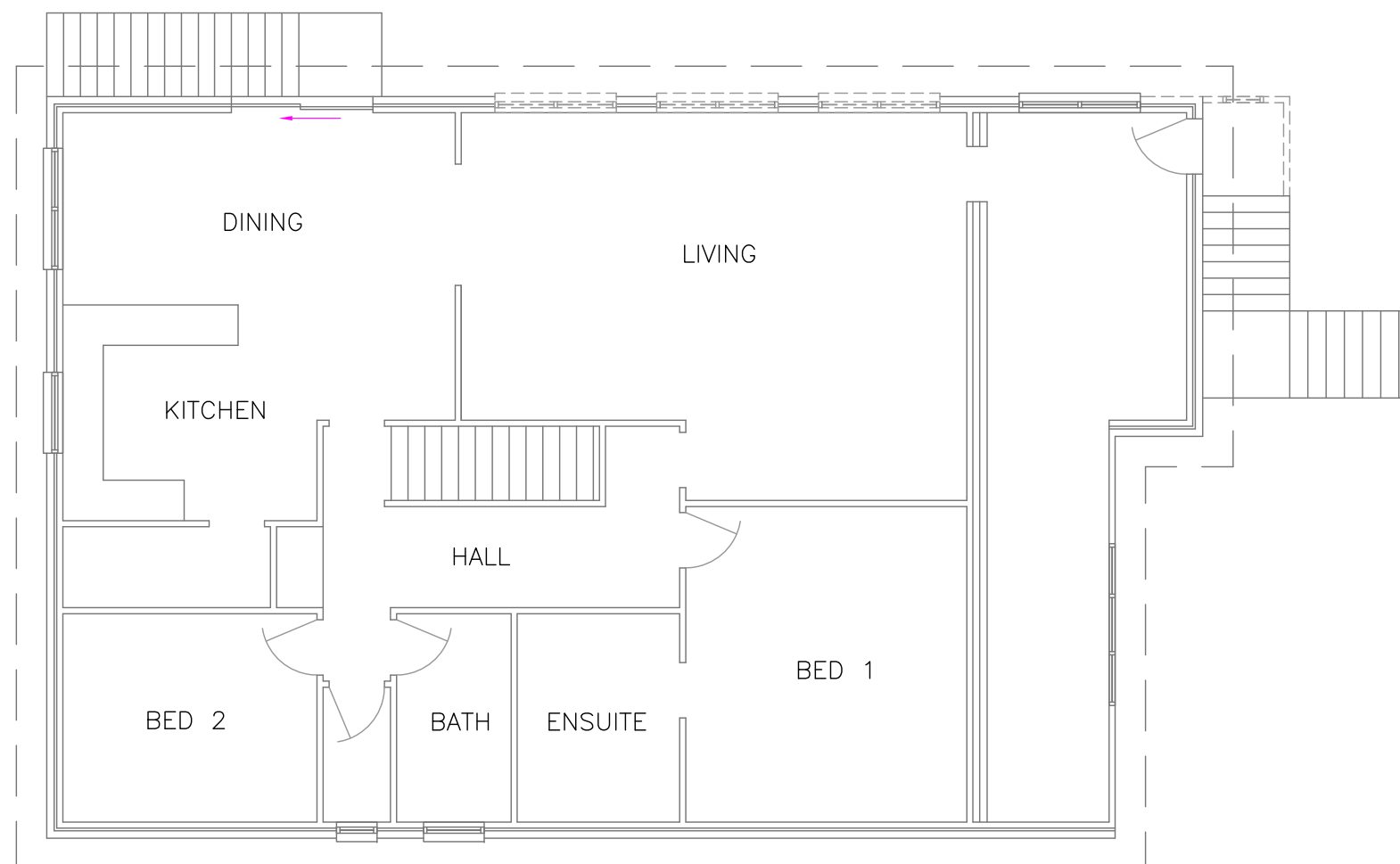
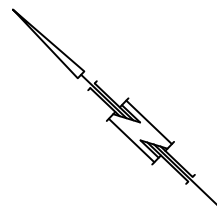
PROPOSED SITE PLAN

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAR 2018	PROPOSED EXTENSION & ANCILLARY DWELLING 14 MISSION HILL ROAD PENGUIN FOR BRETT ALLISON	
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
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			REV.	DATE
			C	27.06.18




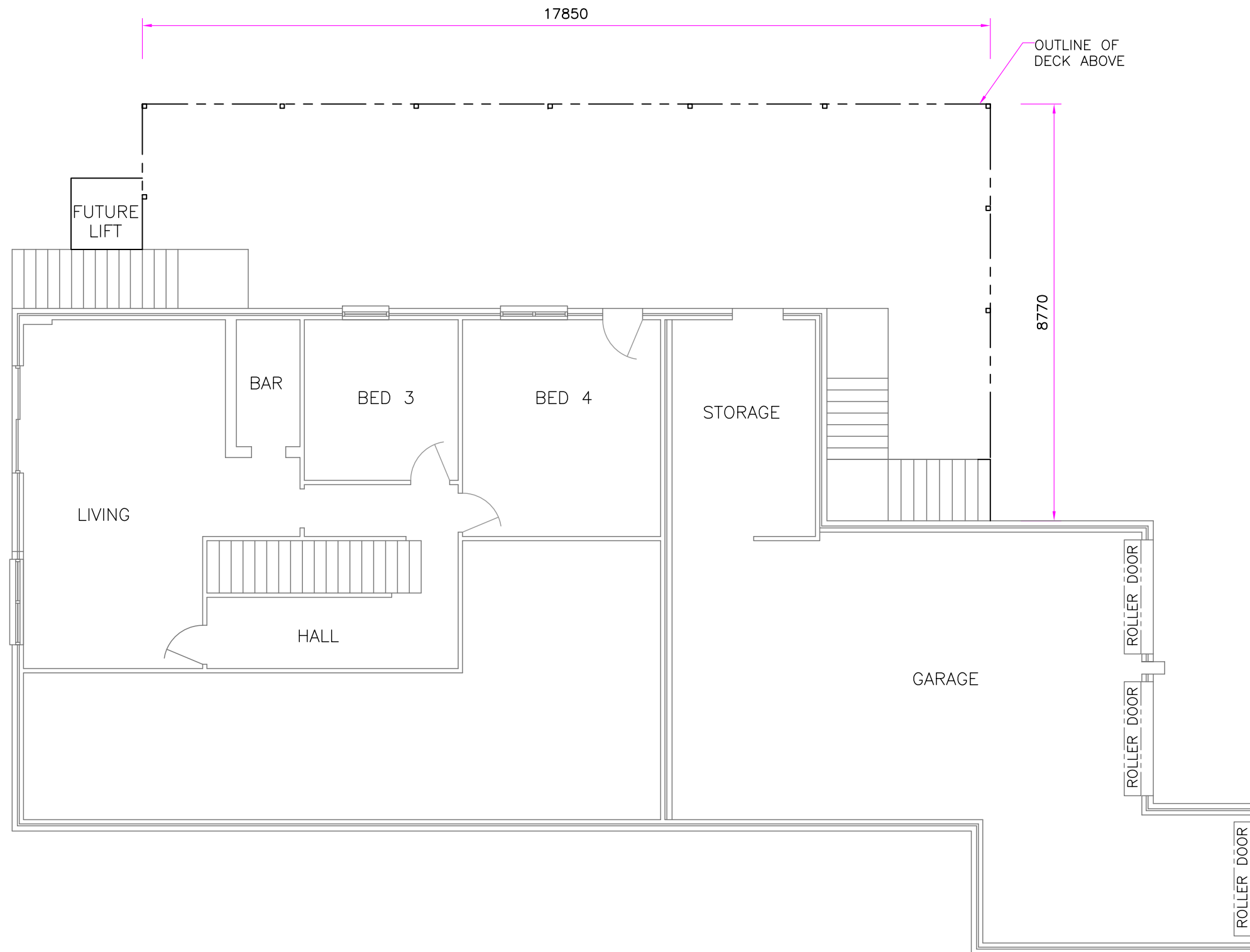
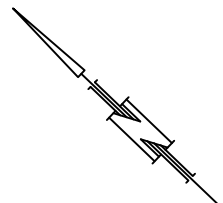
EXISTING GROUND FLOOR PLAN

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	ABN: 27 165 669 278	DATE	PROPOSED EXTENSION & ANCILLARY DWELLING				
		MAR 2018	14 MISSION HILL ROAD PENGUIN				
		DRAWN	FOR				
		A.R.M.	BRETT ALLISON				
		CHECKED					
		P.L.A.					
		SHEET SIZE					
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EXISTING FIRST FLOOR PLAN

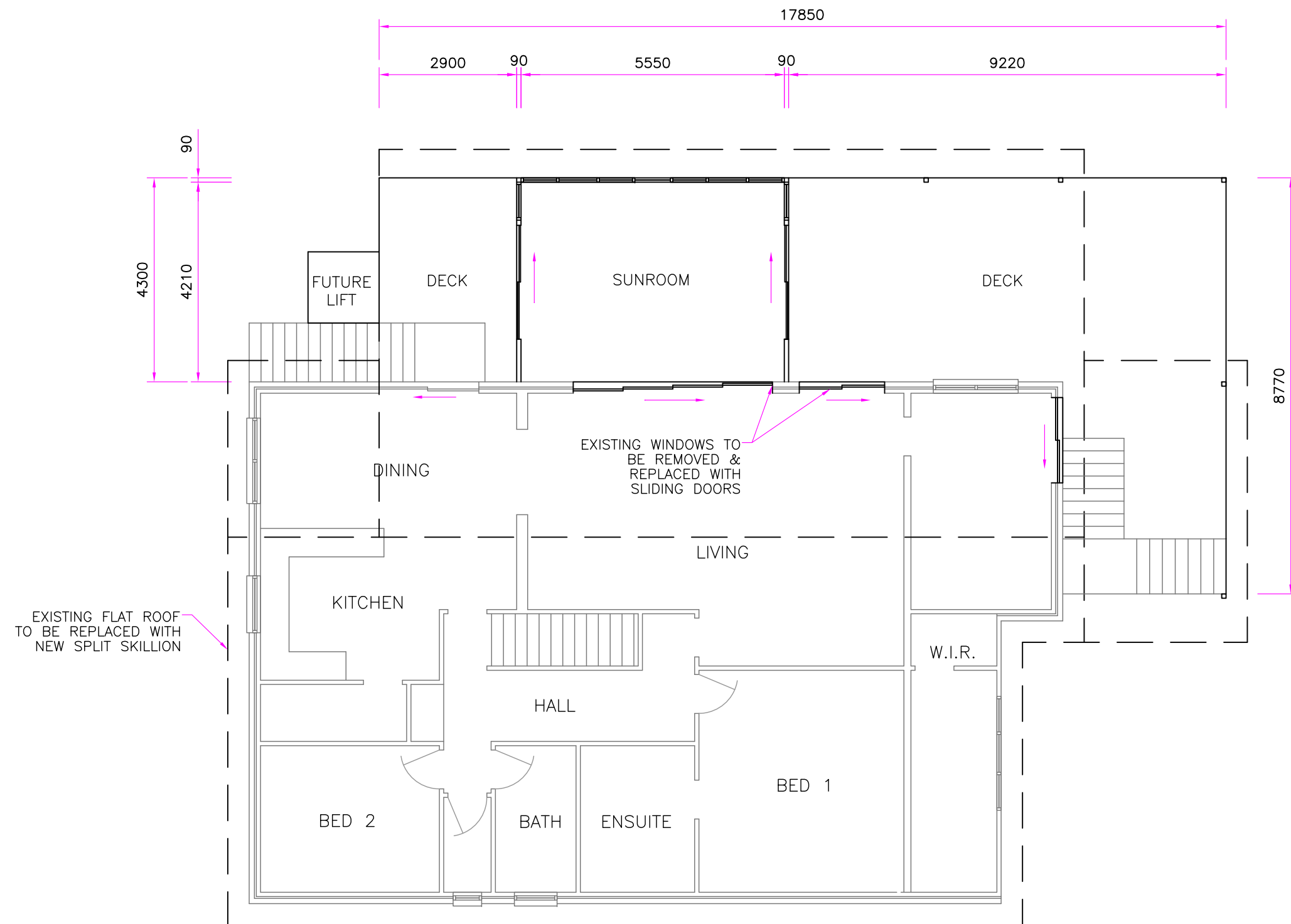
Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAR 2018	PROPOSED EXTENSION & ANCILLARY DWELLING 14 MISSION HILL ROAD PENGUIN FOR BRETT ALLISON			DRAWING No. 18002-05	REV. A	DATE 27.06.18
	DRAWN	A.R.M.						
	CHECKED	P.L.A.						
	SHEET SIZE	A3						
	SCALE	1 : 100						



