



Notice of Ordinary Council Meeting and

Agenda

17 DECEMBER 2018

To all Councillors

NOTICE OF MEETING

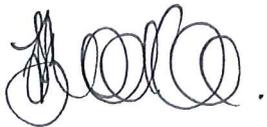
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 17 December 2018. The meeting 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 12th day of December 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 19 November 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 19 November 2018 be confirmed.”
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2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- 26.11.2018 – Anti-Discrimination Training (Equal Opportunity Tasmania)
- 03.12.2018 – FOGO and rural waste management
- 10.12.2018 – Public Open Space Contributions Policy; Public Open Space Policy; Playground Policy; Statewide Planning Scheme update.

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

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

3 MAYOR’S COMMUNICATIONS

3.1 Mayor’s communications

The Mayor to report:

3.2 Mayor’s diary

The Mayor reports as follows:

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

- . Cradle Coast Authority – Annual General Meeting and Representatives Group meeting (Burnie)
- . Ulverstone History Museum – visited WWI Centenary of Armistice exhibition: ‘One of Many’
- . Council–community morning tea – Riana, South Riana, West Pine, Cuprona and Camena districts (Pioneer Park Lodge)
- . Switch Tasmania (Cradle Coast Innovation) – Strategic Planning workshop
- . Cradle Coast Authority – farewell for CEO Brett Smith (Burnie)
- . Switch Tasmania (Cradle Coast Innovation) – Board meeting
- . Dementia–Friendly Central Coast – Council Roundtable Working Group meeting
- . Radio community reports
- . Council Annual General Meeting
- . TasWater – Owners’ Representatives Group – (Statewide) Annual General Meeting and General Meeting (Riverside)
- . New Mornings – Celebratory Garden Party

-
- . Leven Yacht Club – Mayor’s Magnificence Perpetual Trophy presentation
 - . Ulverstone History Museum and Ulverstone and Penguin Visitor Centres – Volunteer Pre-Christmas luncheon
 - . Cradle Coast Authority – meeting re Regional Futures Plan
 - . Local Government Association of Tasmania – Mayors’ Workshop and Mayors’ Dinner (Launceston)
 - . Local Government Association of Tasmania – General Meeting (Launceston)
 - . Penguin Christmas Parade – judging of floats
 - . Cradle Coast Mountain Bike Club – official opening of Stage 1 of the Mount Montgomery Loop
 - . Ulverstone Senior Citizens Club – Christmas dinner
 - . RAAF Association, North-West – Christmas function (Devonport)
 - . Local Government Association of Tasmania – General Management Committee meeting (Hobart)
 - . Premier’s Local Government Council – meeting (Hobart)
 - . Premier’s Local Government Council – Christmas drinks (Hobart)
 - . Local Government Association of Tasmania – General Management Committee Christmas dinner (Hobart)
 - . Cradle Coast Authority – Representatives Election Priority Discussion
 - . Mersey-Leven Emergency Management Committee – meeting
 - . North West Christian School – Presentation Night
 - . Premier’s Christmas Lunch (Devonport)
 - . Cradle Coast Authority and Cradle Coast Tourism Industry – Christmas afternoon tea and networking event (Burnie)
 - . Central Coast Community Men’s Shed – Christmas function
 - . Switch Tasmania (Cradle Coast Innovation) – Christmas breakfast
 - . Ulverstone Municipal Band – Christmas Concert.”

The Deputy Mayor reports as follows:

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

- . Ulverstone Red Cross – afternoon tea to celebrate 100th birthday of oldest member Maisie Pyke.”

Cr Overton reports as follows:

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

- . Ulverstone Ladies Probus Club – Christmas lunch.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

-
- “That the Mayor’s, Deputy Mayor’s and Cr Overton’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.”

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)."

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.”

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.”

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.”

7 PETITIONS

7.1 Petitions

The Executive Services Officer reports as follows:

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

8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

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

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:

- Local Government Association of Tasmania – meeting held 25 July 2018
- Central Coast Community Safety Partnership Committee – meeting held 31 October 2018
- Central Coast Community Shed Management Committee – meeting held 12 November 2018
- Cradle Coast Authority Representatives – AGM held 22 November 2018
- Cradle Coast Authority Representatives – meeting held 22 November 2018
- Cradle Coast Waste Management Group – meeting held 28 November 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.”

9.2 Annual General Meeting for the year ended 30 June 2018

The General Manager reports as follows:

“*PURPOSE*

This is a report on the conduct of the Council’s Annual General Meeting held on 28 November 2018.

BACKGROUND

The Annual General Meeting for 2018 was held on 28 November. A record of the meeting was kept by way of minutes. A copy of the minuted record is attached.

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

DISCUSSION

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

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

CONSULTATION

Consultation is not required in respect of this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

This matter does not impact on resources.

CORPORATE COMPLIANCE

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

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

Council Sustainability and Governance
• Effective communication and engagement.

CONCLUSION

It is recommended that this report be received.”

The Executive Services Officer reports as follows:

“A copy of the minutes of the Annual General Meeting for 2018 has been circulated to all Councillors.”

- “That the report on the conduct of the Council’s Annual General Meeting for 2018 (a copy of the minutes of the meeting, held on 28 November 2018, being appended to and forming part of the minutes of this ordinary meeting of the Council) be received.”
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9.3 Cradle Coast Waste Management Group – Annual Report 2017–2018

The General Manager reports as follows:

PURPOSE

The purpose of this report is to provide the Council with a copy of the Cradle Coast Waste Management Group (CCWMG) Annual Report 2017–2018 (a copy is appended to this report).

BACKGROUND

The CCWMG strategic focus and key actions are discussed in their Strategic Plan.

The key objectives are as follows:

- . Divert 50% of all municipal solid waste from Council landfills (Port Latta, Central Coast and Dulverton).
- . Increase the proportion of recycling bins receiving a pass mark (less than 5% contamination) to 90% across the region (based on the 2015–16 rate of 81%, a reported increase to 86% in 2017–2018).
- . Reduce illegal dumping by 25% across the region (after establishing baseline data).
- . Collection and reporting of standardised waste data.

DISCUSSION

Some excerpts from the Chairman’s Report are as follows:

“The Annual Report provides an overview of the Group’s activities throughout the 2017–2018 financial year to deliver on the objectives and actions of the 5

year strategy for our region. The Group have actioned many projects this last year and I implore you to read through the rest of the Annual Report to understand the activities that have been undertaken throughout the last year. These activities are funded via a voluntary levy on waste deposited to landfill which at present is \$5 per tonne.

The report also provides information that all councils should be aware of to help us in strategically preparing for the future both within our region and at individual council level. Information on tonnes of municipal waste landfilled, green waste, kerbside recycling, cardboard and other including the trends in these areas. These targets and trends should be at the forefront of our thinking particularly.

After much discussion on the feasibility of a Regional Food Organics Garden Organics (FOGO) tender, there was little appetite from the Councils within the region to move forward with this project which has therefore been put on hold. It is therefore up to individual councils to determine if and when they wish to move forward with a FOGO collection.

This year has seen a focus on progressing the review of governance and waste management arrangements for waste management services in the region. The review identified different models that could be looked at to deliver these services. All seven Councils in general resolved to approve in principle the establishment of a self-standing joint authority, subject to a more detailed report on the staging of the implementation, i.e. transferring of primary programs and decision making, and then secondly the transfer of assets once a joint authority is fully operational in delivering of the goals of the Cradle Coast Waste Management Strategy. A final report is expected to go to councils towards the end of 2018 for their support in going forward to a new governance model on the transfer of primary programs and decision making (regional governance). Councils will only consider the regional delivery of waste management services once a new governance model has proven successful.

On a statewide level, the three regional waste bodies have worked together with the Local Government Association of Tasmania to develop a suite of initiatives which address key statewide issues faced by local government across Tasmania and these issues are now being addressed as part of the Statewide Strategy which the Tasmanian Government is now addressing in consultation with Local Government.

The Cradle Coast Waste Management Group is a Local Government skills-based group hosted by the Cradle Coast Authority (CCA). Participation in the

CCWVG is voluntary with representation from Burnie City Council, Central Coast Council, Devonport City Council, Circular Head Council, Latrobe Council, Kentish Council and Waratah-Wynyard Council.

I would like to sincerely thank them for the time and focus that they put into the Group for the benefit of the region. This is on top of their own work at their Councils. I would also like to thank both Dulverton and the Cradle Coast Authority for their expertise and dedication of skills to this Group as well.”

RESOURCE, FINANCIAL AND RISK IMPACTS

The development of the Annual Report has no impacts on Council resources as the actions are funded through waste levy revenue.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- Improve corporate governance
- Improve service provision
- Strengthen local–regional connections.

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

CONCLUSION

It is recommended that the Council note the Cradle Coast Waste Management Group Annual Report for 2017–2018.”

The Executive Services Officer reports as follows:

“A copy of the Cradle Coast Waste Management Group Annual Report 2017–2018 has been provided to all Councillors.”

- “That the Council note the Cradle Coast Waste Management Group Annual Report for 2017–2018.”

NOTES

COMMUNITY SERVICES

9.4 Statutory determinations

The Director Community Services reports as follows:

“A Schedule of Statutory Determinations made during the month of November 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.”

9.5 Council acting as a planning authority

The Mayor reports as follows:

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

The Director Community Services has submitted the following report:

“If any such actions arise out of Agenda Items 9.6, 9.7 and 9.8 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.”

9.6 Residential (retrospective application for unauthorised landfill) – reliance on assessment against E4 Change in Ground Level Code and E10 Water and Waterways Code at 491 Forth Road, Forth – Application No. DA2018054

The Director Community Services reports as follows:

“The Town Planner and Land Use Planning Group Leader have prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA2018054
<i>PROPOSAL:</i>	Residential (retrospective application for unauthorised landfill) – reliance on assessment against E4 Change in Ground Level Code and E10 Water and Waterways Code
<i>APPLICANT:</i>	PDA Surveyors Pty Ltd
<i>LOCATION:</i>	491 Forth Road, Forth
<i>ZONE:</i>	Rural Resource
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	31 October 2018
<i>REPRESENTATIONS EXPIRY DATE:</i>	15 November 2018
<i>REPRESENTATIONS RECEIVED:</i>	Six
<i>42-DAY EXPIRY DATE:</i>	20 December 2018
<i>DECISION DUE:</i>	17 December 2018

PURPOSE

The purpose of this report is to consider an application, retrospectively, for unauthorised landfill and associated works on land known as 491 Forth Road, Forth.

Accompanying the report are the following documents:

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

BACKGROUND

Development description –

Application is made, retrospectively, for approximately 3,878m³ of unlawful landfill on land known as 491 Forth Road, Forth.

The landfill proposed, to be retrospectively considered, includes:

- . 3,128m³ illegally ‘dumped’ landfill from the Devonport Maternity Hospital;
- . 750m³ of topsoil covering to a depth of 300mm and over a 2,500m² portion of the site (some of which has already been placed on the site); and
- . an unknown quantity of unlawful material ‘dumped’ prior to the large quantity of landfill ‘dumped’ from the Devonport Maternity Hospital.

The application details additional works required on the site, including modification of the ground profile to be a 1:3 grade, as well as sealing the flow channel of Hamilton Rivulet.

Site description and surrounding area –

The 4.249ha property is located approximately 1.3km east of the village of Forth. The development site is the easternmost property within the Central Coast municipal area with Devonport City Council municipal area bordering the eastern and southern boundaries of the site.

The development site has frontage to Forth Road (a State owned and maintained road) and Forthside Road (owned and maintained by Devonport City Council). The development site is accessed via Forthside Road across a portion of Crown land.

The development site supports an existing dwelling and sheds.

A combination of Class 2, 4, and 5 land has been identified across the site. A small portion of the site comprises a medium landslide hazard.

Hamilton Rivulet transects the land. The rivulet is fed by a 'string' of six rural dams that are located on rural land to the south of the subject parcel of land.

The land is bound to the east, south and west by land that is zoned Rural Resource and used for agricultural production.

History -

Date: 15 January 2018 -

Central Coast Council became aware that waste material from the demolition of the Devonport Maternity Hospital was being unlawfully 'dumped' within the Central Coast municipal boundary, at 491 Forth Road, Forth.

Central Coast Council's Land Use Planning Group Leader rang Devonport City Council's Project Manager and advised that all disposal of waste materials on the land must cease immediately. Dumping continued until 17 January 2018.

Central Coast Council's Environmental Health Officer rang the Environment Protection Agency (EPA) and asked that the EPA give confirmation that material being 'dumped' was not contaminated. It was agreed to meet on-site with an EPA officer to inspect the works that had occurred.

Date: 17 January 2018 -

The site was inspected by the Central Coast Council's Director Community Services, Land Use Planning Group Leader and an officer of the EPA. Photographs of the site were taken by the Central Coast Council's Land Use Planning Group Leader (refer to Annexure 4).

To the Central Coast Council's knowledge, all 'dumping' of landfill ceased by this date, as per discussions with the contractor transporting the landfill and Devonport City Council. However, as per documentation submitted by the applicant, a 'Treloar Transport tax invoice' indicates a further two truck disposals from the Devonport Maternity Hospital to 491 Forth Road, Forth occurred on 22 January 2018.

Date: 28 March 2018 -

The Central Coast Council received a letter from the EPA advising that they considered the material placed on the site from the Devonport Maternity Hospital to be 'inert', but that other materials on the site were of unknown composition.

Date: 11 April 2018 -

Central Coast Council issued a Notice of Intention to Issue an Enforcement Notice under the *Land Use Planning and Approvals Act 1993* (LUPAA).

Date: 19 April 2018 -

Central Coast Council staff met with planning and engineering staff of PDA Surveyors Pty Ltd (PDA) who advised they had been asked by the owner of 491 Forth Road, Forth to meet with the Central Coast Council and ascertain what was required to progress a retrospective development application for works that had occurred on the site.

The Central Coast Council asked that sampling of stormwater flowing from the site begin immediately. The Central Coast Council also explained what supporting documentation would be required when submitting a retrospective application to the Council. This included soil testing as well as the previously mentioned water testing.

PDA submitted a letter to the Council advising that PDA were to act on behalf of the land owner to resolve the matter of the unlawful landfill. Furthermore, they advised that environmental consultants, Environmental Service and Design (ES&D), had been engaged to undertake water sampling from Hamilton Rivulet, downstream of the landfill site.

Date: 27 April 2018 -

Central Coast Council wrote to PDA seeking clarification that the land owner had officially commissioned PDA to progress with all matters required to lodge a development application with the Central Coast Council.

PDA were asked to advise the Central Coast Council on, or before, 21 May 2018, if they had been engaged to lodge a retrospective development application.

PDA rang the Central Coast Council and confirmed that they had been formally engaged to lodge a retrospective development application for the works at 491 Forth Road, Forth.

Date: 17 August 2018 -

The Central Coast Council received a retrospective application for landfill and associated works at 491 Forth Road, Forth.

Date: 27 August 2018 –

The Central Coast Council requested, via letter correspondence, clarification regarding several matters outlined in the application submitted by PDA. This letter was sent under section 51 of LUPAA for requirements required to make a valid application.

Date: 18 September 2018 –

The Central Coast Council's Director Community Services emailed PDA after PDA raised questions during a telephone conversation in relation to those matters raised in the letter dated 27 August 2018.

The Central Coast Council's Director Community Services outlined reasons why the Council was requesting that sub-surface testing be undertaken of the unknown waste disposed on the site; waste 'dumped' before the 'dumping' of landfill from the Devonport Maternity Hospital.

Date: 19 September 2018 –

The Central Coast Council's Director Community Services again outlined via email to PDA, the Central Coast Council's concern regarding the unknown landfill on the site. Furthermore, it was outlined to PDA that all reports submitted on 17 August 2018 addressed the landfill from the Devonport Maternity Hospital only. It was suggested that some sampling of the soil on the site be undertaken to assist with the requirements outlined in the Scheme's E6 Hazard Management Code.

PDA, via email correspondence to the Central Coast Council's Director Community Services, stated that all concerns were forwarded to ES&D who held the view that their assessment met the requirements of the State Policy on the Investigation of Contaminated Sites and that no further testing was required. PDA also stated that they would be advising the owner of 491 Forth Road, Forth that the request for soil testing was unreasonable.

Date: 12 October 2018 –

Crown Land Services provided consent to lodge the retrospective development application. This was required as part of the driveway access to the development site is over a portion of Crown land.

Date: 25 October 2018 –

Supplementary information was lodged with the Central Coast Council and a valid application was accepted under section 51(2) of LUPAA and in accordance with the application requirements of 8.1 of the Scheme.

Date: 31 October 2018 –

The development application, DA2018054, was placed on public exhibition for a period of 14 days, as required under section 57 of LUPAA. Public notification concluded on 15 November 2018.

Procedural fairness –

Procedural fairness principles (previously termed “natural justice”) requires that when dealing with unauthorised land use and development, the staff of the Council and the Planning Authority are to give opportunity for the developer to place an application before the Planning Authority for consideration. If such an opportunity is not acted upon, then the Council is to proceed with enforcement action under section 65B of LUPAA.

When considering a development application, the Council’s staff and the Planning Authority are to:

- identify and follow the relevant statutory processes that are required to make a decision. In summary, this means all assessment processes, including referrals are in accordance with LUPAA;
- allow for the submission of a development application that is to be assessed against the standards of the Scheme;
- avoid bias. Decisions must be fully informed and based on factual and legal information; and
- consider all options and give factual and legal reason for any decision made.

DISCUSSION

The following Table is an assessment of the proposal against the relevant Scheme provisions:

26.0 Rural Resource Zone

CLAUSE	COMMENT
26.1.2 Local Area Objectives	<p>Not applicable.</p> <p>The Use Class is Residential. Residential use (landfill and associated works) would be associated with an existing dwelling on-site, and as such, is a Permitted use in the Rural Resource zone. As per Clause 8.10 of the Scheme, no assessment against this clause is required.</p>
26.1.3 Desired Future Character Statements	<p>Not applicable.</p> <p>The Use Class is Residential. Residential use (landfill and associated works) would be associated with an existing dwelling on-site, and as such, is a Permitted use in the Rural Resource zone. As per Clause 8.10 of the Scheme, no assessment against this clause is required.</p>
26.3 Use Standards	
26.3.1 Requirement for discretionary non-residential use to locate on rural resource land	
26.3.1-(P1) Other than for residential use, discretionary permit use must:	Not applicable.

<ul style="list-style-type: none"> (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; (c) be required to locate on rural resource land for operational efficiency: <ul style="list-style-type: none"> (i) to access a specific naturally occurring resource on the site or on adjacent land in the zone; (ii) to access infrastructure only available on the site or on adjacent land in the zone; (iii) to access a product of primary industry from a use on the site or on adjacent land in the zone; (iv) to service or support a primary industry or other permitted use on the site or on adjacent land in the zone; (v) if required – <ul style="list-style-type: none"> a. to acquire access to a mandatory site area not otherwise available in a zone intended for that purpose; 	<p>Use would be associated with Residential use of the land, which is a Permitted use in the Rural Resource zone if related to an existing dwelling.</p>
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<ul style="list-style-type: none">b. for security;c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;(vi) to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land;(vii) to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or(viii) if a cost-benefit analysis in economic, environmental, and social terms indicates significant benefits to the region; and(d) minimise likelihood for:<ul style="list-style-type: none">(i) permanent loss of land for existing and potential primary industry use;	
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<ul style="list-style-type: none"> (ii) constraint or interference to existing and potential primary industry use on the site and on adjacent land; and (iii) loss of land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit from the application of broad-scale irrigation development. 	
<p>26.3.2 Required Residential Use</p>	
<p>26.3.2-(A1) Residential use required as part of a use must:</p> <ul style="list-style-type: none"> (a) be an alteration or addition to an existing lawful and structurally sound residential building; (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) replace a lawful existing residential use; (e) not create a new residential use through conversion of an existing building; or 	<p>Not applicable.</p> <p>Existing use of the land is non-required Residential use.</p>

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<p>(f) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p> <p>(g) there is no change in the title description of the site on which the residential use is located.</p>	
<p>26.3.3 Residential use</p>	
<p>26.3.3–(A1) Residential use that is not required as part of an other use must:</p> <p>(a) be an alteration or addition to an existing lawful and structurally sound residential building;</p> <p>(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;</p> <p>(c) not intensify an existing lawful residential use;</p> <p>(d) not replace an existing residential use;</p> <p>(e) not create a new residential use through conversion of an existing building;</p> <p>(f) be an outbuilding with a floor area of not more than 100m²</p>	<p>(a) Not applicable. Satisfied by (c).</p> <p>(b) Not applicable. Satisfied by (c).</p> <p>(c) Compliant. The landfill involves modifying the land for the continued residential use of the property. No structural changes or buildings are proposed to the existing dwelling.</p> <p>(d) Not applicable. Satisfied by (c).</p> <p>(e) Not applicable. Satisfied by (c).</p> <p>(f) Not applicable. Satisfied by (c).</p> <p>(g) Not applicable. Satisfied by (c).</p>

<p>appurtenant to an existing lawful and structurally sound residential building; or</p> <p>(g) be home based business in association with occupation of an existing lawful and structurally sound residential building; and</p> <p>(h) there is no change in the title description of the site on which the residential use is located.</p>	<p>(h) Not applicable. No changes in the title description of the site on which the residential use is located.</p>
<p>26.4 Development Standards</p>	
<p>26.4.1 Suitability of a site or lot on a plan of subdivision for use or development</p>	
<p>26.4.1-(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) unless for agricultural use, have an area of not less than 1.0 hectare not including any access strip; and</p> <p>(b) if intended for a building, contain a building area</p> <p style="padding-left: 20px;">(i) of not more than 2,000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;</p> <p style="padding-left: 20px;">(ii) clear of any applicable setback from a frontage, side or rear boundary;</p>	<p>(a) Compliant. Land area is 4.249ha.</p> <p>(b) Not applicable. Development is for landfill and associated works. No building proposed.</p>

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<ul style="list-style-type: none"> (iii) clear of any applicable setback from a zone boundary; (iv) clear of any registered easement; (v) clear of any registered right of way benefiting other land; (vi) clear of any restriction imposed by a utility; (vii) not including an access strip; (viii) accessible from a frontage or access strip. 	
<p>26.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (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 (c) by a right of way connecting to a road – 	<ul style="list-style-type: none"> (a) Compliant. The property has frontage to Forth Road and Forthside Road. Access is via Forthside Road, owned and managed by Devonport City Council, with driveway access over a strip of land owned by the Crown. Crown approval was required for lodgment of the application. (b) Not applicable. Not an internal lot. (c) Not applicable. No legal access to a right of way connecting to a road. (d) Compliant. Width of frontage across Crown land is approximately 25m.

<p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(e) Compliant. The land has access to Forthside Road. Forthside Road is owned and maintained by Devonport City Council.</p> <p>The application was referred to Devonport City Council for comments as a Road Authority – no comments were received.</p> <p>The application was referred to the Department of State Growth as the site has frontage to Forth Road which is a State owned and maintained road – no comments were received.</p> <p>Consent from Crown Land Services was obtained for the lodgment of the application, as a strip of land allowing access to the dwelling on site is Crown land.</p>
<p>26.4.1–(A3) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R31} with a</p>	<p>(a) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(i) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(ii) Compliant. Development is landfill and associated works only. No changes to the existing water supply.</p>

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<p>storage capacity of not less than 10,000 litres if:</p> <ul style="list-style-type: none"> (i) there is not a reticulated water supply; and (ii) development is for: <ul style="list-style-type: none"> a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day. 	
<p>26.4.1–(A4) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <ul style="list-style-type: none"> (a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or (b) by on-site disposal if: <ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. is for a single dwelling; or 	<ul style="list-style-type: none"> (a) Not applicable. Satisfied by (b)(iii). (b)(i) Not applicable. Satisfied by (b)(iii). (b)(ii) Not applicable. Satisfied by (b)(iii). (b)(iii) Compliant. Development is landfill and associated works only. Plans submitted indicate that the proposed development is clear of any defined building area or access strip.

<ul style="list-style-type: none"> b. provides for an equivalent population of not more than 10 people per day; or (iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2000 On-site domestic-wastewater management clear of any defined building area or access strip. 	
<p>26.4.1-(A5) Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <ul style="list-style-type: none"> (a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or (b) if stormwater cannot be drained to a stormwater system: <ul style="list-style-type: none"> (i) for discharge to a natural drainage line, water body or watercourse; or (ii) for disposal within the site if: <ul style="list-style-type: none"> a. the site has an area of not less than 5,000m²; 	<p>Not applicable. Satisfied by (b)(i).</p> <ul style="list-style-type: none"> (b)(i) Compliant. Stormwater drainage to Hamilton Rivulet. However, stormwater is currently running through the body of fill material. (b)(ii) Not applicable. Satisfied by (b)(i).

<ul style="list-style-type: none"> b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface. 	
<p>26.4.2 Location and configuration of development</p>	
<p>26.4.2-(A1) A building or a utility structure, other than a crop protection structure for an agriculture use, must be setback:</p> <ul style="list-style-type: none"> (a) not less than 20.0m from the frontage; or (b) if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road; (c) not less than 10.0m from each side boundary; and (d) not less than 10.0m from the rear boundary; or 	<p>Not applicable.</p> <p>Landfill and associated works are not a building or a utility structure. No changes are proposed to the existing dwelling and associated outbuildings.</p>

<p>(e) in accordance with any applicable building area shown on a sealed plan.</p>	
<p>26.4.2-(A2) Building height must be not more than 8.5m.</p>	<p>Not applicable. No building proposed.</p>
<p>26.4.2 A3.1 A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <p>(a) not project above an elevation 15m below the closest ridgeline;</p> <p>(b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</p> <p>(c) be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>(d) clad and roofed with materials with a light reflectance value of less than 40%.</p>	<p>A3.1 Not applicable. No building or utility structure proposed.</p> <p>A3.2 Not applicable. No wind turbine or wind power pumps.</p>

<p>A3.2</p> <p>Wind power turbines and wind power pumps must not exceed 20m in height.</p>	
<p>26.4.3 Location of development for sensitive uses</p>	
<p>26.4.3-(A1) New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –</p> <p>(a) be located not less than:</p> <ul style="list-style-type: none"> (i) 200m from any agricultural land; (ii) 200m from aquaculture, or controlled environment agriculture; (iii) 500m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does not occur; or (iv) 1000m from the operational area boundary established by a mining lease issued in accordance with the <i>Mineral Resources Development Act 1995</i> if blasting does occur; or 	<p>Compliant. Landfill and associated works are considered new development and would be within 200m from adjoining agricultural land. However, the landfill and associated works would not result in an increasing of the gross floor area of the existing sensitive use on-site.</p> <ul style="list-style-type: none"> (a)(ii) Not applicable. Not within 200m from aquaculture, or controlled environment agriculture. (a)(iii) Not applicable. Not within 500m of a mining lease. (a)(iv) Not applicable. Not within 1,000m of a mining lease. (a)(v) Not applicable. Not within 500m from an intensive animal husbandry. (a)(vi) Not applicable. Not within 100m from land under a reserve management plan.

<p>(v) 500m from intensive animal husbandry;</p> <p>(vi) 100m from land under a reserve management plan;</p> <p>(vii) 100m from land designated for production forestry;</p> <p>(viii) 50.0m from a boundary of the land to the Bass Highway, or to a railway line; and</p> <p>(ix) clear of any restriction imposed by a utility; and</p> <p>(b) not be on land within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development.</p>	<p>(a)(vii) Not applicable. Not within 100m from land designated for production forestry.</p> <p>(a)(viii) Not applicable. Not within 50m from Bass Highway or a railway line.</p> <p>(b) Not applicable. The site is not located within a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i>, or land that may benefit from the application of broad-scale irrigation development.</p>
<p>26.4.4 Subdivision</p>	
<p>26.4.4-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) a lot required for public use either State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

26.4.5 Buildings for Controlled Environment Agriculture	
<p>26.4.5-(A1)</p> <p>A building for controlled environment agriculture use must be a crop protection structure and the agricultural use inside the building must satisfy one of the following:</p> <p>(a) rely on the soil as a growth medium into which plants are directly sown;</p> <p>(b) not alter, disturb or damage the existing soil profile if conducted in a manner which does not rely on the soil as a growth medium.</p>	<p>Not applicable.</p> <p>No controlled environment agriculture proposed.</p>
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not a subdivision or vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No Code in this Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of native threatened vegetation.

<p>E4 Change in Ground Level Code</p>	<p>Code is applicable to landfill and associated works.</p> <p>The proposed change in ground level would be up to 3.5m in depth and involve approximately 4,500m³ of relocated material which includes approximately 3,878m³ of fill and 426m³ of cut. An unknown quantity of landfill is also located on the site.</p>
<p>E4.6 Development Standards</p>	
<p>E4.6.1 Change in existing ground level or natural ground level</p>	
<p>E4.6.1-(A1) Cut or fill must:</p> <p>(a) not be on land within the Environmental Living zone or the Environmental Management zone;</p> <p>(b) be required to:</p> <p>(i) provide a construction site for buildings and structures;</p> <p>(ii) facilitate vehicular access;</p> <p>(iii) mitigate exposure to a natural or environmental hazard;</p> <p>(iv) facilitate provision of a utility;</p>	<p>Compliant. Land is zoned Rural Resource.</p> <p>(b)(i) Not applicable. Satisfied by (b)(v).</p> <p>(b)(ii) Not applicable. Satisfied by (b)(v).</p> <p>(b)(ii) Not applicable. Satisfied by (b)(v).</p> <p>(b)(iv) Not applicable. Satisfied by (b)(v).</p> <p>(b)(v) Compliant. The application states that the landfill and associated works are intended to assist the consolidation of the existing residential use on the site.</p> <p>(b)(vi) Not applicable. Satisfied by (b)(v).</p>

<p>(v) assist the consolidation or intensification of development; or</p> <p>(vi) assist stormwater management;</p> <p>(c) not result in a modification of surface stormwater water flow to increase:</p> <p>(i) surface water drainage onto adjacent land;</p> <p>(ii) pooling of water on the site or on adjacent land; or</p> <p>(iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;</p> <p>(d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;</p> <p>(e) manage disposal of intersected ground water;</p> <p>(f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation,</p>	<p>(c)(i) Compliant. The landfill will not modify surface water drainage onto adjacent land.</p> <p>(c)(ii) Compliant. The landfill would be designed to prevent pooling of water on the site or on adjacent land.</p> <p>(c)(iii) Compliant. The landfill will not impact on the capacity for discharge of upstream of waters.</p> <p>(d) Compliant. The landfill and associated works are away from any buildings or structures on the site.</p> <p>(e) Compliant. The application states that no intersected ground water has been identified on the site.</p> <p>(f) Non-compliant. The application does not provide sufficient information and/or evidence on how the proposal could safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009.</p> <p>Furthermore, no evidence has been provided with the application that temporary measures for sediment control</p>
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<p>construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;</p> <p>(g) not require a retaining or support structure that would result in a ‘line of influence’ of more than 450mm into any adjacent land unless the owner of adjacent land has provided written consent to enter into an agreement under Part 5 <i>Land Use Planning and Approvals Act 1993</i> registered on the title of adjacent land to provide for the level of constraint; and</p> <p>(h) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised:</p> <p style="padding-left: 40px;">(i) it is satisfied the cut or fill will not result in harm to the utility; and</p> <p style="padding-left: 40px;">(ii) any condition or requirement it determines are appropriate to protect the utility.</p>	<p>were implemented by mid-June 2018, as detailed in the ES&D Hazard Assessment Report. As stated in the report by ES&D, the temporary measures for sediment control were required due to the main concern being lead-based paint that is in the rubble.</p> <p>Refer to the “Issues” section of this report.</p> <p>(g) Compliant. The application states that no retaining walls or support structures are required.</p> <p>(h) Not applicable. The nearest utility is approximately 20m from the landfill.</p>
<p>E5 Local Heritage Code</p>	<p>Not applicable. No places of local significance listed in this Scheme.</p>

E6 Hazard Management Code	
E6.2 Application of the Code	<p>This Code is applicable.</p> <p>Even though the application submitted to the Council states that this Code is not applicable as the site is not contaminated, the application did not provide sufficient information and evidence that <u>all</u> illegal landfill ‘dumped’ at 491 Forth Road, Forth is not contaminated.</p> <p>All documentation submitted with the application relates to fill from the Devonport Maternity Hospital only.</p>
E6.4 Use or Development Exempt from this Code	<p>Application is exempt in relation to landslide. A small portion of the site has a Low Landslide Hazard Area. Section E6.4.4(d) of the Scheme exempts development from this clause if a new building and an extension to a building on land located in a Low Landslide Hazard Area.</p>
E6.5 Use Standards	
E6.5.1 Use on potentially contaminated land	
E6.5.1-(A1) Use must not occur on land potentially contaminated by a previous use for an activity listed in Table E6.1 unless:	Landfill is an activity listed in Table E6.1.

<p>(a) soil disturbance and development is carried out in accordance with requirements in a hazard risk assessment for contamination;</p> <p>(b) a hazard risk assessment for potential contamination establishes the site can be remediated to provide a tolerable level of risk for the use; or</p> <p>(c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk.</p>	<p>(a) Not applicable. The application submitted stated that the proposal is satisfied by (b) however, as detailed in (b) below, Central Coast Council is not satisfied that sufficient information and evidence has been provided to demonstrate compliance.</p> <p>(b) Non-compliant. Application submitted relies on Tasman Geotechnics recommendations for site remediation (including the Hamilton Rivulet).</p> <p>For the proposal to satisfy this Acceptable Solution clause, recommendations by ES&D needed to have been implemented.</p> <p>Insufficient evidence has been provided to satisfy this clause.</p> <p>Refer to the “Issues” section of this report.</p> <p>(c) Not applicable. The application submitted stated that the proposal is satisfied by (b) however, as detailed in (b) above, Central Coast Council is not satisfied that sufficient information and evidence has been provided to demonstrate compliance.</p>
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E6.5.2 Use likely to be exposed to a natural hazard	
<p>E6.5.2-(A1) If a use is on land within an area of risk from exposure to a natural hazard as shown on a map forming part of this planning scheme:</p> <p>(a) use must not be for a critical use, a hazardous use, or a vulnerable use;</p> <p>(b) use must not be residential use if the level of risk is medium or higher; and</p> <p>(c) a hazard risk assessment must demonstrate a tolerable level of risk can be achieved and maintained for the nature and duration of the use.</p>	<p>Not applicable.</p>
E6.6 Development Standards	
E6.6.1 Development on potentially contaminated land	
<p>E6.6.1-(A1) Development must not occur on land potentially contaminated by a previous use for an activity listed in the Table E6.1 to this clause unless:</p> <p>(a) soil disturbance and development is carried out in accordance with the requirements of a hazard risk</p>	<p>Landfill is an activity listed in Table E6.1 .</p> <p>(a) Not applicable. The application submitted stated that the proposal is satisfied by (b) however, as detailed in (b) below, Central Coast Council is not satisfied that sufficient</p>

<p>assessment for contamination;</p> <p>(b) a hazard risk assessment establishes the site can be remediated to provide a tolerable level of risk from the development; or</p> <p>(c) a hazard risk assessment establishes the site has been remediated to provide a tolerable level of risk from the development; and</p> <p>(d) if a hazard risk assessment establishes need to involve land on another title to manage risk consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the affected land to be managed in accordance with recommendations for contamination management.</p>	<p>information and evidence has been provided to demonstrate compliance.</p> <p>(b) Non-compliant. Application submitted relies on Tasman Geotechnics recommendations for site remediation (including the Hamilton Rivulet).</p> <p>For the proposal to satisfy this Acceptable Solution clause, recommendations by ES&D needed to have been implemented.</p> <p>Insufficient evidence has been provided to satisfy this clause.</p> <p>Refer to the “Issues” section of this report.</p> <p>(c) Not applicable. The application submitted stated that the proposal is satisfied by (b) however, as detailed in (b) above, Central Coast Council is not satisfied that sufficient information and evidence has been provided to demonstrate compliance.</p> <p>(d) Not applicable. No Part 5 Agreement is proposed.</p>
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E6.6.2 Development on land exposed to a natural hazard	
<p>E6.6.2-(A1) If the site is within an area of risk shown on a natural hazard map forming part of this planning scheme:</p> <p>(a) a hazard risk assessment must determine:</p> <ul style="list-style-type: none"> (i) there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure; or (ii) a tolerable level of risk can be achieved for the type, form, scale and duration of the development; and <p>(b) if a hazard risk assessment established need to involve land on another title for hazard management consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the affected land to be managed in accordance with recommendations for hazard management.</p>	<p>Not applicable.</p>
E7 Sign Code	<p>Not applicable. No signs proposed.</p>

E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be: (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;	(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. Existing provisions for two car parking spaces exist.
E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2-(A1) There must be provision within a site for: (a) on-site loading area in accordance with the requirement in the Table to this Code; and (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.	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	Existing provisions for two car parking spaces is compliant.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all 	Not applicable for the development of a single dwelling.

<p>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>Compliant. The site has existing provision for two car parking spaces on the site.</p>
<p>E10 Water and Waterways Code</p>	
<p>E10.2 Application of this Code</p>	<p>Code applies as landfill development is adjacent to and within the Hamilton Rivulet that is an active watercourse.</p>
<p>E10.6 Development Standards</p>	
<p>E10.6.1 Development in proximity to a water body, watercourse, or wetland</p>	<p>There are no Acceptable Solutions for this Code.</p> <p>Assessment must be against the Code’s Performance Criteria.</p> <p>Refer to the “Issues” section of this report.</p>
<p>Specific Area Plans</p>	<p>No Specific Area Plans apply to this location.</p>

Issues –

1 E4 Change in Ground Level Code –

The Scheme's Acceptable Solution for E4.6.1-(A1)(f) states that any cut or fill must safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009.

The ES&D Risk Assessment Report outlined mechanisms to minimise erosion and release of sediments, including leaching of contaminants, with measures needing to be implemented in accordance with "Soil and Water Management on Building Construction Sites 2009". They further went on to state that these measures would need to be completed prior to any development and in association with the creek realignment or piping of the creek. Neither of the options suggested by ES&D were adopted by the applicant.

Furthermore, no evidence has been provided with the application that temporary measures for sediment control were implemented by mid-June 2018, as outlined in the ES&D Hazard Assessment Report. As stated by ES&D, temporary measures were recommended to be installed prior to mid-June 2018 to reduce the likelihood of realising sediments and contaminants into the rivulet. The main concern relates to lead-based paint that is in the rubble.

Compliance with the Scheme's Acceptable Solution for E4.6.1-(A1)(f) cannot be achieved. Therefore, the application needs to demonstrate compliance with the relevant Performance Criteria of the Scheme.

The Scheme's Performance Criteria for E4.6.1-(P1) states that cut or fill must –

- (a) make arrangements for the drainage and disposal of stormwater;*

Compliant. The application includes methods, as suggested by Tasman Geotechnics, for the drainage and disposal of stormwater. These methods are shown on the plans submitted with the application.

- (b) *make arrangements to stabilise any existing building or to increase the requirements for construction of any potential building on adjacent;*

Compliant. The landfill and associated works are clear of buildings on the site.

- (c) *manage drainage and disposal of intersected ground water;*

Compliant. The application states that no ground water sources have been identified on the site.

- (d) *safeguard the quality of receiving waters;*

Non-compliant. The site has a watercourse (Hamilton Rivulet) that runs through the site and empties into the Forth River.

As previously mentioned, the ES&D Risk Assessment Report outlined mechanisms to minimise erosion and release of sediments, including leaching of contaminants. Mechanisms would need to be implemented in accordance with "Soil and Water Management on Building Construction Sites 2009". They further went on to state that these measures would need to be completed prior to any development and in association with any approved works on site.

Measures recommended by ES&D to safeguard the quality of receiving waters are:

- (a) piping of the creek; or
- (b) modify the flow of the creek.

Both options would result in the separation of the watercourse from the landfill material and would assist in safeguarding the quality of receiving waters. However, neither of the options recommended by ES&D were adopted by the applicant.

The application provided plans that indicate concreting of the creek as per Tasman Geotechnics engineering report. There is no reference within Tasman Geotechnics report that the advice from ES&D has been applied.

Therefore, no sufficient evidence has been provided within the application submitted that the landfill and associated works would result in safeguarding the quality of receiving waters.

The application cannot achieve mandatory compliance with E4.6.1–(P1)(d) of E4 Change in Ground Level Code in relation to safeguarding the quality of receiving waters.

- (e) *not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land unless the owner of adjacent land has provided written consent to enter into an agreement under Part 5 Land Use Planning and Approvals Act 1993 registered on the title of adjacent land providing for the level of constraint; and*

Compliant. No support structure is required that would result in an area of influence within the boundary of adjacent land.

- (f) *not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised –*
 - (i) *it is satisfied the cut or fill will not result in harm to the utility; and*
 - (ii) *any condition or requirement it determined are appropriate to protect the utility.*

Compliant. The nearest utility is approximately 20m from the proposed landfill and associated works.

2 *E6 Hazard Management Code –*

The E6 Hazard Management Code of the Scheme has two relevant sections relating to this application in terms of landfill and potential contamination; being E6.5.1–(A1) and E6.6.1–(A1). Both sub-sections of the Code provide options for an application to demonstrate compliance under the Scheme’s Acceptable Solution.

Neither of these Acceptable Solutions have an associated performance criterion. Therefore, the application needs to demonstrate compliance with both relevant Acceptable Solutions.

Acceptable Solution E6.5.1–(A1)(b) states that use must not occur on land potentially contaminated by a previous use for an activity listed in Table E6.1 (which includes landfill), unless a hazard management risk assessment for potential contamination establishes the site can be remediated to provide a tolerable level of risk for the use.

Furthermore, the Acceptable Solution E6.6.1–(A1)(b) states that development must not occur on land potentially contaminated by a previous use for an activity listed in Table E6.1 (which includes landfill), unless a hazard management risk assessment for potential contamination establishes the site can be remediated to provide a tolerable level of risk for the use.

The application submitted stipulates, as per ES&D report, that a hazard risk assessment establishes the site can be remediated to provide a tolerable level of risk from the development. It is therefore concluded within the application that the proposed retrospective landfill and associated works is compliant with the Hazard Management Code.

However, the ES&D report states that to reduce the likelihood of contaminants of concern leaching into the Hamilton Rivulet, and thus posing an unacceptable risk, ES&D recommends to either:

- 1 modify the flow path of the Hamilton Rivulet to ensure it bypasses the uncontrolled fill material within the property; or
- 2 pipe the creek from the eastern extent of the fill to the western extent to avoid contact with any fill material.

The ES&D report also mentions that to prevent stormwater washing onto the contaminated area and washing into the creek, a civil engineered cover/capping, battering and surface water flow design should be implemented during the development.

The application however, details plans that reflect recommendations made by the geotechnical engineer – Tasman Geotechnics – in relation to the Hamilton Rivulet. The application would result in lining the narrowed channel of Hamilton Rivulet with concrete and battering back the riparian land of the watercourse; and covering it with geo fabric and soil.

As the recommendations of environmental consultants ES&D have not been adopted by the applicant, there is not enough evidence to state that the relevant Hazard Management Code provisions can be satisfied.

Furthermore, all documentation submitted with the application provide assessment against the Devonport Maternity Hospital only. No subsurface investigation has been undertaken in relation to the illegal landfill on the site, including the unknown volume of landfill.

The application cannot achieve mandatory compliance with E6.5.1-(A1) and E6.6.1-(A1) of E6 Hazard Management Code in relation to land potentially contaminated by the illegal landfill.

3 *E10 Water and Waterways Code –*

The Scheme states that E10 Water and Waterways Code applies for use or development on land within 30m of a watercourse. Hamilton Rivulet intersects the property.

There is no Acceptable Solution for E10.6.1.

The relevant Performance Criteria must be satisfied.

Performance Criteria E10.6.1-(P1) states that development at 491 Forth Road, Forth must –

(a) *minimise risk to the function and values of the Hamilton Rivulet watercourse including for –*

(i) *hydraulic performance;*

Non-compliant. It is not known what impact the fill and associated works would have on the hydraulic performance of the Hamilton Rivulet. If the works were to be undertaken as detailed in the application, then the rivulet would be narrowed and concreted as per Tasman Geotechnics recommendation.

(ii) *economic value;*

Compliant. The rivulet does not currently serve as a community economic asset.

(iii) *water based activity;*

Not applicable. Hamilton Rivulet in the 1880's supported a waterwheel for flour mill activity. However, the recent history of the rivulet is that it acts as an

overflow channel for six rural dams that are up-stream of the subject site and accepts stormwater flows from Forth Road via a culvert that empties onto the subject site.

(iv) *disturbance and change in natural ground level;*

Non-compliant. The landfill and associated works would result in a substantial disturbance and change in natural ground level. Even though the actual level of the rivulet is not to change, all fill surrounding the rivulet is substantial and with the modifications proposed and those that have already occurred, this could substantially disturb the flow and depth of the rivulet.

(v) *control of sediment and contaminants;*

Non-compliant. As previously mentioned, the ES&D Risk Assessment Report outlined mechanisms to minimise erosion and release of sediments, including leaching of contaminants. Mechanisms would need to be implemented in accordance with "Soil and Water Management on Building Construction Sites 2009". ES&D stated that these measures would need to be completed prior to any further development and in association with any approved works on-site.

Measures recommended by ES&D were:

- 1 piping of the creek; or
- 2 modification of the creek path.

Both options would result in the separation of the watercourse from the landfill material and would assist in control of sediment and contaminants. However, neither of the options recommended by ES&D were adopted by the applicant.

The application provided plans that indicate concreting of the creek as per Tasman Geotechnics engineering report. There is no reference within Tasman Geotechnics report that the advice from ES&D has been applied.

(vi) *public access and use;*

Not applicable. Public access would not change.

(vii) *aesthetic or scenic quality;*

Non-compliant. The landfill would result in a negative aesthetic on the watercourse, when viewed from Forth Road.

(viii) *water quality management arrangements for stormwater and sewage disposal;*

Non-compliant. Water quality was assessed by ES&D with recommendations to protect the Hamilton Rivulet, being to either modify the direction of the creek or to pipe the creek. Neither options were adopted. Not enough evidence has been provided that the water quality of Hamilton Rivulet can be protected.

(ix) *modification of a natural drainage channel;*

Non-compliant. Development has resulted in substantial modification of the drainage channel. If the works were to be undertaken as detailed in the application, then the rivulet would be narrowed and concreted as per Tasman Geotechnics recommendation.

(x) *biodiversity and ecological function;*

Compliant. Application indicates no impact would occur to the biodiversity and ecological function of Hamilton Rivulet.

(xi) *level of likely risk from exposure to natural hazards of flooding and inundations; and*

Compliant. Tasman Geotechnics state that consideration should be given to designing the fill platform for possible inundation by water should one (or more) of the upstream dams fail, by considering an overflow pathway or spillway. This has been adopted with the application as detailed on the submitted proposed earthworks plan.

(xii) community risk and public safety; and

Non-compliant. The ES&D Risk Assessment Report outlined mechanisms to minimise erosion and release of sediments, including leaching of contaminants, including measures to be completed prior to any future development or remediation works. ES&D recommended to either pipe the creek or modify the creek path.

Both options would result in the separation of the watercourse from the landfill and associated works and would assist in control of sediment and contaminants. As stated previously, neither of the options recommended by ES&D were adopted by the applicant and rather concreting of the creek is proposed as per Tasman Geotechnics report and indicated on the submitted plans. There is no reference within Tasman Geotechnics report that the advice from ES&D has been applied.

The application cannot achieve mandatory compliance with E10.6.1-(P1)(i), (iv), (v), (vii), (vii), (xi) and (xii) of E10 Water and Waterways Code in relation to minimising risks to the function and values of the watercourse (Hamilton Rivulet).

(b) be consistent with any advice or decision of relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for -

(i) impact of the development on the objectives and outcomes for protection of the water body, watercourse or wetland; and

(ii) any condition or requirement for protection of the water body, watercourse or wetland.

Compliant. The application was referred to the EPA. Refer to 'referral advice' table for EPA comments.

Referral advice -

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comments received.
Infrastructure Services	No comments received.
Crown Land Services	Consent from Crown Land Services was obtained for the lodgment of the application as a strip of land to access the property is over Crown land. Application was also referred to Crown Land as an adjoining property owner on 30 October 2018. No comments were received.
Devonport City Council	The application was referred to Devonport City Council on 30 October 2018 as the site has frontage to Forthside Road which is a Devonport City Council owned and maintained road. No comments were received.
Department of State Growth	The application was referred to the Department of State Growth on 30 October 2018 as the site has frontage to Forth Road which is a State owned and maintained road. No comments were received.
Environment Protection Authority	The application was referred to EPA on 1 November 2018 for general comments.

	<p>Two separate responses (via email) were received from EPA.</p> <p>1 <u>EPA Assessments section</u></p> <p>EPA stated that landfill is not considered a Level 2 activity and therefore the application does not require referral to the EPA Board for assessment under section 25 <i>Environmental Management and Protection Act 1994</i>.</p> <p>2 <u>EPA Compliance and Waste Management Section</u></p> <p>EPA stance on the illegal material “dumped” at the site from the Devonport Maternity Hospital remains that the material is “inert” as per EPA letter received by the Council dated 28 March 2018.</p> <p>They further state that EPA have not undertaken any assessment of materials that may have been deposited before or after the material from the Devonport Maternity Hospital.</p> <p>Therefore, EPA’s comments are only in relation to the material from the Devonport Maternity Hospital. EPA states further investigation may be required in relation to the unknown fill on the site.</p>
TasWater	<p>The application was referred to TasWater on 30 October 2018 as there is a water pipeline in the far south-eastern corner of the site.</p>

	After TasWater received some additional information from the applicant it was determined by TasWater that the proposed development did not require a submission from TasWater.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.

CONSULTATION –

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

- Three site notices were posted (Forthside Road and two on Forth Road due to the development site being intersected by Forth Road);
- letters to adjoining owners were sent (including Devonport City Council, State Growth and Crown Land Services); and
- an advertisement was placed in the Public Notices section of The Advocate on 31 October 2018.

Representations –

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

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 No time frame for the completion of works. What guarantee can be provided that ongoing maintenance measures will be carried out? Can Council apply milestones for works to be carried out?	Correct. No time frame for works has been proposed. A recommendation for ongoing water testing has been made by environmental consultants ES&D. This was with regard and reference to other key recommendations made, that the rivulet be either

	<p>piped or diverted away from the fill area.</p>
<p>2 No subsurface investigations of the material have been carried out.</p>	<p>This is correct - refer to the discussion of E6 Hazard Management Code in the "Issues" section of this report.</p>
<p>3 Tasman Geotechnics report dated 28 October 2018 states that sediment control measures should be installed by mid-June 2018. Has this been carried out?</p>	<p>No evidence has been provided with the application that temporary measures for sediment control were implemented by mid-June 2018 as outlined in the ES&D Hazard Assessment Report. As stated by ES&D, temporary measures were recommended to be installed prior to mid-June 2018 to reduce the likelihood of realising sediments and contaminants into the rivulet. The main concern relates to lead-based paint that is in the rubble.</p>
<p>4 Water monitoring should be carried out annually.</p>	<p>Environmental consultants ES&D have made recommendation that ongoing water testing be carried out. This was with regard and reference to other key recommendations made, that the rivulet be either piped or diverted away from the fill area.</p>
<p>5 Developer states that Devonport Maternity Hospital demolition fill ceased being transported to the site on 15 January, however, Treloar Transport receipt (paper work dated) shows fill was transported between 17 and 22 January 2018.</p>	<p>The Council notes this discrepancy.</p>

REPRESENTATION 2	
1 The works have, in the majority, been completed. This has resulted in the Council being unable to put in place appropriate and acceptable measures to ensure environmental protection of the Hamilton Rivulet and surrounding area.	This is correct. Landfill has been placed on the land unlawfully, with no Permit issued for such works.
2 A retrospective approval would encourage others to build or dump first and submit plans later, which is totally unacceptable. The Council has planning laws, and these have been ignored.	This comment is noted.
3 There is no identification of material dumped at the site prior to fill from Devonport Mersey Hospital site. Under section 8.2 of the ES&D report, the only inspection of these materials has been by the property owner. There have been no soil samples taken for the areas dumped on the site, including no samples from the recently dumped material from the Devonport Mersey Hospital site.	This is correct - no subsurface investigations have been undertaken. Refer to the "Issues" section of this report and discussion of E4 Change in Ground Level Code, E6 Hazard Management Code and E10 Water and Waterways Code.
4 Sampling from the Hamilton Rivulet was on a once only basis. There has been no long-term analysis of the Rivulet after the dumping.	This comment is noted. Environmental consultants ES&D have made recommendation that ongoing water testing be carried out. This was with regard and reference to other key recommendations made, that the rivulet be either piped or diverted away from the fill area.
5 How much confidence is there that the owner, and future owners, will maintain sediment control on site? What bonds or financial guarantees	This comment is noted. It is not usual for a bond to be taken to

<p>can Council put in pace to ensure works and maintenance would take place?</p>	<p>guarantee that future works are undertaken on private land.</p>
<p>6 The ES&D report recommends continued water sampling for six years. The applicant makes no mention of this in the application.</p> <p>The inference to draw from this is there will be no further sampling. This is totally inadequate.</p>	<p>This comment is noted. Environmental consultants ES&D have made recommendation that ongoing water testing be carried out.</p> <p>This was with regard and reference to other key recommendations made, that the rivulet be either piped or diverted away from the fill area.</p>
<p>REPRESENTATION 3</p>	
<p>1 Contacted the EPA who said that the pre-demolition report stated the hospital site contained several contaminants, including asbestos, PCBs, cadmium and lead. Their opinion was that the waste should not be dumped in a watercourse and responsibility was with the Council.</p>	<p>This comment is noted.</p>
<p>2 Council has a moral and legal responsibility and is left open to prosecution.</p>	<p>This comment is noted.</p>
<p>3 A family member works for EPA Victoria where this matter would be rigorously investigated.</p>	<p>The application was referred to EPA for comments. Refer to the "referral advice" section of this report to read EPA comments.</p>
<p>REPRESENTATION 4</p>	
<p>1 Greatest concern is water contamination. Report shows the landfill is contaminated and we are concerned this will continually leach into the rivulet and pollute</p>	<p>The environmental consultant's report makes recommendations that would mitigate future contamination of the watercourse.</p>

<p>the water. Remedial action should be undertaken to prevent any leaching of contaminants into the Hamilton Rivulet.</p>	<p>However, works detailed in the application do not reflect the ES&D report recommendations.</p>
<p>2 We have previously harvested wild watercress from the rivulet but have stopped this until it is safe to do so.</p>	<p>This comment is noted.</p>
<p>3 Concern regarding a possible flooding situation. Either by dam burst upstream, or heavy rains.</p>	<p>This risk has also been raised by ES&D.</p>
<p>REPRESENTATION 5</p>	
<p>1 Oppose the granting of any retrospective approval for the “dumping”.</p>	<p>This comment is noted.</p>
<p>2 There are no guarantees the material can be contained on-site without a risk of escape of contaminants.</p>	<p>This comment is noted. Refer to the “Issues” section of this report which outlines the Council’s concerns in relation to possible contamination.</p>
<p>3 Dam failure above the property could cause the land to be uncovered and move downstream.</p>	<p>This risk has also been raised by ES&D.</p>
<p>4 Landfill should never be placed in a gully or creek as it makes it impossible to prevent contaminants escaping due to the presence of water.</p>	<p>This comment is noted. Refer to the “Issues” section of this report which outlines the Council’s concerns in relation to possible contamination and watercourse protection.</p>
<p>5 No environmental impact statement has been conducted so environmental factors are unknown and therefore cannot be addressed.</p>	<p>This comment is noted. Application lodged included a report prepared by environmental consultants, being ES&D.</p>
<p>6 The contractor and Council that dumped this material should</p>	<p>This comment is noted.</p>

<p>remediate the site. The material should be taken to Dulverton for safe storage.</p>	
<p>7 For many years councils have used gullies, creeks, foreshores and other sites to dump landfill. Permits are rarely in place. Only dump landfill at approved site.</p>	<p>The Scheme, and the soon to be implemented <i>Tasmanian Planning Scheme</i>, includes a Change in Ground Level Code and Water and Waterways Code.</p> <p>The Codes require that a Permit must be issued for any landfill proposal where clean soil would be higher than 1m and where any form of fill is within 30m of a waterway or waterbody.</p>
<p>REPRESENTATION 6</p>	
<p>1 Living on the Rivulet, I assumed that the property owner has a Permit for the dumping of the rubble. That Council would ensure no harm to the environment.</p> <p>The historic rivulet is one of the many charms of Forth and must be protected at all costs.</p>	<p>No Permit has been issued for the landfill works.</p>
<p>2 The application is to re-route the rivulet so it would not be hindered in its flow, nor contaminated.</p>	<p>This is not correct.</p> <p>Whilst the environmental consultant's report recommends that the Hamilton Rivulet be either piped or the channel redirected away from the fill, the engineering design and application documents submitted detail a different level of works. That is, to concrete the remains of the channel of the rivulet and grade the existing fill to a 1:3 slope and cover with geo fabric and</p>

	soil. Refer to “Issues” section of this report.
3 No objection to the owner wanting to create more livable space on the land.	This comment is noted.

RESOURCE, FINANCIAL AND RISK IMPACTS

The risks associated with this application include:

- 1 Any decision of the Planning Authority could be appealed by either the applicant and/or representors.
- 2 If no appeal is lodged during the 14-day appeal period, the Council would need to initiate enforcement action by referring the matter to the Resource Management and Planning Appeals Tribunal.

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

Several aspects under the Scheme must be considered when assessing the retrospective application for landfill and associated works at 491 Forth Road, Forth.

There are two pivotal considerations the Council must consider and then be satisfied that compliance can be achieved in relation to the application lodged. These matters are:

- 1 the possibility of contamination on the site; and
- 2 the protection and safety of the watercourse (Hamilton Rivulet) that runs through the property.

In relation to possible contamination as a result of all illegal waste “dumped” on the site, no subsurface investigations have ever been undertaken. All

supporting reports lodged with the application address the waste from the Devonport Maternity Hospital only.

Furthermore, the application relies on the report from ES&D to address the Scheme's E6 Hazard Management Code for contamination and protection of the watercourse and includes mechanisms to achieve compliance with the requirements of this Code.

ES&D outlined two options to ensure compliance with this Code, being to either divert the watercourse or to pipe the watercourse. Neither option was adopted in the application and therefore mandatory compliance with the E6 Hazard Management Code cannot be achieved.

Furthermore, water quality was assessed by ES&D. As neither options recommended by ES&D have been adopted, not enough evidence has been provided that the water quality of Hamilton Rivulet can be protected.

Several matters raised in the representations include possible contamination and the protection of the watercourse. It is considered that the representations received are deemed to have merit.

Recommendation –

It is recommended that the application for Residential (retrospective application for unauthorised landfill) – reliance on assessment against E4 Change in Ground Level Code and E10 Water and Waterways Code at 491 Forth Road, Forth be refused on the following grounds:

- 1 The application cannot achieve mandatory compliance with E4.6.1–(P1)(d) of E4 Change in Ground Level code in relation to safeguarding the quality of receiving waters.
- 2 The application cannot achieve mandatory compliance with E6.5.1–(A1) and E6.6.1–(A1) of E6 Hazard Management Code in relation to the potential contaminated of the land by the illegal landfill.
- 3 The application cannot achieve mandatory compliance with E10.6.1–(P1)(i), (iv), (v), (vii), (viii), (xi) and (xii) of E10 Water and Waterways Code in relation to minimising risks to the function and values of the watercourse on the land (Hamilton Rivulet).'

The Town Planner's and Land Use Planning Group Leader's report is supported."

The Executive Services Officer reports as follows:

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

■ “That the application for Residential (retrospective application for unauthorised landfill) – reliance on assessment against E4 Change in Ground Level Code and E10 Water and Waterways Code at 491 Forth Road, Forth be refused on the following grounds:

- 1 The application cannot achieve mandatory compliance with E4.6.1–(P1)(d) of E4 Change in Ground Level code in relation to safeguarding the quality of receiving waters.
- 2 The application cannot achieve mandatory compliance with E6.5.1–(A1) and E6.6.1–(A1) of E6 Hazard Management Code in relation to the potential contaminated of the land by the illegal landfill.
- 3 The application cannot achieve mandatory compliance with E10.6.1–(P1)(i), (iv), (v), (vii), (viii), (xi) and (xii) of E10 Water and Waterways Code in relation to minimising risks to the function and values of the watercourse on the land (Hamilton Rivulet).”

9.7 Residential (dwelling) – variation to building height at 10B Whitegum Way, Turners Beach – Application No. DA2018135

The Director Community Services reports as follows:

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

<i>DEVELOPMENT APPLICATION No.:</i>	DA2018135
<i>PROPOSAL:</i>	Residential (dwelling) – variation to building height
<i>APPLICANT:</i>	Adams Building Design
<i>LOCATION:</i>	10B Whitegum Way, Turners Beach

<i>ZONE:</i>	Low Density Residential and Turners Beach Specific Area Plan
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	14 November 2018
<i>REPRESENTATIONS EXPIRY DATE:</i>	28 November 2018
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	21 December 2018
<i>DECISION DUE:</i>	17 December 2018

PURPOSE

The purpose of this report is to consider an application to construct a dwelling at 10B Whitegum Way, Turners Beach.

Accompanying this report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representation;
- . Annexure 4 – aerial view and photographs;
- . Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2018/01847-CC dated 26 November 2018; and
- . Annexure 6 – Statement of Compliance from Road Authority and Stormwater Authority.

BACKGROUND

Development description –

Application is made to construct a 372.79m² two-storey, split level dwelling on land that has dual frontage to Turners Avenue and Whitegum Way, Turners Beach. As defined in the Scheme, the primary frontage is Turners Avenue and the secondary frontage is Whitegum Way. Vehicular access is proposed via Whitegum Way.

The dwelling floor plan would comprise:

- (a) Ground Level – a two car garage and pedestrian entry via Whitegum Way, a media room and fourth bedroom with ensuite.
- (b) Upper level – three bedrooms, family room, open plan kitchen, dining, lounge area, utilities room and a pantry. A 38.11m² deck would be located on the northern side of the dwelling, accessed directly from the

open plan living area. Due to the slope of the land, falling from the north to the south, the deck would be approximately 500mm above natural ground level.

The final building height would be 7.5m.

The development includes a 1.4m high retaining wall that would be setback 2m from the western side boundary, reducing in height as it extends south, to be at ground level at the Whitegum Way frontage.

Site description and surrounding area -

The subject site is a “battleaxe” allotment that has a land area of 872m².

The land is zoned Low Density Residential and falls within the Turners Beach Specific Area Plan overlay.

The land is able to be accessed via a 5.4m wide frontage to Turners Avenue and a 30.81m wide frontage to Whitegum Way.

There is a 2.8m change in level across the site, rising from the south-eastern corner of the lot, fronting Whitegum Way, to the elevated north-western area of the land.

Surrounding land in Turners Beach accommodates residential development.

History -

The land was originally designated as an area of public open space; taken as a land contribution when a subdivision of the area was approved in 2004. In 2015, the Council was served with a petition to amend Sealed Plan 142652/36 and to convert the land from an area of Public Open Space to a residential allotment. The petition was also served on all persons appearing to have an estate or interest at law affected by the proposed amendment.

The amendment of Sealed Plan 142652/36 was undertaken in accordance with section 103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*. No representations in relation to the proposal to amend the Sealed Plan were received by the Council. The land was sold to a private party in 2016.

DISCUSSION

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

12.0 Low Density Residential Zone

CLAUSE	COMMENT
12.3 Use Standards	
12.3.1 Discretionary Permit Use	
<p>12.3.1-(P1) Discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p> <p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) minimise likelihood for unreasonable impact on amenity for use on adjacent land in the zone.</p>	<p>Not applicable.</p> <p>Residential use is Permitted.</p>
12.3.2 Impact of Use	
<p>12.3.2-(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.</p>	<p>Not applicable.</p> <p>Use is residential.</p>
<p>12.3.2-(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.</p>	<p>Not applicable.</p> <p>Use is residential.</p>

<p>12.3.2-(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.</p>	<p>Not applicable. Use is residential.</p>
<p>12.4 Development Standards</p>	
<p>12.4.1 Suitability of a site or lot for use or development</p>	
<p>12.4.1-(A1) A site or each lot on a subdivision must-</p> <p>(a) have an area of:</p> <p style="padding-left: 40px;">(i) not less than 500m² excluding any access strip; or</p> <p style="padding-left: 40px;">(ii) if in a locality shown in the Table to this clause, not less than the site area shown for that locality; and</p> <p>(b) contain a building area of not less than 10.0m x 15.0m:</p> <p style="padding-left: 40px;">(i) clear of any applicable setback from a frontage, side or rear boundary;</p> <p style="padding-left: 40px;">(ii) clear of any applicable setback from a zone boundary;</p> <p style="padding-left: 40px;">(iii) clear of any registered easement;</p>	<p>(a)(i) Compliant. Site area is 872m².</p> <p>(a)(ii) Not applicable. Satisfied by (a)(i).</p> <p>(b)(i) Compliant. Building area would be setback greater than 40m from the Turners Avenue primary frontage and 3m from the Whitegum Way secondary frontage. Development would be setback 4.1m from the eastern side boundary and 1.8-2m from the western side boundary (variation is shown between the site plan and retaining wall elevation).</p> <p>(b)(ii) Not applicable. No zone boundary.</p> <p>(b)(iii) Not applicable. No registered easement.</p> <p>(b)(iv) Not applicable. No right of way.</p> <p>(b)(v) Not applicable. No restriction imposed by a utility.</p>

<ul style="list-style-type: none"> (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. 	<ul style="list-style-type: none"> (b)(vi) Compliant. Development would be clear of access strip. (b)(vii) Compliant. Site is accessible from Turners Avenue and Whitegum Way, (b)(viii) Not applicable. Not a new lot.
<p>12.4.1-(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (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 (c) by a right of way connecting to a road– <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and 	<ul style="list-style-type: none"> (a) Compliant. Site has access and frontage to Turners Avenue and Whitegum Way. (b) Not applicable. Not an internal lot. (c)(i) Not applicable. Satisfied by (a). (c)(ii) Not applicable. Satisfied by (a). (d)(i) Compliant. Frontage to Turners Avenue is 5.04m wide and frontage to Whitegum Way is 30.81 m wide. (d)(ii) Not applicable. Not multiple dwelling development.

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<p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than–</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(e) Compliant. Development to be in accordance with Statement of Compliance from the Council in its capacity as the Road Authority.</p>
<p>12.4.1–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply–</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p>	<p>(a) Compliant. The site is able to connect to a reticulated water system.</p> <p>(b) Not applicable. Satisfied by (a).</p>

<p>(b) from a rechargeable drinking water system ^{R4} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	
<p>12.4.1–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewerage and liquid trade waste–</p> <p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p>	<p>(a) Compliant. The site is able to connect to a reticulated sewerage system.</p> <p>(b) Not applicable. Satisfied by (a).</p>

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<ul style="list-style-type: none"> b. provides for an equivalent population of not more than 10 people per day; or c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2000 On-site domestic wastewater management, clear of any defined building area or access strip.</p>	
<p>12.4.1–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater–</p> <ul style="list-style-type: none"> (a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or (b) if stormwater cannot be drained to a stormwater system: <ul style="list-style-type: none"> (i) for discharge to a natural drainage line, water body, or watercourse; or (ii) for disposal within the site if– <ul style="list-style-type: none"> a. the site has an area of not less than 5,000m²; 	<ul style="list-style-type: none"> (a) Compliant. The site is able to connect to a reticulated stormwater system. (b) Not applicable. Satisfied by (a).

<ul style="list-style-type: none"> b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface; and <p>(iii) the development is for a single dwelling.</p>	
<p>12.4.2 Dwelling density</p>	
<p>12.4.2-(A1) The site area per dwelling must-</p> <ul style="list-style-type: none"> (a) be not less than 500m² if the site has- <ul style="list-style-type: none"> (i) connection to a reticulated water supply; (ii) connection to a reticulated sewer system; and (iii) connection to a stormwater system; or 	<p>Site has an area of 872m².</p> <ul style="list-style-type: none"> (a)(i) Compliant. Site is able to connect to a reticulated water supply. (a)(ii) Compliant. Site is able to connect to a reticulated sewer system. (a)(iii) Compliant. Site is able to connect to a reticulated stormwater system.

<p>(b) if the site is in a locality shown in the Table to this Clause, not less than the site area for that locality.</p>	<p>(b) Not applicable. Site not included in Table to this Clause.</p>
<p>12.4.3 Location and configuration of development</p>	
<p>12.4.3-(A1) The wall of a building must be setback 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 each of the immediate adjoining sites;</p> <p>(d) not less than for any building retained on the site;</p> <p>(e) in accordance with any building area shown on a sealed plan; or</p> <p>(f) if the site abuts a road shown in the Table to this Clause, the setback specified for that road.</p>	<p>(a) Compliant. Primary frontage setback is greater than 40m.</p> <p>(b) Compliant. Setback to secondary frontage is 3m.</p> <p>(c) Compliant. Proposed dwelling is not setback less than the setbacks of adjoining dwellings on Whitegum Way.</p> <p>(d) Not applicable. No other buildings on the site.</p> <p>(e) Not applicable. No building area on a sealed plan.</p> <p>(f) Not applicable. Site does not adjoin the Bass Highway.</p>
<p>12.4.3-(A2) All buildings must be contained within a building envelope determined by-</p>	<p>(a) Compliant. Primary frontage setback (as defined in the Scheme) would be greater than 40m.</p> <p>(b) Not applicable. No Table to this Clause.</p>

<p>(a) the applicable frontage setback;</p> <p>(b) if the site is in a locality shown in the Table to this Clause, not less than the setback distance specific from the feature specified;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are 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 wall height is not more than 3.0m; and:</p> <p>a. built against an existing wall of an adjoining building; or</p> <p>b. the wall or walls:</p> <p>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</p>	<p>(c)(i) Compliant. Dwelling would be setback 4.1m on the eastern side boundary and 7.1m from the western side boundary and 3.5m from the northern side boundary.</p> <p>Note – no rear boundary, due to configuration of the lot. The site has a boundary that is abutting the rear boundary of a lot with an adjacent frontage. Development that is greater than 1m above natural ground level must be setback 4.5m from the abutting boundary. Refer to 12.4.4–(A1).</p> <p>(c)(ii) Compliant. Satisfied by (c)(i)</p> <p>(d) Not applicable. No building envelope on a sealed plan.</p>
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<ul style="list-style-type: none">ii. there is no door or window in the wall of the building; andiii. overshadowing does not result in:<ul style="list-style-type: none">a. less than two hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling between 9.00am and 3.00pm on 21 June; orb. a further reduction in continuous sunlight to a required minimum private open space area in an adjacent dwelling if already less than two hours between 9.00am and 3.00pm on 21 June; or <p>(d) in accordance with any building envelope shown on a sealed plan.</p>	
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<p>12.4.3-(A3) Site coverage must-</p> <p>(a) not be more than 50%; or</p> <p>(b) if the site is in a locality shown in the Table to this Clause, not more than the site coverage for that locality; and</p> <p>(c) not include any part of a site required for the disposal of sewage and stormwater; or</p> <p>(d) be not more than any building area shown on a sealed plan.</p>	<p>(a) Compliant. Site coverage is approximately 42%.</p> <p>(b) Not applicable. No Table to this Clause.</p> <p>(c) Not applicable. No on-site disposal of sewerage or stormwater.</p> <p>(d) Not applicable. No building area shown on a sealed plan.</p>
<p>12.4.3-(A4) A garage, carport or an external car parking area and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.</p>	<p>Compliant.</p> <p>Garage would be setback 5m from Whitegum Way secondary frontage and behind the setback of the front porch of the dwelling.</p>
<p>12.4.3-(A5) Total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>(a) Compliant. Garage opening would be 5.3m wide.</p> <p>(b) Not applicable. Satisfied by (a).</p>

12.4.4 Visual and acoustic privacy for residential development	
<p>12.4.4-(A1) A door or window to a habitable room, or any part of a balcony, deck, roof garden, parking space or carport of a building must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <ul style="list-style-type: none"> (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or <p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> (i) be off-set by not less than 1.5m from the edge of any door or window in another dwelling; 	<ul style="list-style-type: none"> (a)(i) Not applicable. No other dwelling on the site. (a)(ii) Compliant. Dwelling would be setback 4.1m from the eastern side boundary and 5.8m from western side boundary. (Note – shed would be setback 3.3m from the western side boundary). (a)(iii) Not applicable. No rear boundary. (a)(iv) Compliant. Northern deck would be setback 3.5m from the boundary abutting the rear boundary of a lot with an adjacent frontage. However, the finished floor level of the deck would be less than 1m above natural ground level. (b) Not applicable. Satisfied by (a).

<ul style="list-style-type: none"> (ii) have a window sill height of not less than 1.8m above finished floor level; (iii) have fixed and durable glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above finished floor level; or (iv) have fixed and durable external screen other than vegetation of not less than 1.8m height above the finished floor level and with a uniform transparency of not more than 25% located for the full width of the door, window, balcony, deck, roof garden, parking space, or carport. 	
<p>12.4.4–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Compliant.</p> <p>Access strip land is located 1.5m from the dwelling located to east, at 24 Turners Avenue, and 2.5m from the dwelling to the west at 26 Turners Avenue.</p> <p>It is noted that vehicle access is proposed off Whitegum Way, not Turners Avenue.</p>

12.4.5 Private open space for residential use	
<p>12.4.5-(A1) Each dwelling must provide private open space –</p> <p>(a) if a dwelling with a floor level of not more than 2.5m above finished ground level, a ground level area:</p> <ul style="list-style-type: none"> (i) located adjoining the rear or side of the dwelling; (ii) accessible from the dwelling; (iii) of not less than 25m²; (iv) with a minimum dimension of 4.0m; (v) on a single level; and (vi) with a gradient of not more than 1 in 10; and <p>(b) if a dwelling with a floor level of more than 2.5m above finished ground level, as an alternative to a ground level area, a private balcony, deck, terrace or roof garden:</p> <ul style="list-style-type: none"> (i) of not less than 25m²; (ii) with a minimum dimension of 4.0m; and (iii) accessible from the dwelling. 	<ul style="list-style-type: none"> (a)(i) Compliant. Private open space would be located to the rear and side of the dwelling. (a)(ii) Compliant. Private open space would be accessible from the dwelling. (a)(iii) Compliant. Area of private open space would be greater than 35m². (a)(iv) Compliant. Minimum dimension of private open space would be approximately 10m. (a)(v) Compliant. Private open space would be on a single level. (a)(vi) Compliant. Rear porch/deck area would be flat. (b) Not applicable. Due to the slope of the land the private open space area to the north would be less than 1m above natural ground level.

<p>12.4.5-(A2) The required minimum private open space area must be capable of receiving at least three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Compliant.</p> <p>Private open space would be located on the northern side of the dwelling which would allow a minimum of three hours of sunlight to private open space areas.</p>
<p>12.4.5-(A3) Unless there is a ground level private open space area directly accessible at grade to a shared driveway or pedestrian pathway, each dwelling in a multiple dwelling development must have access to a waste storage area:</p> <p>(a) located behind the applicable frontage setback;</p> <p>(b) of not less than 1.5m² per dwelling;</p> <p>(c) screened to view from the frontage and any dwelling by a wall of height not less than 1.2m above finished ground level; and</p> <p>(d) not less than 6.0 from a window, door, balcony, deck, roof garden or private open space area of a dwelling.</p>	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>
<p>12.4.6 Frontage fences</p>	
<p>12.4.6-(A1) The height of a fence, including any supporting retaining wall, on a frontage or within a frontage setback must be:</p>	<p>Not applicable.</p> <p>No front fence proposed.</p>

<p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	
<p>12.4.7 Setback of development for sensitive use</p>	
<p>12.4.7-(A1) A building containing a sensitive use must be contained within a building envelope determined by –</p> <p>(a) the setback distance from the zone boundary as shown on the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary.</p>	<p>(a) Not applicable. No zone boundary applicable to this site.</p> <p>(b) Not applicable. No zone boundary applicable to this site.</p>
<p>12.4.7-(A2) Development for a sensitive use must be not less than 50.0m from –</p> <p>(a) A major road identified in the Table to this Clause;</p> <p>(b) a railway;</p>	<p>(a) Compliant. Development would be 314m from the Bass Highway.</p> <p>(b) Compliant. Development would be 60m from a railway.</p> <p>(c) Not applicable. No land designated for road or rail purposes.</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>(d) Not applicable. Nearest proclaimed wharf area is in Devonport, some 15km to the east.</p>
<p>12.4.8 Subdivision</p>	
<p>12.4.8-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State Government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<p>12.4.8-(P2)</p> <p>(a) A lot must have a frontage to a road; or</p> <p>(b) an internal lot on a plan of subdivision must be:</p> <p>(i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by:</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

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<ul style="list-style-type: none"> a. slope, shape, orientation and topography of land; b. an established pattern of lots and development; c. connection to the road network; d. connection to available or planned utilities; e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a watercourse; or f. exposure to an unacceptable level of risk from a natural hazard; and <p>(ii) without likely impact on the amenity of adjacent land.</p>	
<p>12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision</p>	
<p>12.4.9-(A1) Electricity reticulation and site connections must be installed underground.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Site is not a subdivision or vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No Airport Impact Management Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation proposed.
E4 Change in Ground Level Code	
E4.6 Development Standards	
E4.6.1 Change in existing ground level or natural ground level	
<p>E4.6.1-(A1) Cut or fill must:</p> <p>(b) not be on land within the Environmental Living zone or the Environmental Management zone;</p> <p>(b) be required to:</p> <p style="padding-left: 20px;">(i) provide a construction site for buildings and structures;</p>	<p>(a) Compliant. Land is zoned Low Density Residential.</p> <p>(b)(i) Complaint. Is required for construction of a building.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(i).</p> <p>(b)(iii) Not applicable. Satisfied by (b)(i).</p> <p>(b)(iv) Not applicable. Satisfied by (b)(i).</p> <p>(b)(v) Not applicable. Satisfied by (b)(i).</p>

<p>(ii) facilitate vehicular access;</p> <p>(iii) mitigate exposure to a natural or environmental hazard;</p> <p>(iv) facilitate provision of a utility;</p> <p>(v) assist the consolidation or intensification of development; or</p> <p>(vi) assist stormwater management;</p> <p>(c) not result in a modification of surface stormwater water flow to increase:</p> <p>(i) surface water drainage onto adjacent land;</p> <p>(ii) pooling of water on the site or on adjacent land; or</p> <p>(iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;</p> <p>(d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;</p>	<p>(b)(vi) Not applicable. Satisfied by (b)(v).</p> <p>(c)(i) Compliant. The development will not modify surface water drainage onto adjacent land.</p> <p>(c)(ii) Compliant. The development would not result in pooling of water on the site or adjacent land.</p> <p>(c)(iii) Not applicable. No natural or artificial drainage channel on the land.</p> <p>(i) Compliant. The development would not destabilise any existing adjoining buildings.</p> <p>(j) Compliant. No intersected ground water has been identified on the site.</p> <p>(k) Compliant. The level of cut across the site is minimal. Development would not result in the release of sediments to stormwater systems or erosion of the land.</p> <p>(l) Compliant. A 1.4m high retaining wall is required. The retaining wall would be 1.8m-2m inside the boundary of the allotment (variation is shown between the site plan and retaining wall elevation).</p>
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<p>(e) manage disposal of intersected ground water;</p> <p>(f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;</p> <p>(g) not require a retaining or support structure that would result in a 'line of influence' of more than 450mm into any adjacent land unless the owner of adjacent land has provided written consent to enter into an agreement under Part 5 <i>Land Use Planning and Approvals Act 1993</i> registered on the title of adjacent land to provide for the level of constraint; and</p> <p>(h) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised:</p> <p style="padding-left: 20px;">(i) it is satisfied the cut or fill will not result in harm to the utility; and</p> <p style="padding-left: 20px;">(ii) any condition or requirement it determines are appropriate to protect the utility.</p>	<p>(m) Not applicable. No utility would be impacted by the change in ground level.</p>
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E5 Local Heritage Code	Not applicable. No local heritage listings in this Scheme.
E6 Hazard Management Code	Not applicable. No hazard mapping applicable.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunication facilities proposed.
E9 Traffic Generating Use and Parking Code	
E9.4 Use or development exempt from this Code	Not exempt. Code applies to all development.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be: (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code.	Compliant. Residential use class (dwelling) requires two parking spaces. The proposed dwelling would have a two car internal garage.

E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2-(A1) There must be provision within a site for:	Not applicable.
(a) on-site loading area in accordance with the requirement in the Table to this Code; and	No requirement for residential use.
(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.	
E9.6 Development Standards	
E9.6.1 Design of vehicle parking and loading areas	
E9.6.1-(A1.1) All development must provide for the collection, drainage and disposal of stormwater; and	Compliant. Development would be required to connect to a reticulated stormwater system.
E9.6.1-(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 -	Not applicable. Development is for a single dwelling.

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<ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off Street Car Parking; (b) Be in accordance with AS/NZS2890.2 (2002) Parking Facilities – Off Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and (g) Be formed and constructed with compacted sub-base and an all-weather surface. 	
<p>E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental</p>	<p>Not applicable.</p> <p>Provisions do not apply as development is in the Low Density Residential zone.</p>

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.	
E10 Water and Waterways Code	Not applicable. Over 30m to nearest waterway or waterbody.
SPECIFIC AREA PLAN	
F4.0 Turners Beach Specific Area Plan	
F4.4 Application of this Code	Applicable. Site falls within the Turners Beach Specific Area Plan overlay.
F4.7 Development Standards	
F4.7.1 Building height	
F4.7.1- (A1) Building height must not be more than 5.5m.	Non-compliant. Final building height would be 7.5m. See “Issues” section below.

F4.7.2 Vegetation management	
F4.7.2- (A1) There must be no clearing or conversion of vegetation within the littoral, riparian and road reserves.	<p>Not applicable.</p> <p>No clearing or conversion of vegetation proposed.</p>
F4.7.3 Landscaping	
F4.7.3- (A1) Other than for an internal lot, not less than 50% of the site area between the frontage and a building containing a dwelling must be landscaped with not less than grass.	<p>Compliant.</p> <p>Over 50% of the area between the frontage and the building would be sown to grass.</p>
F4.7.4 Beach access	
F4.7.4-(A1) New vehicular or pedestrian accesses to the beach or Forth River must not be created.	<p>Not applicable.</p> <p>No new vehicle or pedestrian access proposed to the beach or the Forth River.</p>

Issues –

Building Height –

The proposal satisfies the Scheme's Acceptable Solution standards for development in the Low Density Residential zone. However, the land is also subject to assessment under the Scheme's F4 Turners Beach Specific Area Plan.

Acceptable Solution F4.7.1–(A1) of the Turners Beach Specific Area Plan requires that the height of a building be 5.5m.

The proposal details a split-level dwelling that would have an average height of 6m and a maximum height of 7.5m. This means a discretion must be exercised to allow the development as proposed.

The Scheme's Performance Criteria F4.7.1–(P1) imposes a mandatory dwelling height of 7.5m, having regard to the following:

- (a) likelihood for overshadowing of a habitable room or an area of private open space in a dwelling on the site or adjacent land if the resultant period of sunlight is less than 3 hours between 9.00am and 5.00pm on 21st June;
- (b) likelihood for direct overlooking from a window in a building with a finished floor level more than 1.0m above natural ground level to a habitable room or private open space area in a dwelling on the site or on adjacent land;
- (c) relationship between appearance and design characteristics of the building and any buildings on adjacent land;
- (d) apparent building height when viewed from a frontage road and adjacent land in another zone;
- (e) effect of the slope and orientation of the site and adjacent land on apparent building height;
- (f) effect and durability of screening to attenuate impact of the building to view from a frontage road or from adjacent land in another zone.

The relevant Performance Criteria are addressed as follows:

Overshadowing –

The subject land at 10B Whitegum Way is primarily orientated east/west. The proposal would not result in the overshadowing of adjacent land due, in part, to the average 6m height of the building and primarily due to the orientation of the lot. The land and adjoining lots would receive direct or proportional amounts of sunlight from the east, then north and west, throughout the day.

Overlooking –

The proposed dwelling would be of split-level construction, with the majority of the dwelling having a height of approximately 6m. The development would result in the maximum height permissible, that is 7.5m, in the central section of the building where a 1.4m “cut” is required to facilitate the design, resulting in a higher elevation at this point.

The western elevation of the building shows that no windows are proposed that would result on the overlook of adjoining land at 12 Whitegum Way.

The eastern elevation details upper level windows to the pantry and kitchen. However, the dwelling would be setback 5.5m from the adjoining eastern boundary of 10 Whitegum Way and 9.5m from the actual adjoining building. It is considered that this is ample setback between dwellings to mitigate privacy issues.

Appearance and design characteristics of the building –

The proposed development would not result in a building of unreasonable scale, bulk or portion. Adjoining dwellings to the west and east are both two-storey buildings. The proposed development would be of split-level construction, with consideration given to the slope of the land in the design of the building.

Building height when viewed from a frontage road –

This area of Turners Beach accommodates a mix of single-storey and two-storey residential buildings. The proposal is consistent with adjoining development and not inconsistent with the prevailing streetscape. It is considered the additional 2m of dwelling height, to 7.5m, is not inconsistent with residential development in Turners Beach and is an acceptable height.

Effect of the slope and orientation of the site –

There is approximately a 2.8m change in level across the site, rising from the south-eastern corner of the lot, fronting Whitegum Way, to the elevated north-western area of the land. The design of the proposed dwelling has given consideration to the slope of the land, with a maximum 7.5m height at the central section of the building, where there is a portion of “cut”, before levelling off to a single-storey rear living area to the north of the site.

Screening–

It is considered that screening of the dwelling is not required.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	Refer to the Statement of Compliance from the Road Authority and Stormwater Authority at Annexure 6.
TasWater	Refer to TasWater’s Submission to Planning Authority Notice at Annexure 5.
Department of State Growth	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

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

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

Representation -

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
<p>1 The “public walkway” and “public space” were part of the subdivision approved (in this area). How can this be changed to be residential? The walkway is used by people that live in the area and should be left clear for public use.</p>	<p>In 2015, the Council was served with a petition to amend Sealed Plan 142652/36 to convert the land from an area of Public Open Space to a residential allotment. The petition was also served on all persons appearing to have an estate or interest at law affected by the proposed amendment. The amendment of Sealed Plan 142652/36 was undertaken in accordance with Section 103 of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>.</p> <p>No representations in relation to the proposal to amend the Sealed Plan were received by the Council.</p> <p>The land was sold to a private party in 2016.</p>

2 The height variation should stay as it is.	Refer to the “Issues” section of this report.
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RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

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

The variation to the height of the proposed dwelling would not result in a negative impact on the amenity of adjoining land or the streetscape.

It is considered the relevant Performance Criteria of the Scheme have been addressed and adequately satisfied and the issue of a Permit is justified, subject to conditions.

Recommendation –

It is recommended that the application for Residential (dwelling) – variation to building height at 10B Whitegum Way, Turners Beach be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Adams Building Design, Project No. 030918, Drawing Nos. 1 to 11, dated 13 September 2018, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of TasWater’s Submission to Planning Authority Notice TWDA 2018/01847–CC dated 26 November 2018 (copy attached).

- 3 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 22 November 2018, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority.
- 4 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 5 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension 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 an arrangement of a Private Works Authority 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.
- 4 Fencing to the frontage of the property to a height of 1.2m does not require a Permit. Also, fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, does not require a Permit.
- 5 Side boundary fencing is to angle down to the public road reserve boundary in accordance with AS/NZS 2890 Figure 3.3 "Minimum Sight Lines for Pedestrian Safety".'

The Land Use Planning Group Leader’s report is supported.”

The Executive Services Officer reports as follows:

“A copy of the Annexures referred to in the Land Use Planning Group Leader’s report having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

■ “That the application for Residential (dwelling) – variation to building height at 10B Whitegum Way, Turners Beach be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Adams Building Design, Project No. 030918, Drawing Nos. 1 to 11, dated 13 September 2018, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of TasWater’s Submission to Planning Authority Notice TWDA 2018/01847-CC dated 26 November 2018 (copy attached) (a copy being appended to and forming part of these minutes).
- 3 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 22 November 2018, issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority.
- 4 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 5 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

Please note:

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- 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.

- 4 Fencing to the frontage of the property to a height of 1.2m does not require a Permit. Also, fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, does not require a Permit.
- 5 Side boundary fencing is to angle down to the public road reserve boundary in accordance with AS/NZS 2890 Figure 3.3 ‘Minimum Sight Lines for Pedestrian Safety’.”

9.8 Food services – Discretionary use – Mobile food outlets at 3 Wharf Road, Ulverstone – Application No. DA2018131

The Director Community Services reports as follows:

“Korlan Consulting has prepared the following report:

<i>‘DEVELOPMENT APPLICATION No.:</i>	DA2018131
<i>PROPOSAL:</i>	Food services – Discretionary use – Mobile food outlets
<i>APPLICANT:</i>	Central Coast Council
<i>LOCATION:</i>	3 Wharf Road, Ulverstone
<i>ZONE:</i>	General Business
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	3 November 2018
<i>REPRESENTATIONS EXPIRY DATE:</i>	20 November 2018
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>42-DAY EXPIRY DATE:</i>	12 December 2018 (extension of time sought to 18 December 2018)
<i>DECISION DUE:</i>	17 December 2018
<i>PURPOSE</i>	

The purpose of this report is to consider an application to allow mobile food vans (Food services) on land that is zoned “General Business” and subject to

F2 Ulverstone Wharf Specific Area Plan of the Scheme at 3 Wharf Road, Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – photographs; and
- . Annexure 5 – letter from the Road Authority.

BACKGROUND

Development description –

Application is made for an additional “Food services” use of the site to include mobile food outlets.

The proposal would allow two to three mobile food outlets to operate to the south of the Ulverstone Wharf building.

Site description and surrounding area –

The site is located within the Ulverstone Wharf Precinct, overlooking the Leven River. The land is owned by the Central Coast Council.

The site is subject to *F2 Ulverstone Wharf Specific Area Plan* of the Scheme.

Surrounding land uses include “Pier01” Restaurant, Café and Function Centre; community use rooms and associated storage building; “Pedro’s Seafood Bar & Grill” restaurant and “Pedro’s Takeaway” fish and chip shop; the Council’s car park, and public open space areas. A public walkway/cycleway passes through the land, linking Fairway Park with Anzac Park.

History –

The Council entered into a lease agreement in 2012 with the owner/operator of Pier01 Restaurant and Café.

DISCUSSION

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

21.0 General Business Zone

CLAUSE	COMMENT
21.3.1 Discretionary Permit Use	
<p>21.3.1-(P1) Discretionary permit use must:</p> <ul style="list-style-type: none"> (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement for the zone; and (c) be required to service requirements of the local and district resident and visitor population; (d) minimise potential to: <ul style="list-style-type: none"> (i) service a population beyond the local, district, or municipal community; (ii) have immediate, incremental or cumulative adverse effect on the regional pattern of retail and service provision; and (iii) displace retail, business, and professional use. 	<p>Not applicable.</p> <p>Use would be Permitted.</p>

21.4.1 Suitability of a site for use or development	
<p>21.4.1-(A1) Each use or development site or each lot on a plan of subdivision must:</p> <p>(a) have a site area of not less than 45m²; and</p> <p>(b) if intended for a building, contain a building area of not less than 45m²:</p> <p>(i) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(ii) clear of any applicable setback from a zone boundary;</p> <p>(iii) clear of any registered easement;</p> <p>(iv) clear of any registered right of way benefiting other land;</p> <p>(v) not including land required as part of access to the site;</p> <p>(vi) accessible from a frontage or access strip; and</p>	<p>(a) Compliant. Site area is 5,793m².</p> <p>(b) Not applicable. There are no building works proposed.</p>

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<p>(vii) clear of any area required for the on-site disposal of sewage or stormwater.</p>	
<p>21.4.1-(A2) A site or each lot on a plan of subdivision must have a separate access from a road:</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road:</p> <p style="padding-left: 20px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 20px;">(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 3.6m; and</p>	<p>(a) Compliant. Access to the site is from Wharf Road.</p> <p>(b) Not applicable. Not an internal lot.</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Compliant. Frontage to Wharf Road is greater than 3.6m wide.</p> <p>(e) Compliant. The Road Authority (Council) advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage.</p>

<p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	
<p>21.4.1–(A3) A site or each lot on a plan of subdivision must have a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant. The site is connected to the reticulated water system.</p>
<p>21.4.1–(A4) A site or each lot on a plan of subdivision must drain sewage and waste water to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant. The site is connected to the reticulated sewerage system.</p>
<p>21.4.1–(A5) A site or each lot on a plan of subdivision must drain stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>.</p>	<p>Compliant. The site is connected to the reticulated stormwater system.</p>
<p>21.4.2 Location and configuration of development</p>	
<p>21.4.2–(A1) Building height must not be more than 10.0m.</p>	<p>Not applicable.</p> <p>The application is for use only, no development is proposed.</p>

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<p>21.4.2-(A2) An external car parking and loading area, and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage elevation of a building.</p>	<p>Not applicable. The application is for use only, no development is proposed.</p>
<p>21.4.2-(A3) Buildings in Reibey Street must have zero set back from the frontage.</p>	<p>Not applicable. Not situated in identified location.</p>
<p>21.4.2-(A4) Buildings in Victoria Street between Wongi Lane and Patrick Street and in King Edward Street between Grove and Patrick Streets must have zero set back from the frontage.</p>	<p>Not applicable. Not situated in identified location.</p>
<p>21.4.2-(A5) Buildings in Victoria Street between Wongi Lane and Patrick Street and in King Edward Street between Grove and Patrick Streets must have the main pedestrian entrance located onto the frontage.</p>	<p>Not applicable. Not situated in identified location.</p>
<p>21.4.2-(A6) A building constructed to the street frontage must have an awning of not less than 3.0m width cantilevered or suspended over the adjoining footway within a road or car park for the full width of the frontage of the building.</p>	<p>Not applicable. The application is for use only, no development is proposed.</p>
<p>21.4.2-(A7) A building must not have a continuous wall of more than 20.0 metres measured parallel to the boundaries.</p>	<p>Not applicable. The application is for use only, no development is proposed.</p>

21.4.3 Visual and acoustic privacy for residential use	
<p>21.4.3-(A1) A door or window to a habitable room, or any part of a balcony, deck, roof garden, parking space or carport must:</p> <ul style="list-style-type: none"> (a) be not less than 3.0m from a side boundary and 4.0 m from a rear boundary to land in a zone for residential purposes; (b) be not less than 6.0m from any door, window, balcony deck or roof garden in an adjacent dwelling; (c) be off-set by not less than 1.5m from the edge of any door or window in an adjacent dwelling; (d) have a window sill height of not less than 1.8m above finished floor level; (e) have fixed and durable glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.8m above finished floor level; or (f) have fixed and durable external screen other than vegetation of not less than 1.8m height above the finished floor level with a uniform transparency of not 	<p>Not applicable.</p> <p>Proposed use is not residential.</p>

<p>more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	
<p>21.4.4 Private open space for residential use</p>	
<p>21.4.4-(A1) Each dwelling must provide:</p> <p>(a) external private open space that:</p> <ul style="list-style-type: none"> (i) is accessible from the dwelling; (ii) comprises an area of not less than 25m² for each dwelling; (iii) has a gradient of not more than 1 in 10; and (iv) has a minimum dimension of 4.0m; or <p>(b) private open space provided as a private balcony, deck or terrace:</p> <ul style="list-style-type: none"> (i) of area not less than 25m² (ii) minimum dimension of 2.0m; and (iii) accessible from the dwelling. 	<p>Not applicable.</p> <p>Proposed use is not residential.</p>

<p>21.4.4–(A2) The required minimum private open space area must be capable of receiving at least three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Not applicable. Proposed use is not residential.</p>
<p>21.4.5 Setback from zone boundaries</p>	
<p>21.4.5–(A1) Development of land with a boundary to a zone must:</p> <p>(a) be setback from the boundary of land in an adjoining zone by not less than the distance for that zone shown in the Table to this Clause;</p> <p>(b) not include within the setback area required from a boundary to land in a zone shown in the Table to this Clause:</p> <p>(i) a building or work;</p> <p>(ii) vehicular or pedestrian access from a road if the boundary is not a frontage;</p> <p>(iii) vehicle loading or parking area</p> <p>(iv) an area for the display, handling, operation, manufacturing, processing, servicing, repair, or</p>	<p>(a)–(d) Not applicable.</p> <p>Land adjoins Environmental Management zone that is not in the Table to this Clause.</p>

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<p>storage of any animal, equipment, goods, plant, materials, vehicle, or waste;</p> <p>(v) an area for the gathering of people, including for entertainment, community event, performance, sport or for a spectator facility;</p> <p>(vi) a sign orientated to view from land in another zone; or</p> <p>(vii) external lighting for operational or security purposes; and</p> <p>(c) a building with an elevation to a zone boundary to which this clause applies must be contained within a building envelope determined by:</p> <p>(i) the setback distance from the zone boundary as shown in the Table to this Clause; and</p> <p>(ii) 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 setback distance from the zone boundary; and</p> <p>(d) the elevation of a building to a zone boundary must not contain an external opening other than an emergency</p>	
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exit, including a door, window to a habitable room, loading bay, or vehicle entry.	
21.4.6 Subdivision	
21.4.6-(P1) Each new lot on a plan of subdivision must be:	Not applicable.
(a) a lot required for public use by the State government, a Council, a statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority; or	No subdivision proposed.
(b) for a purpose permissible in the zone.	
21.4.7 Reticulation of an electricity supply	
21.4.7-(A1) Electricity reticulation and site connections must be installed underground.	Compliant. Existing electricity supply is underground.
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.

COMMUNITY SERVICES

E4 Change in Ground Level Code	Not applicable. No change in ground level.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	Not applicable. The site is shown on the coastal inundation maps as having a low risk to coastal inundation.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be: (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;	(a) Compliant. Table E9A requires 15 spaces per 100m ² gross floor area or one space per every three seats.

	<p>Based on the definition of “gross floor area” and the fact that no seating would be provided, no additional car parking spaces would be required.</p> <p>The Wharf Precinct car park provides approximately 100 car parking spaces.</p>
<p>E9.5.2 Provision for loading and unloading of vehicles</p>	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(c) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(d) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>Not applicable.</p> <p>(a) The proposed use would not require provisions for loading and unloading.</p> <p>(b) The existing passenger vehicle pick-up and set-down facilities within the Wharf Precinct would cater for the proposed use.</p>
<p>E9.6 Development Standards</p>	
<p>E9.6.2 Design of vehicle parking and loading areas</p>	
<p>E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p>	<p>Not applicable.</p> <p>The application is for use only, no development is proposed.</p>

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<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none">(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;(e) Each parking space must be separately accessed from the internal circulation aisle within the site;(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and(g) Be formed and constructed with compacted sub-base and an all-weather surface.	<p>Not applicable.</p> <p>The application is for use only, no development is proposed.</p>
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<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Not applicable. Land is zoned General Business.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable. There would not be any development within 30m of a waterway, watercourse or shoreline.</p>
<p>ULVERSTONE WHARF SPECIFIC AREA PLAN</p>	
<p>F2.2 Application of Code</p>	
<p>F2.4 Exemption</p>	
<p>F2.6 Development Standards</p>	
<p>E2.6.1 Access</p>	
<p>F2.6.1–(A1) Development of a site within the Ulverstone Wharf Specific Area Plan must:</p>	<p>Not applicable. The application is for use only, no development is proposed.</p>

<p>(a) use an existing lawful access; and</p> <p>(b) not intensify traffic volume on the access.</p>	
<p>F2.6.2 Signs</p>	
<p>F2.6.2-(P1) A sign must be designed and located to minimise detrimental effect on the visual amenity and public safety of the Ulverstone Wharf.</p>	<p>Not applicable.</p> <p>No signage proposed.</p>
<p>F2.6.3 Car Parking</p>	
<p>F2.6.3-(P1) Provision for parking:</p> <p>(a) must be adequate to meet requirements of the use having regard to the standards contained in Code E9 of this planning scheme; or</p> <p>(b) a cash in lieu contribution must be paid to the Central Coast Council calculated on the cost of land required to provide for a parking area together with the cost of construction, including drainage, kerbing, pavement, line marking, signage, and landscape works.</p>	<p>(a) Compliant.</p> <p>Food services use requires 15 spaces per 100m² gross floor area or one space per every three seats.</p> <p>The proposed Food services use would not have a gross floor area. The proposed Food services use would not provide any seating.</p> <p>Based on the above definitions no additional car parking spaces would be required.</p> <p>The Wharf Precinct car park owned by the Council provides approximately 100 car parking spaces.</p>

F2.6.4 Subdivision	
F2.6.4-(A1) An application for a plan of subdivision must form part of an application for a permit to use and develop each lot in accordance with the requirements of the Ulverstone Wharf Specific Area Plan.	Not applicable. Not a subdivision.
F2.6.4-(A2) Each lot on a plan of subdivision must satisfy the objectives in F2.1.1.	Not applicable. Not a subdivision.
F2.6.4-(A3) Each lot on a plan of subdivision must: <ul style="list-style-type: none"> (a) have an adequate access for the use; (b) be serviced by a connection to a reticulated water supply of 200kPA pressure at 10.0 litres per second; (c) be connected to a reticulated sewerage system; (d) be connected to a reticulated stormwater system; (e) be connected to telecommunications and electricity supply and associated street lighting; and (f) be connected to underground telephone communications mains and connections. 	Not applicable. Not a subdivision.

Issues –

1 Ulverstone Wharf Specific Area Plan – Discretionary Use – Food services Use Class

The proposal seeks to expand on the existing Food services use of the site to accommodate mobile food outlets. The *Ulverstone Wharf Specific Area Plan* of the Scheme deems “Food services” to be a Discretionary use.

The *Ulverstone Wharf Specific Area Plan* categorises use, however does not provide specific use standard requirements.

The development application would add to an existing Food services use of the site, with no development proposed. This means the development standards specified under the *Ulverstone Wharf Specific Area Plan* are not applicable. In order to assess the proposal, the purpose statement of the *Ulverstone Wharf Specific Area Plan* have been addressed as follows:-

“F2.1 Purpose of Specific Area Plan

The purpose of the *Ulverstone Wharf Specific Area Plan* is to:

- (a) *protect and promote the maritime and agricultural heritage of the Ulverstone Wharf;*

The proposed use would not impact on the maritime and agricultural heritage of the wharf.

- (b) *accommodate a range of community and commercial activity to complement the Reibey Street shopping strip;*

The proposed use satisfies the *Ulverstone Wharf Specific Area Plan* purpose statement in that it would be an additional commercial activity located in the Wharf Precinct.

- (c) *give priority for tourism and hospitality activity;*

The proposed use would enhance and expand on the hospitality activity available in the area.

- (d) *allow residential development if above the wharf ground level of any building;*

Not applicable. The proposed use would not include residential development.

- (e) *maintain a functional and visual connection between the Ulverstone Wharf Area and the Leven River and the Ulverstone town centre;*

The proposed mobile food outlets would be managed to ensure that the functionality of the Wharf area is maintained. The use would not impact on the visual connection between the Ulverstone Wharf Area and the Leven River and the Ulverstone town centre. The visual appearance of the mobile food outlets would be similar to the outlets forming part of the weekly Sunday market.

- (f) *create civic and community spaces that are safe, vibrant and friendly for people to visit at all times;*

The civic and community spaces would be maintained. The mobile food outlets would be restricted to the concrete area, closer to the southern end of the Wharf building, preserving the existing lawn areas for community use.

- (g) *retain continuity of the open space corridor along the Leven River;*

Restricting the mobile food outlets to the concrete area will retain the continuity of the open space and keep the corridor along the Leven River clear.

- (h) *protect the health of the Leven River by excluding opportunity for reclamation; and*

Not applicable. The proposed use would not impact on the health of the Leven River.

- (i) *control vehicular access to the wharf edge and water based commercial and recreation activities.*

The proposed use would not interfere with vehicular access to the wharf edge.

Referral advice -

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	Refer to the letter from the Road Authority at Annexure 5.
TasWater	Referral not required.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

CONSULTATION

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

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

Representations –

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

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 Lease agreement conditions.	Lease agreement conditions are not a matter for consideration under the Scheme, nor by the Planning Authority. It is a matter between the parties mentioned in the lease.
REPRESENTATION 2	
1 This sort of operation is not permitted under the Wharf Precinct overlay.	Food services use is a “Discretionary” use class under the <i>Ulverstone Wharf Specific Area Plan</i> . Refer to the “Issues” section of this report.
2 Mobile Food Business/Roadside Vending Policy exclusion area and unfair trade.	The exclusion area set out under the “Mobile Food Business/Roadside Vending Policy” is a matter for consideration by the Council, not by the Planning Authority.
3 Traffic and parking.	The Wharf Precinct provides more than 100 car parking spaces as outlined in this report. The proposed Food services use would not have a gross floor area. The proposed Food services use would not provide any seating.

	<p>Based on the above definitions no additional car parking spaces would be required.</p> <p>It is envisaged that a majority of the customers utilising the mobile food services would be pedestrians and cyclists.</p>
4 Health and safety issues.	Occupational health and safety issues are not matters for consideration under the Scheme, nor by the Planning Authority.
5 The visual appearance of the vans would not fit in with the general ambience of the precinct.	The visual appearance of the mobile food outlets will be considered through the Expressions of Interest assessment criteria.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

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

The *Ulverstone Wharf Specific Area Plan* outlines specific standards for development, however, fails to provide requirements for use. The proposed “Food services” use (mobile food outlets) has been assessed against the purpose statements for the Ulverstone Wharf area and is considered to satisfy the purpose of the area.

It is considered appropriate the proposed “Food services” use be approved, subject to conditions.

Recommendation –

It is recommended that the application for Food services – Discretionary use – Mobile food outlets at 3 Wharf Road, Ulverstone be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans and documentation received from the applicant, dated February 2017.
- 2 The development must be in accordance with the conditions outlined in the letter from the Road Authority dated 16 November 2018 (copy attached).

Please note:

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

The Consultant’s report is supported.”

The Executive Services Officer reports as follows:

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

■ “That the application for Food services – Discretionary use – Mobile food outlets at 3 Wharf Road, Ulverstone be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans and documentation received from the applicant, dated February 2017.
- 2 The development must be in accordance with the conditions outlined in the letter from the Road Authority dated 16 November 2018 (copy attached) (a copy being appended to and forming part of these minutes).

COMMUNITY SERVICES

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 the use on the site."

INFRASTRUCTURE SERVICES

9.9 Infrastructure Services determinations

The Director Infrastructure Services reports as follows:

“A Schedule of Infrastructure Services Determinations made during the month of November 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 Infrastructure Services Determinations (a copy being appended to and forming part of the minutes) be received.”
- -----

9.10 Central Coast Public Open Space Policy (327/2006 – 18.09.2006)

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 Public Open Space Policy (the Policy). A copy of the Policy is appended to this report.

BACKGROUND

In 2006, the Council developed an Open Space and Recreation Policy (Minute No. 327/2006) and was adopted at its meeting in September 2006.

Following the development of the Open Space and Recreation Plan 2012–2022 it was determined that the Policy needed reviewing and to make it more

relevant to the open space network of the Central Coast. This Policy required a cyclic revision to be undertaken to reflect any changes in practices, legislation etc.

DISCUSSION

The main objective of the Policy is to provide support to the Council's vision and strategic objectives in relation to the open space network.

The purpose of the Policy is to clearly outline the Central Coast Council's commitment to the provision, development and maintenance of the Central Coast open space network and recreation opportunities for recreational and leisure needs.

The Policy will apply to all land controlled by the Central Coast Council and available for public access.

CONSULTATION

Consultation in relation to this Policy has been undertaken within the Infrastructure Services Department, Senior Leadership Team and was presented at a Councillors Workshop on 10 December 2018.

RESOURCE, FINANCIAL AND RISK IMPACTS

There will be no cost associated with this Policy other than the normal Estimates process for the provision, renewal and maintenance of open space infrastructure.

Issues relating to levels of service are dealt with by way of the Open Space and Recreation Plan 2012–2022.

Risks associated with not implementing this Policy are that there may be adhoc development and provision of open space within the municipal area.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Improve the value and use of open space.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

It is recommended that the Public Open Space Policy dated December 2018 be adopted.'

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

The Executive Services Officer reports as follows:

"A copy of the Public Open Space Policy dated December 2018 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the Public Open Space Policy dated December 2018 (a copy being appended to and forming part of the minutes) be adopted."

9.11 Central Coast Council Playground Policy

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 Playground Policy (the Policy). A copy of the Policy is appended to this report.

BACKGROUND

As part of the revision of the Public Open Space Policy and the Public Open Space Contributions Policy it became evident that the Council required a Playground Policy.

This also became apparent during the development of the Open Space and Recreation Plan 2012–2022.

DISCUSSION

The main objective of the Policy is to set guidelines for the provision of equipment in all Council playgrounds. In particular, alignment with the Central Coast Open Space and Recreation Plan 2012 –2022 and ensuring Council’s Asset and Risk Management policies and procedures are complied with.

The Policy will apply to all open space playgrounds owned and controlled by the Central Coast Council.

CONSULTATION

Consultation in relation to this Policy has been undertaken within the Infrastructure Services Department, Senior Leadership Team and was presented at a Councillors’ Workshop held on 10 December 2018.

RESOURCE, FINANCIAL AND RISK IMPACTS

There will be no cost associated with this Policy other than the normal Estimates process for the provision, renewal and maintenance of playground equipment in playgrounds.

Risks associated with not implementing this Policy are that there may be adhoc development and provision of playground equipment within the Council’s open spaces.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Improve the value and use of open space.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

It is recommended that the Playground Policy dated December 2018 be adopted.’

The Assets & Facilities Group Leader’s report is supported.”

The Executive Services Officer reports as follows:

“A copy of the Playground Policy dated December 2018 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Playground Policy dated December 2018 (a copy being appended to and forming part of the minutes) be adopted.”

NOTES

ORGANISATIONAL SERVICES

9.12 Contracts and agreements

The Director Organisational Services reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of November 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.”

9.13 Correspondence addressed to the Mayor and Councillors

The Director Organisational Services reports as follows:

“A Schedule of Correspondence addressed to the Mayor and Councillors for the period 20 November 2018 to 17 December 2018 and which was addressed to the ‘Mayor and Councillors’ is appended. Reporting of this correspondence is required in accordance with Council policy.

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

- “That the Schedule of Correspondence addressed to the Mayor and Councillors (a copy being appended to and forming part of the minutes) be received.”

9.14 Common seal

The Director Organisational Services reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 20 November 2018 to 17 December 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.”

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 Cradle Coast Authority Board – meeting held 13 November 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 Cradle Coast Authority Board - meeting held 13 November 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



GENERAL MEETING

Minutes

**Wrest Point
Hobart**

Wednesday 25 July 2018

**PROCEDURAL MATTERS.
RULES REGARDING CONDUCT OF MEETINGS**

13. WHO MAY ATTEND A MEETING OF THE ASSOCIATION

- (a) Each Member shall be entitled to send a voting delegate to any Meeting of the Association, such voting delegate exercising the number of votes determined according to Rule 16(a).
- (b) After each ordinary Council election, the Chief Executive Officer shall request each Member to advise the name of its voting delegate and the proxy for the voting delegate for Meetings of the Association until the next ordinary Council elections.
- (c) Members may change their voting delegate or proxy at any time by advising the Chief Executive Officer in writing over the hand of the voting delegate or the General Manager prior to that delegate taking his or her position at a Meeting.
- (d) A list of voting delegates will be made available at the commencement of any Meeting of the Association.
- (e) Members may send other elected members or Council officers as observers to any Meeting of the Association.

14. PROXIES AT MEETINGS

- (a) Up to 1 hour prior to any Meeting of the Association, a Member may appoint another Member as its proxy.
- (b) The form of the proxy is to be provided by the Chief Executive Officer and is to be signed by either the Mayor or General Manager of the Council appointing the proxy.
- (c) The Chair of the meeting is not entitled to inquire as to whether the proxy has cast any vote in accordance with the wishes of the Member appointing the proxy.
- (d) Proxies count for the purposes of voting and quorum at any meeting.

15. QUORUM AT MEETINGS

At any Meeting of the Association, a majority of the Member Councils shall constitute a quorum.

16. VOTING AT MEETINGS

- (a) Voting at any Meeting of the Association shall be upon the basis of each voting delegate being provided with, immediately prior to the meeting, a placard which is to be used for the purpose of voting at the meeting. The placard will be coloured according to the number of votes to which the Member is entitled:

Population of the Council Area	Number of votes entitled to be exercised by the voting delegate	Colour placard to be raised by the voting delegate when voting
Under 10,000	1	Red
10,000 – 19,999	2	White
20,000 – 39,999	3	Blue
40,000 and above	4	Green

- (b) The Chairman of the meeting shall be entitled to rely upon the raising of a coloured placard as the recording of the vote for the Member and as evidence of the number of votes being cast.
- (c) Except as provided in sub-rule (d), each question, matter or resolution shall be decided by a majority of the votes capable of being cast by Members present at the Meeting. If there is an equal number of votes upon any question, it shall be declared not carried.
- (d)
 - (i) When a vote is being taken to amend a Policy of the Association, the resolution must be carried by a majority of the votes capable of being cast by Members, whether present at the Meeting or not.
 - (ii) When a vote is being taken for the Association to sign a protocol, memorandum of understanding or partnership agreement, the resolution must be carried by a majority of votes capable of being cast by Members and by a majority of Members, whether present at the Meeting or not.
 - (iii) When a vote is being taken to amend the Rules of the Association, the resolution must be carried by at least two-thirds of the votes capable of being cast by Members, whether present at the Meeting or not.

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RESULTS OF ELECTRONIC VOTING ON DECISION ITEMS ARE ATTACHED AT END OF THIS DOCUMENT

The President welcomed Members and declared the General Meeting open at 12.02pm.

Apologies were received from -

Mr Ron Sanderson	Brighton Council
Mr Nick Heath	City of Hobart
Mayor Albert van Zetten	Launceston City Council
Mr Michael Stretton	Launceston City Council
Mr Andrew Paul	Clarence City Council
Mr Paul West	Devonport City Council
Mr Bill Boehm	Flinders Island Council
Ms Justine Brooks-Bedelph	George Town Council
Mayor Michael Kent	Glamorgan Spring Bay Council
Mr David Metcalf	Glamorgan Spring Bay Council
Mr Des Jennings	Northern Midlands Council
Mayor Carol Cox	Flinders Island Council
Lord Mayor Ron Christie	City of Hobart
Mayor Alwryn Boyd	Burnie City Council

1 MINUTES *

Waratah Wynyard Council/Burnie City Council

That the Minutes of the General Meeting held on 18 May 2018, as circulated, be confirmed.

Carried

The Minutes of the Meeting held on 18 May 2018, as circulated, are submitted for confirmation and are at **Attachment to Item 1.**

2 CONFIRMATION OF AGENDA & ORDER OF BUSINESS

Waratah Wynyard Council/Burnie City Council

That the agenda and order of business be confirmed.

Carried

Members are invited to confirm the agenda and order of business as presented.

3 PRESIDENTS REPORT

Waratah Wynyard Council/Burnie City Council

That Members note the report on the President's activity since the last General Meeting (18 May to 22 June Inclusive).

Carried

Meetings

- General Meeting
- General Management Committee Meeting
- Premier's Local Government Council
- TasWater General Meeting
- Minister Elise Archer – Waste issues
- Minister Peter Gutwein – Local Government catch-up
- Senator Steve Martin - Local Government catch-up
- Mayors' Workshop
- Anita Dow - Economic Development
- ALGA Board Meeting
- ALGA Regional Cooperation and Development Forum
- ALGA National General Assembly

Media/Communication

- Pulse articles
- MR- State of the Regions

4 CEO'S REPORT

Waratah Wynyard Council/Burnie City Council

That Members note the report on the CEO's activity since the last General Meeting (18 May to 22 June Inclusive).

Carried

Meetings

- ALGA Board Meeting
- ALGA National General Assembly
- Anita Dow - Economic Development
- General Management Committee Meeting
- LGAT Assist Board Meeting

- Local Government Division – regular monthly meetings
- Local Government Professionals (Tas) Board meeting
- MAV Insurance Board - teleconference
- Mayors' Workshop
- Meeting of Association CEOs
- Meeting with the ALP regarding *Residential Housing Supply Bill*
- Minister Elise Archer – Waste issues
- Minister Peter Gutwein – Local Government catch-up
- Premier's Local Government Council
- Road Safety Advisory Council Meeting
- Senator Steve Martin - Local Government catch-up
- TasCOSS, Shelter and Tourism Industry Council re short term visitor accommodation
- TasWater General Meeting
- Teleconference Minister Jaensch re short term visitor accommodation
- UTAS re short planning course

Policy and Projects

- Scoping new councillor mentor program
- Review and sign off LGAT submissions including *Emergency Management Amendment Bill*, TasNetworks Pricing Reset, *Residential Housing Supply Bill*.
- Scoping workshop - community survey
- Follow up Church Sale/Burials Act
- General advice on Local Government matters

Events

- Volunteering Tasmania Awards
- State Budget Breakfast

Training/Development

- Candidate Information Forums (Huon Valley, Ulverstone, Hobart) and preparation of a range of information materials for the LGAT website. Preparation for West Tamar, Flinders and East Coast.
- Mayors' Workshop
- Preliminary work with Local Government Professionals on partnership opportunities.

Operational

- Preparation of the Budget and preparation of subscription calculations using a new formula

Media and Messaging

- Budget Priorities- comment to the Mercury
- Cost of extreme weather events – comment to ABC
- Container Deposit Levy – comment to Fairfax
- Joint Media Release (TasCOSS, Shelter, Tourism Industry Council) - Air BnB Data and related media, TV, print and radio coverage
- Letter to Editor – Planning (Mercury)

- Letter to Editor – Sale of Churches (published all three papers)
- Media Release – Tasmanian Planning Commission Report on short stay accommodation
- Media Release - Free Candidate Information Sessions
- Meeting with Chris Jones – Editor of the Mercury (background briefing Local Government).
- Op Ed – LG Candidates – submitted widely
- Pulse
- Rates – comment to The Mercury
- RSPCA Shelter Closure – comment to the Mercury
- Waste Management – comment to the Advocate
- Woodheaters – comment to the Mercury

5 BUSINESS ARISING *

Waratah Wynyard Council/Burnie City Council

That Members note the following information.

Carried

At **Attachment to Item 5** is a schedule of business considered at the meetings held on 18 May 2018 and the status thereof.

6 FOLLOW UP OF MOTIONS *

Contact Officer: Dion Lester

Waratah Wynyard Council/Burnie City Council

That the meeting note the report detailing progress of motions passed at previous meetings and not covered in Business Arising.

Carried

Follow up on outstanding motions

A matrix indicating progress to date on motions passed at General Meetings, which remained outstanding at the last General Meeting, is at **Attachment to Item 6**.

7 MONTHLY REPORTS TO COUNCILS *

Waratah Wynyard Council/Burnie City Council

That Members note the reports for April and May 2018.

Carried

Background comment:

Monthly reports to Councils that briefly outline the Associations activities and outcomes for the previous months are at **Attachment to Item 7**.

8 ITEMS FOR DECISION

8.1 Waste Management *

Contact Officer – Dion Lester

Northern Midlands Council/City of Launceston

That Members agree to a feasibility study into the establishment of a state-wide Waste Management arrangement.

Carried

On 18 May 2018, at the Local Government Association of Tasmania (LGAT) General Meeting, the following motion was passed:

That Members agree in principle to a feasibility study into the establishment of a Local Government statewide waste management arrangement.

If supported LGAT will liaise with the relevant regional Waste Management Arrangements and State agencies to develop a detailed scope, terms of reference and costs to councils for presentation at the July General meeting of the association.

Why would Local Government undertake this work?

Tasmania lags well behind most mainland jurisdictions in our resource recovery. This poor waste management presents a risk to public health and the environment, negatively impacts on the public image of our State and represents a significant lost opportunity associated with the economic benefits that come from greater resource recovery.

A range of further issues have been identified in the current system that prevent greater resource recovery. These were outlined in the May 2018 General Meeting paper and are also

discussed in the LGAT Waste and Resource Management Strategy (the Strategy) , which can be found at:

http://www.lgat.tas.gov.au/webdata/resources/files/LGAT%20Waste%20and%20Resource%20Management%20Strategy_Final%20.pdf

The Strategy, endorsed by the sector at the April 2017 General Meeting, was provided to the Minister for Environment in early 2017. Since that time the State Government is yet to provide its policy setting for waste management, via the promised State waste action plan.

A critical factor for improving resource recovery and waste management in Tasmania is the establishment of state-wide arrangements. Tasmania requires an organisation to lead and provide oversight of the implementation of improvements to waste management and funding to deliver programs and or strategic actions. For example, Sustainability Victoria, Green Industries South Australia and the Western Australian Waste Authority all have a strategic planning and program delivery roles.

The three regional waste management groups generally have a common purpose however, their governance arrangements differ across the state as do their functions, resources and funding.

Local Government has the opportunity (and experience) to investigate the benefits and risks of moving to a state-wide approach and if feasible, what roles and functions a state-wide waste organisation should perform.

Proposed Scope

In preparing this scope, LGAT proposed separate and distinct tasks to ensure appropriate consultation is undertaken, an evidence base is collected and analysis completed, to adequately inform a decision by members with respect to the feasibility and benefits of establishing a state-wide waste management arrangement (state-wide arrangement). Once the need and benefits are established the purpose, role and function of the state-wide arrangement will be identified as part of the feasibility study.

The need will be established primarily through engagement with Local Government and the three regional waste authorities, a review of existing regional waste organisations and arrangements in other jurisdictions. Once the need and benefits are established then this will set the foundation for developing the governance arrangements.

To frame the scope of works and provide guidance to consultants bidding for this work, LGAT proposes that as a minimum, the consultant be asked to consider the state-wide arrangement's role and functions within the context of planning, co-ordination and delivery of state-wide waste policies, strategies, programs and services.

LGAT is aware that establishment of a state-wide arrangement risks duplication of the role and functions of existing regional organisations. However, we propose that the feasibility study carefully consider the differing governance arrangements, roles and functions of these organisations, any gaps and how the regional organisations might integrate within a future framework that includes state-wide arrangements supporting better waste management in Tasmania.

In light of the significant importance of the consultation component of this work we will be asking tenderers to cost separately for the workshop/engagement as opposed to report drafting elements. We will also be seeking tenderers to demonstrate the level of expertise of the facilitator proposed.

As part of a feasibility study, careful consideration must be given to the constitutional/governance arrangement of the state-wide arrangement to ensure that the proposed arrangement has delegated authority and powers to make decisions aligned with its role and functions.

The detailed scope of works that is proposed can be found in **Attachment to Item 8.1**.

Budget Impact

An independent consultant in the waste sector was asked to cost the proposed scope of work. The total estimated cost for the scope of works is between \$80,000 and \$90,000 ex GST.

Current Policy

Strategic Plan:

- Facilitating change
- Building Local Government's reputation
- Fostering collaboration
- Developing capacity and capability to deliver

8.2 Review of Councillor Allowances
Contact Officer: Katrena Stephenson

Circular Head Council/Southern Midlands Council

That the Meeting note the update on the Review of Councillor Allowances.

That the Meeting agree that LGAT pursue a review of the further areas identified.

That the Meeting agree that any such review should be completed in the next 12 months.

Carried

Background Comment:

On the 22 May the Minister for Local Government, Peter Gutwein, advised Members that the Board of Inquiry into councillor allowances undertaken by the Tasmanian Industrial Commission (TIC) was complete.

The TIC did not recommend any significant changes to allowances. Specifically, they recommended that the wage price index continue to be applied to the current base allowances.

They also deferred consideration of issues around the methodology for calculating base councillor allowances, including the categorisation of councils as well as consideration of disadvantage factors, suggesting this be a matter for a further review to be completed within three years but not acted upon until the next review in 4 years.

There was not significant input by councils or councillors into a LGAT submission, however based on the feedback received as well as past discussions and General Meeting resolutions, in follow up correspondence with councils, LGAT suggested that *the deferral of consideration of categories and disadvantage factors was disappointing and should have been a key component of the review given the length of time between reviews* and indicated there would be merit in addressing that with the Minister. However, at this stage there has been little response from Members and this might suggest *a general satisfaction with the status quo*.

At the Premier's Local Government Council Meeting on 31 May it was noted that the Minister will consider all submissions from the sector before deciding on allowances. Any changes to allowances will be captured in regulations and take effect following council elections in October 2018. The PLGC also tasked LGAT and the Local Government Division (LGD) to develop a scope for the TICs recommended review of the methodology for calculating base councillor allowances, including the categorisation of councils and disadvantage factors and to identify effective ways of attracting councillors from more diverse backgrounds.

As there has been limited feedback to date, prior to mapping a process and timeframes around a further review it seems prudent to seek direction through the General Meeting process.

The Minister has sought feedback on the TIC recommendations by 6 July, however LGAT has sought an extension so as to allow incorporation of feedback from this Meeting.

Budget Implications

A second review process may come at a direct cost to the sector and is currently unbudgeted for by LGAT or the Local Government Division.

Current Policy

Does not relate to current strategic priorities however:

Core Purpose 1: Protect and represent the interest and rights of councils in Tasmania

Core Purpose 2: Provide services to Members, Councillors and employees of Councils.

8.3 Board of Enquiry Recommendations **Contact Officer – Katrena Stephenson**

Devonport City Council/Derwent Valley Council

That Members determine that the feedback to the Director of Local Government on the sector wide recommendations arising from the Glenorchy City Council Board of Inquiry (below) is that they are not system issues and a legislative response is not endorsed.

- **Provide the Mayor with the power to approve the agenda prior to its release by the General Meeting;**
- **Provide the Mayor with the power to approve the release of draft minutes to other councillors;**
- **Provide the power to the Mayor to approve the General Manager's leave;**
- **Mandatory requirement for all council meetings to have audio recordings;**
- **The Minister may direct a council to terminate the employment of a General Manager;**
and
- **The General Manager is to consult with the Mayor and councillors on senior executive appointments.**

Carried

Background Comment

At the March General Meeting LGAT presented a summary of the recommendations arising through the Glenorchy City Council Board of Inquiry that have sector wide implications. At the time we noted that a number had already been dealt with through the targeted review. LGAT also noted that –

“recommendations need closer assessment as they may be more reflective of an issue specific to Glenorchy City Council (GCC) rather than changes which need to be made across the sector. It would be important to understand unintended consequences from any of the proposed changes”.

In June this year, the Minister wrote to LGAT seeking feedback on some of the recommendations arising that have sector wide implications.

In doing so, he notes that the Government would need to be convinced of the existence of systemic issues that would justify the implementation of sector-wide reform as distinct from the specific recommendations resulting from the unique circumstances of Glenorchy City Council.

Further he states that the Government will work closely with the sector to jointly consider what response, if any, is required to address these particular recommendations, noting that a number of sector-wide reforms have already been implemented as a result of changes to the Act from the Targetted Review.

This General Meeting provides the opportunity to secure a position from Members in relation to the remaining recommendations.

LGAT provides some advice and recommendations on the recommendations in question below.

<p>Provide Mayor with the power to approve the agenda prior to its release by the General Meeting.</p>	<p>Do not endorse - not a sector wide issue. As noted at the March 18 General Meeting, LGAT does not agree with this recommendation as it could see the Agenda becoming politicised. The General Manager prepares the agenda for the whole council, not solely the Mayor. There is a difference in having a Mayor being well informed about the agenda versus solely controlling the agenda. This issue was substantially addressed through Targetted Review/requirements to liaise.</p>
<p>Provide Mayor with the power to approve the release of draft minutes to other councillors.</p>	<p>Do not endorse - not a sector wide issue. Many councils already release draft/unconfirmed minutes publicly.</p>
<p>Provide the power to the Mayor to approve the General Manager’s leave.</p>	<p>Do not endorse - not a sector wide issue. A more common approach across councils is for there to be a policy decision of</p>

	council in relation to the management of the General Managers leave including approval processes and acting arrangements.
Mandatory requirement for all council meetings to have audio recordings.	Do not endorse - not a sector wide issue. This matter was considered as part of the Targetted Review in 2016 and was not supported by the majority of councils.
Minister may direct a council to terminate the employment of a General Manager.	Do not endorse- not a sector wide issue. This was considered during the Targetted Review of the Local Government Act and was not widely supported. The Council as the employing body and contract managers should collectively make any decision to terminate.
GM consultation with the Mayor and councillors on senior executive appointments.	Do not endorse- not a sector wide issue This was considered during the Targetted Review and Members agreed it is not a matter for prescription. The Ministerial Orders which strengthen the requirements to liaise already provide enough support for such activity to occur as required.

Budget

Does not apply.

Policy

Aligns with sector feedback represented through the submission on the Targetted Review of the Local Government Act undertaken 2016/17.

8.4 Sale of Anglican Churches *
Contact Officer: Katrena Stephenson

Kingborough Council/ Southern Midlands Council

That Members note the actions taken since the May General Meeting with respect to the sale of churches and cemeteries.

That Members note that LGAT will coordinate a response to any proposed changes to the *Burial and Cremation Act 2002*.

That Members agree that LGAT should provide appropriate support to Mayors of affected areas as requested.

That Members note the request from a member of the Uniting Church that Local Government explore taking over control of Tasmanian Cemeteries.

That Members agree that it is not the role of Local Government to take over cemeteries established by religious organisations.

That Members discuss and determine any further actions for LGAT.

Carried

Background Comment:

At the General Meeting on the 18 May 2018, Members considered a motion from the floor in relation to the sale of Anglican churches and cemeteries in Tasmania.

The following resolution was passed:

That the LGAT issue a public statement on behalf of Members -

- *Acknowledging the importance of redress for victims of abuse;*
- *Noting the concern being expressed across a number of Tasmanian communities about the sale of their local churches and cemeteries;*
- *Seeking that the Anglican Church ensure that those communities are not being made to pay unfairly for the actions of leaders in the Church; and*
- *That there is a genuine consideration given to the huge impact on communities particularly rural and regional Tasmanian.*

During the discussion it was noted that in some communities:

- The churches represent significant spiritual, cultural and heritage centres;

- There is a high level of concern about loved ones buried in cemeteries earmarked for sale;
- Some constituents will now have to travel considerable distances to a place of worship;
- There has been heavy investment in the maintenance and care of facilities and limited reliance on church funding and/or, that the land or buildings may have initially been donated to the Church; and
- That in general there has been a poor process with a lack of community engagement and an unwillingness of the Anglican Church to participate in community meetings denying parishioners the ability to directly raise their concerns.

Subsequently LGAT wrote to The Right Reverend Dr Richard Condie seeking greater engagement with councils and communities. That letter and his reply were circulated to councils and a copy is at **Attachment to Item 8.4 for reference**. Further a letter to the editor of the three regional newspapers outlining the position of the Members was supplied and published.

On 1 June the Anglican Synod passed the full list of 108 properties, including 76 churches, earmarked for sale. Parishes are able to seek a review of the decision to sell and make a case for exemption until 1 September and final decisions will be made by the Diocesan Council in December.

The process, also outlined at **Attachment to Item 8.4**, was provided by Bishop Condie in response to a second letter from LGAT seeking clarification on said process.

The State Government have committed to a review of the *Burial and Cremation Act 2002*, with a focus on preserving, protecting, and where appropriate, strengthening both the rights of community members and the obligations on cemetery managers to ensure:

1. The continued appropriate, safe and responsible management of cemeteries;
2. The honouring of exclusive burial rights; and
3. Continued public access for relatives and friends of the deceased.

The Government is currently considering legislative changes to support this commitment. In particular, potential amendments will be examined and assessed which:

- Provide greater clarity regarding the 'fit and proper person' test that is applied to prospective cemetery managers, to ensure that the community can be confident that purchasers can and will meet their significant obligations under the *Burial and Cremation Act 2002*;
- Increase sanctions for the failure of cemetery managers to perform their legal duties, and allow for the issuing of infringement notices to support compliance and enforcement; and

- Clarify how the rights of community members and religious and cultural organisations interact with the rights of cemetery owners on a range of matters following the sale of a cemetery.

At the GMC Meeting held on 30 May there was subsequent discussion on this issue, particularly around the impacts that loss of ownership will have to largely rural and regional communities and the consequent issues that will be created in relation to cemeteries located within church grounds.

As several councils are having to take a strong role in relation to this issue, GMC felt that it was appropriate that LGAT provide an appropriate level of support to the Mayors of the affected areas as requested. This includes procuring and providing information and potentially facilitating a meeting between the Anglican Diocese and Mayors. GMC also felt however, that the matter should be brought back to this Meeting for further discussion.

Uniting Church

The CEO received an email from Mr Ivan Badcock, a member of the Uniting Church, seeking to explore the possibility of Tasmanian Councils taking over control of Tasmanian Cemeteries (**refer Attachment to Item 8.4**). This approach appears largely to be in a personal capacity, not as a formal representation by the Church. It would be useful in responding, to have a clear position from Members about any such proposition, noting that other religious organisations may follow.

Budget Implications

Within existing resources.

Current Policy

Does not relate to current strategic priorities however:

Core Purpose 1: Protect and represent the interest and rights of councils in Tasmania

Core Purpose 2: Provide services to Members, Councillors and employees of Councils

9 ITEMS FOR NOTING

9.1 Local Government Elections

Contact Officer: Katrena Stephenson

Clarence City Council/Waratah Wynyard Council

That Members note LGAT's activity in support of the upcoming Local Government elections.

That Members note the imminent changes to the Local Government Regulations with respect to 'gifts and benefits' and 'election advertising'.

Carried

LGAT Activity

The Association has already commenced activity designed to support Local Government elections in October. This work will be delivered in two phases. Phase 1 is focussed on attracting and informing candidates and Phase 2 is encouraging voter turnout and supporting newly elected councillors.

Phase 1:

- Review and update the Becoming a Councillor Handbook;
- Development of new web-based materials for candidates including video, audio and text;
- Delivery of regional and remote candidate information sessions in partnership with the Local Government Division, the Tasmanian Electoral Commission, the Audit Office and the Australian Local Government Women's Association (Tas); and
- Broadcast of the LGAT TV commercial during late May/June with an end title "Stand for Council" and direction to the LGAT website.

Phase 1 is substantially complete. The new materials are available at www.lgat.tas.gov.au (go to Quick Links), the commercial is airing and information sessions will have been completed in each of the three regions (Ulverstone, West Tamar, Hobart) as well as the two Islands, the East Coast and Huon Valley.

It is hoped that any councils running local sessions can make use of the new materials.

Phase 2:

- Review and update the Mayoral Handbook and Councillor Resource Kit and Induction Checklist;

- Develop new web-based materials to supplement those provided for candidates, including more in-depth information on functions, including Land Use Planning, Meeting Procedures, Code of Conduct and Good Governance;
- Run the *LGAT* television commercial during October with an end title encouraging people to vote in council elections;
- A Professional Development workshop for new councillors (with a special session for new Mayors) will take place on Saturday 17 November. This is intended to be run in partnership with the Local Government Division, Integrity Commission and Audit Office;
- Establishment of a short-term, regionally based mentoring program for newly elected Mayors and Councillors (see Agenda Item 9.7);
- Elected Member Weekend February; and
- Short planning course for elected Members (in partnership with University College) delivered regionally early 2019.

LGAT has been granted \$4000 by the Local Government Division towards the renewal of our materials and establishment of new webpages.

At its December 2018 meeting, the Premier's Local Government Council agreed to include in its official Communique a statement of principle that affirmed the commitment of both levels of government to promoting, in the lead-up to the 2018 council elections:

1. The important, and increasingly complex role of Local Government in serving and representing the interests of local Tasmanian communities, whilst discharging statutory obligations such as acting as a planning authority;
2. The encouragement of candidates from a diverse range of backgrounds, so that elected members reflect a broad cross-section of the community and the value diversity brings;
3. The continuous improvement in the professionalism, capacity and integrity of councils and councillors;
4. A recognition of the valuable role that a councillor plays in local communities and the personal satisfaction councillors can gain from helping their communities; and
5. An increase in active community engagement and participation at the Local Government level, both at and between council election.

Changes to the Regulations

Following consultation with the sector, changes to the Local Government (General) Regulations are due to be gazetted on Wednesday 27 June 2018. At that time a copy of the final Regulations will be circulated to councils.

The Amendment Regulations amend the General Regulations to:

1. Prescribe the requirements for the keeping of a gifts and donations register by the general manager including classes of gifts and donations to be disclosed by elected members to the general manager' the monetary threshold for disclosure (\$50 or more), the details to be contained in a notice to the general manager and the timeframe (14 days) for the provision of this notice, and the information to be recorded in the register;
2. Amend regulation 21 to remove the requirements prescribing poster size and number;
3. Amend regulation 22 to remove the restrictions in regard to limitations on television, radio and newspaper advertising;
4. Amend regulation 22 to remove two separate electoral expenditure limits, replacing these with a single expenditure limit of \$8,000 for a candidate, regardless of whether they are running for mayor or deputy mayor or councilor, this amount will be increased each year by CPI; and
5. Amend the Declaration of Office such that elected members are required to engage in ongoing professional development and abide by the principles of good governance.

The Amendment Regulations and Part 3 of the Local Government (Targetted Review) Amendment Act 2017 (other than sections 44(b), 46 and 47) will be proclaimed on 1 August 2018.

Budget Implications

Within existing resources.

Current Policy

Strategic Plan Priority 5:

Prepare communities and councils for the Local Government elections in 2018.

9.2 Code of Conduct *
Contact Officer – Dion Lester

Clarence City Council/Waratah Wynyard Council

That Members note the State Government’s response to the sector’s recommendations.

Carried

Background Comment

The new code of conduct framework commenced on 13 April 2016.

In early 2017, the Tasmanian Government agreed to a request by the sector for a review of the framework at the end of its initial twelve months of operation. The aim of the review was to investigate whether the framework is proving to be effective and identify and address any aspects of the framework that have not operated as intended. LGAT led consultation with councils, while the Local Government Division (LGD) has led consultation with members of the Code of Conduct Panel and Executive Officer.

Members endorsed a series of recommendations at the November 2017 General Meeting. These recommendations and those provided by the Panel members have been considered by the LGD and a package of recommendations have been presented to the Minister. The State Government’s response to the recommendations and also how they will be implemented is contained in **Attachment to Item 9.2.**

Budget Impact

Being undertaken within current resources.

Current Policy

Strategic Plan:

- Facilitating change
- Fostering collaboration
- Developing capacity and capability to deliver

9.3 Planning Reform *

Contact Officer: Dion Lester

Clarence City Council/Waratay Wynyard Council

That Members note the following report on the State Government's Planning Reform Agenda and related matters.

Carried

Background Comment:

The State Government's number one planning reform priority is to establish the Tasmanian Planning Scheme, which they accept can best be achieved by supporting councils in the preparation of their Local Provisions Schedules. The other key area of reform will be the introduction of a set of Tasmanian Planning Policies to inform the planning system.

Other aspects of Government reform related to planning are the Government's proposal to facilitate affordable housing via fast track rezoning of Crown Land and the recent media and community attention to the regulation of visitor accommodation.

Tasmanian Planning Scheme

Councils are currently preparing their Local Provision Schedules (LPSs) with it anticipated that 17 of the 29 LPSs will be submitted to the Tasmanian Planning Commission by the end of 2018, with the remainder in 2019.

Tasmanian Planning Policies (TPPs)

As part of its planning reform agenda the Government is developing a suite of new TPPs to support and inform the planning system. The new policies are anticipated to provide the long overdue strategic direction to the planning system. In mid-2017 the Government consulted on the draft Bill (the *Land Use Planning and Approvals Amendment (Tasmanian Planning Policies) Bill*), which establishes the mechanism to create the TPPs.

The Government has indicated the Bill will be introduced to Parliament in the autumn session of 2018. Once the Bill is passed by Parliament formal consultation will then begin on the actual Policies.

Housing Supply – Crown Land Rezoning

On 30 April, the Minister for Housing released the draft *Residential Housing Supply Bill* for a very limited (2 week) consultation period. This was in response to a key commitment emerging out of the Premier's Housing Summit earlier in the year. LGAT and several other key stakeholders raised significant concerns with the draft Bill, both in our written submission and also directly with the Minister's Office. As a result, a substantially reduced (and improved) Bill

was introduced into Parliament on the 12 June. The draft Bill sought to establish a power for the Minister to directly rezone specific parcels of Crown land, approve related subdivision applications and to issue 'Temporary Emergency Residential Planning' Permits to allow the immediate provision of emergency accommodation. The final Bill was reduced in scope to only involve a power for the Minister to directly rezone specific parcels of Crown land and set specific planning controls for that land, as well as providing a number of other improvements to what was originally proposed. It is expected the Bill will be debated in Parliament following the Budget Estimates.

Visitor Accommodation

On 7 June the Tasmanian Planning Commission (TPC) released its report on the *draft Planning Directive 6 – Visitor Accommodation Standards in Planning Schemes*. Members will recall that the previous Minister for Planning introduced an Interim Planning Directive early last year and directed the TPC to undertake an assessment. The key findings of the TPCs assessment were that both the exemption for true home sharing (principal place of residence) and the Permitted pathway for investment properties/shacks should remain, however the floor area limit be reduced from 300m² to 200m². The exception to this will be investment properties within strata title developments, where the TPC introduced a new discretionary pathway in response to concerns that the sharing of common areas and closer proximity to residences introduced a greater risk of land use conflict and amenity impacts when compared with free standing dwellings. The TPC also re-introduced the prohibition on visitor accommodation in the Battery Point Heritage Area.

The Minister has accepted these recommendations, although it is important to note that the Minister can only:

- Accept the recommendations in full, with no modification;
- Reject the recommendations (leaving us with the draft Planning Directive); or
- Remove the Planning Directive completely, returning to what was in Planning Schemes prior to last year.

LGATs media release following the TPCs report can be found at **Attachment to Item 9.3**.

Further to this and immediately prior to the opposition parties seeking to have a motion passed on the floor of Parliament related to the regulation of visitor accommodation, LGAT and a number of the other peak bodies issued a joint media statement. This can also be found at **Attachment to Item 9.3**.

The media attention and public debate surrounding the impact visitor accommodation may be having on housing affordability and availability has prompted the Legislative Council to appoint a Select Committee to look at the growth of short-term accommodation in Tasmania and the changing character of the market, the impact it is having on the residential housing

sector and tourism sector and any regulatory issues including customer safety, land use planning, neighbourhood amenity and licensing conditions.

The inquiry will take evidence in the three regions and LGAT will be preparing a whole of sector submission, councils are invited to **provide input to Dion Lester by Friday 3 August.**

Budget Impact

Being undertaken within current resources noting this accounts for a significant workload.

Current Policy

Strategic Plan:

- Facilitating change
- Building Local Government's reputation
- Fostering collaboration
- Developing capacity and capability to deliver

9.4 Local Government Sustainability *

Contact Officer: Katrena Stephenson

Devonport City Council/Kingborough Council

That Members note the following report on future Local Government sustainability.

Carried

At the Premier's Local Government Council Meeting on 31 May 2018, there was discussion of the lessons learnt from the recent feasibility studies into council voluntary amalgamations and shared services arrangements. The PLGC also discussed the debate occurring within the sector, both in Tasmania and nationally, on long-term sustainability in the context of councils' changed and increased roles and expectations. This discussion is currently being mirrored and extended in public debate with statements recently on the need for council amalgamation coming from the Tasmanian and Launceston Chamber of Commerce's and Deloitte Economics in its Be Bold Tasmanian Report calling for mandatory and strategic Local Government reform as one of its 7 key actions. The report notes that -

"We need a clear, stronger and more strategic reform agenda for Local Government. Amalgamations are one source of reform and should be actioned as a minimum."

The question of council sustainability and need for amalgamations has also been raised in public discussion regarding Glenorchy's proposed 12% rate rise and also in the Mayoral race at Launceston.

The Minister noted that feasibility studies conducted for most councils during the State Government's first term indicated significant opportunities through new shared service arrangements.

While some progress is being made, the implementation of new shared service arrangements was acknowledged as slower than desired. Shared service arrangements have the ability to redirect back office resources to customer facing services that directly benefit communities.

This does not mean that there has been no progress of course. Aside from the significant growth and future opportunities for efficiencies and savings through LGAT's participation in the national procurement network (**Refer Item 9.15**), clear dividends are being realised through the close collaboration of councils such as Kentish/Latrobe, Sorell/Tasman, Burnie/Waratah-Wynyard/Circular Head and the Tasmanian Local Government Common Services Model initiated by Brighton Council.

Regardless, the public debate continues and it is important the sector engages in the discussion. At the May PLGC meeting the Minister and Premier invited Local Government via LGAT to develop ideas which could address these challenges. In order to effectively do this, we need to continue to build our understanding and evidence base in relation to the key features and attributes of efficient, effective and sustainable Tasmanian councils in the 21st century.

It is important to understand the lessons learned not only here (through the feasibility studies) but in other jurisdictions and around the world. Work such as that recently released by the Victorian Government on rural and regional councils sustainability reform program (**see Attachment to Item 9.4**).

To that end, LGAT suggests a general discussion on this issue (to share ideas, suggestions and frustrations) at the July General Meeting, to be followed up by a body of work, including a proposed process, that we would like to workshop in some detail at the next General Managers Workshop in September 2018 and the General Meeting in December 2018.

We think the key question is:

Are Tasmanian councils best orientated¹ to service the needs of modern Tasmanian Communities?

To answer the question above, it is suggested we build the evidence base in four key areas:

1. Roles

What expanded roles will councils have in serving modern communities?

What functions and services need to be considered?

¹ Or structured, aligned, organised, arranged

What implications do modern communications and infrastructure create for our understanding of communities and how they want to receive services?

2. **Communities**

How are communities defined?

What shape and form do they take?

How will Tasmanian communities look in the future (demographic trends)?

3. **Representation**

What level of importance do communities place on representation and local democracy?

How is local engagement in democracy delivered in other places?

4. **Sustainability**

What criteria best indicate the likely success and sustainability of councils?

These questions could be progressed through a Research Advisory Group comprising expertise both internal (LGAT, Councils, State Government) and external to the sector (eg UTAS, UTS, past practitioners), similar to the recently established Digital Advisory Group.

Whatever process we finally land on as a sector, it is important that the evidence base is built methodically and that councils are engaged along the way through the development and workshopping of papers.

Budget Implications

This depends largely on what process is agreed going forward.

For example, while a Research Advisory Group would scope, commission, direct and review the research task, there would need to be resourcing to review and critically analyse current research and practice, to collaboratively develop and workshop papers and, to produce a final report consolidating the work across all focus areas in to a strategic framework for the sector.

LGAT could provide secretariat support within current budget but significant additional tasks will likely need separate funding.

Current Policy

Strategic Plan Focus Area

Promoting Financial Sustainability

9.5 Council Camping and Competitive Neutrality
Contact Officer – Dion Lester

Clarence City Council/Waratah Wynyard Council

That Members note the following report on the State Government’s review of National Competition Policy as it related to council-owned RV parking and camping facilities.

Carried

Background Comment

At the December 2017 Premier’s Local Government Council meeting, the State Government agreed to establish a stakeholder group to provide advice to Government on the practical application of competitive neutrality principles to council-owned RV parking and camping facilities. This was in response to Local Government concerns on the interpretation and application of National Competition Policy principles.

Competitive neutrality principles are part of a series of economic policies introduced in Australia in the 1990s to encourage competition and the efficient use of resources. The principles are set out in the Competition Principles Agreement entered into by the Australian Government and governments of each state and territory in April 1995.

In Tasmania the principles form part of the *Economic Regulator Act 2009*. The Act established the Tasmania Economic Regulator as the independent body responsible for conducting investigations into complaints of breaches of the competitive neutrality principles.

These principles are designed to ensure that no government business, including those run by councils, operates with an unfair competitive advantage over a private firm operating in the same market.

The current review is examining the practical application of competitive neutrality principles to council-provided camping facilities to ensure that the current arrangements strike the right balance between Tasmania's ongoing commitment to national competition policy and the efforts by both levels of government to support and grow the visitor economy.

This review is being oversighted by senior representatives from the Departments of Premier and Cabinet, Treasury and Finance and State Growth. As part of the process a stakeholder reference group has been established with representatives from LGAT and Local Government generally, caravan park operators and RV tourists and camping facility consumers. The stakeholder group has met on two occasions, the first to outline issues and concerns and second to provide feedback on a draft options paper developed by Treasury.

The draft options paper canvassed a range of options including no change, removal of the implicit assumption that competitive neutrality is always in the public benefit and improving clarity on how to conduct a public interest assessment, amending the definition of a business activity, introduction of a threshold for determining significance and, enabling a review of the Economic Regulator's decision.

The State Government is now considering stakeholder feedback and finalising their recommendations, which may be one or a combination of the options presented. A final report is anticipated by the end of June.

Budget Impact

Being undertaken within current resources.

Current Policy

Strategic Plan

Facilitating change

Building Local Government's reputation

Developing capacity and capability to deliver

9.6 Credit Card Policy *

Contact Officer: Michael Edrich

Clarence City Council/Waratah Wynyard Council

That Members note the final draft of the Model Credit Card Policy.

Carried

Background Comment:

LGAT has completed consultation on its draft Model Credit Card Policy with input from Tasmanian Audit Office (TAO), the Local Government Division (LGD) and all councils. Feedback was also offered by a private banking institution and this external perspective was welcomed.

In further refining the policy LGAT aimed to harmonise the variety of individual policies, frameworks and document styles of councils, while also sufficiently meeting the TAO requirements. With 29 councils, TAO and LGD this was a balancing act between 31 different parties.

As the LGD and TAO's endorsement is fundamental to the introduction of the policy, their feedback and the recommendations of the Auditor-General's Report informed the minimum requirements for the model policy to meet. Many of the TAO's comments were useful and

improved the policy and it was clear the TAO had a strong appreciation for the significant benefit that the purchasing and operational efficiency of credit cards offers to Local Government.

Nonetheless, LGAT has suggested alternatives where the TAOs recommendations do not appropriately reflect the Local Government situation, or restrict unnecessarily the ability for the policy to be customised, or do not provide sufficient additional security in relation to the operational burden they would impose. For example, the TAO suggested:

- Regular policy review cycle of as little as 3-6 months.
 - The model policy retains a 2-year review cycle, with trigger events for out-of-cycle review.
- Full reconciliation by cardholders, rather than delegated financial personnel.
 - The model policy retains reconciliation by financial personnel.
- Statutory declaration (signed by a JP) for every purchase missing a tax invoice, regardless of value.
 - The model policy only requires a statutory declaration for higher value undocumented purchases (e.g. \$150), with the value adjustable by councils.
- Incorporating LGAT's policy guidance material on travel expenses and entertainment expenses into the main body of the policy, rather than as supplementary guidance material for councils to adapt to their policy environment.
 - The model policy retains guidance material in an Appendix.

The LGD's feedback closely followed the TAO's comments, with no unique response required.

Three councils provided feedback in the second-round consultation. Their comments include seeking items such as:

- Separating policy statements and procedural steps into two separate documents.
 - While some councils follow this format, the majority dispense with separating a policy topic and dealt with policy and procedure in a single document.
 - The model policy remains as a single document but councils may choose to reformat to suit their needs.
- A change of tone in the model policy from viewing credit cards as a risky and undesirable purchase method to a viewing them as a highly efficient and traceable one that, managed effectively, can improve LG operation and service delivery.
 - The tone of the model policy has been changed to reflect this.
- Permitting non-cardholders to use a credit card (an office or departmental credit card).

- This practice is highly insecure and opens an easily exploitable loophole for misuse (intentional or otherwise) that is very difficult to manage and clearly contrary to the A-G Report.
- It is also very simple to facilitate secure purchasing by a cardholder on behalf of non-cardholders, diminishing the need to open the door to non-cardholder use.
- Facilitating this practice would reduce the likelihood of the model policy achieving TAO and LGD endorsement.
- The model policy does not permit this practice. A council could attempt to create a customised procedure around this but it is not recommended.
- Removing the ability to top-up credit card accounts if the credit limit is reached and further purchasing is needed.
 - Removing top-ups offers no benefit to councils and requires higher (and more risky) monthly credit limits to compensate for this loss of operational flexibility.
 - Using top-ups with an approval process allows tighter, more secure monthly credit limits with more flexibility in practice.
 - The model policy provides guidance around these options and recommends using top-ups as a flexible way of maintaining secure credit limits.
- Permitting Councillors and Aldermen to hold a credit card.
 - The A-G Report concluded that “credit cards were not a necessary payment method for all elected members” and very few councils employ this practice.
 - The model policy does not permit this practice. Any council could allow this within their own policy if sufficient justification exists.
- Other minor formatting details.
 - The model policy is a model that can be formatted to any council’s requirements.

The draft Model Credit Card Policy has been updated to reflect the latest feedback. In our opinion, the model policy in its current form best represents the combined positions and policy frameworks of the 29 councils while also achieving the minimum requirements of the Auditor-General’s Report and subsequent comments from the TAO and LGD. This version has the best chance of achieving endorsement by the TAO with negligible further changes.

LGAT will engage the TAO and LGD for confirmation of the Model Credit Card Policy for implementation by councils. LGAT will continue to advocate for the policy not to be mandatory to allow councils to customise the approach to their individual policy environments.

A copy of the Draft Model Credit Card Policy is at **Attachment to Item 9.6.**

Budget Impact

Being undertaken within current resources.

Current Policy

Strategic Plan

- Facilitating change
- Building Local Government's reputation
- Fostering collaboration
- Promoting financial sustainability
- Developing capacity and capability to deliver

9.7 Mentoring for New Councillors **Contact Officer: Katrena Stephenson**

Clarence City Council/Waratah Wynyard Council

That Members note LGAT's plans to establish a mentoring program for new councillors.

Carried

At the request of Members, LGAT has considered various proposals for mentoring of councillors, particularly new councillors, over the years. Without a strong understanding of likely uptake, limited resources and pressure to keep subscription increases to a minimum as well as the impact of a four yearly election cycle, it has been difficult to land on an appropriate response.

With Local Government elections to take place, LGAT has commenced work on a short-term mentoring program based on a simple model that has been undertaken in other jurisdictions.

The model in brief:

- Appointment, following an expression of interest process, of a mentor for each of the three regions for a period of six months (November 2018 to May 2019);
- The focus would be on recruiting Mayors (former or current) to fill these roles;
- The Mentor will be a person of public standing, experienced in the practical, real world of the day to day Mayoral and Councillor role in Local Government operations and political environment and have a reputation for fair and honest dealing and the ability to apply relevant Local Government law;
- The Mentor will visit each council in the region at least once during the period and provide a confidential advice service (verbal, telephone, email, written responses) for newly elected Mayors and Councillors (with support from LGAT staff as required);

- The focus will be on the political and relationship aspects of the role with LGAT and the Local Government Division continuing to provide advice on the Act and related legislation;
- Each regional mentor would receive \$4,000 for the 6-month period (paid monthly) with direct travel and telephone costs reimbursed;
- The role will operate independently but with access provided to LGAT resources.
- LGAT will require a regular report from the mentors, suitably redacted to remove details that might allow identification of Councils or persons, to enable analysis of issues and areas which would benefit from additional explanation and training for people in Local Government; and
- Because the demand period is not clear it is proposed that the position be remunerated under a base retainer with the initial appointment on a “contract of service” or “consultancy” basis.

At the time of writing, a position description was being finalised prior to calling for expressions of interest.

Budget Implications

Within budget.

Current Policy

Strategic Plan

Priority Area 4: Build upon the resources for Elected Members and staff.

Priority Area 5: Prepare communities and councils for the Local Government elections in 2018.

9.8 Climate Change

Contact Officer: Michael Edrich

Clarence City Council/Waratah Wynyard Council

That Members note the following report.

Carried

Background Comment:

LGAT has been providing advocacy and representation for the Local Government sector on matters that relate to climate change.

In particular, LGAT has been informing the Tasmanian Climate Change Office’s (TCCO) approach to Local Government targetted projects and programs. This has involved providing advice and feedback on draft documentation to promote effective and efficient use of Local

Government time, as well as recommending areas of study likely to be of most benefit to Local Government. Our advice to the TCCO thus far has been generally as follows:

- Areas of study relating to climate of most use to Local Government are likely to be in the areas of:
 - Local Government risk and liability;
 - Asset management best practice;
 - Planning and delivery of new infrastructure; and
 - Community resilience to natural hazards.
- That projects should:
 - Focus on practical use and tangible outcomes to Local Government and their communities, such as natural hazards;
 - Make efficient use of Local Government time;
 - Need not be explicitly focused on 'climate change' per se but rather on the end outcome to communities (e.g. resilience to natural hazards, energy or cost/resource efficiency, etc); and
 - Seek to address resourcing issues of councils with funding opportunities and seek collaborative solutions.

LGAT has also been supporting individual councils in developing their own local approaches to climate change policy and planning, as well as attending regional council forums to inform LGAT's support for the sector.

In addition, several councils are increasingly dealing with issues of coastal hazards, erosion and management. This is a growing issue nationally and frequently very difficult to tackle, because coastal infrastructure:

- Is expensive to construct;
- Is prone to failure or requiring continual work to deal with changed circumstances;
- Can cause unintended consequences in current flows, sediment movement and land stability;
- Imposes a substantial long-term asset management commitment on councils;
- Requires heavy investment to deliver benefits to a limited number of properties; and
- Often involves no Local Government land, with coastal processes originating from State land and impacting private property.

Any council dealing with coastal issues should be mindful that, in deciding to intervene in coastal processes and embark on an expensive piece of infrastructure, a community expectation can be set that councils will always step in to provide coastal protection and this expectation could flow onto all councils in Tasmania.

Councils should also consider:

- What is Local Government's role, especially in cases where no Local Government land is involved?
- What is the State Government's role, if:
 - The problem is on and originates from State Land? Should it assist in funding solutions?;
 - The State originally created the private freehold land being affected, presumably with the implication that the land was suitable for private freehold use?; and
 - At the time of council approval (of the land use or development), there was likely no State planning direction regarding building in the coastal zone and no widespread awareness and understanding of either coastal processes and the effect of climate variability on this?;
- What is the role and responsibility of private land owners, considering their choice to locate themselves in such proximity to the waterline and their enjoyment of its value?;
- That deciding to build protective infrastructure carries an ongoing commitment to maintain the infrastructure, or improve it if it does not work as expected;
- That there is the question of responsibility and liability in the event of failure;
- That there is a question of equity in use of public funds to construct infrastructure to protect the value of properties of a small number of individuals.
- That there is a question of a sustainable response to the cause of the problem, whether the problem is isolated storms in a static climate or an ongoing trend of sea level changes as a result of climate variability; and
- That the prudent value of choosing to either defend or retreat should be answered in every instance, prior to further investment, both for new infrastructure and to continue maintaining existing infrastructure.

The issues around coastal infrastructure and community expectations suggest that councils should consider how their neighbouring councils are choosing to respond and how the State Government is supporting their decisions.

LGAT is aware of these challenges and is facilitating discussions around them with the Tasmanian Climate Change Office. Discussions are ongoing.

Budget Impact

Being undertaken within current resources.

Current Policy

Strategic Plan:

Facilitating change
Building Local Government's reputation
Fostering collaboration
Promoting financial sustainability
Developing capacity and capability to deliver

9.9 TasWater
Contact Officer: Katrena Stephenson

Clarence City Council/Waratah Wynyard Council

That Members note the report on TasWater.

Carried

Background Comment

As outlined at the General Meeting on 18 May 2018, an MOU with the State Government was signed on 1 May by the Chief Owner Representative, Mayor David Downie.

The MOU outlines that:

- The State Government will contribute \$20 million a year for 10 years in exchange for equity in TasWater;
- As a shareholder they will have a role in the Board and CEO selection and the signoff of the corporate plan;
- The State Government will not take distributions but councils' current distributions are preserved;
- The injection of funding will allow price increases for consumers to be capped and some acceleration of the capital program; and
- There will be a collaborative approach to progressing Macquarie Point, the Launceston combined system and Cameron Bay.

The principles outlined in the MOU were developed with consideration of the key concerns raised by LGAT Members which formed LGAT's advocacy and informed our legislative council submission. These included maintaining Local Government ownership, revenue/rating impacts, cost of living concerns, independent oversight, skilled board, ease of raising issues with TasWater, ensuring all community needs are considered (avoiding pork barrelling) and so on.

The detail will now be fleshed out and as advised at the General Meeting, councils will receive a full information pack which includes financial modelling and proposed constitutional and legislative changes in July, with regional forums open to all elected members (convened by Chair of TasWater) early to mid-August. There will be a special meeting on 27 September to

vote on the constitutional changes, by which time councils will have needed to form a position and formally authorise their owner representative to vote on those matters.

No	Milestone	Timing
1	Board approval of Information Memorandum for release to Owners	Early July – exact date TBC
2	Release of Information Memorandum to Owner Councils	16 July 2018
3	Regional Meetings with councillors	Week beginning 6 August 2018
4	Special Meeting of Owner Council representatives to approve new ownership and governance arrangements	27 September 2018 (TBC)

TasWater are currently working on the revisions to the governance documents, as well as the financial modelling that will support the Information Memorandum. Government are similarly working on the necessary drafting of legislative changes. You will note that some of the dates in the table above are “TBC”, TasWater is hoping to lock these in ASAP and will of course advise Owner Councils.

Budget Implications

Advocacy support and actions have been funded without an additional call on Members but total direct expenditure on consultancy and advertising costs was \$40,000.

Current Policy

Advocacy against the State takeover of TasWater has been a strategic priority for LGAT. Assuming that councils ratify the MOU it was agreed at the General Meeting that LGAT’s role gradually reduce, with a focus on ensuring sector feedback on key issues, especially legislative changes as well as any support required to the Chief Owner Representative that cannot be provided by TasWater.

9.10 Foreshadowed Training
Contact Officer: Dion Lester

Clarence City Council/Waratah Wynyard Council

That Members note the following training activities currently under development for the 2018/19 year.

Carried

Background Comment:

Historically LGAT has always provided regular training throughout the year for Elected Representatives and council staff. This will continue and be expanded over the next twelve months as, in our recent Performance Survey (**Refer Item 9.11**), increasing training and workshops received very strong support, plus with Local Government elections in October this year, there will be new a cohort of new Elected Representatives.

Alongside our regular offerings of Mayor, General Manager and “2IC” workshops and the Elected Representative weekend, the following training and development activities are planned or currently being scoped, and are progressively being added to.

Procurement

Throughout the next twelve months LGAT will run a series of procurement sessions providing practical tips about what can be done to improve procurement/purchasing processes in your council. These sessions will provide support to all staff within councils involved in any form of procurement and purchasing.

In the first of these LGAT, with the support of Vendor Panel, will run a Procurement Workshop alongside our Annual Conference on the 26 July in Hobart. In this session experienced Australian Local Government procurement specialists will present information about why it is important to manage procurement effectively in a council.

Health and Wellbeing

To support our Health and Wellbeing project we have a series of workshops we are preparing. The first is **Creating and funding great playgrounds and play spaces.**

This full-day forum will be held in both the north and south of the state. It will feature a range of local council officers speaking about the development of innovative playground and play space projects, a speaker from the Tasmanian Community Fund about developing great grant applications and a keynote speaker to inspire big picture thinking about play spaces.

Other sessions we are planning to deliver to support this project over the next 2 years will be:

- Working in partnership;
- Engaging with groups whose voices often aren't heard;
- Community development for health and wellbeing;
- Evaluating community development work;
- Collective impact;
- When council's role is to advocate (to other levels of government);
- Developing and implementing a community health and wellbeing plan; and
- Data sources and using data.

The other training and workshop sessions throughout the year will include:

- Welcoming Cities and Communities Project
Training and support for councils in expanding their capacity to respond to the needs of people from culturally, linguistically and religiously diverse backgrounds.
- Save the Tasmanian Devil Partnership
A workshop for road managers to determine councils' understanding of roadkill, known hot spots, what mitigation works have been used and what further information or support is required to better address roadkill in their area.
- New Councillor Training
17 November, Launceston.
- Financial and Asset Management
Providing best approaches to a range of asset and financial management practices to promote consistency and efficiency.
- Communications Series
How to get your message heard across multiple media (print, social media and TV and radio and the subtle art of story telling.
- Audit Panels
Best Practice approaches for Local Government in Tasmania.
- Rate, Revenue and Value Capture
- Waste Management
- Economic Development
- How to be a Smart Council
- The Future of roads
Innovation in road user charging, autonomous vehicles and heavy vehicles and what it will mean for Tasmanian Councils

Budget Impact

Being undertaken within current resources.

Current Policy

Strategic Plan

Facilitating change

Fostering collaboration

Promoting financial sustainability

Developing capacity and capability to deliver

9.11 Performance Improvement Survey

Contact Officer: Michael Edrich

Clarence City Council/Waratah Wynyard Council

That Members note the following report on preliminary findings from LGAT's performance improvement survey.

Carried

Background Comment:

LGAT uses an annual Performance and Improvement Survey to assess how good a job we are doing for members and how we can continually improve our service. The survey was open to all Tasmanian Local Government staff and Elected Members from 15 May to 8 June 2018.

The results indicate a significantly higher response rate than previous years at 129 respondents, compared with 81 respondents in 2017. This year, 69% of respondents were council staff (excluding General Managers), 6% were General Managers and 24% were Elected Members. There was an excellent representation from all three regions, with respondents from almost every council.

There was a high level of satisfaction in all of LGAT's current communications methods and their frequency, with indications of appetite for more training/workshops/events (43% of respondents), more in-depth discussion papers, technical reports and policy analysis (36%) and more in-person meetings, phone calls, webinars, and teleconferences (20%). There were indications of a slight preference for more email communications (24%) and social media (18%) and less printed media (16%). On publications, there is strong potential for growth in

readership of LGATs publications (particularly perhaps among council staff) of LGATs communications including Twitter², Extranet³, LG Noticeboard⁴, and Year in Review⁵.

In reviewing LGAT's performance in the six major areas of work, respondents indicated a high level of satisfaction in policy work, communications, and representation/advocacy but there was room for improvement in engaging councils, projects and innovation and in providing workshops, training, templates and toolkits.

	Good or Excellent	Needs Improvement
Policy research and development	64%	15%
Communications, media publications and public relations for LG	68%	15%
Representation and advocacy to other levels of government	67%	16%
Council consultation and engagement	56%	28%
Workshops, training, templates and toolkits for LG	52%	31%
Projects and innovation, including procurement contracts, bulk purchasing	47%	22%

However, when it came to re-allocating LGAT's resources, there was negligible desire to decrease resourcing in any area of work and overwhelmingly a desire to increase resourcing across all areas.

In reflecting on LGAT's greatest recent achievements, respondents valued the following achievements the most:

- Maintaining Local Government ownership of TasWater (70%)
- Saving money for councils with the LED street lighting replacement, energy efficiency and bulk energy purchase projects (50%)
- Informing the Planning Reform process (37%)
- The Better Councils Better Communities campaign and TV advertisement (37%)
- Expanding the LGAT Procurement contracts to save money for councils (29%)

Qualitative commentary suggests that for some respondents there is a lack of awareness of LGAT's activities and role in achieving these outcomes.

A more comprehensive analysis is being prepared for the LGAT GMC, including by respondent type, in order to review LGAT's review of Strategic Plan Priority Areas for the year ahead.

² Twitter: <https://twitter.com/LGATasmania>

³ LGAT Extranet: <http://www.lgat.tas.gov.au/page.aspx?u=623>

⁴ LG Noticeboard: <http://www.lgat.tas.gov.au/page.aspx?u=820>

⁵ Year in Review (Annual Report): <http://www.lgat.tas.gov.au/page.aspx?u=637>

Budget Impact

Being undertaken within current resources.

Current Policy

Does not apply.

9.12 Roads and Transport

Contact Officer: Michael Edrich

Clarence City Council/Waratah Wynyard Council

That Members note the following report on policy activity related to roads and transport.

Carried

Electric Vehicles

LGAT has been representing councils on the Tasmanian Government Electric Vehicle Working Group⁶ (EVWG), coordinated by the Tasmanian Climate Change Office (TCCO) of the Department of Premier and Cabinet. The EVWG was formed in late 2017 to:

- Identify and explore barriers to electric vehicle uptake;
- Review relevant policy and regulatory settings relating to each barrier;
- Identify priority areas of action to support electric vehicle uptake;
- Understand the impact of electric vehicle uptake on Tasmania's electricity sector;
- Assess approaches to support the rollout of electric vehicle charging infrastructure in Tasmania; and
- Investigate ways to improve electric vehicle data collection.

Because Tasmania is a significant energy producer, electric vehicles offer some unique advantages for Tasmania by improving our energy self-sufficiency and resilience, reducing import costs and improving our terms of trade. As a result, there is an opportunity for Local Government to be a leader in achieving these outcomes for Tasmania.

LGAT, in its role on the EVWG, has supported the development of TCCO's documentation, including *Electric Vehicles in Tasmania: Current State of Play*⁷, a draft options paper and the

⁶ See TCCO website:

http://www.dpac.tas.gov.au/divisions/climatechange/Climate_Change_Priorities/reducing_emissions/transport/tasmanian_government_electric_vehicle_working_group

⁷ Available here::

http://www.dpac.tas.gov.au/divisions/climatechange/Climate_Change_Priorities/reducing_emissions/transport/supporting_electric_vehicle_uptake_in_tasmania

TCCO's funding initiatives. LGAT recently promoted the TCCO's the ChargeSmart⁸ workplace EV charger grant program, which received a high level of interest, resulting in the full funding quota being allocated. Four councils achieved funding to support their electric vehicle initiatives:

- City of Launceston
- Meander Valley Council
- Central Coast Council
- Huon Valley Council

Another round of funding might be considered, so if your council is interested in taking advantage of this, please contact LGAT in the first instance to discuss your EV ambitions. Understanding the interest and objectives of councils is crucial to advocating for the right outcomes.

In addition, the EVWG has been a productive forum for communicating and disseminating other initiatives and opportunities regarding electric vehicles, such as TasNetworks' Electric Vehicle Fast Charger Scheme⁹, another funding stream that councils are ideally placed to take advantage of.

There is a growing sense that as charging infrastructure becomes ever more available and convenient, the spread of electric vehicles is going to rapidly increase. Interest in EVs from all sectors is increasing and technology is rapidly improving appeal to all markets.

Further initiatives and opportunities for Local Government are expected to emerge from the EVWG.

Heavy Vehicles

LGAT has been actively working with the Department of State Growth (DSG), as well as the National Heavy Vehicle Regulator (NHVR), to maintain smooth progress on implementation of the Heavy Vehicle National Law (HVNL) and to ensure Tasmanian councils are well supported throughout the process.

The NHVR issued the National Class 2 B-double Authorisation Notice 2018¹⁰, which is seeking road manager (including local road manager) consent to continue access on existing B-double networks and general access arrangements for B-doubles. The aim of the notice is to simplify and reduce the number of access conditions across Local Government and state boundaries.

Providing consent is an important step in maintaining economic flow of goods and services in

⁸ See:

http://www.dpac.tas.gov.au/divisions/climatechange/Climate_Change_Priorities/reducing_emissions/transport/chargesmart_grants

⁹ See: <https://www.tasnetworks.com.au/industry-and-development/electric-vehicle-fast-charger-scheme/>

¹⁰ See: <https://www.nhvr.gov.au/files/201806-0847-local-government-update-june-2018.pdf>

local areas and lawful access for these vehicles. Tasmania is performing well with all council road managers having served their consent well within the 28-day consultation process and well ahead of other states.

Tasmania is ahead of the game in managing safe and lawful access for heavy vehicles. This is largely a result of hard work and a proactive and collaborative engagement process between State and Local road managers, led by the DSG. This has allowed for the smooth economic flow of goods and services delivered by heavy vehicles to support local economies in a manner that optimises safety, lawful access and road condition, while promoting positive relationships with private sector operators.

Road Safety

LGAT has been liaising with Austroads to access their technical expertise for Tasmanian councils. Austroads personnel have indicated they are keen to deliver road safety training to Local Government across Australia and this year are presenting a workshop at the LGAT Conference.

As members of LGAT, all Tasmanian councils are members of Austroads through LGAT's membership in the Australian Local Government Association (ALGA). This also means that many of Austroads' documentation, such as the Austroads Guide to Road Safety, are free for councils to access and use¹¹.

LGAT has also been working with DSG and the Road Safety Advisory Council (RSAC) in promoting road safety events. In the year to date, DSG and RSAC have delivered the following events:

- Safe System Training in the North and North-West regions, covering:
 - Safe System Approach – aimed at non-technical decision makers, including elected members, management, communications and policy personnel;
 - Safe Systems Technical Training – technical training that expands on the Principles course targeting technical personnel, including engineers, planners, designers and road safety practitioners;
- Young Driver Symposium – addressing the overrepresentation of young drivers in road trauma.

Further Safe System training courses are planned for the southern region in September, including;

- Safe System Approach (17 Sept);
- Safe System Technical Training (18 Sept);
- Making Roads Motorcycle Friendly (19 Sept) – Safe System technical course targetted at motorcycle safety.

¹¹ See: <http://www.austroads.com.au/road-operations/road-safety/resources/guide-to-road-safety>

DSG is also working on adapting an Infrastructure Risk Rating model to Tasmanian roads to assist councils in assessing road safety risk, predicting road sections with elevated safety risk. The model analyses roads in 3-5 km sections and assigns a risk rating to each. Although there are a number of risk rating models, most are extremely resource intensive and unfeasible for many councils to employ. If suitable the model DSG is exploring, is far more practical and accessible for councils to apply to local roads. While traditionally risk has been determined by crash history, these models take proactive approach and identify risk potentially before crashes occur. LGAT will keep an eye on progress and update councils as information is supplied.

LGAT also assisted DSG on the assessment panel for the Community Road Safety Grants Program¹².

Budget Impact

Being undertaken within current resources.

Current Policy

Strategic Plan

Facilitating change

Building Local Government's reputation

Fostering collaboration

Developing capacity and capability to deliver

9.13 EPA Memorandum of Understanding and Workforce Development Project

Contact Officer: Penny Finlay

Clarence City Council/Waratah Wynyard Council

That Members note the following report on the Association's Memorandum of Understanding with the Environment Protection Authority and other work to support Environmental Health Officers.

Carried

Background Comment:

In December 2017 LGAT and the Environment Protection Authority (EPA) signed a Memorandum of Understanding (MOU) to clarify the roles and responsibilities of the EPA and Local Government in Tasmania and establish the principles on which the relationship between the parties is based. The 2018/19 work plan to support the MOU is almost complete following consultation with Environmental Health Officers (EHOs) and Environmental Health Australia (Tas). The broad focus areas are:

¹² See: https://www.transport.tas.gov.au/roadsafety/community_road_safety

- Incident response and emergency management;
- Complaints handling (eg air quality, noise and asbestos);
- Strategic waste management;
- Identification of statutory and regulatory changes;
- Capacity building and skills development; and
- Supporting the implementation of the Tasmanian Planning Scheme.

In a separate project, LGAT is also seeking funding to prepare a workforce development plan for EHO's that identifies the current capacity of the Tasmanian EHO workforce to meet their legislative requirements and ensure public and environmental health. The plan will:

- Summarise the roles and responsibilities of an EHO;
- Document the statutory roles EHOs undertake on behalf of councils particularly with respect to the Food Act, Public Health Act and EMPCA;
- Define the 'other' work EHOs do (or are capable of doing) such as health promotion and health-related strategic planning;
- Establish a picture of workforce levels across Tasmania and identify resource gaps; and
- Provide suggestions for supporting increased recruitment of EHOs in Tasmania.

Budget Impact

Being undertaken within current resources.

Current Policy

Strategic Plan:

Developing capacity and capability to deliver

9.14 Communications, Media and Events Update
Contact Officer: Kate Hiscock

Clarence City Council/Waratah Wynyard Council

That Members note the following report on LGAT communications and events.

Carried



106th Annual LGAT Conference - “Re-inventing the Three Rs”
25-27 July at the Wrest Point Casino, Hobart

Thank you for Registering!

Please note the 5% discount for 4 or more full registrations per council will be processed as a refund.

What’s new at our 106th Annual Conference to look out for?

- Download the Conference App – visit the App store and download “Eventbase” (free), then search 106th LGAT Annual Conference;
 - With the focus on minimising waste this year we are aspiring to produce as little waste as possible as part of our conference activities. Examples you will notice include:
 - Reusable coffee cups at the coffee corner;
 - Reusable calico delegate bags;
 - Trade Exhibition displays embracing less waste and reusable giveaways;
 - Easy and quick access to speaker and workshop evaluation forms through the conference App, using survey monkey - no more paper forms!;
 - Refillable water bottle station; and
 - Enjoy our Plenary Session with Craig Reucassel from the ABC’s War on Waste.
 - A focus on healthy, Tasmanian produce for our Conference menu;
 - Art from Trash Exhibition;
 - Look out for the big screens in the Trade Exhibition Display and in the Foyer to update you on the Conference Program and sponsor information;
 - Speed networking -Trade Exhibition
- Meet many new faces in the Trade Exhibition Display (and some old friends too); and
- Find out about LGAT procurement savings opportunities and meet several of our National Procurement Network partners in the Trade Exhibition Display.

LGAT Branding Update

LGAT is undergoing a small branding refresh, at minimal cost, by modernising our logo with a simplified colour scheme and updated font. Our refreshed logo will be seen on your Conference delegate bags and other Conference materials and displays. The Pulse e-newsletter, our website, Twitter, letterhead and business cards will be progressively updated with the new logo.

Media

- The LGAT CEO and the Strategic Communications Director met with the Editor of the Mercury Newspaper in May to encourage positive interest in Local Government and raise awareness of Local Government activities;
- LGAT is continuing to develop Opinion Editorials specifically for the Examiner Newspaper in addition to ‘current issues’ Opinion Editorials for all newspapers;
- LGAT is developing shareable content for social/web-based media for Members on whole of Local Government issues such as:
 - Becoming a Councillor Information Sessions;
 - 2018 Local Government Elections;
- Broadcast of the LGAT TV commercial during late May/June with an end title “Stand for Council” and direction to the LGAT website (See item on Elections); and
- Did you know all LGAT Media Releases are published on our website under ‘Latest News’ on the front page of our website once released?

Becoming A Councillor Information Sessions

LGAT, in partnership with the Local Government Division, the Tasmanian Electoral Commission, the Audit Office and the Australian Local Government Women’s Association (Tas), delivered several regional Information Sessions on Becoming a Councillor. Sessions were held in Huon Valley, Ulverstone, West Tamar and Hobart. A good turnout was received, with numbers of up to 40 participants at each session. Thank you to Elected Members who gave their time to participate in the Information Sessions, offering valuable insights and advice.

Budget Impact

The LGAT Annual Conference is funded through Sponsorship and Trade Exhibition.

Current Policy

LGAT Strategic Plan

Building Local Government’s reputation

Fostering collaboration

Developing capacity and capability to deliver

9.15 Policy Update
Contact Officer: Dion Lester

Clarence City Council/Waratah Wynyard Council

That the Meeting note the general policy update.

Carried

Customer Satisfaction Survey

A new LGAT state-wide Customer Satisfaction Survey has been drafted and will be run in the State by an independent research company. Results will be available in report form in October this year.

The main purpose of the survey is to gain high level information about Tasmanian residents' views in relation to:

- How satisfied they are with council performance;
- How they rate the image of Local Government;
- How has their opinion of Local Government changed over the past four years;
- Which Local Government services they rate as most important and how satisfied they are with those services;
- What services they rate as least important;
- What is the best thing about their council; and
- What key thing could be done to improve council performance.

The survey will provide reliable information at the regional level (North, South and North West) and at the city, urban and rural level. It will not provide reliable information at the individual council level.

The intent is that elements of the survey could be run by individual councils but that these elements be complemented by questions that operate at a more detailed level about individual council performance.

LGAT is considering (subject to council interest) drafting a survey instrument that can be used consistently at the individual council level post October 2018.

Gifts and Benefits

In late 2017 the *Local Government Act 1993* was amended as part of the targeted review. A key amendment was the inclusion of a head of power to provide that elected members notify the general manager of receipt of gifts or donations and that the general manager maintains a gifts and donations register.

Consequential amendments to the *Local Government (General) Regulations 2015* (General Regulations) are now required to prescribe the classes of gifts and donations, the monetary threshold for disclosure, notification requirements and the details recorded in the register.

The draft *Local Government (General) Amendment Regulations 2018* were released for formal consultation during May, with LGAT providing a submission on behalf of the sector. As outlined in item 9.2, Gazettal will be 27 June, at which time the final regulations will be circulated by the Local Government Division. The draft amendments to the General Regulations included:

- A period for notification of receipt of a gift or donation of 14 days. If a councillor receives a gift or donation while overseas, the 14-day period will commence on the councillor's return to Australia;
- Amending regulation 21 to remove unnecessary prescriptions for the size and number of electoral posters and signs;
- Amending regulation 22 to introduce a single electoral expenditure limit of \$10,000 for a candidate, regardless of whether they are running for mayor or deputy mayor or councillor, increased each year by CPI; and
- Amending regulation 22 to remove restrictions on the conditions of advertising, specifically in relation to the limits on television, radio and newspaper advertising.

Emergency Management

Significant activity has occurred in the Emergency Management policy area this year. Of note:

- The State agreed to $\frac{1}{3}$: $\frac{1}{3}$: $\frac{1}{3}$ contributions as part of the flood studies grant program to be run through the Tasmanian Flood project;
- Consultation and submissions provided in relation to the Local Government Relief and Recovery Policy, *Emergency Management Bill*, Evacuation Framework, and State Special Plan on Recovery;
- DPAC has agreed to engage with Crown land to address the current gap in roles and responsibilities around the clean-up of crown land post emergencies; and
- Funding was secured by LGAT to update the Municipal Emergency Management Guidelines to better support councils in understanding the plethora of changes to the arrangements in recent years.

Energy

LGAT continues to actively engage in the Southern Lights LED Project with councils and TasNetworks. This project has not been as smooth as the Northern Lights Project but issues are being worked through and project roll out is likely to begin in the coming months. LGAT has also entered into a partnership with the Municipal Association of Victoria to tender for energy efficient street lighting and installation. Contracts will be in place for councils in July.

LGAT has been very active in its advocacy role on the TasNetworks network and distribution pricing reset, particularly in relation to street lighting. The work and liaison with the Australian Energy Regulator (AER) and the Consumer Advocacy Panel has resulted in some reduction in

pricing from TasNetworks. It is hoped that the AER will recommend a further review of the pricing when it hands down its draft determination in September.

Procurement

LGAT Contract/panel arrangement activity for 2017/18:

- New Fuel contract – commenced February 2018
- New Mobile Garbage Bin contract – commencement 1 September 2018
- New Energy Efficient Street Lighting contract – commencement July 2018
- Extension of Telecommunications contract to April 2019
- Extension of Corporate Wardrobe contract to 1 July 2019

Each of these contracts are now available for councils to purchase from.

The total council spend through LGAT/NPN contracts/panel arrangements from the end of March 2017 to the end March 2018 was \$6.5m, with total estimated savings for councils over the same period being \$1.08m. This equates to an estimated saving per council (total savings divided by 29 councils) of \$372,413.

Eight Councils made savings that were sufficient to fully offset their LGAT annual subscriptions and a further seven made savings that covered more than 50% of their LGAT annual subscription.

The key LGAT/NPN panel arrangements used over the 12 months to end March 2018 includes:

- Plant Machinery and Equipment;
- Trucks and Specialised Trucks and Bodies;
- Telecommunications; and
- Corporate Wardrobe.

The total savings negotiated for electricity (street lighting), was in the order of \$820,000 for the period 2017/18.

The total LGAT procurement savings for 2017/18 was \$1.08 (LGAT/NPN) plus \$820,000 (electricity), a total of \$1.9m.

LGAT Development Standards

LGAT has been collaborating with the Institute of Public Works and Engineering Australasia (Tasmania) regarding improving the technical engineering and development standards documentation available to councils. There are four documents, three of which are currently complete and available on the LGAT website¹³. The documents assist councils in infrastructure

¹³ See: <http://www.lgat.tas.gov.au/page.aspx?u=658>

planning and development, or in communicating the standards required for development, typically through conditions of approval.

Currently, documentation is being administered by LGAT and IPWEA staff, with the actual document production and updating relying on the expertise and time of IPWEA members, who are typically technical council staff. To do this work, the IPWEA/council staff donate their time and technical expertise, which is in addition to their core daily tasks. This means that this work is not in their main workflow and not prioritised, so new or updates to existing documents can take a very long time. In addition, as the time is generously donated, LGAT and IPWEA have no authority to get results in a timely manner, so progress can often languish.

To remedy this, LGAT and IPWEA primarily need the ability to procure timely action, so propose to use consultants to undertake the work, rather than rely on internal council staff donating their time. To do this, LGAT proposes to raise a small annual fee of \$500 per council to undertake the work. The subscription would cover production and ongoing updating and maintenance, including the following:

- 1) Stormwater System Management Planning (2016)
The document exists but requires ongoing maintenance.
- 2) Update of the Subdivision Guidelines (2013)
The document exists but needs a general update, plus a longer term more complete overhaul;
- 3) Standard Drawings (2013)
Document update in progress;
- 4) Municipal Specification
Document not yet produced but close to completion. This will be a supporting document for the Standard Drawings;
- 5) Any other additional sector-wide engineering or development documentation required, as needs arise and budget allows.

This proposal was canvassed with General Managers earlier this year at the March workshop and received strong support from all those present. LGAT will be writing to each council in late June to confirm the arrangements.

Cats

In 2017 the State Government released the Cat Management Plan. This plan had several key focus areas, including a shared responsibility for cat management across all levels of government, business and the community. The plan included seven objectives:

- Tasmanian pet cat owners manage their cats responsibly;
- Increased community awareness, participation and commitment in cat management;

- Best practice techniques are used to guide the planning, management and control of stray and feral cats;
- Improved knowledge about feral, stray and domestic cats to better inform management;
- Minimise impacts of cats in areas with important conservation values and agricultural assets;
- Undertake legislative change to create an effective framework for managing cats and support other objectives; and
- Roles and responsibilities related to cat management are clearly defined and understood by the Tasmanian community.

To support Local Government, the Plan included \$1.44m, or \$360,000 annually over four years, to fund three regional coordinators. Three coordinators are now employed at the Cradle Coast Authority, NRM North and Kingborough Council. The coordinators will:

- Develop and implement awareness and education programs to improve levels of responsible cat ownership across the coordinator's region;
- Assist councils in the development of policies linked to the implementation of the Tasmanian Cat Management Plan, including the development of by-laws;
- Assist councils to develop and implement compliance programs for the *Cat Management Act 2009*;
- In conjunction with council animal management officers, undertake compliance activities under the *Cat Management Act 2009*; and
- Encourage participation by other organisations with an interest in cat management.

An Advisory Committee with representatives from DPIPW, LGAT, Ten Lives (formally Hobart Cat Centre), RSPCA and the regional coordinators host organisations will meet at least three times a year to guide the project.

In addition, existing regulatory powers for the management of cats will be strengthened through a new legislative framework that includes both the *Cat Management Act* and the proposed *Biosecurity Act*.

Local Government Community Health and Wellbeing

The Local Government Community Health and Wellbeing Project is a three-year project that commenced at the beginning of this year funded by the Department of Health and Human Services. The project's key aim is to support councils in improving the health and wellbeing of their communities. To date, meetings have been held with 45 council officers from 27 councils to discuss how the project can best support their work. Three key focus areas have been identified:

- The facilitation of a series of Local Government forums on topics related to community health and wellbeing;

- Support for councils interested in developing community health and wellbeing plans; and
- Acting as a conduit for sharing information between councils and also external organisations.

Planning has commenced for the first Local Government forums in the north and south of the state.

Youth Local Government

Tasmanian Youth Local Government (TYLG) came about in 2017 through Tasmanian youth identifying the need for a platform for their voice to be heard at the Local Government level. A very successful conference was delivered with LGAT's support in late 2017, with some of the priorities including waste management, youth employment, public transport and smoke free areas.

Planning for the 2018 conference has commenced, with the conference to be held in October at the Hobart City Council chambers. The target group (Year 9 and 10 high school students) will also be involved in workshops in the north-west, north and south prior to the conference itself. All councils have been asked to support the involvement of two students from their local area to attend the program. Last year's participants were from Flinders Island, George Town, City of Hobart, Kingborough, Meander Valley, Break O'Day, Southern Midlands, Dorset, Clarence City, Brighton, Glenorchy City, Latrobe and Huon Valley Councils.

LGAT is supporting the TYLG with a full day training program for the youth facilitators running the workshops and conference. They will learn about the functions and processes of Local Government. Presenters include Mayor Doug Chipman, Katrena Stephenson, Kate Hiscock and Penny Finlay (LGAT), Alex Tay (Local Government Division), Andrew Hawkey (Tasmanian Electoral Commission).

Budget Implications

Being undertaken within current resources.

Current Policy

Strategic Plan

- Facilitating change
- Building Local Government's reputation
- Fostering collaboration
- Promoting financial sustainability
- Developing capacity and capability to deliver

Motions For Which Notice Has Been Received

10 ROADS AND INFRASTRUCTURE

10.1 Interpretive Tourist Signage

Circular Head Council/Waratah Wynyard Council

That LGAT seek that the State Government provides a strategic commitment of a 4 year resources funding program for the implementation of international (Non English) visitor interpretive signage to ensure the dispersal of the increased international tourism economic benefits across the state.

Carried

Background Comment

This motion relates to regional tourism. The strategic development and funding for international interpretive signage is not a visible priority for the State Government. International and domestic based non-English speaking visitors are a strategic economic development opportunity for the whole state and to promote better international tourism experiences in Tasmania across all areas, especially the North West. This emerging opportunity is not a current policy priority, but a significant untapped market of opportunity for all the state regions to leverage higher levels of visitation and positive economic growth.

The multicultural demographic changes to the Australian population & market sectors in traditionally targetted promotional destinations requires, a clear and targetted multicultural language response to maximise the positive nature of a welcoming visitor experience to Tasmania. The presence of positive self-identification non-English way finding signage, provides the greatest example of promoting a truly global welcome to high value tourists to the entire Tasmanian market place. This initiative will provide broader market acceptance and promoting inclusive cultural links and increasing positive visitor experiences

LGAT Comment

LGAT received the following related motion in 2016:

That LGAT call on the State Government to provide funding for upgrades, maintenance and provision of tourism infrastructure in areas where tourist numbers have increased significantly in recent years and that the process for providing this funding be an open and transparent process.

The Tasmanian Government 2018-19 Budget Papers¹⁴ state that the Tasmanian Government has allocated funding of \$16 million over four years for “Improved State-wide Visitor Infrastructure”. This includes a range of works in national parks and on heritage assets but visitor interpretive signage or a grants program is not specifically listed. It is not known if there are any unallocated portions of this budget stream.

There are some tourism-related grants programs¹⁵ in operation, however it is not clear that this proposal would be considered by any of them.

Tasmanian Government Agency Comment

With an increase in international visitors to Tasmania, particularly from China, a number of strategic actions have been taken regarding the provision of information in languages other than English. The *Be China Ready* booklet helped businesses to understand the importance of the growing Chinese market and outlined a number of cultural differences to be aware of. Welcome stickers translated into Chinese were distributed to businesses across the state and a series of workshops saw participants gain a deeper understanding of the needs of Chinese customers.

To support international visitors’ safe travel on our roads, a Chinese language campaign has been run explaining Tasmania’s road rules and the Road Safety Advisory Council’s website presents this information in 20 languages.

Destination Action Plans were prepared through a facilitated workshop process involving business and community representatives. These groups considered and reached consensus on tourism development, marketing and management opportunities and challenges for their destination. With different visitor patterns throughout the state, initiatives such as non-English visitor interpretive signage would be best addressed region by region through inclusion in the local DAP.

¹⁴ See: <http://www.treasury.tas.gov.au/budget-and-financial-management/2018-19-tasmanian-budget>

¹⁵ See: <https://www.tourismtasmania.com.au/industry/grants> and <https://www.business.tas.gov.au/finances-tax-and-insurance/seeking-finance-and-funding/applying-for-grants>

11 SECTOR PROFILE AND REFORM

11.1 Elected Members Election to State Government

Devonport City Council/Glamorgan Spring Bay Council

That LGAT pursue legislative changes which would:

1. Require a councillor who is standing for State or Federal Parliament to take a leave of absence from Council for the period between issuing of the writ and declaration of the poll.

Carried

Devonport City Council/Glamorgan Spring Bay Council

That LGAT pursue legislative changes which would:

2. Require a councillor who is elected to State or Federal Parliament to resign their council position following declaration of the poll.

Carried

There is some similarity and cross over between the motions presented by Break O'Day, Glamorgan Spring Bay and Devonport City Councils. LGAT suggests this could be considered collectively through the motion above (to be voted on in two parts).

The three councils were amenable to this suggestion but as they were unable to formally ratify the proposed approach through a council meeting or workshop, all three motions, as well as LGAT Comment and Tasmanian State Government comment are provided below.

A) Devonport City Council

That LGAT pursue a legislative change which would require an elected councillor to immediately, following the declaration of the poll, resign their council position if they are elected as a member of either the State of Federal Parliaments.

Background Comment

The *Local Government Act 1993* was amended to include the following:

Vacation of Office

1. The office of councillor becomes vacant if the councillor:
(eb) becomes, after the day on which he or she begins to hold that office, a member of the Legislative Council, or the House of Assembly, and is such a member for 12 months continuously during that term of office as councillor.

At present, a councillor is entitled to stay in office for 12 months as both a councillor and a member of the Tasmanian Parliament. There is no such coverage for a Federal Member, they can be both a councillor and a member of Federal Parliament with no requirement to resign their council position.

The Act should be amended to provide a consistency for both State and Federal Parliamentarians. Preference is that a Local Government elected member, once declared elected to either State or Federal Parliament, should immediately resign their council position.

LGAT Comment

In 2012, Members considered a number of proposed amendments to the legislation around Local Government Elections. The following motions were passed:

“That the Meeting support a move to prevent people, in future, from serving on Council and in State Parliament at the same time”.

In 2013 legislation was passed that meant that Members of Parliament could not service as elected members of local councils, however the legislation allows someone who is on council, who is elected to State Government, up to 12 months more service as a councillor.

Schedule 5

(3) Vacation of office

(1) The office of a councillor becomes vacant if the councillor –...

(ea) is, on the day on which he or she begins to hold that office, a member of the Legislative Council, or the House of Assembly, and is such a member for 30 days continuously during that term of office of the councillor; or

(eb) becomes, after the day on which he or she begins to hold that office, a member of the Legislative Council, or the House of Assembly, and is such a member for 12 months continuously during that term of office as a councillor; or

(f) is no longer eligible to nominate as a candidate under [section 270](#).

There are no specific provisions related to election to councillors/Federal Parliament in either the Local Government Act or the Commonwealth Electoral Act.

Tasmanian Government Agency Comment

The Tasmanian Government notes that the policy rationale that underpins the provision in the Act that prevents a State Parliamentarian from remaining a councillor for more than 12 months (i.e. the clear conflict in seeking to simultaneously represent multiple levels of government) applies equally to Federal Parliamentarians. The Government supports amending the Act to achieve consistency of treatment in this regard.

The Government proposes to amend the Act at the same time as it is making legislative changes to implement recommendations emanating from the Code of Conduct Review (anticipated to occur in late 2018).

B) Break O’Day Council

That Councillors who stand for State and/or Federal Office on a party-political platform are to stand aside from their Council role from the acceptance of nomination until the conclusion of the poll.

Background Comment

In the past some Councillors have elected to take leave of absence in the lead up to an election. At the last Local Government election, all councillors stood as independent candidates for Break O’Day Council. They did not stand on party platforms. If they run for a political party at State or Federal level, this could be perceived as influencing their stance on issues.

If we look at the rules relating to candidacy for Federal Parliament, there was recently some uncertainty around the position of local Councillors being allowed to run for Federal Parliament which gave rise to the matter being considered by the Federal Court. Section 44 of the Constitution sets out the restrictions on who can be a candidate for Federal parliament. All public servants (both federal and state) are regarded as excluded by S.44 subsection (iv.) which reads-

“Holds any office of profit under the Crown, or any pension payable during the pleasure of the Crown out of any of the revenues of the Commonwealth”.

By requesting Councillors to stand down during an election campaign at which they are running on a party platform, would provide a similar safeguard as that afforded to Public Servants.

Therefore, if Councillors should choose to stand for State and /or Federal office for a given political party, they should request leave of absence from the acceptance of nomination until the conclusion of the poll. This would provide for greater transparency, it would avoid any perceived conflict of interest during the election period, and would offer a standardised policy for dealing with the situation outlined above.

LGAT Comment

Refer comment provided for the Devonport City Council motion above.

Tasmanian Government Agency Comment

Councillors are not currently required by law to resign or take leave from their position as councillor when they nominate for election to office for either the Tasmanian or Australian Parliaments. However, it is noted that some councillors do decide that this is an appropriate

course of action to avoid perceived or actual conflicts where a councillor is also actively campaigning for election to office for another level of government. The risk of such conflicts can emerge irrespective of whether the individual is standing as an independent or party-aligned candidate.

It should be noted that the Code of Conduct for councillors contains several relevant provisions that are relevant to the scenario where councillors are standing as candidates for election to State or Federal Parliament. For instance:

- Part 2 of the Code requires councillors to declare conflicts and, where such a conflict is material, physically remove themselves from discussions of Council. The non-declaration of a conflict of interest between a person's role as a candidate in a State or Federal election and their role as councillor could therefore constitute a breach of the Code, depending on decisions or policy positions they take; and
- Part 8 (3) of the Code provides that 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". This means that a councillor who used their position as councillor to promote their own interests as a candidate in a State or Federal Election would likely be in breach of the Code.

This motion would require an amendment to the *Local Government Act 1993* to implement. The Government will further consider this and other motions relating to electoral provisions following the conclusion of the 2018 local government elections.

Further consideration would need to be given to the detail of how a formal, statutory requirement for councillors to take a leave of absence would be implemented, including whether or not councillors would remain eligible to receive their allowance during that period.

C) Glamorgan Spring Bay Council

That any elected member currently serving as a Councillor be required to request a "Leave of Absence" from their respective Council if that person wishes to nominate and run for a State or Federal Parliament seat if that election falls within their term of office and that the Councillors position on their Council remains unfilled until after the election results are known and should this person be successful they resign from their Local Government office within six weeks of the polls being declared.