PROPOSED GROUND FLOOR PLAN

AREA — GROUND FLOOR
EXISTING = 250.7m² (26.9 SQ.)

<div>Accreditation No. CC1779G</div> <div></div> <div>Ph: 0407 532 435</div> <div>Email: paul@pladesign.com.au</div>	ABN: 27 165 669 278	DATE	PROPOSED EXTENSION & ANCILLARY DWELLING			
		MAR 2018	14 MISSION HILL ROAD PENGUIN			
		DRAWN	FOR			
		A.R.M.	BRETT ALLISON			
		CHECKED				
		P.L.A.				
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SCALE	1 : 100			C	27.06.18	

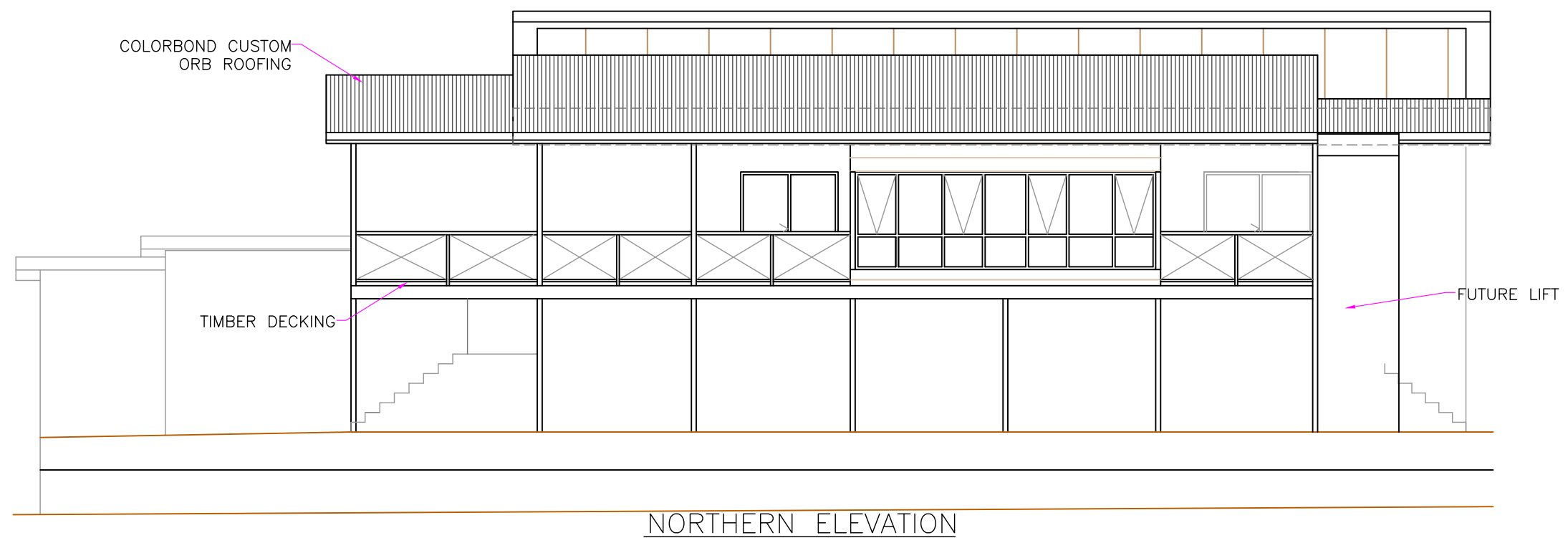
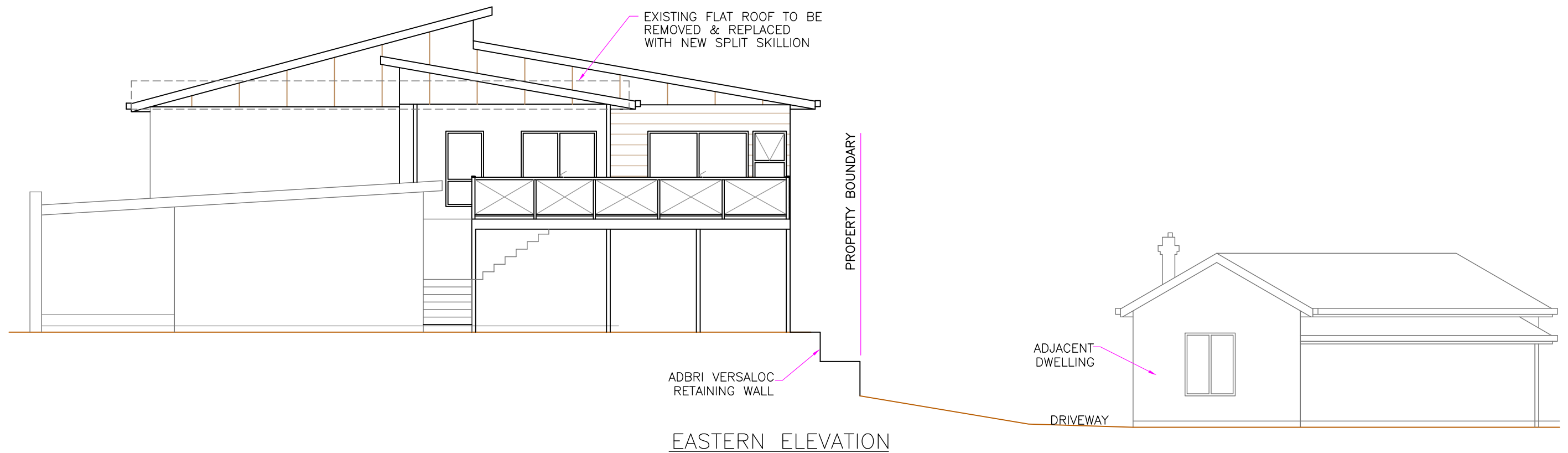



PROPOSED FIRST FLOOR PLAN

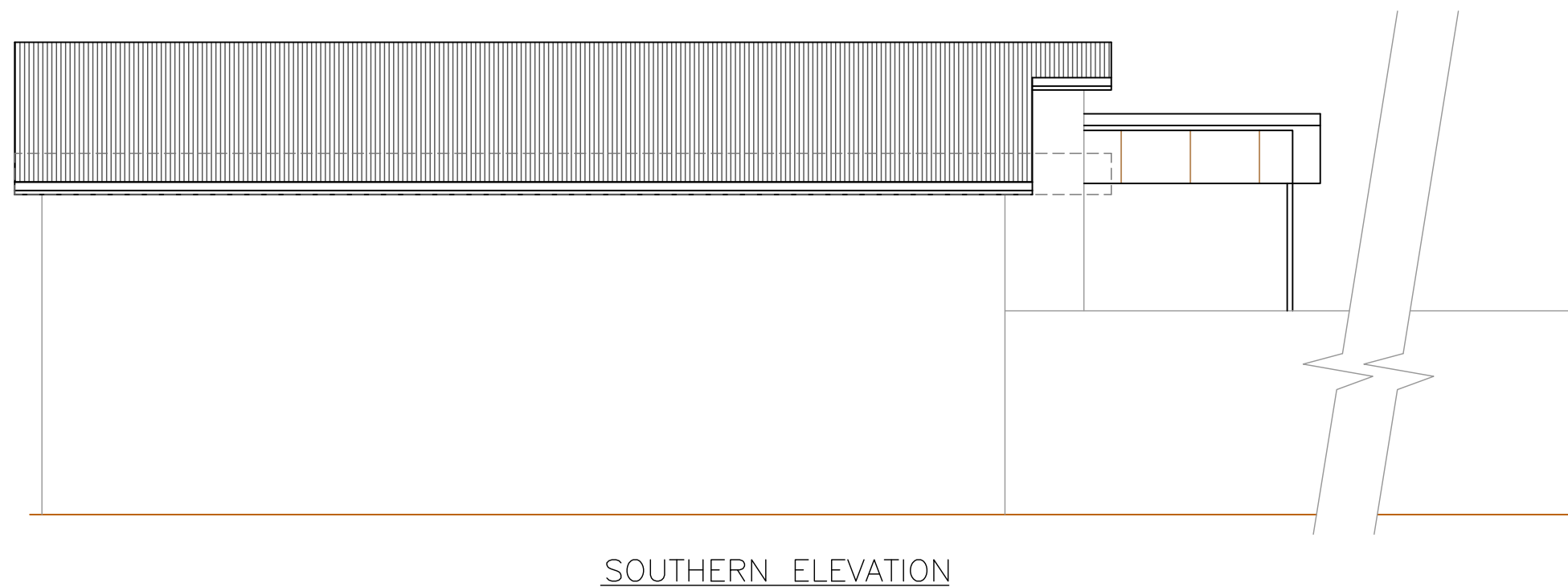
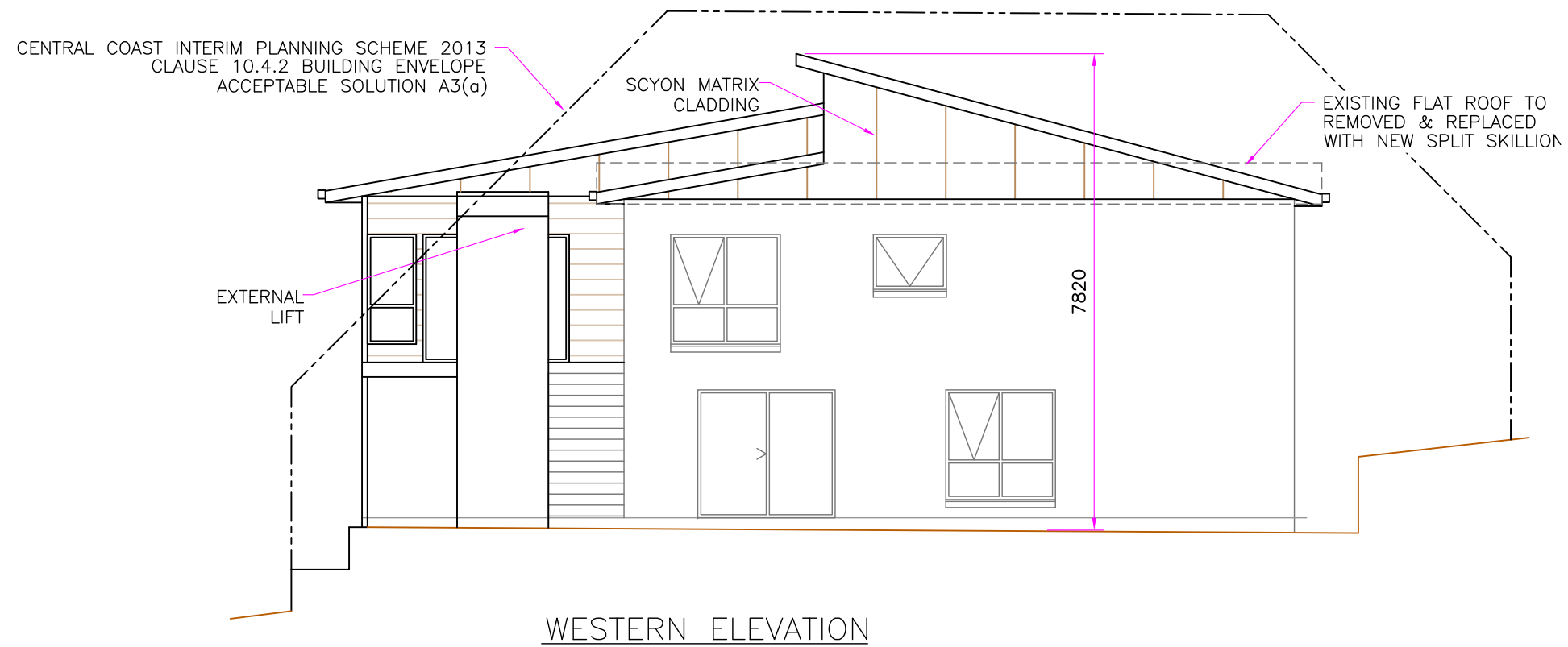
AREA — FIRST FLOOR