Background Comment

The recent State Election caused total confusion in the mind of the community with some Councillors resigning, some requesting leave of absence while others continued on with their Local Government roles including being spokesperson for the Council.

LGAT Comment

Refer comment provided above for both the Devonport City and Break O'Day Council motions.

Tasmanian Government Agency Comment

Refer to comments provided for both the Devonport City and Break O'Day Council motions above.

11.2 Mayoral Vacancies

Burnie City Council/City of Hobart

That LGAT lobby for a change to the Local Government Act 1993 to allow for a recount on the previous election to be used to fill a vacancy of Mayor at any time throughout the term, instead of the current provision for a by-election which applies up to six months prior to the next ordinary election, which can be costly for a community.

Lost

Background Comment

In the event a Mayor's position becomes vacant it is mandatory that a by-election is held by virtue of s308(4) of the *Local Government Act 1993*, unless it is during the period six months before any forthcoming Local Government election.

This places Mayors in a difficult position especially when considering election in a higher office, with on one hand, a suggestion of unfair advantage and on the other, an accusation of placing an unnecessary financial burden on ratepayers. This could equally be the same for any reason associated with a vacancy. It is unfair for elected members to be placed in such a position when they are determining what may be in their best interest and those of the broader community.

With regard to the recent by-elections in Burnie the cost was \$47,531 for the by-elections of positions of Mayor and Alderman.

It is suggested that the *Act* should be modified so that if a Mayor was to resign, for any reason that the Mayoral vacancy be determined, if possible, by a recount of the previous election of the Mayor.

This would allow a Mayor to make a decision without placing a financial burden on ratepayers. It is accepted that a by-election would still be necessary should there be no other candidate in the prior election or none willing to be nominated in a recount, or alternatively this could be done by a ballot as per a Deputy Mayor vacancy.

LGAT Comment

In 2014 the following motion was passed: 7.1

That the LGAT request a change to the Local Government Act to ensure a Mayoral vacancy does not trigger a by-election if the vacancy occurs within 12 months of an election.

The issue was not raised in any significant way during consultation on the targetted review of the Act.

Tasmanian State Government Agency Comment

The Tasmanian Government appreciates the salience of this issue in light of the recent resignation of a number of Mayors who have taken up positions as State or Federal Parliamentarians.

The issue of costs associated with by-elections needs to be balanced against democratic considerations and the broader community interest. The Act currently supports the policy position that the community should be given the opportunity to elect a replacement Mayor, except where the next scheduled election is due to occur within the next six months and cost and inconvenience of a stand-alone mayoral election would therefore outweigh any democratic benefit.

It is noted that there was not a strong appetite from the sector during the recent Targetted Review of the *Local Government Act 1993* to amend the current electoral provisions relating to Mayors and Deputy Mayors.

This motion would require an amendment to the *Local Government Act 1993* to implement. The Government will further consider this and other proposals relating to electoral provisions following the conclusion of the 2018 Local Government elections.

11.3 Code of Conduct

City of Hobart/Glamorgan Spring Bay Council

That LGAT lobby the State Government to remove the 'materiality' test as it relates to conflict of interest set out in Part 2 of the Model Code of Conduct.

Lost

Background Comment

The City of Hobart has noted that there are particular concerns with the operation of the Code of Conduct as it relates to conflicts of interest and materiality, in that a two-stage requirement is necessary with an Alderman first identifying a conflict of interest and then secondly

determining whether or not that conflict 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 Council'.

The current process is out of step with the way in which non-pecuniary conflict of interest is dealt with in other jurisdictions and it is recommended that a legislative change be made to remove the 'materiality' test from the Model Code of Conduct.

LGAT Comment

In November 2017 the following motion was supported:

That Members note the report from the Code of Conduct review.

That Members endorse the recommendations as outlined in the record of discussion table.

That a review of Part 5 of the Local Government Act be implemented.

The final list of recommendations did not include removal of the 'materiality' test from Part 2 of the Model Code. This suggestion was discussed at the November 2017 meeting; however it was not one of the recommendations that was supported at that meeting.

Tasmanian State Government Agency Comment

The Model Code of Conduct currently provides that elected members are to –

"...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".

The 'materiality test' attracted a range of diverging views from stakeholders during the recent Code of Conduct review process. While removing the test would provide clear and unambiguous direction to elected members, it also has the potential to diminish the autonomy of elected members in making judgments as to whether conflicts are significant enough to warrant physically removing themselves from deliberations.

As part of its response to the Code of Conduct Review, the Government has determined that further consultation will be undertaken as part of the forthcoming process to amend the Model Code before any changes are made to Part 2(6).

11.4 Qualified Advice for General Manager Contracts

Glenorchy City Council/Kingborough Council

That the Local Government Association of Tasmania recommends that the Local Government Act 1993 be amended to allow a Mayor (or their delegate) to qualify a Council or council committee agenda item that relates to the performance of or contractual arrangements with the General Manager.

Carried

Background Comment

The Local Government Act 1993 provides that:

Section 65. Qualified persons

- (1) *A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.*
- (2) *A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –*
 - (a) *the general manager certifies, in writing –*
 - (i) *that such advice was obtained; and*
 - (ii) *that the general manager took the advice into account in providing general advice to the council or council committee; and*
 - (b) *a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.*

Logically, in order for the General Manager to fulfil their obligations under section 65 the General Manager must have knowledge of the advice, information or recommendations in order to establish to their satisfaction that it has been given by a qualified or experienced person. Furthermore section 65 requires the General Manager to take that advice into account when providing advice.

Section 65 provides an important mechanism for ensuring that Council and Council committees receive quality and reliable advice on which to base their decisions on. However, it is also important to ensure that advice to Council is not tainted by conflicts of interest.

Section 55 of the Local Government Act 1993 provides that:

Section 55. Interests of employees and general manager

- (1) *An employee of a council must notify the general manager, or in the case of the general manager the mayor, in writing of having an interest as referred to in [section 49](#) in any matter in respect of which he or she–*
 - (a) *provides advice to the council or council committee; or*

- (b) makes a decision or determination; or
- (c) makes a recommendation to the council or council committee.

Penalty: Fine not exceeding 50 penalty units.

- (1A) [Section 51](#) applies as if a reference to a councillor were a reference to an employee or a general manager.
- (2) The general manager is to –
 - (a) advise the council of the existence of any interest notified under [subsection \(1\)](#); and
 - (b) keep a register of any such interest.
- (3) Any register kept under [subsection \(2\) \(b\)](#) is exempt from the provisions of the [Right to Information Act 2009](#).

Where an agenda item relates to the General Manager (e.g., an assessment of their performance or renewal/termination of contract) the General Manager would have a clear conflict of interest which ought be declared and appropriately managed.

It is well established that when such a pecuniary conflict of interest exists the only appropriate mechanism for managing it is to excuse oneself from all aspects of the advice, discussion and decision. Unfortunately a pure interpretation and implementation of section 65 does not permit the General Manager to do this unless by delegation of that function to another Council Officer (under section 64).

Although the function under section 65 could be delegated to another Council Officer this in turn would create a conflict of interest whereby a staff member of the General Manager is asked to provide and/or qualify advice in relation to their direct supervisor.

This is a highly undesirable outcome and this practice has been the subject of criticism from the Glenorchy City Council Board of Inquiry and Glenorchy City Council Ministerial Directions.

As noted above the issue arises when the General Manager is required to qualify reports for both Council and Council Committees.

By way of practical example, Glenorchy City Council now has its General Manager's Performance Review Committee (GMPRC) constituted as a Council Committee in compliance with the Ministerial Directions. All matters discussed by the GMPRC relate in some way to the contract and performance of the General Manager. In complying with the *Local Government (Meeting Procedures) Regulations 2015* and the *Local Government Act 1993* the GMPRC have been issuing Council committee agendas and have identified the need to have them qualified. The GMPRC considered at its meeting on 14 February 2018 that the need to have the General Manager qualify reports relating to him is a direct pecuniary conflict of interest and sought the advice of the Division of Local Government.

The Assistant Director of the Division of Local Government provided advice to the Mayor to the effect that in order to remove the General Manager's conflict of interest the General Manager should delegate this function. GMPRC further considered this advice at its 16 March 2018 meeting and considered this to be an unsatisfactory resolution as it merely created a new and different conflict of interest.

To date the General Manager has been qualifying the reports as authored by the Chair of the GMPRC (the Mayor) however GMPRC are of the view that it is not appropriate that the General Manager or a Council Officer be placed in a position of conflict.

Glenorchy City Council has considered this issue and has formed the view that to rectify the situation the Local Government Act needs to be amended such that in the specific circumstances where a report relates to the performance of or contractual arrangements with the General Manager that the Mayor (or their delegate) may provide the necessary qualification to agenda items.

Glenorchy City Council requests that LGAT agree to advocate for this important amendment to the Act.

LGAT Comment

This issue has not been raised previously but it would appear that prevalent practice in relation to performance review reports to council is not well aligned with the Act or good governance practices around conflict of interest. It would be important to consult broadly on any proposed changes to ensure there are no unintended consequences and on that basis, it may be better to direct LGAT to advocate for a solution to the problem as opposed to advocate on a particular solution. That will be a matter for Members to decide at the Meeting.

Tasmanian State Government Agency Comment

This issue has largely arisen out of the Ministerial Directions provided to the Glenorchy City Council in January 2018, which directed that if the Council chose to establish a review committee, it must be established as a council committee. The Tasmanian Government is aware that other General Manager Review committees are established as Special Committees, which are not subject to the section 65 requirements.

This would require a legislative amendment. The Tasmanian Government will consider any such amendment if there is sector wide concern on this issue.

11.5 Elected Member Titles

Burnie City Council/Waratah Wynyard Council

That LGAT lobby for a change to the Local Government Act 1993 to remove the word alderman from the Act entirely, leaving only councillor.

Carried

Decision Sought

In the interests of inclusiveness for all those currently serving in Local Government in Tasmania, and all those who potentially seek to serve as councillors or alderman, the removal of this gender specific descriptor is warranted.

There is precedent for this to occur. It is understood that the introduction of the *Local Government Act 1993*, replaced the word 'chairman' with the word 'chairperson'. This motion seeks to achieve a similar goal. A former president of MAT/LGAT has contacted the General Manager since this motion received media attention recalling the replacement of the term "aldermen" to "councillor" being a policy position, and argued in the drafting for such a change. This statement would need clarification from the LGAT archives.

The word 'alderman' appears in the *Act* on two occasions.

Firstly under definition of councillor in s3:

"councillor means a person elected to a council and includes the Lord Mayor, Deputy Lord Mayor, mayor, deputy mayor and alderman;"

The second mention is in s25(2) under constitution of council:

"A person elected to a city council is a councillor but may be known as an alderman."

Such an amendment would affect the six councils that are defined cities under Schedule 3B; Burnie; Clarence; Devonport; Glenorchy; Hobart; and Launceston.

This may seem like semantics and while some may argue that "alderman" is gender neutral by default, this motion seeks to make the language used in the *Act*, truly neutral and inclusive for any person that may wish to serve their local community.

It is understood that in around 1994 Queensland reverted to the use of the term councillor for both country and city councils. The largest council in Australia "Brisbane City Council" have councillors not aldermen. The term alderman is used in other states, however Melbourne City Council are known as councillors.

LGAT Comment

There have been no previous motions on this matter.

Tasmanian State Government Agency Comment

While the Act provides that city councillors may also be 'known as Aldermen', there is nothing to prevent individual city councils determining that their elected members should be referred to as 'councillors', rather than 'aldermen'. Therefore, the Tasmanian Government considers that this matter should appropriately be determined by individual city councils.

12 SECTOR CAPACITY

12.1 Environmental Health Officer Training

Latrobe Council/Central Highlands Council

That the Local Government Association of Tasmania lobby the University of Tasmania for the continuation of the Bachelor of Health Science (Environmental Health) or similar tertiary degree that is eligible for the Environmental Health University Course Accreditation with Environmental Health Australia.

Carried

Background Comment

In Tasmania, legislation including the *Local Government Act 1993*, *Public Health Act 1997* and the *Food Act 2003* all refer to Environmental Health Officers. The *Environmental Management and Pollution Control Act 1994* recognises the EHO as a Council officer who is suitably qualified to apply this legislation on behalf of Local Government.

Minimum educational qualifications are required to be an authorised officer under the *Food Act 2003* and *Public Health Act 1997*. The University of Tasmania has offered a Bachelor of Health Science (Environmental Health) since 2008. This course was accredited by Environmental Health Australia (EHA) under the *Environmental Health University Course Accreditation* system and provided the minimum educational qualifications for the aforementioned legislation.

The Bachelor of Health Science (Environmental Health) was a professionally accredited 3.5 year program designed to produce graduates who will work as EHO's in State and Local Government and specialised allied health fields.

EHA is the premier environmental health professional organisation in Australia which advocates environmental health issues and represents the professional interests of all environmental health practitioners. EHA is committed to the professional development and

status of its members and the enhancement of environmental health standards and services to the community through advocacy, promotion, education and leadership. The professional organisation has been in existence since 1936 and is a member of the International Federation of Environmental Health (IFEH).

There are currently only six (6) Australian universities offering accredited undergraduate degrees, three (3) offering post-graduate studies in environmental health and one (1) university offering a masters degree in environmental health. All graduates from the University of Tasmania's Bachelor of Health Science (Environmental Health) have obtained employment in the environmental health profession.

In February 2016 the Tasmanian EHA board (EHA Tas) was made aware that the University of Tasmania was undertaking a review of a number of Health Science courses it provided. It was announced in February 2016 that the intake for the Bachelor of Health Science (Environmental Health) course was suspended for a year pending a successful business case for a revised course. In January 2017 the University announced the course was in teach out mode.

EHA Tas played a key role in the establishment of the degree course in 2008 and have provided ongoing commitment to its success. The course does not produce high numbers of graduates but produces significant benefits to environmental health in Tasmania, including:

- Increasing the number and quality of local graduates;
- Increasing the profile and credibility of the environmental health workforce in Tasmania;
- Ensuring the profession can meet future capacity challenges;
- Providing opportunities for existing practitioners to improve and upgrade their qualifications in a local setting; and
- Provides mechanisms for specialisation in allied fields.

EHA (Tas) met with the Head and Deputy Head of the School of Health Science to discuss this decision to teach out the degree. We expressed our immediate concern regarding the decision as this is the only course offered in Tasmania which meets the minimum qualification under the *Food Act 2003* and *Public Health Act 1997* for EHOs in Tasmania.

EHA (Tas) has also met with the Minister for Health, Michael Ferguson MP on several occasions to discuss the university degree. The Minister for Health and the Leader of the Opposition have both provided written support for localised education and training pathways for statutory health protection roles.

Local Government is the largest employer of EHOs in Tasmania and Local Government is required to provide statutory and other essential community services regarding environmental health matters. There are currently (April 2018) 73 EHOs employed in Local

Government in Tasmania. At present there are many Councils understaffed or without an EHO to uphold the important health protection roles our communities need. This situation will be exacerbated with the ageing EHO workforce. A study conducted by EHA (Tas) in 2015 indicated that approximately 40% of EHOs surveyed will be retiring over the next 15 years.

The lack of a University course specific to this key profession in Tasmania, providing quality local graduates, will have a significant impact on the environmental health profession and the capacity of Local Government to deliver public health regulation in Tasmania.

LGAT Comment

There have been no previous motions on this matter.

LGAT is already supporting the Environmental Health Australia (Tas) negotiations with UTAS for continuation of the Bachelor of Science, via letters of support and also direct and on-going discussions with the Director of Public Health.

LGAT is also seeking funding to prepare a workforce development plan for EHOs that identifies the current capacity of the Tasmanian EHO workforce to meet their legislative requirements and ensure public and environmental health. Please refer to the Policy Update in this meeting for more information.

Tasmanian Government Agency Comment

No State Government comment was sought.

12.2 State Wide Training and Employment

Circular Head Council/Waratah Wynyard Council

That LGAT seek that the Federal and State Government provides a strategic commitment of a 4 year resources funding program working with Local Government and established industry training providers for the implementation of targeted VOC Training initiatives to ensure the dispersal of employment and apprenticeship opportunities from all emerging industry investment and expansion opportunities across the state.

Carried

Background Comment

This motion relates to regional education. Provision of targetted regional VOC training for a minimum of 4 years to address trades skills shortages in regional areas, is vital to state wide economic prosperity. Sound industry-based training support will advance regional employment and support current and emerging industries with skill shortages.

A key regional training focus in supporting the current and emerging skills shortages will reinvigorate state wide communities with the opportunity to grow state prosperity and effect change to support all industries in the state with quality trades and vocational workers. This strategy initiative when implemented will affect meaning full community opportunity and change, reinforcing community prosperity through higher education standards for generations to come.

LGAT Comment

There have been no previous motions on this matter.

Since the writing of the State Government comment, Skills Tasmania has also announced funding of \$400,000 to go to the South East Regional Development Association (SERDA) to support implementation of the 2017 workforce planning report. The approach being trialled in the SERDA region offers significant potential for it to be rolled out in other regions to support regional training and workforce development.

Tasmanian Government Agency Comment

Supporting education and training is a key government mechanism to enable regions to meet local challenges and build on the opportunities presented by a modern, connected economy. Building the skills of our regions will help more Tasmanians participate in the workforce and ensure businesses have access to the skilled labour they need to be productive, create jobs and grow.

The Government, through Skills Tasmania in the Department of State Growth, funds workforce development and training activities throughout the State, including training delivered by the public provider TasTAFE. Skills Tasmania funds training activity through a range of programs, with funding targetted in a flexible and responsive way to support regional priorities.

Skills Tasmania's workforce development program is supporting regional development through a range of initiatives, including:

- 2018 regional workforce development projects for King Island Regional Development Organisation and Break O'Day Council;
- 2017 workforce planning reports with South East Regional Development Association (SERDA) and the Southern Central Sub-Region (around the Brighton area);
- Developing local solutions based on regional needs such as the Huon Valley Works local employment hub; and
- Working with Regional Development Australia on supporting workforce development capability in the economic development sector.

Tasmania's regions are unique and have differing industry, demographic and business mixes, which means a 'one-size-fits-all' approach does not work. In July 2017 the Government launched a \$4.1 million Jobs Action Package: Employment Partnership with TasCOSS and the TCCI. This partnership commits to work in four regional communities - Derwent Valley, north-east, south-east, west coast, with businesses and local people who are looking for work, to build their capacity to take advantage of growing employment opportunities.

In regional locations, Trade Training Centres (TTC) offer specialised trade training facilities managed by Department of Education that enable school students and adult community members to undertake accredited training in purpose built facilities. There are eight such facilities in regional Tasmania.

The objectives of the Trade Training Centres are to:

- Increase the proportion of students achieving a Year 12 or equivalent qualification;
- Address national skills shortages in traditional trades and emerging industries by improving relevance and responsiveness of trade training programs in secondary schools,
- Improve student access to industry-standard trade training facilities;
- Improve the quality of education offered to secondary students undertaking trade related pathways; and
- Assist young people to make a successful transition from school to work or further education/training.

13 FINANCIAL SUSTAINABILITY

13.1 Accounting Standards

Break O'Day Council/Glamorgan Spring Bay Council

That LGAT lobby the State Government to amend the Local Government Act to provide the Tasmanian Audit Office with the power to consider whether an Australian Accounting Standard should be applied to Local Government and to what extent.

Lost

Background Comment

Recently the Tasmanian Audit Office (TAO) made General Managers aware of a forthcoming change in relation to reporting in Financial Statements, the application of AASB 16 Leases to Local Government activities. Whilst it is logical that it apply to operating leases which have some significance and materiality, say lease of vehicles or premises, the relevance of applying this to the multitude of crown land leases which Councils hold is highly questionable and of little material relevance.

The TAO indicated that as an Office they could see the impact but due to the Local Government Act provisions they have no latitude in the application of Accounting Standards. Apparently in some other Australian states this latitude exists and is used

LGAT Comment

There have been no previous motions on this matter.

Tasmanian Government Agency Comment

AASB 16 Leases was issued by the Australian Accounting Standards Board in February 2016 with an application date for annual reporting periods beginning on or after 1 January 2019 (for councils this means it will apply for year ending 30 June 2020). The likely effects of the revised leasing standard have been presented by the Tasmanian Audit Office at client information sessions since 2015. Most councils have already presented their assessment of the impact of AASB 16 in their financial statements. As such, councils have had significant lead time to prepare for implementation of this new standard.

Under AASB 16, lessees will be required to recognise leased assets with a value of US \$5,000 as a right to use asset with a corresponding liability for the future lease payments. This could result in a number of assets being recognised by councils, including crown land leases.

The new standard sets out the principles for the recognition, measurement, presentation and disclosure of leases. The objective is to ensure that lessees and lessors provide relevant information in a manner that faithfully represents those transactions. This information gives a basis for users of financial statements to assess the effect that leases have on the financial position, financial performance and cash flows of an entity.

Section 17 of the Audit Act 2008 requires State entities, including councils, to submit financial statements to the Auditor-General each year. Section 17 (4) requires that unless otherwise required by any other written law, the financial statements are to be prepared in accordance with the accounting standards and other requirements issued by the Australian Accounting Standards Board which is defined as the body of that name continued in existence under the Australian Securities and Investments Commission Act 2001 of the Commonwealth.

The Local Government Act 1993 at section 84 requires the general manager to prepare and forward to the Auditor-General a copy of the council's financial statements for each financial year in accordance with the Audit Act 2008.

As neither piece of legislation provides for exemption from application of the accounting standards or are there any other written law that enables this, councils are required to comply with all accounting standards, including AASB 16. Divergence from Australian Accounting Standards is not supported, as the framework facilitates for users consistent, comparable, transparent and useful financial statements.

The Tasmanian Audit Office advises that it is not aware of any other jurisdictions planning not to apply the requirements of AASB 16. Were Tasmania to legislate to allow councils not to comply with all accounting standards, this would create divergence from other jurisdictions and associated loss of comparability. In addition, this would place the Auditor-General in a position where councils could “lobby” for relief from compliance with accounting standards, which would compromise the independence of Auditor-General.

13.2 Accounting Standard - Depreciation

Circular Head Council/Waratah Wynyard Council

That LGAT seek that the State Government, in conjunction with the Tasmanian Audit Office, provides a strategic commitment to lobby for a new change in accounting standards for depreciation calculation and management of all state and federal government funded projects, as the present model significantly disadvantages low growth communities and undermines opportunities to reinvigorate and re-energise local economic prosperity and community wellbeing.

Lost

Background Comment

This motion relates to regional economic development and prosperity. Accounting standards amendment is required to reflect the opportunity to grow regional economic development. If depreciation could be deferred for the grant components of infrastructure, as the present policy substantially disadvantages low growth regional communities by placing an unsustainable burden upon financial resources. This is a major burden to local community prosperity, growth and advancement moving forward. The present model of accounting standards significantly disadvantages low growth communities and undermines opportunities to reinvigorate economic prosperity and community wellbeing. Currently the acceptance of project based state and federal grant assistance in low growth regional economies drives a targeted reduction in the capacity to pay for local communities.

As an example, the state election promises of funding to community groups does not come with a depreciation expectation in perpetuity. Yet all funds to projects in the Local Government context have the expectation of fully funded depreciation in perpetuity. In effect community innovation and adaption is constrained and reduced by the limiting policy position as communities are bound to retain like for like as there is limited opportunity to reinvigorate and re-energise local socio-economic prosperity.

LGAT Comment

In December 2013 the following motion was supported:

That the Meeting endorses the proposed responses to the issues raised at the jobs forum subject to additional information being sought from councils and included in the response in relation to their past and future 4-year capital spends. Details should also be sought as to the extent to which councils are meeting their depreciation obligations and an assessment be made as to whether this is relevant in terms of inclusion in any response.

In July 2014 the following motion was supported:

That the Local Government Association of Tasmania request the State Government to advise of their strategic asset management plans for the funding of depreciation e.g. asset replacement of roads and bridges, for the Dept of State Growth (formerly DIER) as per the expectations that are being required of Local Government .

Tasmanian Government Agency Comment

The motion seeks to have the Government and the Tasmanian Audit Office provide a strategic commitment to lobby for a new change in accounting standards for depreciation calculation and management of all State and Federal Government funded projects.

Depreciation is the systematic allocation of the current replacement cost of an asset (a valuation technique that reflects the amount that would be required to currently replace the service capacity of an asset) over its useful life. Current replacement cost is the cost to acquire or construct a substitute asset of comparable utility, adjusted for obsolescence. As such, the current replacement cost can be adjusted to reflect comparable utility and any obsolescence, thereby reducing the annual depreciation expense. It may be difficult for a council to justify a large decrease in an asset's current replacement cost soon after it is acquired or constructed, if for example it had excess capacity based on council's needs. If an asset has been acquired and is in use there should be an annual depreciation expense reflecting the service capacity of the asset consumed each year. How the asset is funded is not of relevance to the depreciation expense.

It is unclear from the motion how depreciation expense can disadvantage low growth communities and undermines the opportunities to reinvigorate and re-energise local economic prosperity and community wellbeing. It seems that the question is implying that because of the future depreciation expense associated with such assets, councils are likely not to take up opportunities, such as those arising from grants, to acquire or construct them, thereby disadvantaging communities. Decisions to construct or acquire assets should reflect an analysis of total whole of life costs of such assets, including depreciation expenses, compared to benefits accruing to the community.

The Tasmanian Audit Office does not have a policy-making role. Divergence from the application of Australian Accounting Standards is not supported for the reasons outlined under motion 1.1.

13.3 Accounting Methodologies

George Town Council/Break O’Day Council

- a) **That Councils and the Local Government Association of Tasmania work with the Local Government Division of Premier and Cabinet to review the various accounting methodologies being used by Councils with a view to developing standardised reporting; and**
- b) **Address some of the complexities such as volume/length of reporting driven by disclosures required in the Local Government Act and International Accounting standards which are not necessarily relevant to Council operation and reporting.**

Carried

Background Comment

Council officers have spent the last nine months carrying out an extremely thorough audit on Council’s operating procedures and finances. This has included, but not limited to, a complete overhaul of the long term financial plan, an organisational review and a financial asset management review. During this process, which included discussions with officers from the Audit Office and with external financial specialists, it became obvious that there can be quite a disparity between the way Councils operate and report financially. The differentiation between the application of standards and report can make a vast difference to a Council’s bottom line.

Both the New South Wales (NSW) Office of Local Government and Local Government Victoria provide a great deal of guidance in this area to the respective Councils and Shires and promote consistent application of various methodologies.

While each Council in Tasmania is required to comply with the preparation of financial reports in accordance with Australian Accounting standards and are subject to independent auditing, the application of various methodologies within those standards have a reasonable degree of flexibility. This has become more apparent as various financial management indicators have been produced in recent years which has provided opportunity to carry out a higher-level comparisons across Councils.

Identified Areas of Difference

It has been identified that the key areas of divergence across Councils are where there is some judgement needed to recognise a liability or asset and its value. Other differences are tied to the way Councils capitalise wages and equipment, apply on-costs and determine what is Capital Works versus Operational.

More areas of focus include:

- Landfill rehabilitation provisions;
- Improvements to land – whether to depreciate or not, eg sports fields or aesthetic earthworks such as garden beds;
- Regularity of asset valuations and consistency between Councils eg: one Council could be on 2013 values, another on 2017 values;
- Identification and valuation of assets without any future service potential to the community eg: some town halls;
- Valuation and depreciation of assets that would be replaced but with a different type of asset; and
- Valuation and depreciation of assets that cannot be replaced eg: Heritage assets.

One suggestion to identify these differences is to provide comparison tables for each area of reporting. This would highlight areas where variances in methodology may be present. For example, a table showing a comparison of useful lives for each for each Council would highlight those outside of average which would then require justification.

Simplifying Accounting Reports

If Local Government were to commence reviewing various accounting processes in an attempt to align reporting more closely, it would also be an opportunity to address some of the complexities such as volume or length of reporting. The financial instruments disclosures for example are not particularly useful and take up a lot of pages. The reports are largely driven by disclosures required in the Local Government Act and International Accounting standards but there may be a way to obtain dispensation from certain disclosures through legislative means if they are irrelevant to Council operation and reporting.

Potential Benefits of a More Standardised System

A standardised reporting system for Local Government would create a number of opportunities, not only for possible resource sharing and efficiencies but also for the Audit Office. In fact, one suggestion provided to Council was that if every Council reported in the same manner using the same methodology, a centralised system could eventually be established and information could be lodged through a self-service type portal which is then checked by the Audit Office rather than having them spend days on site, trawling through reports and checking methodology to ensure the same is applied each time.

The process could be much more simplified and more cost effective for both the TAO and Council.

Financial Implications

No financial implications are identified in submitting the proposed motion for inclusion on the Agenda for the July LGAT General Meeting. Should the motion be supported at the LGAT General Meeting and pursued at a State/Federal level potential benefits to Councils could be greater confidence in performance comparisons, reduction in variation of reporting processes and possible reduction in cost of auditing due to Councils using a more consistent approach. There would also be less work if the requirement to report to standards not applicable to Local Government were removed.

Legislation

Council is required to prepare annual financial statements in accordance with Part 8 Division 3- 84 of the Local Government Act 1993, Part 4 Division 1 – 17 of the Audit Act 2008.

The statements are to be prepared in accordance with the accounting standards and other requirements issued by the Australian Accounting Standards Board.

LGAT Comment

There have been no previous motions on this matter.

However, LGAT has previously delivered joint projects with the Tasmanian Audit Office and Local Government Division on matters similar to this motion. For example, earlier this year additional resources were developed to support Council Audit Panels (including a practice guide, model code of conduct and panel charter) and, last year a model Related Parties Disclosure Policy was developed for councils. Both projects facilitated support for the sector in changes to either legislation or accounting standards and were also designed to facilitate greater consistency in approach.

Tasmanian Government Agency Comment

The proposal is in two parts which will each be addressed in turn.

- a) *That Councils and the Local Government Association Tasmania work with the Local Government Division of Premier and Cabinet to review the various accounting methodologies being used by Councils with a view to developing standardised reporting.*

As a result of the *Local Government Amendment (Targetted Review) Act 2017* model financial statements will be issued by the Director of Local Government each year. These model financial statements will be provided to the Director by the Auditor-General. Councils will be required to adopt these statements, which will effectively represent minimum disclosure requirements. These model statements, which are set to apply from year ending 30 June 2020

The table below shows the level of the contribution for Burnie compared to CPI since 2014.

Fire Service	Contribution	CPI for Hobart (June)
2014	3.94%	2.8%
2015	5.05%	0.6%
2016	4.49%	1.2%
2017	6.84%	2.3%
2018	5.40%	2.1% (to March)
2019	7.36%	

The State Fire Commission sources their operating costs of all brigades from three sources in accordance with the *Fire Services Act 1979*.

s77A of the Act states:

77A.Sources of contributions towards operating costs of all brigades

The operating costs of all brigades shall be defrayed out of contributions to be paid to the Commission –

- (a) by insurance companies as provided in Division 2B;*
- (b) by the Treasurer as provided in Division 2C ; and*
- (c) by local councils as provided in Division 3 .*

s77A of the Act states:

79. Contributions payable by local councils

- (1) The local councils in the State, for the financial year commencing on 1 July 1995 and for each subsequent financial year, must contribute an amount determined in accordance with this Division towards the operating costs of brigades, being operating costs that are included in the Commission's estimates for the relevant financial year and approved by the Minister.*
- (2) The Commission, for a financial year to which subsection (1) applies, must provide for the recovery from councils of such an amount as will be sufficient to cover the operating costs of brigades for that year, as approved by the Minister, less the prescribed amount.*
- (3) For the purposes of subsection (2) the prescribed amount means the aggregate of the following amounts:*
 - (a) the contribution towards the operating costs of brigades required to be made for the relevant financial year by insurance companies under Division 2B ;*
 - (b) the contribution towards the operating costs of brigades required to be made for the relevant financial year by the Treasurer under Division 2C ;*
 - (c) any contribution towards the operating costs of brigades made or expected to be made in respect of the relevant financial year by the Commonwealth; and*
 - (d) any money received or expected to be received by the Commission in respect of the relevant financial year from its marketing activities.*

Division 3 of the *Act* determines the provisions relating to contributions payable by local councils towards operating costs of brigades. The contribution is determined by the *Act*, being operating costs that are included in the Commission's estimates for the relevant financial year and approved by the Minister.

The contribution is to provide for the recovery from councils of such an amount as will be sufficient to cover the operating costs of brigades for that year, as approved by the Minister, less the prescribed amount. The prescribed amounts are any contributions from insurance companies, Treasurer, Commonwealth and/or marketing activities.

The calculation in Division 3 of the *Act* is complex with its methodology and irrelevant for the purpose of this report. A requirement on council in s81A is that the allowable annual increase or decrease calculated in s81 is to be no more than 5%. This is 5% after the increase imposed by the State Fire Commission that has been verbally advised 5.5% for 2018/19. Therefore the increase/decrease imposed by Local Government may be between 0.5% - 10.5%.

Burnie has a target in the Financial Management Strategy to reduce rate revenue in Burnie to close the “rates per capita” gap against the state average while maintaining acceptable levels of service. Council has no control over the amount of the fire rate, however this is calculated as rate revenue in rates per capita calculations. The purpose of this Strategy is to reduce the burden being placed on the residential and business community of Burnie an approach not dissimilar to the State Government with regard to energy pricing and TasWater.

Another challenge for Burnie is the disparity between houses on either side of the Cam River. A house with an AAV of \$18,200 in the Burnie municipality will pay a fire levy of \$260 while the same value house across the river in Somerset only attracts a levy of \$75. The reason being the various fire rating districts, however the response can come from either brigade, volunteer or permanent, as they rightly cross districts to ensure the most appropriate and timely response.

The amount of the increase in the fire service contribution to the State Fire Commission is well and truly above CPI for the last five years, without any explanation or accountability. Council merely receives notification each year and while explanation has been sought each year, nothing meaningful is provided.

The 2017/18 State Budget detailed the State Fire Commission and shows that the taxation collected (including Local Government contribution) is \$68.2m in 2017/18 compared to \$67.2m in 2016/17. This is an increase across Tasmania of 0.2% while in Burnie the increase was 5.4%. The forward estimate for 2018/19 was \$71.1m, an increase of 4.2% compared to actual increase of 7.36% in Burnie.

It is difficult to ascertain from the publicly available information whether the increases experienced in Burnie are in isolation to the rest of Local Government, however it is assumed most communities are experiencing the same pain.

A review of the Annual Report for the State Fire Commission reveals that the actual revenue increases in the Local Government contribution across Tasmania is as follows:

2015	5.5%
2016	5.5%
2017	5.5%

This shows that the State Fire Commission has placed a standard increase of 5.5% on the state fire service contribution without having regard to the allocation necessary for the operating costs for the various brigade district around Tasmania.

The Act clearly states that the contribution must provide for the *recovery from councils of such an amount as will be sufficient to cover the operating costs of brigades for that year, as approved by the Minister, less the prescribed amount.* Is it a coincidence that the operating costs of all brigades have consistently risen by 5.5% from 2015?

It is timely for the sector to review the governance arrangements for determining the fire service contribution as increases are high and placing a financial burden on ratepayers with no justification or transparency as to reasons.

LGAT Comment

In 2006 the following motion was supported:

That the LGAT take up the matter of the increased fire levy contribution from Local Government with the State Government, with a view to persuading the State Government to:

- *Acknowledge Local Government's disappointment in the increased contributions at a time when most councils have entered into Partnership Agreements with the State, with no indications given during these (Partnership) discussions of the pending increase; and*
- *That Local Government indicates that it no longer wishes to be a collection agency for the State Government and requests the State government to collect the levy via its own means.*

Concern has been raised in relation to the level of increase and also the role of Local Government in collecting a State Tax. Over the last decade, LGAT has lobbied the Government of the day as well as independent upper house representatives around the issue. The issue of significant increases to the fire levy, at a rate greater than the State Government contribution to the Fire Commission through recurrent funding is also of concern and given the integration of SES with TFS it is important that processes are put in place to ensure the government is not

using the Fire Levy as a blunt mechanism to boost its budget. It is understood that the current budgeting process for the State Fire Commission does not include consultation with Local Government, except through the Local Government representation on the Commission. The *Fire Services Act* is currently up for review and this is an opportunity for the sector to lobby for processes to be put in place to ensure engagement with Local Government in relation to the Fire Service Levy.

Tasmanian Government Agency Comment

The Fire Service Act 1979 (the Act) prescribes the revenue sources for the Tasmania Fire Service (TFS). The broader Tasmanian community, as recipients of this service, are required to meet the operating expenses of TFS in order to maintain a modern, effective and responsive fire service to protect all Tasmanians.

Section 79 of the Act requires Councils to contribute an amount formulated by Part VI of the Act towards the operating costs of the TFS brigades included in the Commission's corporate plan and approved by the Minister. During the 2017 financial year the gross Fire Service Contribution was \$41.0M.

Section 91 of the Act entitles Councils to a prescribed collection fee for collecting the Contribution, this is currently set at 4 per cent and in 2017 the total collection fee was \$1.64M. The Contribution net of the collection fee and pensioner discounts (\$1.3M), was \$38.06M and this represented 42 per cent of the total revenue (\$89.6M) of the State Fire Commission.

A review of the Act is currently in progress and this includes a review of the funding of the Commission. This review was approved by Cabinet in April 2017 and one of the outcomes is to ensure that there is sustainable, stable and equitable funding for TFS, with the sources of that funding aligning with the functions that they need to perform.

A Discussion Paper is currently out for consultation until September. Councils, LGAT and all other interested stakeholders are encouraged to make submissions in response to the Discussion Paper.

Further details about the review can be found by visiting this link:
<http://www.fire.tas.gov.au/Show?pageId=colFireServiceActReview>

14 LAND USE PLANNING & ENVIRONMENT

14.1 Stream Management

Break O'Day Council/Dorset Council

That LGAT lobby the State Government to take greater responsibility for the management of streams.

Carried

Background Comment

Over a number of years successive State Governments have reduced the resources applied to the overall management of streams (rivers etc) and increasingly relied upon Local Government to take responsibility to address stream management issues as they arise and to play the lead role on addressing problem areas and locations. The Break O'Day Council is actively working on two local issues, St Marys township and the Lower Georges River catchment next to St Helens.

Through discussions with the Water & Marine Resources Division of DPIPW it is clear that they are relying on Local Government to enforce and regulate works through planning schemes. Specifically they have advised in one instance that they are only interested in unauthorised levee bank works.

Philosophically it could be argued that streams are an important piece of infrastructure which is transporting a tradeable commodity (water) which the State Government is more than happy to regulate access to and charge accordingly, but are unwilling to actively participate in the management of the infrastructure.

LGAT Comment

There have been no previous motions on this matter.

This motion refers to two separate functions in managing streams, approval and regulation and management. Councils have a role through the land use planning system (planning schemes) in approving streamside developments and will have a role in compliance and prosecuting illegal works. The responsibility for the management of streambanks and streams is the responsibility of various land managers including a number of State Government departments such as Crown Land Services, Parks, Sustainable Timber Tasmania. The former of these is well defined via the land use planning system however the maintenance and management of waterways (and beaches in instances such as coastal erosion from sea level rise) is not well articulated in State Legislation and receives little attention from State Agencies.

A number of councils have raised concerns previously with the uncertainty regarding responsibility for clean-up and rehabilitation of waterways following flood events (most recently following the 2016 floods). This issue was also noted in the Blake Review. LGAT has recently raised this through the Premier's Local Government Council Officials meeting. The Office of Security Management has been asked to work with Crown Land Services to review the current arrangements, with the aim of providing greater clarity. In practice, Crown Land Services provided assistance and advice to landowners in relation to recovery and clean-up after floods. However, the Blake review highlighted that "this role may need to be formalised with clear objectives and priorities, and a review undertaken of whether funding arrangements to Crown Land Services are sufficient to fulfil this role".

Tasmanian Government Agency Comment

The *Water Management Act 1999* and the *Water Management Regulations 2009* outline the management and regulation of Tasmanian water resources and the permitting of dam and well works. The Act and Regulations do not regulate or outline responsibilities for maintenance of streams and rivers.

In particular, the Act is to provide for the use and management of freshwater resources in Tasmania having regard to the need to:

- Promote sustainable use and facilitate economic development of water resources;
- Recognise and foster the significant social and economic benefits resulting from the sustainable use and development of water resources for the generation of hydro-electricity and for the supply of water for human consumption and commercial activities dependent on water;
- Maintain ecological processes and genetic diversity for aquatic and riparian ecosystems;
- Provide for the fair, orderly and efficient allocation of water resources to meet the community's needs;
- Increase the community's understanding of aquatic ecosystems and the need to use and manage water in a sustainable and cost-efficient manner; and
- Encourage community involvement in water resources management.

The Water and Marine Resources Division have assisted many stakeholders with the development and improvements of properties and infrastructure through the water licencing and dam permitting processes. At times the Division is called upon to clarify or determine the legality of river works and whether the correct permits or procedures have been followed. The Division did assist Break O'Day Council to resolve issues with particular levee works approved by Council, however this is not the sole focus of the Division.

The Water and Marine Resources Division and the Natural Cultural Heritage Division (NCH), are addressing relevant recommendations from the Blake flood review, of interest for this topic NCH is undertaking the following:

- Actively liaising with the Forest Practices Authority regarding the progress of work to examine the Forest Practice Code 2015 for relevant concepts to farming and other activities near rivers, streams and dams.
- Working closely with NRMs and Crown Land Services in the clarification of responsibility for river restoration and riparian management and how this is communicated to the wider community, through delivery of the Agricultural Landscape Rehabilitation Scheme, Flood Recovery Concessional Loans Program, Primary Producer Clean-up, Grants and Transport Subsidies and through engagement with Local Government in effected municipalities.

The Department also provides access to and promotes several resources that provide information on river management and maintenance.

The Waterways and Wetlands Works Manual (link provided below) provides environmental best practice guidelines for undertaking works in these sensitive areas. Guidelines are available on practical strategies to minimise environmental harm when undertaking works on waterways and wetlands in Tasmania. The manual covers works in waterways and wetlands that are often undertaken by government, industry, farmers and community groups. These include activities such as constructing bridges and other stream crossings, excavating the stream bed and banks and operating machinery in these areas, constructing drainage channels, managing large woody debris, and riparian vegetation management.

The manual also outlines the legislative and policy requirements in Tasmania when undertaking works in these areas. The manual has been developed to give council staff guidance on the environmental issues that should be considered when undertaking works in waterways and wetlands and the ways the risk of causing environmental harm can be minimised. It is also a resource for other groups and individuals planning to undertake works. The manual was developed by the Department in partnership with the Local Government Association of Tasmania, with funding from the Natural Heritage Trust.

<http://dpiwwe.tas.gov.au/conservation/flora-of-tasmania/tasmanias-wetlands/wetlands-waterways-works-manual>

14.2 Building Act 2016

Break O'Day Council/Latrobe Council

That LGAT request that the State Government provide the necessary resources and undertake an urgent review of the Building Act 2016 to address the shortcomings being experienced by Local Government in relation to the operation of this Act.

Carried

Background Comment

The new Building Act 2016 has now been in operation since 1 January 2017 and a number of deficiencies have been identified which are resulting in either an over-complication of processes or the Act not meeting present day requirements. A number of these issues have been raised with Consumer, Building and Occupational Services (CBOS) through various working groups but these matters are not getting resolved.

By way of examples:

Introduction of Category 2 – Low Risk Work

This category of work does not require approval from Council but does require the submission of a Form 80 – Notification of Low Risk work. This form is problematic because Council has no legal requirement to require the form and therefore works can be carried out without Council Building or Plumbing Approvals, examples of this work include:

- Porches less than 18m squared;
- Kit sheds less than 36m squared;
- Non prefab sheds less than 18m squared; and
- Most stormwater works to non-habitable structures.

These are the type of structures that have less 'red tape' however they can be constructed without Councils knowledge which may leave issues for future owners and encourages illegal works and means land use planning requirements are not addressed.

Standard of Work Certificate - Standard of Work Certificate

No one really knows if this plumbing certificate is going to stand up if challenged in relation to defective work, similarly to other parts of the poorly written legislation. The government wanted the 'self-certification' removed so that Councils could no longer rely on such certification and instead they want Councils inspecting all of the 'High Risk' plumbing works.. This has had a significant impact on the resource requirements of smaller rural Councils like BODC. The research by BODC has highlighted that rural Councils were heavily affected by requiring additional resources yet the City Councils now have less work because of the introduction of 'Low Risk Work' and Form 80's (Notification of Low Risk Work).

The plumbing maintenance requirements are unnecessary in Council's view. The intent was for home owners and businesses to become aware of any ongoing maintenance requirements but no one takes any notice of a 'plumbing permit'. The additional resource is for the plumbing permit authority to go through all of the maintenance requirements and cut/shut the ones that are relevant for each application/development.

Plumbing Authority

1. The Introduction of the New Building Act 2016 has seen a major shift in responsibility from the General Manager to the Permit Authority Roles.
2. The Major impact for BODC has been the introduction of the additional assessment process with the implementation of the Certificate of Likely Compliance – Plumbing Work (an extra form under the Building Act 2016).
3. The introduction of the new legislation has put additional responsibility onto the Plumbing Permit Authority to carry out **ALL** High Risk Plumbing Work (examples of high risk work are, waste water systems, works involving Tas Water Consent, Commercial Projects, Trade Waste Applications, pumped systems etc).
4. The technical assessment has evolved over time due to the required detail that the Act requires Licenced designers to provide on proposed plumbing plans resulting in a shift of responsibility onto the Council's Plumbing Permit Authority to check for compliance when issuing the Certificate of Likely Compliance – Plumbing.

The Plumbing Permit Authority must be 'competent' to carry out the Duties and Functions under the Building Act 2016. This means that the General Manager must be comfortable that the officer delegated is experienced with the National Construction Code and Australian Standard 3500 – Plumbing and Drainage. BODC has had to introduce further resources to cover for technical plumbing assessment and High Risk plumbing inspections

LGAT Comment

There have been no previous motions on this matter.

Following the introduction of the Building Regulatory Framework at the beginning of 2017, LGAT raised concerns (directly to the Minister and via the Premier's Local Government Council) related to the implementation of the *Building Act 2016* (the Act) and the associated transitional arrangements.

This prompted fortnightly meetings with the Director of Building Control to allow LGAT to raise the sectors concern and try to work out the best way forward. In response to the concerns raised, the Department of Consumer and Building Occupational Services (CBOS) offered to meet individually with each council to provide training for Permit Authorities, almost all councils accepted this offer. In addition, CBOS also re-established the Technical Reference Groups, held targetted forums for practitioners and looked at other activities for streamlining and clarifying processes and roles.

These activities were all undertaken in mid-2017. One of the things LGAT called for when initially raising our concerns with the State Government in early 2017 was a review of the Building Act to occur in 2017. The previously discussed responses from CBOS rendered the review unnecessary at that time, however if this motion is passed, it may be timely to review how the Act and related instruments are performing.

Tasmanian Government Agency Comment

- A new package of legislation to regulate the building industry was introduced on 1 January 2017. Four reference groups were convened to review implementation of this legislation. The reference groups represented technical specialists, local council, industry associations and the plumbing industry. In addition, face to face meetings were conducted with 25 of the 29 Local Government councils in Tasmania, including Break O' Day Council.
- Issues raised by these reference groups and via other stakeholder feedback, have been worked through by the Department of Justice, resulting in some minor deficiencies and omissions being identified in the legislation.
- The Government is currently drafting amending legislation to rectify these issues and improve the operation of the Act. These amendments are in direct response to the issues identified and raised by stakeholders.

Introduction of Category 2 - Low Risk Work

- Low Risk Work is a category similar to the work that was previously "exempt" from a building permit, under the previous legislation. There is no requirement for any "approvals" of Low Risk Work, in the same way that the "exempt" work did not require building approval and were "constructed without council knowledge".
- Councils had asked the Department that they be notified of the completion of certain types of Low Risk Work. The intent was that it would enable surveillance of building or plumbing work in their community, and ensure collection of statutory fees and levies if the building work was \$20,000 or more.
- The Government responded by the introduction of a new Form called "Notice of Low Risk Work (building or plumbing)". The Building Regulations 2016 requires owners to submit that form and a failure to do so is an offence. The Form 80 and reporting process is intended for some larger types of Low Risk Work such as swimming pools, sheds, garages, farm sheds and internal shop fit-outs.
- The process is that the Notification Form is provided to the council after completion work for its records. It provides details of the nature of the work, including as-constructed plans and who the builder was. The council does not need to do anything with it.

- No building approval does not mean that this work is exempt from planning laws or plumbing approval if required. The Director's Determination on Categories of Building and Demolition work specifically warns owners about those issues before they commence any work.
- It should be noted that absence of council documentation about a Low Risk structure is not evidence that it was illegally erected.
- No amendment of the Act can replace Council land use compliance activities, which are subject to the Land Use Planning and Approvals Act 1993.
- The low risk building work category and associated control process in the Act allows Councils to focus limited resources on the higher risk building permit projects.
- Building approval processes under the previous legislation did not prevent illegal building work occurring and as such, a return to that process seems unlikely to have the desired effect.

Standard of Work Certificate

- The Standard of Work Certificate is a statement given by the responsible licensed plumber (or builder) that the work is complete and complies with legal standards (the National Construction Code).
- It also serves as information to a homeowner that the residential work contracted for complies with the statutory warranties given by the new Residential Building Work Contracts and Dispute Resolution Act 2016.
- Inspections of plumbing work by councils have always been a requirement of building legislation. However some councils previously relied on a Certificate of Plumbing Compliance (Form 33) given by the plumber and did not inspect work that they granted a plumbing permit for. That old system of an informal "self-certification" by plumbers was dropped from the Building Act 2016, as it was an abuse of the former Act by some councils and plumbers and potentially failing community expectations. Therefore, councils should not "rely" on the receipt of a Standard of Work Certificate in the same way as they had in the past.
- It is unfortunate that many smaller councils are in rural areas, where many owners rely on on-site wastewater management systems that will require inspections. However, councils have always had a community obligation to allocate appropriate resources to inspect plumbing work, especially those types of "high risk" plumbing work.

Plumbing Maintenance

- Few councils would agree that proper maintenance of high-risk plumbing installations is unnecessary. Failure to maintain them may pose significant threats to public health and the environment.
- The requirements in the Building Act 2016 for the maintenance of plumbing

installations are not new. The Act has carried forward Councils' previous obligations to ensure that on-site wastewater management systems, backflow prevention devices or similar high-risk installations are being properly used and maintained in good order.

- Maintenance requirements were previously performed under a system called "special plumbing permits". The requirements of the Building Act 2016 place clearer enduring obligations on owners and it does not mention concepts associated with issuing of "permits".
- The new system focusses on maintaining all types of plumbing installations that pose a high risk, regardless of when they were installed on the owner's premises.

Plumbing Permit Authority

- The Permit Authority has been the council's key regulator of building or plumbing work since 2004, through issuing of permits. The Building Act 2016 transferred the role of undertaking compliance activities to the Permit Authority from the General Manager. However, that change reflected the fact that the Permit Authority will know what work is either illegal, or non-compliant with the permits it issued, and best placed to take action.

Introduction of additional assessment process with the implementation of the Certificate of likely compliance

- The changes in the Building Act 2016 are mainly to the format, rather than the substance, of the approvals process for a plumbing permit. The Council still has the responsibility for assessing and giving its approval for the work.
- The Certificate of Likely compliance is the step for the technical assessment of the plans.
- Granting the plumbing permit then requires consideration of some other elements, such as will the work be performed by a licensed plumber.
- Effectively both assessment steps may be performed using one application and done concurrently.

Additional responsibility onto the Plumbing Permit Authority

- This comment appears to mean that "inspections" of all high risk plumbing work have to be carried out or arranged by the permit authority. It is entirely appropriate that the council's compliance resources are allocated to these types of work. Thorough inspections of work is what council's should have been doing all along. A failure could pose an immediate threat to building occupants, the community and the environment.
- The separation of plumbing work approval processes based on risk, allows Councils to focus resources on the highest risk work and use less resources on lower risk work.
- It is incorrect to suggest that there has been any significant "shift of responsibility

onto the Council" under the new Act. The council has always been the regulator of plumbing work in its municipality and part of that role is the technical assessment of plumbing plans for their compliance with the National Construction Code, prior to granting permits. That function is required prior to granting a Certificate of Likely Compliance.

- Tasmania has a system for the licensing of hydraulic designers and plumbers who are capable of designing plumbing work and installations. However, it is the role of the permit authority to be the independent regulator and Tasmania's building legislation has never provided for a formal "self-certification" system by the practitioners of their designs or their work.
- The role of the plumbing permit authority is a technical regulator, therefore councils must ensure that persons performing that role are competent, skilled and knowledgeable on plumbing matters, or else the permit authority has access to technical advice from another party, such as a council engineer or plumbing inspector.
- This role has not changed under the various building legislation that has been in force during the past half century and councils have traditionally employed plumbing inspectors for this role.

14.3 Single Use Packaging

City of Hobart/Break O'Day Council

That the Local Government Association of Tasmania lobby the State Government for the introduction of legislation to phase out the provision of petroleum-based single-use take-away food packaging currently used to enable prepared food or beverages to be carried from the retailer's premises.

Carried

Background Comment

In August 2017 the City of Hobart resolved to tackle the issue of single-use plastic items and packaging associated with takeaway food. The decision to ban plastics either through a local by-law or statewide legislation was based on an acknowledgement that plastic pollution of the marine environment is a real and global issue and there is considerable public momentum for a reduced availability of such products including plastic straws, cutlery, cups, lids, bags and food containers.

Takeaway packaging is a major contributor to the litter stream in Tasmania. Whilst a ban on plastic items is not the sole solution to litter, the transition to the use of suitable replacement products which are readily available and affordable is a key ingredient to minimising

environmental harm. The City's preferred option is for any ban to be as fair and as effective as it can be, which is why a statewide approach is considered vital.

The City wrote to the Minister for Environment and Parks late in 2017 to inform her of the Council resolution and to commence to lobby for a statewide approach. The Minister's main concerns were that the impacts on small business be comprehensively considered, as well as the cost and availability of alternative products. The Minister welcomed further information on the benefits and impacts.

Officers have conducted significant research into replacement products, suppliers, costs and relevant certifications of compostability. A database of products has been developed and will continue to be refined and expanded and made available to businesses and the public to assist them to make informed choices.

A face-to-face business survey was completed over the period December to March 2018 examining current knowledge, attitudes and perceptions of Hobart businesses in choosing packaging products, investigating packaging types, reasons and usage levels. The survey results indicate that -

- 56% agreed that single-use packaging is unsustainable and 74% agreed that plastic packaging has a negative environmental impact;
- Businesses chose products predominantly based on functionality;
- Very few businesses believe a Local Government by-law is the best way to reduce single-use packaging; and
- Most businesses would prefer to see a statewide ban.

The City conducted an online community survey in February and March 2018 to which 2923 responses were received. The survey sought feedback from the community on support for a ban and asked questions about choices and behaviours. The survey results indicate that-

- 96% of the community do not think it is appropriate to use single use plastics;
- 69% make choices about where to buy takeaway food based on packaging options offered;
- 90% are happy to pay more to ensure sustainable packaging is used and 45% are happy to pay between 2-5% more; and
- A statewide law was rated the most effective way to reduce single-use packaging, with 58% of respondents selecting this option above a local by-law or an educational approach.

The City also engaged LGAT to survey the Local Government sector informally. Responses were received from 10 councils (comprising a mixture of officer level and council responses), with all respondents indicating they would support a statewide approach to the issue.

Challenges and issues raised included the potential resourcing impact on councils, impacts on small business and concerns about a lack of commercial composting facilities. Solutions to some of these issues are better explored through a statewide process or policy.

As a result of all of the above and in line with the City's ambitious Waste Management Strategy, the City remains committed to phasing out single-use plastic items. The City seeks sector support to achieve real outcomes for the community and the environment by pushing for statewide legislative change.

LGAT Comment

At the November 2017 General Meeting, the issue of plastics was discussed in detail following a Kingborough Council motion. The following motion was passed:

That Members reaffirm their commitment to improving waste management and raise with the State Government -

- *The importance of Waste Management, in particular plastics;*
- *Our disappointment in the lack of progress of the waste strategy; and*
- *The need for additional resourcing to be implemented.*

In late November LGAT wrote to the Minister for the Environment, Elise Archer, to highlight this motion and re-emphasize the sector concern over lack of action on waste management from the State Government. The lack of any progress of the development of a state waste strategy or "State Waste Action Plan" was also raised at the December 2017 and May 2018 Premier's Local Government Council meetings. The President, CEO and Policy Director recently met with the Minister for the Environment, where the Minister indicated that the State Waste Action Plan was almost complete but was being reconsidered in light of the recent challenges to recycling emerging out of the Chinese Policy Change (the National Sword Policy).

Better waste management remains a key advocacy area for LGAT.

In Tasmania our landfill diversion rate of 37% is significantly lower than the national average of 58% and almost half that of the ACT, NSW, Victoria and South Australia. This poor waste management practices are presenting a risk to public health and the environment and are soon likely to negatively impact on the public image of our State. The recent issues resulting from the Chinese policy changes and its impact on kerbside recycling further highlights the need for there to be leadership and action on waste management in Tasmania. This motion offers one area where Tasmania could be nation leading and for that reason, if this motion is supported, it is appropriate Local Government works with the State Government to introduce the legislation as an immediate priority.

Tasmanian Government Agency Comment

The City of Hobart is undertaking a comprehensive survey and should be commended for the detail of their investigation. DPIPWE is aware that the work is being looked at closely at the national level and in particular, by the Australian Packaging Covenant Organisation (APCO) as

a potential demonstration project, or “local” case study.

The national Meeting of Environment Ministers (MEM) recently set the ambitious target of 100 per cent of Australian packaging being recyclable, compostable or reusable by 2025 or earlier. Governments will be working with the Australian Packaging Covenant Organisation (APCO), representing over 900 leading companies, to deliver this target.

In addition, Ministers endorsed:

- The development of targets for the use of recycled content in packaging, which will be closely monitored;
- Encouraging waste reduction strategies through greater consumer awareness, education and with industry leadership;
- Increasing recycling capacity and in particular, to grow our domestic capabilities; and
- Increasing the demand for recycled products by advocating for increased use of recycled materials in the goods that government and industry buy such as paper, road materials and construction materials and to collaborate on creating new markets for recycled materials.

DPIPWE (EPA Tasmania) will continue to work collaboratively with Local Government in the areas of national policy development and delivery as the most efficient way of delivering outcomes in Tasmania. It is also intended that a new Waste Action Plan for Tasmania be developed collaboratively with Local Government and will be the means of strategically coordinating our actions to deliver both the national and Tasmanian-specific waste management priorities. As such, the work of the City of Hobart is best progressed through the national partnerships with APCO and will seek to be included as appropriate in Tasmania’s waste action plan.

14.4 Recycling

City of Hobart/Break O' Day Council

The LGAT urgently consider through its appropriate body a response to the recent increase in costs of recycling to Local Government as a consequence of changes to the Chinese government's policies and consider development of a range of responses, including collective negotiations between the Federal and State Governments and other stakeholders, to prompt a market response for recycling opportunities in Tasmania.

Carried

Background Comment

The Chinese Government, through their National Sword Policy, has restricted the volume and quality of recycled product that can enter China.

These decisions have a flow on effect for the price of recycled products across the world that is affecting the commercial viability of contractors providing services for the receipt of recyclable products to councils throughout Australia.

If the commercial viability associated with the processing of recyclable materials falls further, councils could face cost increases to provide a kerbside recycling service to the community.

Given this, a collective response between Councils, State and Federal Governments and other stakeholders is required in relation to this issue.

LGAT Comment

There have been no previous motions on this matter.

LGAT has been extremely active in responding to the changes to the Chinese Government's policies. This has included leading joint negotiations with the Southern Material Recovery Facility operator, submissions to State Government and input into Federal Government deliberations. For further information please refer to the Waste policy item in this agenda.

Tasmanian Government Agency Comment

State Government comment was not sought.

14.5 Sustainable Council Events

City of Hobart/Break O' Day Council

The LGAT lobby all councils to adopt the use of reusable and compostable items for use in council sponsored events.

Carried

Background Comment

Councils can reduce the harm caused by plastics which end up in the marine environment by using reusable and compostable items for events.

The City of Hobart's Waste Management Strategy 2015-2030 contains an action to implement mandatory recycling and waste diversion requirements on all City coordinated events.

The Council's undertaking sets an example for other event organisers to follow as we aim to reduce waste and improve the environment. Local Governments have the ability to set parameters for events they undertake or contribute to and this should include measures to protect the environment such as using compostable and reusable products.

LGAT Comment

There have been no previous motions on this matter.

In addition to City of Hobart, a number of councils are already progressing waste avoidance or minimisation at events. For example, Kingborough Council recently adopted a Waste Wise Events Policy to support the *Kingborough Waste Management Strategy 2018*. The policy will be applied to all Council run events, Council supported events and all public events held on Council owned or managed property within the Kingborough municipal area.

Amongst other things, event organisers are required to promote and practice waste avoidance principles by:

- Prohibiting the sale and/or distribution of single-use plastic products and single use sachets, polystyrene, plastic bags, plastic straws, bottles and/or balloons; and
- Having an emphasis on the use of reusable, recyclable or compostable/biodegradable products.

There may be benefit in having a motion which rather than seeking LGAT to lobby councils, seeks to have Members commit to increase the use of reusable and compostable items for use in council sponsored events.

Refer Item 8.1 Waste Management.

Tasmanian Government Agency Comment

State Government Comment was not sought.

14.6 Tourism Destination Action Plans

Circular Head Council/Waratah Wynyard Council

That LGAT seek from the State Government a strategic commitment of a 4 year resources funding program for the implementation of all Tourism destination action plans to ensure the dispersal of the increased tourism economic benefits across the state.

Carried

Background Comment

This motion relates to regional tourism. Currently limited dedicated and or targetted funding is available for any Destination Action Plan implementation from the state Government. To secure progress on the developed action plans for the next 4 years funding is a vital component of making any significant progress and stimulating local economic betterment from the increased state tourism visitation.

A clear investment and action strategy is required from the State Government to give effect to the local community effort already invested in developing and empowering communities with the current suite of destination action plans around the entire breadth of the state. The release of a clear funding strategy for the next 4 years will give voice and inspire the passion of local communities to embrace the opportunities of increased tourism development and produce new and innovative product for the growing state tourism market.

LGAT Comment

In July 2016 the following motion was supported:

That LGAT call on the State Government to provide funding for upgrades, maintenance and provision of tourism infrastructure in areas where tourist numbers have increased significantly in recent years and that the process for providing this funding be an open and transparent process.

LGAT has been engaging with the State Government on a number of related topics in this space and has urged the State Government to include Local Government when considering funding allocations and tourism infrastructure priorities within the State. Funding of tourism infrastructure is named as one of the five key areas which build successful regional tourism which are delivered by Local Government.

LGAT specifically highlighted tourism infrastructure as part of its 2017/18 budget submission to the State Government.

Tasmanian Government Agency Comment

Destination Action Plans (DAPs) are an implementation initiative of the T21 – the Tasmanian Visitor Economy Strategy. The DAPs were prepared through a facilitated workshop process involving business and community representatives. These groups considered and reached consensus on tourism development, marketing and management opportunities and challenges for their destination.

The Tourism and Hospitality Supply Unit (THSU) within the Department of State Growth established a grant program to support the implementation of active Destination Action Plans (DAPs). This fund leverages public and private funding sources to support priority visitor engagement projects that must clearly demonstrate direct links to DAPs and/or the Strategy. Destination leadership groups need to work with their Regional Tourism Organisation (RTO) to access the fund.

The DAPs are strongly supported and funding of \$250,000 was initially allocated to support the delivery of actions, which has seen the delivery of a number of projects. Funding continues to be offered and the THSU is actively working with the four RTOs to encourage applications and support the leadership groups.

14.7 Container Deposit Scheme

Glamorgan Spring Bay Council/Burnie City Council

That Tasmanian Councils, through LGAT, support a container deposit scheme within Tasmania and call on the State Government to investigate the best model for implementation within the State.

Carried

Background Comment

For many years the people of Tasmania have been calling upon the State Government to commence some form of investigation into a container deposit scheme.

Our clean green image is tarnished by roadside rubbish mainly consisting of drink containers. Coles Bay was the first to be plastic bag free and now this has spread to the whole of Tasmania. Our Councils need to be leading the way in this area within Tasmania

LGAT Comment

In July 2017 the following motion was supported:

That the Local Government Association of Tasmania lobby the State Government to introduce container deposit legislation for the state.

Under the 2017/18 State Budget, the EPA received \$100,000 to develop a model framework for the implementation of a Container Deposit Scheme in Tasmania. Recognising the importance of Local Government, LGAT was invited to sit on the Steering Committee for this project. The consultants have completed their work and the report is currently being considered by the Minister.

Tasmanian Government Agency Comment

In the May 2017 Budget, \$100,000 was provided to DPIPW (EPA Tasmania) to develop a model framework for the implementation of a Container Refund Scheme that complements other mainland jurisdictions. Marsden Jacobs and Associates were contracted to undertake the work, which has been finalised and their report is now being considered by the Government.

Analysis has been previously undertaken on the best-fit scheme for Tasmania, in light of the schemes being implemented or considered in other States. This new initiative builds upon that work.

The model framework for Tasmania has been developed in consultation with Local Government and industry to ensure the most appropriate coverage and access to a beverage container refund scheme. In a small jurisdiction such as Tasmania, it is important to be sure that the implementation of a container refund scheme will be cost effective and in the public interest. Being nationally consistent is also particularly important.

Introducing a container refund scheme in Tasmania will have a range of benefits but will also incur a range of costs. The Government has indicated it will not be rushed into implementing a scheme that is not right for Tasmania. This includes being sure that the material collected under a container refund scheme will be recycled or re-processed in the most appropriate way.

14.8 Implementation of Statewide Planning Scheme

Circular Head Council/Huon Valley Council

That LGAT seek from the State Government a strategic commitment to developing and implementing in the new state-wide planning scheme provisions to allow the as of right development of existing small titles of land in the rural production zone that does not compromise or fetter agricultural production capacity and provides opportunities to diversify and reinvigorate local economic prosperity and community wellbeing.

Carried

Background Comment

This motion relates to Regional Economic Development. The State-wide planning scheme and legislation requires changes to promote small scale development activation and development of small rural holdings which does not compromise core agricultural production. This would potentially release across the state some significant development potential and diversify employment opportunities into new and emerging market sectors.

The development of existing holdings as of right will facilitate the reinvigoration of state wide economic prosperity through land use diversity and promote more targetted small scale entrepreneurial development across the state. Releasing the opportunity to invigorate all communities should be the priority of the state-wide planning scheme and not as it presently operates and as a reduction in community prosperity and wellbeing.

Clear leadership to inspire community opportunity is required to maximise the diversity of land use and investment into the future. Current restrictions are hampering banking and financial sector support for development investment and regional growth.

LGAT Comment

There have been no previous motions on this matter.

The State Policy on the Protection of Agricultural Land (the PAL Policy) provides the Government position on the protection (and development) of agricultural land.

Its purpose is:

“To conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.”

The nature of what development is permitted (or “as of right”) is set out in the Interim Planning Schemes and also provided for in the State Planning Provisions, once they commence. Any changes to either of these instruments must be consistent with the PAL Policy.

Tasmanian Government Agency Comment

- The motion includes references to the way the ‘state-wide planning scheme’ is presently operating, however the Tasmanian Planning Scheme is not yet operational. It is presumed that the comments relate to the operation of the current interim planning schemes, which were drafted by the councils at a regional level without State Government involvement.
- The State Policy on the Protection of Agricultural Land (the PAL Policy) provides overarching direction to both the interim planning schemes and the Tasmanian Planning Scheme. This acknowledges the importance of protecting agricultural land and not fettering agricultural activity. Residential use in productive rural areas sets up a fundamental land use conflict, which is often intensified by modern agricultural operations.
- The Tasmanian Planning Scheme provides for two zones for application to areas suitable for agriculture, the Agriculture Zone and the Rural Zone. While the Agriculture Zone is the primary zone for more intensive agriculture, the Rural Zone provides opportunities for a range of complimentary uses. In both cases, residential use must be tested to determine its impacts on or relationship to agricultural activity. This is consistent with the qualifications that the Motion seeks to provide but does require the issuing of a permit. It is not appropriate to provide ‘as of right status’ where there needs to be assessment against certain issues. ‘As of right’ or no permit required and permitted uses are assigned where the use is fundamentally consistent with the zone purpose and there is no risk of establishing a land use conflict.
- While allowing increased residential activity in rural areas may suggest increased economic prosperity and community well-being, the reality is that it is a recipe for ongoing and increased constraints on agriculture especially as it becomes more mechanised, with associated declines or foregone opportunities for growth of the

agricultural sector, as well as having a range of implications for the provision of services and infrastructure by the local councils and other infrastructure providers. Irrespective of the impacts on agriculture, the impact of uncontrolled settlement through residential uses being 'as of right', does not represent good planning.

The settings in the SPPS for allowing residential use in the Agricultural and rural zones is considered to reflect the right balance.

14.9 Telecommunication Towers

Break O'Day Council/Southern Midlands Council

That Members note a lack of input into the location of telecommunications towers and other similar infrastructure emitting radiation/microwave links and request that LGAT investigate options to allow councils to have more input prior to the submission of the Development Application.

Carried

Background Comment

Recently Break O'Day Council has been faced with a development application for an nbn tower on the outskirts of St Helens but located within a residential area.

When acting as a Planning Authority Council have no parameters within the current planning scheme to refuse such an application on any grounds.

Representations are often received on the grounds of health risks associated with such towers in populated areas, however Council has no grounds to take these sorts of matters into consideration nor negotiate with the provider to find a more suitable location.

LGAT Comment

Telecommunications companies have some powers to enter land and install and maintain some types of telecommunications facilities and some immunities from some state and territory legislation. In using their powers and immunities carriers need to meet the requirements in the [Telecommunications Act 1997](#) and the [Telecommunications Code of Practice 2018](#).

In June 2017 the Federal Government's Department of Communications sought comments on possible changes to telecommunications carrier powers and immunities. LGAT, with the other State Associations, provided input into an ALGA submission on this review. On 1 March 2018, the Federal Government announced that it was proceeding with 9 of the 24 proposed changes to telecommunications carrier powers and immunities. However, a number of the proposals

that were opposed by ALGA and State Associations were amongst the 9 changes endorsed.

There will be further consultation with stakeholders on the other amendments proposed, as well as other issues raised in the consultation process. A further update on developments in this area is expected to be provided by the Federal Government later this year, with the Department indicating it will meet with ALGA in the near future and discuss how best to consult further with Local Government. Throughout this process ALGA has developed strong links with the Federal Communications Department and so if this motion is supported this will be the best avenue to progress it.

Tasmanian Government Agency Comment

The siting of telecommunications is a matter that is subject to Commonwealth legislation and regulation. There is no response from the State Government in the management of the planning system that can meet the request for “more input prior to submission of the Development Application”. The State Government is required to give effect to Commonwealth legislation.

Comment on this item may be more appropriately addressed to the Commonwealth Government as the level of government that is responsible for the administration of relevant telecommunications legislation.

14.10 Fruit Tree Management

City of Hobart/Northern Midlands Council

That Local Government consult with Fruit Growers Tasmania and the State Government regarding the biosecurity risk with roadside fruit trees on state and local roads.

Carried

Background Comment

Feral roadside fruit trees growing on public land are a biosecurity hazard by providing a home for common orchard pests like codling moth, light brown apple moth, aphids and black spot.

In the terrible event of another fruit fly outbreak in Tasmania they would provide habitat for fruit fly making control and eradication significantly harder and more expensive.

Local Government can significantly help the fruit industry in Tasmania by putting removal of feral fruit trees into the normal daily works programs of its outdoor crews. For example if a works crew is trimming a gumtree back from overhanging a road/blocking a sight line they could cut down and poison a nearby feral fruit tree at the same time. This would not impose much cost on Local Government but would be a huge help to industry.

The other more complex issue is neglected orchards throughout the state, for all the same reasons as feral roadside trees, these provide a biosecurity hazard for industry as well as being an eyesore for the community in general. Is there anything that can be done to encourage the removal of these without getting people badly offside.

LGAT Comment

LGAT understands that the management of roadside vegetation is usually managed by contractors for State Roads. The objective of this program would be to ensure roadside safety through the management of weeds and any other debris.

Tasmanian Government Agency Comment

The two issues highlighted by this motion, feral fruit trees and abandoned orchards, are genuine biosecurity risks.

Including feral fruit trees into normal daily works by councils would be a positive step in the management of that particular risk. Abandoned and neglected orchards are more problematic. However, Biosecurity Tasmania hopes that developments in the proposed new Biosecurity Act will provide some tools to address this risk.

Industry has come to recognise that a system for understanding who grows fruit and where would be of great value to our biosecurity system in much the same way as Property Identification Codes for livestock producers is. The Biosecurity Bill allows for such a system.

The other principle which will be underpinned by the new Act is that of the General Biosecurity Duty, which effectively requires a duty of care by orchard owners and provides enforcement tools giving authorities powers to manage the problem.

Further work is required prior to implementation of these kinds of tools, including extensive stakeholder consultation.

15 PUBLIC POLICY GENERAL

15.1 Decentralised Action Plan

Circular Head Council/Waratah Wynyard Council

That LGAT seek from the State Government a strategic commitment, resources and a funding program for the implementation of a State and Federal Government services decentralisation action plan to leverage and ensure the dispersal of employment opportunities across the state.

Carried

Decision Sought

This motion relates to regional economic development. An effective decentralisation policy for State and Federal Government services can advance regional communities diversity and employment opportunities through skills mixing and leveraging information technology platforms which creates new centres of regional excellence. On line service centres can now be in any location which has access to a sound telecommunications network. Locating services more regionally in Tasmania will limit some of the housing pressure in the state capital.

The opportunity to think and act differently in the knowledge economy by promoting strong decentralisation outcomes will reduce housing and other social pressures on the state's major cities whilst promoting a strong centres of excellence culture in the regions. Decentralisation promotes greater state-wide equity and gives voice to a bright future in the knowledge economy for the entire state.

LGAT Comment

LGAT, via our State Election Priority Statement, have called on the State Government to recognise that the Tasmanian community must be thought of as resulting from the combination of connected and interdependent smaller locations. We must focus locally to effect positive social and economic change at the regional and state level. Rather than call for decentralisation of Government Services, LGAT has indicated to the State Government that we need a coordinated approach to locally based initiatives, via establishment of regionally based community infrastructure roles. To support this, we have called on the State Government to provide additional funding to support connectivity and digital transformation across the State and importantly, to enable responses to be scaled so they can suit both larger urban areas and smaller regional locations.

Tasmanian Government Agency Comment

Tasmania has the most regionalised and dispersed population of any state in Australia with 56 per cent of the population living outside the greater capital city area. Regional development is a key economic driver in Tasmania with variation in the economic and competitive advantage spread across the different regions of the State.

The 2016 Census identified 37,425 persons employed in the public sector (Commonwealth, State and Local Government) in Tasmania. This includes 5,893 people in the Commonwealth government and 28,190 working for State Government, 41.6 per cent of these positions are located outside of Hobart.

The Tasmanian Government has committed to supporting regional locations establishing the Office of the Coordinator General in Launceston and relocating Mineral Resources Tasmania to Burnie. In addition, the more recent announcement of the relocation of 100 positions from the Department of Primary Industries, Parks, Water and Environment to Launceston and Devonport are part of the Government's strategy to stimulate economic growth and innovation in North and North-West Tasmania.

The Government is also committed to building economic development in the regions. Initiatives such as the Launceston City Deal, Devonport Living Cities and supporting the move of the University of Tasmania into the Burnie CBD aim to increase jobs and population in regional locations.

Decentralisation of Commonwealth Entities through a regional hub model provides people in regional locations with access to more diverse, high quality employment opportunities. The co-location and collaborative model adopted by the Tasmanian Government in Launceston is one example. The sharing of office space between Australian Government departments, including the Department of Industry, Innovation and Science, the Major Projects Approval Agency and Regional Development Australia Tasmania has provided an opportunity for government colleagues to interact and collaborate.

The delivery of government programs such as the Australian Government's Entrepreneurs Programme by regionally based personnel highlights the benefits of decentralising government services. Programmes such as this, delivered regionally, support local businesses to grow and improve productivity and are improved through the local relationships forged by regional based staff.

The Tasmanian government's submission to the Parliamentary Inquiry into regional development and decentralisation, advocated for the decentralisation of Commonwealth government entities or functions as it has the potential to deliver significant opportunities and positive outcomes for regional areas with diversification of employment opportunities helping to boost economic confidence and support population growth.

Tasmania also has a strong and positive history with specialised facilities such as the colocation of the CSIRO and the Antarctic Climate and Ecosystem Cooperative Research Centre with the University of Tasmania's Institute for Marine and Antarctic Studies (IMAS). Hobart is also home to the Bureau of Meteorology's Antarctic Office, the Australian Antarctic Division and the Commission for the Conservation for Antarctic Marine Living Resources.

15.2 Spirit of Tasmania

Northern Midlands Council/Waratah Wynyard Council

That LGAT lobby the State Government and Spirit of Tasmania to ensure the availability of sailings adequately meets demand of Tasmanian residents, tourists and other users and that affordable pricing is available to users.

Carried

Background Comment

It is noted that Tasmanians are finding it increasingly difficult to secure a booking on the Spirit of Tasmania ferries within desired timeframes. Tourism operators have also noted that visitors to Tasmania have difficulty in securing bookings.

Concern has also been raised about the cost of the service.

This service was touted as being an extension of Australia's national highway, however, the costs associated with travel on the service are far greater than the toll which any traveller would expect to have to pay, this is especially evident when making a booking for a vehicle with trailer/caravan or vehicle of extended length. It is understood that extra length vehicles compete directly with freight and cargo carriers and therefore attract a premium rate.

Decreased cost and an increase in the number of sailings would likely be a boon to Tasmania tourism, with a likely increase to the number of users of the service.

Council would like to see the State Government and Spirit of Tasmania undertake a comprehensive assessment of the adequacy of the availability of sailings and costings for Tasmanian residents/tourists, including costs and availability relative to longer vehicles and those towing caravans/trailers.

LGAT Comment

In the November 2012 General Meeting the following motion was carried:

That LGAT take the necessary approach to State and Federal Governments for equal treatment of Tasmania (compared with all other states of Australia) in relation to all aspects of freight transport and travel costs associated with Bass Strait.

Further, that LGAT lobby for costs to be equivalent to those associated with the national highway infrastructure which currently exists for all other states of Australia.

LGAT notes that this motion raises issues of capacity and supply in the existing Bass Strait vehicle ferry service, in addition to the cost of the service. Increased cost is often associated

with constrained supply, so increasing supply may also improve the service cost to consumers.

LGAT also notes that there has previously been two Bass Strait crossing services, including the Spirit of Tasmania and the Devil Cat. It is understood that two new Spirit of Tasmania vessels with increased passenger and freight capacity are due to come on line in 2021¹⁶¹⁷, reported to be two years ahead of schedule. Information from the Tasmanian Government indicates that the next-generation vessels will be 30% larger, accommodate 1800 passengers and up to 600 passenger vehicles, accounting for a 43% increase in passenger capacity and 39% increase in freight capacity.

Tasmanian Government Agency Comment

TT-Line has recently signed a contract with European shipbuilder Flensburger Schiffbau-Gesellschaft (FSG) to build two new roll on/roll off ships to replace the current Spirit of Tasmania vessels for delivery in 2021. These new vessels will have greater capacity to carry caravans and motorhomes than the current vessels. The uplift in capacity will be around 40 per cent for both passengers and freight. Priority will be given to passenger movements, with freight capacity increased in line with uplift in the time sensitive freight market.

Whilst Spirit of Tasmania fares fluctuate according to passenger demand, on average, fare prices have dropped by 15 per cent over the last four years.

The cost of travelling across Bass Strait is also reduced through the Australian Government's Bass Strait Passenger Vehicle Equalisation Scheme (BSPVES). The BSPVES assists in reducing the cost of sea travel across Bass Strait for passengers accompanying an eligible vehicle. The fare rebate for a standard vehicle as at 1 July 2018 is \$229 each way, while motor homes are eligible for a rebate of \$459 each way and eligible passenger vehicles towing a caravan are eligible to a rebate up \$459 each way.

¹⁶ See: http://www.premier.tas.gov.au/releases/the_next_generation_spirits_of_tasmania

¹⁷ See <https://www.spiritoftasmania.com.au/company-information/media/media-releases/major-investment-new-ships-for-spirit-of-tasmania>

15.3 Affordable Housing

Southern Midlands Council/Northern Midlands Council

That the Local Government Association of Tasmania be requested to lobby the State Government to ensure that the State is taking sufficient measures and allocating sufficient resources to provide affordable, low cost housing, particularly in rural and outer suburban areas with transport and social services to support the same.

Carried

Background Comment

When it comes to affordable housing the State Government should take an active role in conjunction with the Federal Government to address the significant issue regarding the shortage of affordable/low cost housing that exists in all States and our respective rural and urban communities, (especially when it comes to retirees). Many retirees are living below the poverty line due to high rental payments, in many cases the rental cost is more than two thirds of their pension.

LGAT Comment

It is clear that there is a deepening shortage of affordable and social housing across Tasmania. Often fingers are pointed at councils in relation to land use planning but the causes are complex and multifaceted. The University of Tasmania analysed Hobart data and found that there has been a decline in housing completions relative to the 5-year average since 2016, that there has been population growth and that there have been significant increases in short stay accommodation listings across the State. This has led to a gap in housing supply which includes low rental vacancy rates, rising rents and declining affordability.

The Government are in the process of implementing Tasmania's Affordable Housing Strategy 2015-2025 and Action Plan 2015-2019 and this includes significant investment in housing supply but it is widely acknowledged that further growth in the supply of public and community housing is required.

The CDC data clearly demonstrates that permit assessment times in Tasmania, including in the South, are well and truly within the statutory limits. Despite claims to the contrary, planning schemes do not appear to be the most significant inhibitor to supply as data has shown there is a failure to convert planning applications to building permit stage.

The planning and planning systems under which Local Government operates are defined by the State Government. There has already been agreement by the State and Local Government that the residential provisions in the Tasmanian Planning Scheme need review, as they are modelled on those that were required to be introduced in interim planning schemes. The

feedback from councils is that the current provisions, developed by the State, trigger significantly more discretionary applications which must be considered by the full council.

LGAT has been keeping a close watching brief on housing affordability issues and participated in the Premier's Housing Summit. The Minister for Housing and Planning, Roger Jaensch was invited to address the last General Meeting.

There has not been a motion on housing affordability and housing supply since 2003.

Tasmanian Government Agency Comment

New supply and access to affordable homes will continue to be a focus under the next Affordable Housing Action Plan 2019-23 (AHAP). While priority is being given to locating housing close to services, rural areas are not being overlooked.

The Regional Supply Initiative aimed to achieve 50 new units of accommodation in rural areas by June 2019. Response to the initiative was excellent, resulting in potentially an additional 25 units of accommodation being achieved from the additional resources contributed by successful proponents.

Up to 75 new affordable and appropriate units of accommodation will be built in 10 rural locations, with construction to be completed by June 2019. The units are to be made available to vulnerable client cohorts with applicants taken from the Tasmanian Housing Register. It is likely that this initiative will continue under the next AHAP.

Consultation for the next AHAP is commencing in June 2018 and invitations to participate will be sent to a range of government, community and industry stakeholders, including local councils and the Local Government Association of Tasmania.

16 CLOSE

There being no further business, the President declared the Meeting closed at 3.30pm.

General Meeting – 25 July 2018

Electronic Voting Results

Item 8.1

Total Responses: 57

8.1 Waste Management

Northern Midlands Council / City of Launceston
That Members agree to a feasibility study into the establishment of a state-wide Waste Management arrangement.

1. For  53
2. Against  3
3. No Vote  1



8.1 Waste Management

Northern Midlands Council / City of Launceston
That Members agree to a feasibility study into the establishment of a state-wide Waste Management arrangement.

1. For  53
2. Against  3
3. No Vote  1



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	For	2
Devonport City Council 9	For	3
Dorset Council 10	Against	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	Against	2
Launceston City Council 21	For	4

Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	No Vote	1
West Tamar Council 29	For	3

Item 8.2

Total Responses: 57

8.2 Review of Councillor Allowances

Circular Head Council / Southern Midlands Council

That the Meeting note the update on the Review of Councillor Allowances.
That the Meeting agree that LGAT pursue a review of the further areas identified.
That the Meeting agree that any such review should be completed in the next 12 months.



8.2 Review of Councillor Allowances

Circular Head Council / Southern Midlands Council

That the Meeting note the update on the Review of Councillor Allowances.
That the Meeting agree that LGAT pursue a review of the further areas identified.
That the Meeting agree that any such review should be completed in the next 12 months.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	Against	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	For	2
Devonport City Council 9	Against	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	Against	4
Hobart City Council 15	For	4

Huon Valley Council 16	Against	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	For	2
Launceston City Council 21	For	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 8.3

Total Responses: 57

8.3 Board of Enquiry Recommendations

Devonport City Council / Derwent Valley Council

That Members determine that the feedback to the Director of Local Government on the sector wide recommendations arising from the Glenorchy City Council Board of Inquiry (below) is that they are not system issues and a legislative response is not endorsed.

- Provide the Mayor with the power to approve the agenda prior to its release by the General Meeting;
- Provide the Mayor with the power to approve the release of draft minutes to other councillors;
- Provide the power to the Mayor to approve the General Manager's leave;
- Mandatory requirement for all council meetings to have audio recordings;
- The Minister may direct a council to terminate the employment of a General Manager; and
- The General Manager is to consult with the Mayor and councillors on senior executive appointments.

1. For  56
 2. Against  1
 3. No Vote  0



8.3 Board of Enquiry Recommendations

Devonport City Council / Derwent Valley Council

That Members determine that the feedback to the Director of Local Government on the sector wide recommendations arising from the Glenorchy City Council Board of Inquiry (below) is that they are not system issues and a legislative response is not endorsed.

- Provide the Mayor with the power to approve the agenda prior to its release by the General Meeting;
- Provide the Mayor with the power to approve the release of draft minutes to other councillors;
- Provide the power to the Mayor to approve the General Manager's leave;
- Mandatory requirement for all council meetings to have audio recordings;
- The Minister may direct a council to terminate the employment of a General Manager; and
- The General Manager is to consult with the Mayor and councillors on senior executive appointments.

1. For  56
 2. Against  1
 3. No Vote  0



Participant	Response	Weight
Break O'Day Council 1	Against	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	For	2
Devonport City Council 9	For	3

Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	For	2
Launceston City Council 21	For	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 8.4

Total Responses: 57

8.4 Sale of Anglican Churches

KINGBOROUGH SOUTHERN MIDLANDS

That Members note the actions taken since the May General Meeting with respect to the sale of churches and cemeteries.

That Members note that LGAT will coordinate a response to any proposed changes to the Burial and Cremation Act 2002.

That Members agree that LGAT should provide appropriate support to Mayors of affected areas as requested.

That Members note the request from a member of the Uniting Church that Local Government explore taking over control of Tasmanian Cemeteries.

That Members agree that it is not the role of Local Government to take over cemeteries established by religious organisations.

That Members discuss and determine any further actions for LGAT.

1. For 57
2. Against
3. No Vote



8.4 Sale of Anglican Churches

KINGBOROUGH SOUTHERN MIDLANDS

That Members note the actions taken since the May General Meeting with respect to the sale of churches and cemeteries.

That Members note that LGAT will coordinate a response to any proposed changes to the Burial and Cremation Act 2002.

That Members agree that LGAT should provide appropriate support to Mayors of affected areas as requested.

That Members note the request from a member of the Uniting Church that Local Government explore taking over control of Tasmanian Cemeteries.

That Members agree that it is not the role of Local Government to take over cemeteries established by religious organisations.

That Members discuss and determine any further actions for LGAT.

1. For 57
2. Against
3. No Vote



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2

Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	For	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	For	2
Launceston City Council 21	For	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 10.1

Total Responses: 54

10.1 Interpretive Tourist Signage

Circular Head Council/Waratah Wynyard Council

That LGAT seek that the State Government provides a strategic commitment of a 4 year resources funding program for the implementation of international (Non English) visitor interpretive signage to ensure the dispersal of the increased international tourism economic benefits across the state.



10.1 Interpretive Tourist Signage

Circular Head Council/Waratah Wynyard Council

That LGAT seek that the State Government provides a strategic commitment of a 4 year resources funding program for the implementation of international (Non English) visitor interpretive signage to ensure the dispersal of the increased international tourism economic benefits across the state.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	Against	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	Against	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	Against	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	For	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2

Southern Midlands Council 25	Against	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	Against	2
West Coast Council 28	No Vote	1
West Tamar Council 29	For	3

Item 11.1 Part 1

Total Responses: 48

11.1 Elected Members Election to State Government

Devonport City Council/Glamorgan Spring Bay Council

That LGAT pursue legislative changes which would:

1. Require a councillor who is standing for State or Federal Parliament to take a leave of absence from Council for the period between ISSUING OF THE WRIT and declaration of the poll.



11.1 Elected Members Election to State Government

Devonport City Council/Glamorgan Spring Bay Council

That LGAT pursue legislative changes which would:

1. Require a councillor who is standing for State or Federal Parliament to take a leave of absence from Council for the period between ISSUING OF THE WRIT and declaration of the poll.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	[No Response]	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	Against	1
Flinders Council 11	[No Response]	1
George Town Council 12	No Vote	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	Against	4
Hobart City Council 15	For	4
Huon Valley Council 16	Against	2
Kentish Council 17	For	1
Kingborough Council 18	For	3

King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	For	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	[No Response]	2
Sorell Council 24	For	2
Southern Midlands Council 25	Against	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	Against	3

Item 11.1 - Part 2

Total Responses: 52

11.1 Elected Members Election to State Government

That LGAT pursue legislative changes which would:

- Require a councillor who is elected to State or Federal Parliament to resign their council position following declaration of the poll.



11.1 Elected Members Election to State Government

That LGAT pursue legislative changes which would:

- Require a councillor who is elected to State or Federal Parliament to resign their council position following declaration of the poll.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	Against	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	Against	1
Flinders Council 11	[No Response]	1
George Town Council 12	No Vote	1

Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	Against	4
Hobart City Council 15	For	4
Huon Valley Council 16	Against	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	For	4
Meander Valley Council 22	Against	2
Northern Midlands Council 23	[No Response]	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	Against	3

Item 11.2

Total Responses: 52

11.2 Mayoral Vacancies

Burnie City Council / City of Hobart

That LGAT lobby for a change to the Local Government Act 1993 to allow for a recount on the previous election to be used to fill a vacancy of Mayor at any time throughout the term, instead of the current provision for a by-election which applies up to six months prior to the next ordinary election, which can be costly for a community.



11.2 Mayoral Vacancies

Burnie City Council / City of Hobart

That LGAT lobby for a change to the Local Government Act 1993 to allow for a recount on the previous election to be used to fill a vacancy of Mayor at any time throughout the term, instead of the current provision for a by-election which applies up to six months prior to the next ordinary election, which can be costly for a community.

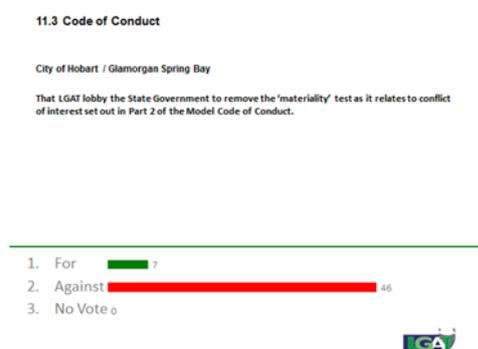
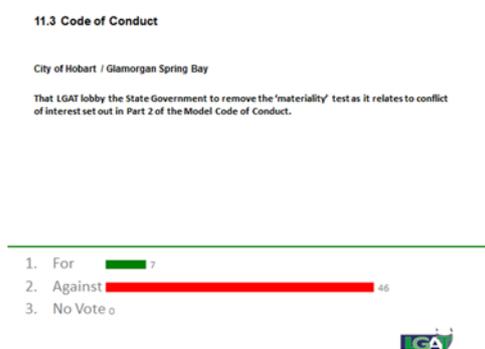


Participant	Response	Weight
Break O'Day Council 1	Against	1
Brighton Council 2	Against	2
Burnie City Council 3	For	2
Central Coast Council 4	Against	3
Central Highlands Council 5	For	1
Circular Head Council 6	Against	1

Clarence City Council 7	Against	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	Against	1
Flinders Council 11	[No Response]	1
George Town Council 12	Against	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	Against	4
Hobart City Council 15	For	4
Huon Valley Council 16	Against	2
Kentish Council 17	Against	1
Kingborough Council 18	Against	3
King Island Council 19	[No Response]	1
Latrobe Council 20	Against	2
Launceston City Council 21	Against	4
Meander Valley Council 22	[No Response]	2
Northern Midlands Council 23	For	2
Sorell Council 24	Against	2
Southern Midlands Council 25	Against	1
Tasman Council 26	Against	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 11.3

Total Responses: 53



Participant	Response	Weight
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Break O'Day Council 1	Against	1
Brighton Council 2	For	2
Burnie City Council 3	Against	2
Central Coast Council 4	Against	3
Central Highlands Council 5	For	1
Circular Head Council 6	Against	1
Clarence City Council 7	Against	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	Against	3
Dorset Council 10	Against	1
Flinders Council 11	[No Response]	1
George Town Council 12	Against	1
Glamorgan/Spring Bay Council 13	Against	1
Glenorchy City Council 14	Against	4
Hobart City Council 15	For	4
Huon Valley Council 16	Against	2
Kentish Council 17	[No Response]	1
Kingborough Council 18	Against	3
King Island Council 19	[No Response]	1
Latrobe Council 20	Against	2
Launceston City Council 21	Against	4
Meander Valley Council 22	Against	2
Northern Midlands Council 23	Against	2
Sorell Council 24	Against	2
Southern Midlands Council 25	Against	1
Tasman Council 26	Against	1
Waratah - Wynyard Council 27	Against	2
West Coast Council 28	Against	1
West Tamar Council 29	Against	3

Item 11.4

Total Responses: 54

11.4 Qualified Advice for General Manager Contracts

Glenorchy City Council / Kingborough Council

That the Local Government Association of Tasmania recommends that the Local Government Act 1993 be amended to allow a Mayor (or their delegate) to qualify a Council or council committee agenda item that relates to the performance of or contractual arrangements with the General Manager.



11.4 Qualified Advice for General Manager Contracts

Glenorchy City Council / Kingborough Council

That the Local Government Association of Tasmania recommends that the Local Government Act 1993 be amended to allow a Mayor (or their delegate) to qualify a Council or council committee agenda item that relates to the performance of or contractual arrangements with the General Manager.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	Against	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	Against	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	No Vote	4
Huon Valley Council 16	Against	2
Kentish Council 17	Against	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	Against	4
Meander Valley Council 22	Against	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	Against	1
Tasman Council 26	For	1

Waratah - Wynyard Council 27	For	2
West Coast Council 28	Against	1
West Tamar Council 29	For	3

Item 11.5

Total Responses: 54

11.5 Elected Member Titles

Burnie City Council / Waratah Wynyard Council

That LGAT lobby for a change to the Local Government Act 1993 to remove the word alderman from the Act entirely, leaving only councillor.



11.5 Elected Member Titles

Burnie City Council / Waratah Wynyard Council

That LGAT lobby for a change to the Local Government Act 1993 to remove the word alderman from the Act entirely, leaving only councillor.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	Against	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	No Vote	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2

Launceston City Council 21	For	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 12.1

Total Responses: 54

12.1 Environmental Health Officer Training

Latrobe Council / Central Highlands Council

That the Local Government Association of Tasmania lobby the University of Tasmania for the continuation of the Bachelor of Health Science (Environmental Health) or similar tertiary degree that is eligible for the Environmental Health University Course Accreditation with Environmental Health Australia.

1. For 54
 2. Against
 3. No Vote



12.1 Environmental Health Officer Training

Latrobe Council / Central Highlands Council

That the Local Government Association of Tasmania lobby the University of Tasmania for the continuation of the Bachelor of Health Science (Environmental Health) or similar tertiary degree that is eligible for the Environmental Health University Course Accreditation with Environmental Health Australia.

1. For 54
 2. Against
 3. No Vote



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4

Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	For	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 12.2

Total Responses: 54

12.2 State Wide Training and Employment

Circular Head Council / Waratah Wynyard Council

That LGAT seek that the FEDERAL AND State Government provides a strategic commitment of a 4 year resources funding program working with Local Government and established industry training providers for the implementation of targeted VOC training initiatives to ensure the dispersal of employment and apprenticeship opportunities from all emerging industry investment and expansion opportunities across the state.

1. For 54
 2. Against
 3. No Vote



12.2 State Wide Training and Employment

Circular Head Council / Waratah Wynyard Council

That LGAT seek that the FEDERAL AND State Government provides a strategic commitment of a 4 year resources funding program working with Local Government and established industry training providers for the implementation of targeted VOC training initiatives to ensure the dispersal of employment and apprenticeship opportunities from all emerging industry investment and expansion opportunities across the state.

1. For 54
 2. Against
 3. No Vote

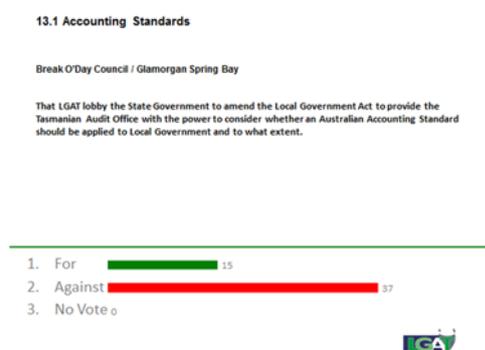
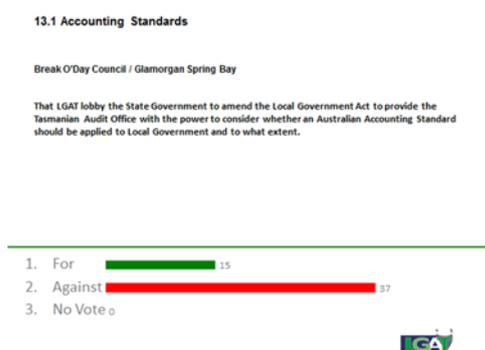


Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2

Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	For	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 13.1

Total Responses: 52



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	Against	2

Burnie City Council 3	Against	2
Central Coast Council 4	Against	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	Against	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	Against	1
Glamorgan/Spring Bay Council 13	Against	1
Glenorchy City Council 14	Against	4
Hobart City Council 15	Against	4
Huon Valley Council 16	For	2
Kentish Council 17	Against	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	Against	4
Meander Valley Council 22	Against	2
Northern Midlands Council 23	Against	2
Sorell Council 24	Against	2
Southern Midlands Council 25	For	1
Tasman Council 26	Against	1
Waratah - Wynyard Council 27	[No Response]	2
West Coast Council 28	Against	1
West Tamar Council 29	Against	3

Item 13.2

Total Responses: 54

13.2 Accounting Standard – Depreciation

Circular Head Council / Waratah Wynyard Council

That LGAT seek that the State Government, in conjunction with the Tasmanian Audit Office, provides a strategic commitment to lobby for a new change in accounting standards for depreciation calculation and management of all state and federal government funded projects, as the present model significantly disadvantages low growth communities and undermines opportunities to reinvigorate and re-energise local economic prosperity and community wellbeing.