EXISTING = 180.9m² (19.4 SQ.)
 PROPOSED DECK EXTENSION = 57.99m² (6.24 SQ.)
 PROPOSED SUNROOM EXTENSION = 24.63m² (2.65 SQ.)
 TOTAL = 263.9m² (28.4 SQ.)

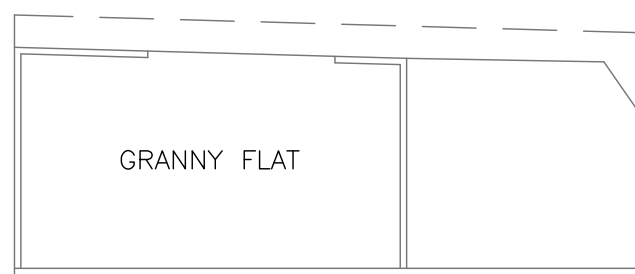
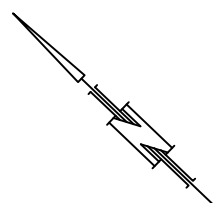
Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAR 2018	PROPOSED EXTENSION & ANCILLARY DWELLING 14 MISSION HILL ROAD PENGUIN FOR BRETT ALLISON	
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE	1 : 100	DRAWING No.	18002-07
			REV.	DATE
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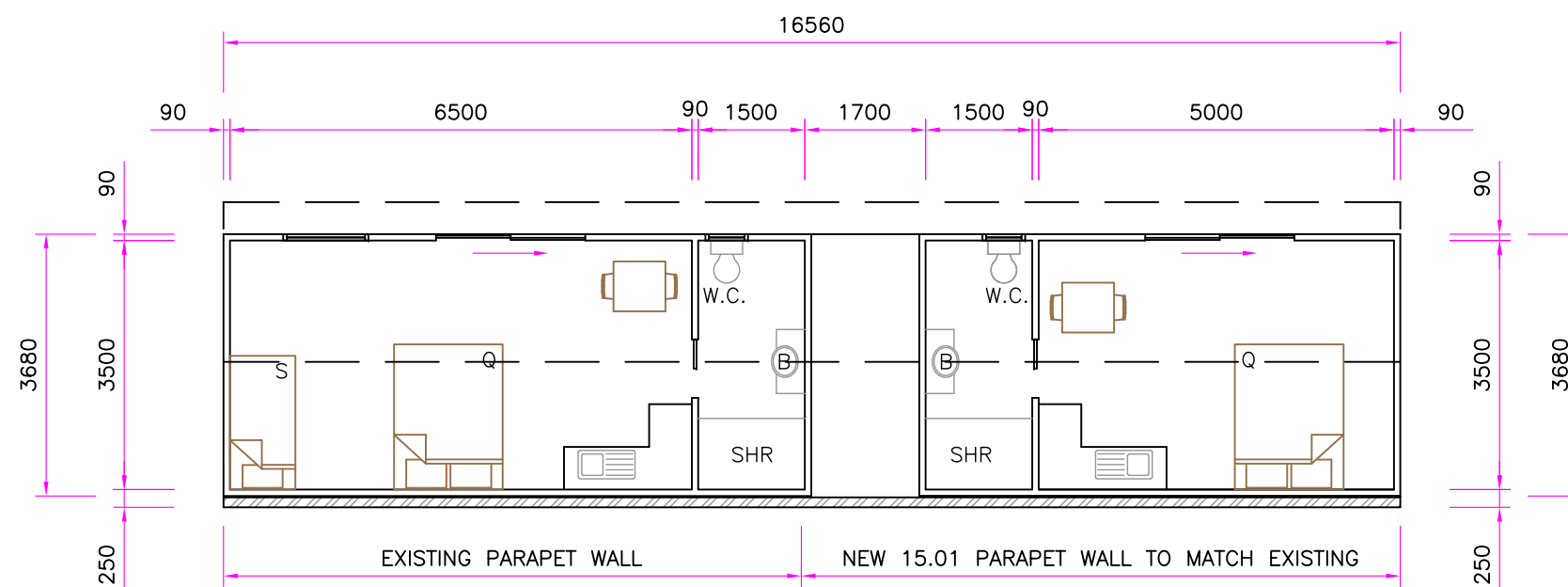
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		MAR 2018	14 MISSION HILL ROAD PENGUIN					
		DRAWN	FOR					
		A.R.M.	BRETT ALLISON					
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Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	ABN: 27 165 669 278	DATE	PROPOSED EXTENSION & ANCILLARY DWELLING			REV. A	DATE 27.06.18
		MAR 2018	14 MISSION HILL ROAD PENGUIN				
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		A.R.M.	BRETT ALLISON				
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		P.L.A.					
SHEET SIZE	A3	DRAWING No. 18002-09					
SCALE	1 : 100						



EXISTING FLOOR PLAN




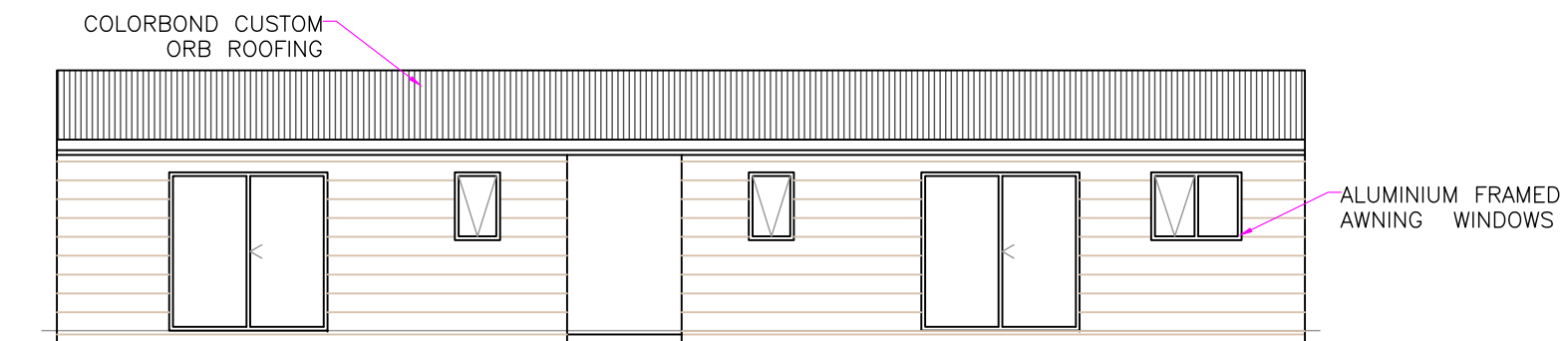
PROPOSED FLOOR PLAN

ANCILLARY DWELLING PLANS

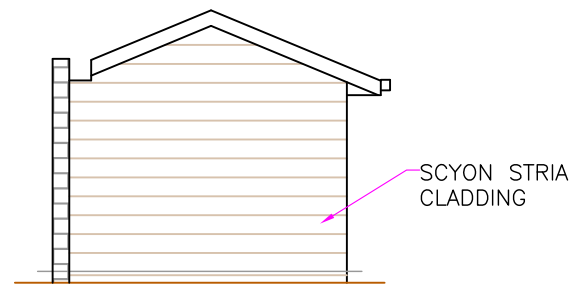
AREA

EXISTING GRANNY FLAT = 16.9m² (1.8 SQ.)
PROPOSED ANCILLARY DWELLING = 57.78m² (6.21 SQ.)
TOTAL = 57.78m² (6.21 SQ.)