13.2 Accounting Standard – Depreciation

Circular Head Council / Waratah Wynyard Council

That LGAT seek that the State Government, in conjunction with the Tasmanian Audit Office, provides a strategic commitment to lobby for a new change in accounting standards for depreciation calculation and management of all state and federal government funded projects, as the present model significantly disadvantages low growth communities and undermines opportunities to reinvigorate and re-energise local economic prosperity and community wellbeing.



Participant	Response	Weight
Break O'Day Council 1	Against	1
Brighton Council 2	Against	2
Burnie City Council 3	For	2
Central Coast Council 4	Against	3
Central Highlands Council 5	Against	1
Circular Head Council 6	For	1
Clarence City Council 7	Against	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	Against	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	Against	1
Glamorgan/Spring Bay Council 13	Against	1
Glenorchy City Council 14	Against	4
Hobart City Council 15	Against	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	Against	4
Meander Valley Council 22	Against	2
Northern Midlands Council 23	Against	2
Sorell Council 24	Against	2

Southern Midlands Council 25	For	1
Tasman Council 26	Against	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	Against	1
West Tamar Council 29	Against	3

Item 13.3

Total Responses: 54

13.3 Accounting Methodologies

George Town Council / Break O'Day Council

- a) That Councils and the Local Government Association of Tasmania work with the Local Government Division of Premier and Cabinet to review the various accounting methodologies being used by Councils with a view to developing standardised reporting; and
- b) Address some of the complexities such as volume/length of reporting driven by disclosures required in the Local Government Act and International Accounting standards which are not necessarily relevant to Council operation and reporting.



13.3 Accounting Methodologies

George Town Council / Break O'Day Council

- a) That Councils and the Local Government Association of Tasmania work with the Local Government Division of Premier and Cabinet to review the various accounting methodologies being used by Councils with a view to developing standardised reporting; and
- b) Address some of the complexities such as volume/length of reporting driven by disclosures required in the Local Government Act and International Accounting standards which are not necessarily relevant to Council operation and reporting.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	Against	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	Against	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3

King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	Against	4
Meander Valley Council 22	Against	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	Against	1
West Tamar Council 29	Against	3

Item 13.4

Total Responses: 54

13.4 Fire Service Levy

Burnie City Council / Glamorgan Spring Bay Council

That LGAT:

1. Advocate on behalf of all Councils the deep concern at the level of the Fire Service Contribution that councils are expected to collect from ratepayers each year on behalf of the State Fire Commission; and
2. Seek justification for the excessive level of financial burden that has been imposed over the last five years.

1. For  53
 2. Against  1
 3. No Vote  0



13.4 Fire Service Levy

Burnie City Council / Glamorgan Spring Bay Council

That LGAT:

1. Advocate on behalf of all Councils the deep concern at the level of the Fire Service Contribution that councils are expected to collect from ratepayers each year on behalf of the State Fire Commission; and
2. Seek justification for the excessive level of financial burden that has been imposed over the last five years.

1. For  53
 2. Against  1
 3. No Vote  0

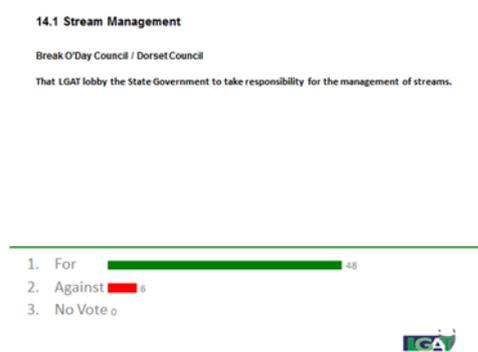


Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	Against	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1

Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	For	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 14.1

Total Responses: 54

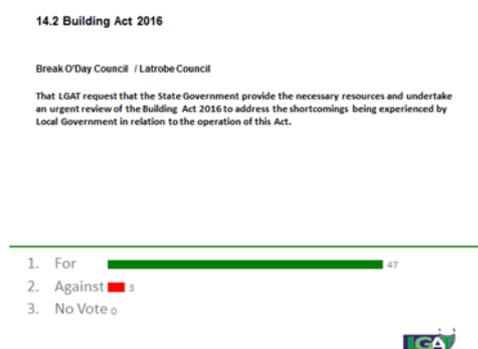
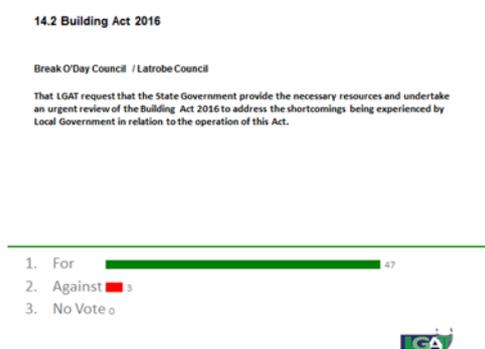


Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	Against	1

Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	Against	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	For	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	Against	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 14.2

Total Responses: 50



Participant	Response	Weight
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Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	Against	2
Southern Midlands Council 25	For	1
Tasman Council 26	Against	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 14.3

Total Responses: 50

14.3 Single Use Packaging

City of Hobart / Break O'Day Council

That the Local Government Association of Tasmania lobby the State Government for the introduction of legislation to phase out the provision of petroleum-based single-use take-away food packaging currently used to enable prepared food or beverages to be carried from the retailer's premises.



14.3 Single Use Packaging

City of Hobart / Break O'Day Council

That the Local Government Association of Tasmania lobby the State Government for the introduction of legislation to phase out the provision of petroleum-based single-use take-away food packaging currently used to enable prepared food or beverages to be carried from the retailer's premises.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	No Vote	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2

Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 14.4

Total Responses: 50

14.4 Recycling

City of Hobart / Break O'Day Council

The LGAT urgently consider through its appropriate body a response to the recent increase in costs of recycling to Local Government as a consequence of changes to the Chinese government's policies and consider development of a range of responses, including collective negotiations between the federal and State Governments and other stakeholders, to prompt a market response for recycling opportunities in Tasmania.

1. For 50
 2. Against
 3. No Vote



14.4 Recycling

City of Hobart / Break O'Day Council

The LGAT urgently consider through its appropriate body a response to the recent increase in costs of recycling to Local Government as a consequence of changes to the Chinese government's policies and consider development of a range of responses, including collective negotiations between the Federal and State Governments and other stakeholders, to prompt a market response for recycling opportunities in Tasmania.

1. For 50
 2. Against
 3. No Vote



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3

King Island Council 19	[No Response]	1
Latrobe Council 20	For	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 14.5

Total Responses: 51

14.5 Sustainable Council Events

City of Hobart / Kingborough Council

The LGAT lobby all councils to adopt the use of reusable and compostable items for use in council sponsored events.



14.5 Sustainable Council Events

City of Hobart / Kingborough Council

The LGAT lobby all councils to adopt the use of reusable and compostable items for use in council sponsored events.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	Against	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1

Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	Against	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	For	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 14.6

Total Responses: 51

14.6 Tourism Destination Action Plans

Circular Head Council / Waratah Wynyard Council

The LGAT seek from the State Government a strategic commitment of a 4 year resources funding program for the implementation of all Tourism destination action plans to ensure the dispersal of the increased tourism economic benefits across the state.



14.6 Tourism Destination Action Plans

Circular Head Council / Waratah Wynyard Council

The LGAT seek from the State Government a strategic commitment of a 4 year resources funding program for the implementation of all Tourism destination action plans to ensure the dispersal of the increased tourism economic benefits across the state.

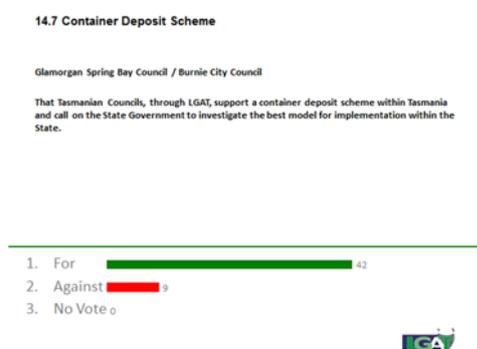
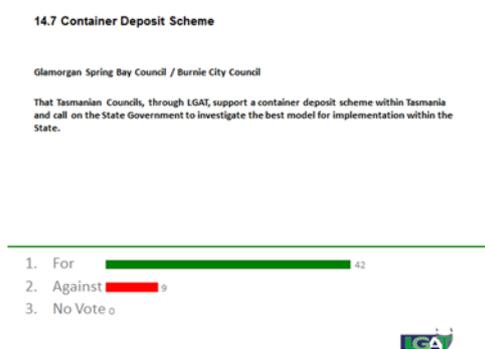


Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1

Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	Against	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	For	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	Against	2
Southern Midlands Council 25	For	1
Tasman Council 26	Against	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 14.7

Total Responses: 51



Participant	Response	Weight
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Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	Against	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	Against	4
Hobart City Council 15	For	4
Huon Valley Council 16	Against	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	For	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 14.8

Total Responses: 51

14.8 Implementation of Statewide Planning Scheme

Circular Head Council / Huon Valley Council

That LGAT seek from the State Government a strategic commitment to developing and implementing in the new state-wide planning scheme provisions to allow the as of right development of existing small titles of land in the rural production zone that does not compromise or fetter agricultural production capacity and provides opportunities to diversify and reinvigorate local economic prosperity and community wellbeing.



14.8 Implementation of Statewide Planning Scheme

Circular Head Council / Huon Valley Council

That LGAT seek from the State Government a strategic commitment to developing and implementing in the new state-wide planning scheme provisions to allow the as of right development of existing small titles of land in the rural production zone that does not compromise or fetter agricultural production capacity and provides opportunities to diversify and reinvigorate local economic prosperity and community wellbeing.



Participant	Response	Weight
Break O'Day Council 1	Against	1
Brighton Council 2	Against	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	Against	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	Against	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	No Vote	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	Against	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	Against	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	Against	2
Northern Midlands Council 23	Against	2
Sorell Council 24	Against	2

Southern Midlands Council 25	For	1
Tasman Council 26	Against	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	Against	3

Item 14.9

Total Responses: 51

14.9 Telecommunication Towers

Break O'Day Council / Southern Midlands Council

That Members note a lack of input into the location of telecommunications towers and other similar infrastructure emitting radiation/microwave links and request that LGAT investigate options to allow councils to have more input prior to the submission of the Development Application.



14.9 Telecommunication Towers

Break O'Day Council / Southern Midlands Council

That Members note a lack of input into the location of telecommunications towers and other similar infrastructure emitting radiation/microwave links and request that LGAT investigate options to allow councils to have more input prior to the submission of the Development Application.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	Against	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	Against	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	Against	2
Kentish Council 17	For	1
Kingborough Council 18	Against	3

King Island Council 19	For	1
Latrobe Council 20	For	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	Against	2
Northern Midlands Council 23	Against	2
Sorell Council 24	Against	2
Southern Midlands Council 25	For	1
Tasman Council 26	Against	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 14.10

Total Responses: 51

14.10 Fruit Tree Management

City of Hobart / Northern Midlands Council

That Local Government consult with Fruit Growers Tasmania and the State Government regarding the biosecurity risk with roadside fruit trees on state and local roads.



14.10 Fruit Tree Management

City of Hobart / Northern Midlands Council

That Local Government consult with Fruit Growers Tasmania and the State Government regarding the biosecurity risk with roadside fruit trees on state and local roads.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	For	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1

Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	For	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	Against	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 15.1

Total Responses: 51

15.1 Decentralised Action Plan

Circular Head Council / Waratah Wynyard Council

That LGAT seek from the State Government a strategic commitment, resources and a funding program for the implementation of a State and Federal Government services decentralisation action plan to leverage and ensure the dispersal of employment opportunities across the state.



15.1 Decentralised Action Plan

Circular Head Council / Waratah Wynyard Council

That LGAT seek from the State Government a strategic commitment, resources and a funding program for the implementation of a State and Federal Government services decentralisation action plan to leverage and ensure the dispersal of employment opportunities across the state.



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1

Clarence City Council 7	Against	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	Against	4
Hobart City Council 15	Against	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	Against	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	Against	2
Southern Midlands Council 25	For	1
Tasman Council 26	Against	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 15.2

Total Responses: 51



Participant	Response	Weight
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Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	Against	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	For	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	Against	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2
Southern Midlands Council 25	For	1
Tasman Council 26	Against	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Item 15.3

Total Responses: 51

15.3 Affordable Housing

Southern Midlands Council / Northern Midlands Council

That the Local Government Association of Tasmania be requested to lobby the State Government to ensure that the State is taking sufficient measures and allocating sufficient resources to provide affordable, low cost housing, particularly in rural and outer suburban areas with transport and social services to support the same.

1. For  47
 2. Against  4
 3. No Vote  0



15.3 Affordable Housing

Southern Midlands Council / Northern Midlands Council

That the Local Government Association of Tasmania be requested to lobby the State Government to ensure that the State is taking sufficient measures and allocating sufficient resources to provide affordable, low cost housing, particularly in rural and outer suburban areas with transport and social services to support the same.

1. For  47
 2. Against  4
 3. No Vote  0



Participant	Response	Weight
Break O'Day Council 1	For	1
Brighton Council 2	For	2
Burnie City Council 3	For	2
Central Coast Council 4	For	3
Central Highlands Council 5	For	1
Circular Head Council 6	For	1
Clarence City Council 7	Against	4
Derwent Valley Council 8	[No Response]	2
Devonport City Council 9	For	3
Dorset Council 10	For	1
Flinders Council 11	[No Response]	1
George Town Council 12	For	1
Glamorgan/Spring Bay Council 13	For	1
Glenorchy City Council 14	For	4
Hobart City Council 15	For	4
Huon Valley Council 16	For	2
Kentish Council 17	For	1
Kingborough Council 18	For	3
King Island Council 19	For	1
Latrobe Council 20	For	2
Launceston City Council 21	[No Response]	4
Meander Valley Council 22	For	2
Northern Midlands Council 23	For	2
Sorell Council 24	For	2

Southern Midlands Council 25	For	1
Tasman Council 26	For	1
Waratah - Wynyard Council 27	For	2
West Coast Council 28	For	1
West Tamar Council 29	For	3

Central Coast Community Safety Partnership Committee

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

Wednesday, 31 October 2018 – Commencing at 10.05am

PRESENT

Sandra Ayton (General Manager CCC); **Melissa Budgeon** (Community Wellbeing Officer CCC); **Paul Breden** (Engineering Group Leader CCC); **Julie Milnes** (Health Promotion Coordinator [Mersey] DHHS); **Barry Isaac** (Turners Beach/Leith Neighbourhood Watch); and **Yolande Vandenberg** (Central Coast Chamber of Commerce & Industry [CCCCI])

1 WELCOME

Sandra Ayton welcomed everyone to the meeting.

2 APOLOGIES

Cr Jan Bonde (Mayor CCC); **Snr Sgt Simon Conroy** (Tasmania Police); **Glen Lutwyche** (Principal Ulverstone High School [UHS] Schools Representative); **Insp. Shane Le Fevre** (Tasmania Police) and **Sgt Kym Turale** (Tasmania Police Ulverstone); **Garth Johnston** (Penguin Neighbourhood Watch); **Kathryn Robinson** (Community Development Officer – Housing Choices Tasmania); **Simon Douglas** (Ulverstone Neighbourhood House); **Melissa Palframan** (Coordinator – Community Housing Ltd) and **John Deacon** (Central Coast Community Shed)

3 MINUTES OF PREVIOUS MEETING

- Barry Isaac moved, and Julie Milnes seconded, “That the minutes from the meeting held on Wednesday, 29 August 2018 be confirmed”.

Carried

4 MATTERS ARISING FROM PREVIOUS MEETING

- a **School Community Safety Program** – Melissa reported on the project between the Council, Ulverstone High School and Crime Stoppers Tasmania, with support from the Central Coast Chamber of Commerce.

Interviews were conducted by students of three participating local businesses, along with Sr Sgt Conroy and Mayor Jan Bonde and these were used to produce a short film. The film will be circulation through the community and other schools in the coming months. The film explores the impact on the community with regard to shop lifting.

- b Smoke Free CBD** – Sandra reported that the Ulverstone High School have produced posters for display, assisting with communicating to the general public that the Ulverstone CBD is a smoke free area. Melissa reported that local business spoke about the impact smoking had on their business and commended the Council on such an initiative.
- c Penguin 7 Day Makeover Over** – Sandra reported that this was well represented by Penguin volunteers.
- d Car Parking Studies** – Paul Breden advised that the Council are undergoing a review of car parking availability in Ulverstone. Yolande from the Chamber of Commerce commented that this is a regular topic of discussion from chamber members. An analysis of the study will be ready by February 2019.
- e Traffic Control Turners Beach** – Barry Issac asked if the Council could monitor the speeding problem that occurs at Turners Beach along Forth Road and Westella Drive. Paul advised that he was aware that the Ulverstone Police had monitored the Esplanade at Turners Beach but was unsure if they have monitored traffic speed along Forth Road and Westella Drive. Paul will discuss this with Tasmania Police.

5 COMMUNITY SAFETY ACTION PLAN 2017–2022

5.1 Action Report updates (not available)

Safety Surveying – has been held and finished off on.

Community Safety Champion Nominations – The meeting agreed that the partnership between the Central Coast Chamber of Commerce, Crime Stoppers and the Ulverstone High School should be recognised along with the ‘Smoke Free’ posters developed by Ulverstone High School students. It was agreed that the nomination be accepted, and a presentation be made at the December meeting. Also suggested that the finalised film regarding the impacts of shoplifting in the community be shown to the committee at this meeting.

Variable message sign (VMS) – these have been used by the Council for road safety messages and upcoming events. Police recommend that the Council work in conjunction with Tasmania Police who also use this type of signage for road safety messages.

Dementia Friendly Community – Training is being provided to Central Coast businesses to assist them to provide a safe shopping experience to people with Dementia, the start date for delivery of the program has not been conformed at this time. The Connect Café continues to offer a safe environment each Tuesday morning, and will be hosted at the Gnomon Pavilion until the 18th December this year.

Cyber Safety – Conduct up to date information sessions on Cyber Safety in the community and schools. A suggested date is Thursday 29 November at 6pm.

Community forum GenZ – on Wednesday 7 November a community forum is being held on GenZ. Claire Madden is a renowned business consultant, social researcher and generational expert is the guest speaker, speaking on the GenZ.

6 REPRESENTATIVE REPORTS

6.1 Crime Report

Sgt Simon Conroy

Senior Sergeant Conroy and Inspector Lefevre apologise for not being present at today's meeting but provided the following report:

Offences in the Ulverstone area have continued to reduce in the past couple of months. In particular reports of damage and vandalism have reduced significantly in West Ulverstone and the CBD areas since one youthful offender relocated.

To give you an idea reports for offences against property;

- August 2018 there were 107 reports compared to 69 for August 2017.
- September 2018 this reduced to 53 compared to 98 for September 2017.
- October 2018 we had 39 reports compared to 75 for October 2017.

This reduction from 107 in Sept to 39 for October is very pleasing.

A continuing crime trend is theft of tools, building equipment and supplies from construction sites. Police are making every effort to encourage workers to improve their security practices but the advice is not being heeded in many cases.

There was a recent report of a girl in school uniform being forced into a vehicle on Alexander Rd nearby the scout hall. Concerned members of the public called it in. Eventually those involved were located and it was found to be a parent trying to get an errant daughter back to school. Whilst a false alarm in this case the cooperation police received from schools and processes that were immediately put in place to identify a potentially missing student were excellent and gives a lot of confidence that if a genuine event happened there are effective procedures in place to progress investigations quickly.

Council have notified police of reported illegal activity in and around the toilet block adjacent to Woolworths. There have been no reports to police from the public about this apart from the council raising the matter. This area is subject to CCTV surveillance. Police have approached council management to again revisit connecting the Council CCTV network to the station, which may assist identifying this activity and those responsible.

Uniformed and traffic officers have conducted regular patrols of Turners Beach to enforce speed limits. Very few detections have been made. It is now suggested to survey the area place traffic monitoring devices and

counters to assess which times offending is more prevalent and what speeds are being reached in the area. Police will continue to patrol.

Ulverstone High School students participated in the crime stoppers project, this project was very well received in the community. Looking forward to the results.

The football season wrapped up last month. This is usually a very busy period for police. There were no reported issues from local football finals, and AFL Grand Final night was also quiet.

Unfortunately, there was some graffiti at Penguin recently which reflected poorly on our community. This graffiti was not reported to police or council and was only brought to the attention of authorities when it received some media attention. This is something police will continue to monitor but the word should be spread of the importance to report it, so it can be acted upon.

6.2 Central Coast Chamber of Commerce Report (CCCCI) Yolande Vandenburg

Baby Change Table Repairs - The question was asked at a recent Chambers of Commerce meeting why the baby change room facilities, behind the post office in Reibey Street is always closed at 3pm. The Council advised this is due to the continual vandalism that occurs.

The baby change table in the new Coles Car Park toilet block is currently being replaced and another is being made available for the new Anzac Park toilet block. Yolande from the Chamber suggested that a table be placed in the invalid toilet in the Woolworths Carpark allowing parents to use this when the other baby change room is closed at 3pm. Paul will follow up on this suggestion

Illegal hot spots in CBD - Yolande reported that there have been reports given to the chambers of suspected illegal drug dealing in the area of the Woolworth Carpark toilets. The meeting advised the Chamber that these sorts of incidents should be reported to the police. The Council will work with the Chambers and authorities on investigating these types of incidents around the CBD.

Parking in Reibey Street - The Chamber asked the Council if the parking time at the top end of Reibey Street could be extended. Yolande reported that elderly clients are being fined for parking over time when attended appointments in business in this area. The meeting suggested that the Chamber approach the Management of KFC to see if an arrangement could be made for clients to park in the KFC Carpark.

Businesses have complained they are being fined for parking in the loading zone near Lancaster House and Dimmies. The company signage should be displayed on the vehicles at all time to be able to use the loading zone.

A request has been put forward by Lifeline to requested carparking for volunteers. The Council is unable to provide individual parking for shop staff.

Broken glass in front of the Lighthouse Hotel in Victoria Street – Priceline have concerns of broken bottles left out front in the gutters. This to be reported to Glen Berry at the Depot, he can then ensure the street cleaning detail over the weekend and on Monday mornings includes this area.

Smoke Free Zones – Signage is now in place in the Ulverstone CBD alerting the general public of the smoke free areas. Police are able to issue infringements to people smoking in the no smoking zones and the Council Inspector currently advises the general public that the CBD is a smoke free zone. The Council Inspector will undergo accreditation to allow them to issue infringements to anyone who is smoking in the no smoking zones.

- 6.3 Primary Health Report** **Julie Milnes**
- Julie Milnes reported on an upcoming event, ‘Compassionate Communities’ to be held on 8 November. This will be held at the Central Coast Community Shed.
- 6.4 Education (all schools) Report** **Glen Lutwyche**
- Nil
- 6.5 Ulverstone Neighbourhood House Report** **Simon Douglas**
- Nil
- 6.6 Housing Choices Tasmania Report** **Kathryn Robinson**
- Nil
- 6.7 Community Housing Report** **Melissa**
- Nil
- 6.8 Community Reports** **Barry Issac**
- Pavers in Penguin* – Garth was an apology to the meeting but asked the question if the Council could look at fixing paved areas in the Penguin CBD. Paul advised that this has been earmarked for the works program.
- 6.9 Central Coast Community Shed** **John Deacon**
- Nil.
- 6.10 Council Report** **Sandra Ayton**
- Sandra reminded those who attended the meeting of the upcoming forum on GenZ.

7 GENERAL BUSINESS:

Barry Issac asked if anyone knew when the Farmers Market would recommence at the Ulverstone Wharf Precinct. He was advised it would reopen on 18 November 2018.

8 NEXT MEETING:

The next meeting and time - 5 December 2018 in the Council Chamber, 19 King Edward Street, Ulverstone, commencing at 10.00am.

Closure time 11.30am



**Central Coast Community Shed Management Committee
General Meeting – Minutes of Meeting held at the Community Shed
Monday, 12 November 2018 commencing at 1.05pm**

Doc. ID: 309248

1 PRESENT/APOLOGIES

Present: Rob McKenzie (Chair), Cr Viney, Russell Game, Len Blair, Pam Brooks, Peggy Smith, Len Carr, Kerry Hays, David Dunn, Ian Hardstaff, Steve Ponsenby, Norm Frampton, Lynne Jarvis and Liane Willis

Coordinator / Administrator: Melissa Budgeon (Central Coast Council)

Apologies: Jack Eaton and Merv Gee

2 CONFIRMATION OF MINUTES

It was resolved, "That the minutes of the general meeting held on Monday, 1 October 2018 be confirmed as correct."

Carried

3 BUSINESS ARISING FROM MINUTES

Pathway Project – completed. Celebration of the work done is scheduled for the 19 November at 9.30am. Melissa to arrange morning tea, provided through the Volunteers Week random draw prize won at the Volunteers Week celebrations.

FINANCIAL REPORT (as attached)

Utilisation – Men's Shed days – 483, Tuesday sessions – 81 and Coffin Club – 29.

Queried the Fire Service charges – Testing and tagging of fire safety equipment.

4 GENERAL BUSINESS

Coffin Club

- Moving out of the temporary space back into regular space after the show.
- David Wardle to undertake OHS training.
- Two of the three priority coffins will be finished this week.
- A decision to be made on the storage of the palettes/donated wood supplies.
- It was clarified that clients of Care Beyond Cure are offered a choice when selecting materials for use in the construction of their project.

- Lynne suggested an incident book would be developed to record details of any relevant incident, to provide a record of the activities of the day.
- . **Ladies Group** – Unhappy about the no parking in front of the shed. The space is a share use space, and is suitable for drop off, but is not designated parking. Access to the shed via Alice street – the back gate, or there is limited parking at the front of the southern facing roller door, railway side of the footpath. Permitted parking has been lenient in this area prior to the pathway construction. The new path provides for ease access to the shed.
- . **Safety Officer Report** – Len requested a couple of clean blankets be stored in the event of an emergency. Ice packs also to be purchased.
- . **Skip Bin** – Rob McKenzie is following up on the skip bin. Ongoing item.
- . **7 Day Makeover** – Nothing further has been advised.
- . **Kitchen Upgrade Grant Submission** – Ian Nettleton has put forward a grant submission, awaiting the outcome.
- . **Dust Extraction Noise** – Nothing further has been raised at this time.
- . **Office** – Floor covering for the office has been replaced.
- . **Suicide Prevention Workshop in Campbelltown** – Well received and this was a great workshop.
- . **Flag Pole** – – Rob advised that the Director of Community Services, Cor Vander Vlist provided permission for a flag pole to be erected to fly the Men’s Shed flag and requested that the concept be endorsed by the Committee. Further consideration is required as to the location of the pole and that the flying of any flags is undertaken in accordance with the appropriate protocols. The Administrative Assistant – Community Services is able to confirm all the relevant and appropriate protocols.

5 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 1.55pm. The next meeting will be held on 3 December 2018 commencing at 1.00pm.

CENTRAL COAST COMMUNITY SHED – FINANCIAL STATEMENT 2018–2019

as at 9 November 2018

Revenue		Estimates	Actual
		\$	\$
11413.03			
	Membership Fees	3,500.00	2,175.46
	Groups	-	-
	Material Donations	-	-
	Project Donations	2,500.00	-
	GST allocation	-	-
		<hr/>	<hr/>
	Estimate	\$6,000.00	\$2,175.46
		<hr/> <hr/>	<hr/> <hr/>
	-		
Expenditure			
11481			
	Aurora	-	-
	Telstra/Internet	1,000.00	132.82
	Office	100.00	-
	Testing and Tagging	1,200.00	-
	Petty Cash	850.00	91.28
	Training – First Aid	400.00	140.91
	Membership – AMSA, TMS	150.00	-
	Insurance	200.00	-
	Room Hire	-	-
	Repairs and Maintenance	2,000.00	66.00
	Safety Equipment	500.00	721.69
	Project Materials	3,500.00	1,772.99
	Water/Sewage	100.00	1.06
		-	1,022.73
		<hr/>	<hr/>
	Estimate	\$10,000.00	\$3,949.48
		<hr/> <hr/>	<hr/> <hr/>

MEETING MINUTES

ANNUAL GENERAL MEETING



Date: 22 November 2018
Time: 10:00 am
Location: Cradle Coast Authority Offices, Burnie

1. STANDING ITEMS

1.1. Acknowledgement of Country

The Cradle Coast Authority (CCA) Chief Executive Officer (CEO) acknowledged and paid respect to the palawa people as the traditional and original owners, and continuing custodians of this land on which we gather today and acknowledge elders – past, present and emerging.

1.2. Welcome / Apologies

Chief Representative and Meeting Chair, Mayor Jan Bonde, opened the meeting at 10:06 am, welcoming attendees and observers, and noting apologies.

The Attendees, Observers and Apologies are noted at Attachment 1.

1.3. Declarations

Nil

1.4. Confirmation of 2017 Annual General Meeting Minutes

Minutes of the CCA's 2017 Annual General Meeting, held on 23 November 2017, were provided at the meeting.

Motion

That Representatives ENDORSE the minutes of the CCA's 2017 Annual General Meeting.

Moved: Mayor Vickers / Seconded: Mr Gerald Monson / CARRIED

1.5. Presentation of Annual Report 2017/18

Hard copies of the 2017/18 Annual Report were tabled at the meeting.

Chief Representative Bonde expressed that the Cradle Coast region is more solid and united than ever before and thanked CCA Board Chair, Mr Sid Sidebottom for his enthusiasm and dedication to the Board and the Cradle Coast region over the past 18 months. Chief Representative Bonde also thanked CCA CEO, Brett Smith and his staff for continuing to produce admirable work whilst facing challenging times.

Mr Sid Sidebottom expressed that the region has been challenged over the past year, and reiterated that it's important not to lose sight of all the positive happenings, and good work within the region.

Mr Sidebottom reflected on the positive achievements that all those involved should be proud of, such as the co-funding for the Coastal Pathway and Cradle Mountain Precinct and thanked all Representatives for their work towards the betterment of the Cradle Coast region.

CCA CEO, Brett Smith thanked CCA Representatives for their support and noted the positive significant changes regarding solidarity for the region over the past year.

Mayor Wilson noted that Sheffield and Latrobe were missed off the map on page 4 of the Annual Report.

Motion

That Representatives ENDORSE the CCA's 2017/18 Annual Report.

Moved: Mayor Wilson / Seconded: Mayor Walsh / CARRIED

2. FOR DECISION

2.1. Election of Chief Representative and Deputy Chief Representative

CCA CEO advised that the current CCA *Rules* state the election of the Chief and Deputy Chief Representatives occurs every two years.

Nominations were called from the floor for the position of Chief Representative, with the following nomination received:

- Mayor Peter Freshney was nominated

Mayor Freshney politely declined the nomination.

Nominations were again called from the floor for the position of Chief Representative, with the following nomination received:

- Mayor Jan Bonde was nominated

There were no objections and no other nominations, resulting in Mayor Bonde being appointed as Chief Representative.

Nominations were called from the floor for the position of Deputy Chief Representative, with the following nomination received:

- Mayor Peter Freshney

There were no objections and no other nominations, resulting in Mayor Freshney being appointed as Deputy Chief Representative.

3. MEETING CLOSE

Meeting closed at 10:27 am.

Cradle Coast Authority Representative's Meeting follows in closed session.

Confirmed:

Chief Representative

Date

Unconfirmed

Attachment 1: Attendees, Observers and Apologies

Representatives

Mayor Steve Kons	Burnie City Council
Mayor Jan Bonde	Central Coast Council – Chief Representative
Ms Sandra Ayton	Central Coast Council
Mayor Daryl Quilliam	Circular Head Council
Mr Scott Riley	Circular Head Council
Mr Paul West	Devonport City Council
Mayor Tim Wilson	Kentish Council
Councillor Don Thwaites	Kentish Council
Mr Gerald Monson	Kentish and Latrobe Councils
Mayor David Munday	King Island Council (via Zoom)
Mr Troy Brice	King Island Council (via Zoom)
Mayor Peter Freshney	Latrobe Council – Deputy Chief Representative
Mayor Robby Walsh	Waratah-Wynyard Council
Mayor Phil Vickers	West Coast Council

Cradle Coast Authority

Mr Sid Sidebottom	Board Chair
Mr Malcolm Wells	Director
Mr Rod Stendrup	Director
Mr Andrew Wardlaw	Director
Ms Kathy Schaefer	Director
Mr Tony Moore	Director
Mr Brett Smith	Chief Executive Officer
Ms Lauren Clarke	Executive Assistant & Minutes Secretariat
Ms Claire Smith	Manager, People Culture & Finance
Mr Daryl Connelly	Industry Development Manager & A/Regional Tourism Manager
Mr Spencer Gibbs	NRM Manager
Ms Catherine Gale-Stanton	Communications Officer

Observers

Councillor Norman Berechree	Circular Head Council
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Apologies

Alderman Giovanna Simpson	Burnie City Council
Alderman Annette Rockliff	Devonport City Council
Alderman Alison Jarman	Devonport City Council
Ms Eleanor Strang	West Coast Council

MEETING HIGHLIGHTS

Chief and Deputy Chief Representative Election

The CCA Representatives at the AGM held prior to the official meeting, nominated and endorsed Mayor Jan Bonde as the Chief Representative and Mayor Peter Freshney as the Deputy Representative for the next two years.

Coastal Pathway Technical Group

Mayor Walsh was endorsed as the Chair for the Coastal Pathway Technical Group.

Purpose of Representatives Meetings

Representatives discussed and agreed to make the Representatives meetings more interactive going forward, rather than just a reporting session, which will allow the General Managers and Mayors & CCA to communicate around more broader issues/priorities for the region. Representatives agreed to hold a meeting in early December to identify regional election priorities prior to the Federal election in 2019.

Removal of the 'Coast to Coast' section in the Advocate Newspaper

It was raised that the 'Coast to Coast' section in the Advocate Newspaper has been removed. Representatives expressed their disappointment with this and agreed to invite the Advocate's Editor to the meeting in February to address concerns and also use it as an opportunity to share the region's accomplishments.

MEETING MINUTES

REPRESENTATIVES MEETING

Date: 22 November 2018
Time: 10:30 am
Location: 1-3 Spring Street, Burnie

1. MEETING OPEN

Representatives held an in-camera session from 10:30 until 10:53 am. Within that session, it was noted that the CCA's CEO Mr Brett Smith will be leaving the CCA on 30 November 2018 and Mr Daryl Connelly has been appointed as the new CEO.

Chief Representative and meeting Chair, Mayor Jan Bonde, opened the meeting at 10:53 am, welcoming attendees and new Representatives from the recent local council elections.

Attendees and apologies are noted at Attachment 1.

Chief Representative thanked Mr Smith for all his hard work and achievements for the CCA in the past four years and congratulated Mr Connelly on his appointment.

2. PRESENTATION

2.1. CAT MANAGEMENT PRESENTATION

The CCA's Regional Cat Management Coordinator, Ms Halyee Kaplan entered the meeting at 10:57 am.

Ms Kaplan provided an overview on her role as the Regional Cat Management Coordinator. The Tasmanian Cat Management project is a state-wide, state funded initiative that was established to promote responsible and proactive cat management and work closely with stakeholders.

ACTION

EA to circulate a copy of the presentation to Representatives with the Minutes.

Chief Representative thanked Ms Kaplan for her presentation.

Ms Kaplan left the meeting at 11:13 am.

2.2. MACQUARIE HARBOUR SHORELINE CLEAN UP

The CCA's Coastal Coordinator, Ms Anna Wind entered the meeting at 11:14 am.

Ms Wind advised that the clean-up initiative has been successfully running for the past two years in Strahan by volunteers from the community and local organisations. CCA's NRM business unit recently won Tasmania's Clean Beach Award 2018 as a result of the clean-up initiative.

Ms Wind displayed a short video of the clean-up.

Chief Representative thanked Ms Wind for her presentation and congratulated the NRM team for their award.

Ms Wind and Mr Troy Brice left the meeting at 11:20 am.

3. STANDING ITEMS

3.1. DECLARATIONS

Nil

3.2. CONFIRMATION OF MINUTES

Minutes of 23 August 2018 Representatives Meeting were provided at Agenda Item 3.2

CCA CEO advised that in relation to Item 9 – AMG Legacy Proposal in the August Minutes, Mr Scott Wade and Mr Royce Fairbrother provided some further information around the proposal at a recent CCA Board meeting. It was agreed that Mr Wade and Mr Fairbrother would present to the Representatives in the new year.

Resolution

The Representatives **ENDORSED** the 23 August 2018 Representatives Meeting Minutes.

Moved: Mayor Walsh / Seconded: Mayor Vickers / CARRIED

3.3. ACTIVITY REGISTER

A schedule of activities was presented at Agenda Item 3.3

The Activity Register was discussed with edits noted.

Resolution

The Representatives **ACCEPTED** and **NOTED** the Activity Register.

Moved: Mayor Walsh / Seconded: Mr Paul West / CARRIED

3.4. CORRESPONDENCE

A briefing note was presented at Agenda Item 3.4

Deputy Mayor Don Thwaites thanked Mr Rodney Greene from Burnie City Council for initiating the National Energy Guarantee (NEG).

Resolution

The Representatives **NOTED** the Correspondence.

Moved: Mayor Wilson / Seconded: Mayor Vickers / CARRIED

4. CRADLE COAST AUTHORITY UPDATE

4.1. QUARTERLY REPORT & FINANCIAL STATEMENTS

The Quarterly Report and Financial Statements were presented at Agenda Item 4.1. The Quarterly Report was circulated as a separate attachment to the Agenda.

Resolution

The Representatives **ACCEPTED** and **NOTED** the Quarterly Report and Financial Statements.

Moved: Mayor Walsh / Seconded: Mayor Thwaites / CARRIED

5. FOR DISCUSSION

5.1. PURPOSE AND PROCESS OF REPRESENTATIVES MEETINGS

Chief Representative would like to improve the purpose of the Representatives meetings, meaning less of a reporting session and more of an interactive meeting.

Representatives held a lengthy discussion around how they can help elected members better understand the CCA. Deputy Chief Representative encouraged Mayors and General Managers to share the CCA's projects, initiatives and purpose with their respective councils and act as an advocacy for the CCA.

It was agreed that the Representatives need to meet before the end of 2018 to discuss and identify regional issues / priorities prior to the federal election in 2019.

Mr Daryl Connelly noted that the Futures Plan is a good basis for identifying projects / priorities for the region, as a lot are captured within the plan.

ACTION

EA to schedule a time for Representatives to meet in mid-December to discuss election priorities.

6. FOR NOTING

6.1. COASTAL PATHWAY

A briefing note was presented at Agenda Item 7.1

CCA CEO advised that a technical group for the Coastal Pathway has been formed. Mr Paul West is a General Manager representative on the group and there is currently a vacancy for a Mayor to chair the group. CEO asked that a Mayor be nominated at today's meeting.

Mayor Robby Walsh volunteered to be the technical group chair. There were no other nominations or volunteers.

General Manager Andrew Wardlaw noted the progress with the Burnie to Wynyard Pathway. There has been a delay in the transfer of the corridor due to a storm in winter. Work would have already commenced, however due to the coastal erosion issue it has been delayed. Construction will potentially start later in 2019.

Resolution

That Mayor Robby Walsh is **ENDORSED** as the chair of the Coastal Pathway technical group.

Moved: Mayor Wilson / Seconded: Mayor Kons / CARRIED

6.2. CRADLE MOUNTAIN MASTERPLAN

Nil to report

6.3. REGIONAL FUTURES PLAN (RFP)

Mr Daryl Connelly presented the Regional Futures Plan (RFP) to Representatives.

Mr Connelly reiterated that the RFP is a plan for the region, not the CCA. Managers and CCA Board met recently with the Premier and Cabinet and the RFP was very well received by Cabinet members.

Mayor Kons highlighted the issue that small businesses struggle to gain access to capital in regional Australia. It was suggested to offer upskilling opportunities to employers rather than employees.

Resolution

Representatives **NOTED** the Futures Plan update and **ENDORSED** the proposed actions.

Moved: Mayor Vickers / Seconded: Mayor Walsh / CARRIED

7. LOCAL GOVERNMENT UPDATE

Nil

8. GENERAL BUSINESS

- *CCA Board Vacancy*

Chief Representative advised that as Mr Duncan McFie is no longer the Mayor of King Island Council, which creates a vacancy within the CCA Board.

The Mayors agreed to nominate a CCA Board Director at the LGAT meeting on Friday 7 December 2018.

- *Cultivate – Award Winning Tasmania*

Recently Mr Ben Milbourne and Mr Simon Hamilton presented to the CCA Board around Award Winning Tasmania. Their primary focus at present is their other television series 'FoodLab', however are expecting to shift their focus to Award Winning Tasmania in the early new year.

CEO advised that CCA now have a more detailed plan of locations for shooting.

- *Concerns regarding the removal of the Coast to Coast section in the Advocate Newspaper*

Mayor Walsh advised that some Mayors, himself included, are concerned that the Coast to Coast section has been removed from the Advocate Newspaper. Waratah-Wynyard Council has sent CCA a letter asking that the CCA with the support of Representatives, voice their concerns.

Resolution

That CCA invite the editor of the Advocate Newspaper to the February Representatives meeting to express what the community feels it is missing out on, and to also advise of the positive accomplishment for the region.

Moved: Mayor Robby Walsh / Seconded: Mayor Vickers / CARRIED

9. MEETING CLOSE

Meeting closed at 1:01pm.

The next meeting will be held on 22 November 2018 at Cradle Coast Authority.

Attachment 1: Attendees, Observers and Apologies

Representatives

Alderman Steve Kons	Mayor, Burnie City Council
Councillor Jan Bonde	Mayor Central Coast Council (Chief Representative)
Ms Sandra Ayton	General Manager, Central Coast Council
Councillor Daryl Quilliam	Mayor, Circular Head Council
Mr Scott Riley	General Manager, Circular Head Council
Mr Paul West	General Manager, Devonport City Council
Councillor Tim Wilson	Mayor, Kentish Council
Councillor Don Thwaites	Deputy Mayor, Kentish Council
Mr Troy Brice	General Manager, King Island Council
Councillor Peter Freshney	Mayor, Latrobe Council (Deputy Chief Representative)
Mr Gerald Monson	General Manager, Latrobe Council
Mr Shane Crawford	General Manager, Waratah-Wynyard Council
Councillor Robby Walsh	Mayor, Waratah-Wynyard Council
Councillor Phil Vickers	Mayor, West Coast Council

Cradle Coast Authority

Mr Sid Sidebottom	Chairperson
Mr Malcolm Wells	Director
Mr Andrew Wardlaw	Director
Ms Kathy Schaefer	Director
Mr Tony Moore	Director
Mr Rod Stendrup	Director
Alderman Annette Rockliff	Director
Mr Brett Smith	Chief Executive Officer
Ms Cat Gale-Stanton	Manager, Media & Communications
Mr Daryl Connelly	Industry Development Manager, A/Regional Tourism Manager
Mr Spencer Gibbs	NRM Manager
Ms Lauren Clarke	Executive Assistant, Meeting Secretariat

Apologies

Alderman Giovanna Simpson	Deputy Mayor, Burnie City Council
Councillor David Munday	Mayor, King Island Council
Alderman Alison Jarman	Deputy Mayor, Devonport City Council
Ms Eleanor Strang	A/General Manager, West Coast Council

Observers

Councillor Norman Berechree	Deputy Mayor, Circular Head Council
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CRADLE COAST WASTE MANAGEMENT GROUP MEETING
28 November 2018
Meeting Highlights

- WTS Best Practice Improvements Funding Awarded, 9 projects valued at \$58,633.
- Community Based Recycling Initiatives Funding Awarded, 7 projects valued at \$15,026.
- CCWMG Annual Report 2017/18 endorsed.

DRAFT



**Urban Cat
Management:**
a community
service



Haylee Kaplan

Regional Cat Management
Coordinator

hkaplan@cradlecoast.com

03 6433 8456

The Tasmanian Cat Management Project is a state-wide, state funded programme that was established in June this year to promote responsible and proactive cat management and work closely with stakeholders in Tasmania to come up with effective cat management solutions

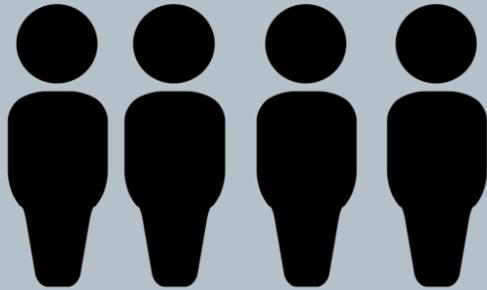
Urban domestic cats can be owned, unowned, or semi-owned



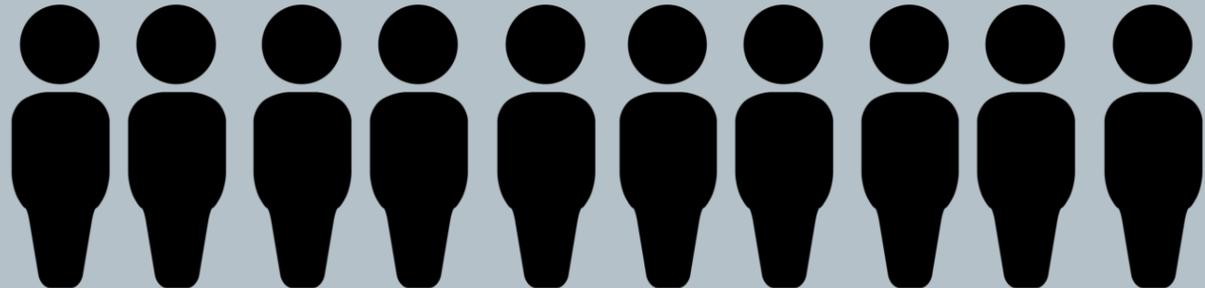
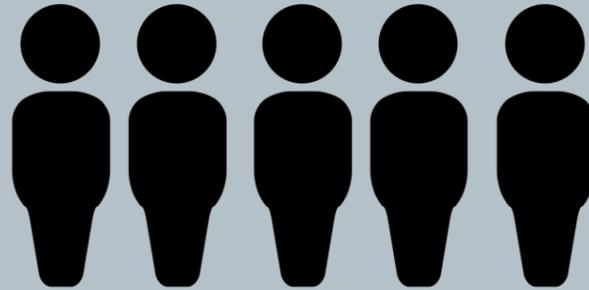
In Australian urban environments



Owned cats



Unowned cats



What's the problem?

Wildlife
predation

Community
health risks

Nuisance

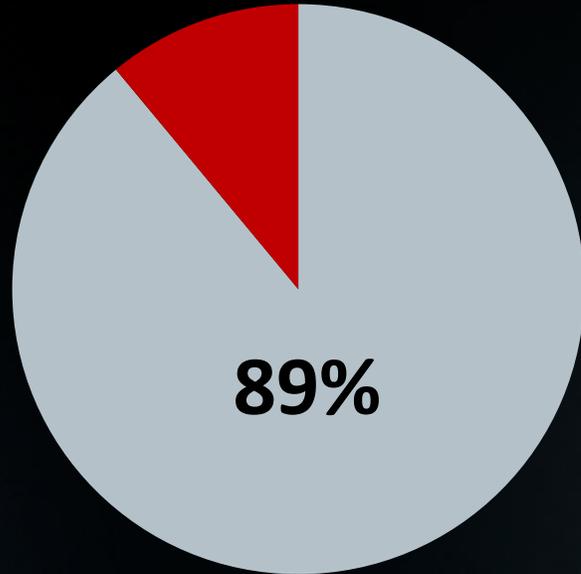
Livestock
losses



**Who's causing
the problem?**



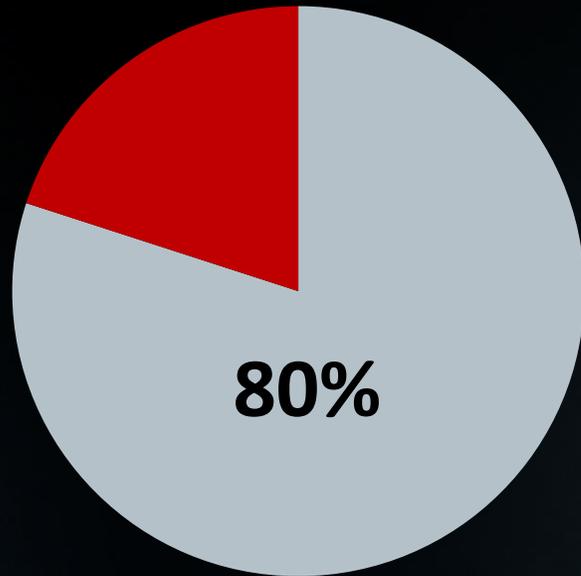
Desexing rates in Australia



**Irresponsible
cat owners**

Source: Animal Medicines Australia report on Pet Ownership in Australia 2016

Desexing rates in Australia

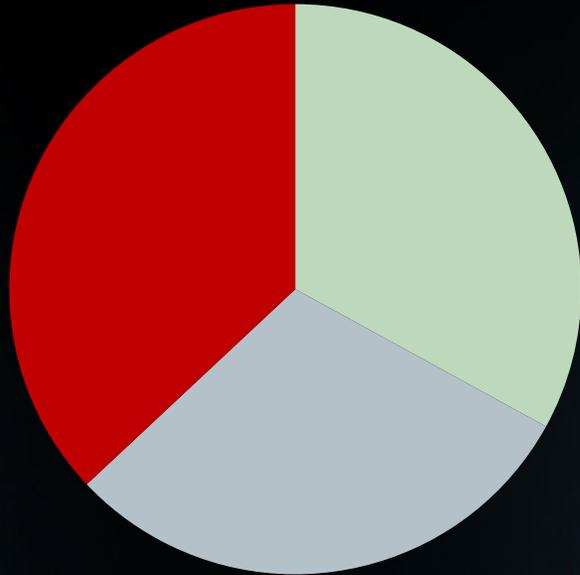


Irresponsible cat owners

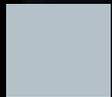
Desexing rates are lower in

- households with small children
- in rental properties
- non-English speaking households
- young owners

Containment of cats in Tasmania



Not contained



Contained at night



Contained all the time



**Irresponsible
cat owners**

source McLeod et al. 2015 *Preventive Veterinary Medicine* 122: 339–344

**Semi-ownership is
feeding a cat that
you do not perceive
to be your own**



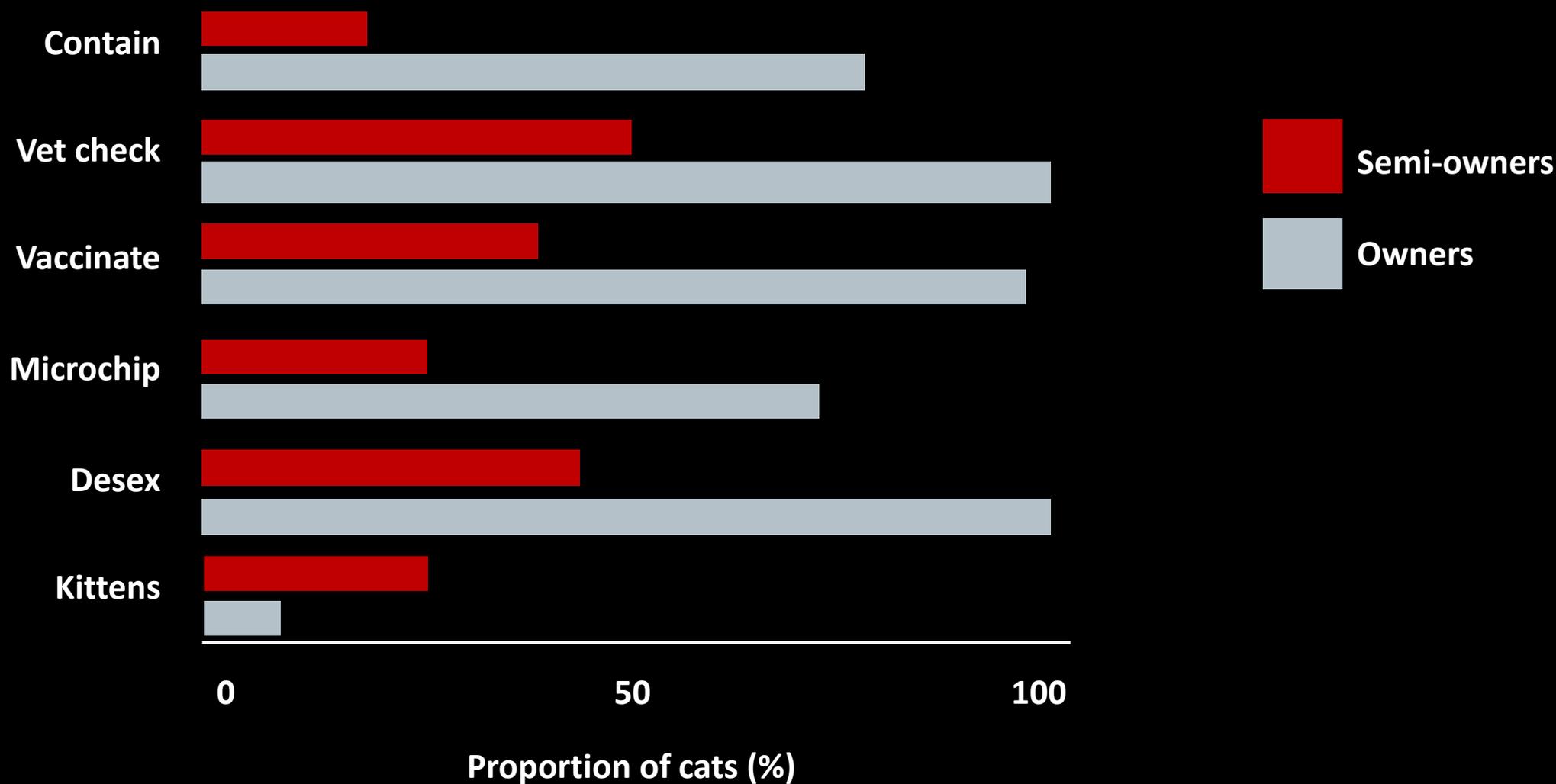
Semi-owners

**22% - 26% of people
semi-own cats**

Semi-owners



Source: Sharp 2009 *Semi-owned Cat Attitudes and Behaviours in South Australia*. Report prepared for the Cat and Dog Management Board, South Australia.



Community is well informed on responsible cat management

Stakeholders work collaboratively to reduce unowned and unwanted cats

Councils have policies and laws on responsible cat ownership

What does good urban cat management look like?

Cats are strategically controlled to reduce impacts to priority assets

Free-roaming cats are managed as a nuisance

Owners and semi-owners adopt responsible ownership behaviours

5 steps to proactive cat management

1. Put cats on a legal footing
2. Provide good information and educational resources
3. Provide a procedure for lodging cat complaints
4. Cat registration
5. Conduct targeted cat trapping

5 steps to proactive cat management

1. Put cats on a legal footing
2. Provide good information and educational resources
3. Provide a procedure for lodging cat complaints
4. Cat registration
5. Conduct targeted cat trapping

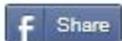
- ✓ These steps have been tried and tested in other Councils in other Australian states
- ✓ We've designed our Project to provide Councils with the resources and support to make transitioning into the cat management space easy



TassieCat

[HOME](#)[ABOUT](#)[GET INVOLVED](#)[RESOURCES](#)[FAQs](#)

LET'S KEEP OUR CATS, COMMUNITIES AND WILDLIFE SAFE



Share

Find out how >>



Check out our new
website:

www.tassiecat.com

where we provide the
public with expert
advice and resources
to encourage and
support responsible
cat ownership



Cradle Coast Cat Management Working Group



Cats are manageable
and it's in the best interest
of your communities

It may not be easy but it's a
necessary service

Don't get left behind... be
part of the conversation



CRADLE COAST WASTE MANAGEMENT GROUP

UNCONFIRMED MINUTES

Meeting held Wednesday, 28 November 2018
Cradle Coast Authority, 1-3 Spring Street, Burnie

1. WELCOME

The Chair, Ms. Sandra Ayton, opened the meeting at 10:40 am and welcomed attendees.

Present at the meeting were:

- | | | |
|----------------------|---------------------------|--------------------------------------|
| • Ms. Sandra Ayton | Committee Chair | Central Coast Council (CCC) |
| • Mr. Rowan Sharman | Committee Member | Burnie City Council (BCC) |
| • Mr. Matthew Atkins | Committee Member | Devonport City Council (DCC) |
| • Mr. Adam Gardner | Committee Member | Kentish (KC) & Latrobe (LC) Councils |
| • Mr. Don Thwaites | Observer | CCA Representatives Group |
| • Mr. Mat Greskie | Committee Project Manager | Dulverton Waste Management (DWM) |
| • Mrs. Mel Pearce | Committee Project Manager | Dulverton Waste Management (DWM) |

2. APOLOGIES

Apologies were received from:

- | | | |
|--------------------|------------------|-------------------------------|
| • TBA | Committee Member | Cradle Coast Authority (CCA) |
| • Mr. James Brewer | Committee Member | Circular Head Council (CHC) |
| • Ms. Dana Hicks | Committee Member | Waratah Wynyard Council (WWC) |

3. GOVERNANCE

3.1 Greg Preece – Waste Governance Update

Greg Preece (GP) did not attend the meeting and as a consequence this item was moved to Section 7 – Other Business.

3.2 Confirmation of Minutes (25th June 2018)

The Unconfirmed Minutes of the 25 June 2018 meeting were presented at Item 3.2 of the Agenda.

MOTION

That the Cradle Coast Waste Management Group (CCWMG) **CONFIRM** and **ACCEPT** the Unconfirmed Minutes of the meeting of 25 June 2018 as a true and correct record.

Moved: Matthew Atkins / Seconded: Rowan Sharman / CARRIED

3.3 Business Arising from Minutes

Nil.

3.4 Review of Action List

The committee **NOTE** the actions list.

4. FOR DECISION

4.1 Financial Report – Briefing Note

The financial report briefing note as at 30 September 2018, was presented by the CCA to the CCWMG.

4.2 Financial Report – Income Statement

The CCWMG income statement as at 30 September 2018, prepared by the CCA, was tabled for the CCWMG.

The CCWMG queried why an October Income Statement was not provided and MG advised that the Chair should raise this matter with the CCA who manage the financial reporting. The Chair will discuss the matter further with the CCA Acting CEO and request up-to-date financial reporting for future meetings.

ACTION

1. Chair to discuss up-to-date financial reporting with the CCA Acting CEO.

MOTION

That the CCWMG **CONFIRM** and **ACCEPT** the Briefing Note and Income Statement as at 30 September 2018.

Moved: Matthew Atkins / Seconded: Adam Gardner / CARRIED

4.3 Illegal Dumping Funding – Round 1 Funding Report

The Illegal Dumping Funding Report was tabled for CCWMG's consideration. After some discussion the CCWMG approved the recommended funding.

MOTION

That the CCWMG **APPROVE** the funding in accordance with table 9, page 15 of the agenda.

Moved: Rowan Sharman / Seconded: Matthew Atkins / CARRIED

4.4 WTS Best Practice Improvements Funding Report

The WTS Best Practice Improvements Funding Report was tabled for CCWMG's consideration. MG advised that this funding provides the CCWMG with a great opportunity to significantly improve the operational, safety and environmental aspects of the regional WTS. MP advised that an impressive number of applications were received, in particular from CHC and WWC.

It was agreed that whilst funding the recommended improvements will result in exceeding the project budget, there is sufficient carry forward levy funds available to contribute towards the funding.

MOTION

That the CCWMG **APPROVE** the funding in accordance with table 3, page 21 of the agenda.

Moved: Matthew Atkins / Seconded: Adam Gardner / CARRIED

4.5 Community Based Recycling Initiatives Funding Report

The Community Based Recycling Initiatives Funding Report was tabled for CCWMG's consideration. MP provided an overview of the applications received, detailing how they varied in quality. DT questioned whether the recommendation of 4 wheelie bin toppers per council would be sufficient for public events, the CCWMG agreed to amend the recommendation to provide 8 bin toppers per council instead.

MG advised that this funding was co-ordinated by DWM's Environmental Officer, Alison Holmstrom, who made a tremendous effort to ensure that the application form reached many community groups across the region.

ACTION

1. MP to investigate whether there is an existing best practice document for bin topper use, to forward to the CCWMG.
2. MP to run an awareness campaign via the Rethinkwaste Facebook page, to assist in notifying the community about what the bin toppers are and how to use them.
3. MP to purchase and supply 8 bin toppers (4 waste and 4 recycling) to each Council.

MOTION

That the CCWMG **APPROVE** the funding in accordance with table 3, page 27 of the agenda with the following amendment: Bin toppers for all CCWMG Councils increased to 8 per Council.

Moved: Rowan Sharman / Seconded: Adam Gardner / CARRIED

4.6 Waste Diversion Initiatives Proposal

The Waste Diversions Initiatives Proposal Report was tabled for CCWMG's consideration and MP provided a summary of each of the initiatives. MP advised that the capped tyre subsidy was recommended to assist WTS in correctly recycling tyres through Hobart based Tyrecycle whilst Longford Tyres are not accepting tyres. The paint recycling collection is recommended to provide Councils with an existing collection prior to carrying out a Household Hazardous Waste (HHW) collection event. Paint is considered low toxicity high volume and it can significantly driver up the costs of HHW events, having an existing collection in place provides residents with an appropriate alternative disposal method. Opportunities to improve WTS safety around chemical handing were also addressed.

There was some discussion around the existing methods of paint disposal, with many WTS recycling good quality paint through their tip shops. RS queried whether the Chemcollect service was available/active within the region.

Whilst recycling was being discussed, SA queried whether there was appetite to conduct a regional rollout of public place waste and recycling bins. It was determined that this would be considered as part of the 2019/20 budget deliberations.

ACTION

1. MP to make a brief enquiry into the status of Chemcollect and advise the CCWMG of the findings.
2. MP to include a subsidy towards the purchase of public place waste and recycling bins in the 2019/20 CCWMG agenda for consideration.

MOTION

That the CCWMG **APPROVE** the funding in accordance with table 5, page 35 of the agenda.

Moved: Matthew Atkins / Seconded: Rowan Sharman / CARRIED

4.7 CCWMG Annual Report

The draft CCWMG Annual Report was tabled for the CCWMG's consideration. SA advised that the Chair report has now been provided to DWM for inclusion. The CCWMG agreed that each member would include the final Annual Report as a Council agenda item, for their respective Council's information.

ACTION

1. MP to forward the draft Chair report for CCWMG review by close of business on 28th November 2018.
2. MP to forward the Final Annual Report to the CCWMG by close of business on the 30th November 2018.

MOTION

That the CCWMG **ENDORSE** the Annual Report subject to the Chair report review.

Moved: Rowan Sharman / Seconded: Matthew Atkins / CARRIED

5. FOR DISCUSSION

5.1 Container Recovery Scheme (CRS)

The CRS Framework Report as provided by the Local Government Authority (LGAT) was tabled for the CCWMG's information, accompanied by a summary report by DWM. The Framework Report discussed 5 main issues:

1. Scheme Structure;
2. Refund Points;
3. Effects of Material Recovery Facilities;
4. Effects on Councils; and
5. Implementation.

The CCWMG discussed the known issues currently being experienced by NSW and other aspects of the report. RS stated that a CRS must produce a reduction in road side litter, reduction in beverage containers within the waste stream and provide value to the rate payer. RS also stated that a model must clearly address these issues before it will be supported.

The CCWMG **NOTED** the CRS Framework Report, expressing disappointment in the lack of clarity that it provides and acknowledging that there is still a significant amount of work to be undertaken before a CRS model can be supported and implemented.

5.2 FOGO Funding

MG advised that he and the DWM Board Chairman met with Justine Keay, to discuss funding opportunities for the capital costs associated with implementing FOGO collection and processing in North West Tasmania. Justine advised MG that evidence of Council support is required before it can be further considered.

Each CCWMG member discussed their Council's current position regarding a FOGO collection, with the general consensus being that there was a mixed appetite to move forward with this project, cost to the community was raised as a concern by a number of members. It was agreed that MG would rerun the figures on the basis that capital funding was obtained and distribute to the CCWMG. The CCWMG will then work through the revised figures with their respective Councils to determine whether there is an appetite to implement a FOGO collection should funding be obtained for the capital cost aspect.

ACTION

1. MG to rerun the FOGO costings to include the capital portion as already funded and distribute to the CCWMG members.

6. FOR NOTING

6.1 CCWMG Project Task List

The CCWMG Project Task List, prepared by DWM, was tabled for the CCWMG's information.

MP advised that many projects were discussed earlier in the meeting and that the Garage Sale Trail (GST) event was completed, with data to be provided by GST in the coming weeks. MP confirmed that the CCWMG committed to a 2 year contract to participate in the GST event.

ACTION

1. MP to forward GST participation data and associated costs to the CCWMG.

The CCWMG **NOTED** the Project Task List.

6.2 Quarterly Waste Reports

The Quarterly Waste Reports (July to September 2018) for each Council were tabled for the CCWMG's information. MP advised that many of these reports are unreliable and inaccurate, due to many Councils not inputting data. The regional data cannot be relied upon until all Councils participate. It was agreed that if efforts to input data were made by each Council, the reports would be a great reporting tool.

DT highlighted an amendment to be made on the Data Integrity Table. SA advised that the issue of Councils not inputting data would be raised at the next General Managers (GM) meeting.

ACTION

1. MP to make amendment to Data Integrity Table for the next round of reporting.
2. SA to raise the data capturing issue at the next GM's meeting and table the Data Integrity Table for their information.

The CCWMG **NOTED** the Quarterly Waste Reports.

7. GENERAL BUSINESS

7.1 Waste Governance

SA provided an update on the Waste Governance Project, confirming that the Cradle Coast Waste Governance Project Final Report was received and discussed with Council GMs at a meeting in October. SA confirmed that GP also provided a draft council report to be distributed to the Councils with the final report, for workshopping and inclusion in their Council Meeting agendas.

CHC and WWC have the opportunity for GP to provide a presentation to their Councils.

Further discussion was carried out and it was determined that SA would distribute the draft council report to RS, MA and the Council GM's for comment prior to finalising. It is proposed that Stage 1 of the governance process will commence on the 1st of July 2019, subject to DWM's Owner Representatives acceptance. Stage 2 will only commence once Stage 1 has been proven to be effective.

The CCWMG approved the final report to be released to DWM.

ACTION

1. SA to forward the draft council report to RS, MA and GM's for comment.
2. SA to forward the finalised council report and Waste Governance Report to the GM's and the CCWMG to table at a Council meeting no later than February 2019.

MOTION

That the CCWMG **ENDORSE** the release of the Cradle Coast Waste Governance Project Final Report to member Councils for consideration no later than February 2019.

Moved: Matthew Atkins / Seconded: Rowan Sharman / CARRIED

7.2 State-wide Waste Group

MG queried whether there was any movement regarding the state-wide waste group. SA advised that the state-wide Project Reference Group (which includes a representatives from each region, the Local Government Association of Tasmania, MA and SA) are about to go to market to conduct a feasibility study into a state-wide waste Terms of Reference.

SA and MA will provide updates as the process progresses.

8. NEXT MEETING & MEETING CLOSE

The next meeting will be held on Wednesday, 13th February 2019 at the Cradle Coast Authority Offices.

Meeting closed at 12:41 pm.

Minutes of an Annual General Meeting of the Central Coast Council held in the Gawler Room at the Civic Centre, 15 King Edward Street, Ulverstone on Wednesday, 28 November 2018 commencing at 7.00pm.

Present

Cr Jan Bonde (Mayor)
Cr John Beswick
Cr Cheryl Fuller
Cr Annette Overton

Cr Garry Carpenter (Deputy Mayor)
Cr Amanda Diprose
Cr Casey Hiscutt
Cr Philip Viney

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

Mr Jake Weeda
Mr Ian England
Ms Patricia Charlton
Mr Bill Koetsier
Mrs Jeanne Koetsier
Mr Nathan Kelly
Mr Howard Smith

Apologies

Mr John De Jong
Ms Yolande Vandenberg
Cr Tony van Rooyen

Media attendance

The media was not represented.

Opening of meeting

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

- . advised that the Annual General Meeting had been called in accordance with the requirements of the *Local Government Act 1993*;

-
- . advised that notice of the Annual General Meeting was given in The Advocate newspaper on Saturday, 10 November 2018.
 - . referred the public in attendance to the agenda prepared for the meeting and which incorporated procedures for the conduct of the meeting.

Introduction of councillors

The Mayor introduced the attending Councillors to the meeting.

Confirmation of the Minutes

- Cr Viney moved and Cr Hiscutt seconded, “That the minutes of the annual general meeting held on 7 November 2017, as circulated be confirmed.”

Carried unanimously

Annual Report

The Mayor reported that the Annual Report for the year ended 30 June 2018, including financial statements and audit opinion, had been advertised as available to the public from the Administration Centre and Service Centre and on the Council’s website. Electors were invited to make written submissions relating to the Annual Report.

The Mayor spoke in support of the Annual Report.

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

Submissions

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

Submission opening:

Firstly, congratulations to all elected Councillors. The new Councillors have a lot of processes and knowledge to absorb but there is a solid residual team to mentor you.

We live in a pleasant and affluent area of Tasmania with much to be proud of. I have read the Annual Report which has been incredibly well produced and the staff who have brought this together is really to be congratulated. I would like to speak on behalf of all Ratepayers, Mayor Bonde, please pass that on.

I deal with eight Councils on an irregular basis and I can confirm that the Central Coast Council does business better than any across most divisions.

Below is a list of items that I wish to raise with the Mayor, Councillors and the Council staff where it fits. Mostly these are accolades, some brickbats and the majority suggestions for Council to consider over the immediate short term as you tackle the future governance of our amazing municipality.

Item 1

The Leven River silting is becoming critical. Serious approaches should be made to TasPorts to get this fixed urgently.

Response

The Leven River is in a dynamic state like most rivers with a constantly changing flow regime, resulting in differing silt and sand levels and the weather. The Council has not received complaints about siltation but will discuss the matter with the Department of Primary Industry Parks Wildlife and Environment and Marine and Safety Tasmania.

Item 2

Camp Clayton/Maskells Road junction. There have been two fatalities here over the past fifteen years. With a Federal election within six months, I'd like to suggest that the Central Coast Council ask for \$3.5m. to construct a roundabout here that picks up the Bass Highway; the extension to Industrial Drive; Maskells Road, Camp Clayton Road and even include Westella Drive. This roundabout to be similar to the one at Howth which has been extremely successful.

Response

The Council has sought the construction of a grade separated intersection previously, however, this was not considered necessary by Government and

did not proceed. A roundabout to the latest National Highway Standards (i.e. Bass Highway is a National Highway) and in order to meet this, \$3.5m. would be insufficient to construct a roundabout at the intersection. Closing of the break in the centre median would be appropriate to increase traffic safety, however this would mean that Maskells Road would become a left in – left out road.

Item 3

The Furners Hotel/Coles Carpark is excellent. The new toilets are great, but someone forgot to include a modesty screen. This would not take much effort or cost and could be similar to the one at front of the "Pier One" public toilets. Shielding but opaque.

Response

The design and installation of the toilets in the Furner's/Coles Car Park meet the National Crime Prevention Through Environmental Design (CPTED) requirements.

CPTED aims to have no blind spots in public places including screens in front of toilets where people can hide from view and create unsafe situations.

A heavy-duty metal screen is being installed in front of the toilets after a recent decision of the Council. This will not be a solid screen but rather a specific metal structure, which offers privacy to those entering or exiting the toilets, whilst allowing those in the vicinity to note anyone hiding behind the screen.

Item 4

The alley between Coles and Telstra shop right back to the new Toilets now sealed with hot mix bitumen is very neat & functional. However, the polycarbonate roof desperately requires a pressure clean as do the sides of the adjacent buildings.

Response

It was hoped that as part of the surfacing of the laneway through to the Furner's/Coles Car Park that the roof would also be cleaned. As additional works were required to complete the laneway, funding for the roof cleaning was not available however, will be accounted for in the next budget.

Item 5

The chemically damaged clay pavers in Reibey Street in front of Coles and other smaller areas were going to be replaced two years ago when the Coles Arcade was refurbished. The pavers were bought but are still not in place. Any news on this?

Response

It was intended to replace the pavers in conjunction with the replacement of the concrete pathway/pavers in the laneway. The pavers had been ordered but when issues arose with the new pavers in the laneway, the order was cancelled.

Consideration of replacing the pavers was delayed until after the 7 Day Makeover and Place Making framework of the CBD had been undertaken. Other sections of pavers in Reibey Street are also in need of replacement.

Improving the CBD streetscaping in accordance with the Place Making framework will be considered in the next budget and the replacement of the pavers will form part of the proposed projects.

Item 6

Three years ago I made application for a 7.2 metre extension to the "Subway" awning along with the request to have a glass screen 1500 high, a half metre in from the King Edward street kerb to include some small Alfresco tables. The canopy extension was approved. However, Council advised me that a policy had been written six years prior to cover hoardings, sandwich boards and Alfresco seating in Reibey & King Edward Streets. This policy has not yet been placed on the Council meeting agenda. Any chance of some action soon?

Response

The Outdoor Dining Policy is part of the Council's actions for consideration this financial year.

The application for the shop awning at Subway was approved, however, the glass screen was not due to its proximity to the trafficable area of the road, as well as the intersection.

Although the glass screen is not considered appropriate at this time in the location proposed due to traffic and footpath user safety, the matter has been held in abeyance until advice on the matter is received from the Council's insurer and the Outdoor Dining Policy has been adopted.

Item 7

Wongi Lane, again an excellent result. However, there are two ugly Container storage units sitting in the Carpark behind Harris Scarfe. These containers seriously detract from the aesthetics of the area.

Response

The placement of containers on the Ulverstone Club's land was approved after the Council received a Development Application.

Item 8

Main Street from Victoria Street to The Quadrant. Superb job. Question? Why doesn't Council plant deciduous trees instead of evergreens in the nature strips?

Response

Planting of trees on footpaths in the CBD is the subject of the Council's Street Tree Strategy. As part of the Victoria Street and Main Street projects the variety of trees approved to be planted on the footpaths were reviewed. The Strategy states that deciduous trees are to be planted (generally) unless the trees have a significance to the area, e.g. flowering gums. The trees on Hobbs Parade were replaced with flowering gums to keep the area in theme with its original intent. The type of trees planted in Main and Victoria Streets were recommended by Council's contracted arborist.

Item 9

In the Annual Report it is great to note that the walking/cycle tracks from Sulphur Creek to Devonport closer to reality.

Item 10

The half container in Reibey Street in front of Apex Park. Please donate this to someone to be parked somewhere else.

Response

The parklet was suggested as part of the community-led 7 Day Makeover in the Ulverstone CBD in June 2018. The Council has determined that its use is to be monitored over the summer period before its final location is determined.

Item 11

Beach Road from the Waterslide to the raised car park near the Skate Park. Please fit this on the next budget to have a new kerb and channel with a concrete footpath for this extent.

Response

The Council's kerb and channel and pathways construction priorities are determined in the Long-term Financial Plan each year. Currently an audit of footpaths is being undertaken within the municipal area to determine priorities for construction over the next five years. It is anticipated that the Council will decide on footpath priorities at a Council meeting early in 2019.

Item 12

Beach Road near Buttons Creek. A marvellous new Bar-B Que Pavilion. However, it's been placed back to front. The low side should face into the prevailing weather. However, it's easily fixed by undoing the 24 anchor bolts and turning it around.

Response

The location of the shelter was determined in conjunction with a community group and community members. The suggestion will be considered.

Item 13

Beach Road from the Buttons Creek bridge to the Leighland Christian School railway crossing pedestrian entrance. The road shoulders on both sides have deteriorated badly and I would like to suggest that the shoulders be bitumen sealed before the summer tourist influx. The native plantings have started to take well, and that experiment could be continued in other similar areas.

Response

The need for maintenance to the road shoulders has been noted. This type of maintenance is usually planned prior to the summer season if necessary. Sealing of the shoulders will not be undertaken this year as it has not been programmed in Council's Roads capital works program.

Item 14

Beach accesses at the Water Slide shop and also at the Leighland Christian School railway entrance. Please attend to these as a matter of urgency.

Response

Considerable damage resulted to beach infrastructure along most of the coastline within the Central Coast municipal area during the July and August 2018 severe weather events. Damage amounting to over \$100,000 occurred and is not covered by Natural Disaster Relief arrangements. Consequently, other Council projects have had to be deferred this year to allow the replacement or repair of infrastructure such as the beach access at the end of Victoria Street.

New infrastructure has either been ordered or is being manufactured by staff and will be erected prior to the summer season. All infrastructure on the coastal dunes is on Crown reserves and so approval is required to install the equipment. Where existing beach access was by walking tracks and there is now a considerable drop onto the beach, there are no plans to construct any infrastructure until the long-term sand levels of the beach are assessed and a new access is deemed necessary.

Item 15

The CC Council Planning assessment fees for the "No Planning Permit Required" determination (NPPR) are the most expensive on the Coast. At \$90 for a Counter top assessment, it is excessive. Only Devonport charges a fee of \$50. All other Councils that we deal with are Nil.

Response

The No Permit Required – Assessment and Certificate fees are calculated against the actual cost of undertaking the assessment. No profit margin is included.

Item 16

Two years ago I asked a question at the AGM regarding the wood debris on the beach along the CC Council coastline. The Mayor deferred to the GM who stated that if it were on the wet sand, the wood could be removed by anyone. Most of the flood wood debris has now gone but could the Council produce an article in the Monthly newsletter to that effect. (On a rainy day it would all disappear.)

Response

The Council has been in discussions since 2016 with Crown Land Services and Department of Primary Industry Parks Water and Environment on their policy of the removal of timber debris from beaches. The Council is awaiting a Government determination on the removal of timber debris, this has not been received to date. It would be inappropriate to comment publicly on the issue until the Government has finalised its policy.

Item 17

The derelict service station at No 1 Turners Beach Road. The question is; "why has crown lands apparently taken this over?"

I have a client who is very keen to develop this site but it's all hamstrung. Please confirm my information on this and see if something can be done, otherwise it will be a blot on the landscape for the next ten years.

Response

Crown Land Services have not taken over the site, the site was relinquished to the Crown, by the owners. The Council is currently undergoing a legal process to gain control of the site. Once the site becomes Council property, the Council will auction the property to recover unpaid rates and any costs that the Council incurred as part of this process.

The Annual Report.

Item 18

In future reports please include the names of the people in the photographs.

Item 19

Page 38. There are four levels of government in Tasmania. No, I'm not being facetious. I deal with TasWater on a daily basis and although they employ some competent staff, as an organisation they are a money grabbing lot with a serious dearth of leadership. They have more power than the State Government and have delayed several projects to the detriment of development along the NW Coast.

Item 20

Page 65; the Statewide Planning Scheme. If this document ever is gazetted, it could well be the death knell of development and the Planners will all be seriously stressed out. I have served on the HIA Planning Committee for several years but gave up as it's Hobart-centric & at over 600 pages, it will be an unworkable document.

Item 21

Page 82. Weed Control. I have raised this matter for several years but very little is being done about the Gorse around the Municipality. It is becoming chronic and must be costing our Farmers dearly. Also, Cape Weed. The Annual report is not correct is this.

Response

The Council has an ongoing weed eradication program. As mentioned on page 82 of the Annual Report, the Council has adopted a new Weed Management Strategy and funding for this will be considered in the next budget.

Item 22

An excellent result.

To all stakeholders, keep up the superb work.

Regards, Jacob Weeda, JP

Other Business

The Mayor invited questions or comments from the floor.

- Mr Weeda noted the parklet located in Apex Park in his submission, however questioned why it still remained in place on Reibey Street as it has received numerous negative comments and felt it doesn't belong in the parking space as it reduces available car parking.

In responding to Mr Weeda, the Mayor advised that the parklet was an idea developed during the Ulverstone 7 Day Makeover, with the idea that it would increase activity in the area and assists in slowing 'people' traffic down, encouraging people to stay in the CBD longer. Various comments and compliments have been received, as it is a new concept for the community and that the Council will reassess its location after the summer months.

- Mrs Jeanne Koetsier wanted clarification as to why the Penguin Market was the only activity marketed by the Australian Masters Games Committee, noting that the Penguin History Group and Uniting Church also had activities available for visitors to the community.

In responding, the Mayor advised that promotional material for the Australian Masters Games (AMG) was a regional approach, each community was offered the opportunity to provide documentation. The Mayor then referred to Cr Garry Carpenter who advised that the Caves to Canyon Tourism Association invested considerable time with the Committee to negotiate additional marketing information being included. The AMG Committee's marketing had to be fair across the board as it was an unbiased broad-spectrum event.

- Mr Nathan Kelly proposed a suggestion of the Central Coast Chamber of Commerce and Industry and the Council work together in the coming year on community engagement and development of a marketing push for dissemination of community information. Mr Kelly reiterated that discussion is required to increase community reach, without focusing on the website.

In response, the Mayor noted her disappointment in not being able to reach the entire community, the Council uses various mediums to communicate, however it does not always ensure information reaches everybody. The Council is accepting of new ideas and suggestions on how it can improve in this area.

- Mr Weeda moved and Cr Carpenter seconded, "That the Annual Report be received."

Carried unanimously

Close of meeting

The Mayor closed the meeting at 8.12pm and, in doing so, thanked those in attendance for their participation.



Sandra Ayton
GENERAL MANAGER

Cradle Coast

Waste Management Group

Annual Report
2017/18

This report was prepared by:



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For:
Cradle Coast Waste Management Group

Revision	Issued To	Date	Reviewed	Approved
1	CCWMG for comment/approval	28/11/2018	MP	MG
2	CCWMG to distribute to Councils	07/12/2018	MP	CCWMG

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Glossary of Abbreviations

BCC	Burnie City Council
CCA	Cradle Coast Authority
CCC	Central Coast Council
CHC	Circular Head Council
CCWMG	Cradle Coast Waste Management Group
DCC	Devonport City Council
DWM	Dulverton Waste Management
EPA	Environmental Protection Authority
ERF	Emissions Reduction Fund
FOGO	Food Organics Garden Organics
KC	Kentish Council
LC	Latrobe Council
LGAT	Local Government Association of Tasmania
MRA	MRA Consulting Group
MRF	Materials Recycling Facility
MSW	Municipal Solid Waste
NSRF	National Stronger Regions Fund
NTWMG	Northern Tasmania Waste Management Group
WGPC	Waste Governance Project Coordinator
WSS	Waste Strategy South
WTS	Waste Transfer Station
WWC	Waratah Wynyard Council

1. Introduction

1.1. Who We Are

The Cradle Coast Waste Management Group (CCWMG) was formed in 2007 and represents seven northwest Tasmanian municipal councils participating in the voluntary waste levy including: Burnie City (BCC), Central Coast (CCC), Circular Head (CHC), Devonport City (DCC), Latrobe (LC), Kentish (KC) and Waratah Wynyard (WWC).

It is made up by a representative from each council and includes practitioners skilled in engineering, environmental health, waste management, corporate governance and general management. The 2017/18 CCWMG representatives include:

- Rowan Sharman, Engineering Representative from the BCC.
- Sandra Ayton (Chair), General Manager Representative from the CCC.
- James Brewer, Engineering Representative from the CHC.
- Matthew Atkins, Management Representative from the DCC.
- Chris Clark, Management Representative from LC & KC (resigning from the position on the 05.04.2018, the position was unfulfilled as at 30.06.2018).
- Dana Hicks, Service Officer Representative from the WWC.

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

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

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

- Mat Greskie, CEO; and
- Mel Pearce, Project Officer (PO).

1.2. Our Principles, Goals and Targets

The CCWMG's 5 Year Strategy 2017 – 2022 was ratified in June 2017 by the Cradle Coast Council's participating in the voluntary waste levy of \$5 per tonne.

The Strategy's four goals are:

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

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

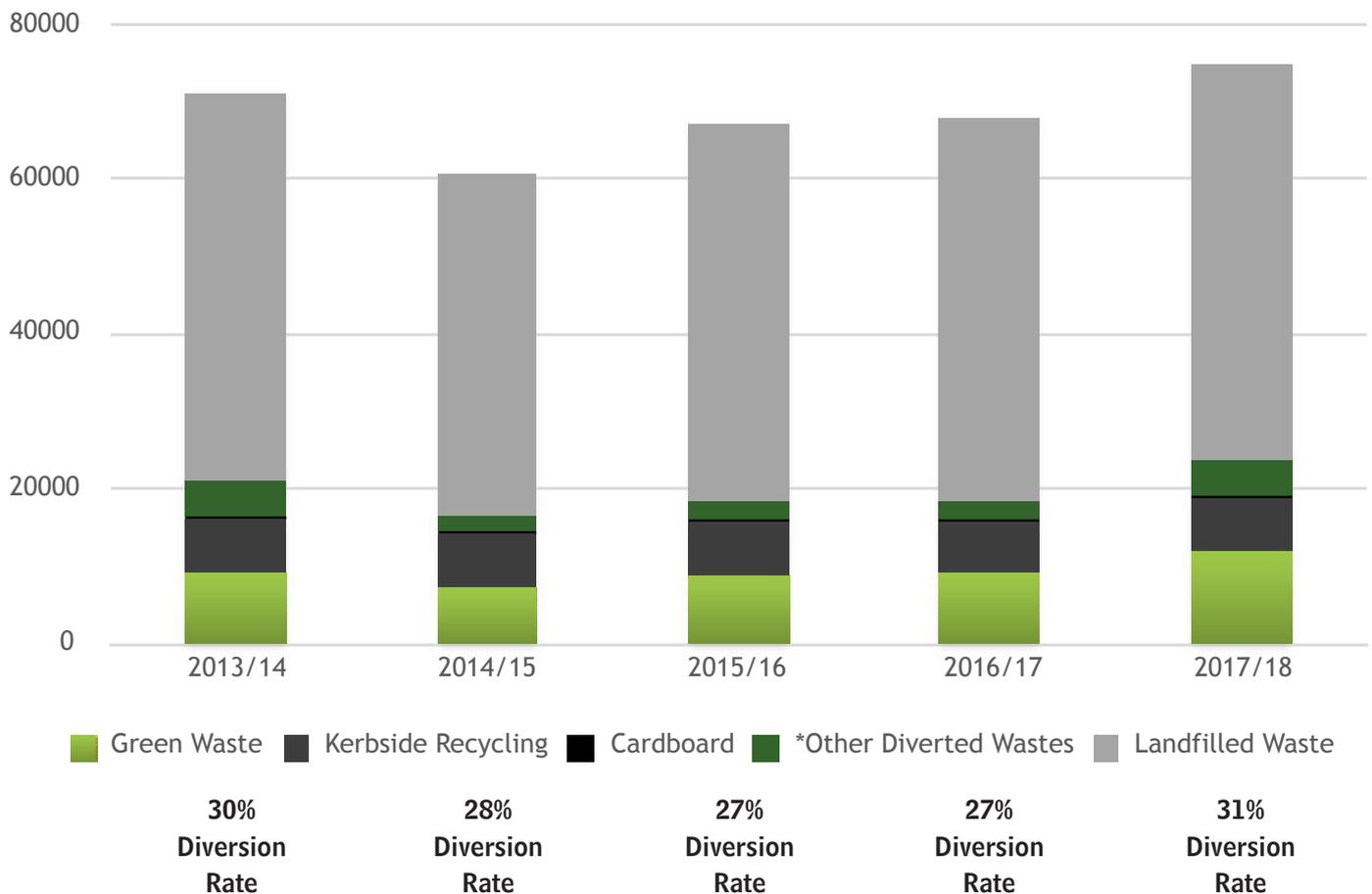
- 1.** By 2022, divert 50% of all MSW from local government landfill facilities across the region.
- 2.** By 2022, increase the proportion of recycling bin receiving a pass mark as part of the recycling bin assessments to 90% across the region (based on the 2015-16 assessment pass rate of 81%).
- 3.**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

The interim MSW diversion target of 50% took into account the implementation of a kerbside Food Organic Garden Organic (FOGO) collection service, which was estimated to divert approximately 50% (20,000 tonnes) of waste placed into kerbside bins from landfill into composting. In early 17/18 councils determined not to proceed with a FOGO collection, further information is located under Section 3.2 (j).

Figure 1 displays the tonnes of municipal waste landfilled (light grey) by the region compared with the tonnes of wastes diverted including: green waste (light green), kerbside recycling (dark grey), cardboard (black) and other diverted wastes (dark green).

The region performed exceptionally well in 2017/18, improving the municipal waste diversion rate by 15%. Due to only 3 of the 7 Councils providing data for 'Other Diverted Wastes', the diversion rate should be considered conservative.

Figure 1 – Tonnes of Regional Municipal Waste: Landfilled vs Diverted



*Other diverted wastes includes the smaller scale recycling initiatives carried out by the regional transfer stations including the recycling of steel, e-waste, tyres, concrete and oil for example. Data for BCC, CHC, KC and WWC was not provided, therefore this figure is considered conservative.

1.3. Regional Waste Trends

Waste landfilled at the DWM, Ulverstone (inert) and Port Latta Landfills is charged the voluntary waste levy of \$5 per tonne. Figure 2 displays the tonnes of waste (attracting the \$5 levy) landfilled annually compared with the Strategic Plan waste projections.

A total of 73,441 tonnes of waste was recorded in 2017/18, a 5% decrease from 2016/17 which recorded 77,499 tonnes. Over the years there are a number of factors that can influence the tonnages of waste to landfill including:

- Special projects such as the mono-cell at DWM in 2016/17, resulting in an additional 6,306 tonnes of waste landfilled; and
- Extreme weather events such as the flooding in June 2016, resulting in significant property damage which consequently required landfilling.

Figure 2 – Tonnes to Landfill vs Strategic Plan Waste Projections

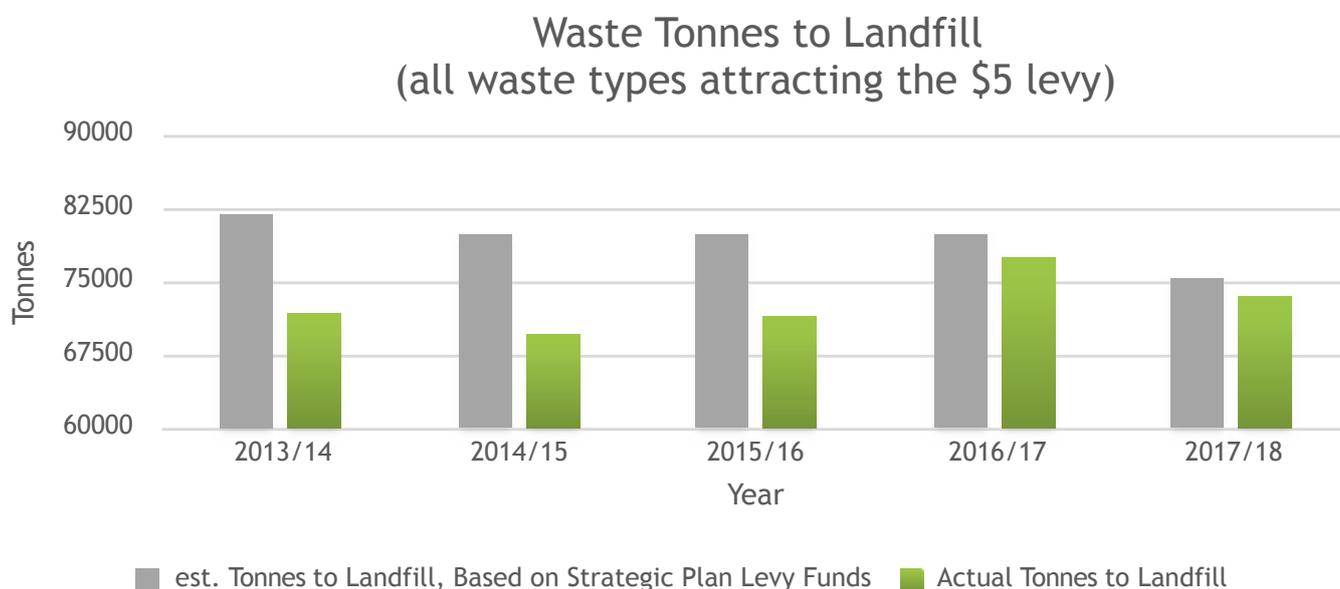
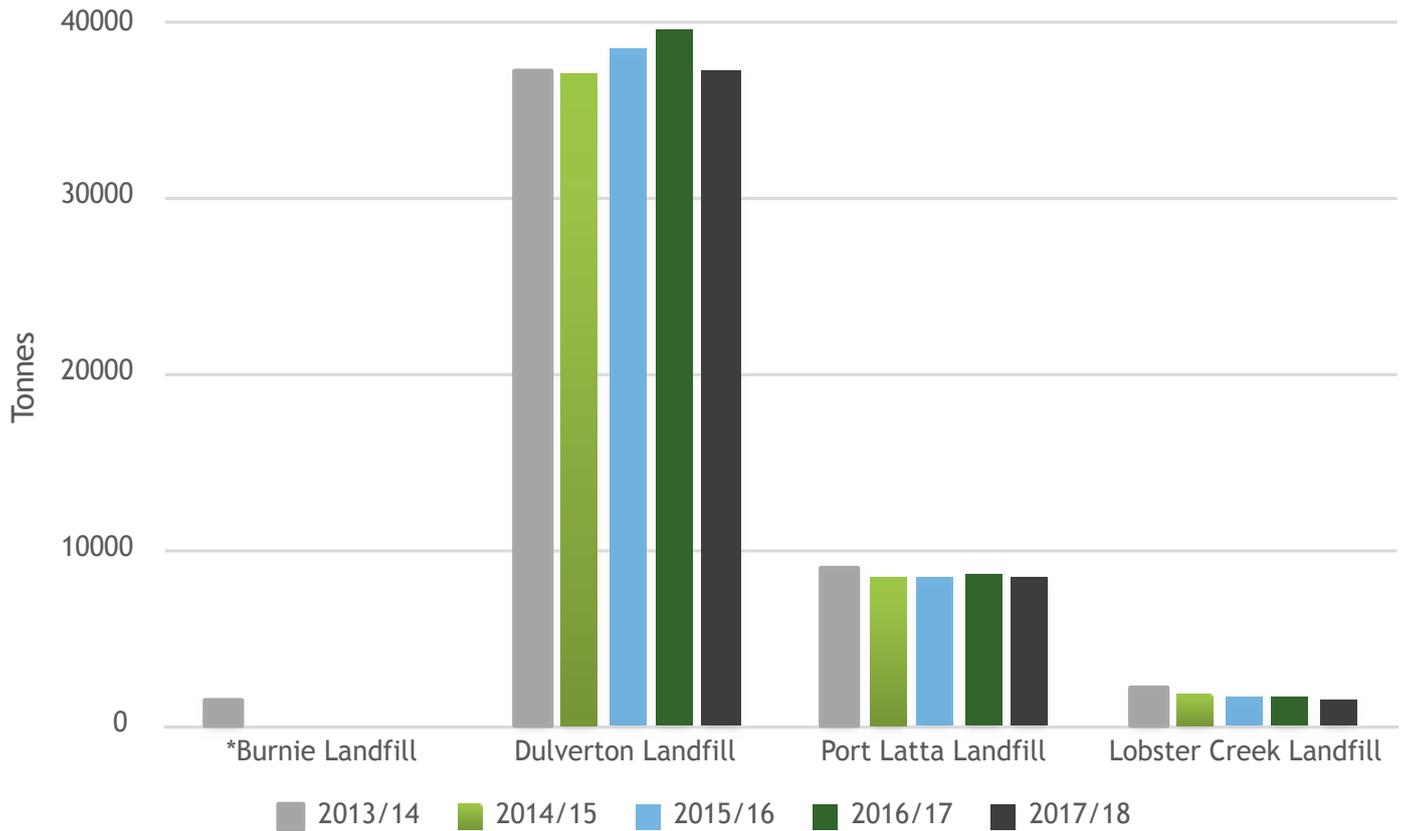


Figure 3 – Tonnes of Municipal Solid Waste to Landfill – Specific Tonnes Received for Each Landfill



*Burnie Landfill was decommissioned on 6 November 2012, with MSW being forwarded to DWM Landfill after this date. In 2013/14 BCC sent a small quantity of waste to an Echo Landfill.

Figure 3 displays the MSW tonnages received at each Council owned landfill since 2012/13. Municipal waste is the term used to describe the waste collected at waste transfer stations (WTS) and from kerbside waste bins.

The municipal waste received at each landfill decreased in 2017/18, by 5.7% at DWM, 2.8% at Port Latta and 10% at Ulverstone. This is a change from previous years, where municipal waste was gradually increasing. A reduction in municipal waste to landfill may be due to the initiatives and education projects conducted by the CCWVG.

2. Chairperson Report

I have pleasure in presenting the Cradle Coast Waste Management Group's Annual Report on behalf of the Group to member Councils.

The report provides an overview of the Group's activities throughout the 2017-2018 financial year, to deliver on the objectives and actions of the 5 Year Strategic Plan for our region. The Group have actioned many projects this last year and I implore you to read through the rest of the Annual Report to understand the activities that have been undertaken. These activities are funded via a voluntary levy on waste deposited to landfill which at present is \$5 per tonne.

Our four key focus areas as highlighted in the Strategic Plan for 2017-2022:

- waste diversion;
- regional planning and efficiencies;
- partnerships; and
- community engagement.

The report also provides information that all councils should be aware of to help us in strategically preparing for the future, both within our region and at individual council level. Information such as the tonnes of municipal waste landfilled, green waste mulched, kerbside recycling and cardboard recycling provide targets and trends that should be at the forefront of our thinking, particularly as our Strategic Plan is centred around a major waste diversion target.

After much discussion on the feasibility of a Regional Food Organics Garden Organics (FOGO) tender, there was little appetite from the Councils within the region to move forward with this project, at this time, primarily based around the cost to the community. CCWMG will keep a watching brief on the interests of Councils and the economics of providing a FOGO service and will keep Councils briefed accordingly.

This year has seen a focus on progressing the review of governance and waste management arrangements for waste management services within the region. The review identified different models that could be implemented to improve delivery of these services.

All seven Councils resolved to approve, in principle, the establishment of a self-standing Joint Authority, subject to a more detailed report on the staging of the implementation. For example: Stage 1 is to include transferring of primary programs and decision making, and stage 2 will involve the transfer of assets once a Joint Authority is fully operational in delivering of the goals of the Strategic Plan. A final report is expected to be provided to councils at the end of 2018 to gain support in going forward to a new governance model on the transfer of primary programs and decision making (Stage 1: regional governance). Councils will only consider the regional delivery of waste management services (Stage 2) once a new governance model has proven successful.

At a state-wide level, the three regional waste bodies have worked together with the Local Government Association of Tasmania to develop a suite of initiatives which address key state-wide issues faced by local government across Tasmania. These issues are now being addressed as part of the State-wide Strategy, which the Tasmanian Government is now addressing in consultation with Local Government.

The Cradle Coast Waste Management Group is a Local Government skills-based group hosted by the Cradle Coast Authority (CCA). Participation in the CCWMG is voluntary with representation from Burnie City Council, Central Coast Council, Devonport City Council, Circular Head Council, Latrobe Council, Kentish Council and Waratah-Wynyard Council.

I would like to sincerely thank them for the time and focus that they put into the Group for the benefit of the region. This is on top of their own work at their Councils. I would also like to thank both Dulverton Waste Management and the Cradle Coast Authority for their expertise and dedication of skills to this Group as well. I commend this report to you.

Sandra Ayton
Chair

3. Activities undertaken for year

3.1. Regional Contracts

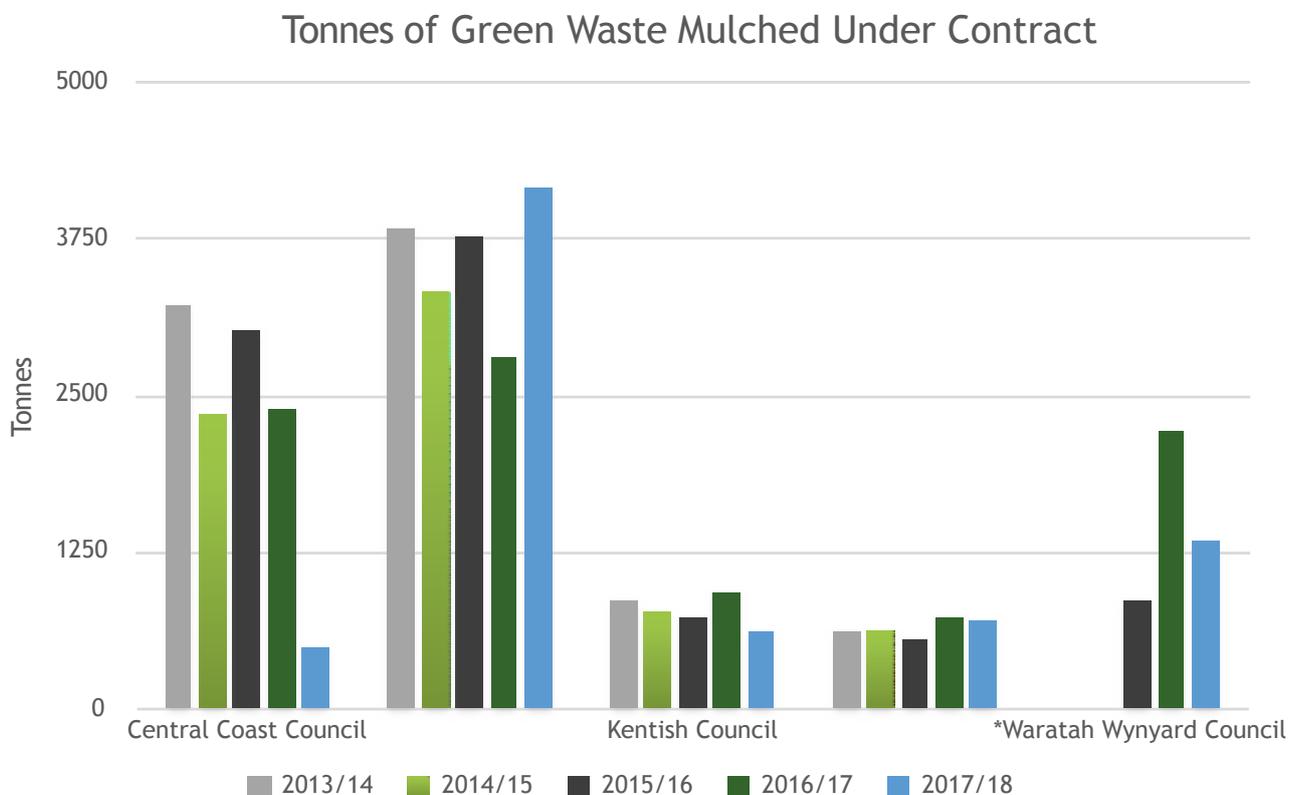
a) Mulching of Green Waste Contract

The current green waste mulching contract with Fieldwicks Crushing and Screening is in place until 2020, participating councils include CCC, CHC, DCC, LC, KC and WWC. Green waste collected at each participating Council's WTS is mulched and unless Council has a specific use for it, it is transported to the DWM Organics Recycling Facility (DORF) for composting.

Councils are continuing to work closely with the community to ensure that the green waste remains contamination free. The efforts made by Councils are evident, with high quality green waste being received at the DORF over the past 12 months.

Figure 4 displays the total tonnages of green-waste mulched through the Mulching of Green Waste contract from 2011/12 to 2017/18.

Figure 4 – Tonnes of Green Waste Mulched Under Contract



*Waratah Wynyard Council commenced utilising the service in 2015/16.

NOTE: Circular Head Council are not included in Figure 4 as they have not yet utilised the mulching service.

b) Regional Recycling Contract

A regional recycling contract was implemented in 2009, between Veolia Environmental Services and the CCWMG Councils. This contract currently services approximately 42,281 tenements across the region.

Table 1 compares the average number of tenements eligible for a kerbside recycling service with the average number of bin collections per month during 2017/18.

A bin presentation rate was determined for each Council by comparing the average tenements with average bin pickups per month. From a regional perspective, the average presentation rate for 2017/18 was 71%.

This is lower than the presentation rate recorded in the kerbside recycling assessments of 85%. The difference may be due to the kerbside assessments only capturing approximately 12 weeks of residential activity in select Council areas, avoiding known holiday areas (shacks) and locations under development.

An annual breakdown of the tonnes of kerbside recycling received by Veolia from each Council is detailed in Figure 5.



Figure 5 - Baled materials

Table 1 – 17/18 Kerbside Recycling Collection, Average Tenement and Bin Collection Breakdown by Council

Council	*Average Number of Tenements Eligible for Collection	Average Bin Pickups per Month	Bin Presentation Rate
Burnie City Council	8,173	10,499	78%
Central Coast Council	8,568	13,815	62%
Circular Head Council	2,115	2,417	88%
Devonport City Council	11,541	16,392	70%
Kentish Council	1,649	2,321	71%
Latrobe Council	5,116	7,843	65%
Waratah Wynyard Council	4,939	6,754	73%

*Every month the quantity of tenements within the kerbside recycling collection service zone increases as new properties are built and subdivisions are developed. The average number of tenements is therefore calculated taking an average of the monthly recorded tenements for each Council using information provided by Veolia.

Figure 6 – Tonnes of Kerbside Recycling by Council

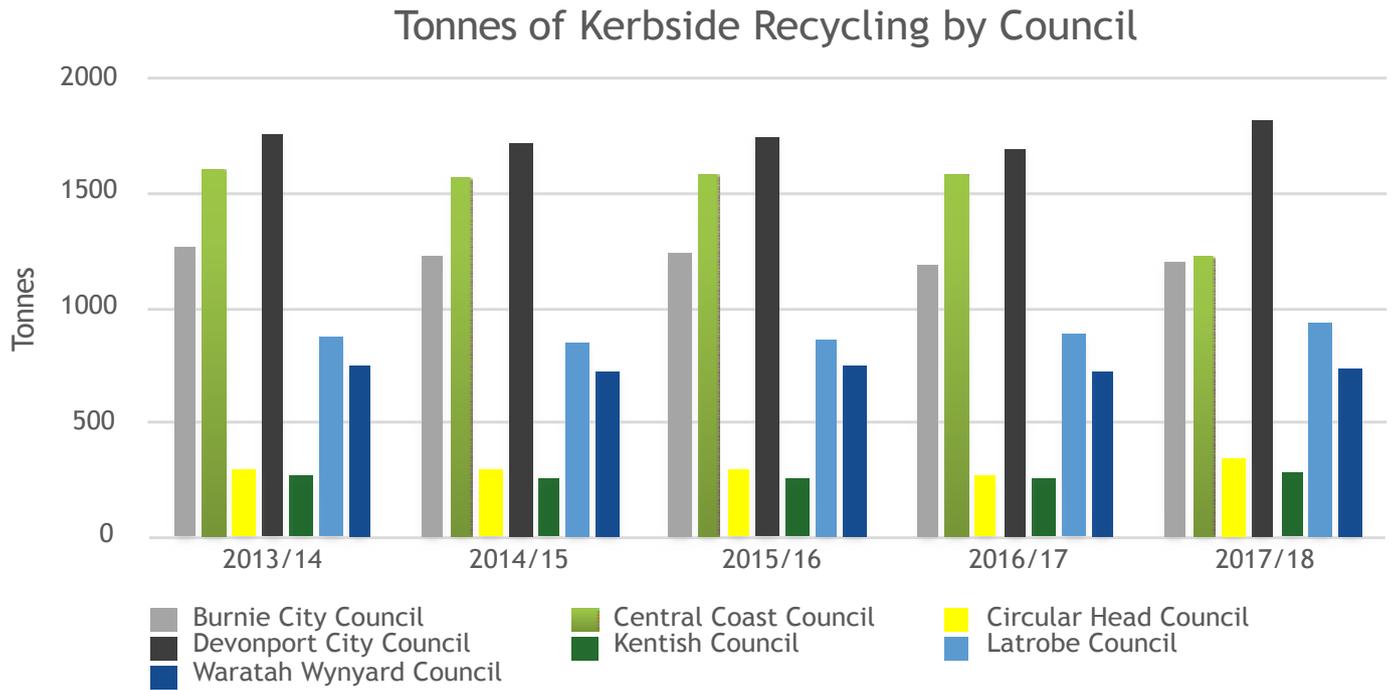


Table 2 – Annual Regional Kerbside Recycling Collection Tonnages

Year	Tonnes
2012/13	6,974
2013/14	6,807
2014/15	6,631
2015/16	6,737
2016/17	6,613
2017/18	6,555

In 2017/18 6,555 tonnes of recyclables were collected under the kerbside recycling contract across the region, a 0.9% decrease when compared to 2016/17.

The types of waste being recycled can have an impact on the annual tonnages of recycling, for example less weighty items such as newspapers/magazines and more plastic bottles (which are lighter) can result in a reduction in total weight.

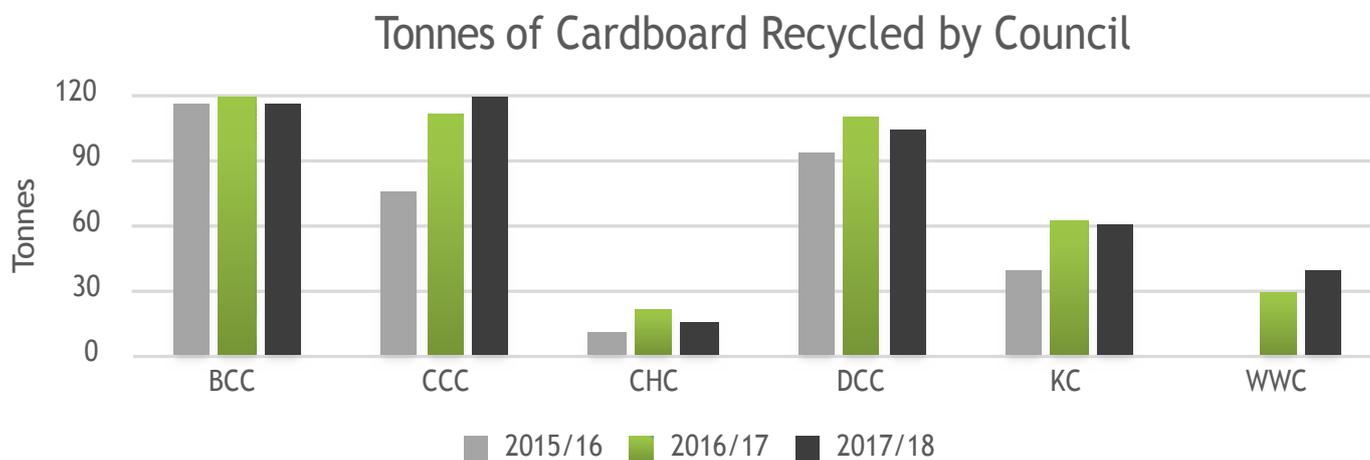
The total tonnes of kerbside recycling collected since 2012 is detailed in Table 2.

c) Regional Cardboard Recycling Contact

In 2015 a regional cardboard recycling contract was established with Veolia, providing a cardboard collection bin at all Council WTS (except the small rural sites). This service was discounted by Veolia due to the participation of all Councils from the CCWMG.

In 2017/18, 495 tonnes of cardboard was collected, a similar quantity to 2016/17 (497 tonnes). Cardboard collection data for each Council is displayed in Figure 6.

Figure 7 – Tonnes of Cardboard Recycled by Council (Under the Regional Recycling Contract)



3.2. Key Projects

A significant number of projects were completed by the CCWVG in 2017/18, with the complete list detailed under Section 6. Each project can be referenced back to the Annual Plan and Budget 2017/18 using the project number detailed within each heading.

a) Illegal Dumping Funding (2.2)

The CCWVG had \$95,000 of funding available for Councils to apply for illegal dumping reduction initiatives. A total of \$28,350 worth of funding was applied for and awarded to Councils which included purchase of 23 signs, 16 security cameras and a clean-up in the CCC and DCC municipalities.

A portion of the remaining budget was allocated to a regional illegal dumping education campaign and conducting a security camera installation workshop for Council staff.

The CCWVG continues to encourage Councils and land owners to report incidents of illegal dumping into the regional illegal dumping web database. Once sufficient information is being captured the funding can be targeted at key hotspots identified by the database and the success of funding actions better measured.



Figure 8 (top) - Illegal Dumping Bus Advertising

Figures 9 & 10 (bottom left & right) an Illegal Dumping Camera Workshop

Figure 11 – Example of an Educational Recycling Assessment featuring in The Advocate Newspaper



b) Best Practice Improvements (2.4)

In 2014 the Transfer Station Best Practice Guidelines were developed and soon after an independent audit was conducted, assessing each Council WTS against the guidelines.

The audit resulted in a number of recommendations being made and as a consequence the CCWWMG had \$20,000 of funding available to assist Councils in bringing facilities up to best practice. Councils were also able to apply for other initiatives which improved the safety and/or functionality of their WTS.

The CCC made an application to install Armco railing at the Preston WTS to increase the safety of the waste unloading area. Their application was funded in full. Due to no other submissions being received the project was completed under budget.

c) Recycling Bin Assessments (2.6)

Between September and December 2017 Recycling Audit and Data Officers visited properties from each Council area across the region, assessing the contents of recycling bins and providing one-on-one education to residents about how to improve their recycling habits. Of the 9,599 bins checked 86% received a pass result, this is a 6% improvement compared to 16/17 and the highest pass result achieved to date. A pass result is awarded when there is very minor contamination (less than 5%) in a bin. An improvement required result was awarded to 8% of the bins (contamination making up approximately 5 – 10% of the bin contents).

A total of 6% of bins received a fail result, due to a significant amount of contamination found in their bin (over 10% of the bin contents).

The Officers reported that many residents were extremely passionate about recycling, with people coming out of their house to ask questions and removing any incorrect items from their bin.

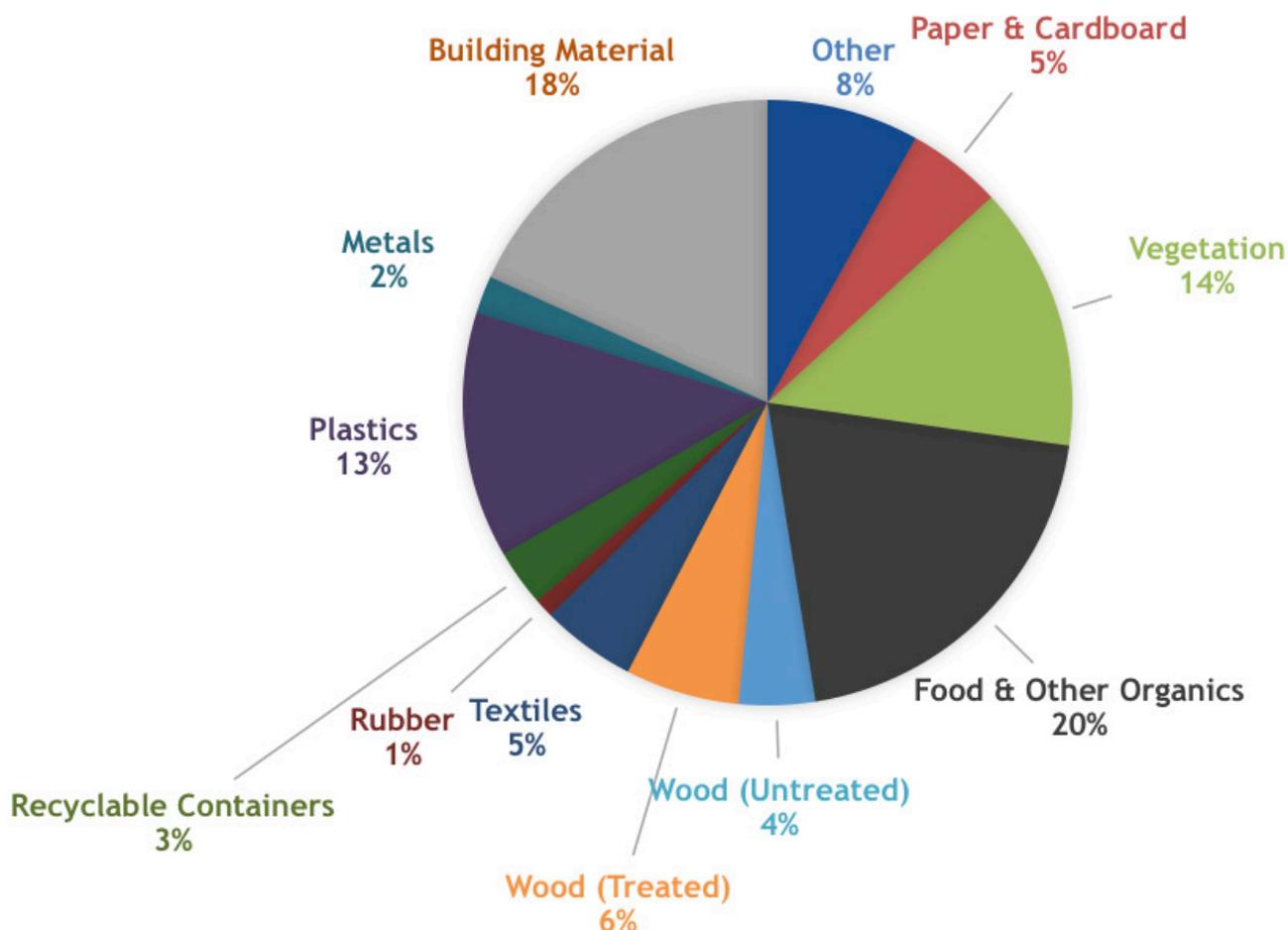
Whilst the pass rate is improving, there appears to still be some confusion over what is considered a contaminant. Items such as soft plastic, foil food bags, bags of objects and meat trays were some of the most commonly found contaminants, even in bins that were awarded a pass result.

The region is well on its way towards meeting the key performance indicator in the Strategic Plan, which is 90% of bins receiving a pass result by 2022.

d) Landfill Waste Audit (2.7)

Audits were undertaken at the DWM, Ulverstone and Port Latta landfills to understand the composition of waste being landfilled and any opportunities for resource recovery. The audit results were compared to a similar audit conducted in 2011 to provide an understanding of how waste disposal patterns have changed over the past 7 years. A sample of bagged waste were also audited, to understand the composition of waste coming from household bins. Controlled Waste was not included in this audit because this is tracked and measured by the relevant landfills already.

Figure 12 – Composition of incoming garbage (by weight) – bags dispersed



Across the three sites, garbage bags of waste formed the largest material category by weight (23%), followed by building materials (17%), vegetation (13%), food and other organics (11%) and plastics (11%). Dispersing the garbage contents under each waste category, using the data obtained in the bag audit, resulted in food and other organics being the most common waste by weight (20%). Figure 11 displays the categories of waste recorded by weight, with bags dispersed.

Figure 11 indicates an opportunity of diverting 35% of organic material from landfill if a kerbside Food Organic Garden Organic (FOGO) collection was implemented. If untreated wood, paper and cardboard were also considered acceptable in a FOGO collection, the diversion rate would increase to 44%. These figures are based on a 100% recovery rate, which is residents and

businesses diverting all of their FOGO waste from landfill into the FOGO service. The audit also highlighted further educational opportunities aimed at reducing the quantity of recyclable containers, metals, plastics and paper and cardboard ending up in landfill.

e) Household Battery Recycling (2.8)

It was a successful year for battery recycling with 900kg of household batteries recycled across the region. This is a CCWMG funded service, accessible to residents through recycling buckets located in Council offices and at WTS. Battery recycling is an important initiative which minimises harmful chemicals that can escape into the environment when batteries are landfilled.

f) Stakeholder Manager (2.9)

Mr Greg Preece was appointed the Waste Governance Project Coordinator (WGPC) in March 2018, charged with the task of assisting Councils with determining the most appropriate waste governance model.

The WGPC worked closely with councils and other key stakeholders, gathering information and feedback regarding the following three governance options:

1. **Option A:** Status quo, a committee structure under the existing CCA;
2. **Option B:** A new self-standing CCWMG Joint Authority; or
3. **Option C:** An expanded DWM Joint Authority.

With the majority of feedback received by the end of June 2018, this project will continue into 2018/19 where the preferred governance structure will be considered by each Council. The WGPC will continue to work with all stakeholders to implement the preferred waste governance structure.

g) Industry Workshop (2.11)

On the 17th of May 2015, DWM hosted an industry workshop on behalf of the CCWMG at Wellers-Inn Burnie. A total of 43 people attended representing a broad variety of industries from across Tasmania. Mike Ritchie and David Cocks from MRA Consulting (MRA) were engaged to present at the workshop, the topics covered included:

- Benefits of a Circular Economy;
- Economics of Recycling & Resource Recovery; and
- Working Examples (case studies) of Industrial Symbiosis.

MRA also facilitated three workshops which involved participants brainstorming current by-products and feedstocks, exploring the barriers and opportunities for recovery of these feedstocks and potential business opportunities for more environmentally friendly disposal options. This workshop was very successful with 57% of the waste streams identified having a recovery opportunity and 74% having a recovery and/or collaboration opportunity.



Figure 13 – An industry workshop

h) Education & Promotion (2.13)

Tasmania's three waste groups, representing 26 local councils, officially teamed up to deliver Year 1 of the Tasmanian Waste Management Communications Plan in 17/18.

This collaboration was made official when the three Chairs signed a 3 year Memorandum of Understanding, committing to providing waste education and information to the Tasmanian community.

Many action were undertaken throughout the year but some key actions include:

- Development of a TV advertisement to encourage Tasmanians to rethink their consumption and waste management habits using the different stages of the waste hierarchy.
- Implementation of a Rethinkwaste Facebook page which has been extremely popular and has resulted in some great discussions and community engagement.
- Creation of a Waste Management Best Practice Guild for public event organisers. This resource

was developed utilising the knowledge of the 26 Councils and provides helpful information for event organisers to consider to improve waste generation and management at their event.

i) Public Events (2.16)

The CCWMG held a waste educational stall at the Wynyard Farmers Market and Ecofest in Ulverstone. Both events were very successful, with a number of people taking the opportunity to ask the Waste Education Officer about ways to improve their waste practices.

j) FOGO Collection (2.17)

In 2016/17 the CCWMG tendered for a kerbside FOGO collection service and composting infrastructure. Following a comprehensive tender assessment, Councils were provided with pricing information to assist in determining the impact on their individual Council. While each Council expressed a strong desire to participate in FOGO, a number felt that ultimately the cost to participate was too high to pass onto the community and the project was placed on hold.



Figure 14 - Stall at Wynyard Foreshore Market

4. Achievements against the 5 year strategy

Key: C = Completed / Ongoing
S = Started
N = Not Started

No.	Actions	Status	Comments
Food and garden organics			
1.	Establish which member councils intend to participate in FOGO tender and appoint contractor where applicable.	C	17/18: Implementation of a kerbside FOGO collection was considered by each Council who determined not to proceed at this stage.
2.	Where applicable, work in partnership with successful FOGO tenderer and member councils to implement communications materials, bin rollout and collection services to best practice standards for recovered organics.	N	
3.	Develop and secure markets for reprocessed organics products in the agricultural or land rehabilitation sectors. Facilitate trials where necessary and utilise results in market development activities.	N	
4.	Support the development of a Tasmanian organics strategy.	N	
Illegal dumping and litter			
5.	Facilitate liaison between member councils, the regional group and relevant Tasmanian Government departments responsible for managing illegal dumping incidents by establishing an illegal dumping working group.	N	
6.	Using data obtained from the Illegal Dumping Web Database, produce an annual report to be disseminated amongst member councils in order to provide a measurable evidence base to group members.	S	17/18: A report on the regional illegal dumping database is provided to the CCWVG annually. At present the database is under utilised resulting in insufficient information available to form an accurate evidence base.

No.	Actions	Status	Comments
7.	Call for annual applications from member councils for funding of projects to address illegal dumping (e.g. clean-up of hotspots, installation of signage/CCTV). Establish process for determination of successful applications, distribution of funding, reporting requirements and measurement of outcomes	S	17/18: Two rounds of illegal dumping funding were conducted. This project will be ongoing with funding available annually to target illegal dumping.
8.	Use the Keep Australia Beautiful (2016) Litter Toolkit to build a litter reduction campaign to be rolled out across the region. Incorporate the litter reduction campaign in the regional communications and education plan.	N	
9.	Provide evidence-based input to any further discussions regarding the introduction of container deposit scheme (CDS) legislation in Tasmania.	C	17/18: The EPA engaged consulting firm Marsden Jacob to generate a report on the framework for a CDS in Tasmania. DWM provided input on behalf of the CCWWMG and Marsden Jacob were invited to attend a CCWWMG meeting, however this did not eventuate. The EPA have released the report and there has been no further action at this stage.
Infrastructure			
10.	Continue work to establish a standardised set of data collection parameters and ensure all councils are reporting data to the waste data collection portal according to the standard (including material categories, units and frequency of reporting). Monitor and audit data inputs into the centralised waste data collection portal.	S	17/18: The regional data collection portal was implemented and quarterly reporting to the CCWWMG was carried out. To date a number of Councils are not inputting data, affecting the integrity of the reporting.

No.	Actions	Status	Comments
11.	<p>Conduct a recycling activity survey in order to:</p> <ol style="list-style-type: none"> 1. establish the size of the recycling and reprocessor network 2. measure the quantity of materials managed throughout the network 3. establish the flow of materials between member councils and other regions 4. identify opportunities for network expansion or rationalisation. <p>This could be conducted in conjunction with other regional groups in order to build a picture of the resource recovery network in Tasmania.</p>	C	17/18: The Recycling Activity Survey was completed and a master spreadsheet developed housing the collected information.
12.	Conduct an assessment of the region's tip-shop network. Develop standardised guidelines for tip-shops which define material diversion, stock and inventory control, material storage requirements, etc.	N	
13.	Internally review progress of actions recommended by the Cradle Coast Transfer Station Audits report completed for CCWMG (Blue Environment 2014) in order to bring facilities up to best practice standards. Call for applications from member councils for funding for facility upgrades, establish process for determination of successful applications, distribution of funding and reporting requirements.	S	17/18: A round of funding was made available to Councils to apply for improvements to their WTS in accordance with the Cradle Coast Transfer Station Audits report (or other initiatives that fit the criteria). Only 1 application was received which was funded in full. This will be an ongoing project.
14.	Investigate options for accepting additional materials at council resource recovery centres/transfer stations, including requirements for collection infrastructure, potential on-site reprocessing opportunities and material markets.	C	17/18: An investigation was conducted which resulted in the Additional Material Diversion Options Report. This report provides a number of recommendations which will be considered in future years.
15.	Explore community-based recycling initiatives with local community groups in order to identify feasible materials for collection and diversion. Where feasible, consider funding assistance to community groups to implement services (e.g. transport vehicles, temporary storage facilities, compactors, communications).	N	

No.	Actions	Status	Comments
Services			
16.	Continue to undertake annual residential recycling bin assessments and contamination education across the region.	S	17/18: A round of assessments were undertaken, resulting in the highest pass rate to-date of 86%. This project will be conducted annually.
17.	In conjunction with NTWVG, continue to conduct landfill and kerbside waste composition audits.	C	17/18: Consulting firm Anne Prince Consulting (APC) conducted landfill audits at DWM, Ulverstone and Port Latta landfills.
Hazardous waste			
18.	Provide for collection and management of household batteries across the region (including advertising, bins, collection services, transport and disposal). Measure and evaluate the collection's performance.	S	17/18: This project is ongoing.
19.	Hold a household hazardous waste collection event. Event actions will include advertising, establishing a waste management contractor (via tender process), determining program and location(s), measurement and reporting framework.	N	
20.	Continue to monitor member council e-waste schemes and opportunities to provide an economical service in the region.	S	17/18: Worked with an e-waste collection provider to setup an e-waste collection event at the CCC. Will continue to monitor and provide services when available.
21.	Work with EPA Tasmania as required to implement the hazardous waste tracking system.	N	
22.	Liaise with EPA/other regions on investigations into hazardous waste stockpiles and disposal points in the CCWVG region.	N	
Tyres			
23.	Support the development of a tyre recycling site at Longford.	N	
24.	Work with EPA and other regional groups to investigate end users for end-of-life tyres.	N	
25.	Disseminate and support the statewide waste tyre recycling guidelines/ management strategy when released by EPA.	N	

No.	Actions	Status	Comments
C&D and C&I recovery			
26.	Work with the EPA to develop and align strategies to divert C&D and C&I materials from landfill. Investigate funding opportunities as they arise.	N	
27.	Conduct a review of C&I waste in the region to build on previous reviews conducted for C&D waste. Include consultation with key industries and identification of synergies with C&D waste processing and disposal.	N	
28.	In conjunction with member councils, investigate the options for expanding residential recycling collections to cover C&I customers.	N	
Regional governance arrangements			
29.	Develop and document a governance framework which stipulates the roles, responsibilities and expectations of CCWMG member councils.	C	17/18: A CCWMG Terms of Reference document was developed and implemented.
30.	Create a role within CCWMG to manage stakeholder group member engagement. The role should be part-time for a minimum of one year and be at an experienced/senior level.	S	17/18: Greg Preece was appointed as the Waste Governance Project Coordinator to work with the CCWMG and member Councils to determine the most appropriate governance model and assist with the implementation. Work is ongoing into 18/19.
Collaborative arrangements between councils			
31.	Continue to identify opportunities for collaborative resourcing by investigating current contractual arrangements in each council.	N	
32.	Investigate and facilitate human resource sharing between member councils.	N	
33.	Establish a platform for councils to share information with regards to their current projects and outcomes of previous projects (e.g. as an agenda item at CCWMG meetings).	N	

No.	Actions	Status	Comments
Building regional consistency			
34.	Review member council landfill and resource recovery centre/transfer station charges and services offered and investigate barriers to implementing total cost recovery pricing.	N	
Working with the Tasmanian Government			
35.	Establish a framework for cooperation and collaboration between state government, waste management groups and local councils to: <ul style="list-style-type: none"> 5. influence policy and strategy documents 6. highlight current issues impacting on waste management in the region 7. contribute to and support government policy on emerging waste issues. 	N	
36.	Maintain key dialogue and build contacts with state government agencies. Encourage EPA to attend CCWVG meetings.	S	17/18: Dialogue has been undertaken with LGAT representative regarding the status of kerbside recycling in Tasmania. Dialogue with the EPA is ongoing as required, EPA representative attended a CCWVG meeting to discuss illegal dumping. Will invite other representatives to attend CCWVG meetings as appropriate.
37.	Highlight current waste management issues to state government on an as needed basis as raised by member councils.	S	17/18: This is ongoing, consultation carried out with state government as the need arises.
38.	Provide assistance and advice to state government on emerging waste issues.	S	17/18: Ongoing, will provide appropriate assistance as requested.
39.	Identify funding options from various Tasmanian Government departments, not just those responsible for waste or environment issues.	S	17/18: Currently monitoring opportunities for funding and approaching local members for opportunities to receive Federal funding for a FOGO collection.

No.	Actions	Status	Comments
Working with industry			
40.	Establish a framework for cooperation and collaboration between state government, waste management groups and industry to facilitate improvements to C&I and C&D waste management and resource recovery.	N	
41.	Facilitate a regional industry workshop/forum to encourage innovation and sharing of waste and resource management practices. Where feasible, consider using local service groups to extend CCWVG reach into local businesses.	C	17/18: Conducted an industry workshop in Burnie, there were 43 attendees and a number of discussions around better use of by-products.
42.	Maintain key dialogue and build contacts with industry sectors.	S	17/18: Commenced building industry contacts through the recycling activity survey and the industry workshop.
43.	Support the development of a Tasmanian recycling market development strategy.	N	
Collaborating with other regions			
44.	Pending state government regional group coordination, establish a direct link between other regional groups (which may involve quarterly/six monthly meetings, etc.) to continue collaboration.	S	17/18: Key Project Officers from each of the waste groups regularly meet to discuss waste communications and other upcoming projects as necessary.
45.	Conduct a mid-term strategy review to consider linkages between regional strategies and funding requirements.	N	
Community education			
46.	Develop a regional or cross regional communications and education plan with input from member councils, including for: <ul style="list-style-type: none"> 8. FOGO service 9. other kerbside services 10. illegal dumping 11. e-waste recycling 12. other waste initiatives as appropriate. 	C	17/18: The Tasmanian Waste Communications Plan was developed and accepted by the three waste groups.

No.	Actions	Status	Comments
47.	Develop communication materials that promote CCWVG, the Rethink Waste website and brand and correct waste and recycling practices using: <ul style="list-style-type: none"> 13. media releases 14. TV, radio and newspaper advertising 15. promotional materials (e.g. bags, pens, caps) 16. fact sheets 17. social media (e.g. YouTube, Facebook, Twitter) Where possible, activities to be jointly undertaken with the NTWVG.	C	17/18: Year 1 of the Tasmanian Waste Communications Plan was actioned.
48.	Continue to support the Rethink Waste Schools Program. Establish a program for visits to schools in the region to conduct waste education programs.	S	17/18: A list of schools has been developed and a number of workshops conducted at the Kids4Kids event in Burnie.
49.	Coordinate with member councils and other regions to provide consistent updates to the Rethinkwaste.com.au website.	S	17/18: Councils are required to review and provide updates to their page annually. Other updates undertaken as required.
Raising awareness			
50.	Provide regular briefings to Cradle Coast Authority member councils (to be disseminated throughout each), in order to build group awareness. This could be done through scheduled group meetings and dissemination of CCWVG minutes of meetings.	S	17/18: CCWVG receive a copy of the meeting minutes and also a monthly waste communications report.
Public events			
51.	Research and maintain a calendar of public events (such as local shows, market days, etc.) which would be appropriate to host an education session/stall/booth. Attend two public events per year.	S	17/18: A stall was held at the Wynard Farmers Market and Ecofest in Ulverstone. This project is ongoing.
52.	Conduct community consultation forums when introducing new programs or services (as appropriate).	N	

5. Financial

Table 3 details the CCWMG Waste Levy Account opening and closing balance as at 30/06/2018.

Table 3 – Cash Flow Summary

2017/18 Cash Flow Summary Regional Waste Management Levy	
Opening Balance 30/06/2017	376,345
Levy funds received 01/07/2017 to 30/06/2018	367,482
Interest	8,848
Other Income	1,188
2017/18 Education & Promotion Contributions (Contributions/reimbursements from the NTWMG and WSS for joint communication initiatives, project 2.13)	390
Total Cash Received During 2017/18	754,253
2017/18 Annual Plan & Budget Project Expenditure	(394,812)
Closing CCWMG Waste Levy Account balance 30/06/2018	359,441

Table 4 details the CCWMG profit and loss for 2017/18.

Table 4 – 2017/18 Profit and Loss

2017/18 Profit and Loss Regional Waste Management Levy	
Waste Levy Income for period 01/07/2017 to 30/06/2018	367,482
Interest	8,848
Other Income	1,188
2017/18 Education & Promotion Contributions (Contributions/reimbursements from the NTWMG and WSS for joint communication initiatives, project 2.13)	390
Total Income for 2017/18	377,908
2017/18 Annual Plan & Budget Project Expenditure	(394,812)
Total Expenditure for 2017/18	(394,812)
Net Profit (Loss) as at 30/06/2018	(16,904)

6. Summary

With over 19 discreet projects for the CCWMG to undertake, the 2017/18 financial year was completed in a successful manner with a high project completion rate. Many of the projects implemented provided immediate outcomes consistent with the goals of the CCWMG Strategic Plan.

The balance of the projects form the foundation for implementation of actions in coming years. Table 5 displays a summary of the 2017/18 actions and their status at 30 June 2018. For more information please refer to the CCWMG Annual Plan & Budget 2017/18.

Key: CF = Carried Forward
IP = In Progress
NP = CCWMG Resolved Not to Proceed
TC = Task Complete

Table 5 – 2017/18 Action Summary as at 30 June 2018

Ref #	Project Name	Action Summary	Status
2.1	Illegal Dumping Database	Manage and report on the established illegal dumping database.	TC
2.2	Illegal Dumping Funding	Manage an application process for Council's to apply for funding to target illegal dumping.	TC
2.3	Recycling Activity Survey	Conduct a recycling activity survey to build a picture of the resource recovery network in Tasmania.	TC
2.4	Best Practice Improvements	Assist Councils in improving transfer stations in line with the Best Practice Guidelines.	TC
2.5	Additional Material Acceptance	Investigate options for accepting additional materials at Council resource recovery centres/WTS.	TC
2.6	Recycling Bin Assessments	Undertake kerbside recycling bin assessments and contamination education.	TC
2.7	Landfill Waste Audit	Conduct a landfill waste composition audit.	TC
2.8	Household Battery Recycling	Fund a free household battery recycling program to be managed by councils.	TC
2.9	Stakeholder Manager	Fund a role within the CCWMG to manage stakeholder group member engagement.	TC
2.10	Governance Framework	Develop and document a governance framework for the CCWMG.	TC
2.11	Industry Workshop	Facilitate an industry workshop/forum to facilitate sharing of waste management and resource recovery ideas.	TC
2.12	Communications Plan	Develop a 5 year Communications Plan for waste education.	TC
2.13	Education & Promotion	Implementation of year 1 of the Communications Plan to promote correct waste and recycling practices.	TC
2.14	Schools Program	Establish a program to visit schools to provide waste education.	TC
2.15	Rethink Waste Website	Management and improvements to the Rethink Waste Website.	TC

Ref #	Project Name	Action Summary	Status
2.16	Public Events	Host an education stall at 2 public events.	TC
2.17	FOGO Collection	Continue to support Councils in determining whether to implement a food organics and garden organics collection.	NP
2.18	FOGO Communication Campaign	Extensive large scale communications campaign to provide residents information about the FOGO collection.	NP
2.19	Soft Plastic Recycling	Investigate options to assist Councils in setting up a soft plastic recycling drop off point for residents.	TC

Central Coast Council
List of Development Applications Determined
Period from: 1 November 2018 to 30 November 2018

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined
DA2018012	14B Beach Road ULVERSTONE,TAS,7315	Discretionary	Residential (dwelling)	5/07/2018	20/11/2018	34
DA2018024	39 Ocean Drive ULVERSTONE,TAS,7315	Discretionary	Residential (carport and extension to shed)	18/07/2018	14/11/2018	35
DA2018036	140 Hardys Road PENGUIN,TAS,7316	Discretionary	Residential (demolition of existing outbuildings and additions and alterations to existing dwelling)	27/07/2018	30/11/2018	33
DA2018037	49 Allegra Drive HEYBRIDGE,TAS,7316	Discretionary	Residential (demolition of existing outbuilding and construction of a dwelling)	31/07/2018	22/11/2018	36
DA2018045	24 Allens Road WEST ULVERSTONE,TAS,7315	Permitted	Residential (additions)	13/08/2018	30/11/2018	10
DA2018063	1 Southern Cross Drive ULVERSTONE,TAS,7315	Discretionary	Residential (multiple dwellings x two)	4/09/2018	6/11/2018	34
DA2018069	58 Susan Street TURNERS BEACH,TAS,7315	Discretionary	Visitor accommodation	7/09/2018	6/11/2018	25
DA2018070	57 & 29 Water Street ULVERSTONE,TAS,7315	Discretionary	Sports and Recreation (urban bike park)	7/09/2018	19/11/2018	59
DA2018079	8 Shorehaven Drive TURNERS BEACH,TAS,7315	Discretionary	Residential (dwelling)	17/09/2018	15/11/2018	27
DA2018083	120 Kergers Road RIANA,TAS,7316	Discretionary	Resource development (stud cattle enterprise) and Residential (required dwelling)	18/09/2018	6/11/2018	32
DA2018087	4 Blackburn Drive TURNERS BEACH,TAS,7315	Discretionary	Visitor accommodation and signage (overnight camping area for fully self-contained recreational vehicles)	21/09/2018	23/11/2018	30

Central Coast Council
List of Development Applications Determined
Period from: 1 November 2018 to 30 November 2018

DA2018088	1456 South Riana Road GUNNS PLAINS,TAS,7315	Discretionary	Visitor accommodation (for up to 19 visitors)	24/09/2018	23/11/2018	31
DA2018090	132 South Road WEST ULVERSTONE,TAS,7315	Discretionary	Subdivision (two lots)	26/09/2018	9/11/2018	32
DA2018091	7 Possum Lane TURNERS BEACH,TAS,7315	Discretionary	Residential (additions – dwelling extension, deck roof and awning)	26/09/2018	7/11/2018	29
DA2018094	1 Summer Place TURNERS BEACH,TAS,7315	Discretionary	Residential (subdivision – two lots and construction of a dwelling on each lot)	1/10/2018	19/11/2018	39
DA2018095	23 Explorer Drive TURNERS BEACH,TAS,7315	Discretionary	Residential (dwelling and outbuilding)	2/10/2018	8/11/2018	27
DA2018099	195 Upper Maud Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential (dwelling and outbuilding)	3/10/2018	22/11/2018	31
DA2018105	1–17 Ironcliffe Road PENGUIN,TAS,7316	Discretionary	Sport and Recreation (demolition of existing buildings and associated infrastructure)	9/10/2018	14/11/2018	28
DA2018106	70 Main Road PENGUIN,TAS,7316	Discretionary	Food Services (bakery)	9/10/2018	14/11/2018	30
DA2018107	14D Beach Road ULVERSTONE,TAS,7315	Discretionary	Residential (dwelling)	9/10/2018	7/11/2018	29
DA2018108	50 Littles Road FORTH,TAS,7310	Permitted	Residential (dwelling additions and alterations)	9/10/2018	6/11/2018	18
DA2018113	27 Turners Avenue TURNERS BEACH,TAS,7315	Discretionary	Visitor accommodation (dwelling and outbuilding)	17/10/2018	27/11/2018	27
DA2018123 – 1	310A Preservation Drive Sulphur Creek,TAS,7316	Other Development – Permitted Use Area >250m2	Subdivision (re-orientation of Lots and boundary adjustments)	22/10/2018	2/11/2018	2
DA2018126	900 Cuprona Road CUPRONA,TAS,7316	Permitted	Residential (outbuilding – shed)	23/10/2018	20/11/2018	12

Central Coast Council
List of Development Applications Determined
Period from: 1 November 2018 to 30 November 2018

DA2018128	44 Main Road PENGUIN,TAS,7316	Discretionary	Food services (Change of use – café)	24/10/2018	20/11/2018	25
DA2018129	2 Midway Lane SULPHUR CREEK,TAS,7316	Discretionary	Residential (stairway and driveway extension with drainage infrastructure)	26/10/2018	21/11/2018	21
DA2018142	20 Sylvan Rise PENGUIN,TAS,7316	Permitted	Residential (outbuilding – shed)	2/11/2018	29/11/2018	16
DA2018149	102 Upper Maud Street WEST ULVERSTONE,TAS,7315	Permitted	Visitor Accommodation	9/11/2018	23/11/2018	9

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 November 2018 to 30 November 2018

Building Permits – 7

• New dwellings	5	\$1,370,000
• Outbuildings	0	\$0
• Additions/Alterations	0	\$0
• Other	2	\$660,000
• Units	0	\$0

Permit of Substantial Compliance – Building – 1

Notifiable Work – Building – 5

• New dwellings	1	\$252,532
• Outbuildings	1	\$40,000
• Additions/Alterations	1	\$70,000
• Other	2	\$250,863.28

Building Low Risk Work – 0

Plumbing Permits – 3

Certificate of Likely Compliance – Plumbing – 8

Notifiable Work – Plumbing – 0

Plumbing Low Risk Work – 0

Food Business registrations (renewals) – 15

Food Business registrations – 0

Temporary Food Business registrations – 4

Temporary 12 month Statewide Food Business Registrations – 1

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 1

Temporary Place of Assembly licences – 0

Kennel Licences issued –

ADDRESS	OWNER
4 Turners Avenue Turners Beach	Sue Howard

Abatement notices issued -

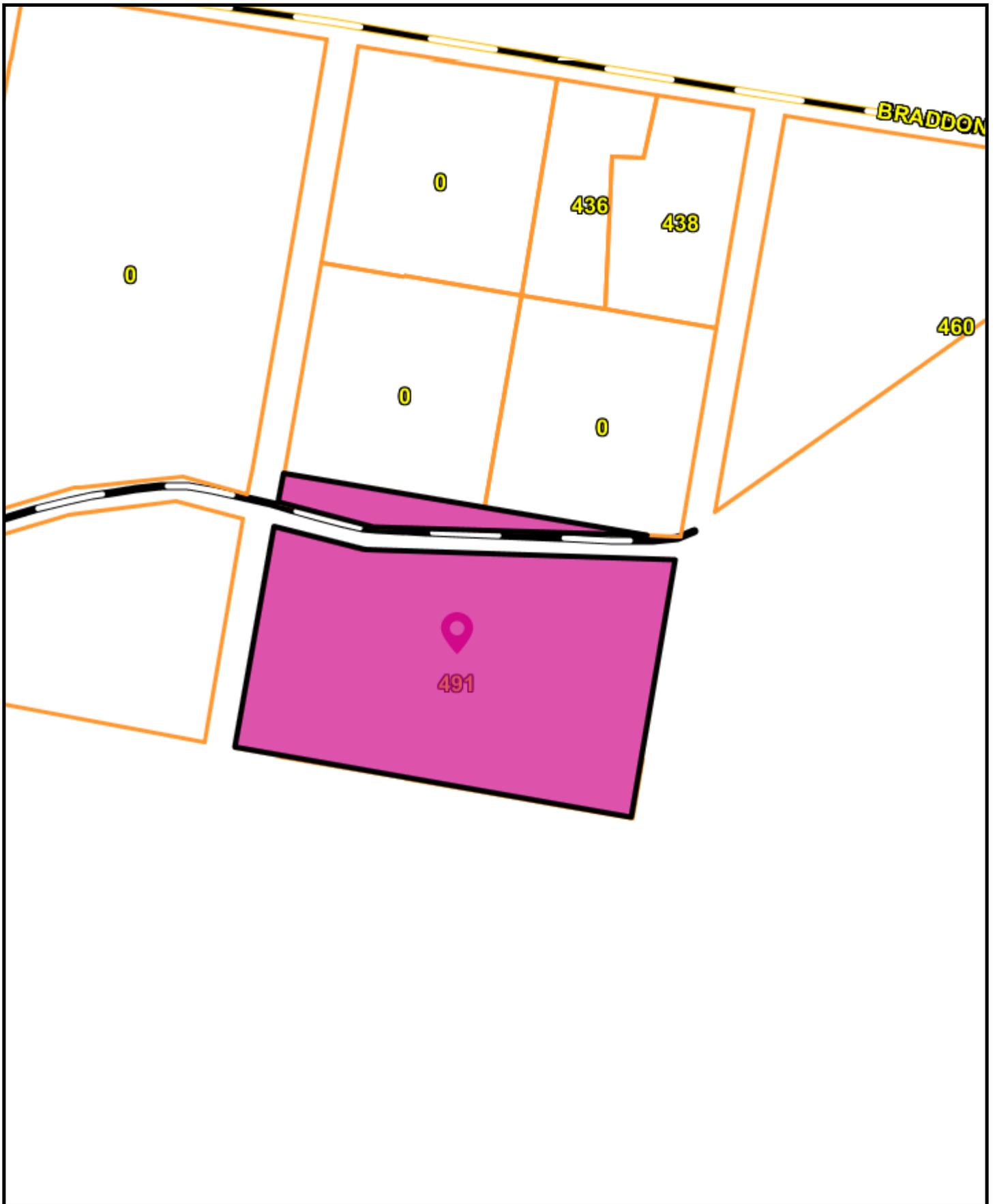
ADDRESS	PROPERTY ID
Gawler Road, Gawler	100530.0000
Ashwater Crescent, Penguin	403030.0870
6 Evelyn Street, Penguin	403190.0120
26 Fairway Drive, Penguin	403195.0340
40 Hales Street, Penguin	403230.0980
16 Ironcliffe Road, Penguin	403280.0920
44-48 Ironcliffe Road, Penguin	403280.1180
22 King Edward Street, Penguin	403310.0160
20 Mission Hill Road, Penguin	403430.0980
6 Seaside Crescent, Penguin	403550.0240
20 South Road, Penguin	403570.1600
26-28 South Road, Penguin	403570.1650
115 South Road, Penguin	403570.0960
12 Sunset Lane, Penguin	403610.0240
13 Whittle Street, Penguin	403660.0160
8 Lyle Street, Sulphur Creek	403395.0180
3 Oceanside Boulevard, Sulphur Creek	403448.0040
6 Oceanside Boulevard, Sulphur Creek	403448.0140
12 Sandhaven Crescent, Sulphur Creek	403541.0360
6 Tamworth Street, Sulphur Creek	403617.0140
8 Tamworth Street, Sulphur Creek	403617.0160
78 Esplanade, Turner Beach	202050.1140
124-126 Esplanade, Turner Beach	202050.1500
112-118 Esplanade, Turner Beach	202050.1460
Gables Park, Turners Beach	202140.0020
24 Fieldings Way, Ulverstone	100450.0440
2 Froms Road, Ulverstone	100500.0060
9 Holliview Way, Ulverstone	100715.0180
36 Jermyn Street, Ulverstone	100810.1160
1 Kilowatt Court, Ulverstone	100895.0010
6 King Edward Street, Ulverstone	100910.0460
21 Main Street, Ulverstone	101080.0320
3 Maisie Place, Ulverstone	101085.0040
5 Maisie Place, Ulverstone	101085.0060
14 Southern Cross Drive, Ulverstone	101555.0380
Von Bibras Road, Ulverstone	505750.0060
58 Water Street, Ulverstone	101810.0940

ADDRESS	PROPERTY ID
12 Breheny Place, West Ulverstone	100190.0100
27 Breheny Place, West Ulverstone	100190.0120
7 Cheryl Court, West Ulverstone	100255.0140
1 Flinders Avenue, West Ulverstone	100470.0020
6 River Road, West Ulverstone	101470.0080
46 South Road, West Ulverstone	101560.1700
101 South Road, West Ulverstone	101560.0650
195 Upper Maud Street, West Ulverstone	101710.0768
9 Cann Street, Penguin	403080.0100
Dial Road, Penguin	403150.0900
40 South Road, Penguin	403570.1760
Hales Street, Penguin	403230.2200
136 South Road, Penguin	403570.2460
1 Midway Lane, Sulphur Creek	403427.0020
Clara Street, West Ulverstone	100260.1180
53A Westland Drive, West Ulverstone	101850.0510
1 Southern Cross Drive, Ulverstone	101555.0020
3 Southern Cross Drive, Ulverstone	101555.0040
12 Wrights Road, Ulverstone	101900.0140
575 Preston Road, North Motton	505350.0480
29 Beach Road, Ulverstone	100120.0100
9-11 Scurrah Street, Ulverstone	101510.0080



Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

Annexure 1



100 m



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.

**491 FORTH ROAD, FORTH
DA2018054**

Scale = 1 :
3402.000



30-Oct-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	 CENTRAL COAST COUNCIL
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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 491 FORTH RD, FORTH
TASMANIA 7310
Certificate of Title Reference 49011 / 1
Land Area 4249ha Heritage Listed Property YES NO

Applicant/s

First Name TOM REILLY Middle Name _____
Surname or Company name PDA SURVEYORS Mobile _____
Postal Address: 63 DON RD, DEVONPORT Phone No: 64236875
TASMANIA 7310
Email address: Tom.reilly@pda.com.au

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

First Name DEAN Middle Name SITANE
Surname IVORY Phone No 64273355
Postal Address: 491 FORTH RD, FORTH TASMANIA 7310

PERMIT APPLICATION INFORMATION		(If insufficient space, please attach separate documents)
"USE" is the purpose or manner for which land is utilised.		
Proposed Use	RESIDENTIAL EARTHWORKS & FILL	
Use Class <i>Office use only</i>		
"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		
EARTHWORKS AND FILL.		
Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)		
\$ 30,000	Estimate/ Actual	
Total floor area of the development N/A m ²		

Notification of Landowner	
If land is NOT in the applicant's ownership	
I, <u>Tom Reilly</u> , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.	
Signature of Applicant	Date 14/08/18.
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, <u>Jesse Walker, Team Leader, CLS</u> ^{delegate} the Minister	
responsible for the land, consent to the making of this permit application.	
Delegate Minister (Signature)	Date 12 October 2018

Applicants Declaration

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

Signature of Applicant/s  _____ Date 14/08/18.

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (o 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	



Department of Primary Industries,
Parks, Water and Environment

GPO Box 1751, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax (03) 6223 8308
www.parks.tas.gov.au



Enquiries: Anne Maginnity
Phone: 6165 4684
Email: anne.maginnity@parks.tas.gov.au
Our ref: 256528

12 October, 2018

Attention: Tom Reilly
PDA Surveyors
Don Road
DEVONPORT Tas 7310

Email to: tom.reilly@pda.com.au
planning@centralcoast.tas.gov.au
cor.vandervlist@centralcoast.tas.gov.au

Dear Mr Reilly,

**LODGEMENT OF PLANNING APPLICATION
PDA SURVEYORS OBO DEAN IVORY
MINOR EXCAVATION, FILL AND RESHAPING
491 FORTH ROAD, FORTH**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Primary Industries, Parks, Water and Environment.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

The Department will continue to assess your application to purchase the subject Crown land. Any further works on the Crown land will only be able to commence in the event that your purchase application is successful.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jesse Walker".

Jesse Walker
Team Leader (Unit Manager Policy & Projects)
Crown Land Services

SEARCH OF TORRENS TITLE

VOLUME 49011	FOLIO 1
EDITION 2	DATE OF ISSUE 19-Jan-2016

SEARCH DATE : 14-Aug-2018

SEARCH TIME : 04.49 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Diagram 49011

Derivation : Whole of 3A-0R-17Ps., Lots 3, 4 and 5 (Section I.), Lots 1 and 2 (Section M), Lots 1 and 2 (Section U), Lots 3, 4 and 5 (Section H), Part of 8 Acres (Section K and W) Gtd. to J M Dooley and Part of 10A-2R-2Ps. Gtd. to H Lette
Prior CT 2383/37

SCHEDULE 1

M555058 TRANSFER to DEAN SHANE IVORY Registered 19-Jan-2016
at noon

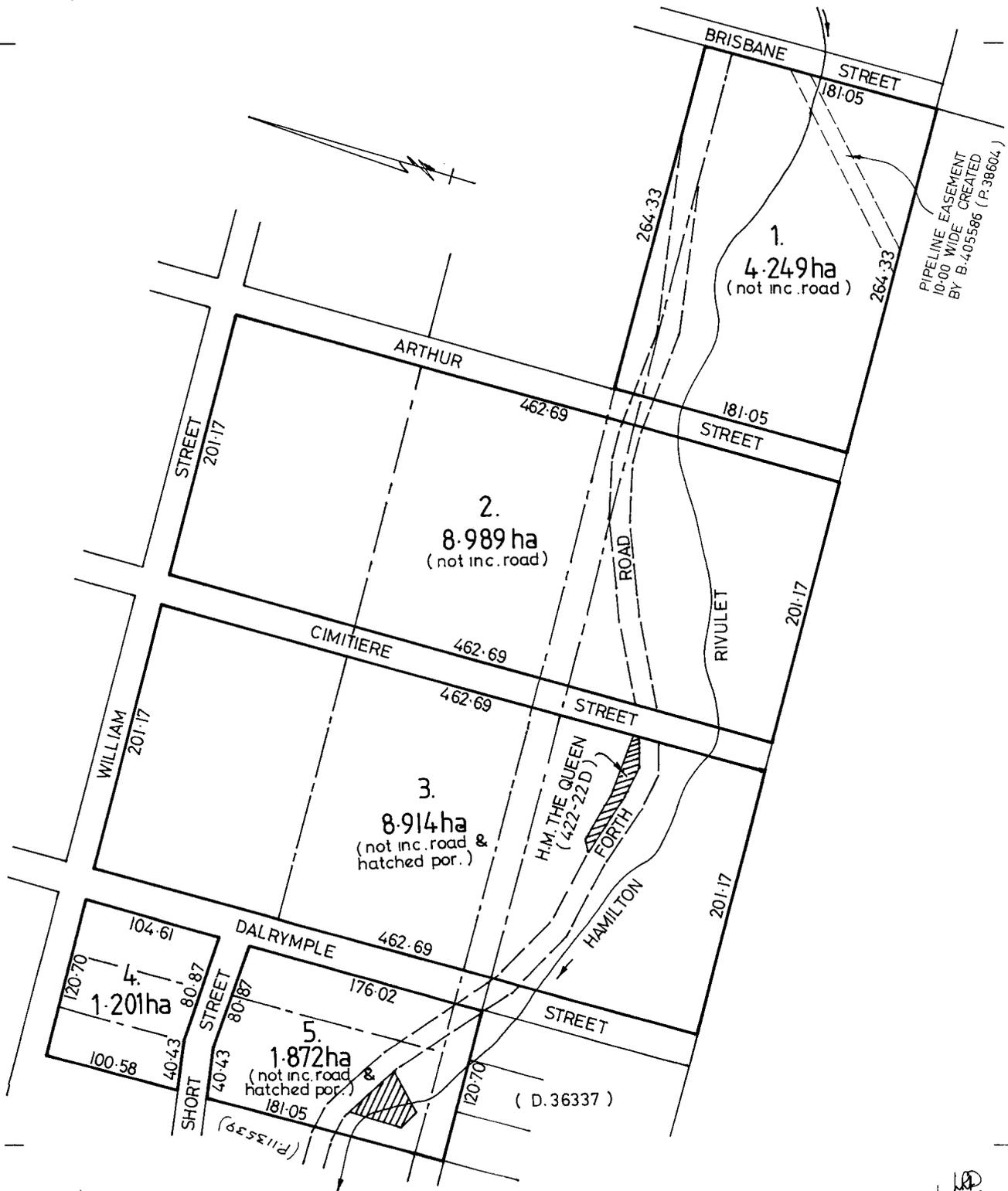
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
B405586 BURDENING EASEMENT: A pipeline easement therein
mentioned for The North West Regional Water Authority
over the Pipeline Easement 10.00 wide on Diagram No.
49011

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner:	PLAN OF TITLE of land situated in the CITY: DEVONPORT COMPILED FROM..... SCALE 1: 3000 MEASUREMENTS IN METRES	Registered Number: D49011
Title Reference: C.T. 2383 - 37		Approved.....
Grantee:		Recorder of Titles



DEVONPORT/BURNIE

A. J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)
A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI. (Director)

LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)
D. Marszalek, B. SURV. SP. SC. (Tas.), M.SSSI. (Associate)

HOBART

A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Director)
C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Director)
H. Clement, B. SURV. (Tas.), M.SSSI (Director)
M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)
M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Associate)
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)
A. Collins, Ad. Dip. Surv & Map, (Associate)

KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)



PDA Surveyors

Surveying, Engineering & Planning

63 Don Road
Devonport Tasmania, 7310
Phone (03) 6423 6875

ABN 71 217 806 325
Email: pda.dpt@pda.com.au
www.pda.com.au

17 August 2018

Planning Division
Central Coast Council
19 King Edward Street
ULVERSTONE TAS 7315

Dear Planning Authority,

LANDFILL AT 491 FORTH ROAD, FORTH

I advise that we act for Dean Ivory in this application for permission under s57 of the Land Use Planning and Approvals Act 1993 regarding existing and proposed fill at the above address. Please find attached the following documentation in support of this application:

- Completed Central Coast Council application form.
- Title documents for 49011/1;
- Original ground level plan generated from LiDAR data taken in 2013 and compiled by PDA Surveyors;
- Detail survey plan by PDA Surveyors;
- Cut and fill volume plan by PDA Surveyors;
- Proposed earthworks plan by PDA Surveyors;
- Fill Stability Assessment by Tasman Geotechnics;
- Environmental Effects Report by ES&D;
- Planning Scheme submission by PDA Surveyors.

The site is located outside the Forth township on a 4.249ha parcel of land in the Rural Resource Zone. It is bisected by Forth Road and the Hamilton Rivulet, which runs east to west to the Forth River. Steep hillsides rise up either side of the rivulet, making the land unsuited to most agricultural endeavours. Along the eastern boundary of the site is a Crown reserved road. The reserved road has been fenced and maintained as part of the subject property for many years. An old dwelling, located adjacent to the Forth and Forthside Road has been a part of the rural environment for many years. The wider area is interspersed with dwellings of this age and type. Introduced and native vegetation is located around the property, particularly the dwelling.

Since 2016, minor amounts of fill material has been introduced to the site in order to provide additional flat areas for the establishment of residential gardens. In early 2018, a large amount of clean fill material (estimated volume 3,128m³) from the Devonport Maternity Hospital site was placed on the site for the same purpose and in order to provide flat areas for keeping of chooks and for outdoor residential recreational and leisure activity.

OFFICES ALSO AT:

- | | | | |
|--|----------------|-------------------------------------|----------------|
| • 6 Queen Street, Burnie, 7320 | (03) 6431 4400 | • 127 Bathurst Street, Hobart, 7000 | (03) 6234 3217 |
| • 16 Emu Bay Road, Deloraine, 7304 | (03) 6362 2993 | • 6 Freeman Street, Kingston, 7050 | (03) 6229 2131 |
| • 3/23 Brisbane Street, Launceston, 7250 | (03) 6331 4099 | • 8/16 Main Road, Huonville 7109 | (03) 6264 1277 |

This application is seeking approval for existing minor excavations on site (estimated volume 426m³), the prior placement of this fill material (estimated volume 3,128m³) and the reshaping of fill material in accordance with geotechnical advice.

After reshaping and removal of protruding objects such as steel, it is proposed that geotextile fabric be placed above the fill and that 750m³ of clean topsoil be spread out evenly over the bare earth, to a depth of approximately 300mm. Exposed soils would be sewn with an appropriate grass cover and appropriately established. Further detail is contained within the application documentation.

Thank you for your consideration of these matters. Please contact me on 6423 6875 if you have any questions.

Yours sincerely

PDA Surveyors

per:

A handwritten signature in black ink, appearing to read 'Tom Reilly', written over a light blue horizontal line.

Tom Reilly

DEVONPORT/BURNIE

A. J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)
A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)

LAUNCESTON

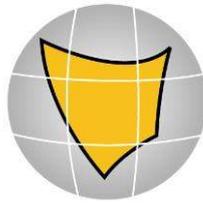
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25 October 2018

Planning Authority
Central Coast Council
19 King Edward Street
ULVERSTONE TAS 7315

Dear Planning Authority,

DA2018054 – LANDFILL AND EXCAVATION WORKS AT 491 FORTH ROAD, FORTH

We refer to the Council's letter of 27 August 2018 and address each matter in turn.

- 1 The landfill quantity is already detailed on page 40312-03 and in the cover letter (already submitted). Volumes have been calculated by comparing the 2013 LiDAR data set to the 10 May 2018 survey data. A total of 3128m² of fill exists on the site. The land area that is required to be covered with topsoil is a total of 2500m², some of which already has some topsoil covering it. With the proposed topsoil covering depth of 300mm, the total cubic meterage of topsoil would be 750m³, as stated in the application cover letter. The total fill proposed is therefore 3128m³ plus 750m³, which equals 3878m³.
- 2 The Planning Scheme standards are based on achieving an acceptable level of risk. The potential presence of contamination on the site is not in and of itself evidence of whether the risk is acceptable or not. Therefore, we contend that point number 2 of the Council's letter is not a request that reasonably relates to a requirement of the Planning Scheme.

ES&D's recommendation is situ management of the fill, which involves the isolation of the potentially contaminated area with barriers so that it cannot be readily disturbed and will not escape by other means. This would be achieved by covering the site with clean topsoil and ensuring that the creek flows around the fill area. A covenant on title preventing excavations and soil exposure within the fill area would provide the last barrier of protection. ES&D are of the opinion that these measures meet the requirements of the Department of Health, Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia – May 2009. Therefore, it is considered that the proposal is suitably supported by information that would demonstrate that an acceptable level of risk can be achieved as required by the Hazard Management Code.

- 3 Crown land consent is hereby enclosed.
- 4 Existing and proposed cross sections of the landfill is shown on drawings numbered 40312 – 05 and 40312 - 06 (hereby enclosed).

OFFICES ALSO AT:

- | | | | |
|--|----------------|-------------------------------------|----------------|
| • 6 Queen Street, Burnie, 7320 | (03) 6431 4400 | • 127 Bathurst Street, Hobart, 7000 | (03) 6234 3217 |
| • 16 Emu Bay Road, Deloraine, 7304 | (03) 6362 2993 | • 6 Freeman Street, Kingston, 7050 | (03) 6229 2131 |
| • 3/23 Brisbane Street, Launceston, 7250 | (03) 6331 4099 | • 8/16 Main Road, Huonville 7109 | (03) 6264 1277 |

5 The location of the existing waste water system is shown on drawings numbered 40312 – 05 and 40312 – 06 (hereby enclosed). The house is understood to have stone drains that are located around 2-3m from the downpipe. No evidence of seepage or interference with the stormwater drainage system for the house is apparent on-site.

6 Consistency with supporting reports:

- a) The Tasman Geotechnics report addresses land stability whereas the ES&D report addresses contamination and environmental impact. The two reports both recommend measures for ensuring that creek does not come into contact with the fill. There does not seem to be any significant inconsistency. It is considered that the recommendations are appropriately adopted in the proposal. If otherwise, please provide more specific detail.
- b) The proposed earthworks plan already submitted refers to the geofabric layer in the notes (drawing 40312 – 04). The enclosed cross sections also shows the proposed geofabric layer.
- c) There was some discussion in relation to the potential use of the fill areas but no outbuildings are proposed. Please remove the Hazard Risk Assessment from ES&D dated 28 May 2018 from the application and replace it with the attached Hazard Risk Assessment from ES&D dated 25 October 2018 (hereby enclosed).
- d) We cannot confirm whether temporary sediment and erosion measures were undertaken in accordance with the reporting. Council should contact Mr Ivory directly in relation to this matter as this is outside the scope of our engagement.
- e) We can advise that no material changes have occurred to the site since the ES&D report was prepared. Nevertheless, please see current ES&D Hazard Risk Assessment report dated 25 October 2018.
- f) Please find attached a consent from the Devonport City Council to the use of the Pre-Demolition HAZMAT Survey report. By referencing and including the Pre-Demolition HAZMAT Survey report in the Hazard Risk Assessment for 491 Forth Road, which was drafted for the purpose of this planning application, the consent of ES&D is implicit.
- g) The planning assessment report from PDA has been amended. Please supersede the previously submitted report with this enclosed report.

It is considered that the submission in relation to the Water and Waterways Code provides suitable measures for erosion and sedimentation control, which is consistent and recommended in the supporting reports from ES&D and Tasman Geotechnics. The erosion management measures would be further developed and detailed in an erosion and sedimentation control plan prior to works being undertaken. It is considered that these actions could form the basis of a condition of approval.

7 On-going management and maintenance of the site in accordance with the Tasman Geotechnics reporting as well as some particular issues identified in the ES&D reporting relating to preventing direct access to fill material, should form the basis of a notification on title so that subsequent owners are aware of such limitations and responsibilities relating to on the use of the land. To this end a Part 5 Agreement is proposed that would incorporate

each of the necessary on-going maintenance matters. It is considered that this could form the basis of a condition of approval.

8 We understand that the Council's application fee has been paid.

Thank you for your consideration of these matters. Please contact me on 6423 6875 if you have any questions.

Yours sincerely

PDA Surveyors

per:

A handwritten signature in black ink, appearing to be 'Tom Reilly', written over a horizontal line.

Tom Reilly



PDA Surveyors ABN 71 217 806 325

Surveying, Engineering & Planning

- PLANNING SCHEME COMPLIANCE SUBMISSION -

Fill at 491 Forth Road, Forth

Prepared by: Thomas Reilly

Date: 23 October 2018

PDA Surveyors reference: 40312

Central Coast Interim Planning Scheme 2013

<i>Provision</i>	Applicable?	Compliant?	Comments
<i>1.0 Identification of the Planning Scheme</i>	Yes	Yes	The land is within the area covered by the Central Coast Interim Planning Scheme 2013. Section 1.0 contains no applicable standards.
<i>2.0 Planning Scheme Purpose</i>	No	N/A	Consideration of section 2.0 is specifically excluded by 8.10.3.
<i>3.0 Planning Scheme Objectives</i>	No	N/A	Consideration of section 3.0 is specifically excluded by 8.10.3.
<i>4.0 Interpretation</i>	No	N/A	The definitions contained in the interpretation section are relied on for this submission.
<i>5.0 General Exemptions</i>	No	N/A	No exemptions apply to the proposed use and development.
<i>6.0 Limited Exemptions</i>	No	N/A	No exemptions apply to the proposed use and development.
<i>9.0 Special Provisions</i>	No	N/A	No special provisions apply.

RURAL RESOURCE ZONE

26.1.1 Zone Purpose Statements

No	N/A	<p>The activity involves a Residential use (terracing around the house for residential use and enjoyment), which is a permitted use. In accordance with 8.10 there is no cause for consideration of the Zone Purpose Statements.</p> <p>Nevertheless, the land on which the fill has and would be placed is within land that has already been converted to residential use. Due to the steepness and proximity to the dwelling, it is unlikely that the land would support sustainable agricultural activity of significance.</p> <p>The proposed development does not involve use that would be sensitive to agricultural activity. The appropriate establishment of gardens and vegetation within the fill area should assist in the protection of the existing sensitive use (dwelling) from agricultural impacts.</p> <p>Hence there would be no significant inconsistency with the Zone Purpose Statements.</p>
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26.1.2 Local Area Objectives

No	N/A	<p>The activity involves a Residential use (terracing around the house for residential use and enjoyment), which is a no permit required use. In accordance with 8.10 there is no cause for consideration of the Local Area Objectives.</p> <p>Nevertheless, the land on which the fill has and would be placed is within land that has already been converted to residential use. Due to the steepness and proximity to the dwelling, it is unlikely that the land would support sustainable agricultural activity of significance.</p> <p>The proposed development does not involve use that would be sensitive to agricultural activity. The appropriate establishment of gardens and vegetation within the fill area should assist in the protection of the existing sensitive use (dwelling) from agricultural impacts.</p> <p>Hence there would be no significant inconsistency with the Local Area Objectives.</p>
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26.1.3 Desired Future Character Statements

No	N/A	<p>The activity involves a Residential use (terracing around the house for residential use and enjoyment), which is a permitted use. In accordance with 8.10 there is no cause for consideration of the Desired Future Character Statements.</p> <p>Nevertheless, the dwelling has been a part of the rural environment for many years. The wider area is interspersed with dwellings of this age and type. The activity involves</p>
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		<p>additional flat areas for the establishment of domestic gardens and the keeping of domestic animals (cats, dogs, chooks) and the peaceful enjoyment of living in this location. Such activity is typical of other residential activity in the local and wider area and so is unlikely to have any significant impact on the local area character. In accordance with the Desired Future Character Statements, the land would continue to be sparsely settled with farming being the predominant activity visible in the landscape.</p> <p>Adverse visual and environmental impacts would be minimal once groundcovers have been re-established. In any event, earthworks and large earth forms are relatively commonplace in these rural areas and would not seem out of place. Hence there would be no significant inconsistency with the Desired Future Character Statements.</p>	
<i>26.2 Use Table</i>	Yes	Yes	<p>The dwelling would continue to be a stand-alone residential use. Some small scale agricultural activity would continue to be undertaken on the remainder of the site as has been the case for many years. It is considered that the activity furthers the peaceful enjoyment of the residential use of this site. As such, it would be a residential use. It is not a new residential use and therefore has a permitted use status according to the Table.</p>
<i>26.3.1 Requirement for discretionary non-residential use to locate on rural resource land</i>	No	N/A	<p>No discretionary non-residential use is proposed.</p>
<i>26.3.2 Required residential use</i>	No	N/A	<p>No required Residential use is proposed.</p>
<i>26.3.3 Residential use</i>	Yes	Yes	<p>A1</p> <p>The activity involves the continued residential use of the property at a typical residential intensity. The capacity of the dwelling would not increase. Landscaping, gardening and keeping of domestic animals is considered to be within the reasonable expectations of any residential use in the country and hence does not constitute a substantial intensification.</p> <p>On this basis, it is considered that the Acceptable Solution is satisfied.</p>

26.4.1 Suitability of a site or lot on a plan of subdivision for use or development

Yes	Yes	<p>A1</p> <p>(a) In accordance with (a), the lot has an area of 4.249ha. (b) In accordance with (b), the site has an existing building area developed with an existing residential building and outbuilding. It is not intended for any additional buildings as defined.</p> <p>A2</p> <p>The existing access location and configuration would remain unchanged.</p> <p>A3</p> <p>The dwelling is serviced by an existing rechargeable drinking water system with a storage capacity of at least 10,000 litres.</p> <p>A4 & A5</p> <p>The dwelling is serviced by existing on-site waste and storm-water management systems the proposed fill will have no impact on these systems.</p>
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26.4.2 Location and configuration of development

Yes	Yes	<p>A1</p> <p>No changes are proposed in relation to the existing buildings on-site. The fill is not a building as defined or a utility structure.</p> <p>A2</p> <p>The fill is not a building as defined.</p> <p>A3</p> <p>The fill is not a building as defined or a wind power facility.</p>
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<i>26.4.3 Location of development for sensitive uses</i>	No	N/A	A1 The proposed development does not involve use that would be sensitive to agricultural activity. The appropriate establishment of gardens and vegetation within the fill area should assist in the protection of the existing sensitive use (dwelling) from agricultural impacts.
<i>26.4.4 Subdivision</i>	No	N/A	No subdivision proposed.
<i>26.4.5 Buildings for Controlled Environment Agriculture</i>	No	N/A	No buildings are proposed for controlled environment agriculture.
<i>E1 Bushfire-Prone Areas Code</i>	No	N/A	No subdivision and no vulnerable use proposed.
<i>E2 Airport Impact Management Code</i>	No	N/A	No Code overlay applies.
<i>E3 Clearing and Conversion of Vegetation Code</i>	No	N/A	There would be no clearing and conversion of vegetation.
<i>E4 Change in Ground Level Code</i>	Yes	Yes	Change in Ground Level Code The proposed change in ground level would be up to 3.5m in depth and involve approximately 4304m ³ of relocated earth (3878m ³ of fill and 426m ³ of cut). In accordance with E4.6.1 A1, it is noted as follows: A1(b)(v) The fill is intended to assist the consolidation of the existing residential use on the site. A1(c) The fill would not modify surface water drainage onto adjacent land and would not result in pooling - it will prevent pooling by ensuring appropriate gradients are maintained on benched areas (1H:40V) . It would not impact on the capacity for discharge of upstream of waters – please refer Tasman Geotechnics report and ES&D report.

A1(d)

The fill would be well away from building areas

A1(e)

No ground water ground water sources have been identified on the site.

A1(f)

Fill to be imported is limited to clean topsoil required to cover over rubble. The fill would not include plant matter, waste, plastics or other matter that ought to be recycled or disposed of at a controlled waste disposal or resource recovery centre.

The quality of receiving waters would be safeguarded in accordance with the commitments expressed below under Code E10. Placement of fill and erosion control would be undertaken in accordance with Fact Sheets 1, 3 and 19 of the Soil and Water Management on Building and Construction Sites 2009 (enclosed).

A1(g)

No retaining or support structures would be required.

A1(h)

The fill would not impact on any utility. The nearest utility would be a reticulated irrigation scheme pipe located approximately 20m from any fill.

In accordance with the objective, the change in the existing ground level is unlikely to have a significant adverse impact on the physical, environmental, aesthetic, and amenity features of the land once appropriate landscaping, grass cover and residential garden areas are established.

			Please see reporting by ES&D and Tasman Geotechnics.
<i>E5 Local Heritage Code</i>	No	N/A	The site is not affected by local heritage.
<i>E6 Hazard Management Code</i>	No	N/A	No landslide, flooding or contamination risk is known to be present on the site. Nevertheless, the stability of the existing fill and the proposed fill has been considered and addressed by Tasman Geotechnics.
<i>E7 Sign Code</i>	No	N/A	There is no signage proposed or involved in the activity
<i>E8 Telecommunication Code</i>	No	N/A	There are no telecommunications facilities proposed or involved in the activity
<i>E9 Traffic Generating Use and Parking Code</i>	Yes	Yes	E9.5 - With 4.249ha and existing dedicated areas for parking that have been in place for some time. It is considered that there are adequate circumstances for the parking of vehicles associated with the residential use. E9.6.1 A1 – There is no change proposed to the existing driveway and parking areas. The existing surface has stood firm for many years with no apparent issues.
<i>E10 Water and Waterways Code</i>	Yes	Yes	Running east-west through the site is the Hamilton Rivulet, which is fed from a small catchment in the highly productive farmlands above. The Hamilton Rivulet passes through the site between the proposed fill and an existing embankment. 10.6.1 <i>Function of the Hamilton Rivulet</i> Above the site, a number of agricultural dams within the Rivulet and its minor tributaries capture much of the flow. The hydraulic function above the site is primarily as an irrigation source. Below the site, the Rivulet winds its way through a steep sided gully. As it enters the Forth township, it is affected by a number of culverts below roads and driveways and becomes more controlled in its flow path. One function below the site is to provide a controlled discharge point for the catchment. Other functions below the site are to provide water and water features to a number of decorative gardens. The Rivulet provides a habitat for a range of native and introduced species.

Being below an actively farmed area, the water is unlikely to be suitable for human consumption. Domestic pets and other animal species are also likely to use the Rivulet for drinking purposes.

Values of the Hamilton Rivulet

The natural environmental values of the waterway are adversely impacted by farm activity and human interference above and below the site. Dams above the site have caused flows to be more intermittent and controlled than they otherwise would be. Chemical runoff and erosion is likely to be a persistent factor in water quality. The natural environmental value throughout the length of the Rivulet is typical of a low to medium quality aquatic habitat for a limited range of plants and animals. Based on the reporting of ES&D, it is considered that the environmental values of the Hamilton Rivulet are not significant in conservation terms.

It is considered that the economic values of the Rivulet in the upper reaches are high in that it enables the farmlands above to be highly productive, which then provides significant economic benefit to the local and wider area. Below the site there are amenity benefits to individual property owners.

Below the site, the intrinsic value of the Rivulet is one that benefits plants and animals. Extrinsic values are tied to the sounds, movement and life that a water course naturally gives and so to this extent, it is considered that the Rivulet also has a moderate social and environmental value.

In accordance with the development standards E10.6.1 P1(a):

- (i) The proposed lining of the Rivulet would be designed to ensure that minimised the flow rates of the Rivulet and minimised the potential for erosion damage. It is considered that the impacts on the function can be appropriately minimised with appropriate design of the creek lining.
- (ii) No significant economic value is attributable to the Rivulet at this location. There are no known economic rights or entitlements over the Rivulet below the site. In any event, the fill and lining of the Rivulet is unlikely to limit use the Rivulet for economic purposes.
- (iii) The Rivulet does not support water based activity at this location. There would be no impacts on future potential of the Rivulet to support water based activity;

		<p>(iv) There has been a significant disturbance to natural ground levels on the site that have affected the Rivulet. However, the proposed lining would be designed to ensure that adverse impacts on the function and values of the Rivulet are minimised;</p> <p>(v) There has been no increase in concentrated runoff caused by the activity but the disturbed earth represents a risk of sedimentation and erosion until the ground cover (grass) is established. The impacts of sedimentation are not likely to be significant by comparison to sedimentation already occurring upstream through multiple farm drainage systems. In accordance with the ES&D reporting, a sediment control plan would be produced prior to works being undertaken on site. The plan would provide solutions to minimise erosion and sedimentation, including the following measures:</p> <ul style="list-style-type: none">• Cut off drains or diversion banks to divert concentrated upslope runoff flowing through fill areas.• Installation of temporary sediment barriers down slope of the fill areas at locations where there is a noticeable concentrated water flow to prevent unwanted sediment and other debris entering the watercourse. The temporary sediment barriers to be of straw bales or geofabric fencing to intercept and collect runoff sediment.• Stockpiles (topsoil, fill material, or otherwise) to be located at least three metres from any areas of concentrated flow, access ways, swales or surfaces with steep slope and to be protected from up slope stormwater surface flows.• Sediment barriers structures to be regularly inspected and maintained after each significant rainfall event to repair damage and remove clogging by silt and debris. All sediment barriers will be maintained at maximum operational capacity until the land is effectively rehabilitated and stabilised after completion of fill activity in the relevant area. <p>(vi) There would be no change or impact on public access and use of the Rivulet;</p> <p>(vii) The aesthetic and scenic quality relates to the colours and forms of native and introduced vegetation along lower reaches of the Rivulet. The proposed activity would not result in any change to these aesthetic or scenic qualities.</p> <p>(viii) The activity would not change the existing arrangements for stormwater and sewage disposal on the site.</p> <p>(ix) The Rivulet already functions as a modified natural drainage channel. The activity has changed the nature of drainage but is considered not to present a significant risk to function or values;</p>
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Specific Area Plans

		<p>(x) The Rivulet supports a limited range of native and introduced flora and fauna species. In the context of the wider area, the values of this length of Rivulet as a habitat are likely to be minimal. The proposed activity is unlikely to significantly impact on the qualities of the Rivulet as a habitat;</p> <p>(xi) The proposed activity does not involve development or activity that would impact or change the level of risk of flooding and inundation. Nevertheless, the risk of upstream dam failure has been considered and is reasonably accommodated in the proposal;</p> <p>(xii) There would be no significant impact on the community risk and public safety profile;</p> <p>In accordance with E10.6.1 P1(b), the site is not subject to any known advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation.</p> <p>Based on the above, it is considered that the risk to the function and values of the Rivulet can be appropriately minimised in accordance with E10.6.1.</p>
No	N/A	The site is not affected by a Specific Area Plan.

Soil & Water Management on Large Building & Construction Sites



What is this?

Sediment and erosion control measures are typically required for subdivisions and larger sites. The construction of subdivisions involves breaking land into smaller lots and installation of related services (roads, water, sewerage, power etc.). Due to the scale of land clearance and excavation, subdivision construction activities can cause excessive erosion and sediment loads in runoff, compared with the disturbance of building single house lots.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion and control sediment run-off from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

All works undertaken during subdivision construction are normally 'controlled' through the principle contractor and site manager. This means the risks of erosion can be readily managed through appropriate guidance and supervision. Compared with the allotment building phase where there are different building contractors and subcontractors present on any given allotment it is easier to manage erosion and prevent sediment runoff at the subdivision construction phase.

Submit a Soil and Water Management Plan:

Subdivisions or activities that create greater than 250 m² of ground disturbance may need to submit a drawn Soil and Water Management Plan (SWMP) to council as a requirement of their planning permit (see Fact Sheet 3).

On the SWMP clearly define and document who is responsible for maintaining the sediment and erosion control measures (installed during the subdivision phase) that will be used in the allotment building phase.

When designing subdivision works:

- 1) Ensure that the subdivision conforms to the natural limitations presented by the topography and the soil so as to reduce the potential for soil erosion.
- 2) Make sure that land clearing is only being undertaken in conjunction with the development of each stage.
- 3) Develop the site in increments of workable size such that adequate sediment and erosion control measures can be provided as the subdivision progresses. The smallest practical area of land should be exposed at any one period of time.
- 4) Coordinate the sediment and erosion control measures with the different subdivision construction phases.
- 5) Limit soil exposure to the shortest feasible period of time.
- 6) Keep removed topsoil for respreading over the developed area.
- 7) Retain and protect natural vegetation wherever practical.
- 8) Install larger sediment controls i.e. sediment basins if site conditions are suitable.
- 9) Manage wind-borne erosion.

Fact Sheet 1

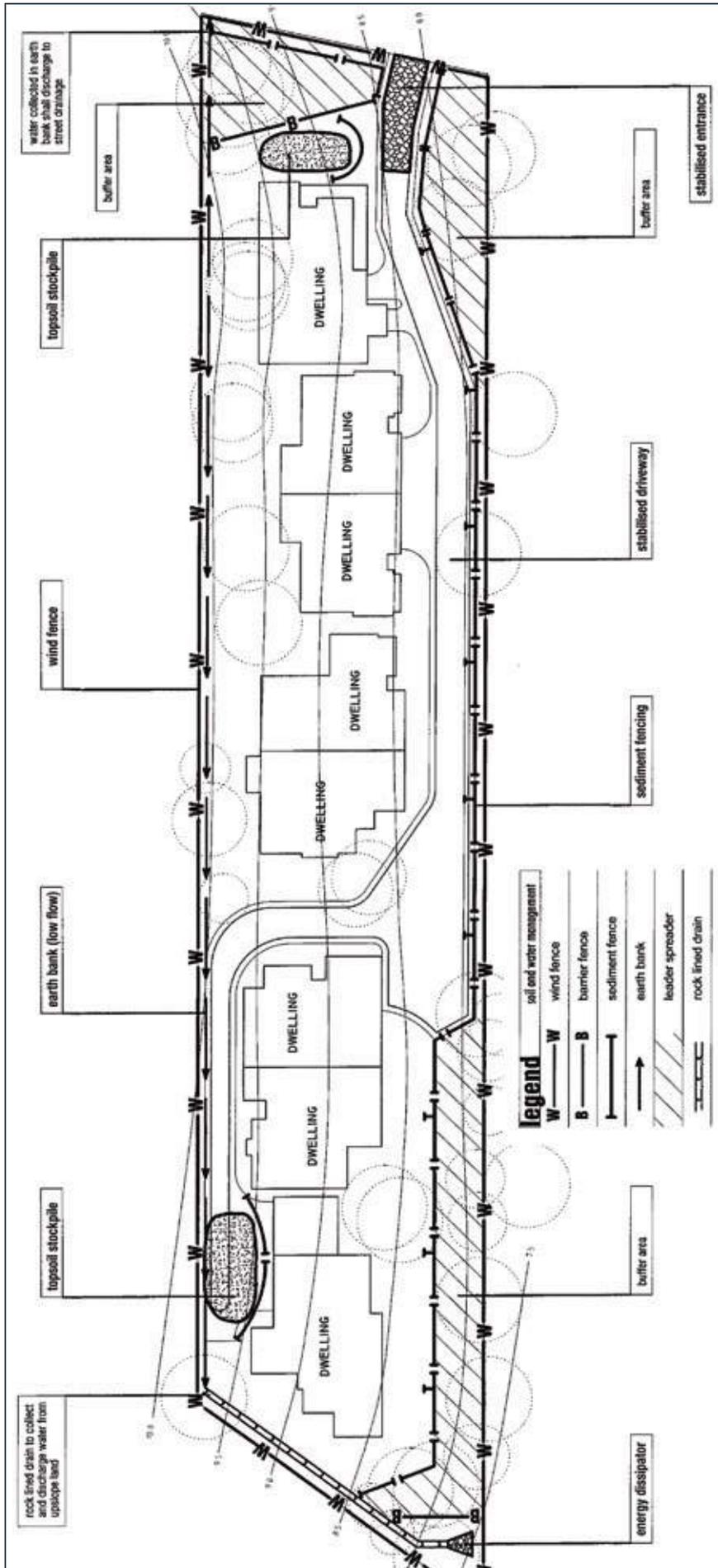


Figure 1A: SWMP for a subdivision.

List of fact sheets

I. Soil & Water Management on Large Building & Construction Sites

2. Soil & Water Management on Standard Building & Construction Sites
3. Soil & Water Management Plans
4. Dispersive Soils – High Risk of Tunnel Erosion
5. Minimise Soil Disturbance
6. Preserve Vegetation
7. Divert Up-slope Water
8. Erosion Control Mats & Blankets
9. Protect Service Trenches & Stockpiles
10. Early Roof Drainage Connection
11. Scour Protection – Stormwater Pipe Outfalls & Check Dams
12. Stabilised Site Access
13. Wheel Wash
14. Sediment Fences & Fibre Rolls
15. Protection of Stormwater Pits
16. Manage Concrete, Brick & Tile Cutting
17. Sediment Basins
18. Dust Control
19. Site Revegetation

Remember:

Everyone working on building and construction sites has a responsibility to prevent pollution. If you do have an accident and pollution occurs you are required by law to notify the site supervisor. If the site supervisor cannot be contacted, workers should immediately notify the local council so they can work with you to minimise any harm to the environment.

Acknowledgement:

Figure 1A after Landcom 2004 "Soils & Construction Volume 1 Managing Urban Stormwater (4th edition)". Some of the text in this brochure has been obtained and modified from the Brisbane City Council 2008 "Subdivision and Development Guidelines".

Date of Issue: December 2008

Soil & Water Management Plans



What are these?

Soil and water management plans are specific site plans or drawings that detail sediment and erosion control measures on building and construction sites. The Soil and Water Management Plan (SWMP) shows the type, location, design, installation and maintenance schedule for all these measures and should be considered as the blueprint for controlling all anticipated erosion and for preventing sediment from leaving a site.

Subdivisions or activities that create greater than 250 m² of ground disturbance typically need to submit a SWMP to council with their building or development proposals prior to any site disturbance. Once approved by council, all building and construction works need to be conducted in accordance with the SWMP.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the practices discussed in this fact sheet and you will minimise erosion and control sediment run-off from your site, meet your legal requirements and help protect our waterways.

Fact Sheet 3

WHAT DO I NEED TO DO?

Prepare a SWMP (see Figure 3A):

A SWMP can easily be developed by overlaying information on a copy of the engineering site drawings. The plan must detail the site development and all the systems intended to minimise erosion and trap sediment. On the SWMP show the following:

- 1) Date and author.
- 2) North point and scale.
- 3) Property boundaries.
- 4) General soil description.
- 5) Location and amount of ground disturbance.
- 6) Initial and final contours, location of watercourses, surface drainage and existing stormwater infrastructure.
- 7) Stormwater discharge point, if proposed.
- 8) Location of all proposed temporary drainage control measures.
- 9) Construction details (e.g. building or subdivision layout).
- 10) Location of vegetation to be retained and removed.
- 11) Location of stabilised site access.
- 12) Location of soil, sand or other material stockpiles.
- 13) Location and details of all proposed erosion control measures.
- 14) Location and details of all proposed sediment control measures.
- 15) A statement of who is responsible for establishing and maintaining all erosion and sediment control measures.
- 16) The installation sequence of the different sediment and erosion controls.
- 17) The maintenance program of the sediment and erosion controls.
- 18) The revegetation and rehabilitation program.

Note: Other details may be required depending on the specific requirements of the site, scale of the development and level of ground disturbance. Contact your local council for what information you are required to submit on your SWMP.

Site Revegetation



What is it?

All areas disturbed by building and construction activities should be promptly and progressively stabilised through revegetation and landscaping to reduce the potential for erosion.

Why is it important?

Sediment generated from erosion on building and construction sites can be a major source of pollution to local waterways. Follow the management practices discussed in this fact sheet and you will minimise erosion from your site, meet your legal requirements and help protect our waterways.

WHAT DO I NEED TO DO?

Installing the control measures:

As you finish works in one part of the site, revegetate it. Vegetation is an ideal and usually inexpensive method of stabilisation because it reduces soil erosion by:

- 1) Absorbing the impact of raindrops.
- 2) Reducing the volume and velocity of runoff.
- 3) Binding the soil with the roots.
- 4) Protecting the soil from the erosive effects of the wind.

Note: Revegetation should not be expected to provide all the soil erosion protection required on your site. Other erosion control measures will be required if the soil is not stable due to its composition or slope. Erosion control mats and blankets should be used on steep slopes to provide temporary protection until the vegetation is fully established (**see Fact Sheet 8**).

Temporary revegetation: annual grass species (e.g. rye) are effective temporary ground cover because they are fast growing and can quickly establish a root system. They can be planted to prevent erosion where:

- 1) Exposed soil needs to be stabilised until permanent revegetation grows.
- 2) Temporary protection (between 6-8 months) is required until landscaping occurs.
- 3) A disturbed area will be left and then be re-disturbed as part of the site works (e.g. topsoil stockpiles).

Note: These annual grasses do not provide effective erosion control during their early growth phase (first few weeks) unless the soil is prepared with a mulch layer. Annual grasses die within one season providing limited soil coverage after about 6-8 months. They require watering until established, and may need mowing (without the collection of the cut grass) at least once before they can provide adequate soil coverage.

Permanent revegetation: options include seeding with perennial grasses (that will over time succeed the annual species), installing turf strips, and planting of native plants from seed, tube stock or invasion from surrounding bushland. If local seed stock is to be used for propagation it needs to be collected in advance. Advice on native plants and/or sources of seed stock can be obtained from your local council.

Seed the exposed topsoil, not the subsoil as the biological, physical and chemical characteristics of many subsoil materials inhibit the establishment of plants. Where practical to do so, a seedbed should be cultivated and

Fact Sheet 19

moistened before sowing seed (see Figure 19A). This may require deep ripping to 300 mm where there is a compacted layer.

Include native species endemic to the region to enhance the ecological values and create an aesthetically pleasing environment. Native species have evolved to local environment and can establish themselves more quickly and vigorously than exotic species.

Some revegetation options may require mulching. Planting trees and shrubs tends to be more successful if combined with weed suppressing mulching and installation of tree guards and stakes. Apply mulch at a depth between 75-100 mm.

Note: Seeding, turf strips and native plants require sufficient irrigation for germination and to sustain plant growth if rainfall is poor. If the plants are slow growing other erosion control measures may be required until the vegetation is established and is able to prevent erosion.

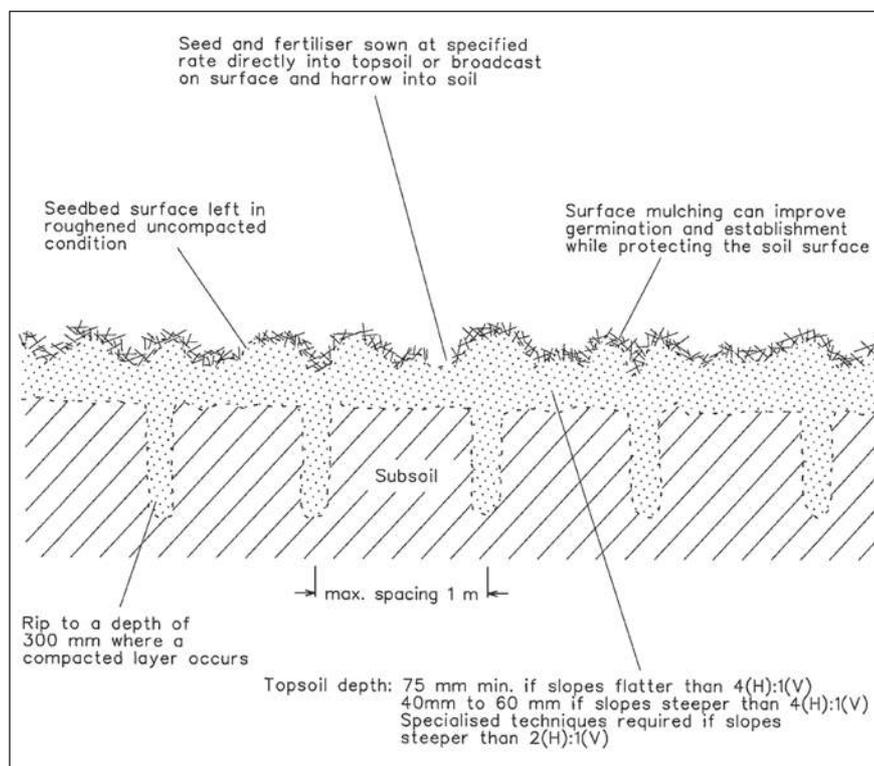


Figure 19A: Seedbed preparation.

Maintaining the control measures:

A monitoring and maintenance program for site revegetation should be developed and implemented. It needs to include irrigation, mowing, weeding and appropriate remedial action such as replacing any lost topsoil and re-sowing the site. Once the site has been revegetated and is established to the satisfaction of the council it can be handed over to the new homeowner.

List of fact sheets

1. Soil & Water Management on Large Building & Construction Sites
2. Soil & Water Management on Standard Building & Construction Sites
3. Soil & Water Management Plans
4. Dispersive Soils – High Risk of Tunnel Erosion
5. Minimise Soil Disturbance
6. Preserve Vegetation
7. Divert Up-slope Water
8. Erosion Control Mats & Blankets
9. Protect Service Trenches & Stockpiles
10. Early Roof Drainage Connection
11. Scour Protection – Stormwater Pipe Outfalls & Check Dams
12. Stabilised Site Access
13. Wheel Wash
14. Sediment Fences & Fibre Rolls
15. Protection of Stormwater Pits
16. Manage Concrete, Brick & Tile Cutting
17. Sediment Basins
18. Dust Control

19. Site Revegetation

Remember:

Everyone working on building and construction sites has a responsibility to prevent pollution. If you do have an accident and pollution occurs you are required by law to notify the site supervisor. If the site supervisor cannot be contacted, workers should immediately notify the local council so they can work with you to minimise any harm to the environment.

Acknowledgement:

Figure 19A from Landcom 2004 "Soils & Construction Volume I Managing Urban Stormwater (4th edition)". Text in this brochure has been obtained and modified from the "Do It Right On Site" brochure series, kindly provided by the Southern Sydney Regional Organisation of Councils.

Date of Issue: December 2008

25 October 2018

Tom Reily
Senior Planner & Office Manager
63 Don Road
Devonport 7310

Dear Tom,

RE: Hazard Risk Assessment, 491 Forth Road, Forth 7310

Environmental Service and Design (ES&D) has investigated the site at 491 Forth Road, Forth 7310. Over the past 24 months uncontrolled fill has been placed on the site, including within the Hamilton Rivulet. To obtain council approval, the site requires assessment under the Hazard Management Code, and any other applicable codes of the Central Coast Interim Planning Scheme 2013.

This report focuses on section E6 Hazard Management Code of the Central Coast Interim Planning Scheme 2013. This code applies for use or development on land in an area exposed to risk from

–

- a) Coastal inundation if shown on the map marked Coastal Inundation Map; or
- b) Coastal erosion and recession if shown on the map marked Coastal Erosion and Recession;
- c) Potential contamination as a result of previous use for an activity listed in Table E6.1 to this Code;
- d) Flooding from a watercourse, wetland or stormwater disposal system –
 - i. if shown on the map marked Flood Prone Land;
 - ii. If no area is shown on the planning scheme map, land within the overland flow path for the 1% annual exceedance probability flood in a watercourse, wetland or stormwater disposal system

e) Landslide if shown on the map marked Landslip Hazard Map.