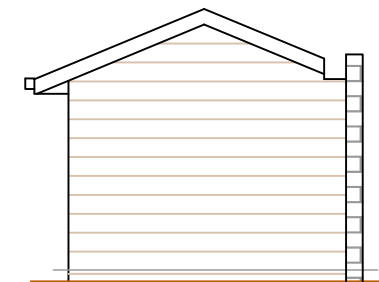
Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	ABN: 27 165 669 278	DATE MAR 2018	PROPOSED EXTENSION & ANCILLARY DWELLING 14 MISSION HILL ROAD PENGUIN FOR BRETT ALLISON			DRAWING No. 18002-10	REV. A	DATE 27.06.18
	DRAWN A.R.M.							
	CHECKED P.L.A.							
	SHEET SIZE A3							
	SCALE 1 : 100							



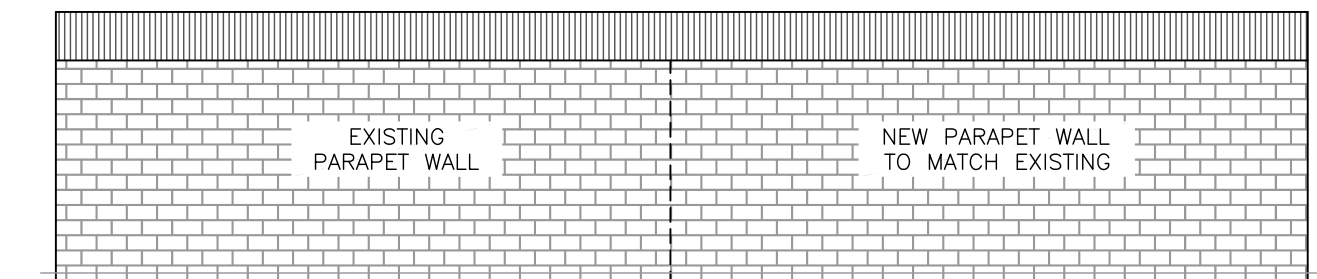
NORTHERN ELEVATION



EASTERN ELEVATION



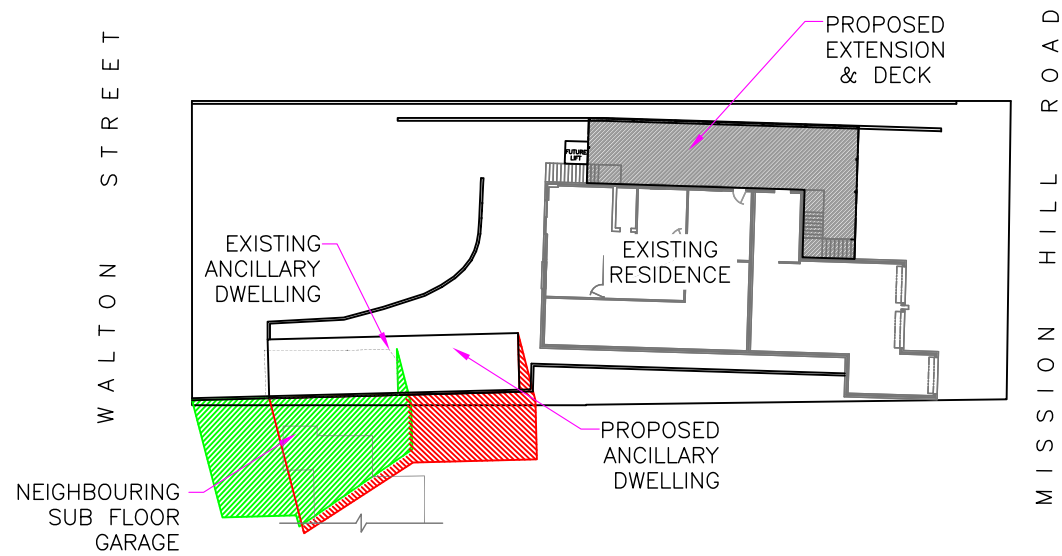
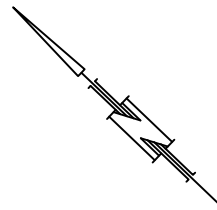
WESTERN ELEVATION



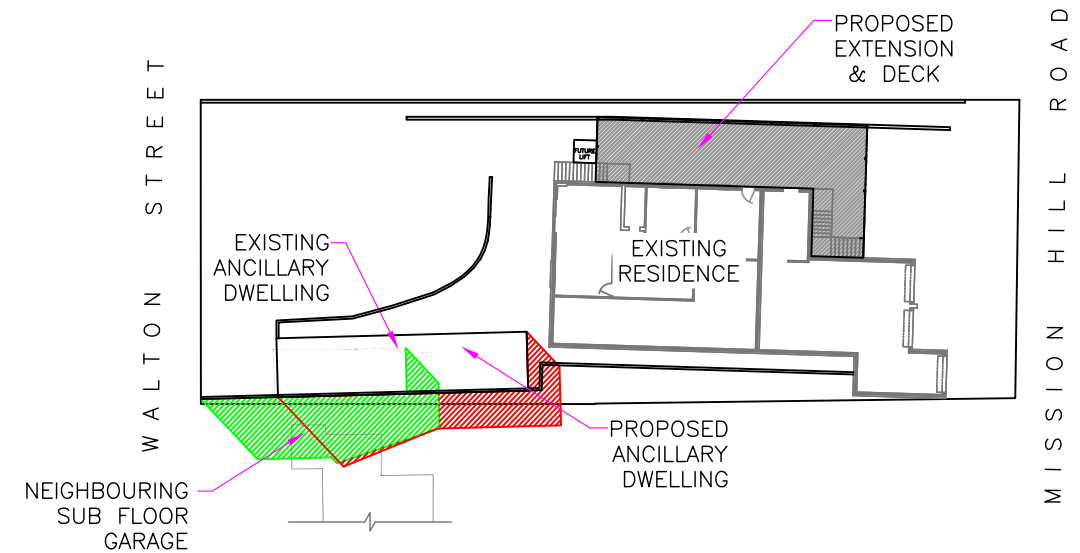
SOUTHERN ELEVATION

ANCILLARY DWELLING ELEVATIONS

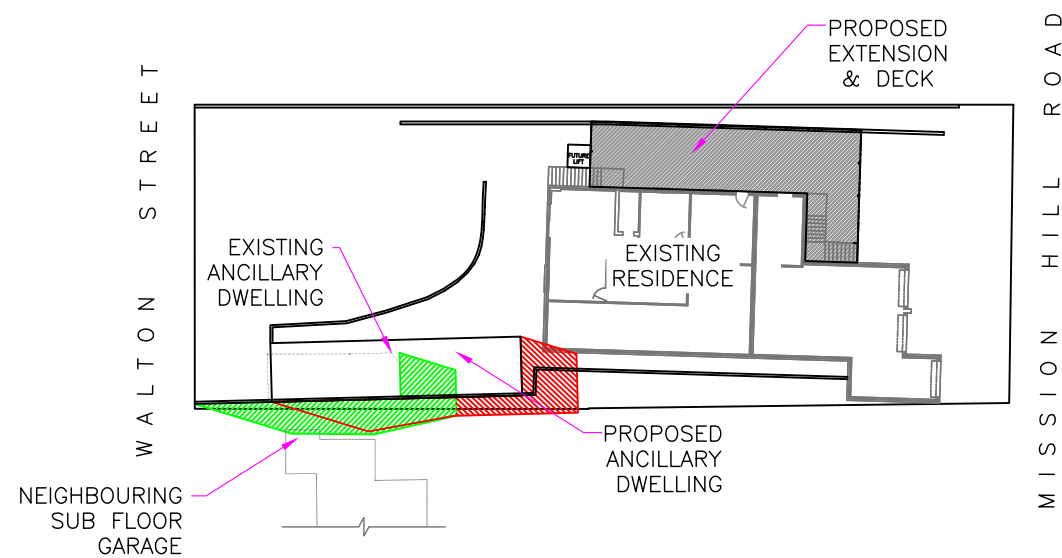
Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAR 2018	PROPOSED EXTENSION & ANCILLARY DWELLING 14 MISSION HILL ROAD PENGUIN FOR BRETT ALLISON			DRAWING No. 18002-11	REV. A	DATE 27.06.18
	DRAWN	A.R.M.						
	CHECKED	P.L.A.						
	SHEET SIZE	A3						
	SCALE	1 : 100						



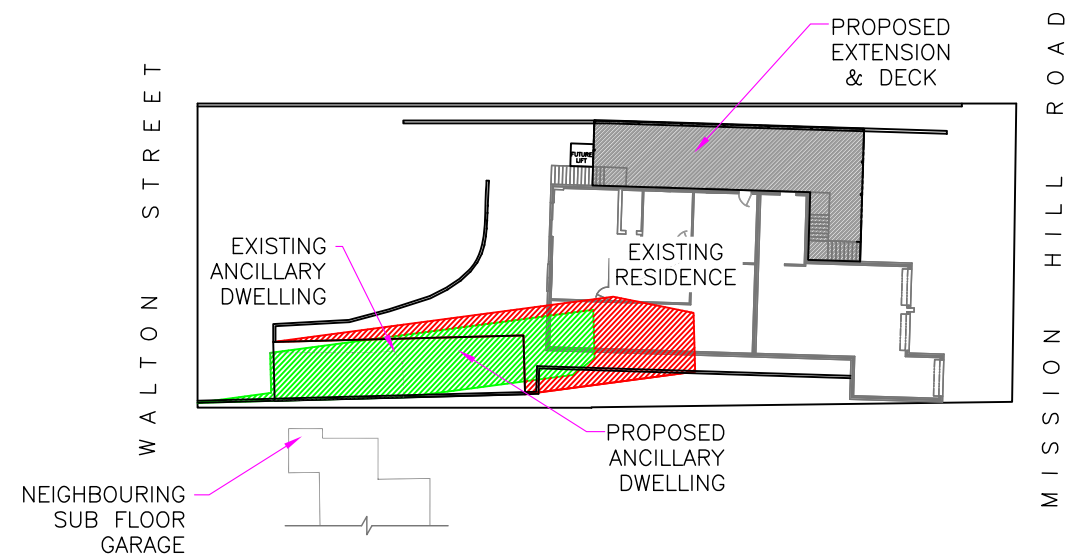
10:00 am
AZIMUTH = 33.3°
ALTITUDE = 18.0°



12:00 NOON
AZIMUTH = 4.4°
ALTITUDE = 25.4°





2:00 P.M.
AZIMUTH = 335.0°
ALTITUDE = 21.4°



4:00 P.M.
AZIMUTH = 310.2°
ALTITUDE = 7.5°

NOTE:
WINTER SOLSTICE SUNSET
TIME = 4.56pm

-  - SHADING CAUSED BY EXISTING ANCILLARY DWELLING
-  - SHADING CAUSED BY PROPOSED ANCILLARY DWELLING

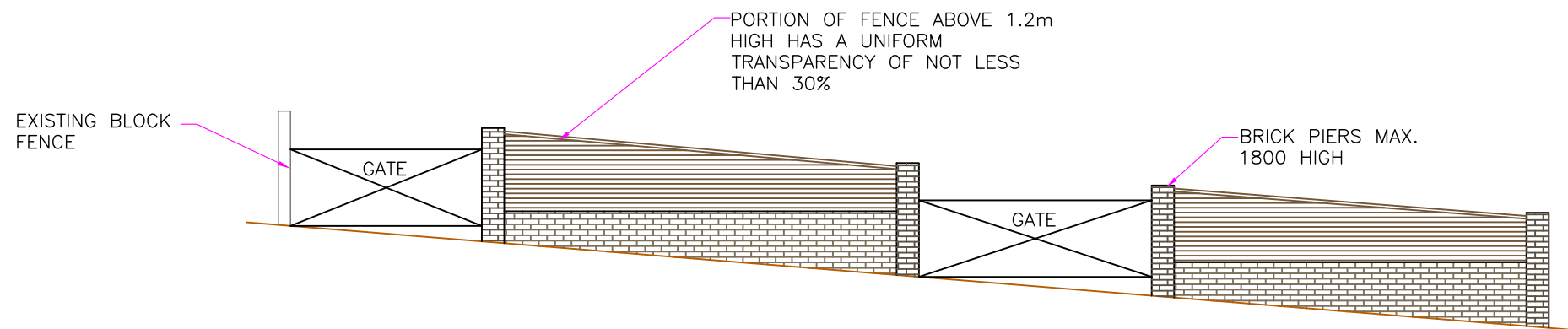
LATITUDE = 41° 06' 36"
LONGITUDE = 146° 03' 52"
DATE = 21st JUNE