To address coastal inundation, coastal erosion and recession and flooding from a watercourse thelist.tas.gov.au was accessed and did not identify any risk to the property. However, there is inadequate capacity for a 1% annual exceedance probability flood in a watercourse which will need to be addressed when implementing the recommendations below.

The site is identified within the 'low' landslide planning hazard band. As per section E6.4.4 Development is exempt if – (d) a new building and an extension to a building on land located in a Low Landslide Hazard Area shown on the planning scheme map.

To address potential contamination the assessment was guided by the principles and requirements contained within the National Environmental (Assessment of Site Contamination) Measure, 1999 (as amended) (NEPM) according to its status as a state policy to address potential contamination.

The investigation comprised a desktop study to collect basic site information and identify the site characteristics (site location, land use, site layout, building construction, geological and hydrogeological setting, historical land uses and activities at the site), along with a site inspection, interviews with the current owner and demolition contractor and a baseline water sampling program of Hamilton Rivulet.

The investigation should be sufficient to:

- identify potential sources of contamination and determine potential contaminants of concern;
- identify areas of potential contamination;
- identify potential human and ecological receptors;
- identify feasible pathways by which contaminants and receptors may be linked;
- identify potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air)
- identify environmental issues which may arise because of development activities, or due to the change of use (increased disturbance due to increase in human activity).

With respect to contamination, if thorough preliminary investigation shows a history of non-contaminating activities and there is no other evidence or suspicion of contamination, further investigation is not required.”

It was concluded that the site is **not** currently contaminated and therefore does not present a current risk to human receptors identified in the Conceptual Site Model (CSM). The site history indicates previous potentially contaminating activities have occurred on the site, however after thorough investigation there is no current risk to occupants. A baseline water sampling program was undertaken in Hamilton Rivulet to determine ecological risk. Zinc was the only contaminant of concern above ANZECC guidelines at the downstream location, which presents minor risk.

As per Section E6.6.1 of the Central Coast Interim Planning Scheme 2013:

- a hazard risk assessment establishes the site can be remediated to provide a tolerable level of risk from the development;

To reduce the future likelihood of contaminants of concern leaching into the Hamilton Rivulet and thus posing an unacceptable risk, ES&D recommends;

- Modifying the flow path of the Hamilton Rivulet to ensure it bypasses the uncontrolled fill material within the property. The creek will need to be clay lined and have adequate capacity as per E6.2.1 d i) of the Central Coast Interim Planning Scheme 2013, or
- Piping the creek from the eastern extent of the fill to the western extent, to avoid contact with any fill material.
- To prevent water washing onto the contaminated area and washing into the creek, a civil engineered cover / capping, battering and surface water flow design should be implemented during the development.

Additionally;

- Measures to minimise erosion and release of sediments, including leaching of contaminants will need to be implemented in accordance with Soil and Water Management on Building and Construction Sites 2009 (as per E4 Change in Ground Level Code). This will need to be completed prior to any development and in association with the creek realignment or piping and during the capping/contouring process. Temporary sediment and erosion control measures should be installed by mid-June 2018, to avoid potential runoff issues during the winter months. A sediment control plan will need to be produced.

- ES&D propose additional water monitoring in 12 months, 3 years and 6 years from the date of the baseline sampling.

The details of the required investigation are documented in the following pages.

Yours sincerely,



Rod Cooper

Principal Consultant and SCPA Certified Practitioner



Hazard Risk Assessment

491 Forth Road,
Forth 7310

Project No: 6225

Date: 25/10/2018



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Executive Summary

Environmental Service and Design (ES&D) were commissioned by PDA Surveyors to conduct a Hazard Risk Assessment for the proposed development at 491 Forth Road, Forth 7310 (“the site”). Risk and concern was raised by Central Coast Council relating to the illegal dumping of uncontrolled fill within the creek and to the south of the premises. The assessment was conducted by Samuel Smith of Environmental Service and Design and reviewed by Site Contamination Practitioners Australia (SCPA) certified practitioner Mr. Rod Cooper of Environmental Service and Design (SCPA certification no. 15020).

The objective of the environmental site investigation was to:

- Collate site historical information to establish whether activities have occurred on site which may have resulted in contamination of the land;
- Assess the previous land uses and subsurface conditions to determine the potential for soil, surface water and groundwater contamination at the Site;
- Identify environmental issues relating to the proposed development because of the placement of uncontrolled fill;
- Identify potential for coast inundation, coastal erosion, flooding and landslides;
- Provide an assessment of the suitability of the Site for the proposed development; and
- Provide recommendations for additional investigation, if required.

The assessment was conducted according to the principles and methodology contained within the National Environmental Protection (Assessment of Site Contamination) Measure, 1999 (as amended 2013). The purpose of this environmental site investigation was to identify the potential for contamination at the site based on a desktop review of available historical information, site investigation, conversations with relevant personnel and geology.

1 Introduction

Environmental Service and Design (ES&D) were commissioned their client PDA Surveyors to undertake a Hazard Risk Assessment on the proposed development at 491 Forth Road, Forth 7310. The aim of the Preliminary Site Investigation (PSI) is to establish whether activities have occurred on the site which may result in contamination of the land and if so, whether the level of risk will increase due to the deposition of the waste. The PSI will also outline potential environmental issues associated with the development associated with the placement of uncontrolled fill.

Under the Central Coast Interim Planning Scheme 2013 the proposed development will need to satisfy the Hazard Management Code E6.4;

E6.4.1 The following use and development is exempt from this Code.

E6.4.2 Development:

- a. disturbance of the [existing ground level](#) is less than 1.0m³;
- b. a [hazard risk assessment](#) determines –
 - i. there is no contamination; or
 - ii. there is an insufficient increase in the level of risk to warrant any specific hazard reduction or protection measure;
- c. demolition of a building or structure if there is no disturbance of the existing ground level; or
- d. adjustment of a boundary in accordance with clause 9.3 of the planning scheme

And

E6.4.4 Development:

- a. the entirety of a [site](#) is within an area shown on a [natural hazard](#) map forming part of this planning scheme to have an acceptable level of risk for that hazard;
- b. a new building and an extension to a building on land located in a Low Landslide Hazard Area shown on the planning scheme map.

In this circumstance, this report will focus on E6.4.2 and E6.4.4 focusing on the potential risk from historical activities and in relation to the proposed development.

2 Scope of Works

The scope of works included:

- examination of the site's history, including
 - oral history; interviews with current owner and demolition contractor
- a site visit to check for any visual evidence that may indicate contamination of the site (addressed above), and an investigation of nearby properties.
- identification of potential human and ecological receptors and consideration of risks to identified receptors;
- construction of a preliminary Conceptual Site Model (CSM);
- accessing thelist.tas.gov.au to determine if the site is located within natural hazard bands; and
- conclusions and recommendations

3 Basis for Assessment

As a State Policy for the purposes of State policies and Procedures Act 1993, the National Environmental Protection (Assessment of Site Contamination) Measure 1999 (NEPM) was the guideline used for the assessment of potential contamination.

The assessment included elements of a Preliminary Environmental Site Assessment as defined in NEPM Schedule B2. NEPM advises that if a thorough preliminary investigation shows a history of non-contaminating activities and there is no other evidence or suspicion of contamination, further investigation is not required (Schedule B2 and Section 2.1).

4 Site Details

4.1 Ownership and Location

Street Address	Property ID	Title Reference	Site Owner	Approximate Area (m2)
491 Forth Road, Forth	3413054	49011/1	Dean Shane Ivory	Total 40900 m2

Property Information sourced from thelist.com.au (May 2018)



Figure 1 - Site Plan

4.2 Zoning

The site is currently zoned “Rural Resource” (Central Coast Interim Planning Scheme 2013, Figure 2) and is surrounded by “Rural Resource”. “General Residential” zoning exists further west of the site.

The current zoning will not change as part of the proposed development.

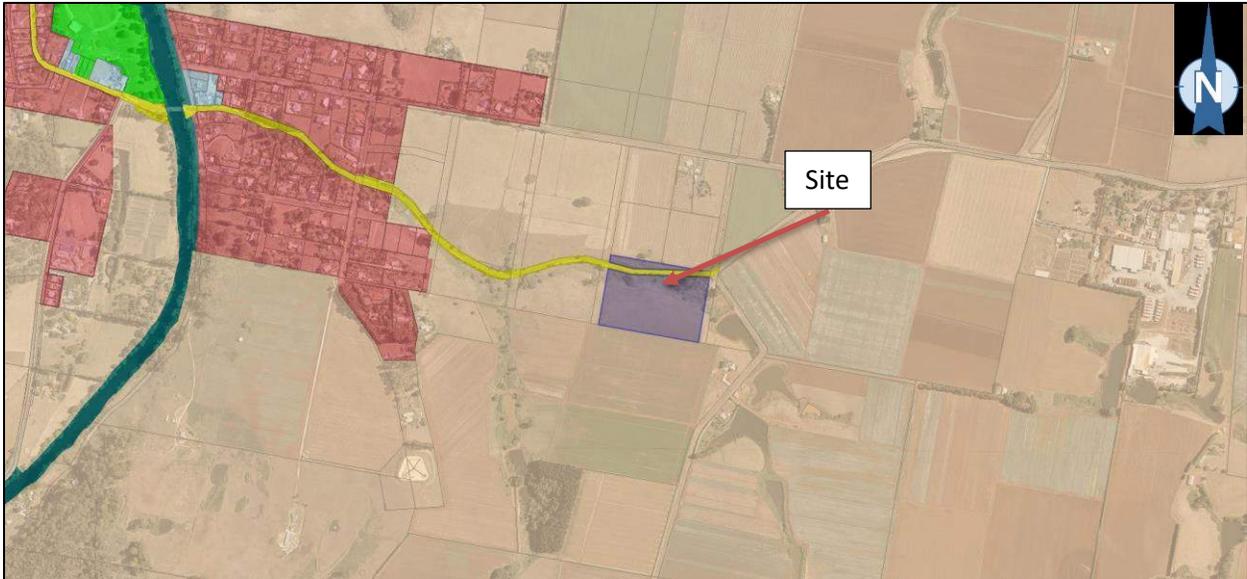


Figure 2 - Zoning – Rural Resource

5 Site Description

5.1 Surrounding Land Use

North, East and South – Rural residential properties

West – Rural residential with low density residential properties beyond.

6 Geology, Hydrology and Hydrogeology

6.1 Topography

The site exists either side of Hamilton Rivulet. Elevations range from 110m at the north and 113m at the south to 108m at the base of the rivulet. The rivulet runs in a westerly direction and the lowest elevation is 94m at the western boundary of the site.

6.2 Surface Water

The nearest surface water body is Hamilton Rivulet located within the property.

6.3 Regional Geology

Review of the LIST (Land Information System Tasmania) indicates that the sites is underlain with predominantly deeply-weathered basalt.

6.4 Regional Hydrogeology

Groundwater flow is likely to travel to the west. Reference to the Department of Primary Industries, Parks, Water and Environment (DPIPWE) Groundwater Information Access Portal indicates there are three registered bores within 500m of the site, however no bores will be impacted by a potentially contaminated plume originating from the site. Groundwater is not extracted for drinking purposes in the area, water is supplied to the area from TasWater infrastructure.

6.5 Acid Sulfate Soils

Review of the LIST (Land Information System Tasmania) indicates that the site has no potential for containing acid sulfate soils based on the high elevation (>94m).

7 Other Potential Environmental Issues

7.1 Coastal Inundation

The site is not shown on the map marked Coastal Inundation.

7.2 Coastal Erosion and Recession

The site is not shown on the map marked Coastal Erosion and Recession

7.3 Flooding from a Watercourse, Wetland or Stormwater Disposal System

The site is not shown on the map marked Flood Prone Land. However, the placement of fill has resulted in land being within the 1% annual exceedance probability flood in a watercourse. This will need to be addressed when implementing the recommendations in section 18 below.

7.4 Landslide

The site is located within the 'low' landslide hazard band. As per section E6.4.4 of the Central Coast Interim Planning Scheme 2013 - Development is exempt if – (d) a new building and an extension to a building on land located in a Low Landslide Hazard Area shown on the planning scheme map. It is also noted that the potential for landslide on the northern side of the Hamilton Rivulet has been reduced with the placement of fill materials, creating a level area. However, this would need to be confirmed by a geotechnical expert prior to undertaking any development.

7.5 Contamination of Hamilton Rivulet/Forth River

To address contamination within the Hamilton Rivulet and subsequently the Forth River a baseline water sampling program was undertaken. ES&D collected water samples on the 8th of May 2018 upstream and downstream of the property (Figure 16). Water samples were analysed

for contaminants of concern identified within the preliminary site investigation and are presented in section 16.

7.6 Natural Values

Philip Milner (Philip Milner Landscape Consultant Pty Ltd) assessed the site on the 18th of May 2018. Philip made the following comments regarding the site:

“I met up with Dean Ivory briefly on Friday morning and then visited his property later in the afternoon. He defined the western boundary for me, which was very useful as the property is smaller than that shown on the list as 491 Forth Road. Hamilton Rivulet flows from east to west (approximately) through the property”.

“There were no significant natural values observed on the property during the survey. It is quite clear that the block was fully cleared of natural vegetation in the distant past, including any vegetation along the creek-line itself. The property consisted of rough pasture on the higher slopes”.

“A quite large area on the northern side of the creek-line has been extensively filled with building rubble, which has spilled down into the creek itself, and formed steep slopes of rubble which will most likely be difficult to manage effectively in the future. Hamilton Rivulet and its riparian zone have been heavily impacted by cattle trampling including recent and current cattle grazing. There was actually a very good flow of water in the creek, indicating active springs in the location, however it is detailed as having a low conservation value on the NVA”.

“The only indigenous vegetation observed were a few Tree Ferns *Dicksonia antarctica* adjacent to the creek, a single Kangaroo Apple *Solanum lacineatum* and some limited patches of the sedge *Carex appressa* and a Rush *Juncus sp.* along the creek itself”.

“Numerous weeds were observed but none were prolific. Blackberry was the most common along with Hemlock, 2 species of Willow, Arum, Hawthorn, a Cherry Laurel and a garden escaped Tree Dahlia *Dahlia imperialis*. The introduced Buttercup was extensive along the creek”.

“There was one reasonably sized Eucalypt which was dead. It may have been killed by the process of filling around the base of the trunk or it may have been dead prior to that”.

“No potential habitat for threatened fauna was observed. There may have been habitat for a species of Burrowing Crayfish most likely the non-threatened species *Engaeus fosser* in the distant past. There was no evidence observed of the distinctive "chimneys" which *Engaeus* build at the entrance to their burrows and the heavy impact from the grazing cattle would have effectively destroyed any that may have been present in the past”.

7.7 Erosion and Sediment Control

To minimise erosion and subsequent release of sediments, including leaching of contaminants within the fill material appropriate controls will need to be installed. These measures will need to be constructed as per Soil and Water Management on Building and Construction Sites 2009 and will therefore satisfy E4 Change in Ground Level Code (Central Coast Interim Planning Scheme 2013).

An erosion and sediment control plan should be implemented on site prior to any works within the Hamilton Rivulet or importing additional fill material. ES&D recommend temporary measures are also installed prior to mid-June 2018 to reduce the likelihood of releasing sediments and contaminants into the rivulet. The main concern relates to lead-based paint that is in the rubble.

8 Site History

The following information has been reviewed to determine the historical land uses and likelihood of contamination as a result.

8.1 Aerial Photograph Review

A review of aerial photographs on record on the LIST and were examined. Photos were available from 1950's, 1960's, 1979, 1990's and post 2007 on Google Earth (figures 3-7).



Figure 3 – Aerial 1982



Figure 4 – Aerial 1989



Figure 5 – Aerial 2006

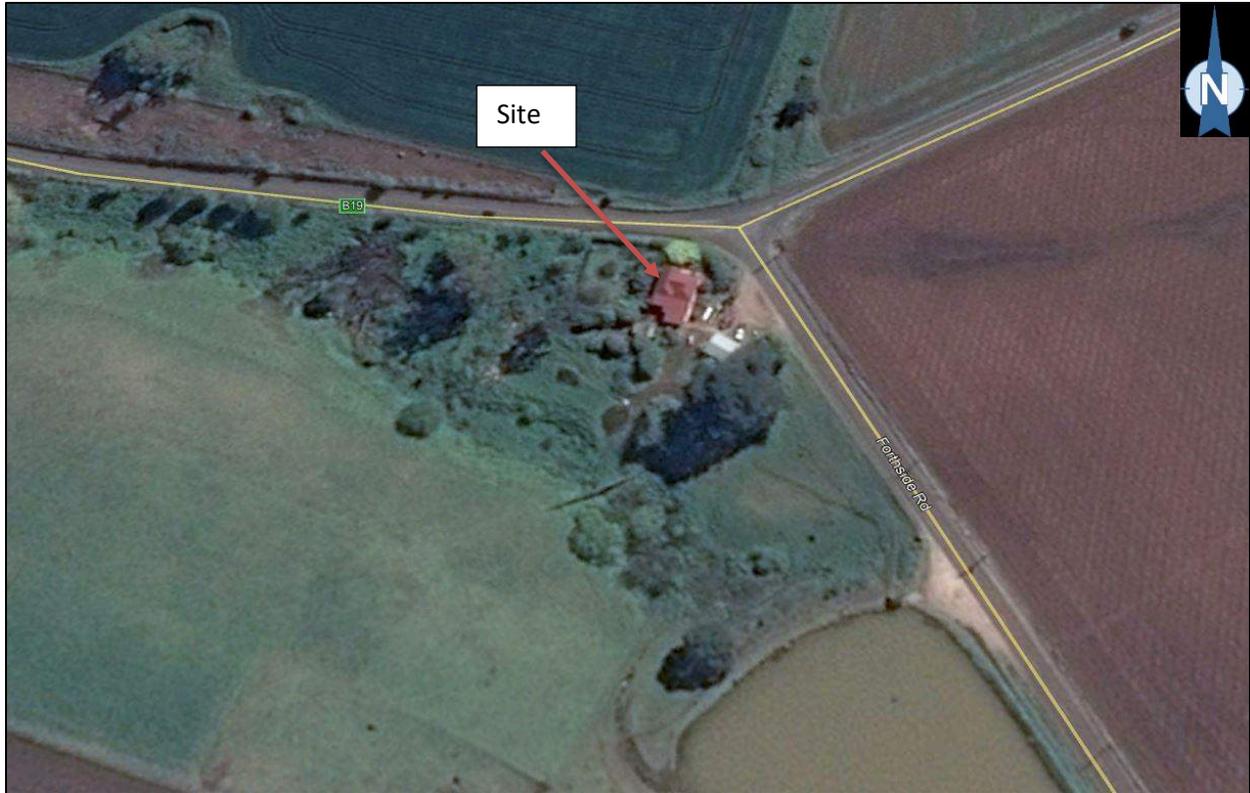


Figure 6 – Aerial October 2016



Figure 7 – Aerial April 2017

8.2 Anecdotal Information

ES&D conducted interviews with Dean Ivory (property owner) and Mendelssohn Construction Pty Ltd managing director Trent Mendelssohn in relation to the placement of uncontrolled fill.

Dean Ivory (Property Owner)

Dean purchased the property on the 21st of January 2016 and began accepting fill in “early 2017”. Initial sources of fill were from “Councils” and included “gravel, road base and soil”. He also accepted fill from “two neighbours” which included “3 trailer loads of inert waste” and “6 tandem loads of topsoil”. Each load was reviewed by Dean and no controlled waste was observed in any delivery. Dean accepted fill from the Devonport Maternity Hospital during the demolition without obtaining a permit. He inspected the fill regularly and was assured that there was “no hazardous waste”. He confirmed the importation of fill from the Devonport Maternity Hospital ceased on the 15th of January 2018.

Trent Mendelsohn (Mendelsohn Construction)

Trent provided documentation that “no identified hazardous materials” were transported to the site as part of the Devonport Maternity Hospital demolition. ES&D Pre-Demolition HAZMAT Survey (Appendix 2) identified asbestos materials is three locations (table 1):

Table 1 Asbestos Register of Premises

<i>Material</i>	<i>Location</i>	<i>Asbestos Found</i>	<i>Comment</i>
Brake Pads	Central tower (top level): Lift motor brake shoe linings x 4	Chrysotile	
Insulation	Ground, 1 st and 2 nd level: Emergency exit doors - East wings	Chrysotile	Remove door without disturbing asbestos
Mouldings	Basement: Void formers for ground floor slab	Chrysotile, Crocidolite, Amosite	

Possible Locations

<i>Material</i>	<i>Location</i>	<i>Comment</i>
AC cement pipes	Subsurface: Sewer and stormwater	Not witnessed in basement – potential outside building footprint

Trent also provided date stamped photos (Figures 8, 9 and 10) which conclusively show the subfloor was not disturbed until the 19th of January 2018. Therefore, the only asbestos materials which could have been transported to the site are emergency exit doors and brake pads. Waste documentation from the Launceston Waste Centre was provided, stating flat ACM doors, cladding and lights were disposed of as controlled waste (Appendix 3) and Dulverton Waste Facility records from the 24th January 2018 to the 22nd February 2018 for asbestos contaminated waste (subfloor) (Appendix 4). A Treloar Transport receipt outlines non-contaminated waste was transported to the Forthside Pit between the 17th and 22nd January 2018 (Appendix 5). It is noted there is no records for the disposal of lift motor brake pads, however the small quantity of potential asbestos waste on the site presents no human health or environmental risk. There is no reason to suspect asbestos cement pipes were transported to the property.



Figure 8 – Devonport Maternity Hospital 15th January 2018

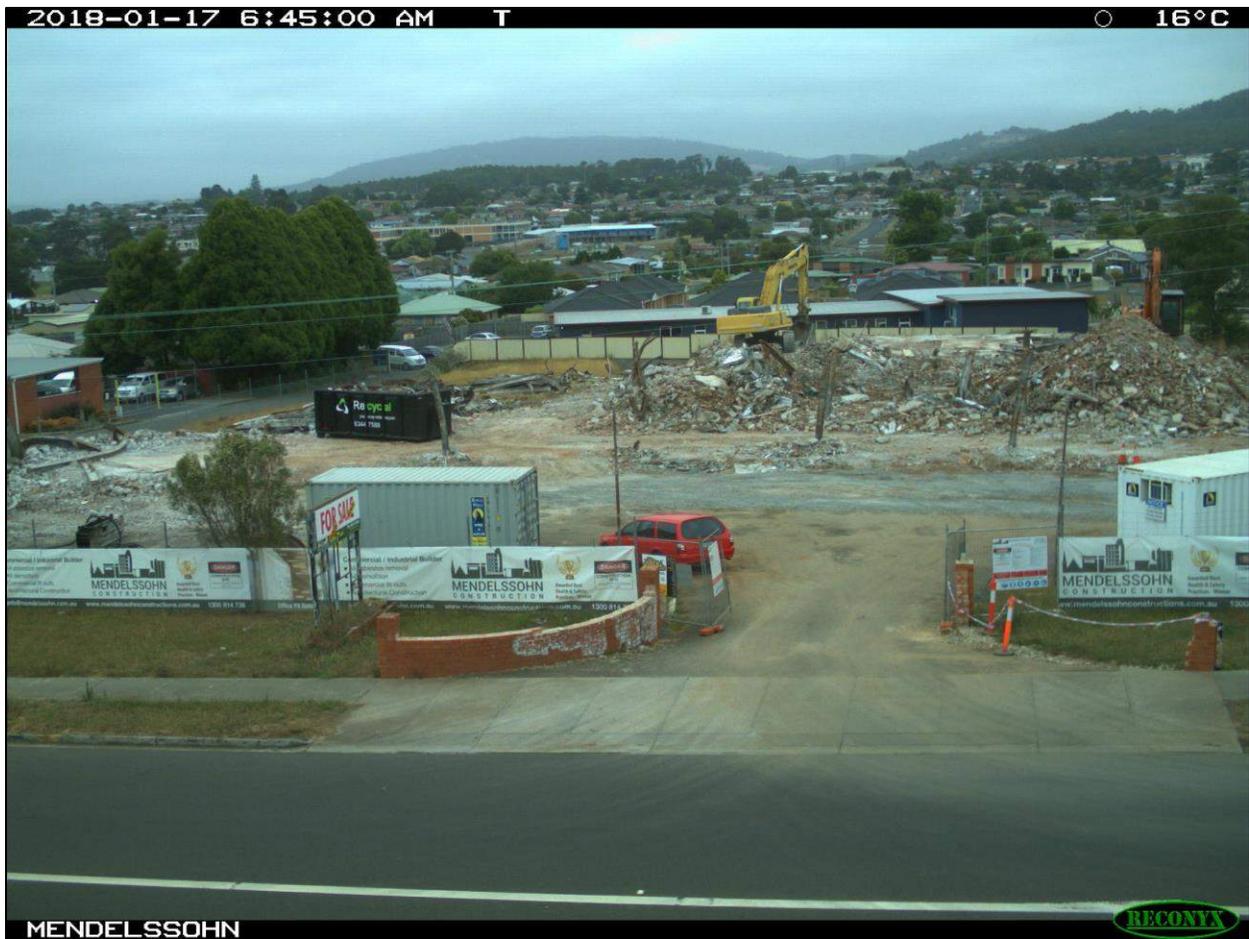


Figure 9 – Devonport Maternity Hospital 17th January 2018

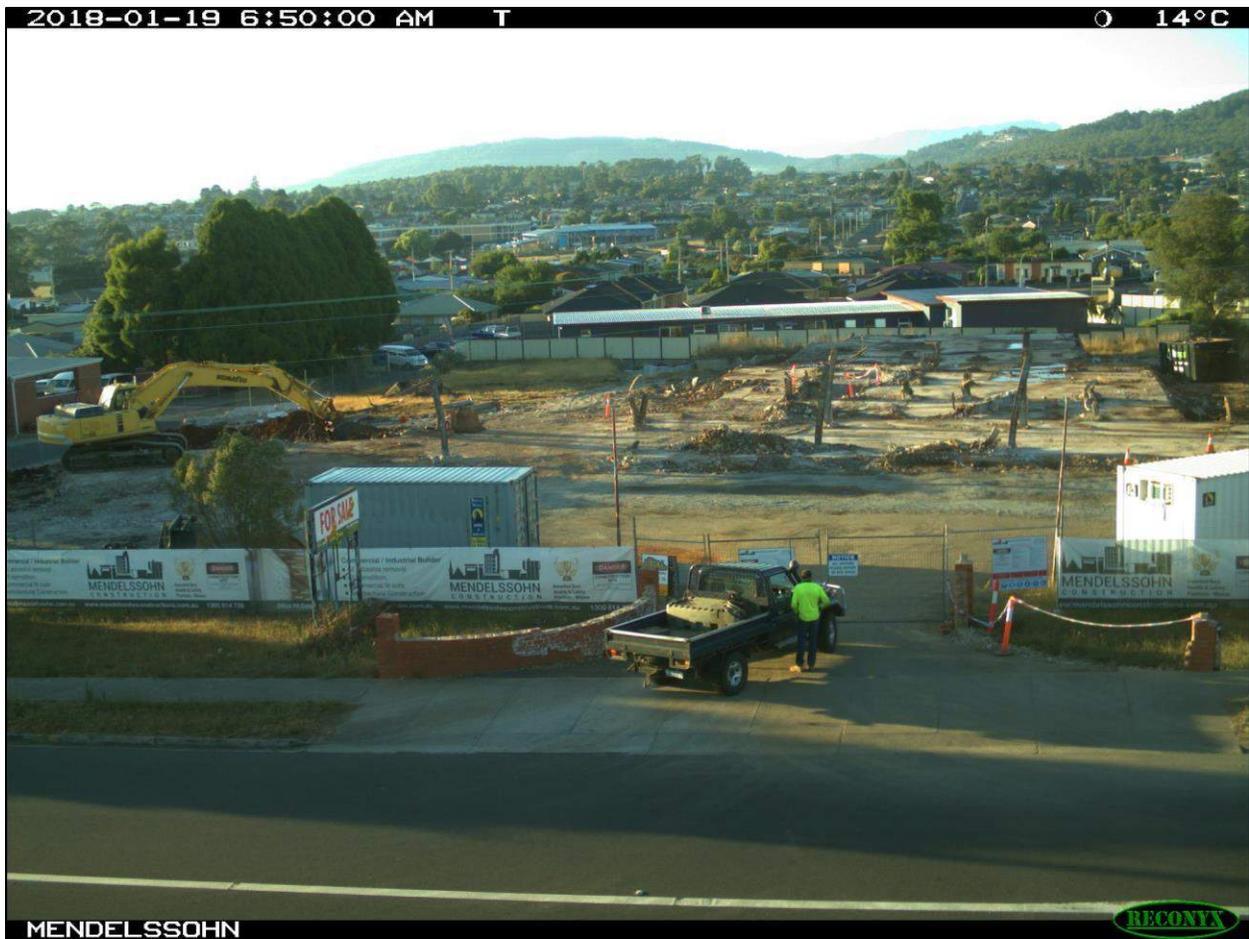


Figure 10 – Devonport Maternity Hospital 19th January 2018

The ES&D Pre-Demolition HAZMAT Survey also identified other sources of hazardous materials within the Devonport Maternity Hospital (table 2, 3 and 4):

Lead Paint

Table 2 Lead Paint Register of Premises

<i>Location</i>	<i>Mg/kg</i>	<i>Percent</i>	<i>Comment</i>
East wing – Ground level (pink paint)	999	0.0999	
East wing – Ground level (green paint)	419	0.0419	
Near lift – Level 1	142	0.0142	
Hallway – Level 2	1350	0.1350	

PCB's

Table 3 PCB's Register of Premises

Material	Location	Comment
PCB Capacitors	Fluorescent light fittings - 2 nd level - 5 separate rooms south of lift	
PCB Capacitors	Fluorescent light fitting - Ground level: South-eastern corner access	

SMF

Table 4 SMF Register of Premises

Material	Location	Comment
SMF	Basement: Pipe insulation, some debris, ceiling penetrations	
SMF	Ground, 1 st and 2 nd level: Pipe insulation, pipe penetrations present in riser cupboards	Insulation has been removed where accessible. Some SMF remains in most riser cupboards
SMF	Roof: Waterproof membrane under roofing iron (tanking material)	

Lead paint has been transported to the site as inert waste and is addressed within this report. PCB's were transported to the Launceston Waste Centre (Appendix 3) and synthetic material fibres were transported to the site but are not identified as a hazardous material by the Environmental Protection Agency Tasmania.

9 Site History Summary

Based on the review of the site, the site history is as follows

Period	Site
1982-October 2016	House on site, no evidence of land disturbance
October 2016 – Current	House on site, evidence of fill being imported

10 Potential Site Contamination

10.1 Uncontrolled fill

Uncontrolled fill has been placed on the property from “early 2017” until January 2018. Contaminants of Potential Concern (COPC) associated with the placement of uncontrolled fill include:

- Heavy metals
- Total Petroleum Hydrocarbons (TPH)
- Total Recoverable Hydrocarbons (TRH)
- BTEXN
- Sediment load
- Total Nitrogen
- Total Phosphorus
- Sodium
- PCB's
- Chloride

11 Site Visit

ES&D representative visited the sites on the 3rd and 8th May 2018. The site was inspected for the presence of hazardous building materials and potential impacts to the surrounding environment on the 3rd of May and further interviews along with water sampling was completed on the 8th of May. Figures 11 and 12 outline the sampling locations and figures 13-15 outline the extent of fill on the property.



Figure 11 – Sample location upstream

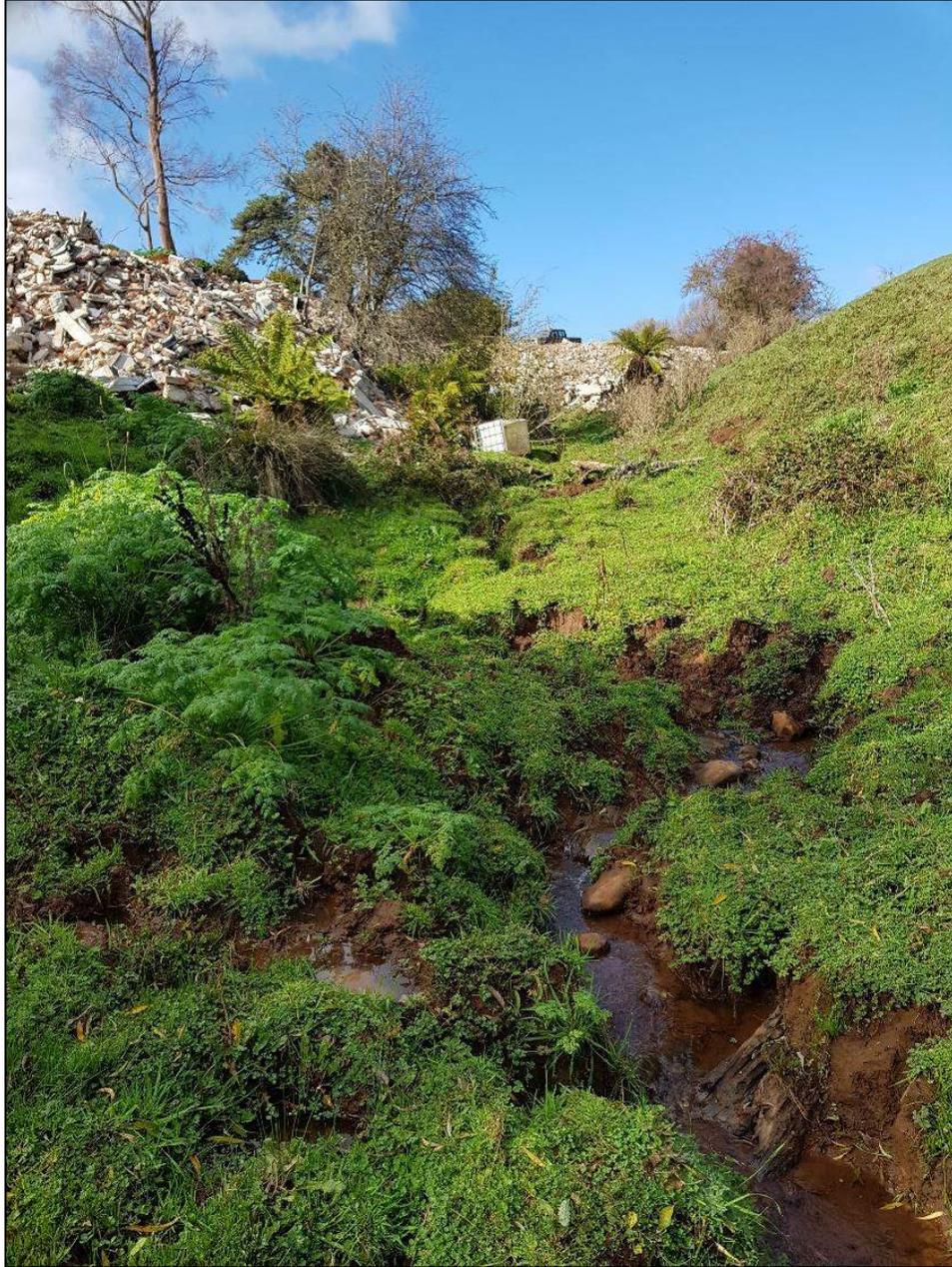


Figure 12 – Sample location downstream



Figure 13 – Fill material placed in rivulet



Figure 14 – Exposed fill material



Figure 15 – Fill material placed in rivulet

12 Potential Receptors

A preliminary Conceptual Site Model (CSM) (Table 5) was developed after consideration of risks to potential human and ecological receptors as outlined below.

12.1 Human Receptors

Risks to human health from uncontrolled fill can arise via the inhalation route or by direct contact with contaminated soil, surface water or groundwater (e.g., ingestion, dermal contact, ocular or oral).

Future residents and workers involved in the construction of the development were considered in the preliminary CSM, along with Residential A usage which includes vegetable gardens and child play areas.

12.2 Ecological Receptors

Elevated levels of contaminants in the surface and groundwater are likely to present a risk to ecological receptors in the Hamilton Rivulet and Forth River due to the proximity. Surface water runoff during the continued development of the site will increase risk to ecological receptors in the rivulet and will require managing. Transitory wildlife was also considered as part of the assessment.

Management measures are provided in section 18 to assess ongoing risk to ecological receptors.

Table 5: Preliminary Conceptual Site Model

Contamination Source	COPC	Pathway	Receptor
Uncontrolled Fill	<ul style="list-style-type: none"> ● Heavy metals ● Total Petroleum Hydrocarbons (TPH) ● Total Recoverable Hydrocarbons (TRH) ● BTEXN ● Sediment load ● Total Nitrogen ● Total Phosphorus ● Sodium ● PCB's ● Chloride 	<ul style="list-style-type: none"> ● Vapour inhalation of COPC in surface soils 	<ul style="list-style-type: none"> ● Residents ● Construction workers ● Surrounding site users

	<ul style="list-style-type: none"> ● Heavy metals ● Total Petroleum Hydrocarbons (TPH) ● Total Recoverable Hydrocarbons (TRH) ● BTEXN ● Sediment load ● Total Nitrogen ● Total Phosphorus ● Sodium ● PCB's ● Chloride 	<ul style="list-style-type: none"> ● Dermal contact/ingestion of COPC in surface soils 	<ul style="list-style-type: none"> ● Future residents ● Subsurface workers ● Surrounding site users
--	---	---	--

	<ul style="list-style-type: none"> ● Heavy metals ● Total Petroleum Hydrocarbons (TPH) ● Total Recoverable Hydrocarbons (TRH) ● BTEXN ● Sediment load ● Total Nitrogen ● Total Phosphorus ● Sodium ● PCB's ● Chloride 	<ul style="list-style-type: none"> ● Migration into soil and groundwater and subsequent ingestion/dermal contact or inhalation of COPC 	<ul style="list-style-type: none"> ● Future residents ● Subsurface workers ● Surrounding site users ● Transitory Wildlife ● Hamilton Rivulet/Forth River
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13 Basis for Assessment

The Australian and New Zealand Guidelines for Fresh and Marine Water and Marine Waters (ANZECC, 2000) was the adopted assessment criteria. ANZECC’s objective is “maintain and enhance the ‘ecological integrity’ of freshwater and marine ecosystems, including biological diversity, relative abundance and ecological processes. Appropriate guideline trigger values have been selected based on the chemicals of concern and the level of protection (% species).

14 Analytical and Sampling Plan

All contaminants of concern based on the site history, inspection and potential contaminants that could be reasonably expected to disperse to the environment from an uncontrolled ‘inert’ landfill was included in the analytical plan. These comprised Total Petroleum Hydrocarbon / Total Recoverable Hydrocarbon (TPH/TRH) fractions, Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene (BTEXN), Heavy Metals, Sodium, PCB’s, Chloride.

Planned QC/QA samples included duplicate samples as necessary. A duplicate water sample was to be collected with a frequency of 1 per 20 samples. The sampling and analytical plan is summarised in Table 6 and field parameters are presented in table 7. The water sampling locations were chosen to represent water quality prior to and after the landfill site.

Table 6 - Sampling plan

Soil	Number of samples	Number of duplicates	Total	Heavy metals	TPH Fractions	TRH Fractions	BTEX / BTEXN	PAH	Cations	PCBS	Nutrients
Water samples upstream	1	0	1	X	X	X	X	X	X	X	X
Water samples downstream	1	1*	2	X	X	X	X	X	X	X	X

Note: Some analytes were not analysed for duplicate samples to reduce client costs

Table 7 – Field parameters

Location	Date	Temperature (°C)	pH	ORP	Conductivity (µs/cm)	Turbidity (NTU)	DO mg/L
Upstream	08/05/2018	14.49	6.06	231	179	57.5	4.08
Downstream	08/05/2018	14.65	6.89	209	228	33.6	5.82
ANZECC			6.5-8.0		125-2200	10-20	85-110 %



Figure 16 – Water sampling locations

15 Sampling Information

Laboratory Certificates of Analysis (COA) for all samples are attached in Appendix 1. Sampling QA/QC protocols and QC results are presented.

15.1 Sampling guidelines, standards and techniques

Requirements of the AS 5667.1 (1998) Guidance on the design of sampling programs, sampling techniques and the preservation and handling of sampling were followed.

Water samples were taken directly from the source. Samples were immediately placed into an esky with ice bricks after collection and were dispatched by overnight airfreight to the analytical laboratory. The analytical laboratory used for all samples was NATA certified Australian Laboratory Services (ALS), Springvale, Victoria. Note that the pH holding time was exceeded and the field pH results should be seen as more representative.

15.2 QA/QC

ALS Laboratory supplies a full QC report covering laboratory QA/QC activities with each COA. Field duplicates were collected as described above.

Techniques used to prevent cross contamination of samples and ensure the integrity of samples were as follows:

- Samples were collected using a new pair of disposable gloves for each sample;
- All samples were immediately collected into ALS supplied analyte appropriate bottles, individually labelled, placed in an esky with freezer packs and dispatched for overnight delivery to the Laboratory with an accompanying chain of custody document.

Measurable Data Quality Indicators (MDQI) should be $\leq 50\%$ Relative Percentage Difference (RPD), and this was the adopted MDQI for all samples. Results for the QA/QC in Table 9 outline RPD's for all analytes are less than 50%, where values for both the sample and field duplicate are above LOR's.

16 Results

Comprehensive data is presented in Table 8 together with assessment criteria. Values above LORs are highlighted in bold black text; those above assessment criteria are highlighted in bold red text.

Table 8 – Baseline water sampling results

Laboratory Report No. EM1807610			Sample ID		6619	6620	6621
			Date Sampled		8/05/2018	8/05/2018	8/05/2018
Analyte	Units	LOR	ANZECC		WATER	WATER	WATER
pH by PC Titrator							
pH Value	pH unit	0.01	6.5-8.0		6.85	6.9	7.2
Conductivity by PC Titrator							
Electrical Conductivity	µs/cm	1	125-2200		197	225	234
Total Suspended Solids							
Suspended Solids	mg/L	5			62	24	30
Turbidity							
Turbidity	NTU	0.1	10-20		33.4	21.8	24.4
Alkalinity by PC Titrator							
Hydroxide Alkalinity as CaCO ₃	mg/L	1			<1	<1	-
Carbonate Alkalinity as CaCO ₃	mg/L	1			<1	<1	-
Bicarbonate Alkalinity as CaCO ₃	mg/L	1			10	22	-
Total Alkalinity as CaCO ₃	mg/L	1			10	22	-
Sulfate as SO₄²⁻							
Sulfate as SO ₄	mg/L	1			4	13	-
Chloride							
Chloride	mg/L	1			27	49	-
Dissolved Major Cations							
Calcium	mg/L	1			2	8	-
Sodium	mg/L	1			16	21	-
Dissolved Metals							
Arsenic	mg/L	0.001	0.024		<0.001	<0.001	<0.001
Cadmium	mg/L	0.0001	0.0002		<0.0001	<0.0001	<0.0001
Chromium	mg/L	0.001	.001		<0.001	<0.001	<0.001
Copper	mg/L	0.001	0.0014		0.002	<0.001	<0.001

Lead	mg/L	0.001	0.0034		<0.001	<0.001	<0.001
Manganese	mg/L	0.001	1.9		0.173	0.087	0.087
Nickel	mg/L	0.001	0.011		0.002	<0.001	<0.001
Zinc	mg/L	0.005	0.008		0.005	0.02	0.023
Iron	mg/L	0.05			0.38	0.08	0.08
Total Metals							
Arsenic	mg/L	0.001	0.024		<0.001	<0.001	<0.001
Cadmium	mg/L	0.0001	0.0002		<0.0001	<0.0001	<0.0001
Chromium	mg/L	0.001	.001		0.004	0.005	0.004
Copper	mg/L	0.001	0.0014		0.002	0.001	<0.001
Lead	mg/L	0.001	0.0034		<0.001	0.001	<0.001
Manganese	mg/L	0.001	1.9		0.302	0.206	0.178
Nickel	mg/L	0.001	0.011		0.006	0.004	0.004
Zinc	mg/L	0.005	0.008		0.008	0.024	0.028
Iron	mg/L	0.05			2.72	2.02	1.56
Nitrite plus Nitrate as N (NOx)							
Nitrite + Nitrate as N	mg/L	0.01	0.7		5.74	7.33	-
Total Kjeldahl Nitrogen							
Total Kjeldahl Nitrogen	mg/L	0.1			0.6	0.6	-
Total Nitrogen as N							
Total Nitrogen as N	mg/L	0.1	0.5		6.3	7.9	-
Total Phosphorus as P							
Total Phosphorus as P	mg/L	0.01	0.05		0.38	0.06	-
Polychlorinated Biphenyls (PCB)							
Total Polychlorinated biphenyls	µg/L	1			<1	<1	-
TPH							
C6 - C9 Fraction	µg/L	20			<20	<20	<20
C10 - C14 Fraction	µg/L	50			<50	<50	<50
C15 - C28 Fraction	µg/L	100			<100	<100	<100

C29 - C36 Fraction	µg/L	50			<50	<50	<50
C10 - C36 Fraction (sum)	µg/L	50			<50	<50	<50
TRH							
C6 - C10 Fraction	µg/L	20			<20	<20	<20
C6 - C10 Fraction minus BTEX (F1)	µg/L	20			<20	<20	<20
>C10 - C16 Fraction	µg/L	100			<100	<100	<100
>C16 - C34 Fraction (F3)	µg/L	100			<100	<100	<100
>C34 - C40 Fraction (F4)	µg/L	100			<100	<100	<100
>C10 - C40 Fraction (sum)	µg/L	100			<100	<100	<100
>C10 - C16 Fraction minus Naphthalene (F2)	µg/L	100			<100	<100	<100
BTEXN							
Benzene	µg/L	1	950		<1	<1	<1
Toluene	µg/L	2			<2	<2	<2
Ethylbenzene	µg/L	2			<2	<2	<2
meta- & para-Xylene	µg/L	2	200		<2	<2	<2
ortho-Xylene	µg/L	2	350		<2	<2	<2
Total Xylenes	µg/L	2			<2	<2	<2
Sum of BTEX	µg/L	1			<1	<1	<1
Naphthalene	µg/L	5	16		<5	<5	<5

16.1 QA/QC

Table 9 – QA/QC

Laboratory Report No. EM1807610	Pair - Soil		RPD%
	6620	6621	
Analyte	SOIL	SOIL	
pH Value	6.9	7.2	4.25
Conductivity by PC Titrator			
Electrical Conductivity	225	234	3.92
Suspended Solids	24	30	22.22
Turbidity	21.8	24.4	11.25
Total Alkalinity as CaCO ₃	22	-	N/A
Calcium	8	-	N/A
Sodium	21	-	N/A
Dissolved Metals			
Manganese	0.087	0.087	0
Zinc	0.02	0.023	13.95
Iron	0.08	0.08	0
Total Metals			
Chromium	0.005	0.004	22.22
Manganese	0.206	0.178	14.58
Zinc	0.024	0.028	15.38
Iron	2.02	1.56	25.7
C6 - C9 Fraction	<20	<20	N/A
C10 - C14 Fraction	<50	<50	N/A
C15 - C28 Fraction	<100	<100	N/A
C29 - C36 Fraction	<50	<50	N/A
C10 - C36 Fraction (sum)	<50	<50	N/A
TRH			
C6 - C10 Fraction	<20	<20	N/A
C6 - C10 Fraction minus BTEX (F1)	<20	<20	N/A

17 Conclusions

ES&D has investigated 491 Forth Road, Forth 7310 in relation to E6 Hazard Management Code of the Central Coast Interim Planning Scheme 2013.

This code applies for use or development on land in an area exposed to risk from –

- a) Coastal inundation if shown on the map marked Coastal Inundation Map; or
- b) Coastal erosion and recession if shown on the map marked Coastal Erosion and Recession;
- c) Potential contamination as a result of previous use for an activity listed in Table E6.1 to this Code;
- d) Flooding from a watercourse, wetland or stormwater disposal system –
 - i. if shown on the map marked Flood Prone Land;
 - ii. If no area is shown on the planning scheme map, land within the overland flow path for the 1% annual exceedance probability flood in a watercourse, wetland or stormwater disposal system
- e) Landslide if shown on the map marked Landslip Hazard Map.

The site was not shown on the map marked coastal inundation, coastal erosion and recession or the map marked flood prone land.

The site was identified within the 'low' landslide planning hazard band. As per section E6.4.4 Development is exempt if – (d) a new building and an extension to a building on land located in a Low Landslide Hazard Area shown on the planning scheme map.

To address potential contamination the assessment was guided by the principles and requirements contained within the National Environmental (Assessment of Site Contamination) Measure, 1999 (as amended) (NEPM) according to its status as a state policy to address potential contamination.

The investigation comprised a desktop study to collect basic site information and identify the site characteristics (site location, land use, site layout, building construction, geological and hydrogeological setting, historical land uses and activities at the site), along with a site inspection, interviews with the current owner and demolition contractor and a baseline water sampling program of Hamilton Rivulet.

The results of this preliminary site investigation in relation to potential contamination, based on the site history, site assessment and desktop assessment identified no hazardous materials have been transported to the site during the Devonport Maternity Hospital demolition.

A preliminary CSM (table 5) was constructed. A risk assessment was then conducted according to the principles and methodology contained within the NEPM found no current risk to both human health due to the development or previous activities on the site.

Results of the baseline water sampling program upstream and downstream of the property within the Hamilton Rivulet determined only zinc was above ANZECC guidelines at the downstream location, which presents minor risk to ecological receptors within the creek. This is identified in the final conceptual site model (table 10). pH levels were more alkaline at the downstream location (field test), indicating impacts were occurring because of the waste materials in the rivulet. No other contaminants of concern were significantly different at the downstream location when compared to upstream. Trends will be able to be identified during the water monitoring program.

18 Recommendations

To reduce the likelihood of contaminants of concern leaching into the Hamilton Rivulet ES&D recommends;

- Ensuring the Hamilton Rivulet bypasses the uncontrolled fill material within the property. The creek will need to be clay lined and have adequate capacity as per E6.2.1 d i) of the Central Coast Interim Planning Scheme 2013.
- Piping the creek from the eastern extent of the fill to the western extent, to avoid contact with any fill material.
- To prevent water washing onto the contaminated area and washing into the creek, a civil engineered cover / capping, battering and surface water flow design will be implemented during the development.
- Measures to minimise erosion and release of sediments, including leaching of contaminants will need to be implemented in accordance with Soil and Water Management on Building and Construction Sites 2009 (as per E4 Change in Ground Level Code). This will need to be completed prior to any development and in association with the creek realignment or piping and during the capping/contouring process. Temporary sediment and erosion control measures should be installed by mid-June 2018, to avoid

potential runoff issues during the winter months. A sediment control plan will be produced.

- ES&D propose additional water monitoring in 12 months, 3 years and 6 years from the date of the baseline sampling.

Table 10: Final Conceptual Site Model

Contamination Source	COPC	Pathway	Receptor
Uncontrolled Fill	<ul style="list-style-type: none"> ● Heavy metals ● Total Petroleum Hydrocarbons (TPH) ● Total Recoverable Hydrocarbons (TRH) ● BTEXN ● Sediment load ● Total Nitrogen ● Total Phosphorus ● Sodium ● PCB's ● Chloride 	<ul style="list-style-type: none"> ● Vapour inhalation of COPC in surface soils 	<ul style="list-style-type: none"> ● NO RECEPTORS

	<ul style="list-style-type: none"> ● Heavy metals ● Total Petroleum Hydrocarbons (TPH) ● Total Recoverable Hydrocarbons (TRH) ● BTEXN ● Sediment load ● Total Nitrogen ● Total Phosphorus ● Sodium ● PCB's ● Chloride 	<ul style="list-style-type: none"> ● Dermal contact/ingestion of COPC in surface soils 	<ul style="list-style-type: none"> ● NO RECEPTORS
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	<ul style="list-style-type: none"> ● Heavy metals ● Total Petroleum Hydrocarbons (TPH) ● Total Recoverable Hydrocarbons (TRH) ● BTEXN ● Sediment load ● Total Nitrogen ● Total Phosphorus ● Sodium ● PCB's ● Chloride 	<ul style="list-style-type: none"> ● Migration into soil and groundwater and subsequent ingestion/dermal contact or inhalation of COPC 	<ul style="list-style-type: none"> ● Future risk to ecological receptors in Hamilton Rivulet/Forth River – water monitoring program and erosion/sediment control plan implemented
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19 Limitations

ES&D has prepared this report in accordance with the care and thoroughness of the consulting profession for PDA Surveyors. It was based on accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report. It is prepared in accordance with the scope of work and for the purpose outlined.

This report was prepared during May 2018 and is based on the conditions encountered and information reviewed at the time of preparation. ES&D disclaims the responsibility for any changes that may have occurred after this time.

This report should be read in full. No responsibility is accepted for any use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice.

Subsurface conditions can vary across a site and cannot be explicitly defined by these investigations. It is unlikely therefore that the results and estimations expressed in this report will represent the extreme conditions within the site.

The information in this report is accurate at the date of issue and is in accordance with conditions at the site at the dates sampled.

This document and the information contained herein should only be regarded as validly representing the site conditions at the time of the investigation unless otherwise explicitly stated in a preceding section of the report.

No warranty or guarantee of property conditions is given or intended.

References

Central Coast Interim Planning Scheme 2013.

National Environmental Protection (Assessment of Site Contamination) Measure, *Guideline on the Investigation Levels for Soil and Groundwater*, Schedule B (1), (1999) as amended 2013.

Land Information System Tasmania (the List): www.thelist.tas.gov.au.

Department of Primary Industries, Parks, Water and Environment (DPIPWE) Groundwater Information Access Portal: <http://wrt.tas.gov.au/groundwater-info/>.

AS 5667.1:1998, Guidance on the design of sampling programs, sampling techniques and the preservation and handling of samples.

The Australian and New Zealand Guidelines for Fresh and Marine Water and Marine Waters (ANZECC, 2000)

Appendices

[Click here to enter text.](#)

Appendix 1 - NATA Laboratory Results

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CERTIFICATE OF ANALYSIS

Work Order : EM1807610 Amendment : 1 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD Contact : MR ROD COOPER Address : 80 MINNA ROAD PO BOX 651 HEYBRIDGE TASMANIA, AUSTRALIA 7316 Telephone : +61 03 6431 2999 Project : 6225 491 Forth Road, Forth Order number : C-O-C number : ---- Sampler : SS Site : ---- Quote number : EN/222/17 No. of samples received : 3 No. of samples analysed : 3	Page : 1 of 6 Laboratory : Environmental Division Melbourne Contact : Shirley LeCornu Address : 4 Westall Rd Springvale VIC Australia 3171 Telephone : +61-3-8549 9630 Date Samples Received : 09-May-2018 10:45 Date Analysis Commenced : 10-May-2018 Issue Date : 15-May-2018 17:40
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This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

<i>Signatories</i>	<i>Position</i>	<i>Accreditation Category</i>
Dilani Fernando	Senior Inorganic Chemist	Melbourne Inorganics, Springvale, VIC
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC
Xing Lin	Senior Organic Chemist	Melbourne Organics, Springvale, VIC



General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- Amendment (15/05/2018): This report has been amended as a result of misinterpretation of sample dates. All analysis results are as per the previous report
- ED045G: The presence of thiocyanate can positively contribute to the chloride result, thereby may bias results higher than expected. Results should be scrutinised accordingly.



Analytical Results

Sub-Matrix: WATER (Matrix: WATER)				Client sample ID	6619	6620	6621	----	----
Client sampling date / time				08-May-2018 13:00	08-May-2018 13:10	08-May-2018 13:10	----	----	
Compound	CAS Number	LOR	Unit	EM1807610-001	EM1807610-002	EM1807610-003	-----	-----	
				Result	Result	Result	----	----	
EA005P: pH by PC Titrator									
pH Value	----	0.01	pH Unit	6.85	6.90	7.20	----	----	
EA010P: Conductivity by PC Titrator									
Electrical Conductivity @ 25°C	----	1	µS/cm	197	225	234	----	----	
EA025: Total Suspended Solids dried at 104 ± 2°C									
Suspended Solids (SS)	----	5	mg/L	62	24	30	----	----	
EA045: Turbidity									
Turbidity	----	0.1	NTU	33.4	21.8	24.4	----	----	
ED037P: Alkalinity by PC Titrator									
Hydroxide Alkalinity as CaCO3	DMO-210-001	1	mg/L	<1	<1	----	----	----	
Carbonate Alkalinity as CaCO3	3812-32-6	1	mg/L	<1	<1	----	----	----	
Bicarbonate Alkalinity as CaCO3	71-52-3	1	mg/L	10	22	----	----	----	
Total Alkalinity as CaCO3	----	1	mg/L	10	22	----	----	----	
ED041G: Sulfate (Turbidimetric) as SO4 2- by DA									
Sulfate as SO4 - Turbidimetric	14808-79-8	1	mg/L	4	13	----	----	----	
ED045G: Chloride by Discrete Analyser									
Chloride	16887-00-6	1	mg/L	27	49	----	----	----	
ED093F: Dissolved Major Cations									
Calcium	7440-70-2	1	mg/L	2	8	----	----	----	
Sodium	7440-23-5	1	mg/L	16	21	----	----	----	
EG020F: Dissolved Metals by ICP-MS									
Arsenic	7440-38-2	0.001	mg/L	<0.001	<0.001	<0.001	----	----	
Cadmium	7440-43-9	0.0001	mg/L	<0.0001	<0.0001	<0.0001	----	----	
Chromium	7440-47-3	0.001	mg/L	<0.001	<0.001	<0.001	----	----	
Copper	7440-50-8	0.001	mg/L	0.002	<0.001	<0.001	----	----	
Lead	7439-92-1	0.001	mg/L	<0.001	<0.001	<0.001	----	----	
Manganese	7439-96-5	0.001	mg/L	0.173	0.087	0.087	----	----	
Nickel	7440-02-0	0.001	mg/L	0.002	<0.001	<0.001	----	----	
Zinc	7440-66-6	0.005	mg/L	0.005	0.020	0.023	----	----	
Iron	7439-89-6	0.05	mg/L	0.38	0.08	0.08	----	----	
EG020T: Total Metals by ICP-MS									
Arsenic	7440-38-2	0.001	mg/L	<0.001	<0.001	<0.001	----	----	
Cadmium	7440-43-9	0.0001	mg/L	<0.0001	<0.0001	<0.0001	----	----	
Chromium	7440-47-3	0.001	mg/L	0.004	0.005	0.004	----	----	
Copper	7440-50-8	0.001	mg/L	0.002	0.001	<0.001	----	----	



Analytical Results

Sub-Matrix: WATER (Matrix: WATER)				Client sample ID	6619	6620	6621	----	----
Client sampling date / time				08-May-2018 13:00	08-May-2018 13:10	08-May-2018 13:10	----	----	
Compound	CAS Number	LOR	Unit	EM1807610-001	EM1807610-002	EM1807610-003	-----	-----	
				Result	Result	Result	----	----	
EG020T: Total Metals by ICP-MS - Continued									
Lead	7439-92-1	0.001	mg/L	<0.001	0.001	<0.001	----	----	
Manganese	7439-96-5	0.001	mg/L	0.302	0.206	0.178	----	----	
Nickel	7440-02-0	0.001	mg/L	0.006	0.004	0.004	----	----	
Zinc	7440-66-6	0.005	mg/L	0.008	0.024	0.028	----	----	
Iron	7439-89-6	0.05	mg/L	2.72	2.02	1.56	----	----	
EK059G: Nitrite plus Nitrate as N (NOx) by Discrete Analyser									
Nitrite + Nitrate as N	----	0.01	mg/L	5.74	7.33	----	----	----	
EK061G: Total Kjeldahl Nitrogen By Discrete Analyser									
Total Kjeldahl Nitrogen as N	----	0.1	mg/L	0.6	0.6	----	----	----	
EK062G: Total Nitrogen as N (TKN + NOx) by Discrete Analyser									
^ Total Nitrogen as N	----	0.1	mg/L	6.3	7.9	----	----	----	
EK067G: Total Phosphorus as P by Discrete Analyser									
Total Phosphorus as P	----	0.01	mg/L	0.38	0.06	----	----	----	
EP066: Polychlorinated Biphenyls (PCB)									
Total Polychlorinated biphenyls	----	1	µg/L	<1	<1	----	----	----	
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	20	µg/L	<20	<20	<20	----	----	
C10 - C14 Fraction	----	50	µg/L	<50	<50	<50	----	----	
C15 - C28 Fraction	----	100	µg/L	<100	<100	<100	----	----	
C29 - C36 Fraction	----	50	µg/L	<50	<50	<50	----	----	
^ C10 - C36 Fraction (sum)	----	50	µg/L	<50	<50	<50	----	----	
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	20	µg/L	<20	<20	<20	----	----	
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	20	µg/L	<20	<20	<20	----	----	
>C10 - C16 Fraction	----	100	µg/L	<100	<100	<100	----	----	
>C16 - C34 Fraction	----	100	µg/L	<100	<100	<100	----	----	
>C34 - C40 Fraction	----	100	µg/L	<100	<100	<100	----	----	
^ >C10 - C40 Fraction (sum)	----	100	µg/L	<100	<100	<100	----	----	
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	100	µg/L	<100	<100	<100	----	----	
EP080: BTEXN									
Benzene	71-43-2	1	µg/L	<1	<1	<1	----	----	
Toluene	108-88-3	2	µg/L	<2	<2	<2	----	----	



Analytical Results

Sub-Matrix: WATER (Matrix: WATER)				Client sample ID	6619	6620	6621	----	----
Client sampling date / time				08-May-2018 13:00	08-May-2018 13:10	08-May-2018 13:10	----	----	
Compound	CAS Number	LOR	Unit	EM1807610-001	EM1807610-002	EM1807610-003	-----	-----	
				Result	Result	Result	----	----	
EP080: BTEXN - Continued									
Ethylbenzene	100-41-4	2	µg/L	<2	<2	<2	----	----	
meta- & para-Xylene	108-38-3 106-42-3	2	µg/L	<2	<2	<2	----	----	
ortho-Xylene	95-47-6	2	µg/L	<2	<2	<2	----	----	
^ Total Xylenes	----	2	µg/L	<2	<2	<2	----	----	
^ Sum of BTEX	----	1	µg/L	<1	<1	<1	----	----	
Naphthalene	91-20-3	5	µg/L	<5	<5	<5	----	----	
EP066S: PCB Surrogate									
Decachlorobiphenyl	2051-24-3	1	%	78.7	77.0	----	----	----	
EP080S: TPH(V)/BTEX Surrogates									
1,2-Dichloroethane-D4	17060-07-0	2	%	89.9	95.8	94.9	----	----	
Toluene-D8	2037-26-5	2	%	76.9	88.0	84.3	----	----	
4-Bromofluorobenzene	460-00-4	2	%	89.9	94.0	91.4	----	----	



Surrogate Control Limits

Sub-Matrix: WATER		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP066S: PCB Surrogate			
Decachlorobiphenyl	2051-24-3	41	125
EP080S: TPH(V)/BTEX Surrogates			
1,2-Dichloroethane-D4	17060-07-0	73	129
Toluene-D8	2037-26-5	70	125
4-Bromofluorobenzene	460-00-4	71	129

QUALITY CONTROL REPORT

Work Order : EM1807610 Amendment : 1 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD Contact : MR ROD COOPER Address : 80 MINNA ROAD PO BOX 651 HEYBRIDGE TASMANIA, AUSTRALIA 7316 Telephone : +61 03 6431 2999 Project : 6225 491 Forth Road, Forth Order number : C-O-C number : ---- Sampler : SS Site : ---- Quote number : EN/222/17 No. of samples received : 3 No. of samples analysed : 3	Page : 1 of 8 Laboratory : Environmental Division Melbourne Contact : Shirley LeCornu Address : 4 Westall Rd Springvale VIC Australia 3171 Telephone : +61-3-8549 9630 Date Samples Received : 09-May-2018 Date Analysis Commenced : 10-May-2018 Issue Date : 15-May-2018
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This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percentage Difference (RPD) and Acceptance Limits
- Method Blank (MB) and Laboratory Control Spike (LCS) Report; Recovery and Acceptance Limits
- Matrix Spike (MS) Report; Recovery and Acceptance Limits

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Dilani Fernando	Senior Inorganic Chemist	Melbourne Inorganics, Springvale, VIC
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC
Xing Lin	Senior Organic Chemist	Melbourne Organics, Springvale, VIC



General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis. Where the LOR of a reported result differs from standard LOR, this may be due to high

Key :
 Anonymous = Refers to samples which are not specifically part of this work order but formed part of the QC process lot
 CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
 LOR = Limit of reporting
 RPD = Relative Percentage Difference
 # = Indicates failed QC

Laboratory Duplicate (DUP) Report

The quality control term Laboratory Duplicate refers to a randomly selected intralaboratory split. Laboratory duplicates provide information regarding method precision and sample heterogeneity. The permitted ranges for the Relative Percent Deviation (RPD) of Laboratory Duplicates are specified in ALS Method QWI-EN/38 and are dependent on the magnitude of results in comparison to the level of reporting: Result < 10 times LOR: No Limit; Result between 10 and 20 times LOR: 0% - 50%; Result > 20 times LOR: 0% - 20%.

Sub-Matrix: **WATER**

				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EA005P: pH by PC Titrator (QC Lot: 1628932)									
EM1807593-001	Anonymous	EA005-P: pH Value	----	0.01	pH Unit	6.30	6.45	2.35	0% - 20%
EM1807610-001	6619	EA005-P: pH Value	----	0.01	pH Unit	6.85	6.70	2.21	0% - 20%
EA010P: Conductivity by PC Titrator (QC Lot: 1628930)									
EM1807592-001	Anonymous	EA010-P: Electrical Conductivity @ 25°C	----	1	µS/cm	146	146	0.00	0% - 20%
EM1807610-001	6619	EA010-P: Electrical Conductivity @ 25°C	----	1	µS/cm	197	197	0.00	0% - 20%
EA025: Total Suspended Solids dried at 104 ± 2°C (QC Lot: 1630677)									
EM1807610-001	6619	EA025H: Suspended Solids (SS)	----	5	mg/L	62	64	3.20	0% - 50%
EA045: Turbidity (QC Lot: 1630609)									
EM1807520-009	Anonymous	EA045: Turbidity	----	0.1	NTU	62.0	63.1	1.76	0% - 20%
EM1807601-002	Anonymous	EA045: Turbidity	----	0.1	NTU	16.6	19.6	16.6	0% - 20%
ED037P: Alkalinity by PC Titrator (QC Lot: 1628931)									
EM1807593-001	Anonymous	ED037-P: Hydroxide Alkalinity as CaCO ₃	DMO-210-001	1	mg/L	<1	<1	0.00	No Limit
		ED037-P: Carbonate Alkalinity as CaCO ₃	3812-32-6	1	mg/L	<1	<1	0.00	No Limit
		ED037-P: Bicarbonate Alkalinity as CaCO ₃	71-52-3	1	mg/L	126	138	9.60	0% - 20%
		ED037-P: Total Alkalinity as CaCO ₃	----	1	mg/L	126	138	9.60	0% - 20%
EM1807610-001	6619	ED037-P: Hydroxide Alkalinity as CaCO ₃	DMO-210-001	1	mg/L	<1	<1	0.00	No Limit
		ED037-P: Carbonate Alkalinity as CaCO ₃	3812-32-6	1	mg/L	<1	<1	0.00	No Limit
		ED037-P: Bicarbonate Alkalinity as CaCO ₃	71-52-3	1	mg/L	10	10	0.00	0% - 50%
		ED037-P: Total Alkalinity as CaCO ₃	----	1	mg/L	10	10	0.00	0% - 50%
ED041G: Sulfate (Turbidimetric) as SO₄ 2- by DA (QC Lot: 1629229)									
EM1807592-008	Anonymous	ED041G: Sulfate as SO ₄ - Turbidimetric	14808-79-8	1	mg/L	30	35	14.4	0% - 20%
EM1807593-008	Anonymous	ED041G: Sulfate as SO ₄ - Turbidimetric	14808-79-8	1	mg/L	5880	5860	0.286	0% - 20%
ED045G: Chloride by Discrete Analyser (QC Lot: 1629230)									
EM1807593-005	Anonymous	ED045G: Chloride	16887-00-6	1	mg/L	36200	36400	0.618	0% - 20%



Sub-Matrix: WATER				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
ED045G: Chloride by Discrete Analyser (QC Lot: 1629230) - continued									
EM1807617-002	Anonymous	ED045G: Chloride	16887-00-6	1	mg/L	5230	5160	1.39	0% - 20%
ED093F: Dissolved Major Cations (QC Lot: 1630095)									
EM1807567-001	Anonymous	ED093F: Calcium	7440-70-2	1	mg/L	141	134	5.05	0% - 20%
		ED093F: Sodium	7440-23-5	1	mg/L	1580	1600	0.925	0% - 20%
EM1807601-002	Anonymous	ED093F: Calcium	7440-70-2	1	mg/L	6	5	0.00	No Limit
		ED093F: Sodium	7440-23-5	1	mg/L	18	17	0.00	0% - 50%
EG020F: Dissolved Metals by ICP-MS (QC Lot: 1630094)									
EM1807600-001	Anonymous	EG020A-F: Cadmium	7440-43-9	0.0001	mg/L	<0.0001	<0.0001	0.00	No Limit
		EG020A-F: Arsenic	7440-38-2	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Chromium	7440-47-3	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Copper	7440-50-8	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Lead	7439-92-1	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Manganese	7439-96-5	0.001	mg/L	0.112	0.113	0.00	0% - 20%
		EG020A-F: Nickel	7440-02-0	0.001	mg/L	0.021	0.021	0.00	0% - 20%
		EG020A-F: Zinc	7440-66-6	0.005	mg/L	<0.005	<0.005	0.00	No Limit
EM1807211-019	Anonymous	EG020A-F: Iron	7439-89-6	0.05	mg/L	<0.05	<0.05	0.00	No Limit
		EG020A-F: Cadmium	7440-43-9	0.0001	mg/L	<0.0001	<0.0001	0.00	No Limit
		EG020A-F: Arsenic	7440-38-2	0.001	mg/L	0.001	0.001	0.00	No Limit
		EG020A-F: Chromium	7440-47-3	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Copper	7440-50-8	0.001	mg/L	0.004	0.004	0.00	No Limit
		EG020A-F: Lead	7439-92-1	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Manganese	7439-96-5	0.001	mg/L	0.024	0.022	7.29	0% - 20%
		EG020A-F: Nickel	7440-02-0	0.001	mg/L	0.002	0.001	0.00	No Limit
EM1807515-005	Anonymous	EG020A-T: Zinc	7440-66-6	0.005	mg/L	0.008	0.006	30.4	No Limit
		EG020A-F: Iron	7439-89-6	0.05	mg/L	<0.05	<0.05	0.00	No Limit
		EG020A-T: Cadmium	7440-43-9	0.0001	mg/L	<0.0001	<0.0001	0.00	No Limit
		EG020A-T: Arsenic	7440-38-2	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Chromium	7440-47-3	0.001	mg/L	<0.001	0.002	0.00	No Limit
		EG020A-T: Copper	7440-50-8	0.001	mg/L	<0.001	0.003	86.5	No Limit
		EG020A-T: Lead	7439-92-1	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Manganese	7439-96-5	0.001	mg/L	<0.001	0.002	72.5	No Limit
EM1807592-004	Anonymous	EG020A-T: Nickel	7440-02-0	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Zinc	7440-66-6	0.005	mg/L	<0.005	<0.005	0.00	No Limit
		EG020A-T: Iron	7439-89-6	0.05	mg/L	0.12	0.14	14.9	No Limit
		EG020A-T: Cadmium	7440-43-9	0.0001	mg/L	0.0003	0.0003	0.00	No Limit
		EG020A-T: Arsenic	7440-38-2	0.001	mg/L	0.011	0.010	9.40	0% - 50%
		EG020A-T: Chromium	7440-47-3	0.001	mg/L	0.002	0.001	0.00	No Limit
		EG020A-T: Copper	7440-50-8	0.001	mg/L	0.019	0.016	16.7	0% - 50%
		EG020A-T: Lead	7439-92-1	0.001	mg/L	0.048	0.042	13.5	0% - 20%



Sub-Matrix: WATER				Laboratory Duplicate (DUP) Report						
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)	
EG020T: Total Metals by ICP-MS (QC Lot: 1633184) - continued										
EM1807592-004	Anonymous	EG020A-T: Manganese	7439-96-5	0.001	mg/L	0.503	0.508	0.952	0% - 20%	
		EG020A-T: Nickel	7440-02-0	0.001	mg/L	0.013	0.013	0.00	0% - 50%	
		EG020A-T: Zinc	7440-66-6	0.005	mg/L	0.280	0.267	4.81	0% - 20%	
		EG020A-T: Iron	7439-89-6	0.05	mg/L	6.48	6.30	2.84	0% - 20%	
EK059G: Nitrite plus Nitrate as N (NOx) by Discrete Analyser (QC Lot: 1632749)										
EM1807622-001	Anonymous	EK059G: Nitrite + Nitrate as N	----	0.01	mg/L	0.02	0.01	0.00	No Limit	
EM1807593-007	Anonymous	EK059G: Nitrite + Nitrate as N	----	0.01	mg/L	0.02	0.01	0.00	No Limit	
EK061G: Total Kjeldahl Nitrogen By Discrete Analyser (QC Lot: 1629984)										
EM1807610-002	6620	EK061G: Total Kjeldahl Nitrogen as N	----	0.1	mg/L	0.6	0.9	43.2	No Limit	
EM1807622-009	Anonymous	EK061G: Total Kjeldahl Nitrogen as N	----	0.1	mg/L	0.4	0.4	0.00	No Limit	
EK067G: Total Phosphorus as P by Discrete Analyser (QC Lot: 1629983)										
EM1807592-001	Anonymous	EK067G: Total Phosphorus as P	----	0.01	mg/L	0.08	0.09	15.0	No Limit	
EK067G: Total Phosphorus as P by Discrete Analyser (QC Lot: 1629985)										
EM1807610-002	6620	EK067G: Total Phosphorus as P	----	0.01	mg/L	0.06	0.05	29.7	No Limit	
EM1807622-009	Anonymous	EK067G: Total Phosphorus as P	----	0.01	mg/L	0.08	0.05	46.4	No Limit	
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 1630871)										
EM1807582-011	Anonymous	EP080: C6 - C9 Fraction	----	20	µg/L	<20	<20	0.00	No Limit	
EM1807624-002	Anonymous	EP080: C6 - C9 Fraction	----	20	µg/L	<20	<20	0.00	No Limit	
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 1630871)										
EM1807582-011	Anonymous	EP080: C6 - C10 Fraction	C6_C10	20	µg/L	<20	<20	0.00	No Limit	
EM1807624-002	Anonymous	EP080: C6 - C10 Fraction	C6_C10	20	µg/L	<20	<20	0.00	No Limit	
EP080: BTEXN (QC Lot: 1630871)										
EM1807582-011	Anonymous	EP080: Benzene	71-43-2	1	µg/L	<1	<1	0.00	No Limit	
		EP080: Toluene	108-88-3	2	µg/L	<2	<2	0.00	No Limit	
		EP080: Ethylbenzene	100-41-4	2	µg/L	<2	<2	0.00	No Limit	
		EP080: meta- & para-Xylene	108-38-3	2	µg/L	<2	<2	0.00	No Limit	
			106-42-3							
		EP080: ortho-Xylene	95-47-6	2	µg/L	<2	<2	0.00	No Limit	
EM1807624-002	Anonymous	EP080: Naphthalene	91-20-3	5	µg/L	<5	<5	0.00	No Limit	
		EP080: Benzene	71-43-2	1	µg/L	<1	<1	0.00	No Limit	
		EP080: Toluene	108-88-3	2	µg/L	<2	<2	0.00	No Limit	
		EP080: Ethylbenzene	100-41-4	2	µg/L	<2	<2	0.00	No Limit	
		EP080: meta- & para-Xylene	108-38-3	2	µg/L	<2	<2	0.00	No Limit	
			106-42-3							
EP080: ortho-Xylene	95-47-6	2	µg/L	<2	<2	0.00	No Limit			
EP080: Naphthalene	91-20-3	5	µg/L	<5	<5	0.00	No Limit			



Method Blank (MB) and Laboratory Control Spike (LCS) Report

The quality control term Method / Laboratory Blank refers to an analyte free matrix to which all reagents are added in the same volumes or proportions as used in standard sample preparation. The purpose of this QC parameter is to monitor potential laboratory contamination. The quality control term Laboratory Control Spike (LCS) refers to a certified reference material, or a known interference free matrix spiked with target analytes. The purpose of this QC parameter is to monitor method precision and accuracy independent of sample matrix. Dynamic Recovery Limits are based on statistical evaluation of processed LCS.

Sub-Matrix: **WATER**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report	Laboratory Control Spike (LCS) Report				
				Result	Spike Concentration	Spike Recovery (%)		Recovery Limits (%)	
						LCS	Low	High	
EA010P: Conductivity by PC Titrator (QCLot: 1628930)									
EA010-P: Electrical Conductivity @ 25°C	----	1	µS/cm	<1	1412 µS/cm	102	85	119	
EA025: Total Suspended Solids dried at 104 ± 2°C (QCLot: 1630677)									
EA025H: Suspended Solids (SS)	----	5	mg/L	<5	150 mg/L	109	90	109	
				<5	1000 mg/L	103	90	109	
EA045: Turbidity (QCLot: 1630609)									
EA045: Turbidity	----	0.1	NTU	<0.1	40 NTU	98.0	92	106	
ED037P: Alkalinity by PC Titrator (QCLot: 1628931)									
ED037-P: Total Alkalinity as CaCO3	----	----	mg/L	----	200 mg/L	93.8	88	109	
ED041G: Sulfate (Turbidimetric) as SO4 2- by DA (QCLot: 1629229)									
ED041G: Sulfate as SO4 - Turbidimetric	14808-79-8	1	mg/L	<1	25 mg/L	93.1	92	115	
				<1	100 mg/L	105	92	115	
ED045G: Chloride by Discrete Analyser (QCLot: 1629230)									
ED045G: Chloride	16887-00-6	1	mg/L	<1	10 mg/L	104	88	118	
				<1	1000 mg/L	107	88	118	
ED093F: Dissolved Major Cations (QCLot: 1630095)									
ED093F: Calcium	7440-70-2	1	mg/L	<1	5 mg/L	101	93	110	
ED093F: Sodium	7440-23-5	1	mg/L	<1	50 mg/L	99.4	90	109	
EG020F: Dissolved Metals by ICP-MS (QCLot: 1630094)									
EG020A-F: Arsenic	7440-38-2	0.001	mg/L	<0.001	0.1 mg/L	102	91	107	
EG020A-F: Cadmium	7440-43-9	0.0001	mg/L	<0.0001	0.1 mg/L	99.7	84	104	
EG020A-F: Chromium	7440-47-3	0.001	mg/L	<0.001	0.1 mg/L	93.0	83	103	
EG020A-F: Copper	7440-50-8	0.001	mg/L	<0.001	0.1 mg/L	99.2	82	103	
EG020A-F: Lead	7439-92-1	0.001	mg/L	<0.001	0.1 mg/L	101	83	105	
EG020A-F: Manganese	7439-96-5	0.001	mg/L	<0.001	0.1 mg/L	97.3	83	105	
EG020A-F: Nickel	7440-02-0	0.001	mg/L	<0.001	0.1 mg/L	103	82	106	
EG020A-F: Zinc	7440-66-6	0.005	mg/L	<0.005	0.1 mg/L	101	85	109	
EG020A-F: Iron	7439-89-6	0.05	mg/L	<0.05	0.5 mg/L	103	94	106	
EG020T: Total Metals by ICP-MS (QCLot: 1633184)									
EG020A-T: Arsenic	7440-38-2	0.001	mg/L	<0.001	0.1 mg/L	99.9	90	110	
EG020A-T: Cadmium	7440-43-9	0.0001	mg/L	<0.0001	0.1 mg/L	98.0	86	111	
EG020A-T: Chromium	7440-47-3	0.001	mg/L	<0.001	0.1 mg/L	95.7	87	109	
EG020A-T: Copper	7440-50-8	0.001	mg/L	<0.001	0.1 mg/L	95.4	87	108	
EG020A-T: Lead	7439-92-1	0.001	mg/L	<0.001	0.1 mg/L	99.2	88	109	



Sub-Matrix: WATER

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report	Laboratory Control Spike (LCS) Report				
				Result	Spike Concentration	Spike Recovery (%)		Recovery Limits (%)	
					LCS	Low	High		
EG020T: Total Metals by ICP-MS (QCLot: 1633184) - continued									
EG020A-T: Manganese	7439-96-5	0.001	mg/L	<0.001	0.1 mg/L	97.3	88	111	
EG020A-T: Nickel	7440-02-0	0.001	mg/L	<0.001	0.1 mg/L	98.0	87	111	
EG020A-T: Zinc	7440-66-6	0.005	mg/L	<0.005	0.1 mg/L	98.2	87	113	
EG020A-T: Iron	7439-89-6	0.05	mg/L	<0.05	0.5 mg/L	98.8	80	120	
EK059G: Nitrite plus Nitrate as N (NOx) by Discrete Analyser (QCLot: 1632749)									
EK059G: Nitrite + Nitrate as N	----	0.01	mg/L	<0.01	0.5 mg/L	113	89	114	
EK061G: Total Kjeldahl Nitrogen By Discrete Analyser (QCLot: 1629984)									
EK061G: Total Kjeldahl Nitrogen as N	----	0.1	mg/L	<0.1	5 mg/L	79.7	70	117	
EK067G: Total Phosphorus as P by Discrete Analyser (QCLot: 1629983)									
EK067G: Total Phosphorus as P	----	0.01	mg/L	<0.01	2.21 mg/L	85.0	70	120	
EK067G: Total Phosphorus as P by Discrete Analyser (QCLot: 1629985)									
EK067G: Total Phosphorus as P	----	0.01	mg/L	<0.01	2.21 mg/L	109	70	120	
EP066: Polychlorinated Biphenyls (PCB) (QCLot: 1629007)									
EP066: Total Polychlorinated biphenyls	----	1	µg/L	<1	10 µg/L	72.6	54	132	
EP080/071: Total Petroleum Hydrocarbons (QCLot: 1629005)									
EP071: C10 - C14 Fraction	----	50	µg/L	<50	4331 µg/L	91.0	58	134	
EP071: C15 - C28 Fraction	----	100	µg/L	<100	16952 µg/L	96.1	60	133	
EP071: C29 - C36 Fraction	----	50	µg/L	<50	8695 µg/L	95.1	54	137	
EP080/071: Total Petroleum Hydrocarbons (QCLot: 1630871)									
EP080: C6 - C9 Fraction	----	20	µg/L	<20	360 µg/L	93.6	68	125	
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 1629005)									
EP071: >C10 - C16 Fraction	----	100	µg/L	<100	6292 µg/L	93.2	58	122	
EP071: >C16 - C34 Fraction	----	100	µg/L	<100	22143 µg/L	94.7	56	132	
EP071: >C34 - C40 Fraction	----	100	µg/L	<100	1677 µg/L	100	58	137	
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 1630871)									
EP080: C6 - C10 Fraction	C6_C10	20	µg/L	<20	450 µg/L	91.3	66	123	
EP080: BTEXN (QCLot: 1630871)									
EP080: Benzene	71-43-2	1	µg/L	<1	20 µg/L	91.5	74	123	
EP080: Toluene	108-88-3	2	µg/L	<2	20 µg/L	97.8	77	128	
EP080: Ethylbenzene	100-41-4	2	µg/L	<2	20 µg/L	94.9	73	126	
EP080: meta- & para-Xylene	108-38-3 106-42-3	2	µg/L	<2	40 µg/L	97.3	72	131	
EP080: ortho-Xylene	95-47-6	2	µg/L	<2	20 µg/L	99.8	74	131	
EP080: Naphthalene	91-20-3	5	µg/L	<5	5 µg/L	87.6	74	124	

Matrix Spike (MS) Report



The quality control term Matrix Spike (MS) refers to an intralaboratory split sample spiked with a representative set of target analytes. The purpose of this QC parameter is to monitor potential matrix effects on analyte recoveries. Static Recovery Limits as per laboratory Data Quality Objectives (DQOs). Ideal recovery ranges stated may be waived in the event of sample matrix interference.

Sub-Matrix: WATER

Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	Matrix Spike (MS) Report			
				Spike Concentration	Spike Recovery(%) MS	Recovery Limits (%)	
					Low	High	
ED041G: Sulfate (Turbidimetric) as SO4 2- by DA (QCLot: 1629229)							
EM1807592-009	Anonymous	ED041G: Sulfate as SO4 - Turbidimetric	14808-79-8	100 mg/L	# Not Determined	70	130
ED045G: Chloride by Discrete Analyser (QCLot: 1629230)							
EM1807593-006	Anonymous	ED045G: Chloride	16887-00-6	400 mg/L	82.8	70	130
EG020F: Dissolved Metals by ICP-MS (QCLot: 1630094)							
EM1807211-019	Anonymous	EG020A-F: Arsenic	7440-38-2	0.2 mg/L	104	85	131
		EG020A-F: Cadmium	7440-43-9	0.05 mg/L	90.6	81	133
		EG020A-F: Chromium	7440-47-3	0.2 mg/L	92.9	71	135
		EG020A-F: Copper	7440-50-8	0.2 mg/L	98.3	76	130
		EG020A-F: Lead	7439-92-1	0.2 mg/L	89.6	75	133
		EG020A-F: Manganese	7439-96-5	0.2 mg/L	90.3	64	134
		EG020A-F: Nickel	7440-02-0	0.2 mg/L	90.0	73	131
		EG020A-F: Zinc	7440-66-6	0.2 mg/L	89.9	75	131
EG020T: Total Metals by ICP-MS (QCLot: 1633184)							
EM1807515-005	Anonymous	EG020A-T: Arsenic	7440-38-2	1 mg/L	96.0	82	118
		EG020A-T: Cadmium	7440-43-9	0.25 mg/L	97.1	75	129
		EG020A-T: Chromium	7440-47-3	1 mg/L	89.5	80	118
		EG020A-T: Copper	7440-50-8	1 mg/L	86.5	81	115
		EG020A-T: Lead	7439-92-1	1 mg/L	92.0	83	121
		EG020A-T: Manganese	7439-96-5	1 mg/L	96.9	73	123
		EG020A-T: Nickel	7440-02-0	1 mg/L	92.3	80	118
		EG020A-T: Zinc	7440-66-6	1 mg/L	96.0	74	116
EK059G: Nitrite plus Nitrate as N (NOx) by Discrete Analyser (QCLot: 1632749)							
EM1807593-008	Anonymous	EK059G: Nitrite + Nitrate as N	----	0.5 mg/L	80.1	70	130
EK061G: Total Kjeldahl Nitrogen By Discrete Analyser (QCLot: 1629984)							
EM1807622-001	Anonymous	EK061G: Total Kjeldahl Nitrogen as N	----	5 mg/L	94.8	70	130
EK067G: Total Phosphorus as P by Discrete Analyser (QCLot: 1629985)							
EM1807622-001	Anonymous	EK067G: Total Phosphorus as P	----	1 mg/L	104	70	130
EP080/071: Total Petroleum Hydrocarbons (QCLot: 1630871)							
EM1807586-007	Anonymous	EP080: C6 - C9 Fraction	----	280 µg/L	89.3	43	125
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 1630871)							
EM1807586-007	Anonymous	EP080: C6 - C10 Fraction	C6_C10	330 µg/L	83.9	44	122
EP080: BTEXN (QCLot: 1630871)							
EM1807586-007	Anonymous	EP080: Benzene	71-43-2	20 µg/L	109	68	130

Page : 8 of 8
 Work Order : EM1807610 Amendment 1
 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
 Project : 6225 491 Forth Road, Forth



Sub-Matrix: **WATER**

				<i>Matrix Spike (MS) Report</i>			
		<i>Spike</i>	<i>SpikeRecovery(%)</i>	<i>Recovery Limits (%)</i>			
<i>Laboratory sample ID</i>	<i>Client sample ID</i>	<i>Method: Compound</i>	<i>CAS Number</i>	<i>Concentration</i>	<i>MS</i>	<i>Low</i>	<i>High</i>
EP080: BTEXN (QCLot: 1630871) - continued							
EM1807586-007	Anonymous	EP080: Toluene	108-88-3	20 µg/L	109	72	132

Appendix 2 – ES&D Pre-Demolition HAZMAT Survey

[Click here to enter text.](#)

Pre- Demolition HAZMAT Survey

Of premises at:
**169 Steele Street, Devonport
7310**

For: Devonport City Council

Project No: 5930



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Version:		Date:	
DRAFT 1	Samuel Smith	ES&D	28/08/2017
REVIEW	Ted Kulinski	ES&D	28/08/2017
FINAL	Samuel Smith	ES&D	29/08/2017
VERSION 2 DRAFT	Samuel Smith	ES&D	12/09/2017
VERSION 2 FINAL	Heather Atkinson	ES&D	12/09/2017

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1 Executive Summary

As requested, Environmental Service & Design (ES&D) has carried out a hazardous materials assessment survey of premises at 169 Steele Street, Devonport 7310. Property ID 2258654, Title Reference 140368/1.

Asbestos containing materials were in the void formers of the ground floor slab, insulation within fire doors and brake shoe linings of the lift motor brakes.

Lead was detected in four paint samples throughout the complex and therefore should be assumed to be in all interior paints. However, concentrations of lead were very low, with levels ranging from 0.014 to 0.135 percent. The recommended amount of lead in paint was 50% before 1965, and was reduced to 1% in 1965. In 1992, it was reduced again to 0.25% and in 1997 it was further reduced to 0.1%.

Polychlorinated biphenyl's (PCB's) were in the capacitors of fluorescent lights on the second level and suspected within one light fitting on the ground level.

Synthetic mineral fibres (SMF) were located throughout the building as pipe insulation, pipe penetrations in riser cupboards, waterproof membrane under roofing iron and some debris. It was noted most SMF has been removed where accessible.

Asbestos containing materials and PCB's will need to be removed prior to demolition where possible. Void formers within the ground floor slab will need to be removed after 1st, 2nd and central tower levels and managed appropriately. Lead paint and SMF materials will require management throughout the demolition stage.

2 Introduction

The purpose of the survey was to perform a visual inspection of all accessible areas of the premises, identify the presence of asbestos materials and products, lead in paint, polychlorinated biphenyl's (PCB's) and synthetic mineral fibres (SMF) and subsequently prepare a pre-demolition register for the site.

From the early 1900s until the early 1970s, asbestos was widely used throughout Australia in both residential domestic and industrial sites. The use of asbestos-cement sheets in roof pipes and wall cladding was particularly widespread, as was the use of "limpet" asbestos fibre insulation in steel framed high-rise buildings. Asbestos was also used for applications such as insulation of pipes and high temperature electricity cables, in plastics, in PVC floor tiles and linoleum, for reinforcement in cements, putties and mastic and in gaskets and friction materials. Whilst major uses of asbestos were sometimes recorded on engineering drawings, there are few records of the ad hoc use of asbestos containing products and materials. To give examples from the building industry, plumbers frequently used asbestos fibre in caulking compounds and builders often used Asbestos Cement sheeting as packing under floorboards. In Tasmania, asbestos could be almost anywhere in a building or plant constructed before the mid-1990s. Asbestos was still in use until 2003, in such areas as brakes and clutches, for example in lift machinery.

High levels of lead containing paints were commonly used in many residential and commercial buildings. Lead is a toxic substance which accumulates in the body over time. The recommended amount of lead in paint was 50% before 1965, to 1% in 1965. In 1992 it was reduced to 0.25% and in 1997 it was further reduced to 0.1%. All lead in paint will be reported as a percentage.

PCB's have been used in coolants and lubricants in electrical equipment (such as transformers and capacitors), hydraulic fluids, plasticisers and dye carriers. PCB's were used as they do not burn easily and are good insulators. PCB's are amongst a broader group of harmful pesticides, that are toxic, persist in the environment and bioaccumulate through the food chain. All PCB's should be removed without disturbing the liquid.

Synthetic mineral fibres (SMF) is a term to describe a fibrous product used for insulation purposes. SMF is generally classified into three groups: Glass wool, Rockwool and Refractory Ceramic Fibres (RCF). SMF was classified as possibly cancerous in 1987, however further research determined glass wool and rockwool were not cancerous. Since 2000-2002 all glass wool and rockwool products are bio soluble and therefore will dissolve in bodily fluids and cleared from the lungs. Dust from SMF may result in skin irritation, irritation to eyes or discomfort to the nose/respiratory tract. For the basis of this report, all SMF products should be handled similarly.

The HAZMAT survey was conducted by Mr Ted Kulinski BSc, Asbestos Assessor Licence AA392015 and Mr Samuel Smith BEnvSc, Asbestos Assessor Licence AA402015, representing Environmental Service & Design Pty Ltd. Both Mr Kulinski and Mr Smith have extensive experience in the optical identification of asbestos in materials and products, and in conducting building HAZMAT surveys.

The results of the HAZMAT survey are provided in a tabular format, which is designed to provide readily available information about the presence and location of hazards in the workplace. Environmental Service & Design Pty Ltd may perform optical identification of asbestos samples using 100-power polarised binocular microscopy - PLM, allied with physical tests.

Nothing contained within this report may be considered to alter or modify guidelines as set down in the WorkSafe Australia, Asbestos Code of Practice and Guidance Notes, or the requirements laid down under all relevant Tasmanian Legislation.

No one section or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

3 Methodology

3.1 Sampling Strategy

The identification of HAZMAT involved visually inspecting all the accessible areas and collecting small representative samples of suspect materials. Where identical suspect materials were detected at different locations, visual confirmation only may have been made rather than additional sample collection.

At each site, the following building areas were checked as a minimum, depending on constraints:

Floor coverings, and under floor coverings; wall panels, upper and lower; ceilings; roof space where accessible; cover panels in toilets and wet areas; hot-water system lagging; fireplaces and ovens; fire-doors; patch panels; soffits and external cladding; power-box panels, external repair debris; roofing; insulation; notice-boards and blackboards; spare panels; wiring; sewer vent pipes.

3.2 Sample Analysis

Samples collected during the asbestos survey were examined by 100x binocular microscope. The various forms of asbestos are generally identifiable by the trained person, although subtle variations may make asbestos speciation difficult. Suspect samples may be further analysed using polarised light microscopy in conjunction with dispersion staining techniques, although this is

rarely necessary. Ultra-fine material may need sophisticated more refined techniques (e.g. XRD). The presence of asbestos of whatever form is generally all that is required to enable a risk determination, although cognisance of the more hazardous varieties (e.g. Crocidolite or Amosite) is taken into account by ES&D. Other tests are performed to confirm some identifications.

Asbestos samples that could not be confirmed as “asbestos free” were sent to NATA certified laboratory for confirmation. Representative lead paint samples were collected from each level within the building structure and sent to NATA laboratory for analysis. PCB and SMF materials were visually inspected and confirmed on the day of the survey.

3.3 Areas not accessed

The following areas were either not accessed or only partially accessed during the asbestos materials survey.

The areas not accessed include:

- Inside many wall spaces
- Locked rooms, cupboards, cabinets and sheds, where no key was provided:
- Some ductwork,
- Some areas of basement

The areas partially accessed include:

- Ceiling spaces throughout.
- On roofs
- Confined spaces

4 Limitations

4.1 Scope of Services

This HAZMAT survey report (“the report”) has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and Environmental

Service & Design Pty Ltd (“scope of services”). In some circumstances, a range of factors such as access and/or site disturbance constraints, may have limited the scope of services.

4.2 Reliance on Data

In preparing the report, Environmental Service & Design Pty Ltd has relied upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report (“the data”). Except as otherwise stated in the report, Environmental Service & Design Pty Ltd has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (“conclusions”) are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Environmental Service & Design Pty Ltd will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Environmental Service & Design Pty Ltd.

4.3 No Inspection Can Be Guaranteed to Locate All HAZMAT

In practice, it is generally impossible to locate all HAZMAT during an inspection.

This is because of factors such as:

- Restrictions on access to rooms, and internal construction components;
- The availability of building/plant construction plans.
- Variability in materials; every sheet of fibre cement was not sampled, and assumptions of uniformity have been made e.g. a single sample of a soffit lining is taken as being representative of the entire section of the building.

4.4 There is No Instrument Available That Can Detect Asbestos

The presence of asbestos must be determined optically, as there is no instrument currently available in Tasmania for the purpose. Usually an inspector will take samples of suspect materials and have them examined in a laboratory; no field instrument is used, to reduce contamination risk, and intrusion. Thus, any restrictions on the amount of sampling will reduce confidence in the asbestos inspection findings.

The consequence of this is that asbestos that cannot be seen or accessed will not be found.

4.5 Reliance on an HAZMAT Survey

The client must not rely upon a survey or report as indicating that a site or building is “hazardous material free”. All that the report can be relied upon to show is that no HAZMAT was found (or that only such HAZMAT was found as was reported to have been found) in the course of the inspection. The findings of the report must be considered together with the specific scope and limitations of the type of inspection undertaken.

4.6 Report for Benefit of Client

The report has been prepared for the benefit of the Client and no other party. Environmental Service & Design Pty Ltd assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of Environmental Service & Design Pty Ltd or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

For the purposes of this limitations statement, “conclusions” include statements, opinions, facts, information, conclusions and/or recommendations in the report.

4.7 Other Limitations

Environmental Service & Design Pty Ltd will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

5 Results

The results of the HAZMAT survey are presented in a visual format to enable the material to be located easily. Details of all the HAZMAT identified during the survey are tabulated

6 Site Location Plan



Figure 1 Site Plan

7 HAZMAT Register of Premises

HAZMAT Register of Premises at: 169 Steele Street, Devonport 7310

Asbestos

Table 1 Asbestos Register of Premises

<i>Material</i>	<i>Location</i>	<i>Asbestos Found</i>	<i>Comment</i>
Brake Pads	Central tower (top level): Lift motor brake shoe linings x 4	Chrysotile	
Insulation	Ground, 1 st and 2 nd level: Emergency exit doors - East wings	Chrysotile	Remove door without disturbing asbestos
Mouldings	Basement: Void formers for ground floor slab	Chrysotile, Crocidolite, Amosite	

Note: Representative samples of window putty were sent to NATA laboratory for asbestos analysis (see appendix 1). No asbestos was detected.