SHADOW PLANS

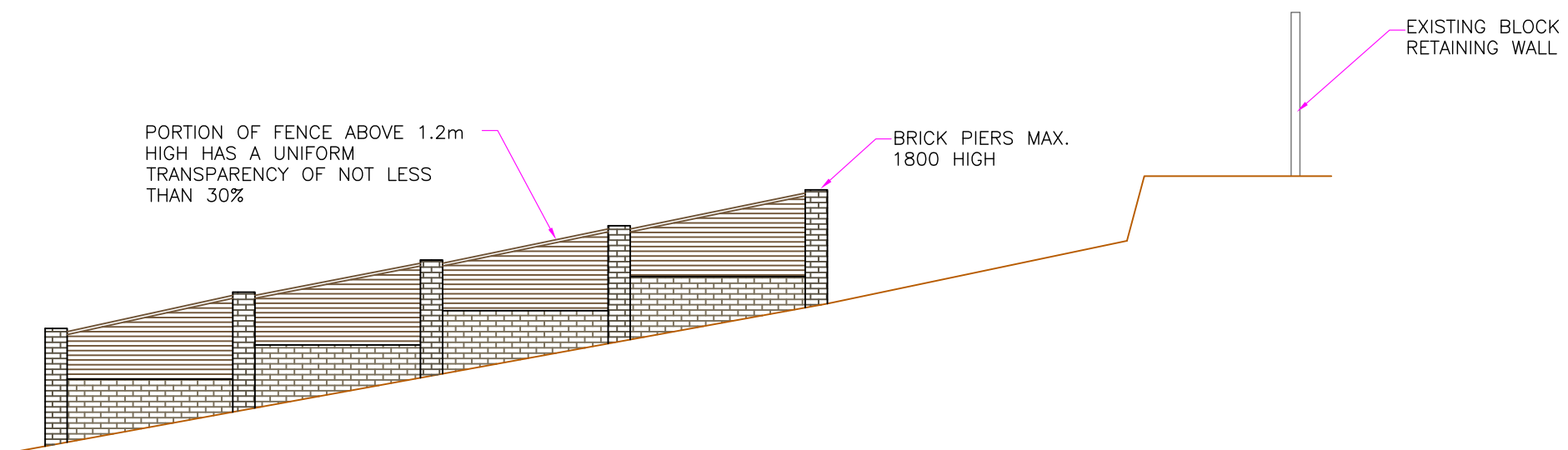


DATE	MAR 2018
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	1 : 500


PROPOSED EXTENSION & ANCILLARY DWELLING 14 MISSION HILL ROAD PENGUIN FOR BRETT ALLISON		REV. A	DATE 27.06.18
DRAWING No. 18002-12			



MISSION HILL ROAD FRONTAGE FENCE



WALTON STREET FRONTAGE FENCE

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAR 2018	PROPOSED EXTENSION & ANCILLARY DWELLING 14 MISSION HILL ROAD PENGUIN FOR BRETT ALLISON		REV. A DATE 27.06.18
	DRAWN	A.R.M.			
	CHECKED	P.L.A.			
	SHEET SIZE	A3			
	SCALE	1 : 100	DRAWING No. 18002-13		

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Fairfax Media

Livestock

10 ewes in lamb plus 2 wethers, one ram (all ageing under 1 1/2 years) Make an offer Ph 0488 195 598.

Ulverstone Pet Food

Stock wanted, suitable for pet food. Ph. 6425 5822 or 0408 141 972 (AH).

Clearing Sales



FARM MACHINERY CLEARING SALE

11am Wednesday 25th July - A/C McNab & Swale 1004 Back Line Rd Forest Tas New Holland TL100A FWD tractor, FEL bucket & forks, 5420 hrs; McCormack CX85 Xtra-Shift FWD tractor, FEL bucket & forks, 3285hrs; Delmade 3m Cambridge Roller with Hyd Lift wheels, Lyeo Hay feedout trailer, Norton Port yards, loading ramp & crush; Westfalia Electronic Calf Feeding Unit; 8' Cambridge roller; 10' Flat roller; Connorshea trailing disc drill; Atchinson Fert Spreader; 4w motorbike; trailing spray unit; Portmull 3pl grader blade; berends 3pl rotary drainer; 1000ltr Diesel tank on stand; 140 bales silage 2017 cut; Hay rings; Calf rearing troughs; calf milk trailer; test buckets; At trolleys, small fridge; Suzuki 2w motorbike; Qty elec fence reels & posts; Hustler 3pl Hyd Hay feeder (needs repairs); ute hurdles; 2 Speedrite E/F units; Motor bike spray unit.

Enq: Peter Townsend 0428 920113 & Greg Harris 0409 799960

For full details photos visit: www.elders.com.au - select Rural services then Plant & Machinery - clearing sales Tas - SALE ID CS000377

Clearing Sale Terms: Strictly payment on day of sale unless prior arrangements have been made with credit department. All intended bidders must register with photo ID on sale day. Elders Ltd reserves the right to withdraw items from clearing sales at any point. Please inquire prior to sale day if you are interested in a particular item. EFTPOS facilities available subject to reception. No buyer's premium. GST will be added where applicable.



FARM CLEARING SALE

11am Saturday 28th July - A/C Simon Parsons Tower Hill, 5129 Frankford Hwy, Thirlstane Tas Polaris Ranger 400cc 4x4; JD 2250 7000hrs, MF 250 5000hrs with buckets & forks; MF 168 with Robot FEL multi power; MF 148 3cylinder Fiat 450 Tractor; Agrow Flow 7 ripper; Kuhn HR3000 power harrow; Berends 5ft Slasher; 30hp Ajax Pump set; 30hp iris pump set; Delmade bed former; 12ft Dingley & 6hp Johnson outboard; P30 Water winch irrig; Trailco 300 irrig; 2 mobile fuel tanks; Vennings Bulk Bin; 3m K tyne; Port Grader blade; 3m flat roller; 2.5m Cambridge roller; Stump jump harrows; MF 420 Post Driver; NH Rollabar SD Rake; Taarup 4d mower; PVC foot baths; Qty roofing iron; Sunbeam Levermatic Wool press; Leighton wool table; Sunbeam shearing machine; cattle dehorners; galv drums; asst rolls of ringlock; Qty barbed wire and treated posts; Qty steel posts; jib crane; wire spinners; 4 pvc pipe; Asstirrig fittings; Qty 9m x 4" SC pipes; Qty 7m x 4" SC pipes; Qty 7m x 3" SC pipes; Steel shed door; 2 windows; Duetz tractor weights; ute hurdles; air compressor; ATV spray tank; Ruddweigh Scales & platform; Single Phase elec motor; asstlec reels & pegs; Asst hand tools; irrig road signs; pot belly stove; asst hydrant taps; bench grinder; Onga Pressure pump; 3m cultivator; chainsaw; 3s diamond harrows; household items. Approved outside entries invited.

Enq: Phil Harrison 0408 269 313 & Allan Perry 0419 560 628

For full details photos visit: www.elders.com.au - select Rural services then Plant & Machinery - clearing sales Tas - SALE ID CS000374

Clearing Sale Terms: Strictly payment on day of sale unless prior arrangements have been made with credit department. All intended bidders must register with photo ID on sale day. Elders Ltd reserves the right to withdraw items from clearing sales at any point. Please inquire prior to sale day if you are interested in a particular item. EFTPOS facilities available subject to reception. No buyer's premium. GST will be added where applicable.

Machinery & Plant

2012 6T MERLO 60-10 telehandler with attachments, 3000 hours, \$110,000; 2008 Kawasaki Mule, 3010, 4x4, 6 seater, \$8000; 16.5 KVA single phase Lister generator with skid fuel tank, new \$7500. Details 0417 001 246. www.agrader.com.au

Church Notices

ALL welcome to traditional HC Services each Sunday, 9.30 am, 150 Waverley Rd, Don.

ANGLICAN CHURCH DEVONPORT Sunday, July 22, 2018 9.30 am St John's Confirmation/Communion Service Combined Service Wednesday, July 25, 10 am St John's HC Phone 6424 6420



DEVONPORT UNITED CHURCH 10 am Worship At Pinegrove Chapel (entrance off Tasman St) www.devonportuniting.church.org



July 22, 2018 Devonport 9.30 am Pathway to Life 22 Nicholls Street Rev. Etienne de Wilzem www.pathwaytolife.org.au

Penguin 10 am Sanctuary Hill Christian Fellowship Main Road, Penguin Rev. Johann Joubert

Ulverstone 9.30 am Christian Reformed Church of Ulverstone 36 John Street Rev. Julian Dykman

LATROBE BAPTIST 10am Rev R Terry Phone 6426 1220.

MERSEY BLUFF CHURCH OF CHRIST 232 William Street, Devonport Winter DVD Series Truth about ANGELS This Sunday 6 pm Angels & the Second Coming Soup and sandwiches Phone 6424 7573 merseybluffcofc.com.au

Church Notices

SASSAFRAS BAPTIST 10.30 am Worship Service Dr John Lenton - Gideons

ST DAVID'S 7 Hamilton St, Latrobe Sunday Worship 5pm Speaker Ben James Friday Youth Clubs Juniors 4pm Seniors 7pm Bible Study: Monday 7pm Phone 0417 524 609 Independent Presbyterian

General Notices

Burnie Surf Life Saving Club AGM The Committee of the BSLSC would like to invite members to the Club's Annual General Meeting to be held at the Clubrooms on Sunday 5th August 2018 at 11.00am.

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Local Government

KENTISH COUNCIL

REGISTER OF MONEY REMAINING AFTER SALE OF LAND Pursuant to s.139(A) of the Local Government Act 1993 Under s.137 for Non- Payment of Rates

PID	Owner/Ratepayer at time of auction	Address of Property Sold	Date of Settlement	Surplus Monies
2716731	William John Wright	West Nook Road, Sheffield	15 July 2016	\$22,394.93
6491410	Sandra Carol Smith	189 Botts Road, Lorinna	15 July 2016	\$31,995.61
2007185	Alfred Evershed	Lower Beulah Road, Lower Beulah	15 July 2016	\$3,387.82
7098813	Henry Law	Youngmans Road, Railton	03 Nov 2016	\$6,434.80
6487661	Jane Youngman	88 Dalrys Road, Railton	23 June 2017	\$54,702.67

Under s.139(A) of the Local Government Act 1993, Council must keep a register of all the monies remaining after the sale of land sold under s.137 for non-payment of rates. Any surplus monies received by Council from the sale of land which are not claimed by the owner of the land within three (3) years of the sale vests in the Council. Anyone with any queries should contact, Manager Customer and Business Services, Andrew Cock on 6491 0200. Dated at Sheffield this 21st day of July 2018.

Gerald Monson
GENERAL MANAGER



Local Government

CENTRAL COAST COUNCIL 19 King Edward Street Ulverstone Tasmania 7315 Tel. 03 6429 8900 Fax 03 6425 1224 www.centralcoast.tas.gov.au

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

• Location: 902 Forth Road, Turners Beach
Proposal: Resource development (landfill) - discretionary use and development in Rural Resource zone and variation to front boundary setback standard
Application No.: DA217208

• Location: 14 Mission Hill Road, Penguin
Proposal: Residential (deck and replacement of an ancillary dwelling) - variation to building envelope, side boundary setback standard and privacy standard
Application No.: DA2018011

• Location: 333 South Road, West Ulverstone
Proposal: Residential (dwelling building area and outbuilding) - variation to front boundary setback standard
Application No.: DA2018014

The applications may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the applications (in accordance with s.57(5) of the Act) by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classified as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015. Representations must be made on or before 6 August 2018.

Date of notification: 21 July 2018.

SANDRA AYTON
General Manager

Local Government

BURNIE CITY COUNCIL

NOTICE OF APPLICATION FOR LAND USE PERMIT (Section 57(3) Land Use Planning and Approvals Act 1993)

The following applications for use and development of land have been received:-

Application No: DA 2018/48
Site: 63 West Park Grove PARK GROVE CT 155401/1
Proposal: Outbuilding associated with the existing non-conforming use of the site for 'Bulky Goods Sales'
Discretionary Matter: Reliant on assessment against Clause 9.1.1 for grant of permit

Application No: DA 2018/58
Site: 4 Metaira Road RIDGLEY CT 52385/1
Proposal: New additional use for Visitor Accommodation involving development of five (5) freestanding holiday cabins
Discretionary Matters:

a) In accordance with 26.2 Visitor Accommodation is a discretionary permit use
b) The use relies on performance criteria in clause 26.3.1 (P1) and
c) Development relies on performance criteria in clause 26.4.1 (P3) and clause 26.4.3 (P1)

Application No: DA 2018/74
Site: 95A West Park Grove PARK GROVE CT 174748/1
Proposal: Establish a residential use through development of a single dwelling
Discretionary Matter: Reliant on assessment against performance criteria for grant of permit - Clause 10.4.2 (P1), (P2) and (P3)

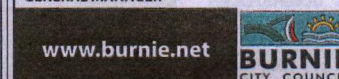
Application No: DA 2018/78
Site: 676 Mooreville Road MOOREVILLE CT 63678/1
Proposal: Outbuilding associated with an existing Residential Use (Single Dwelling)
Discretionary Matter: Reliant on assessment against performance criteria for grant of a permit - Clause 26.4.1 (P1 & P5) & Clause 26.4.2 (P1)

The applications and documentation may be viewed at the Burnie City Council Offices, Ground Floor, 80 Wilson Street, Burnie between 8.30am - 5.00pm Monday to Friday inclusive or on Council's website at www.burnie.net

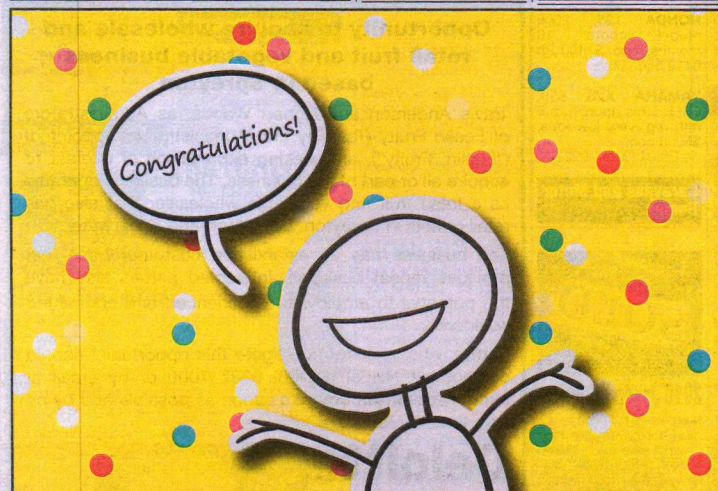
Any person may make representation relating to an application. Representations regarding the proposal should be in writing addressed to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or burnie@burnie.net to be received no later than 5.00pm on 6 August 2018.

Dated: 21 July 2018

Andrew Wardlaw
GENERAL MANAGER



www.burnie.net



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TAS-020285

TAS-020002

TAS-020286

Annexure 3

Jennifer Dunn
12 Mission Hill Road
PENGUIN TAS 7316

1 August 2018

Central Coast Council
admin@centralcoast.tas.gov.au

REPRESENTATIONS CONCERNING PLANNING APPLICATION DA2018011 - 14 MISSION HILL ROAD, PENGUIN

I am the owner of 12 Mission Hill Road, Penguin ("No.12"), a lot adjacent to and affected by the above planning application. Below are my concerns about the proposed development for 14 Mission Hill Road, Penguin ("No.14").

10.4.2 A3

The proposal will cause unreasonable loss of amenity to the occupants of No. 12 by:

- (1) overshadowing the habitable area and private open space of No. 12; and
- (2) because of the visual impact caused by the apparent scale, bulk and proportions of the proposed development when viewed from No. 12.

The living room, kitchen and one bedroom of No.12 are on the western side of No.12. The living room has only one, large window which faces No.14.

No. 14's proposed extension/deck will overshadow the living room window, kitchen window and private open space on the western side of No. 12 in the afternoons during spring and summer, when the sun moves to the west behind No.14. The existing dwelling at No. 14 already casts afternoon shade along the western side of No. 12 at those times of the year, and shadowing will only be increased by adding to the height and width of the building at No.14. Picture 2 shows the approximate additional shadowing created at 3.30 in the afternoon on 23 October, 2018. (The shadow plan was created using FindMyShadow at www.findmyshadow.com.)

Picture 1 - Shadow of existing dwelling on 23 October at 3.30 pm.



Picture 2 Shadow of dwelling with same height and approximate additional width



The proposed development will have a significant visual impact caused by its apparent scale, bulk and proportions when viewed from No.12. This is because the dwelling at No.14 is several metres higher than the dwelling at No.12 due to the topography. This causes No. 14 to appear to loom over No.12 when viewed from No. 12's living room and kitchen windows and private open space (see Picture 3, taken from inside the living room of No.12, through the window and standing on the floor in front of the sofa). The proposal will extend the upper level of No.14 almost to the boundary of No.12. The boundary is at the top of the retaining wall in Picture 3. This will cause the dwelling at No.14 to completely dominate the views from the living room and kitchen of No.12.

Overshadowing and the visual impact of the proposed deck/extension could be reduced without significantly affecting the proposal by adhering to the acceptable solutions regarding setbacks and the building envelope.

Picture 3 - view of No.14 taken through the living room window of No.12, 29/7/18 at 1 p.m.



10.4.6 A1, A2

The proposal does not conform to the performance criteria or acceptable solutions. The proposed extension/deck will have a significant impact on the privacy of No.12.

As can be seen from Picture 3 above, nearly all of the windows on the upper and lower levels of No. 14 can look into the living room window of No. 12. This is also the case with the kitchen window, which is on the right of the living room window. The windows on the upper level of No.14 also overlook the entire back yard of No.12 owing to the topography and height of the dwelling at No.14. The proposed extension/deck will bring No. 14's view several metres closer to the kitchen and living room windows and private open space of No. 12, enabling the occupants of No.14 to closely observe the occupants of No.12.

The proposal states that the direct view from the proposed extension/deck is over the neighbouring roof - this is certainly the case if a person is looking over the roof but not if the person is looking down - there is nothing to minimise the ability to look down at No.12 through the open timber slats proposed for the deck or through the glass of the sunroom. There will be a direct view to the private open space of No.12 and through the windows of No.12. This could be addressed without significantly affecting the proposal by adhering to the acceptable solutions for privacy.

It is noted that the proposal states that the separation area between the two dwellings is "not used for private open space". This is incorrect. The area contains a driveway with ornamental gardens on either side including olive trees, a lemon tree and a grape vine.

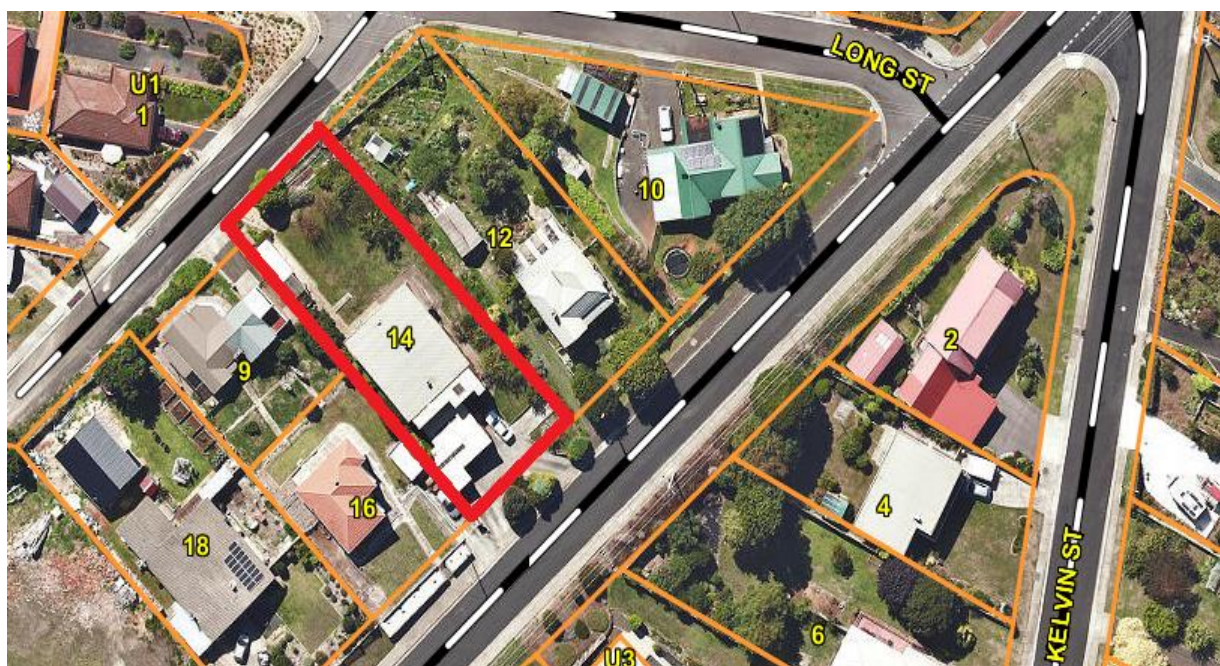
E4.2.1

The proposal notes at clause 3 that a 1 metre high retaining wall is proposed along the boundary between No.14 and No.12. There is an existing retaining wall between the two properties which is over 2 metres high at the rear of the properties, as shown in Picture 4. It appears to be proposed to reduce the height of the retaining wall by at least 1 metre. I note that the Planning Scheme at E4.4.1 requires a permit for changing the existing ground level by more than 0.5 metres within 1.5 metres from a boundary and this issue may have to be addressed in the proposal.