Possible Locations

<i>Material</i>	<i>Location</i>	<i>Comment</i>
AC cement pipes	Subsurface: Sewer and stormwater	Not witnessed in basement – potential outside building footprint

Lead Paint

Table 2 Lead Paint Register of Premises

<i>Location</i>	<i>Mg/kg</i>	<i>Percent</i>	<i>Comment</i>
East wing – Ground level (pink paint)	999	0.0999	
East wing – Ground level (green paint)	419	0.0419	
Near lift – Level 1	142	0.0142	
Hallway – Level 2	1350	0.1350	

PCB's

Table 3 PCB's Register of Premises

<i>Material</i>	<i>Location</i>	<i>Comment</i>
PCB Capacitors	Fluorescent light fittings - 2 nd level - 5 separate rooms south of lift	
PCB Capacitors	Fluorescent light fitting - Ground level: South-eastern corner access	

SMF

Table 4 SMF Register of Premises

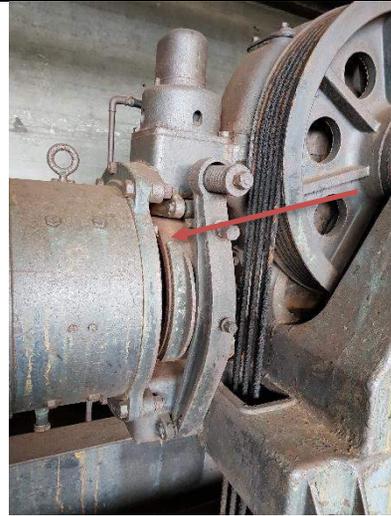
<i>Material</i>	<i>Location</i>	<i>Comment</i>
SMF	Basement: Pipe insulation, some debris, ceiling penetrations	

<i>Material</i>	<i>Location</i>	<i>Comment</i>
SMF	Ground, 1 st and 2 nd level: Pipe insulation, pipe penetrations present in riser cupboards	Insulation has been removed where accessible. Some SMF remains in most riser cupboards
SMF	Roof: Waterproof membrane under roofing iron (tanking material)	

8 Site Photography

169 Steele Street, Devonport 7310

Asbestos



Central tower: Lift motor brake shoe linings x
4



Central tower: Lift motor brake shoe linings x
4



Ground, 1st and 2nd level: Emergency exit
doors - East wings



Basement: Void formers for ground floor slab



Basement: Recessed liner for ground floor slab

Lead Paint



East wing – Ground level (green paint)



East wing – Ground level (pink paint)



East wing - Level 2 (purple paint)

PCB's



Fluorescent light fitting - 2nd level



Fluorescent light fitting - 2nd level

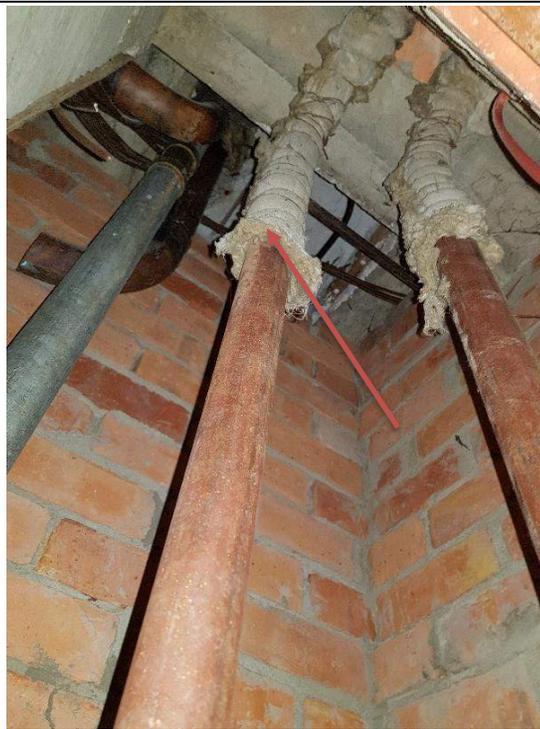


Fluorescent light fitting - Ground level:

SMF



Basement: Pipe insulation



Riser cupboards: Pipe insulation



Riser cupboards: Pipe insulation



Roof: Waterproof membrane under roofing iron (tanking material)

Appendices

Appendix 1 – NATA laboratory results

CERTIFICATE OF ANALYSIS

Work Order : **EM1711146**
Client : **ENVIRONMENTAL SERVICE AND DESIGN PTY LTD**
Contact : SAMUEL SMITH
Address : 14 CATTLEY ST. PO BOX 651
 BURNIE TASMANIA, AUSTRALIA 7320
Telephone : +61 03 6431 2999
Project : Former Devonport Maternity Hospital, Devonport
Order number : ----
C-O-C number : ----
Sampler : ----
Site : ----
Quote number : ME-294-17
No. of samples received : 2
No. of samples analysed : 2

Page : 1 of 3
Laboratory : Environmental Division Melbourne
Contact : Shirley LeCornu
Address : 4 Westall Rd Springvale VIC Australia 3171

Telephone : +61-3-8549 9630
Date Samples Received : 21-Aug-2017 14:40
Date Analysis Commenced : 22-Aug-2017
Issue Date : 22-Aug-2017 09:53



This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Emily Daos	Approved Asbestos Identifier	Melbourne Asbestos, Springvale, VIC



General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When no sampling time is provided, the sampling time will default 00:00 on the date of sampling. If no sampling date is provided, the sampling date will be assumed by the laboratory and displayed in brackets without a time component.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
 LOR = Limit of reporting
 ^ = This result is computed from individual analyte detections at or above the level of reporting
 ø = ALS is not NATA accredited for these tests.
 ~ = Indicates an estimated value.

- EA200: Asbestos Identification Samples were analysed by Polarised Light Microscopy including dispersion staining.
- EA200 Legend
- EA200 'Am' Amosite (brown asbestos)
- EA200 'Ch' Chrysotile (white asbestos)
- EA200 'Cr' Crocidolite (blue asbestos)
- EA200: 'UMF' Unknown Mineral Fibres. "-" indicates fibres detected may or may not be asbestos fibres. Confirmation by alternative techniques is recommended.
- This is a split batch with EM1711148 due to the different turnaround times for particular samples.

Analytical Results

Sub-Matrix: SOLID
 (Matrix: SOLID)

Client sample ID

				East wing window - Ground level	East wing window - Level 2	----	----	----
Client sampling date / time				18-Aug-2017 00:00	18-Aug-2017 00:00	----	----	----
Compound	CAS Number	LOR	Unit	EM1711146-001	EM1711146-002	-----	-----	-----
				Result	Result	----	----	----
EA200: AS 4964 - 2004 Identification of Asbestos in bulk samples								
Asbestos Detected	1332-21-4	0.1	g/kg	No	No	----	----	----
Asbestos Type	1332-21-4	-	--	-	-	----	----	----
Sample weight (dry)	----	0.01	g	6.05	5.83	----	----	----
APPROVED IDENTIFIER:	----	-	--	E.DAOS	E.DAOS	----	----	----



Analytical Results

Descriptive Results

Sub-Matrix: **SOLID**

<i>Method: Compound</i>	<i>Client sample ID - Client sampling date / time</i>	<i>Analytical Results</i>
EA200: AS 4964 - 2004 Identification of Asbestos in bulk samples		
EA200: Description	East wing window - Ground level - 18-Aug-2017 00:00	Putty like material fragments approx 25 x 11 x 2mm.
EA200: Description	East wing window - Level 2 - 18-Aug-2017 00:00	Putty like material fragment approx 41 x 12 x 7mm.

CERTIFICATE OF ANALYSIS

Work Order : **EM1711148**
Client : **ENVIRONMENTAL SERVICE AND DESIGN PTY LTD**
Contact : SAMUEL SMITH
Address : 14 CATTLEY ST. PO BOX 651
 BURNIE TASMANIA, AUSTRALIA 7320
Telephone : +61 03 6431 2999
Project : Former Devonport Maternity Hospital, Devonport
Order number : ----
C-O-C number : ----
Sampler : ----
Site : ----
Quote number : ME-294-17
No. of samples received : 4
No. of samples analysed : 4

Page : 1 of 2
Laboratory : Environmental Division Melbourne
Contact : Shirley LeCornu
Address : 4 Westall Rd Springvale VIC Australia 3171

Telephone : +61-3-8549 9630
Date Samples Received : 21-Aug-2017 14:40
Date Analysis Commenced : 24-Aug-2017
Issue Date : 25-Aug-2017 10:49



This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

<i>Signatories</i>	<i>Position</i>	<i>Accreditation Category</i>
Raymond Commodore	Instrument Chemist	Sydney Inorganics, Smithfield, NSW



General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When no sampling time is provided, the sampling time will default 00:00 on the date of sampling. If no sampling date is provided, the sampling date will be assumed by the laboratory and displayed in brackets without a time component.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
 LOR = Limit of reporting
 ^ = This result is computed from individual analyte detections at or above the level of reporting
 ø = ALS is not NATA accredited for these tests.
 ~ = Indicates an estimated value.

- ALS is not NATA accredited for the analysis of paint.
- This is a split batch with EM1711146 due to the different turnaround times for particular samples.

Analytical Results

Sub-Matrix: PAINT
 (Matrix: SOIL)

Client sample ID

				Near lift - Level 1	Hallway - Level 2	East wing - Ground level (green paint)	East wing - Ground level (pink paint)	----
Client sampling date / time				18-Aug-2017 00:00	18-Aug-2017 00:00	18-Aug-2017 00:00	18-Aug-2017 00:00	----
Compound	CAS Number	LOR	Unit	EM1711148-001	EM1711148-002	EM1711148-003	EM1711148-004	-----
				Result	Result	Result	Result	----
EG005T: Total Metals by ICP-AES								
Lead	7439-92-1	5	mg/kg	142	1350	419	999	----

CERTIFICATE OF ANALYSIS

Work Order : **EM1712270**
Client : **ENVIRONMENTAL SERVICE AND DESIGN PTY LTD**
Contact : SAMUEL SMITH
Address : 14 CATTLEY ST. PO BOX 651
 BURNIE TASMANIA, AUSTRALIA 7320
Telephone : +61 03 6431 2999
Project : Former Devonport Maternity Hospital, Devonport
Order number : ----
C-O-C number : ----
Sampler : ----
Site : Former Devonport Maternity Hospital, Devonport
Quote number : ME-294-17
No. of samples received : 1
No. of samples analysed : 1

Page : 1 of 3
Laboratory : Environmental Division Melbourne
Contact : Shirley LeCornu
Address : 4 Westall Rd Springvale VIC Australia 3171

Telephone : +61-3-8549 9630
Date Samples Received : 08-Sep-2017 10:20
Date Analysis Commenced : 08-Sep-2017
Issue Date : 11-Sep-2017 12:06



This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

<i>Signatories</i>	<i>Position</i>	<i>Accreditation Category</i>
Emily Daos	Approved Asbestos Identifier	Melbourne Asbestos, Springvale, VIC



General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When no sampling time is provided, the sampling time will default 00:00 on the date of sampling. If no sampling date is provided, the sampling date will be assumed by the laboratory and displayed in brackets without a time component.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
 LOR = Limit of reporting
 ^ = This result is computed from individual analyte detections at or above the level of reporting
 ø = ALS is not NATA accredited for these tests.
 ~ = Indicates an estimated value.

- EA200: Asbestos Identification Samples were analysed by Polarised Light Microscopy including dispersion staining.
- EA200 Legend
- EA200 'Am' Amosite (brown asbestos)
- EA200 'Ch' Chrysotile (white asbestos)
- EA200 'Cr' Crocidolite (blue asbestos)
- EA200: 'UMF' Unknown Mineral Fibres. "-" indicates fibres detected may or may not be asbestos fibres. Confirmation by alternative techniques is recommended.

Analytical Results

Sub-Matrix: **SOLID**
 (Matrix: **SOLID**)

Client sample ID

				Waterproof membrane under roofing iron Tanking material	----	----	----	----
Client sampling date / time				07-Sep-2017 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit	EM1712270-001	-----	-----	-----	-----
				Result	----	----	----	----
EA200: AS 4964 - 2004 Identification of Asbestos in bulk samples								
Asbestos Detected	1332-21-4	0.1	g/kg	No	----	----	----	----
Asbestos Type	1332-21-4	-	--	-	----	----	----	----
Sample weight (dry)	----	0.01	g	3.10	----	----	----	----
APPROVED IDENTIFIER:	----	-	--	E.DAOS	----	----	----	----



Analytical Results

Descriptive Results

Sub-Matrix: **SOLID**

Method: Compound	Client sample ID - Client sampling date / time	Analytical Results
EA200: AS 4964 - 2004 Identification of Asbestos in bulk samples		
EA200: Description	Waterproof membrane under roofing iron Tanking material - 07-Sep-2017 00:00	Waterproof membrane fragment with synthetic mineral fibres approx 69 x 36 x 1.5mm.

Appendix 3 – Launceston Waste Centre Documentation

[Click here to enter text.](#)

Controlled Waste Approval / Burial Record

*Mandatory fields

CUSTOMER

*Customer Name: Mendelssohn Construction

*Customer Address: 78 Trotters Lane, Prospect TAS 7250

*Source of Waste (Address/Business):

Orora fibre packaging, Mowbray- Vinyl sheet flooring

46 Mary street Launceston- flat sheet cladding

169 steel street devonport- flat ACM doors, cladding and lights

Montague orchid legana- flat sheet cladding and pipe

265 Roseveares drive legana - flat sheet cladding

33 gordon street Bicheno- flat sheet cladding

*Type of Waste: Asbestos

Carrier (if applicable): Mendelssohn Construction

Controlled Waste Handling Registration Number: CWTEMP128A

Domestic Commercial

I have disposed of the above material at the Launceston Waste Centre
(to be completed by the person disposing of the waste - carrier or self)

Name: Trent Mendelssohn

Rego: (insert EPA vehicle used) _____

Signature: 

Date: 18/1/18

OFFICE USE ONLY

Date: _____

Buried Volume (tonne):

Tollbooth Attendant:

Signature: _____

1. Before disposing of the material at the Launceston Waste Centre all customers **MUST** register with Remount Road Administration by contacting (03) 6323 3500.
2. The waste must be delivered between 10am and 2pm on Monday, Wednesday or Friday. Any deliveries outside these hours will be refused.
3. All asbestos material must be double wrapped in thick plastic or double bagged in sections that can be easily handled and removed from your vehicle for burial. No asbestos is to be exposed to the atmosphere.
4. If material is to be transported for fee or reward the transporter should have an appropriate Waste Transport Business – Environment Protection Notice.
5. All customers are required to remove materials from their own vehicles. It is **NOT** the responsibility of the Launceston City Council employees.
6. Hi-vis vests must be worn on the tip face when outside of your vehicle.

Appendix 4 – Dulverton Waste Facility Records

[Click here to enter text.](#)

Completed Dockets for 1/01/2018 to 31/01/2018

Docket#	Docket Date	Rego	Net Weight	Chargeable Net
Account : MENDELSSOHN CONSTRUCTION PTY LTD				
Product : ASBESTOS CONTAMINATED WASTE				
164464	24-Jan-2018 11:37 AM	MENDEL-F52MV	6.86 t	6.86 t
164465	24-Jan-2018 11:39 AM	MENDEL-B26VC	6.42 t	6.42 t
164476	24-Jan-2018 1:01 AM	MENDEL-F52MV	7.80 t	7.80 t
164480	24-Jan-2018 1:25 AM	MENDEL-B26VC	7.04 t	7.04 t
164487	24-Jan-2018 2:19 AM	MENDEL-F52MV	11.88 t	11.88 t
164490	24-Jan-2018 2:49 AM	MENDEL-B26VC	6.92 t	6.92 t
164497	24-Jan-2018 3:44 AM	MENDEL-F52MV	9.22 t	9.22 t
164500	24-Jan-2018 4:27 AM	MENDEL-B26VC	5.54 t	5.54 t
164517	25-Jan-2018 8:17 AM	MENDEL-F52MV	8.04 t	8.04 t
164527	25-Jan-2018 9:53 AM	MENDEL-F52MV	8.86 t	8.86 t
164533	25-Jan-2018 10:27 AM	MENDEL-B26VC	8.02 t	8.02 t
164536	25-Jan-2018 11:12 AM	MENDEL-F52MV	10.74 t	10.74 t
164543	25-Jan-2018 12:22 PM	MENDEL-B26VC	7.56 t	7.56 t
164544	25-Jan-2018 12:41 PM	MENDEL-F52MV	9.32 t	9.32 t
164553	25-Jan-2018 1:51 AM	MENDEL-B26VC	10.14 t	10.14 t
164557	25-Jan-2018 2:14 AM	MENDEL-F52MV	10.60 t	10.60 t
164563	25-Jan-2018 3:01 AM	MENDEL-B26VC	8.10 t	8.10 t
164568	25-Jan-2018 3:38 AM	MENDEL-F52MV	8.22 t	8.22 t
164570	25-Jan-2018 4:25 AM	MENDEL-B26VC	7.86 t	7.86 t
164647	29-Jan-2018 8:42 AM	MENDEL-B26VC	8.34 t	8.34 t
164649	29-Jan-2018 8:48 AM	MENDEL-F52MV	8.46 t	8.46 t
164658	29-Jan-2018 9:54 AM	MENDEL-B26VC	9.44 t	9.44 t
164661	29-Jan-2018 10:25 AM	MENDEL-F52MV	10.18 t	10.18 t
164664	29-Jan-2018 11:11 AM	MENDEL-B26VC	9.98 t	9.98 t
164674	29-Jan-2018 12:21 PM	MENDEL-F52MV	8.46 t	8.46 t
164676	29-Jan-2018 12:41 PM	MENDEL-B26VC	7.58 t	7.58 t
164680	29-Jan-2018 1:31 AM	MENDEL-F52MV	7.52 t	7.52 t
164684	29-Jan-2018 2:04 AM	MENDEL-B26VC	6.94 t	6.94 t
164696	29-Jan-2018 3:40 AM	MENDEL-F52MV	8.28 t	8.28 t
164699	29-Jan-2018 3:55 AM	MENDEL-B26VC	8.30 t	8.30 t
164720	30-Jan-2018 8:28 AM	MENDEL-B26VC	9.04 t	9.04 t
164721	30-Jan-2018 8:30 AM	MENDEL-F52MV	6.66 t	6.66 t
164737	30-Jan-2018 10:29 AM	MENDEL-F52MV	8.88 t	8.88 t
164738	30-Jan-2018 10:34 AM	MENDEL-B26VC	9.52 t	9.52 t
164747	30-Jan-2018 11:34 AM	MENDEL-F52MV	9.62 t	9.62 t
164748	30-Jan-2018 11:44 AM	MENDEL-B26VC	9.10 t	9.10 t
164751	30-Jan-2018 12:48 PM	MENDEL-F52MV	10.86 t	10.86 t
164755	30-Jan-2018 1:06 AM	MENDEL-B26VC	9.02 t	9.02 t
164762	30-Jan-2018 2:01 AM	MENDEL-F52MV	8.44 t	8.44 t
164766	30-Jan-2018 2:29 AM	MENDEL-B26VC	9.92 t	9.92 t
164773	30-Jan-2018 3:33 AM	MENDEL-F52MV	9.40 t	9.40 t
164777	30-Jan-2018 3:55 AM	MENDEL-B26VC	6.78 t	6.78 t
164793	31-Jan-2018 8:02 AM	MENDEL-F52MV	7.26 t	7.26 t
164794	31-Jan-2018 8:06 AM	MENDEL-B26VC	6.80 t	6.80 t
164802	31-Jan-2018 9:04 AM	MENDEL-F52MV	8.20 t	8.20 t
164803	31-Jan-2018 9:17 AM	MENDEL-B26VC	8.94 t	8.94 t
164813	31-Jan-2018 10:28 AM	MENDEL-F52MV	7.74 t	7.74 t
164815	31-Jan-2018 10:36 AM	MENDEL-B26VC	6.86 t	6.86 t
164823	31-Jan-2018 11:49 AM	MENDEL-F52MV	8.12 t	8.12 t
164824	31-Jan-2018 12:03 PM	MENDEL-B26VC	7.52 t	7.52 t
164826	31-Jan-2018 12:50 PM	MENDEL-F52MV	9.08 t	9.08 t
164829	31-Jan-2018 1:08 PM	MENDEL-B26VC	9.06 t	9.06 t
164835	31-Jan-2018 1:57 PM	MENDEL-F52MV	8.34 t	8.34 t
164840	31-Jan-2018 2:15 PM	MENDEL-B26VC	8.32 t	8.32 t

164845	31-Jan-2018	3:00 PM	MENDEL-F52MV	10.22 t	10.22 t
164846	31-Jan-2018	3:20 PM	MENDEL-B26VC	10.02 t	10.02 t
164851	31-Jan-2018	4:06 PM	MENDEL-F52MV	6.94 t	6.94 t
164854	31-Jan-2018	4:20 PM	MENDEL-B26VC	8.38 t	8.38 t
				Total	491.66 t
					491.66 t

Completed Dockets for 1/02/2018 to 28/02/2018

Docket#	Docket Date	Rego	Net Weight	Chargeable Net
Account : MENDELSSOHN CONSTRUCTION PTY LTD				
Product : ASBESTOS CONTAMINATED WASTE				
164870	01-Feb-2018 8:02 AM	MENDEL-F52MV	11.22 t	11.22 t
164873	01-Feb-2018 8:14 AM	MENDEL-B26VC	6.78 t	6.78 t
164885	01-Feb-2018 9:13 AM	MENDEL-F52MV	8.96 t	8.96 t
164887	01-Feb-2018 9:21 AM	MENDEL-B26VC	7.74 t	7.74 t
164895	01-Feb-2018 10:31 AM	MENDEL-B26VC	8.02 t	8.02 t
164897	01-Feb-2018 10:36 AM	MENDEL-F52MV	10.66 t	10.66 t
164904	01-Feb-2018 11:42 AM	MENDEL-B26VC	8.96 t	8.96 t
164905	01-Feb-2018 11:53 AM	MENDEL-F52MV	9.32 t	9.32 t
164914	01-Feb-2018 1:04 AM	MENDEL-F52MV	10.66 t	10.66 t
164916	01-Feb-2018 1:17 AM	MENDEL-B26VC	8.56 t	8.56 t
164922	01-Feb-2018 2:16 AM	MENDEL-F52MV	8.48 t	8.48 t
164925	01-Feb-2018 2:25 AM	MENDEL-B26VC	7.56 t	7.56 t
164932	01-Feb-2018 3:44 AM	MENDEL-B26VC	7.30 t	7.30 t
164933	01-Feb-2018 3:53 AM	MENDEL-F52MV	6.86 t	6.86 t
164952	02-Feb-2018 7:44 AM	MENDEL-B26VC	8.72 t	8.72 t
164953	02-Feb-2018 7:48 AM	MENDEL-F52MV	8.68 t	8.68 t
164959	02-Feb-2018 8:54 AM	MENDEL-B26VC	7.42 t	7.42 t
164960	02-Feb-2018 9:06 AM	MENDEL-F52MV	9.92 t	9.92 t
164968	02-Feb-2018 10:06 AM	MENDEL-B26VC	7.02 t	7.02 t
164970	02-Feb-2018 10:13 AM	MENDEL-F52MV	9.16 t	9.16 t
164978	02-Feb-2018 11:13 AM	MENDEL-B26VC	8.36 t	8.36 t
164980	02-Feb-2018 11:26 AM	MENDEL-F52MV	10.66 t	10.66 t
164987	02-Feb-2018 12:21 PM	MENDEL-B26VC	7.86 t	7.86 t
164990	02-Feb-2018 12:39 PM	MENDEL-F52MV	11.26 t	11.26 t
164999	02-Feb-2018 2:06 AM	MENDEL-B26VC	11.26 t	11.26 t
165000	02-Feb-2018 1:43 AM	MENDEL-F52MV	9.62 t	9.62 t
165010	02-Feb-2018 2:46 AM	MENDEL-F52MV	10.92 t	10.92 t
165087	05-Feb-2018 1:25 AM	MENDEL-F52MV	9.98 t	9.98 t
165105	05-Feb-2018 3:23 AM	MENDEL-F52MV	11.76 t	11.76 t
165128	06-Feb-2018 7:35 AM	MENDEL-F52MV	10.20 t	10.20 t
165153	06-Feb-2018 11:02 AM	MENDEL-F52MV	9.32 t	9.32 t
165178	06-Feb-2018 2:47 AM	MENDEL-F52MV	10.60 t	10.60 t
165184	06-Feb-2018 4:00 AM	MENDEL-F52MV	1.70 t	1.70 t
167996	22-Feb-2018 10:30 AM	MENDEL-F52MV	8.36 t	8.36 t
168001	22-Feb-2018 11:52 AM	MENDEL-F52MV	11.08 t	11.08 t
168012	22-Feb-2018 1:44 AM	MENDEL-F52MV	11.08 t	11.08 t
Total			326.02 t	326.02 t

Appendix 5 – Treloar Transport Receipts

Click here to enter text.

MYTRAX



Tax Invoice # 00313423

Date # 31/01/2018

Order #:

KENTISH CONSTRUCTION & ENGINEERING COMPANY PTY LTD TRADING AS: TRELOAR TRANSPORT A.B.N. 83 009 541 986

Pag 1

QTY.	PARTICULARS	PRICE	NETT	CODE
592	17-01-2018 - 592 - m3 of Disposal of Material from Hospital site at Forthside Pit	\$10.00	\$5,920.00	GST
8	18-01-2018 - 8 - Hr of Truck Hire from Devonport Hospital to Forthside Pit - 144830	\$90.00	\$720.00	GST
648	18-01-2018 - 648 - m3 of Disposal of Material from Hospital site at Forthside Pit	\$10.00	\$6,480.00	GST
112	22-01-2018 - 112 - m3 of Disposal of Material from Hospital site at Forthside Pit	\$10.00	\$1,120.00	GST

Strictly 30 Day Terms Please
 Pay On Invoice
 PAYMENTS CAN BE MADE VIA DIRECT DEBIT
 BANKING DETAILS ARE - BSB 037-604
 ACCOUNT NO. 216311

SALE AMOUNT	\$14,240.00
GST	\$1,424.00
TOTAL AMOUNT	\$15,664.00
PAID TODAY	\$0.00
BALANCE DUE	\$15,664.00



TASMAN
geotechnics

**GEOTECHNICAL ADVICE
PROPOSED FILL PLATFORM
491 FORTH ROAD, FORTH**

Prepared for: **PDA Surveyors**

Date: 31 May 2018

Document Reference: TG18099/1 - 01report

Contents

1	INTRODUCTION	1
2	SITE INSPECTION	1
3	RESULTS	1
	3.1 Geology	1
	3.2 Regional Setting	1
	3.3 Landslide Mapping	1
	3.4 Surface Conditions	2
4	DISCUSSION & RECOMMENDATIONS	3
	4.1 Geotechnical Issues	3
	4.2 Suggested Remedial Approach	3

Important information about your report

Figures

Figure 1	Extract of MRT Geology Map
Figure 2	Extract of MRT Devonport Landslide Susceptibility Map
Figure 3	Site in Regional Context

Appendix

Appendix A	Selected Site Photographs
------------	---------------------------

Version	Date	Prepared by	Reviewed by	Distribution
Original	31 May 2018	Dr Alan Chester	Dr Wayne Griffioen	Electronic

1 INTRODUCTION

Tasman Geotechnics was commissioned by Tom Reilly of PDA Surveyors to advise on geotechnical issues arising from placement of fill at 491 Forth Road, Forth (title reference 49011/1). The site is owned by Mr Dean Ivory.

We understand fill has been placed on the site without a permit and consequently some remedial action is required to ensure the site meets required standards.

We understand that PDA Surveyors plan to estimate the original land form prior to the placement of fill using LIDAR data. A survey will then be made of the current levels across the site which will allow an accurate estimate of the depth of fill across the site.

We understand that the remaining fill stockpiled at the site is to be used to complete filling the site and the fill is to be covered with topsoil as a growing medium. The surface will be landscaped with appropriate plants. Lightweight structures to house poultry are envisaged and the western face of the fill will have a water feature in the form of a small waterfall.

This report presents the observations from our site inspection to identify potential geotechnical issues and offers some advice as to how to remediate the site.

2 SITE INSPECTION

The site inspection was carried out by an Engineering Geologist from Tasman Geotechnics on 2 May 2018 in the presence of Mr Tom Reilly from PDA Surveyors. Mr Reilly showed what had been done by Mr Ivory and what was proposed.

No sub-surface investigation was carried out for this assessment.

A number of photographs were taken during the site walkover. Selected photographs are presented in Appendix A. Options for rehabilitation were discussed with Tom Reilly.

3 RESULTS

3.1 Geology

The regional surface geology is taken from the Mineral Resources Tasmania (MRT), Digital Geological Atlas 1:25,000 Series, Kindred Sheet and shows the site to be located on Tertiary aged, deeply weathered basalt. An extract of the MRT Kindred geology sheet is shown in Figure 1.

3.2 Regional Setting

The site is located in a narrow valley (Hamilton Rivulet) that drains from the basalt plateau into the Forth River. Numerous dams have been constructed on the rivulet upstream of the site. The last dam is immediately upstream of the site. There are no dams downstream of the site.

3.3 Landslide Mapping

The MRT Devonport Landslide Inventory map shows a possible landslide of unknown activity on the northern side of Hamilton Rivulet to the west of the property. A large landslide is mapped to the south west of the site but this is on the opposite side of a ridge and thus not a risk to the property.

For the basalt soils of the North-West coast of Tasmania, MRT have identified two scales of landslides:

-) Deep-seated rotational landslides; and
-) Shallow slides or debris flows.

Landslide susceptibility maps for both scales of land sliding have been developed by MRT, and an extract of the deep-seated landslide susceptibility map is presented in Figure 2. The map also include the mapped landslides.

Susceptibility zones for first time deep-seated failures were developed by MRT by statistical analysis of slope geometry and geological material of known landslides, and are mapped as possible source, regression and runout areas associated with potential landslide movement. For the Tertiary basalts, threshold values of source, regression and runout areas are 14°, 20° and 16° respectively.

For shallow slides and debris flows, the susceptibility for source area is also based on slope angle:

-) High: greater than 20°
-) Moderate: between 10° and 20°
-) Low: between 6° and 10°
-) Very Low: less than 6°

The Devonport Deep-seated Landslide Susceptibility Map shows that the site is located on a runout area. The area is also mapped as Moderate susceptibility for shallow slides and debris flow.

3.4 Surface Conditions

The land surrounding the site has been cleared for agricultural purposes. Land close to the site appears to be used for vegetable cultivation. The site itself appears to be used for grazing. Some natural vegetation has been left in place along the Hamilton Rivulet.

Forth Road is parallel to the northern boundary of the property and is constructed in cut/fill. Culverts under Forth Road discharge water onto the site from the north.

A dwelling is located in the north eastern corner of the site with a gravel parking area to the east of the dwelling. A farm road leads south from the house and crosses Hamilton Rivulet via an earth embankment. A concrete pipe culvert is located through the embankment. The embankment acts as a dam for water flowing from the east as soil conditions on the uphill side of the embankment are wet.

A cut approximately 1.0m high has been made just south of the house to allow an access track to the western side of the site.

A substantial fill platform has been constructed immediately south of the house. The fill consists largely of building rubble, bricks, concrete and some soil. The fill almost completely fills the valley and is approximately 3m thick. The slopes of the embankment are approximately 1V:1H. The top surface of the fill is surfaced with gravel and can be driven across but the western face has exposed concrete blocks, bricks and steel reinforcing rods.

Additional fill is stockpiled further west.

Along the southern edge of the fill a narrow channel has been left to provide a flow path for Hamilton Rivulet. Very little flow runs down the channel with most water flowing through the fill. Runoff from the culverts under Forth Road discharge onto the fill platform, and most likely soaks into the fill.

The valley sides both north and south of Hamilton Rivulet are steep but appear stable.

A schematic cross section and long section of the valley are presented in Figure 3.

4 DISCUSSION & RECOMMENDATIONS

4.1 Geotechnical Issues

A number of geotechnical issues were identified during the site visit, and also some issues were identified in subsequent discussions about possible remediation methods. The following geotechnical issues have been identified:

-) Stability of edge of fill,
-) Blockage of Hamilton Rivulet,
-) Erosion at toe of slopes mapped as “low landslide susceptibility” due to diverting stream flow through the channel,
-) Stability of fill embankment of Forth Road,
-) Management of flood flow should one or more of the upstream dams spill or breach,
-) Siltation of currently permeable fill,
-) Sizing of culvert under farm road to south of house and associated headwall design,
-) Location of site within a low hazard zone for landslides.
-) Cuts in hillsides parallel with Hamilton Rivulet.

4.2 Suggested Remedial Approach

Stream Flow

Currently a small section on the southern side of the valley is left unfilled as a pathway for Hamilton Rivulet. The channel is ineffective and water flows through the fill. If the channel were to be modified so that all the surface runoff flowed through the channel, the concentrated flows along the valley side could cause erosion problems of the channel and increase the likelihood of landslide. If the channel is concrete lined, such erosion is not likely to be a problem.

An alternative to lining the channel, is to pipe the flow through (or over) the fill embankment. The pipes should be sized to accommodate a 1:50year storm event. We expect that two 450mm diam pipes will be adequate. Some form of erosion protection will be required to prevent scour at the pipe outlet.

Similar pipes should be installed under the embankment for the farm road, as the current culvert appears inadequate. A headwall should also be constructed on the upstream side of the embankment to direct stream flow into the pipe and prevent water logging at the inlet.

Water is also entering the site from culverts under Forth Road to the north. This surface runoff seeps into the fill and flows through the fill. A spoon drain should be excavated along the property boundary with Forth Road to intercept runoff and direct it to Hamilton Rivulet west of the fill.

Flood Behaviour

Consideration should be given to designing the fill platform for possible inundation by water should one (or more) of the upstream dams fail, by constructing an overflow pathway or spillway.

Fill Batter Angles

The angular nature of the fill is such that it is interlocking and will stand up at a steep angle (currently almost 1V:1H). Nevertheless, the face of the fill should be flattened to an angle of 1V:3H, or flatter. The suggested batter angle is more to enable topsoil to be retained on the slope rather than to improve the stability to the fill.

Stability of Valley Sides

The hill slope north of Hamilton Rivulet has been mapped as susceptible to landslides. Therefore, it is important not to reduce the stability of the valley side by excavating into the hillside for access tracks. The valley sides should be left in the natural state.

Filling completely across the valley will effectively buttress the sides of the valley and reduce the likelihood of shallow slides in the natural slopes.

Siltation of Fill

The type of fill is currently allows surface runoff to flow freely under and through the fill so that it discharges on the downstream face of the fill. It is possible that silt will clog the voids within the fill over time so that it will effectively become a dam. By funnelling the surface runoff through a pipe or culvert, the likelihood of siltation is eliminated.

Geofabric should also be placed between the top surface of the fill and any topsoil, to prevent fines entering the porous fill.

Ongoing Maintenance

A plan should be developed and implemented for ongoing maintenance of the site. Items to be incorporated in the maintenance plan include: regular clearing the table drains of leaf litter and silt, and not ploughing the topsoil of the fill platform to ensure the geofabric separation layer remains intact.

The land owner is responsible for ensuring that the drainage measures are kept operating effectively in perpetuity.

The current owner understands that the fill is unsuitable as a founding material. Future owners of the site should also be made aware of this limitation.



Important information about your report

These notes are provided to help you understand the limitations of your report.

Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discreet locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

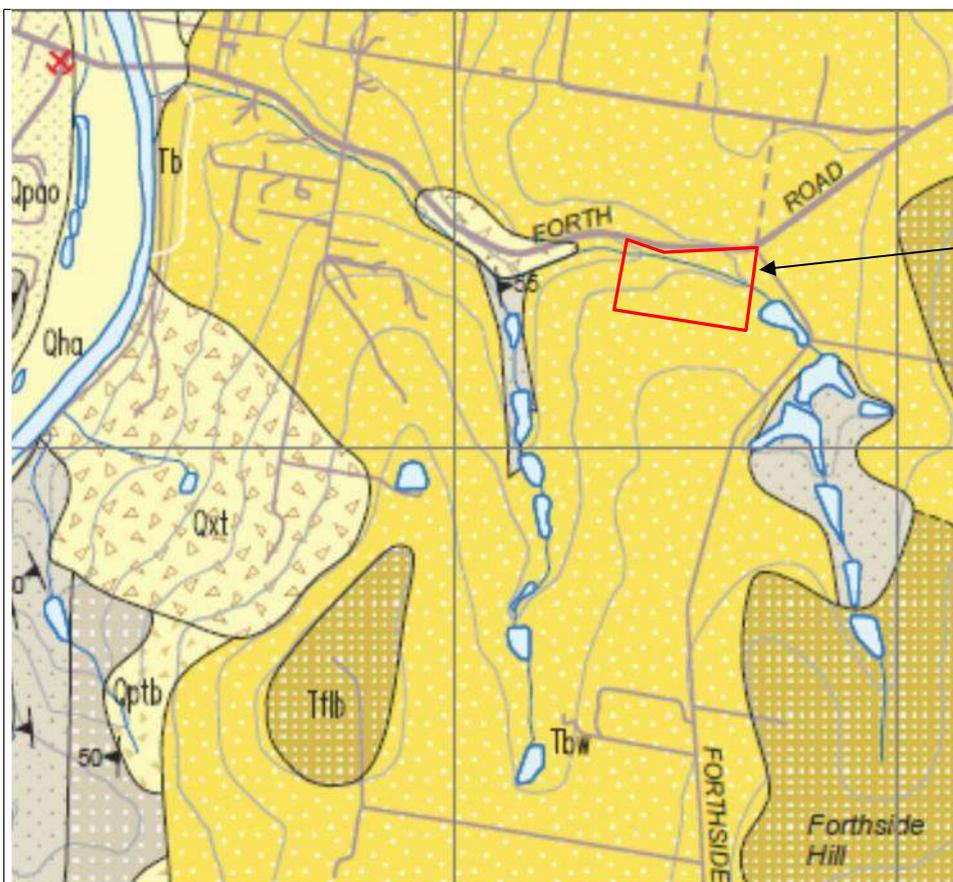
Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

Advice and Recommendations

Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.

The recommendations are based on the assumption that subsurface conditions encountered at the discreet locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

The report as a whole presents the findings of the site assessment, and the report should not be copied in part or altered in any way.

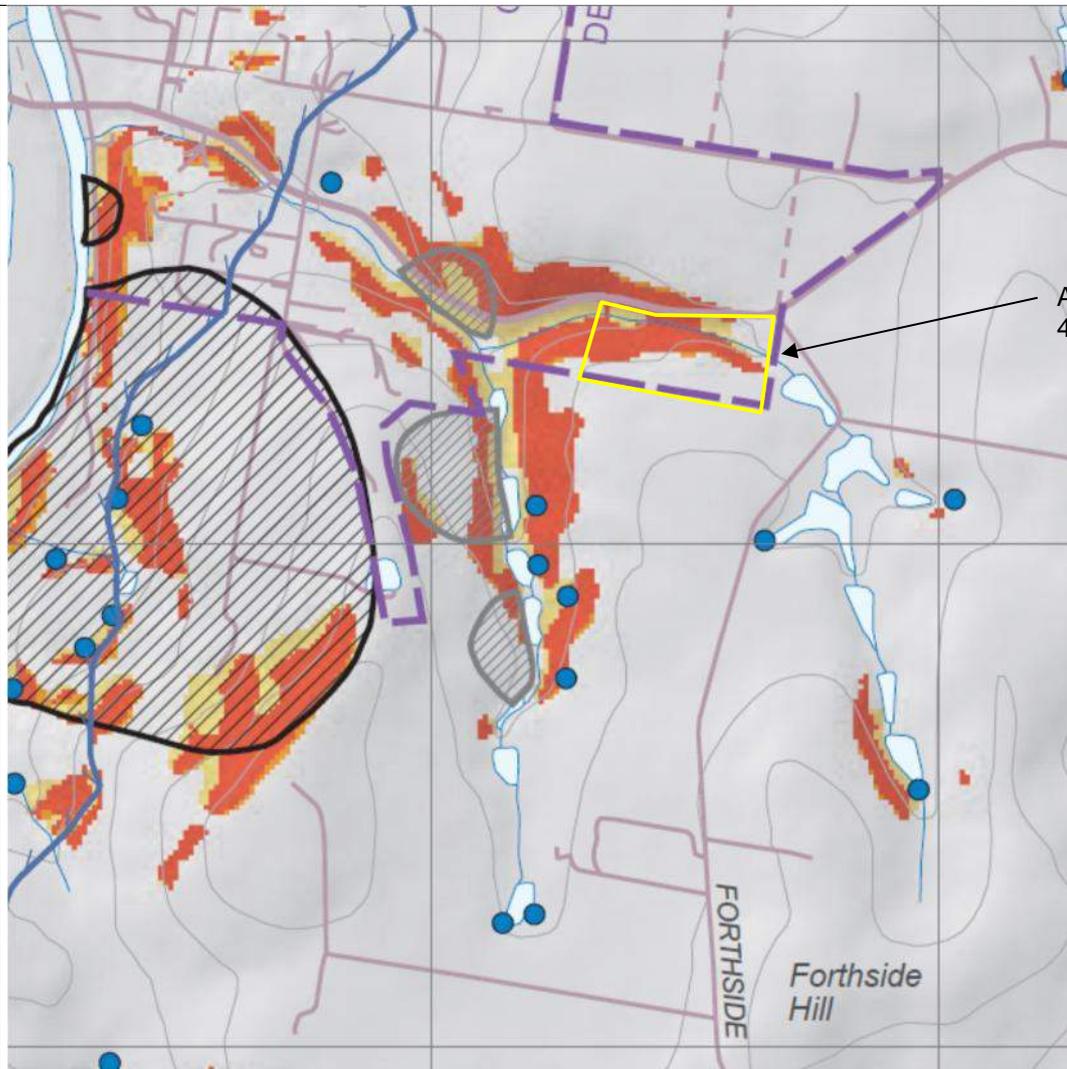


Approximate location of 491 Forth Road, Forth

GEOLOGICAL LEGEND

Qha	Stream alluvium, swamp and marsh deposits
Qxt	Landslide deposits predominantly derived from weathered Tertiary rocks (Qxt).
Tfb	Laterite derived from Paleogene – Neogene basalt
Tbw	Predominantly deeply-weathered basalt
Etpg	Quartz-muscovite-garnet schist

drawn	AC		client:	PDA Surveyors		
approved	WG		project:	Geotechnical Advice 491 Forth Road, Forth		
date	8/05/2018		title:	Extract of MRT Geology Map		
scale	NTS		project no:	TG18099/1 – 01report	figure no:	FIGURE 1
original size	A4					



Approximate position of 491 Forth Road, Forth

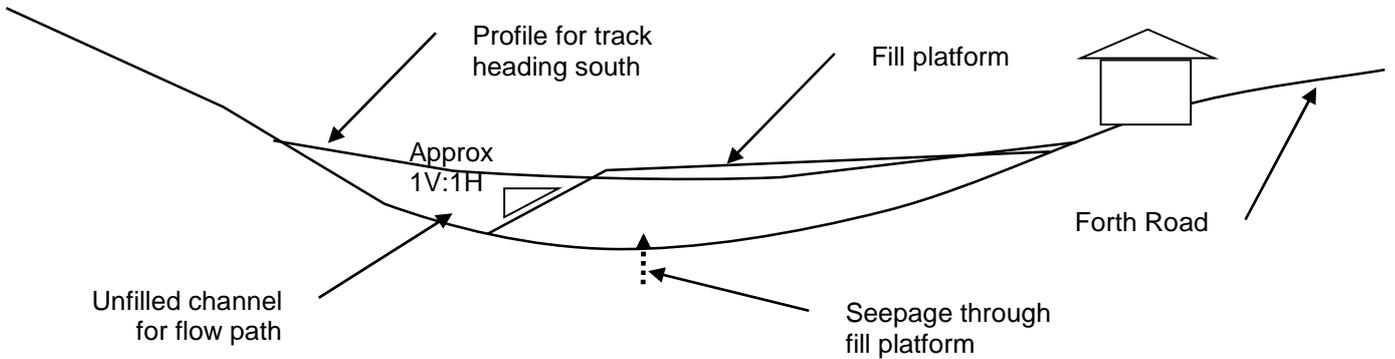
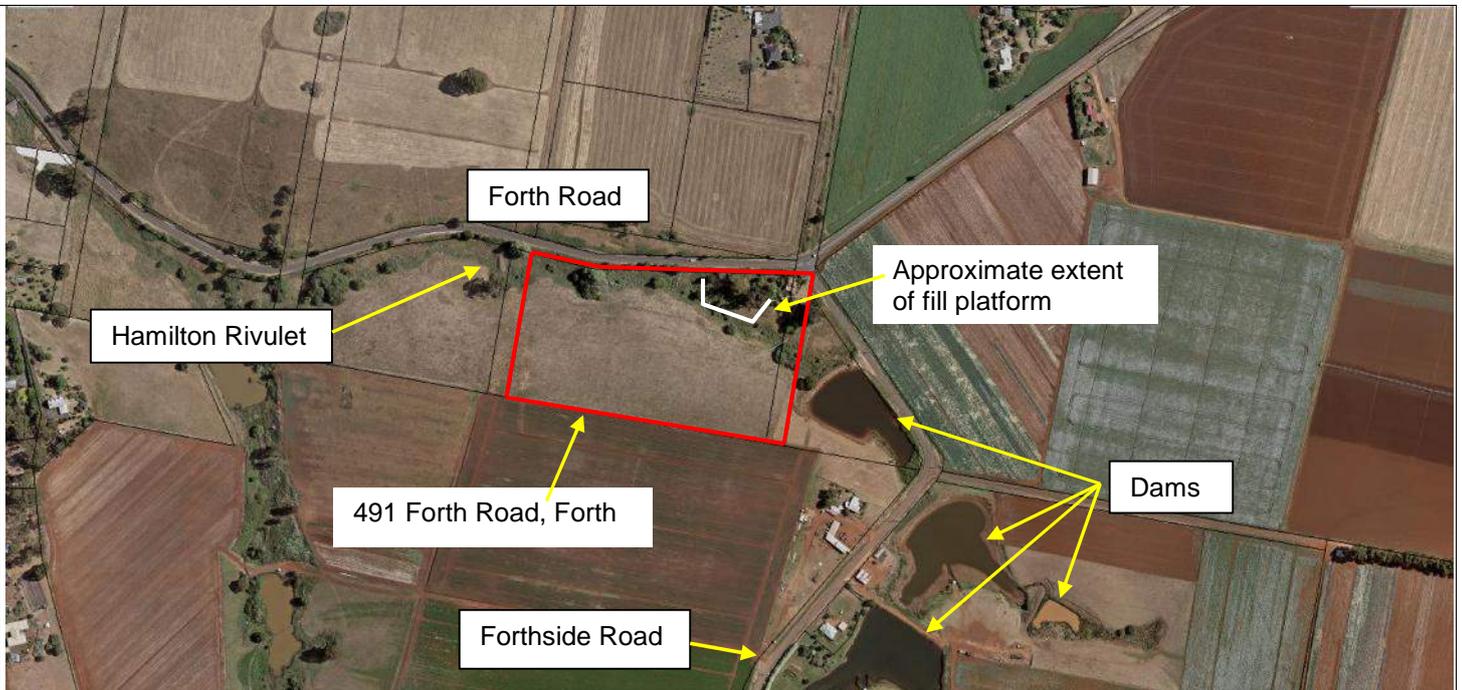
LEGEND

-  Regression area.
-  Source area.
-  Runout area.
-  Landslide, recent or active.
-  Landslide, activity unknown.
-  Possible landslide, activity unknown.
-  Spring or seep - which have a known association with landslides in many cases.

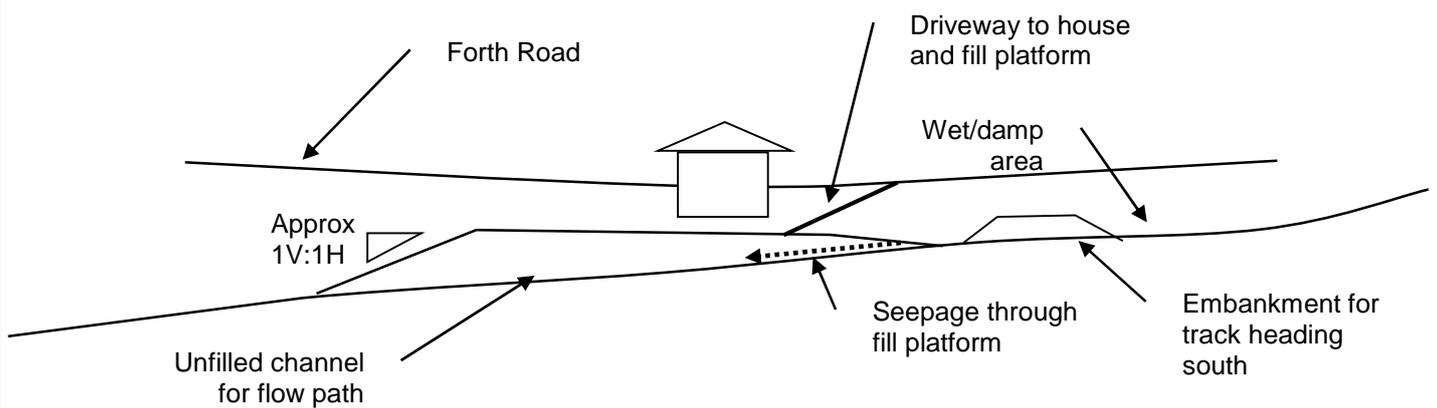
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date	8/05/2018
scale	NTS
original size	A4



client:	PDA Surveyors	
project:	Geotechnical Advice 491 Forth Road, Forth	
title:	Extract of MRT Devonport Slide Susceptibility Map	
project no:	TG18099/1 – 01report	figure no: FIGURE 2



Schematic Cross Section through Valley



Schematic Long Section of Valley

drawn	AC
approved	WG
date	8/05/2018
scale	NTS
original size	A4



client:	PDA Surveyors
project:	Geotechnical Advice 491 Forth Road, Forth
title:	Site in Regional Context
project no:	TG18099/1 – 01report
figure no:	FIGURE 3

Appendix A

Selected Site Photographs



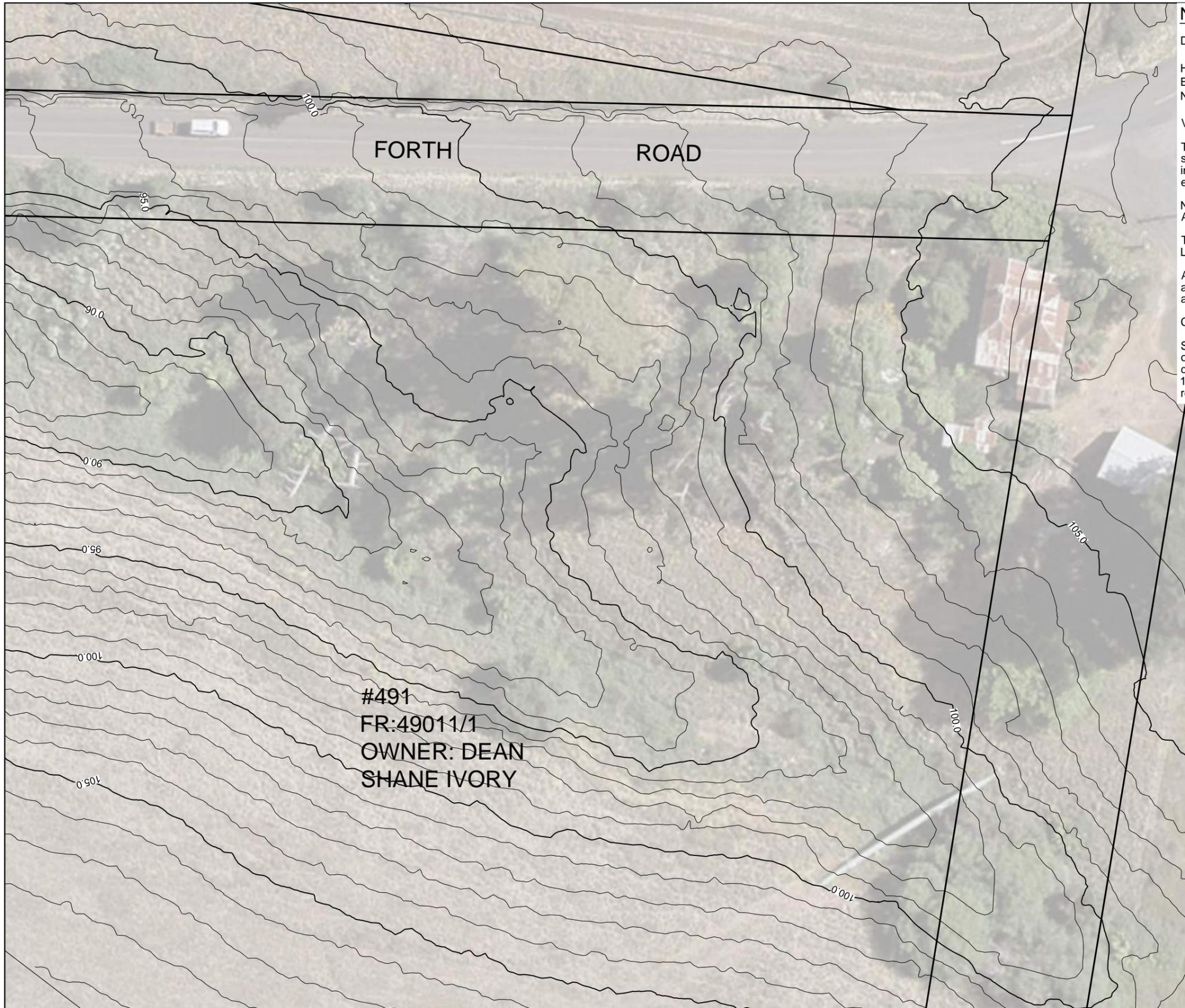
Photo 1. Looking west over fill platform



Photo 2. View of channel at base of fill platform



Photo 3. View of material in fill platform and toe of fill platform.



NOTES:

Date of Survey: 9 MAY 2018

Horizontal coordinate datum is plane with an MGA origin at SPM10445, E437402.645, N5439876.855 per SurCoM.

Vertical datum is AHD per SPM10445 with RL11.532 per SurCom.

This is not a full detail survey, only fill material and associated drainage have been surveyed. Only visible above ground services have been surveyed, a full site investigation of under ground services should be completed before any building or excavation.

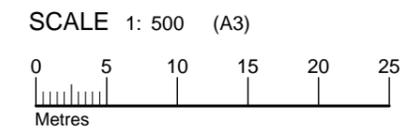
Natural surface contours have been produced from LIDAR data from Geoscience Australia using 2013 data sets.

Title boundaries form no part of this survey. Boundary lines shown are from theList LISTmap GIS database and are for illustrative purposes only.

All coordinates within this file, although stated to the nearest 0.001 metre, are approximate only and are only within 0.020m of the stated coordinate (horizontally and vertically).

Contour Interval 1.0m

Some feature levels are not shown on this plan for clarity. These can be found turned on in model space. Any DTM modeling that is to be done from the accompanying 3D digital file must be done using only the layer TRIANGLE_1 GNSS CORS 180509LH_F to ensure that surface matches that verified by PDA Surveyors. No responsibility is taken for the use or interpretation of this data in any other format.



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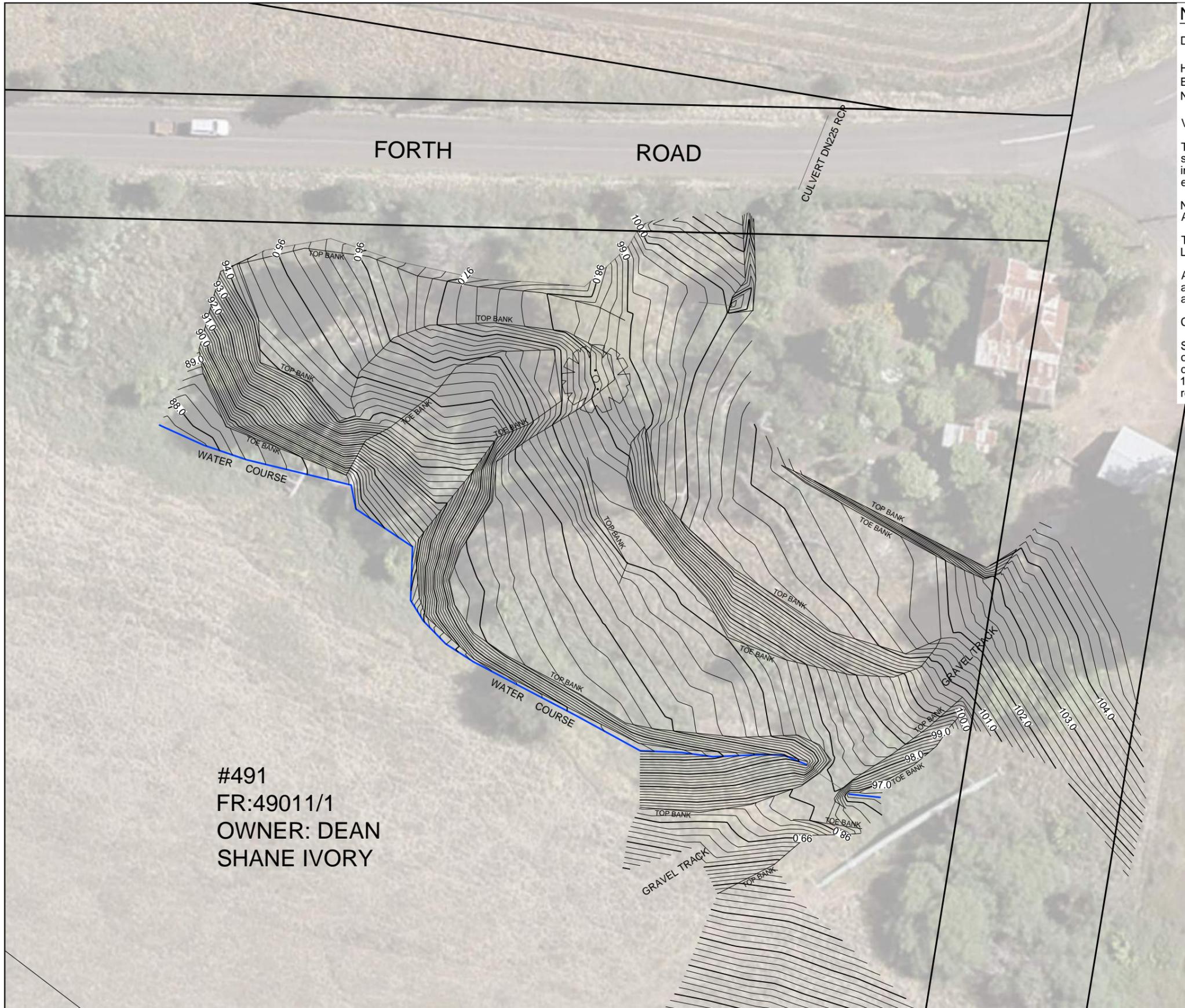
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2013 LIDAR DATA SURFACE



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Vertical datum is AHD per SPM10445 with RL11.532 per SurCom.

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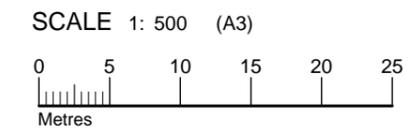
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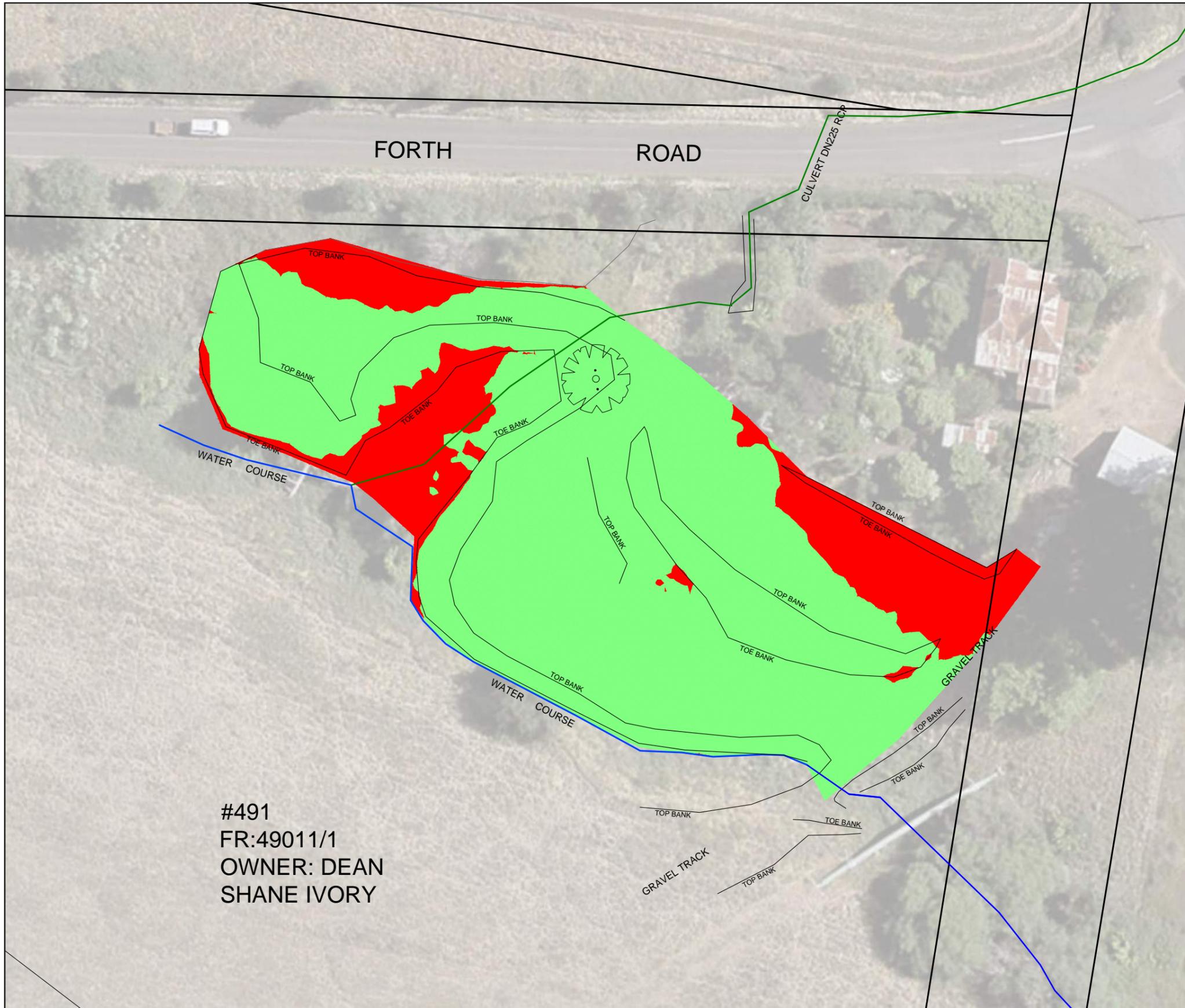
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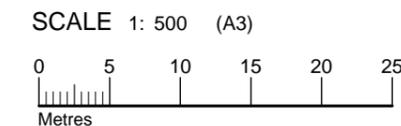
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LEGEND
 AREA OF CUT █
 AREA OF FILL █

VOLUME CUT - 426m³
 VOLUME FILL - 3554m³
 NET VOLUME - 3128m³ FILL

VOLUMES HAVE BEEN CALCULATED BY
 COMPARING THE 2013 LIDAR DATA SET TO
 THE 10 MAY 2018 SURVEY DATA.



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DEAN IVORY
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 DETAIL SURVEY
 CUT / FILL AREAS



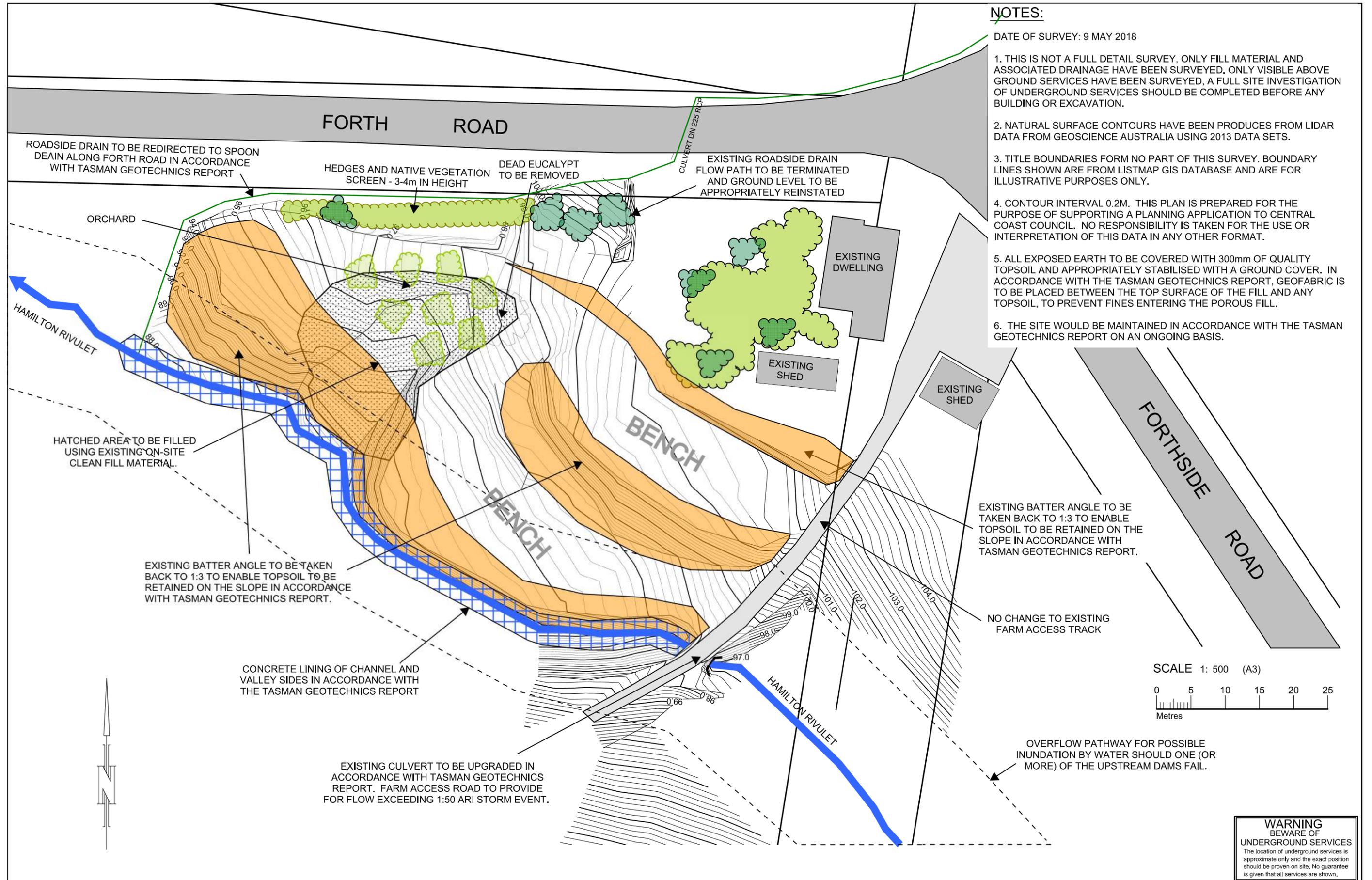
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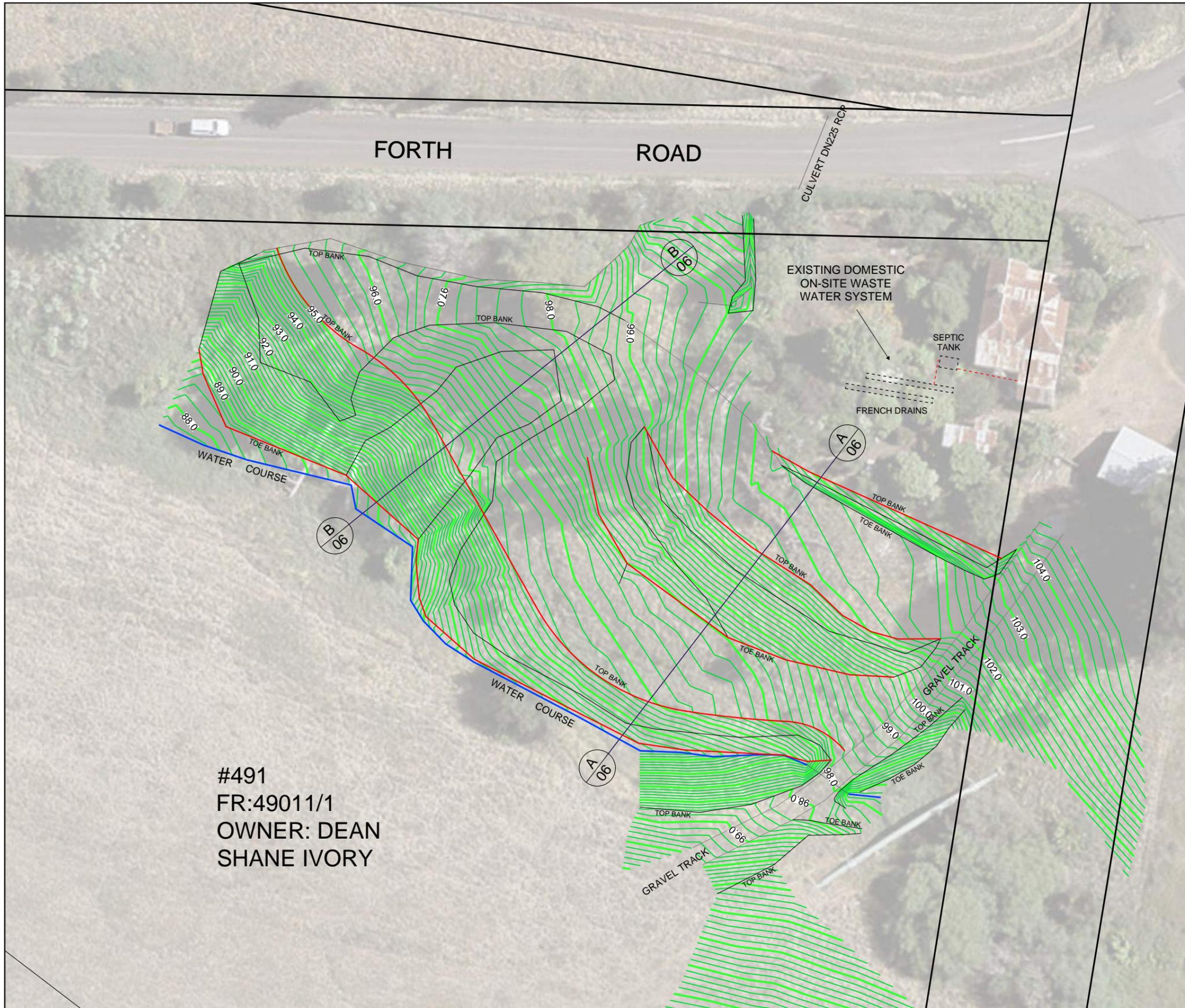
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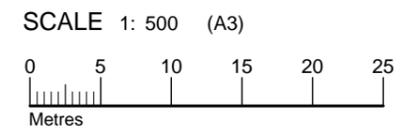
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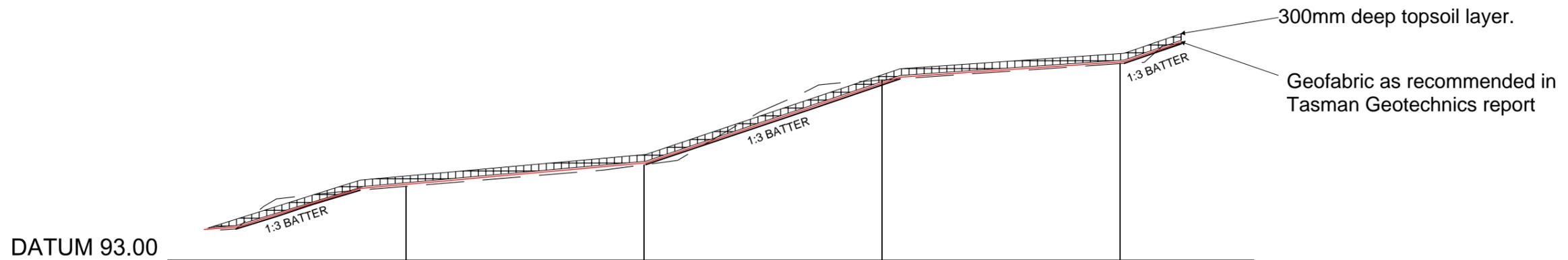
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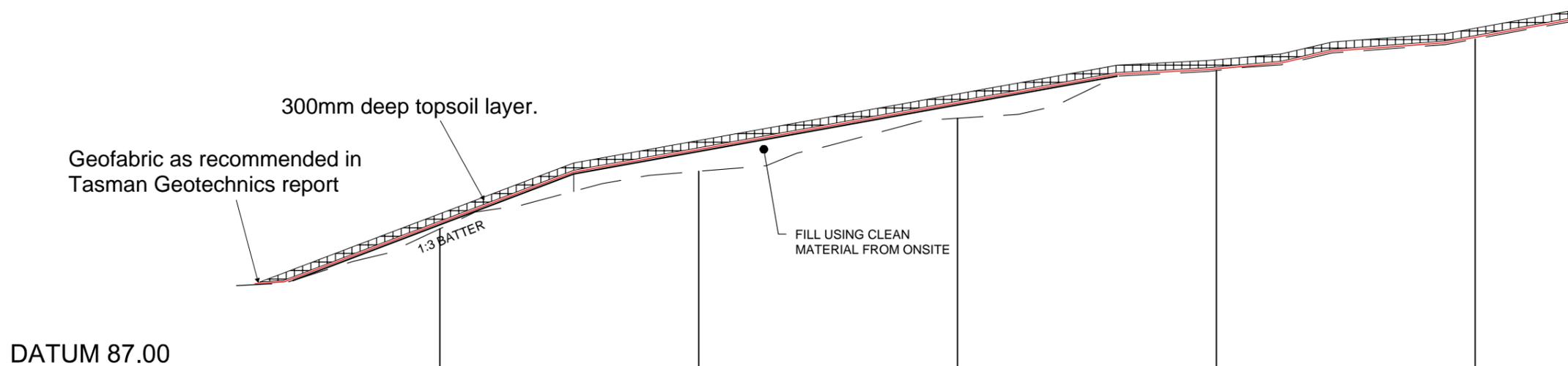
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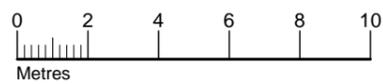


SECTION A-A LONGITUDINAL SECTION



SECTION B-B LONGITUDINAL SECTION

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Tom Reilly

From: Jamie Goodwin <JGoodwin@devonport.tas.gov.au>
Sent: Thursday, October 25, 2018 9:24 AM
To: Tom Reilly
Subject: FW: Pre-Demolition HAZMAT survey - 169 Steele Street Devonport

FYI

Jamie Goodwin
Project Manager

DEVONPORT CITY COUNCIL
PO Box 604 | 137 Rooke Street
Devonport TAS 7310
P: (03) 6424 0506 | M: 0409 556 082



From: Jamie Goodwin
Sent: Wednesday, 24 October 2018 3:36 PM
To: 'Sam (ssmith@esandd.com.au)' <:ssmith@esandd.com.au>
Subject: Pre-Demolition HAZMAT survey - 169 Steele Street Devonport

Hi Sam,

We hereby provide consent for ES&D to rely on the Pre-Demolition HAZMAT Survey report for 169 Steele Street, Devonport by ES&D dated 12/09/2017 in its Hazard Risk Assessment for 491 Forth Road, Forth dated 28/05/18.

Regards

Jamie Goodwin
Project Manager

DEVONPORT CITY COUNCIL
PO Box 604 | 137 Rooke Street
Devonport TAS 7310
P: (03) 6424 0506 | M: 0409 556 082



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Death Notices

ISON Raymond John "Ray"
15.7.1941 - 26.10.2018
Passed away peacefully in Victoria. Loved son of the late Jack and Ellen Ison. Much loved brother of Constance (Connie), Kevin, Bernice (dec.), Pauline. Beloved uncle of his nieces and nephews.
Rest in peace.
Funeral notice later.

Funeral Notices

CARLING Anthony John
Family and friends of Mr Anthony John Carling are warmly invited to attend his funeral to be held at **Mersey Gardens Chapel and Crematorium**, 20-24 Stony Rise Road, Devonport on **FRIDAY, 2nd November, 2018 at 10.30am.**

Funeral Notices

BENNION Peter Edward
Relatives and friends are respectfully invited to attend the graveside funeral service of the late Mr Peter Edward Bennion, which will be held at the Wynyard Lawn Cemetery at 2.00 pm on **TUESDAY, November 6, 2018.**



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Ulverstone Tasmania 7315
Tel. 03 5429 8950
Fax 03 6425 1224
www.centralcoast.tas.gov.au

ANNUAL GENERAL MEETING - RESCHEDULED
Notice is given that the Council's Annual General Meeting, previously advertised to be held on Tuesday, 6 November 2018, has been rescheduled. Further advice will be published notifying the new date and time.

APPLICATION FOR PLANNING PERMIT

5.57 Land Use Planning and Approvals Act 1993.
The following application has been received:
Location: 491 Forth Road, Forth
Proposal: Residential (retrospective application for unauthorised landfill) - reliance on assessment against E4 Change in Ground Level Code and E10 Water and Waterways Code
Application No.: DA2018054

The application 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 application (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 classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015. Representations must be made on or before 15 November 2018.
Date of notification: 31 October 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 application for use and development of land has been received:-

Application No: DA 2018/83
Site: 63 Mooreville Road SHOREWELL PARK CT 59644/37

Proposal: Establish a residential use through multiple dwelling (x2) development

Discretionary Matter: Reliant on assessment against performance criteria for grant of permit - Clause 10.4.6 (P1) and E9.5.1 (P1)

The application 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 15 November 2018.

Dated: 31 October 2018
Andrew Wardlaw
GENERAL MANAGER

www.burnie.net

CIRCULAR HEAD COUNCIL

APPLICATION FOR PLANNING PERMIT

(s.57(3) Land Use Planning and Approvals Act 1993)

Circular Head Interim Planning Scheme 2013

Applicant/Owner Site P L & P A Elphinstone 44 Honey Richea Road, Hellyer

Proposal DA 2018/072 - Shed
Use Class Residential
Discretionary Matter 12.4.3 (P4) Location and configuration of development

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton or Council's website till the date listed below. In accordance with s.57(5) of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and received by 5.00pm 15/11/2018.

Scott Riley
GENERAL MANAGER
Ph: 03 6452 4800
www.circularhead.tas.gov.au

DEVONPORT CITY COUNCIL
137 Rooka Street, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

APPLICATION FOR PLANNING PERMIT

Planning applications have been made for the following proposals:

Application No: PA2018.0166
Proposal: Residential (dwelling)
Address: 14 Weemala Lane, Mandetha

Application No: PA2018.0168
Proposal: Residential (shed)
Address: 6 Elice Hill Drive, Spreyton

The applications can be viewed at the Council offices or on Council's website, Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 14 November 2018.

Paul West
GENERAL MANAGER

Local Government

WARATAH WYNYARD COUNCIL

WARATAH-WYNYARD COUNCIL COMMUNITY ACTIVATION GRANTS & EVENT SPONSORSHIP TO COMMUNITY GROUPS/ORGANISATIONS

Local community groups/organisations are advised that applications for Community Activation Grants and Event Sponsorship in the 2018/2019 financial year - round two, will be received until 5:00pm on **Monday, 31st December 2018**. Application forms and policy guidelines are available on request from the Council Offices at Wynyard and Waratah or may be downloaded from the Council's website at <http://www.warwyn.tas.gov.au> Enquiries may be made by phoning Chantelle French on 6443 8320.

Dated at Wynyard this 24th day of October 2018.

Shane Crawford, General Manager
PO Box 168, WYNYARD 7325
Email: council@warwyn.tas.gov.au

www.warwyn.tas.gov.au

Public Notices

AGM of TArFish, will be held on November 20, 2018 at the Bellevere Yacht Club, Marina Room, 64 Cambridge Road, Bellevere at 6.30 pm. All welcome. Ian Cooksey, Pub. Off.

WATER BORES
NO WATER, NO CHARGE
300 gallons per hour
MOORE DRILLING
Ph. 0419 504 789

Recreation Day Holiday

The Advocate's offices will be closed on Monday, November 5, 2018 for Recreation Day.

Advocate Classifieds phone lines will be open from 2.30pm till 5.15pm.
Phone 1300 363 789
email: tas.classifieds@fairfaxmedia.com.au

The Advocate

SAVE TIME, SUBMIT ONLINE

By placing your classified ad through our self-service portal, advertisers.com.au

- Submit your ad at any time of the day
- Access the portal from anywhere in Australia
- Place an ad into newspaper, website and mobile with three easy steps

Connect with Classifieds

The applications can be viewed at the Council offices or on Council's website, Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 14 November 2018.

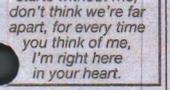
Fairfax Media

Death Notices

BENNION Peter Edward
09.10.1938-30.10.2018
Passed away peacefully at home. Aged 80 years. Loving husband of Mavis. Beloved son of Eddie and Elsie Bennion (both dec.). Loved brother to David, Mick (dec.), Jennifer (dec.), Lindsay, Christine, and Judy.
So when tomorrow starts without me, don't think we're far apart, for every time you think of me, I'm right here in your heart.

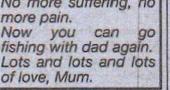
Death Notices

DAWKINS Margaret Jean 'May'
5.12.1923 - 30.10.2018
Passed away peacefully at Mt. Esk. Loved and loving wife of Arch (dec.). Special Mum and mother-in-law of Stephen and Pauline Hortle, special Nan of Nathan (dec.). Daughter of the late Frank and Elvie Smith, and sister of Basil (dec.), Clarrie (dec.), Ada (dec.), Vivien (dec.), Winnie (dec.), Bill (dec.), Ivy (dec.), Phyllis, Dulcie, and Tommily. Funeral notice to follow



CARLING Anthony John (Tony)

Dearly loved son of Phyllis and Ray (dec.). Brother of Lynette, Graeme (dec.), Julie and Nita. Loved father of Sarah, John, Chelsea and Ethan. Beloved uncle to many.
No more suffering, no more pain. Now you can go fishing with dad again. Lots and lots of love, Mum.



FINNEY FUNERAL SERVICES
Phone 6343 2266

DENNIS Harold

Dearly loved and devoted brother and brother-in-law of Charlie and Margaret. Respected uncle of Darren, Megan and family.
No more pain RIP

DENNIS Harold Edward

Much loved and respected brother of Graham (dec.) and brother-in-law of Iris. Much loved and respected uncle of Leigh and Matthew and family.
Such a gentle man at rest. Sleep peacefully.

Annexure 3

John Hallam
PO Box 357
Forth
Tasmania 7310

November 15 2018

The General Manager
Central Coast Council
19 King Edward Street
ULVERSTONE TAS 7315

Re DA 2018054 491 Forth Road, Forth

Dear Sandra,

I wish to submit the following in relation to the above DA application.

Whilst I agree in principal with the findings and reports submitted by PDA Surveyors, Tasman Geotechnics and ES&D I do have some concerns as follows.

- No time frame for commencement or completion of the work is discussed
- No sub surface investigation has been carried out
- Tasman Geotechnics report dated October 28 2018 states temporary sediment and control measures should be installed by mid June 2018. Has this been done?
- What guarantee can be provided by the proponent, or stipulated by Council that ongoing maintenance measures will be carried out
- The water monitoring programme of 12 months, 3 years, and 6 years is far too broad and I would suggest this be done annually for a period of say 10 years
- Mr Ivory states that " the importation of fill from the Devonport Maternity Hospital ceased on the 15th of January 2018" however a Treloar Transport receipt outlines non- contaminated waste was transported to the Forthside Pit between the 17th and 22nd January
- I am somewhat concerned that Mr Ivory for financial or other reasons may well choose to delay works.
Should delays occur and we were to suffer rain events as in 2016 then it is quite possible substantial washout of the area could happen
Considering the DA is retrospective, are Council in the position to apply certain conditions by way of milestones in regard to commencement and completion dates?

Hopefully these matters can be resolved to the satisfaction of all parties without unnecessary delay.

Kind regards


John Hallam

CENTRAL COAST COUNCIL

Division

Rec'd 15 NOV 2018

File No

Doc. Id

CENTRAL COAST COUNCIL

13 November 2018

Division

Rec'd 14 NOV 2018

File No

Doc. Id

Central Coast Council
19 King Edward Street
ULVERSTONE TAS 7315

Reference – DA2018054 - Planning Scheme Compliance Submission – Fill at 491 Forth Road Forth

Dear Sir / Ms

I am writing to submit an objection to the above retrospective submission for fill at 491 Forth Road Forth.

The property owner seeking this approval has already completed the majority of the works he is seeking approval for through his submission. This has resulted in the Council and fellow Forth residents being unable to properly review and put in place appropriate and acceptable measures to ensure the environmental protection of the Hamilton Rivulet and surrounding areas.

To agree to this retrospective submission would encourage others to build or dump first and submit plans later, which is totally unacceptable.

The Council has in place planning laws for good reason and these have been ignored in this instance.

In relation to his submission and the reports used to assist in his submission I would make the following points:

- There has been no indication on what substances were dumped on the site previously to the fill supplied from the Devonport Hospital site. Under 8.2 Anecdotal of the ES&D report, the only inspections of these materials were carried out by Mr Ivory, who I do not believe is an expert in this field. There has been no soil samples taken from the lower areas of the dump site and for that matter samples from the recently dumped material from the Devonport Hospital site.
- The only sampling from my reading of the various reports were taken from the Hamilton Rivulet on a once only basis. There has been no long term analysis of the Hamilton Rivulet after the dumping of this material from the Devonport Hospital Site.

The changes that have been proposed in the submission under 10.6.1 (v) requires the sediment barriers to be regularly inspected and maintained after each significant rainfall event to repair damage and remove clogging by silt and debris.

If this is to fall on the owner, how much confidence do local residents have that the current owner and future owners will meet this responsibility based on the current owners previous experience with council regulations. What bonds or financial guarantees will Council be able to gain to ensure this would actually take place?

In the ES&D report under recommendations they propose additional water monitoring in 12 months, 3 years and 6 years from the date of the baseline sampling. The applicant makes no mention of this additional sampling in his submission and the inference can only be drawn from this is that there will be no further sampling. This is totally inadequate.

It is the submission of this objection that this application be rejected by Council for the reasons set out above.

Regards

A handwritten signature in black ink, appearing to read 'Kevin Maynard', written in a cursive style.

Kevin Maynard
13 Fysh Street
Forth Tas 7310

CENTRAL COAST COUNCIL

Division

Rec'd 08 NOV 2018

File No

Doc. Id

4th Nov 2018

Geoff Taylor
8 Fort Rd. Don

7310

Regarding: DA 2018054 -

Matter: Illegal Fort landfill dumping.

Your assertion that the EPA has identified the waste "incident" is quite astounding. (Letter dated 22nd Oct).

When it came to my attention, that the waste from the hospital "wasn't" been taken to the quarry, as we were told it would be. I at first contacted "Mendocino" the demolition contractor. They basically said it was the contractor's problem.

I then contacted the EPA here in Ukiah, explaining my concerns. I was told that their "Pre-demolition report" identified several contaminants, including, but not only Cadmium, Asbestos, PCBs, (Polychlorinated Biphenyl), lead. It was their opinion that the waste, thus contained should be treated in a safe & timely manner, not dumped in a active waterway. They went on to say that it was the contractor's responsibility to make sure the waste was dealt with in a safe & secure manner.

I have since been in contact with the EPA in Ukiah, as well as the environmental agency in Ukiah.

Elise Archer. My advice is that several bodies have left themselves open to prosecution and should be held to account for their failure to adhere to the guidelines.

My daughter works for the EPA in Madison. She felt her about this issue, she would be that it is if it was in Michigan it would be vigorously investigated & those responsible would get their due in court.

It is this lackadaisical attitude toward enforcing environmental guidelines, that has led us into the mess we find ourselves today. The corporation, may not own their responsibility in your life, but they are your responsibility as a shareholder.

History is filled with such cases. I think you have a moral, as well as a legal responsibility to do the right thing, & have this mess dealt with and deal with it now as well as when it is the first place.

Yours Sincerely
M J

switch

From: Benny <fruitzone@bigpond.com.au>
Sent: Wednesday, 14 November 2018 4:50 PM
To: switch
Subject: IVORY LANDFILL PERMIT OBJECTION

DEAN IVORY PERMIT APPLICATION

To the general manager, mayor and councillors
Central Coast Council
14/11/18

Councillors provided with a
copy of this document
16-11-2018

We wish to object to a retrospective permit being issued for landfill at the Forth property owned by Dean Ivory.

Our biggest concern is water contamination of the Hamilton Rivulet, which flows through our property 500 metres downstream from the landfill dump and then past numerous residential properties and ultimately the Forth River.

Reports show the landfill is contaminated with various toxic chemicals, including lead paint, and we are concerned this will continually leech into the free-running rivulet and pollute the water for years to come.

We have previously harvested wild watercress from the creek for human consumption but have stopped this practice until it is again safe to do so.

One of our future intentions is to operate a market garden from the downstream site, either by ourselves or leasehold, because of the favourable water supply but the pollution of the creek jeopardises this. Several fruit trees have already been planted on the property, which are watered by the creek.

Our other main concern is a flood situation, either by torrential rain or a dam burst further upstream, which could wash rubble downstream, for which the council would be responsible for allowing the permit.

We strongly suggest that any remedial action undertaken should prevent ANY leaching of contaminants into the Hamilton Rivulet.

By approving the permit, the council will be seen as setting a precedent for future retrospective permits.

Kind regards

Brendon and Monique Parsons

CENTRAL COAST COUNCIL
Division *Planning - representation*
Rec'd 14 NOV 2018
File No
Doc. Id

General Manager
Central Coast Council

Submission to Planning Application DA2018054
491 Forth Road

Retrospective approval for illegal dumping.

Dear General Manager,

I wish to oppose council giving retrospective approval for the illegally dumped landfill (mostly from the demolished Womens Hospital in Devonport) at 491 Forth Road.

Council would not give approval for this planning application were it applied for prior to the dumping occurring, because of environmental concerns so why would you do so after the fact?

There can be no guarantee that the material dumped at this site will be securely stored on site without the risk of escape and contamination of properties below.

The reasons for this are;

One. Should any of the three dams above the property concerned give way, the released water will cause the land fill to be uncovered and moved downstream.

Two. The property which contains the landfill is not large enough to contain the material on site and prevent contamination of other properties if there is a problem.

Three. Landfill should never be placed in a gully or creek because it makes it impossible to prevent the contaminants from escaping due to the presence of water.

Four. No Environmental Impact Statement has been conducted so threatened species present and other environmental factors are unknown and therefore cannot be addressed.

While the landowner may claim ignorance of the planning requirements for landfill, (ignorance is not accepted by law as a defence for wrongful activity), the contractors and councils who dumped on his property have no excuse for their actions. It is up to them to check if a permit is in place and therefore it should be up to them to remediate the site at their cost.

Simply put, the dumped material should be removed and taken to Dulverton for safe storage.

For many decades councils have used creeks, gullies, foreshores and other sites to dump their landfill. Why do they continue do this when permits are rarely in place and the public would not be allowed to do the same? It is time for all councils to take a good look at their own practices in this regard, and only dump landfill at approved sites.

Sincerely

Phil Murray

127 Best Street
Devonport

7 November 2018.

Kellie Malone

From: Joan Errington <joanerringtondunne@gmail.com>
Sent: Tuesday, 13 November 2018 1:18 PM
To: switch
Subject: Application by Mr. Dean Ivory for planning permit to legalise the dumping of fill at 491 Forth Road

To whom it may concern,

My property is 32 George Street, Forth. The Hamilton Rivulet runs through the bottom of my garden and is one of the reasons I purchased this property approx 14 months ago.

Shortly after moving in I noticed the rubble dumped at Mr Ivory's property and, though concerned for the flow of the rivulet, I assumed that he must have a permit from Council which would ensure no harm to the environment of the stream.

It is only recently that I was advised by neighbours that no permit had been granted for the dumping and that Council was awaiting an application which would be retrospective and would also apply for a permit to dump more fill in order for Mr. Ivory to make use of the gully on his land.

I have since been to Council to review Mr. Ivory's application and have been greatly impressed with the the thoroughness and detail of it.

From what I understand Mr Ivory intends to re-route the course of the rivulet so that it will not be hindered in it's flow nor contaminated by the debris of the fill which exists, or any future fill.

I also understand that Mr Ivory may undertake testing of the rivulet, for five years, in order to ascertain that the stream is neither contaminated, nor impeded, by any of his subsequent actions.

I would like Council to be aware that I have no objection to Mr. Ivory continuing to dump fill on this area of his land and understand his reasons for wanting to fill the area in order to create a liveable space.

I am also impressed that Mr. Ivory may be willing to undertake the testing of the rivulet over the next five years, **however I would ask that Council monitors to ensure that the testing is completed as and when it should be done and that any problems that may arise are seen to and rectified immediately.**

It is my opinion of that this historic rivulet is one of the many charms of Forth and must be protected at all costs.

Yours sincerely,
Joan Errington
P.O. Box 53
ULVERSTONE
TASMANIA. 7315

Phone: 0478 225 299

Annexure 4



Aerial view – 491 Forth Road, Forth



View across top of landfill site, with TasWater water main in the distance



View of landfill - 491 Forth Road, Forth



View of landfill - 491 Forth Road, Forth



View of landfill - 491 Forth Road, Forth



View of landfill - 491 Forth Road, Forth



View towards an area of Hamilton Rivulet that is not affected by landfill works



View from the top of the landfill area towards agricultural land



Disturbed channel of Hamilton Rivulet - 491 Forth Road, Forth



Landfill material from Devonport Maternity Hospital demolition site



Soil stockpile - 491 Forth Road, Forth

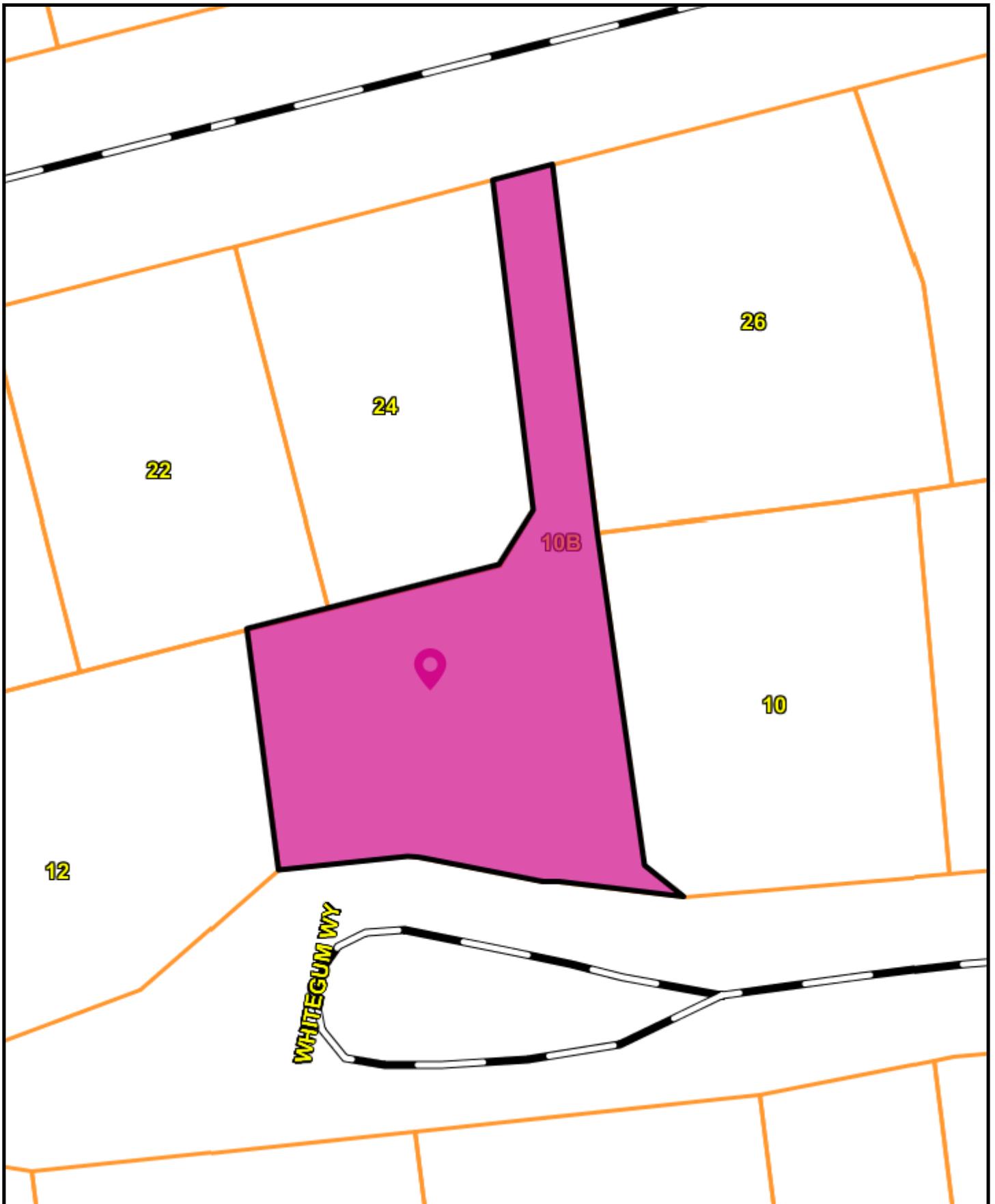


Disturbed channel of Hamilton Rivulet – 491 Forth Road, Forth



Disturbed channel of Hamilton Rivulet - 491 Forth Road, Forth

Annexure 1



10 m



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

Scale = 1 :
427.140



12-Nov-2018

Important

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD84/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA84 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.