Picture 4 - retaining wall on boundary of No.14 and No.12, at rear of properties



Annexure 4



Aerial photo showing the development site – 14 Mission Hill Road, Penguin



View looking at the development site, and the level the adjoining property's dwelling is in relation to the development site



View looking down the adjoining property's driveway, and the overshadowing from their own dwelling



View when looking directly to 12 Mission Hill Road from the development site. Photo taken right on the boundary



Existing vegetation along 12 Mission Hill Road living area and kitchen



View when looking up to the development site from 12 Mission Hill Road driveway

School Bus Stop Shelter Policy

June 2018



CENTRAL COAST COUNCIL

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900
Fax 03 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

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POLICY

The Central Coast Council will provide school bus stop shelters within the municipal area, subject to budgetary constraints, identified need and in accordance with the assessment criteria.

PURPOSE OF POLICY

- (a) To provide a procedure for the erection of school bus stop shelter structures within the Central Coast municipal area.
- (b) To preserve the visual character and amenity of the Central Coast municipal area.
- (c) To ensure that school bus stop shelters do not impede vehicular or pedestrian traffic flow.
- (d) To ensure that the school bus stop shelter structure does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing or in any other way.
- (e) To assist applicants and the community in becoming aware of the guidelines for the erection of school bus stop shelters and to enable Council officers to provide accurate and consistent assessment of applications for the erection of school bus stop shelters.

DEFINITIONS

Applicant – general public, community group or an organisation such as a local school, bus operator etc.

School bus shelter – structure, usually consisting of a roof and seating, located at, or near, an approved bus stop, for the convenience and shelter of persons waiting for school buses.

STRATEGIC FRAMEWORK

The Council's School Bus Stop Shelter Policy complements and builds upon the Council's Strategic Plan 2014–2024 as follows:

Strategic Direction 4.3

- Develop and manage sustainable built infrastructure

As well as:

- meeting community needs and expectations;
- management of the Council's risk;
- achievement of better resource efficiency through the use of integrated systems; and
- compliance with State and Federal legislation.

STANDARD (INCLUDING RELEVANT LEGISLATION)

This School Bus Stop Shelter Policy has been developed in accordance with the:

- . Disability Discrimination Act
- . Local Government Act 1993
- . Central Coast Planning Scheme 2013

REVIEW

This Policy will be reviewed every five (5) years, unless organisational and legislative changes require more frequent modification.

APPENDICES

The following appendices are attached to this Policy.

- . Procedure for the assessment and provision of school bus shelters.

RELATED DOCUMENTS

- . Central Coast Council Strategic Plan 2014–2024
- . Corporate Folder
- . Risk Management Policy.

Sandra Ayton
GENERAL MANAGER

June 2018

PROCEDURE

School bus stop shelters will be provided up to the budgeted amount per financial year (usually one).

Where the value of applications received in one year exceeds the budget allocation, following suitable assessment, consultation and consideration in accordance with the “Assessment Criteria” a priority list shall be made. Any application received after the budget has been expended will be referred to the following year.

Consideration for a school bus stop shelter will require a minimum number of 5–8 people per site.

All requests are subject to application and approval by the Department of State Growth (DSG).

All applications that comply with the Assessment Criteria will involve a process of consultation with the bus operators (and/or driver) prior to submission to DSG for final approval.

All applicants will consider the requirements of the Council’s plans and policies concerning roadsides. Siting and site works will be harmonious with those requirements and availability of road reservation to site the shelter.

The Council will only provide cleaning and maintenance of the school bus stop shelters constructed under this Policy.

The Council will undertake an annual inspection as part of its building inspection regime, and carry out identified maintenance works or carry out maintenance, following assessment, upon a customer request.

Relocation of existing shelters will only occur when a shelter is no longer required by any person for use and there is no prospect of imminent use.

Any request for the provision of a gravel hardstand to bus stops will be provided subject to approval of the bus stop site by DSG.

School bus stop shelters are to be designed and constructed in accordance with the requirements of “Vic Roads Bus Shelter Guidelines”.

Adequate allocation being considered in the estimates for the erection of one school bus stop shelter per annum.

Building approval will be obtained where necessary for the construction of school bus stop shelters.

School bus stop shelter erections are to be in accordance with the requirements of the Central Coast Planning Scheme 2013.

No advertising on school bus stop shelters is to be allowed.

ASSESSMENT CRITERIA

In particular but without limitation, the Council will consider the following matters when determining an application to erect a school bus stop shelter.

- (a) The siting, location, size, colour, and materials.
- (b) The architectural qualities, appearance, and visual impact on the local environment and streetscape.
- (c) The purpose of the shelter.
- (d) Retention of special qualities or features, such as trees and views.
- (e) Traffic and pedestrian safety.
- (f) Pedestrian circulation.
- (g) Impact on any nearby private property.

When assessing the compliance of any proposal, consideration will also be given to the following issues:

- (a) Shelters should be designed in consideration with the needs and character of the area in which they are to be installed.
- (b) Where possible and practical, school bus stop shelters should not become the dominant visual element in an area or streetscape, particularly in a residential environment.
- (c) Special consideration will be given in the assessment near buildings that are items of environmental heritage to ensure that they complement the visual quality of the building and streetscape generally.

CENTRAL COAST COUNCIL
ANIMAL CONTROL BY-LAW
BY-LAW 1 of 2018
BY-LAW MADE UNDER SECTION 145
OF THE *LOCAL GOVERNMENT ACT 1993*
FOR THE PURPOSE OF
REGULATING AND CONTROLLING ANIMALS WITHIN RESIDENTIAL AREAS

PART 1 - PRELIMINARY

Short Title

- 1 This by-law may be cited as the Animal Control By-law.

Interpretation

- 2 In this by-law:

"**the Act**" means the *Local Government Act 1993*;

"**animal**" means an animal referred to in section 3 of the *Animal Welfare Act 1993*;

"**approved**" means given the appropriate approvals by the Council in accordance with Council delegations or by the exercise of some other legislative instrument;

"**authorised officer**" means an employee of the Council authorised by the General Manager for the purposes of this by-law;

"**Council**" means the Central Coast Council;

"**Fowls**" means a hen as defined Animal Welfare (Domestic Poultry) Regulations 2013

"**General Manager**" means the General Manager of the Council appointed pursuant to section 61 of the Act;

"**owner**" includes the occupier or other person having the control and management of any land or premises;

"**poultry**" includes ducks, geese, guinea fowl, peacocks, pheasants, pigeons and domestic birds including caged birds.

Application

- 3 (1) This by-law applies to the land in all the zones which including the term “Residential” within the Central Coast Council Interim Planning Scheme 2013 and any subsequent planning scheme.
- (2) For the Purposes of this by-law the area in sub-clause 1 above shall be the prescribed district.

PART 2 - CONTROL OF ANIMALS

Division 1 - Keeping Animals

Prohibition on keeping certain animals in the prescribed district

- 4 A person must not have the care or charge of, any of the following animals in the prescribed district without a permit:
- (a) horses, cattle, other animals capable of being farmed or farming stock, including:
 - (i) sheep,
 - (ii) goats,
 - (iii) pigs,
 - (iv) donkeys;
 - (b) bees (in excess of 2 hives);
 - (c) poultry, excluding fowls.

Penalty: 5 penalty units

- 5 The General Manager may issue to a person who applies for a permit to have care or charge of animals of the following kinds, being pigs, horses or other livestock, roosters, bees and poultry, excluding fowls, upon such terms and conditions as the General Manager may determine.
- 6 An application for a permit to have care or charge of animals in the prescribed district is to be accompanied by the appropriate fee as determined by the Council.
- 7 The fee for an application for a permit to have care or charge of animals is at the discretion of the Council from year to year and at the commencement of this by-law is \$25 and will be reviewed as part of Council’s annual review of Fees and Charges.
- 8 A person must comply with the terms and conditions of any permit issued to have care of or charge of animals.

Penalty: 3 penalty units

Keeping of fowls -

- 9 A person must not keep any fowls within 6 metres of any dwelling-house, or within 1 metre of any fence line or boundary or allow any fowls to have access to any area

within 6 metres of a dwelling-house except if the sale of live fowls is part of the usual business of any shop and the fowls are in properly maintained cages and in accordance with any State Laws or regulations. .

Penalty: 3 penalty units

- 10 Up to 6 adult standard hens or 10 adult bantam hens can be kept without the requirement of a permit.
- 11 A person must comply with the terms and conditions of any permit issued.

Penalty: 3 penalty units

Keeping of bee hives

- 12 The keeping of bees must be in accordance with the Code of Practice for Urban Beekeeping in Tasmania.
- 13 A person must not keep bees within 25 metres of a street or road and 25 metres of any other building in the occupation of any other person.

Penalty: 3 penalty units

- 14 A person must not keep bees within 4 metres of an adjoining boundary.

Penalty: 3 penalty units

Maintenance of premises used by animals

- 15 The occupier of any premises where an animal is kept, must:
 - (a) keep any structures, buildings, enclosures or areas which the animal has access to in a clean and sanitary condition;
 - (b) dispose of bedding or floor covering, or waste food or store until disposed in a waterproof and tightly covered container;
 - (c) keep manure in a waterproof and/or tightly covered container when requested to do so by an authorised officer;
 - (d) not permit any build-up of manure such that there is any nuisance or run-off into rivers, drains or stormwater;
 - (e) empty any container used for keeping used bedding or floor covering, waste food, or manure regularly and keep the container hygienic;
 - (f) not allow the animal to cause any nuisance through smell, noise, rodents, flies or drainage;
 - (g) take all necessary steps to abate any nuisance that may arise as a result of keeping of the animal; and

- (h) maintain fencing or other structures, buildings or enclosures housing the animal to an adequate standard, as may be determined by an authorised officer, so as to prevent the escape of the animal onto a highway or another person's property.

Penalty: 3 penalty units

Proper location of animals

16 The owner or person in the care of charge of an animal must ensure that it does not:

- (a) enter or remain on any property, without the consent of the owner or occupier of the property; or
- (b) enter any public land unless there is a sign displayed on that land authorising the entry of that kind of animal.

Penalty: 5 penalty units

17 The owner or person in the care of or charge of an animal must ensure that the animal is confined to:

- (a) the owner's property; or
- (b) a property on which the owner or occupier has consented that the farm animal maybe kept.

Penalty: 5 penalty units

Animal nuisance

18 The owner or person in charge of an animal that fouls any public land or road must immediately clean up and dispose of the deposit in a lawful manner.

Penalty: 5 penalty units

19 If an animal under the care or control of any person attacks or bites any person or animal and the injuries caused by the animal to the person or animal are not in the nature of a serious injury, the owner of the animal is guilty of an offence.

Penalty: 5 penalty units

20 If an animal under the care or control of any person attacks or bites any person or animal and causes a serious injury to the person or a serious injury or death to the animal, the owner of the animal is guilty of an offence.

Penalty: 10 penalty units

21 An owner or occupier of premises must ensure that a nuisance is not created by an animal on those premises, or by the manner in which it is kept.

Penalty: 5 penalty units

- 22 The General Manager, if satisfied that a nuisance is caused, or contributed to, by the number or type of animals kept on any premises, may alter or amend the conditions on any permit instructing the reduction in specified animal numbers and/or type of animals being kept.
- 23 The owner or occupier of premises must ensure that the carcass of any animal on those premises is suitably disposed of within a reasonable time after which the carcass has been discovered.

Penalty: 5 penalty units

- 24 For clause 23 suitable disposal means:

- (a) disposal at an authorised local government waste management site; or
- (b) subject to any other relevant legislation complete cremation of the entire carcass; or
- (c) burial of the entire carcass in accordance with the following conditions:
 - (i) the top of the carcass must not be within 600mm of the surface of the ground; and
 - (ii) the carcass must be covered with lime to a depth no less than 50mm; and
 - (iii) burial must not be within 100 metres of any watercourse or building, or subject to any overflow from any watercourse; and
 - (iv) the grave must be protected from scavenging animals.

Penalty: 5 penalty units

Refusal of application to keep animals

- 25 The General Manager may refuse an application for a permit to keep an animal where the General Manager is of the opinion that:
- (a) the premises to which the application relates are not fit for the purpose proposed in the application; or
 - (b) it is in the public interest to refuse the application.

Division 2 - Seizure, Detention and Impounding of Animals

Seizure, detention and impounding animals

- 26 An authorised officer may:
- (a) in accordance with section 194 of the *Local Government Act 1993*, seize, detain and impound any animal found straying or at large; and

- (b) seize, detain and impound an animal where the authorised officer believes an offence has been committed under Part 2 of this by-law.

Notice of impounding

- 27 If an animal has not been claimed by its owner or a person on behalf of the owner within 48 hours of it being impounded, the General Manager is to give notice to the owner of the animal in accordance with section 195 of the *Local Government Act 1993*.
- 28 If the owner of an impounded animal cannot be ascertained or found, the General Manager is to publish notice of the impounding of the animal in accordance with section 195 of the *Local Government Act 1993*.

Fees, costs and charges

- 29 The owner of an impounded animal must pay any fees, costs and charges in respect of the impounding, maintenance and treatment of the animal, as notified by the General Manager.
- 30 The General Manager may detain an impounded animal until any fees, costs and charges specified in a notice are paid.

Sale or destruction of animals

- 31 The General Manager may:
 - (a) sell, give away free of charge or destroy any impounded animal, in accordance with section 197 of the *Local Government Act 1993*, if:
 - (i) no one has claimed the animal within 14 days of impounding; or
 - (ii) any fees, costs and charges specified by notice have not been paid within the time specified in that notice; and
 - (b) arrange for an impounded animal to be destroyed, in accordance with section 198 of the *Local Government Act 1993*, if, in the opinion of a qualified veterinary surgeon, the animal is:
 - (i) seriously diseased; or
 - (ii) so injured or disabled as to be apparently in continual pain.

Interference with animals in pounds

- 32 A person must not:
 - (a) remove or interfere with any animal seized under this Division; or
 - (b) destroy or damage any structure, enclosure or pound in which animals seized under this Division are detained.

Penalty: 10 penalty units

33 An authorised officer may:

- (a) seize an animal that is illegally removed; and
- (b) detain the animal until the fees and costs arising from its detention and retrieval are paid.

Division 3 - Powers of Entry

Entering private premises

34 An authorised officer may enter and remain in or on any private premises to determine:

- (a) the number of animals on those premises; and
- (b) whether or not any animal on those premises is authorised under a permit, licence or other authority; and
- (c) any other matter relating to any permit, licence or authority, or any application for a permit, licence or written authority.

35 An authorised officer may require the occupier of the premises to produce for inspection by the authorised officer on the premises:

- (a) all animals of which the occupier is the owner; and
- (b) any other animals kept on those premises; and
- (c) evidence of authorisation to keep those animals on those premises.

Entering land

36 An authorised officer who has reason to believe that the owner or person in charge of an animal has committed an offence under this by-law may:

- (a) enter onto land owned or occupied by that person; or
- (b) search for and seize any animal on that land.

PART 3 - PERMITS AND LICENCES

37 Any application for a licence or permit pursuant to this by-law is to be in accordance with the relevant form in the Schedule 1.

38 Permits issued under this by-law are in the form as appearing in the Schedule 2 to this by-law.

39 The holder of a licence issued pursuant to this Division must comply with the terms and conditions thereof.

- 40 The licence will be issued pursuant to this by-law subject to such conditions as the General Manager may consider necessary.

PART 4 - INFRINGEMENT NOTICES AND EXPENSES

Infringement notices

- 41 In this clause - "specified offence" means an offence against the clause specified in Column 1 of Schedule 3.
- 42 An infringement notice may be issued in respect of a specified offence and the monetary penalty set out adjacent to the offence in Column 3 of Schedule 3 is the penalty payable under the infringement notice for that offence.
- 43 An authorised officer may:
- (a) issue an infringement notice to a person who the authorised officer has reason to believe is guilty of a specified offence; and
 - (b) issue one infringement notice in respect of more than one specified offence.
- 44 The *Monetary Penalties Enforcement Act 2005* applies to an infringement notice issued under this by-law.

Recovery of costs

- 45 Any expense incurred by Council as a result of a person's contravention or failure to comply with a provision of this by-law is recoverable by the Council as a debt due to it from the person failing to comply or contravening the by-law.

SCHEDULE

1. APPLICATIONS

**APPLICATION FOR PERMIT TO KEEP HORSE, PIG, LIVESTOCK BEES OR
POULTRY**

Full name of Applicant

Full residential address of Applicant

.....

.....

Animal to be kept

Full details and address of where animal is to be kept (i.e sty, stable, open paddock)

.....

.....

.....

Dated thisday of 20

I have read the Council By-Law relevant to this application and agree to abide by the
conditions therein

.....

Applicant Signature

2. PERMITS

PERMIT TO KEEP A HORSE, PIG, LIVESTOCK, BEES OR POULTRY

Full name of permit holder.....

Full residential address of permit holder

.....
.....

This is to certify that the permit holder is permitted to keep the following

.....

At

.....
.....

Dated thisday of 20

.....

GENERAL MANAGER

This permit is valid only for the number of animals named above.

Should a nuisance be reported in relation to the keeping of the said animals then this permit may be reviewed.

3 INFRINGEMENT NOTICE OFFENCES

Column 1 CLAUSE	Column 2 GENERAL DESCRIPTION OF OFFENCE	Column 3 PENALTY (Penalty units)
4	Prohibition on keeping certain animals in the prescribed areas	5
8	Non-compliance with permit	3
9	Keeping of fowls/poultry near premises and fences	3
11	Non-compliance with permit	3
13	Keeping bees too close to roads or buildings	3
14	Keeping bees too close to boundary	3
15	Maintenance of premises used by animals	3
16	Animals wandering from premises	5
17	Farm animals wandering from premises	5
18	Failure to clean up after animal fouls on public land or road	5
19	Animal attacking person or other animal	5
20	Animal attacking person or other animal causing serious harm	10
21	Animal creating a nuisance	5
23	Removal of carcass of deceased animal	5
24	Suitable disposal of carcass	5
32	Interference with impounded animals	10

Certified that the provisions of the By-Law are in accordance with the law by

.....

G Williams

Barrister and Solicitor

Dated this day of 2018

At Ulverstone

Certified that the By-law is made in accordance with the *Local Government Act 1993* by

.....

S Ayton

General Manager

Dated thisday of 2018

At Ulverstone

The Common Seal of the CENTRAL COAST
COUNCIL, Tasmania has been hereunto affixed
pursuant to delegated power for and on behalf of the
CENTRAL COAST COUNCIL in the presence of:

Signature

Sandra Ayton

General manager

Witness Signature.....

Witness Full Name:

Witness Full Address:



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 31 July 2018

Contracts

- . Contract No. 6/2017–2018
GHD
Provision of geotechnical investigation and design to enable reconstruction of four sections of roadway on South Riana Road and Lowana Road and provision of design for the rehabilitation of Marshalls Bridge Road
Net Price \$80,164.70 (excl. GST)
- . Contract No. 15/2017–2018
True Value Solar Pty Ltd
Supply and installation of solar panels at Ulverstone Sports & Leisure Centre and Central Coast Council Administration Centre
Net Price \$65,889.00* (*final contract figure dependent on STC price obtained)
- . Contract No. 17/2017–2018
TR & KR Shipton Pty Ltd
Supply and delivery of CASE IH Farmall 75 C tractor and fittings, less trade-in of Massey Fergusson 5435, plus optional change of turf tyres, plus optional five year/5,000 hours extended warranty
Net Price \$52,108.85 (incl. GST)
- . Contract No. 18/2017–2018
Hardings Hotmix Pty Ltd
Construction of roundabout at intersection of James, Grove and Gollan Streets and rehabilitation works in Gollan Street
Net Price \$237,288.50

Agreements

- . Land acquisition
Lowana Road, Gunns Plains (approx. 730m²)
\$1,000.00 (incl. GST)
- . APH Agreement
Unit 13 Cooina, 35–37 Main Street, Ulverstone

- . Agreement to lease land for purpose of car park
74-76 Main Road, Penguin
Five year period for annual rental of \$5,000.00 (excl. GST)
- . Lease Agreement
North West Woodcraft Guild Inc.
Lease of property - Certificate of Title Volume 198435 Folio 1 for use as clubrooms, workshop, craft outlet and teaching workshop for a period of one year from 1 July 2018
- . Lease Agreement
Ulverstone Surf Life Saving Club Inc.
Lease of property for use as Surf Life Saving Club and function facility for a period of five years from 1 January 2018
- . Footpath Works Agreement
Telstra Corporation Ltd
Relocation or alteration of Telstra infrastructure
July 2018 to April 2021
- . Grant Agreement
Department of Education and Training
Support child care services to address barriers to child care participation, particularly targeting disadvantaged and vulnerable families and communities, and to support services to transition to and operate viably under the new child care system and to support their longer term sustainability
 - . Ulverstone East Child Centre Outside School Hours Care - \$66,500.00 (GST excl.) - 2 July 2018 to 30 June 2023
 - . Penguin Fun Club Outside School Hours Care - \$125,000.00 (GST excl.) - 2 July 2018 to 30 June 2023
 - . Forth Outside School Hours Care - \$99,000.00 (GST excl.) - 2 July 2018 to 30 June 2021
- . Listing Agreement
Zoom Property Agents
4 Arnold Street, Penguin



Sandra Ayton
GENERAL MANAGER

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

Period: 17 July 2018 – 20 August 2018

Documents for affixing of the common seal

Nil

Final plans of subdivision sealed under delegation

- . Final Plan of Survey
Explorer Drive, Turners Beach – Lot 40
Application No. SUB2007.29

- . Final Plan of Survey
149 West Pine Road & CT121265, Penguin (dwelling excision and
amalgamation of Titles)
Application No. DA21618

- . Final Plan of Survey
Lot 61 Pengana Heights, Penguin (Subdivision)
Application No. SUB2003.20



Sandra Ayton
GENERAL MANAGER