**10B WHITEGUM WAY,
TURNERS BEACH
DA2018135**

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

Certificate of
Title Reference

Land Area

Heritage Listed Property YES NO

Applicant/s

First Name

Middle Name

Surname or Company name

Mobile

Postal Address:

Phone No:

Email address:

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

First Name

Middle Name

Surname

Phone No

Postal Address:

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

Proposed construction of new residential structure and new waterways

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

\$ 380,000 Estimate/ Actual

Total floor area of the development 372.79m²

Notification of Landowner

If land is NOT in the applicant's ownership

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

Signature of Applicant 

Date 27/10/2018

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~~ Leigh Adams

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

Signature of Applicant/s



Date

27/10/2018

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 142652	FOLIO 36
EDITION 3	DATE OF ISSUE 12-Jul-2016

SEARCH DATE : 15-Aug-2018

SEARCH TIME : 08.25 PM

DESCRIPTION OF LAND

Town of TURNERS BEACH
 Lot 36 on Sealed Plan 142652
 Derivation : Part of Lot 700 Granted to A Clerke and part of
 14A-3R-18Ps (Section X) Granted to H.V.G. Turner
 Prior CT 141832/1

SCHEDULE 1

D91145 TRANSFER to FAIR HOLDINGS PTY LTD of one undivided
 1/2 share and JARROD MATHEW LESLIE and ELIZABETH
 CARMEN LESLIE (jointly as between themselves) of one
 undivided 1/2 share as tenants in common Registered
 12-Jul-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 142652 EASEMENTS in Schedule of Easements
 SP 138805, SP 140891, SP 141832, SP 142652 COVENANTS in
 Schedule of Easements
 SP 142652 FENCING COVENANT in Schedule of Easements
 SP 141832 FENCING COVENANT in Schedule of Easements
 A42755 FENCING CONDITION in Transfer
 SP 138805 FENCING COVENANT in Schedule of Easements
 C434959 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 12-Feb-2003 at noon

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to deleted plan notation
 pursuant to Request to Amend No. E49956 made under
 Section 103 of the Local Government (Building and
 Miscellaneous Provisions) Act 1993. Search Sealed
 Plan No. 142652 Lodged by PHILLIPS TAGLIERI on
 19-May-2016 BP: E49956

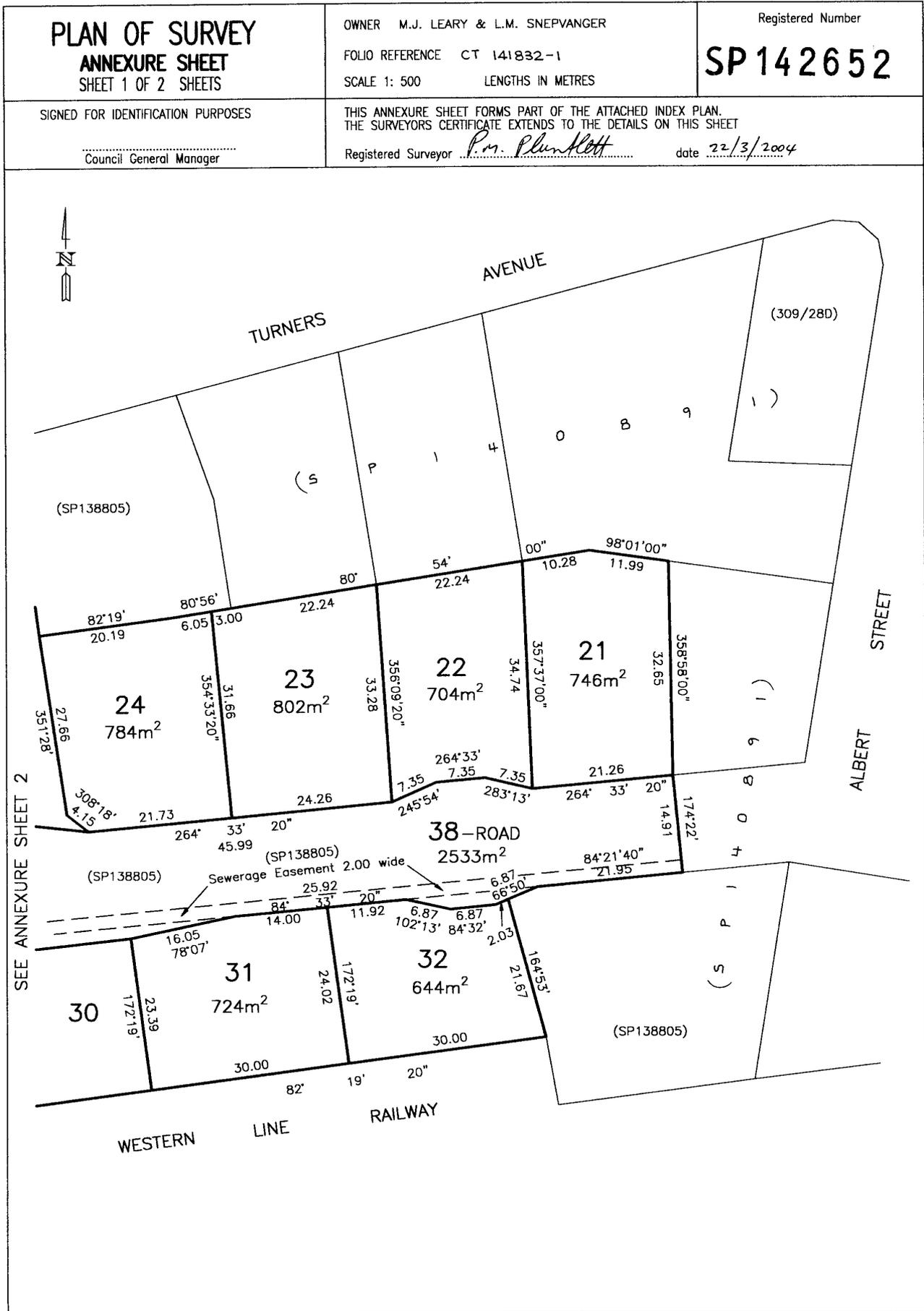
<p>OWNER M.J. LEARY & L.M. SNEPVANGERS</p> <p>FOLIO REFERENCE CT141832-1</p> <p>GRANTEE PART OF LOT 700, 320 ACRES, ALEXANDER CLERKE, PUR AND PART OF 14A-3R-18P, GRANTED TO HARRY VINCENT GLENGYLE TURNER</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR MR P.M. PLUNKETT LESTER FRANKS SURVEY & GEOGRAPHIC PTY LTD</p> <p>LOCATION TOWN OF TURNERS BEACH SECTION X</p> <p>SCALE 1: 1000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP142652</p> <p>APPROVED EFFECTIVE FROM 24 JAN 2005 <i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No.104 (4244-44) (4244-45)</p>	<p>LAST UPI No. GCA 52</p>	<p>LAST PLAN No. SP141832</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

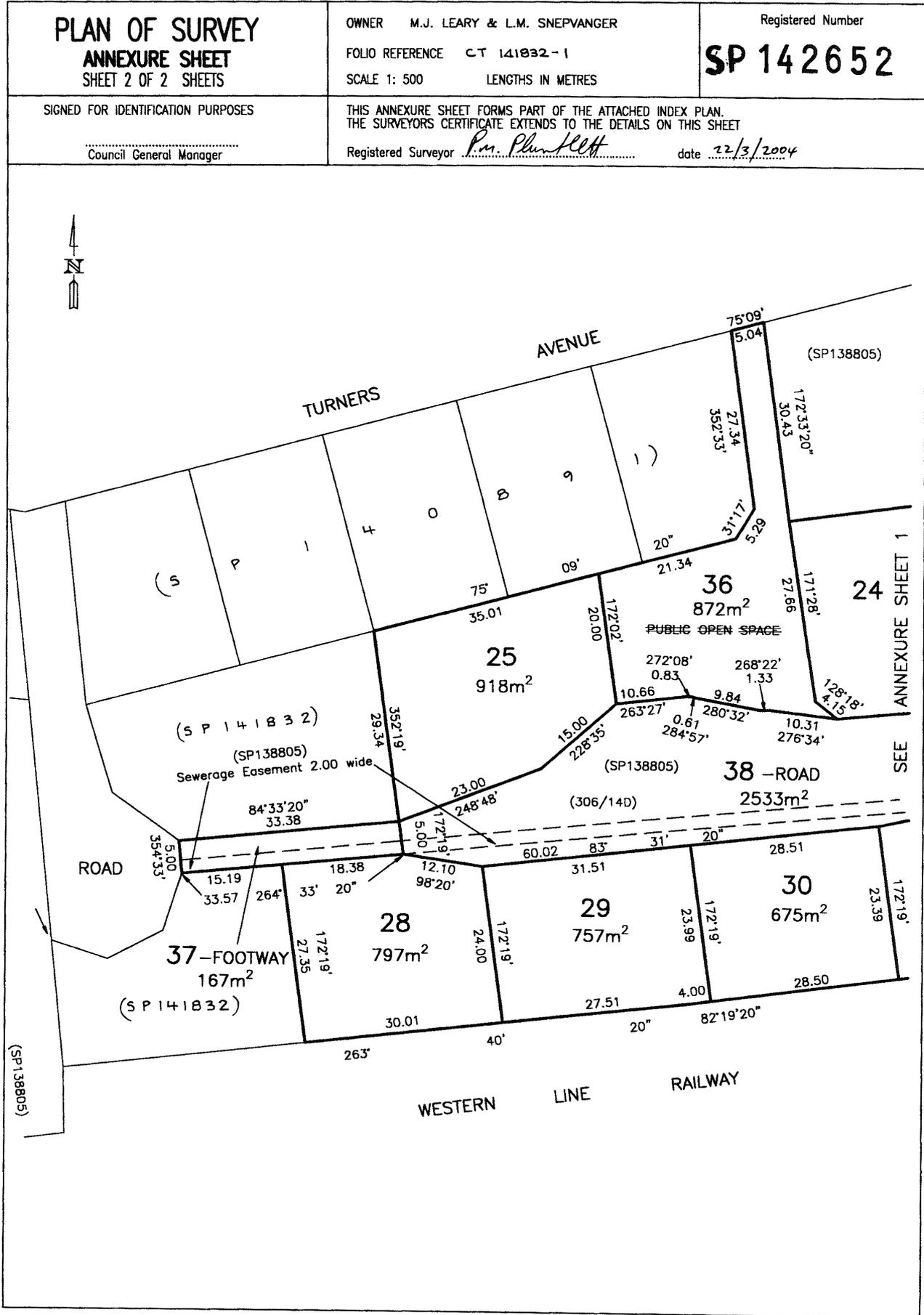


E49956: REQUEST TO AMEND SP142652
THE NOTATION 'PUBLIC OPEN SPACE' IS HEREBY DELETED BY ME
PURSUANT TO SECTION 103 OF THE LOCAL GOVERNMENT
(BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993

Alice Kawa
RECORDER OF TITLES

15 JUN 2016
DATE





SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 142652

PAGE 1 OF 5 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

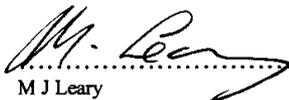
Easements

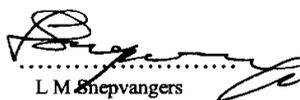
Lots 37 & 38 on the Plan (*being formerly part of Lot 4 on Sealed Plan No 138805*) are each subject to a right in favour of the Central Coast Council ("the Council") to drain sewerage along and under the strip of land marked "SEWERAGE EASEMENT 2.00 WIDE" on the Plan and in conjunction with the exercise of that right the Council shall have the powers set out in the statutory definition of a drainage easement in Schedule 8 of the Conveyancing and Law of Property Act 1884, this right having been first set out in Sealed Plan No 138805.

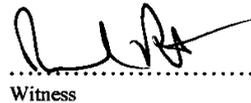
Covenants

Each lot on the plan which formerly comprised part of Lot 1 on Sealed Plan No. 140891 is affected by the restrictive covenants created by Sealed Plan No. 140891 to observe the following stipulations; namely:

- 1. Not to construct on such lot any building which has been previously constructed on other land and relocated to such lot, either in whole or in separate components.
- 2. Not to use roofing material on any building constructed on such lot other than colorbond, zinc alume or similar material, whether metallic or otherwise; but roof tiles of any description shall not be used.
- 3. Not to construct any fence on such lot using colorbond fencing material, other than as capping on a lap and cap style wooden fence.
- 4. Not to erect on such lot:-
 - a) any style of clothesline other than of a retractable design, nor
 - b) any such clothesline which is not screened from a public place in a manner which minimises visibility.


M J Leary


L M Snepvangers


Witness

.....
M J LEARY SOLE DIRECTOR

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: M J LEARY & L M SNEPVANGERS FOLIO REF: C/T 141832/1 SOLICITOR & REFERENCE: LEON WOOTTON & LEVIS STACE & COOPER	PLAN SEALED BY:  DATE: 16/11/04 SUB 2002 30 REF NO.  Council Delegate
--	---

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 142652</p>
<p>SUBDIVIDER: M J LEARY & L M SNEPVANGERS</p> <p>FOLIO REFERENCE: C/T 141832/1</p>	

5. Not to
- a) undertake on such lot any activity, which promotes the spread of noxious weeds, including, but not limited to, gorse, boneseed, cotoneaster, mirrorbush, blackberry and cape weed, nor
 - b) fail to take all reasonable steps to control and/or minimise the spread of these weeds on such lot.

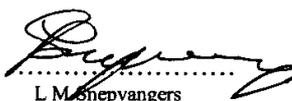
Except in relation to stipulation number 5 above and regardless of anything contained or implied in the other stipulations the Vendors reserve the right to sell, lease or otherwise deal with any lot on the Plan, either subject to those stipulations, or not, and subject to any waiver, modification, alteration, amendment or full release from them as the Vendors, in their absolute discretion, think fit and that the exercise of this right by the Vendors in relation to any lot shall not release the owner of any other lot from any of those stipulations, or give to the owner of any such lot any right of action against the Vendors or any other person or persons.

Each lot on the plan which formerly comprised part of Lot 1 on Sealed Plan No. 141832 is affected by the restrictive covenants created by Sealed Plan No. 141832 to observe the following stipulations; namely:

1. Not to construct on such lot any building which has been previously constructed on other land and relocated to such lot, either in whole or in separate components.
2. Not to use roofing material on any building constructed on such lot other than colorbond, zinc alume or similar material, whether metallic or otherwise; but roof tiles of any description shall not be used.
3. Not to construct any fence on such lot using colorbond fencing material, other than as capping on a lap and cap style wooden fence.
4. Not to erect on such lot:-
 - (a) any style of clothesline other than of a retractable design, nor
 - (b) any such clothesline which is not screened from a public place in a manner which minimises visibility.
5. Not to
 - a) undertake on such lot any activity, which promotes the spread of noxious weeds, including, but not limited to, gorse, boneseed, cotoneaster, mirrorbush, blackberry and cape weed, nor
 - b) fail to take all reasonable steps to control and/or minimise the spread of these weeds on such lot.

Except in relation to stipulation number 5 above and regardless of anything contained or implied in the other stipulations the Vendors reserve the right to sell, lease or otherwise deal with any lot on the Plan, either subject to those stipulations, or not, and subject to any waiver, modification, alteration, amendment or full release from them as the Vendors, in their absolute discretion, think fit and that the exercise of this right by the Vendors in relation to any lot shall not release the owner of any other lot from any of those stipulations, or give to the owner of any such lot any right of action against the Vendors or any other person or persons.


M J Leary


L M Snepvangers


Witness


M J LEARY SOLE DIRECTOR

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 142652</p>
<p>SUBDIVIDER: M J LEARY & L M SNEPVANGERS FOLIO REFERENCE: C/T 141832/1</p>	

Each lot on the Plan (each of which formerly comprised part of Lot 4 on Sealed Plan No 138805 is affected by the restrictive covenants, which are set out in Sealed Plan No 138805 as follows:-

“The owners of Lots 2 and 4 on the Plan covenant with the owner for the time being of each and every other lot on the Plan to the intent that the burden of this covenant may run with and bind the covenantor’s lot and every part of that lot and that the benefit of the covenant will be annexed to and devolve with each and every part of every other lot on the Plan to observe the following stipulations, namely:

1. Not to undertake any development within the areas marked ABCDE on Lot 2 and FGHIJ on Lot 4 on the Plan other than that relating to approved vegetation management,
2. Not to remove from, damage, poison or otherwise destroy any healthy trees or understorey vegetation on the land contained within Lots 2 and 4 on the Plan, and
3. Not to burn any fallen trees, tree limbs, debris or any other matter in open land areas on the land comprised in Lots 2 and 4 on the Plan.

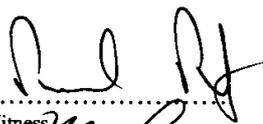
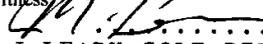
unless the prior written consent of the Central Coast Council is obtained by the owner of the lot.”

The owner of each lot on the Plan covenants with **MICHAEL JOSEPH LEARY and LOUISE MARGARET SNEPVANGERS** (“ the Vendors”) and the owner for the time being of each and every other lot on the Plan to the intent that the burden of this covenant may run with and bind the covenantor’s lot and every part of that lot and that the benefit of the covenant will be annexed to and devolve with each and every part of every other lot on the Plan, to observe the following stipulations; namely:

1. Not to construct on such lot any building which has been previously constructed on other land and relocated to such lot, either in whole or in separate components.
2. Not to use roofing material on any building constructed on such lot other than colorbond, zinc alume or similar material, whether metallic or otherwise; but roof tiles of any description shall not be used.
3. Not to construct any fence on such lot using colorbond fencing material, other than as capping on a lap and cap style wooden fence.
4. Not to erect on such lot:-
5. any style of clothesline other than of a retractable design, nor
6. any such clothesline which is not screened from a public place in a manner which minimises visibility.
7. Not to
 - a) undertake on such lot any activity, which promotes the spread of noxious weeds, including, but not limited to, gorse, boneseed, cotoneaster, mirrorbush, blackberry and cape weed, nor
 - b) fail to take all reasonable steps to control and/or minimise the spread of these weeds on such lot.


M J Leary


L M Snepvangers


Witness

M J LEARY SOLE DIRECTOR

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 142652
SUBDIVIDER: M J LEARY & L M SNEPVANGERS FOLIO REFERENCE: C/T 141832/1	

Except in relation to stipulation number 5 above and regardless of anything contained or implied in the other stipulations the Vendors reserve the right to sell, lease or otherwise deal with any lot on the Plan, either subject to those stipulations, or not, and subject to any waiver, modification, alteration, amendment or full release from them as the Vendors, in their absolute discretion, think fit and that the exercise of this right by the Vendors in relation to any lot shall not release the owner of any other lot from any of those stipulations, or give to the owner of any such lot any right of action against the Vendors or any other person or persons.

The owners of Lots 21, 22, 23, 24, 25, 28, 29, 30, 31 and 32 on the Plan covenant with the Vendors and the owner for the time being of each and every other lot on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part of that lot and that the benefit of the covenant will be annexed to and devolve with each and every part of every other lot on the Plan, to observe the following stipulations; namely:

1. Not to divide any such lot on the Plan by a strata plan, as that term is referred to in the Strata Titles Act 1998, as amended from time to time.

Regardless of anything contained or implied in the above stipulation the Vendors reserve the right to sell, lease or otherwise deal with any lot on the Plan, either subject to that stipulation, or not, and subject to any waiver, modification, alteration, amendment or full release from that stipulation as the Vendors, in their absolute discretion, think fit and that the exercise of this right by the Vendors in relation to any lot shall not release the owner of any other lot from any of those stipulations, or give to the owner of any such lot any right of action against the Vendors or any other person or persons.

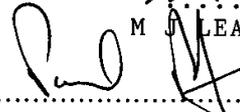
The owners of Lots 21, 22, 23, 24, 28 30 and 32 on the Plan covenant with the Vendors and the owner for the time being of each and every other lot on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part of that lot and that the benefit of the covenant will be annexed to and devolve with each and every part of every other lot on the Plan, to observe the following stipulations; namely:

1. Not to divide any such lot on the Plan by a plan, for the purpose of a Cluster House development, as that term is defined in the Central Coast S46 Planning Scheme No. 1 of 1993, as amended from time to time.

Regardless of anything contained or implied in the above stipulation the Vendors reserve the right to sell, lease or otherwise deal with any lot on the Plan, either subject to that stipulation, or not, and subject to any waiver, modification, alteration, amendment or full release from that stipulation as the Vendors, in their absolute discretion, think fit and that the exercise of this right by the Vendors in relation to any lot shall not release the owner of any other lot from any of those stipulations, or give to the owner of any such lot any right of action against the Vendors or any other person or persons.


M J Leary


L M Snepvangers


M J LEARY SOLE DIRECTOR

Witness

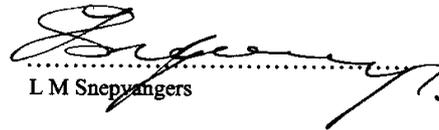
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

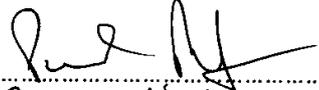
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 142652
SUBDIVIDER: M J LEARY & L M SNEPVANGERS FOLIO REFERENCE: C/T 141832/1	

Fencing Covenant

The owner of each lot on the Plan covenants with the Vendors that the Vendors will not be required to fence, or contribute to the maintenance of any fence bounding any lot on the Plan.

SIGNED by **MICHAEL JOSEPH LEARY**)
 & **LOUISE MARGARET SNEPVANGERS**)
 being registered proprietors of the land)
 comprised in folio of the Register)
 Volume 141832 Folio 1 in the presence of:)


 M J Leary

 L M Snepvangers

Witness
 Signature: 
 Name: Paul Ridley
 Occupation: Cardiologist
 Address: 26 Turners Ave
Turners Beach
Tas. 7315

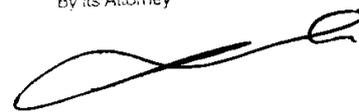
Signed for and on behalf of LEARY CRAMOND ENTERPRISES PTY LTD (ABN 56 104 616 355) by authority of its Director in accordance with Section 127 of the Corporations Law


 M J LEARY SOLE DIRECTOR

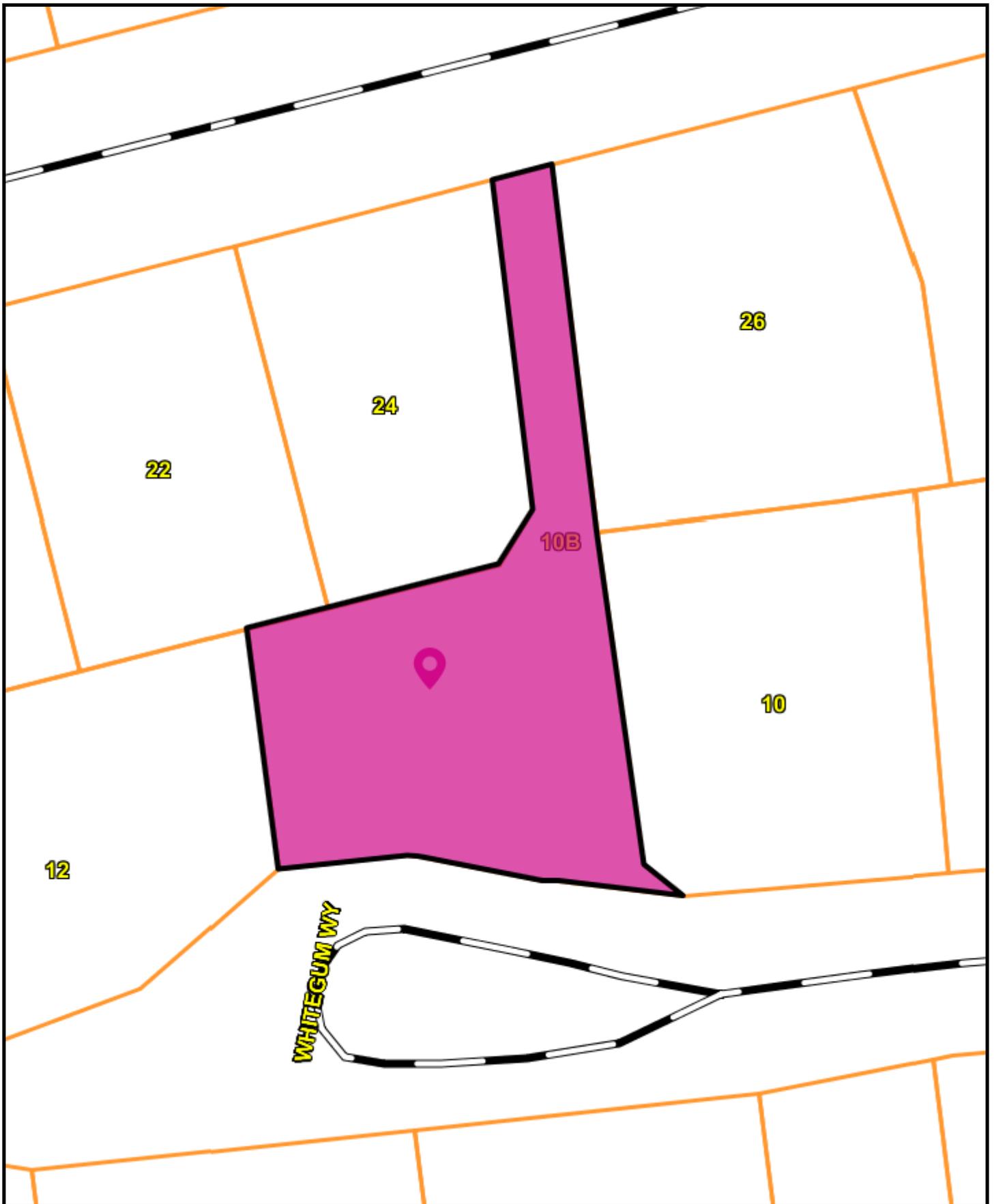
THE CONSENT OF THE ANZ BANK AS MORTGAGEE
 UNDER MORTGAGE NO. **C563726**
 IS HEREBY ENDORSED

THE CONSENT OF THE ANZ BANK AS
 MORTGAGEE UNDER MORTGAGE NO. C608655
 IS HEREBY ENDORSED

RECITED BY
 AUSTRALIA AND NEW ZEALAND
 BANKING GROUP LIMITED by BEING
 Signed by its Attorney
STEPHEN NOEL MILLER
 who hereby certifies that
 he has received no notice
 of revocation of POWER
 OF ATTORNEY NO. 667581
 under which this instrument
 (signed) in the presence of:
ALLAN BATCHELOR
 Solicitor, 40 Elizabeth Street, Hobart



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



10 m



**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

Scale = 1 :
427.140



12-Nov-2018

Important

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD84/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA84 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.
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**10B WHITEGUM WAY,
TURNERS BEACH
DA2018135**



Planning Compliance Report

Monday, 12 November 2018

Addressing Planning Scheme

Central Coast Council Interim Planning Scheme 2013

Proposed

New Dwelling at 10b Whitegum Way, Turners Beach, TAS. 7315

Client

Bridget & Nic Leary

Zone: 12.0 Low Density Residential

Planning Overlay: 105.SAP.TNB (650M2 min Area)

Introduction

This report aims to demonstrate compliance with relevant planning standards for a proposed [New Dwelling at 10b Whitegum Way, Turners Beach, TAS. 7315](#). The report aims to take into consideration the intent, values and objectives of the Central Coast Council Interim Planning Scheme 2013, with amendments, and address all scheme standards applicable to this development. This report is based on proposed development works to be carried out, completed and maintained by the applicant & owner. The proposed development relies on Performance Criteria to satisfy relevant planning standards and is to be read in conjunction with drawings submitted for the development.

Development Details

The proposed development comprises the construction of [New Dwelling at 10b Whitegum Way, Turners Beach, TAS. 7315](#)

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Garage	49.39 m ²	5.31
Lower Floor Plan	76.33 m ²	8.21
Patio / Alfresco	37.21 m ²	4.00
Porch	4.99 m ²	0.54
Side Enrty	6.94 m ²	0.75
Upper Floor Plan	197.94 m ²	21.28
	372.79 m ²	40.08

Site areas	
Name	Area
Site	873.07 m ²
	873.07 m ²

Use Class: Residential

Applicable Planning Standards & Codes

The following zone standards and codes of the [Central Coast Council Interim Planning Scheme 2013](#) are applicable to the proposed development:

[12.4.3 Location and configuration of development](#)

[F4.7.1 Building Height](#)

All Zone standards & codes that are not applicable (N/A) or are compliant with the acceptable solutions have not been listed.

Interim Planning Scheme Considerations

PART D ZONES

12.4.3 Location and configuration of development

<p>Objective The location and configuration of development is to – (a) be consistent with land capability; (b) provide a consistent separation between the development area on adjacent sites and between development and a road; (c) provide consistency in the apparent scale, bulk, massing, and proportion of adjacent buildings; (d) provide sufficient site area for open space, utilities, and vehicle parking; (e) provide for the facade of a residential building to remain the dominant architectural element in the streetscape; and (f) separate adjacent buildings to provide reasonable opportunity for daylight and sunlight to habitable rooms and to private open space areas; and</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The wall of a building must be setback from a frontage –</p> <p>(a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or (c) not less than and not more than the setbacks for any existing building on each of the immediate adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan; or (f) if the site abuts a road shown in the Table to this Clause, the setback specified for that road.</p>	<p>P1</p> <p>The setback of a wall of a building from a frontage must be –</p> <p>(a) consistent with the streetscape; and (b) required by a constraint imposed by – (i) size and shape of the site; (ii) orientation and topography of land; (iii) arrangements for a water supply and for the drainage and disposal of sewage and stormwater; (iv) arrangements for vehicular or pedestrian access; (v) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme; (vi) a utility; or (vii) any lawful and binding requirement – a. by the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or b. an interest protected at law by an easement or other regulation</p>

Response:

The setback from the primary frontage is 3000 which is less than the acceptable solutions. However, the frontage setback is consistent with the streetscape & is not less than the setbacks of the existing dwellings on each of the immediate adjoining sites at 20 White Gum Way & 10 White Gum Way (refer site plan)

Acceptable Solutions	Performance Criteria
<p>A2</p> <p>All buildings must be contained within a building envelope determined by-</p> <p>(a) the applicable frontage setback;</p> <p>(b) if the site is in a locality shown in the Table to this Clause, not less than the setback distance specific from the feature specified;</p> <p>(c) projecting a line at an angle of 45o 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 wall height is not more than 3.0m; and –</p> <p>a. built against an existing wall of an adjoining building; or</p> <p>b. the wall or walls -</p> <p>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</p> <p>ii. there is no door or window in the wall of the building; and</p> <p>iii. overshadowing does not result in -</p> <p>a. less than 2 hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling between 9.00am and 3.00pm on 21st June; or</p> <p>b. a further reduction in continuous sunlight to a required minimum private open space area in an adjacent dwelling if already less than 2 hours between 9.00am and 3.00pm on 21st June; or</p> <p>(d) in accordance with any building envelope shown on a sealed plan</p>	<p>P2</p> <p>Building height and location of a building in relation to a frontage and site boundaries must -</p> <p>(a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling;</p> <p>(b) minimise the apparent scale, bulk, massing and proportion relative to any adjacent building;</p> <p>(c) be consistent with the streetscape;</p> <p>(d) respond to the effect of the slope and orientation of the site; and</p> <p>(e) provide separation between buildings to attenuate impact</p>

Response:

The rear setback of the proposed dwelling is 3500 which is less than the 4000 in the Acceptable Solutions. The reduced setback results in no overshadowing of adjacent dwellings & is consistent with the existing streetscape. The proposed dwelling is only single storey on the rear elevation so the apparent scale, bulk, massing & proportion are consistent with adjacent buildings.

PART E CODES

E1.0 Bushfire Prone Areas Code N/A for planning

E2.0 Airport Impact Management Code N/A

E3.0 Clearing & Conversion of Vegetation Code N/A

E4.0 Change in Ground Level Code (COMPLIANT WITH ACCEPTABLE SOLUTIONS)

E5.0 Local Heritage Code N/A

E6.0 Hazard Management Code N/A

E7.0 Sign Code N/A

E8.0 Telecommunications Code N/A

E9.0 Traffic Generating Use & Parking Code N/A

E10.0 Water & Waterways Code N/A

PART F SPECIFIC AREAS PLANS

F4.7.1 Building Height

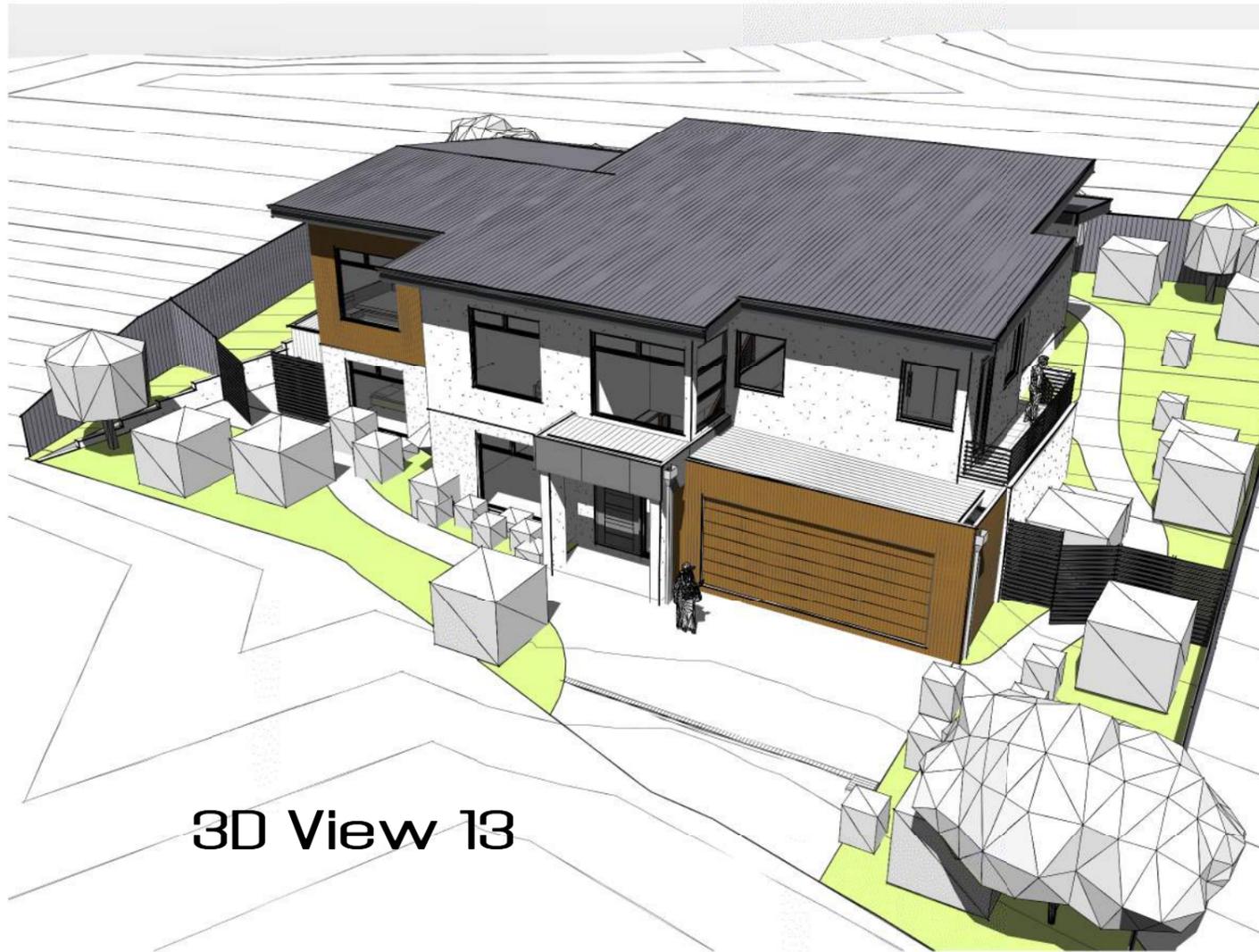
Objective	
Building height - (a) minimises over-shadowing of adjoining sites; (b) protects privacy of adjoining dwellings; and (c) protects view lines	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 5.5m</p>	<p>P1</p> <p>Building height must not be more than 7.5m having regard for -</p> <p>(a) likelihood for overshadowing of a habitable room or an area of private open space in a dwelling on the site or adjacent land if the resultant period of sunlight is less than 3 hours between 9.00am and 5.00pm on 21st June;</p> <p>(b) likelihood for direct overlooking from a window in a building with a finished floor level more than 1.0m above natural ground level to a habitable room or private open space area in a dwelling on the site or on adjacent land;</p> <p>(c) relationship between appearance and design characteristics of the buildings and any buildings on adjacent land;</p> <p>(d) apparent building height when viewed from a frontage road and adjacent land in another zone;</p> <p>(e) effect of the slope and orientation of the site and adjacent land on apparent building height;</p> <p>(f) effect and durability of screening to attenuate impact of the building to view from a frontage road or from adjacent land in another zone</p>

Response:

The Proposed Dwelling is 6200 max above natural surface level which exceeds the 5500 maximum building height in the acceptable solution. The height of the dwelling maintains the local character attributes & design characteristics of buildings on adjacent land. Overshadowing of habitable rooms or private open space in dwellings on adjacent land is unaffected by the proposed dwelling between 9:00am & 5:00pm on 21st June. Due to the large side setbacks of 4100 minimum, the likelihood for direct overlooking to a habitable room or private open space is minimal.

Proposed Residence at 10b Whitegum Way, Turners Beach, TAS.7315

for Bridget Leary



3D View 13

Project Details	
Council	Central Coast Council
Zone	12.0 Low Density Residential
Planning Overlay	N/A
PID	2575561
Title Folio	36
Title Volume	142652
Climate Zone	7
WIND SPEED	N-
SOIL CLASS	CLASS -
STAR RATING	-
BAL Rating	N/A
Corrosive Environment	N/A

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Garage	49.39 m ²	5.31
Lower Floor Plan	76.33 m ²	8.21
Patio / Alfresco	37.21 m ²	4.00
Porch	4.99 m ²	0.54
Side Enrty	6.94 m ²	0.75
Upper Floor Plan	197.94 m ²	21.28
	372.79 m ²	40.08

Drawing List	
Sheet Number	Sheet Name
1	Cover Page
2	Govt Infrastructure Details
3	Site Plan
4	Site/ Drainage Plan
5	Floor Plan
6	Lower Floor Plan
7	Elevations (sheet 1)
8	Elevations (sheet 2)
9	3D Views
10	3D Views 2
11	Retaining Wall Elevation

Site areas	
Name	Area
Site	873.07 m ²
	873.07 m ²

Planning App2 A3

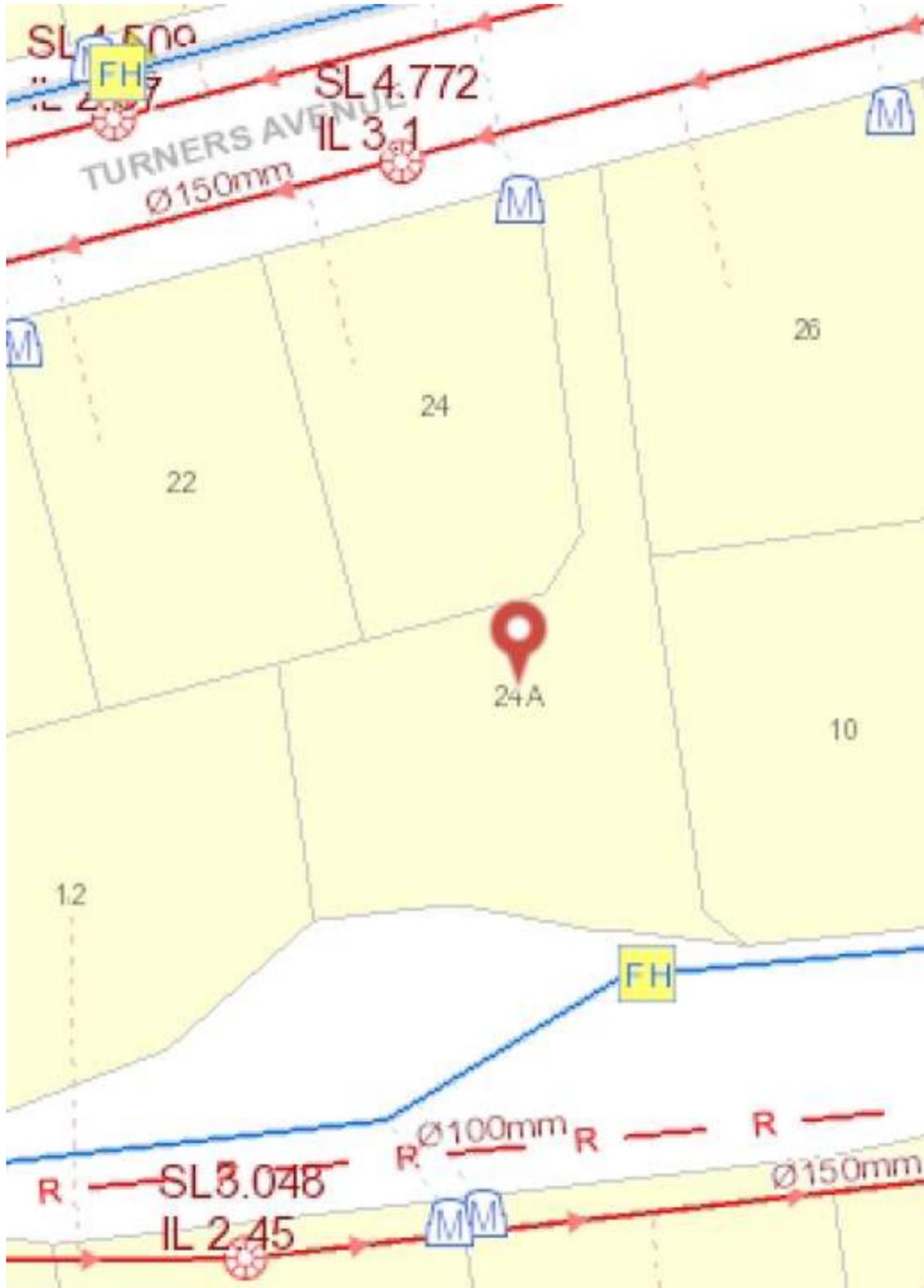
No.	Date	Description
5	07.11.18	Planning App 2
4	19.10.18	Planning Approval
3	04.10.18	Concept # 3
2	02.10.18	Concept # 2
1	27.09.18	Concept # 1

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Scale :
Starting Date : 13.09.18
Plot Date : 12/11/2018
11:35:45 AM

Project No. Drawing No.
030918 1 / 11

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



10 m

Scale = 1 : 500



Central Coast Council
 Drafted: [Name]
 Checked: [Name]
 Approved: [Name]
 Date: 17-Oct-2018



17-Oct-2018



170 Abbott Street
 Launceston TAS 7250.
 Newstead.
 M : 0411 294 351
 E : leigh@adamsbuildingdesign.com.au
 www.adamsbuildingdesign.com.au
 ABN 71 048 418 121
 acc. # CC886J

Planning App2 (A3)

No.	Date	Description
5	07.11.18	Planning App 2
4	19.10.18	Planning Approval
3	04.10.18	Concept # 3
2	02.10.18	Concept # 2
1	27.09.18	Concept # 1

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Project :
 Proposed Residence at
 10b Whitegum Way,
 Turners Beach, TAS.7315

Client :
 Bridget Leary

Drawing Title :
 Govt Infrastructure
 Details

Scale :
 Starting Date : 13.09.18

Plot Date :
 12/11/2018
 11:35:45 AM

Project No. 030918
Drawing No. 2 / 11

NOTES:
REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

170 Abbott Street
Launceston TAS 7250.
Newstead.
M: 0411 294 351
E: leigh@adamsbuildingdesign.com.au
www.adamsbuildingdesign.com.au
ABN 71 048 418 121
acc. # CC886J

Planning App2 (A3)

No.	Date	Description
5	07.11.18	Planning App 2
4	19.10.18	Planning Approval
3	04.10.18	Concept # 3
2	02.10.18	Concept # 2
1	27.09.18	Concept # 1

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Project :
Proposed Residence at
10b Whitegum Way,
Turners Beach, TAS.7315

Client :
Bridget Leary

Drawing Title :
Site/ Drainage Plan

Scale : 1 : 200

Starting Date : 13.09.18

Plot Date : 12/11/2018
11:35:48 AM

Project No. Drawing No.
030918 4 / 11

21 Turners Ave.
Neighbour

24 Turners Ave.
Neighbour

26 Turners Ave.
Neighbour

20 Whitegum Way
Neighbour

10b Whitegum Way

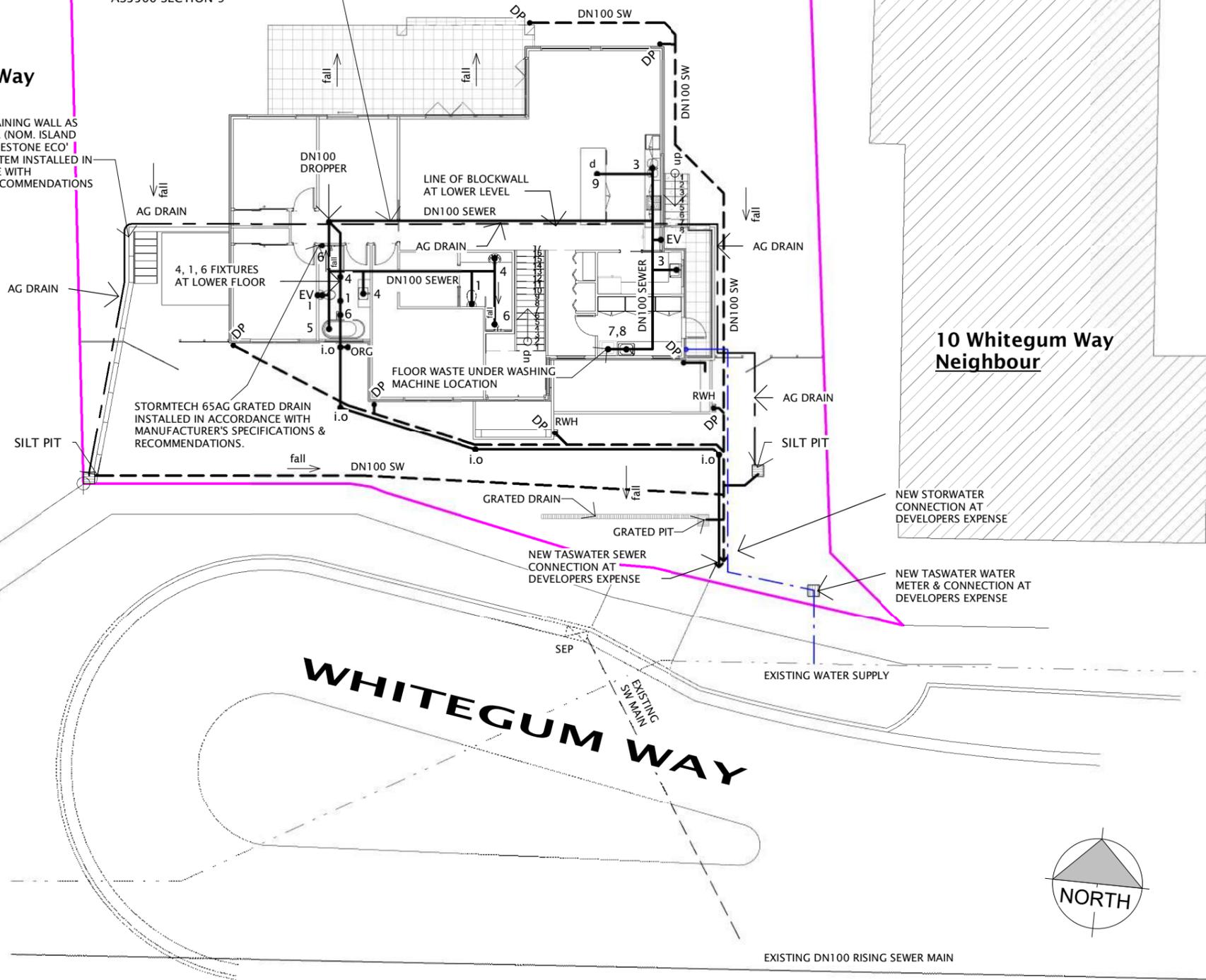
10 Whitegum Way
Neighbour

PLUMBING NOTES

- All plumbing work to comply with AS 3500 parts 1,2,3 & 4 and the Local Council plumbing regulations.
- Hot water from the HWC is to be tempered to 50°C.
- Hot & cold reticulation lines to be DN20 with DN15 branches to individual fixtures.
- Drain all surface water away from footings in accordance with BCA part 3.1.2.3.
- The building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
- Installation of ORG is to comply with AS3500 part 2 clauses 4.6.6.6 (minimum height below lowest fixture = 150mm) & 4.6.6.7 (Minimum height above surrounding ground finished surface level = 75mm)
- New Sewer = DN100 pvc @ 1:60 falls min.
- New Stormwater = DN100 pvc @ 1:100 falls min.(UNLESS NOTED OTHERWISE)
- Grated drains to be installed via a gas sealed pit.
- STANDARD DRAIN SIZES
TROUGH: DN50
SINK: DN50
WC: DN100
STORMWATER: DN100
- WATER PIPE SIZES
COLD WATER: DN 20 WITH DN16 BRANCHES
HOT WATER: DN 20 WITH DN 16 BRANCHES
- HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:
BATH BASIN & SHOWER: 50deg C
KITCHEN SINK & LAUNDRY: 60deg C
- ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION AND TASWATER'S SUPPLEMENTS TO THESE CODES.

1400 HIGH MAX RETAINING WALL AS SELECTED BY OWNER. (NOM. ISLAND BLOCK & PAVING 'FREESTONE ECO' RETAINING WALL SYSTEM INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & SPECIFICATIONS)

ALL DRAINS SECURED UNDER FLOOR FRAMING @ 1200 CRS MAX IN ACCORDANCE WITH AS3500 SECTION 9



PLUMBING LEGEND

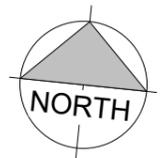
- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING WATER
- NEW STORMWATER
- NEW DOWNPIPE S/W
- NEW SEWER
- NEW WATER
- NEW AG DRAIN

PLUMBING LEGEND

- WC
 - URINAL
 - KITCHEN SINK
 - BASIN / VANITY
 - BATH
 - SHOWER
 - WASH TROUGH
 - WASHING MACHINE
 - DISHWASHER
- I.O. - INSPECTION OUTLET
ORG - OVERFLOW RELEIF GULLY
DP - DOWNPIPE
EV - DN50 VENT TO AIR
M - WATER METER

Site/ Drainage Plan

1:200



NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Garage	49.39 m ²	5.31
Lower Floor Plan	76.33 m ²	8.21
Patio / Alfresco	37.21 m ²	4.00
Porch	4.99 m ²	0.54
Side Entry	6.94 m ²	0.75
Upper Floor Plan	197.94 m ²	21.28
	372.79 m ²	40.08



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www.adamsbuildingdesign.com.au
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acc. # CC886J

Planning App2 (A3)

No.	Date	Description
5	07.11.18	Planning App 2
4	19.10.18	Planning Approval
3	04.10.18	Concept # 3
2	02.10.18	Concept # 2
1	27.09.18	Concept # 1

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Project :
Proposed Residence at
10b Whitgum Way,
Turners Beach, TAS.7315

Client :
Bridget Leary

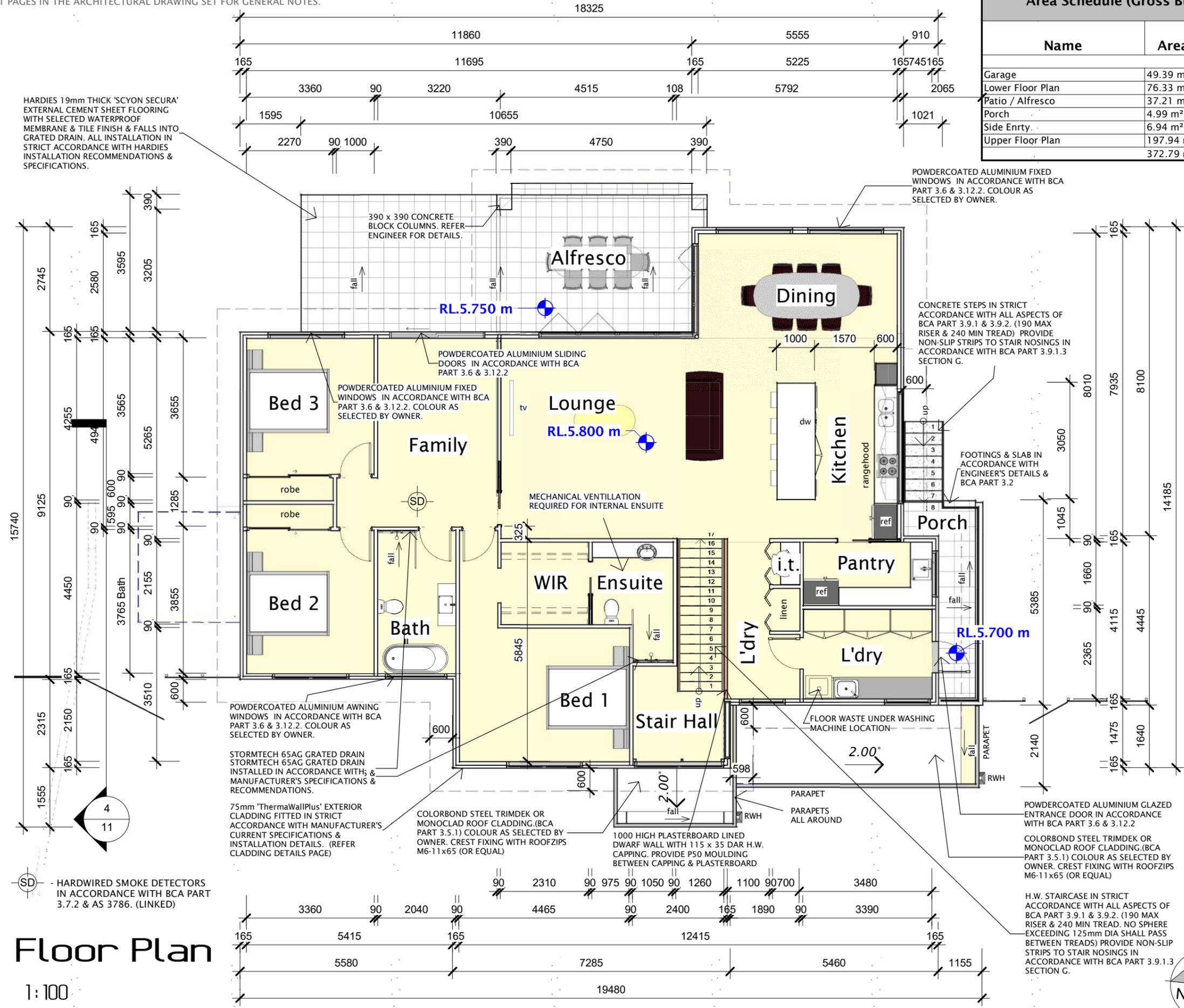
Drawing Title :
Floor Plan

Scale : 1 : 100

Starting Date : 13.09.18

Plot Date : 12/11/2018
11:35:50 AM

Project No. Drawing No.
030918 5 / 11



Floor Plan
1 : 100

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Garage	49.39 m ²	5.31
Lower Floor Plan	76.33 m ²	8.21
Patio / Alfresco	37.21 m ²	4.00
Porch	4.99 m ²	0.54
Side Entry	6.94 m ²	0.75
Upper Floor Plan	197.94 m ²	21.28
	372.79 m ²	40.08



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1	27.09.18	Concept # 1

No.	Date	Description
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Project :
Proposed Residence at
10b Whitgum Way,
Turners Beach, TAS.7315

Client :
Bridget Leary

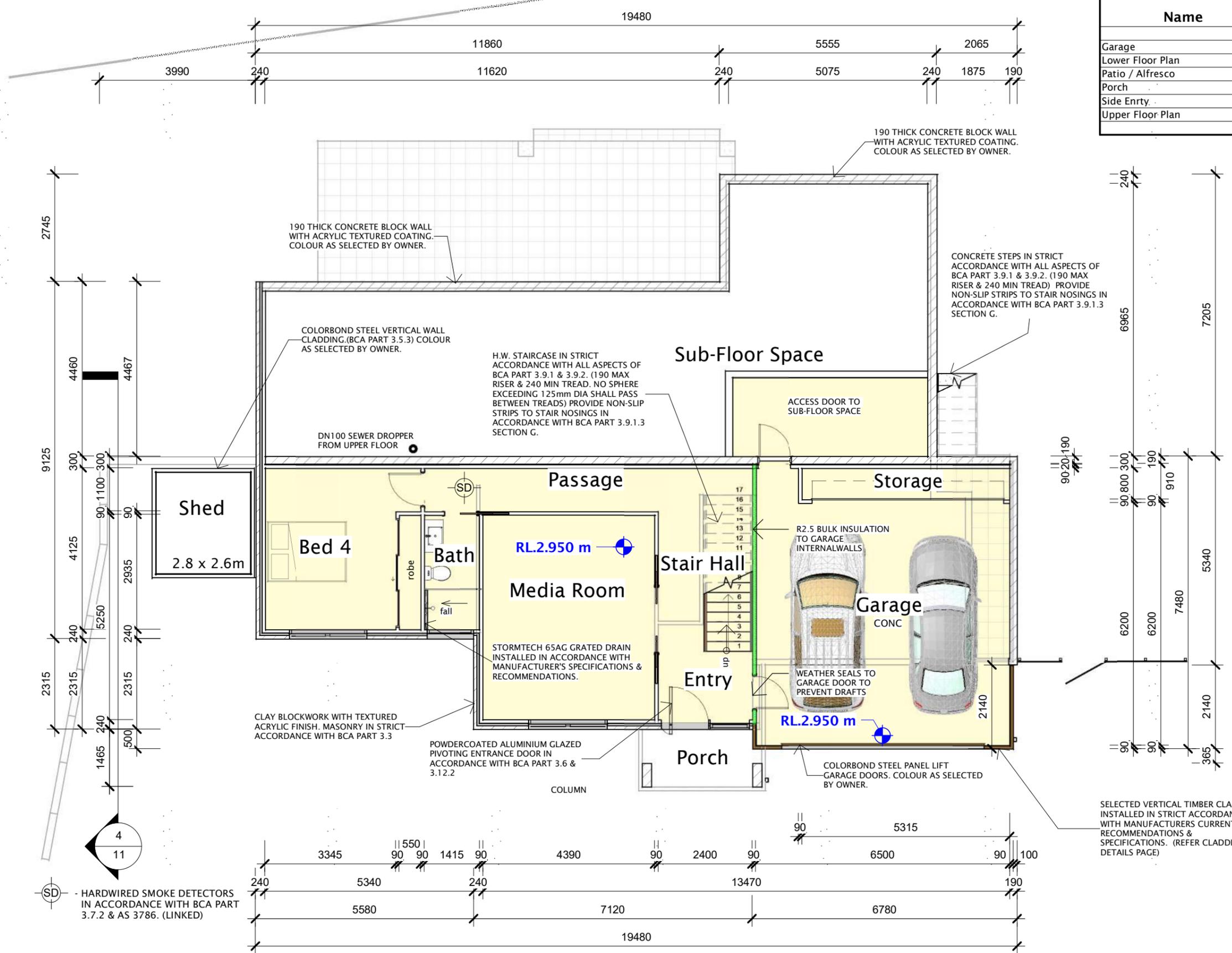
Drawing Title :
Lower Floor Plan

Scale : 1 : 100

Starting Date : 13.09.18

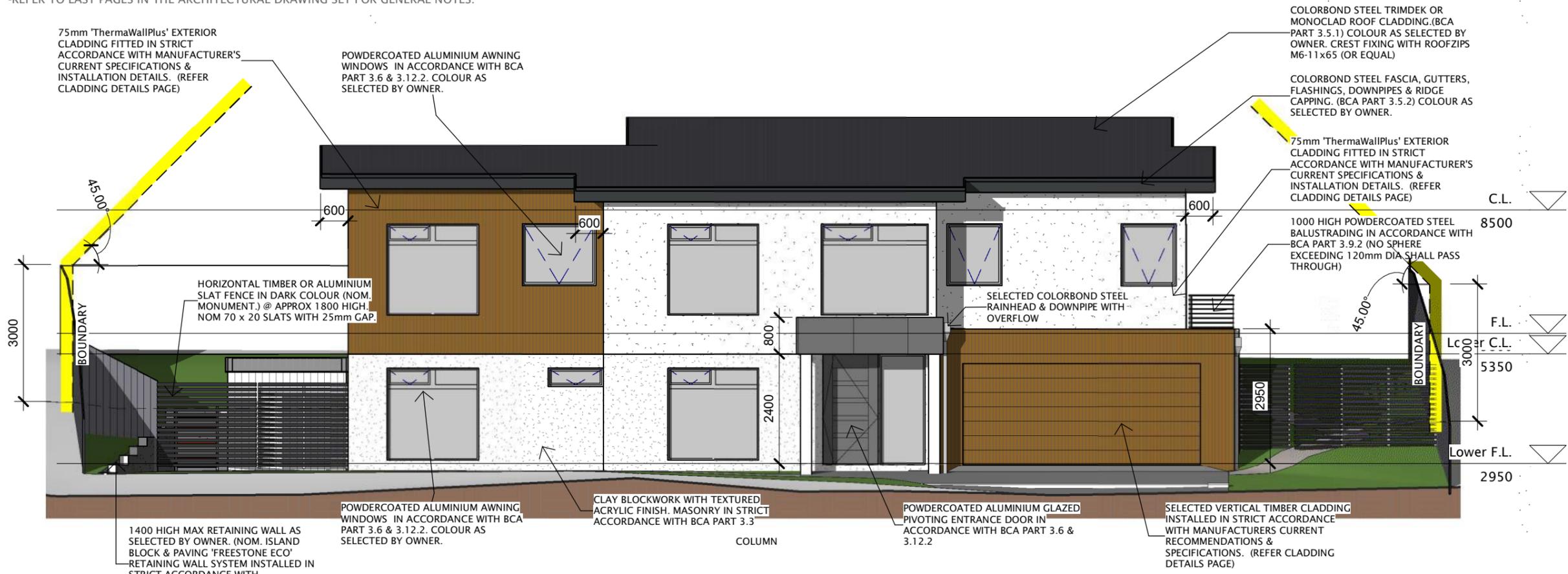
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Project No. Drawing No.
030918 6 / 11



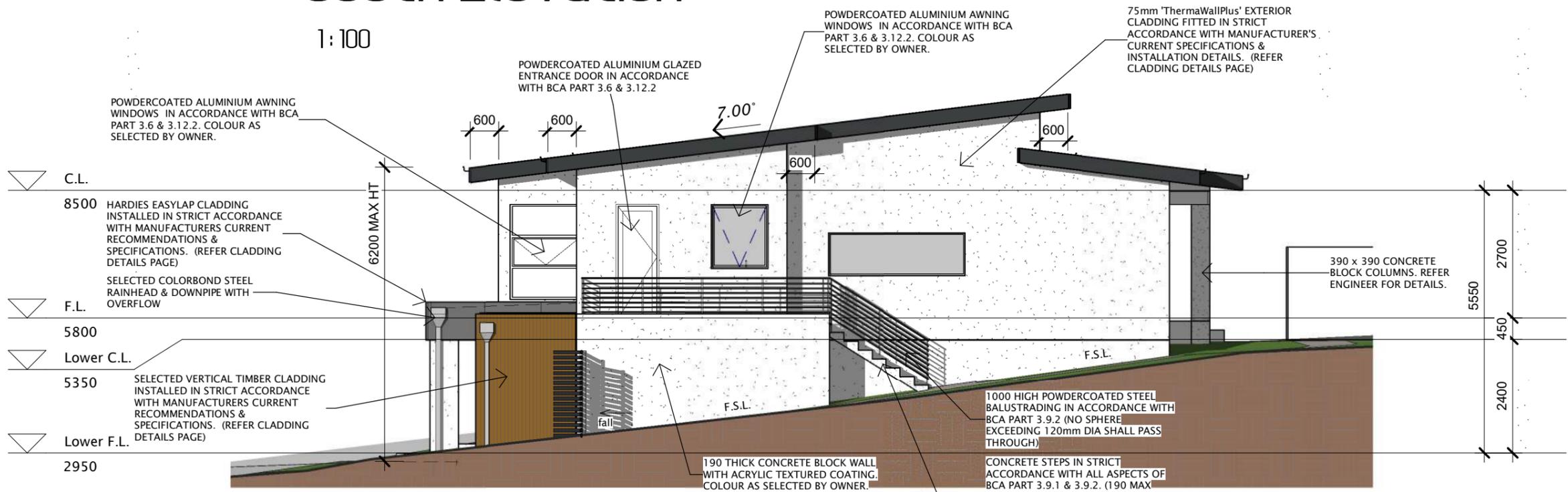
Lower Floor Plan
1:100

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



South Elevation

1:100



East Elevation

1:100



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Planning App2 (A3)

No.	Date	Description
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Project :
Proposed Residence at
10b Whitgum Way,
Turners Beach, TAS.7315

Client :
Bridget Leary

Drawing Title :
Elevations (sheet 1)

Scale : 1 : 100

Starting Date : 13.09.18

Plot Date : 12/11/2018
11:35:55 AM

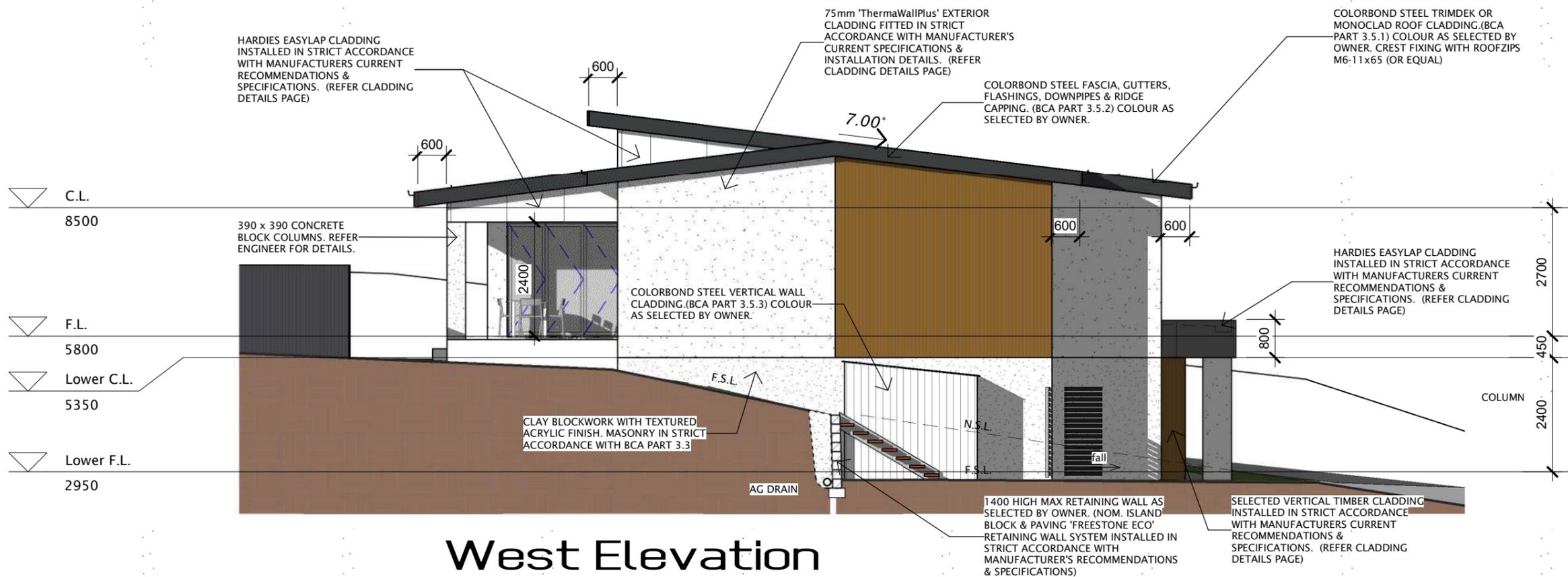
Project No. Drawing No.
030918 7 / 11

NOTES:
REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



North Elevation

1:100



West Elevation

1:100



adams
building design

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Newstead.

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www.adamsbuildingdesign.com.au

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acc. # CC886J

Planning App2 A3

No.	Date	Description
5	07.11.18	Planning App 2
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Project :
Proposed Residence at
10b Whitgum Way,
Turners Beach, TAS.7315

Client :
Bridget Leary

Drawing Title :
Elevations (sheet 2)

Scale : 1 : 100

Starting Date : 13.09.18

Plot Date : 12/11/2018
11:36:01 AM

Project No. Drawing No.

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



3D View 1



3D View 2



3D View 4

NOTE:
GROUND LEVELS INDICATED IN 3D IMAGES
ARE INDICATIVE ONLY & SHOULD NOT
BE RELIED UPON FOR CONSTRUCTION
PURPOSES. REFER SITE, CONTOUR PLAN
& ELEVATIONS FOR TRUE GROUND LEVELS.



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acc. # CC886J

Planning App2 A3

No.	Date	Description
5	07.11.18	Planning App 2
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3	04.10.18	Concept # 3
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1	27.09.18	Concept # 1

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Project :
Proposed Residence at
10b Whitégum Way,
Turners Beach, TAS.7315

Client :
Bridget Leary

Drawing Title :
3D Views

Scale :

Starting Date : 13.09.18

Plot Date : 12/11/2018
11:36:09 AM

Project No. 030918	Drawing No. 9 / 11
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Launceston TAS 7250.
Newstead.
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ABN 71 048 418 121
acc. # CC886J



Planning App2 A3

No.	Date	Description
5	07.11.18	Planning App 2
4	19.10.18	Planning Approval
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2	02.10.18	Concept # 2
1	27.09.18	Concept # 1

No.	Date	Description
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Project :
Proposed Residence at
10b Whitegum Way,
Turners Beach, TAS.7315

Client :
Bridget Leary

Drawing Title :
3D Views 2

Scale :

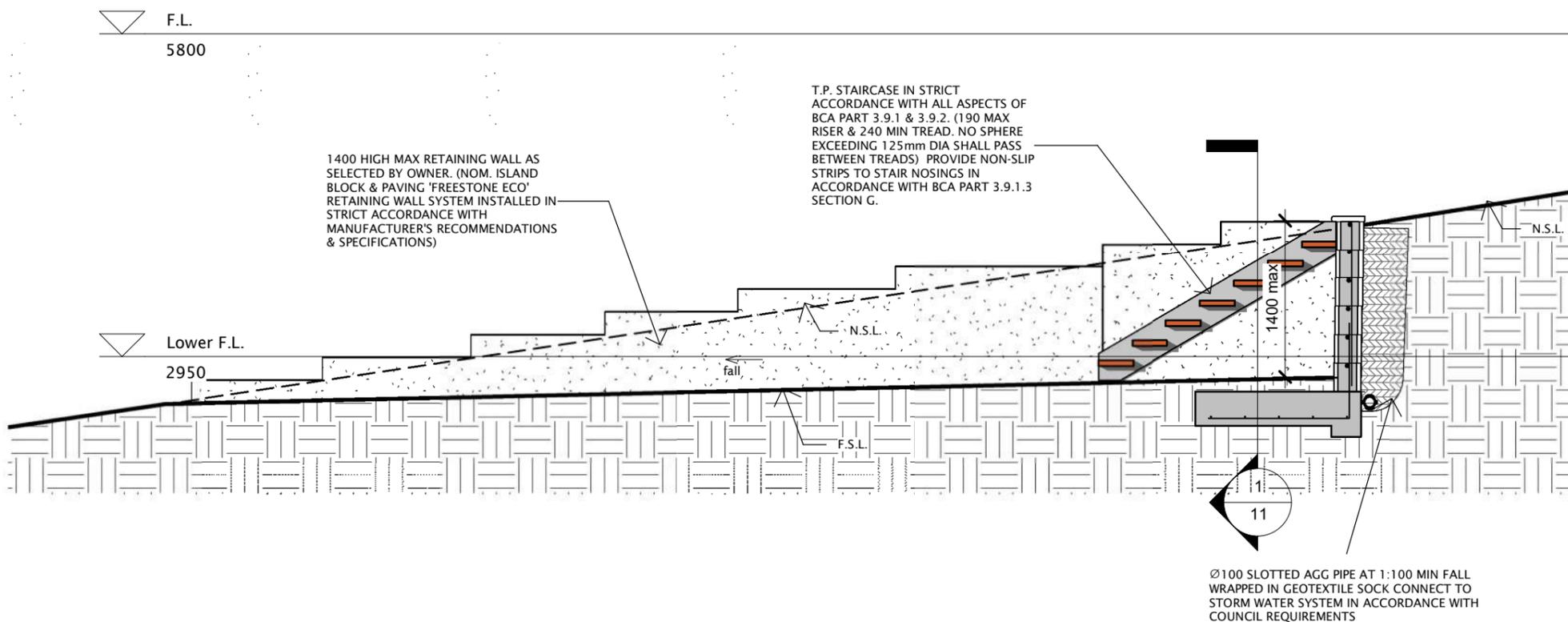
Starting Date : 13.09.18

Plot Date : 12/11/2018
11:36:18 AM

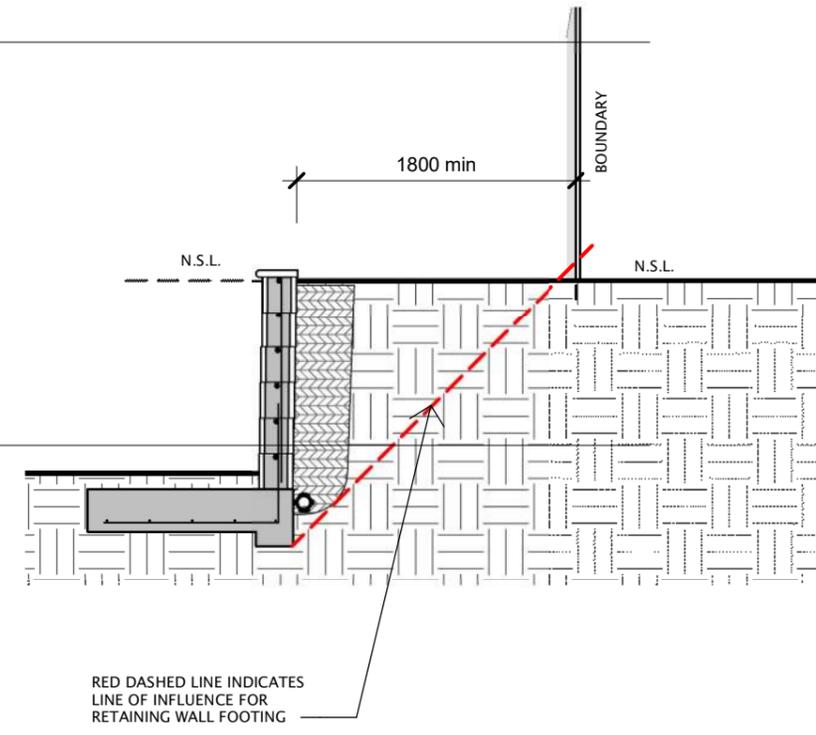
Project No. 030918	Drawing No. 10/11
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NOTE:
GROUND LEVELS INDICATED IN 3D IMAGES
ARE INDICATIVE ONLY & SHOULD NOT
BE RELIED UPON FOR CONSTRUCTION
PURPOSES. REFER SITE, CONTOUR PLAN
& ELEVATIONS FOR TRUE GROUND LEVELS.



Retaining Wall Elevation
1:50



Section 1.
1:50



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Newstead,
Launceston TAS 7250.

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www.adamsbuildingdesign.com.au

ABN 71 048 418 121
acc. # CC886J

Rev.	Date	Description
5	07.11.18	Planning App 2
4	19.10.18	Planning Approval
3	04.10.18	Concept # 3
2	02.10.18	Concept # 2
1	27.09.18	Concept # 1

Project :
Proposed Residence at
10b Whitegum Way,
Turners Beach, TAS.7315

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Drawing Title :
Retaining Wall Elevation

Client :
Bridget Leary

Scale : 1 : 50	Planning App2	
Starting Date : 13.09.18		
Plot Date : 12/11/2018 11:36:19 AM	Project No. 030918	Drawing No. 11/11

Connect with Classifieds

The Advocate

Phone: 1300 363 789
Email: classifieds@theadvocate.com.au



Fairfax Media

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Death Notices

KUNTA

Lynette Maree
The staff and friends of East Devonport Primary School would like to express our love and support to Bruce and family on the passing of a special lady whom we will always have fond memories of.

Funeral Notices

CATLIN

Ronald Clive (Ronnie)
The family and friends of the late Mr Ronnie Catlin are respectfully invited to attend his graveside funeral service, which is to be held at the Burnie Lawn Cemetery, on **FRIDAY November 16, 2018 commencing at 2pm.**



In Memoriam

FRANKCOMBE

Jesse Rex
06.08.1988 - 14.11.2014
Jesse, you are so missed, so loved, so treasured. Time will never heal our broken hearts, until we see you again, sweetheart.
"We are who we are because of you".
Cherished and adored son of Michelle and Doug. Brother and best mate of Kayne, Rachel, Dylan, Joshua and Letisha. Bestest uncle of Kyron, Kelcee, Amali, Ava and Holly. ☹️☹️

Beauty Health and Fitness

MASSAGE. Relax and unwind. Deep tissue and relaxation. Devonport. Michelle 0407 901 125.

Caravans and Motor Homes

WANTED: Cheap caravan. Consider anything. Please phone: 0409 432 257.

To Let & Wanted

LATROBE

2 b.r. Unit, with garage, private courtyard \$240 p.w. Ph. 0418 135 835.

For Lease

WAREHOUSE FOR LEASE, Spreyton

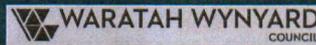
500m², 2 separate offices, all amenities. ☹️ 0419 169 515 for an inspection or more info.

Livestock

Ulverstone Pet Food

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

Local Government



AUSTRALIA DAY AWARDS

Council advises that nominations for organisations or individuals will be received until 5:00 pm on **Friday 14 December 2018** for the following awards:

- **Citizen of the Year** - Persons over the age of 30 years on Australia Day, 2019.
- **Junior Citizen of the Year** - Persons aged 16 to 30 years on Australia Day, 2019.
- **Community Event of the Year**

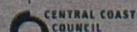
Nomination Forms are available from the Council Offices, on Council's website www.warwyn.tas.gov.au or by telephoning 6443 8320. Nominations should be sent to the General Manager, PO Box 168, Wynyard. A Committee appointed by Council will assess the nominations and announcement of the winners will take place as part of Australia Day celebrations on 26 January 2019.

WARATAH-WYNYARD COUNCIL COMMUNITY ACTIVATION GRANTS & EVENT SPONSORSHIP TO COMMUNITY GROUPS/ORGANISATIONS

Local community groups/organisations are advised that applications for Community Activation Grants and Event Sponsorship in the 2018/2019 financial year, round two, will be received until 5:00 p.m. on **Monday, 31 December 2018**. Application forms and policy guidelines are available on request from the Council Offices at Wynyard and Waratah or may be downloaded from the Council's website at <http://www.warwyn.tas.gov.au> Enquiries may be made by phoning Chantelle French on 6443 8320.

Dated at Wynyard this 14th day of November 2018.
Shane Crawford, General Manager
PO Box 168, WYNYARD 7325
Email: council@warwyn.tas.gov.au
www.warwyn.tas.gov.au

www.warwyn.tas.gov.au



19 King Edward Street
Ulverstone Tasmania 7315
Tel. 03 6429 8800
Fax 03 6425 1224
www.centralcoast.tas.gov.au

APPLICATION FOR PLANNING PERMIT

S.57 Land Use Planning and Approvals Act 1993.

The following application has been received:

• Location: 108 Whitgum Way, Turners Beach
Proposal: Residential (dwelling) - variation to building height
Application No.: DA2018135

The application 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 application (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 classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015. Representations must be made on or before 28 November 2018.

Date of notification: 14 November 2018.

SANDRA AYTON
General Manager

Local Government



KING ISLAND COUNCIL

APPLICATION FOR PLANNING PERMIT

S.57 Land Use Planning Approvals Act 1993

The following application has been received:

Application No: DA 2018/42
Location: Cape Wickham Golf Links, Cape Wickham Road, Wickham (C/T 169267/1)
Proposal: 89 Visitor accommodation villas, clubhouse, conference building, wellbeing centre, staff accommodation and maintenance facility
Discretionary Matter: Reliance on Performance Criteria in the Rural Resource zone and E9 Traffic Generating Use and Parking Code

The application can be viewed at the Council office 10 George Street, Currie during normal business hours or on Council's website www.kingisland.tas.gov.au for a period of 14 days from the date of this notice. During this time, any person may make representation in relation to the proposal in writing addressed to the General Manager, King Island Council, PO Box 147, Currie 7256 or email jkicouncil@kingisland.tas.gov.au
Dated: 14 November 2018

Troy Brice
GENERAL MANAGER

Public Notices



DEVONPORT CITY COUNCIL
137 Rooke Street, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

CANCELLATION - GOVERNANCE FINANCE AND COMMUNITY SERVICES S23 COMMITTEE MEETING

Notice is given that the Governance, Finance and Community Services Committee which was scheduled to be held at the paranape centre, Devonport on Monday 19 November 2018 at 5:30pm has been cancelled.

SPECIAL COUNCIL MEETING

Notice is given that a special meeting of Council will be held on Monday, 19 November 2018 in the Aberdeen Room, Level 2 paranape centre, 137 Rooke Street, Devonport at 5:30pm.

The purpose of the meeting is to note the 2018 election result and Declarations of Office and to consider matters as a Planning Authority.
A copy of the agenda will be available from the paranape centre or can be found on the website from the Friday prior to the meeting.

Paul West
GENERAL MANAGER

BURNIE CITY COUNCIL

Burnie Local Enabling Group Inc. AGM

The Burnie Local Enabling Group Inc. will hold their Annual General Meeting on Wednesday, 28 November 2018 at 4:00pm at Burnie City Council, 80 Wilson Street, Burnie Tasmania 7320.

The following business will be conducted:

- Chair's Report
- Election of Office Bearers
- Change to Rule of Association - where an auditor not required to be appointed should income be below the statutory limit.

Interested members of the public are invited to attend.

Dated: 14 November 2018

Tony Cohen

CHAIR

www.burnie.net



Public Notices

NOTICE FOR CLAIMS



Tasmanian Perpetual Trustees

MARGARET HEATHER WARD late of Eliza Purton Nursing Home, 26 Lakin Street, Ulverstone in Tasmania, Home Duties, Jeweller's Assistant, Widowed, Deceased. Creditors, next of kin and others having claims in respect of the property or estate of the deceased, MARGARET HEATHER WARD who died on 4th day of September 2018 are required by the Executor, TASMANIAN PERPETUAL TRUSTEES LIMITED of Level 2 137 Harrington Street, Hobart in Tasmania, to send particulars to the said Company by the 14th day of December 2018, after which date the Executor may distribute the assets, having regard only to the claims of which it then has notice.

Dated this 14 November 2018
JILL DEZOEI
TRUST ADMINISTRATOR
PH: (03) 6348 1116

www.tasmanianperpetual.com.au
Tasmanian Perpetual Trustees Limited
ABN 92 008 459 839 AFSA Licence 248630
Australian Credit Licence Number 234630
Is a wholly owned subsidiary of
MyState Limited ABN 76 733 023 992

WATER BORES

NO WATER, NO CHARGE
300 gallons per hour
MOORE DRILLING
Ph. 0419 504 789

Wanted to Buy

ADELAIDE EXCHANGE JEWELLERS

Cash buyers of jewellery, coins and bullion will be at Burnie-Beachfront Voyager Motel, 9 North Terrace on Thursday, 15th November, 2018 from 9am-11am (sharp), and Devonport Gateway Inn, 16 Fenton Street on Thursday 15th November from 1pm-4pm. We will be paying mainland CASH prices for jewellery of every description, old, new, antique and modern, diamond or stone set, even broken and scrap items, wedding bands, gold lodge medals, dental and mines gold, 1966 50 cent pieces, all coins, bank notes, war medals and collections from Australia and around the world, gold and silver bars, sovereigns, kruggerands. Don't hold it, bring it in and get some cash!
Ph. 6234 5000, Est. 1984

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Fairfax Media

Annexure 3

CENTRAL COAST COUNCIL

Division

Rec'd 28 NOV 2018

File No

Doc. Id

25/11/2018

THE GENERAL MANAGER; CENTRAL COAST COUNCIL.

I AM WRITING TO YOU IN REGARDS TO BUILDING APPLICATION NO DA2018135.
10B WHITEGUM WAY. TURNERS BEACH.

I WOULD LIKE TO OBJECT TO THIS APPLICATION.

FIRSTLY I HAVE VISITED THE BUILDING DEPARTMENT, AND CAN GET NO INFORMATION. NOBODY SEEMS TO KNOW.

MY MAIN OBJECTION IS THE PUBLIC WALKWAY, I DONT UNDERSTAND HOW THIS CAN BE CHANGED TO RESIDENTIAL.

IT AND THE PUBLIC SPACE WERE PART OF THE SUBDIVISION BEING APPROVED.

IT IS A FREQUENTLY USED FACILITY, PARTICULARLY BY SCHOOL CHILDREN & PARENTS TO ACCESS SCHOOL BUSES, AND MANY OTHER RESIDENTS.

I DONT BELIEVE IT SHOULD EVER BE CHANGED TO ALLOW VEHICLE ACCESS.

THERE SHOULD NEVER BE VEHICULAR TRAFFIC ALLOWED TO ACCESS TURNERS AVENUE. FULL STOP.

THERE NEEDS TO BE BARRIERS INSTALLED TO THIS. THAT SHOULD HAVE BEEN DONE LONG AGO, AS IT IS VERY DANGEROUS.

I DONT UNDERSTAND THE PROCESS HOW THIS CAN BE CONVERTED TO PRIVATE PROPERTY, INCLUDING THE BUILDING SITE.

HOW CAN THE ORIGINAL DEVELOPER HAVE "IT SEEMS," EXCLUSIVE RIGHTS.

I HAVE NEVER SEEN ANY OF THIS PUT ON THE MARKET OR ADVERTISED ALSO THE HEIGHT VARIATION SHOULD STAY AS IS.

THE WHOLE BUSINESS SEEMS TOTALLY WRONG, AS THE PEOPLE WHO HAVE BUILT OR PURCHASED IN THIS AREA, HAVE ALWAYS UNDERSTOOD THAT IT IS PUBLIC SPACE, AND PRESUMABLY NOT BE BUILT ON.

I SUGGEST IT WILL CERTAINLY MAKE A BIG DIFFERENCE TO THE VALUE OF THE SURROUNDING PROPERTIES, PLUS CUTTING OFF THEIR ACCESS.

I THINK THE LOCAL RESIDENTS HAVE BEEN TOTALLY DUPE'D.

IF APPROVED THE ACCESS SHOULD BE OFF WHITEGUM WAY ONLY THE WALKWAY MUST REMAIN.

ACTUALLY THE ORIGINAL DEVELOPER SHOULD GRAVEL IT AS IT WAS APPROVED.

TO SHUT IT OFF FOR THE BENEFIT OF ONE PROPERTY IS TOTALLY DISRESPECTFUL TO ALL OTHERS. THANK YOU

LOOKING FORWARD TO YOUR REPLY

MALCOLM ROBERTSON -
23 TURNERS AVENUE
TURNERS BEACH.

Annexure 4



Aerial view - 10B Whitegum Way, Turners Beach



Access strip to Turners Avenue – part of the land comprising
10B Whitegum Way, Turners Beach



10B Whitegum Way, Turners Beach – view from Whitegum Way



10B Whitegum Way, Turners Beach – looking to the east

Submission to Planning Authority Notice

Council Planning Permit No.	DA2018135	Council notice date	12/11/2018
TasWater details			
TasWater Reference No.	TWDA 2018/01847-CC	Date of response	26 Nov 2018
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	10B WHITEGUM WAY, TURNERS BEACH	Property ID (PID)	2575561
Description of development	New Dwelling (aka 24a Turners Beach)		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	Adams Building Design	Site/Drainage Plan	13.09.18
	TasWater	Infrastructure Plan	26 Nov 2018
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p>			
CONNECTIONS, METERING & BACKFLOW			
<p>1. The development must not be commenced unless and until a sewerage service connection has been installed.</p> <p><i>Advice: There are several options whereby the property can be connected to sewerage infrastructure. Some of these options involve extending TasWater infrastructure across private property which would require a suitable easement to be transferred to TasWater. See the TasWater Infrastructure Plan. TasWater does not provide a consultancy service for this work. Feel free to contact Greg Clausen to discuss further. The purpose for Condition 1 is to ensure that this matter is fully attended to in the first instance.</i></p>			
<p>2. Any removal/supply and installation of water supply or sewerage service connections must be carried out by TasWater at the developer's cost.</p>			
<p>3. Prior to commencing construction of the development, any water connection utilised for construction must have a water meter installed, to the satisfaction of TasWater.</p>			
DEVELOPMENT ASSESSMENT FEES			
<p>4. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:</p> <p style="margin-left: 40px;">a. \$211.63 for development assessment and</p> <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			

Advice

Sewerage Service Connection

For information

General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

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

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

A copy of the GIS is included in email with this notice and should aid in updating of the documentation.

The location of this infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Metering Vacant Lot

TasWater records indicate this property does not have a water meter installed on the connection to the TasWater water supply.

Prior to obtaining Building/Plumbing Approvals from council, the owner should make application to TasWater for the supply & installation of a water meter. TasWater will proceed to install a water meter on the water connection and forward an invoice for \$266.72.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- a meter; and
- installing a meter.

Declaration

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

Authorised by



Jason Taylor

Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
-------	---------	-------	-----------------------------

Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au
------	------------------------------	-----	--



TasWater Infrastructure

- Water Reticulation Main
- R Stormwater Rising Main
- Stormwater Gravity Reticulation Main
- P Sewer Pressure Reticulation Main
- R Sewer Rising Main
- Sewer Gravity Reticulation Main
- Recycled Water Distribution Main

Private Infrastructure

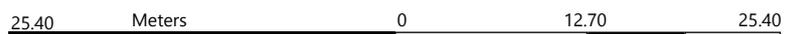
- P Water Mains - Private
- P Stormwater Gravity Main - Private
- P Sewer Pressurised Mains - Private
- P Sewer Gravity Mains - Private
- P Recycled Water Mains - Private

Abandoned Infrastructure

- A Water Abandoned Line
- Sewer Abandoned Line
- Recycled Water Abandoned Line



1 : 500



NOTE: The representation of the TasWater assets shown on this map was derived from data supplied by TasWater. TasWater makes no representation as to the accuracy or completeness of the assets shown on this map.

Annexure 6

22 November 2018

Our ref.: DA2018135, paa:kaa

Doc ID:

Mr L Adams
170 Abbott Street
NEWSTEAD TAS 7250

Dear Mr Adams

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
NEW DWELLING – 10B WHITEGUM WAY (24A TURNERS AVENUE), TURNERS BEACH

I refer to your application DA2018135 for a new dwelling at 10B Whitegum Way (24A Turners Avenue), Turners Beach, and based on the information supplied with the application make the following determination in respect to vehicular access and disposal of stormwater.

Access can be provided to the road network for 10B Whitegum Way, Turners Beach, subject to the following:

- R1 A 3.6 metre wide access may be located on the Whitegum Way frontage, just to the east of the kerb side entry pit (SEP), generally as shown on the Council modified Adams Building Design Site/Drainage Plan, Drawing No. 4/11, Rev. 5 of Project No. 030918, plot date 12 November 2018 (copy enclosed);
- R2 All works associated with the removal, relocation or replanting of vegetation within the road reservation required as a result of establishing the new access will be undertaken by the Council at the property owner's cost;
- R3 A new 3.6 metre wide driveway apron (section between the back of the kerb and the property boundary) must be constructed in accordance with Standard Drawing TSD-R09-v1 Urban Roads – Driveways (copy enclosed), in a plain concrete finish, by the property owner at the property owner's cost;
- R4 The set-out of the driveway apron must be inspected at least 24 hours prior to concrete placement and be approved for construction by the Council's Public Safety Officer;
- R5 A separate conditioned approval (Road Reserve Permit) from the Council acting in its capacity as the Road Authority will be required for any works or activity in the road reservation, and must be arranged prior to any work

associated with the development being undertaken. Please contact the Council's Public Safety Officer on tel. 0419 103 887;

- R6 Sight triangle areas adjacent to the access/driveway must be kept clear of obstructions to visibility, as per Figure 3.3 Minimum Sight Lines for Pedestrian Safety of AS/NZS 2890.1 (copy enclosed);
- R7 Any work associated with roads, footpaths, kerb and channel, nature strips or street trees required as a result of activity associated with the development will be undertaken by the Council, unless alternative arrangements are approved by Council's Director Infrastructure Services or his representative;
- R8 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, street trees or any other services resulting from activity associated with the development must be rectified;
- R9 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R10 All works or activity listed above shall be at the property owner's cost.

Access can be provided to the Council's stormwater network for 10B Whitegum Way, Turners Beach to drain stormwater from the development subject to the following:

- S1 A new DN100 underground stormwater connection must be provided to the adjacent side entry pit for the disposal of stormwater from the buildings and associated hard surfaces on the lot;
- S2 An Install Stormwater Connection Point authorisation form must be signed by the property owner or their agent prior to plumbing work commencing on the site, for the Council to undertake the work relating to the installation of the new stormwater connection point. Please contact me on tel. 6429 8977;
- S3 Any work associated with existing stormwater infrastructure will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- S4 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development must be rectified;
- S5 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- S6 All works or activity listed above shall be at the property owner's cost.

This 'Statement of Compliance' is not an approval to work on an access, work in the road reservation or undertake stormwater drainage works, nor is it a planning permit for the development.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA2018135.

Yours sincerely

Philip Adams
ENVIRONMENTAL ENGINEER

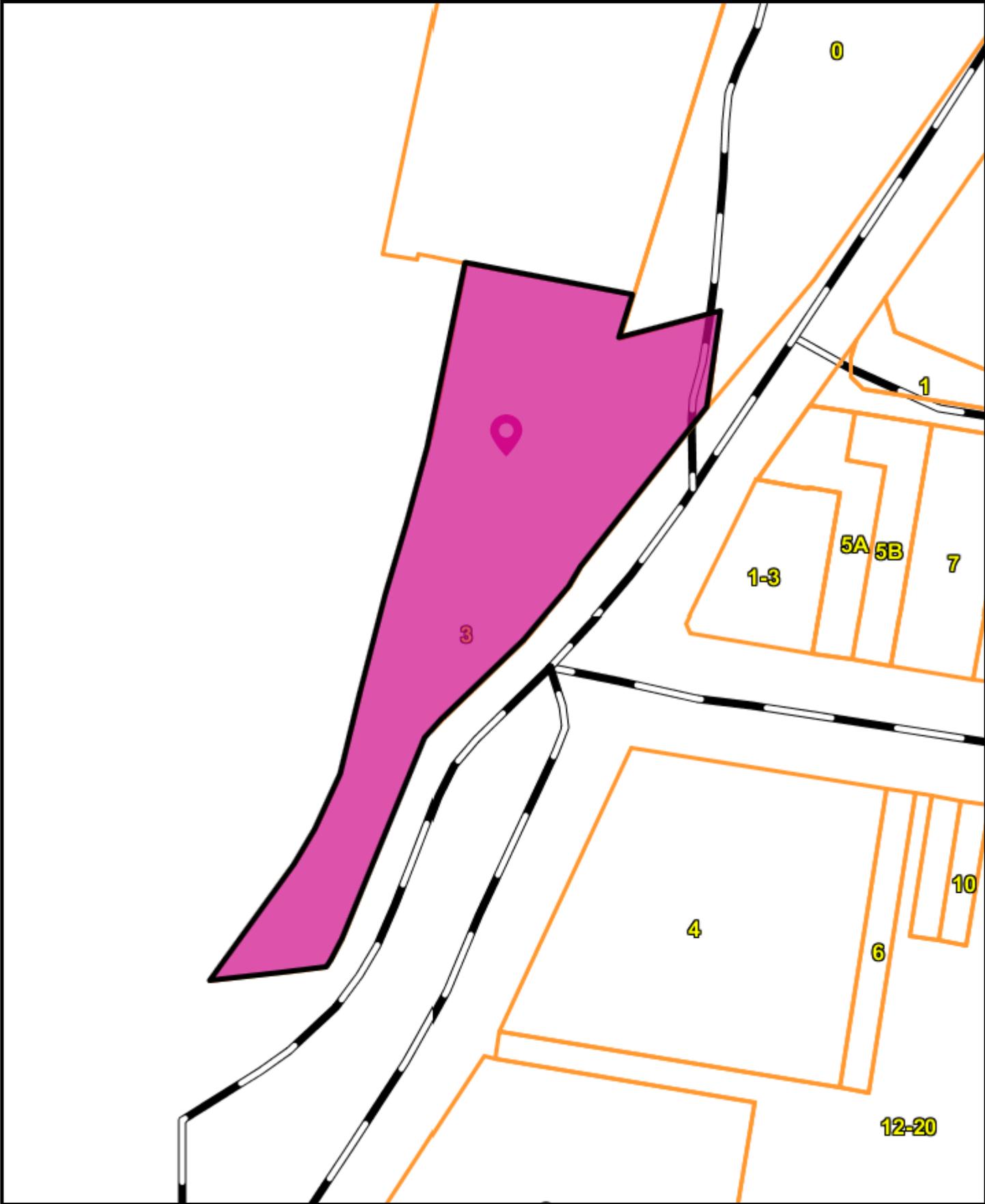
Administrative Assistant – Planning
Plumbing Inspector
Public Safety Officer
Services Group Leader

Encl.

N L Porter & B Leary
12 Watford Close
MIANDETTA TAS 7310

A COPY FOR YOUR INFORMATION

Annexure 1



20 m



**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

Scale = 1 :
850.500



1-Nov-2018

Important

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD84/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA84 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

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This map is not a precise survey document

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**3 WHARF ROAD,
ULVERSTONE
DA2018131**

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 DA2018131

Date Received _____

Zone _____

Fee \$ _____

Permitted

Discretionary

NPR

Use or Development Site:

Site Address

Certificate of Title Reference

Land Area Heritage Listed Property YES NO

Applicant/s

First Name Middle Name
Surname or Company name Mobile

Postal Address: Phone No:

Email address:

Please tick box to receive correspondence and any relevant information regarding your application via email.

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

First Name Middle Name
Surname Phone No
Postal Address:

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 (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

Food Services - Mobile Food Vans

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)
\$..... Estimate/ Actual

Total floor area of the developmentm²

Notification of Landowner

If land is NOT in the applicant's ownership

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

Signature of Applicant

Date

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

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

General Managers Signature *Sandra Sytko* Date

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

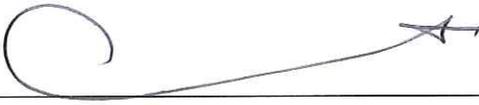
I, _____ the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature) _____

Date

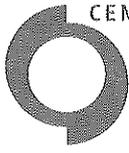
Applicants Declaration

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

Signature of Applicant/s  Date _____

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	



CENTRAL COAST COUNCIL

29 October 2018

I, Sandra Ayton, General Manager of Central Coast Council, under Section 52 of the *Land Use Planning and Approvals Act 1993*, hereby give my written permission for the lodgement of a planning application for food Services – Mobile Food Vans at Ulverstone Wharf located at 3 Wharf Road, Ulverstone.



Sandra Ayton
GENERAL MANAGER

SEARCH OF TORRENS TITLE

VOLUME 160043	FOLIO 3
EDITION 1	DATE OF ISSUE 20-Oct-2010

SEARCH DATE : 29-Oct-2018
 SEARCH TIME : 01.20 PM

DESCRIPTION OF LAND

Town of ULVERSTONE
 Lot 3 on Sealed Plan 160043 (Section 27A of the Land Titles Act.)
 Derivation : Whole of Lot 3 2951m2 The Crown

SCHEDULE 1

C948427 TRANSFER to CENTRAL COAST COUNCIL Registered
 20-Oct-2010 at 12.01 PM

SCHEDULE 2

C980179 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
 SP160043 EASEMENTS in Schedule of Easements
 C948427 FENCING PROVISION in Transfer
 C948427 REVERSIONARY CONDITIONS set forth in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 160041	FOLIO 1
EDITION 3	DATE OF ISSUE 14-Oct-2011

SEARCH DATE : 29-Oct-2018
 SEARCH TIME : 01.23 PM

DESCRIPTION OF LAND

Town of ULVERSTONE
 Lot 1 on Plan 160041 (Section 27A of the Land Titles Act.)
 Derivation : Whole of Lot 1, 5793m2, The Crown

SCHEDULE 1

C993016 TRANSFER to CENTRAL COAST COUNCIL Registered
 20-Dec-2010 at noon

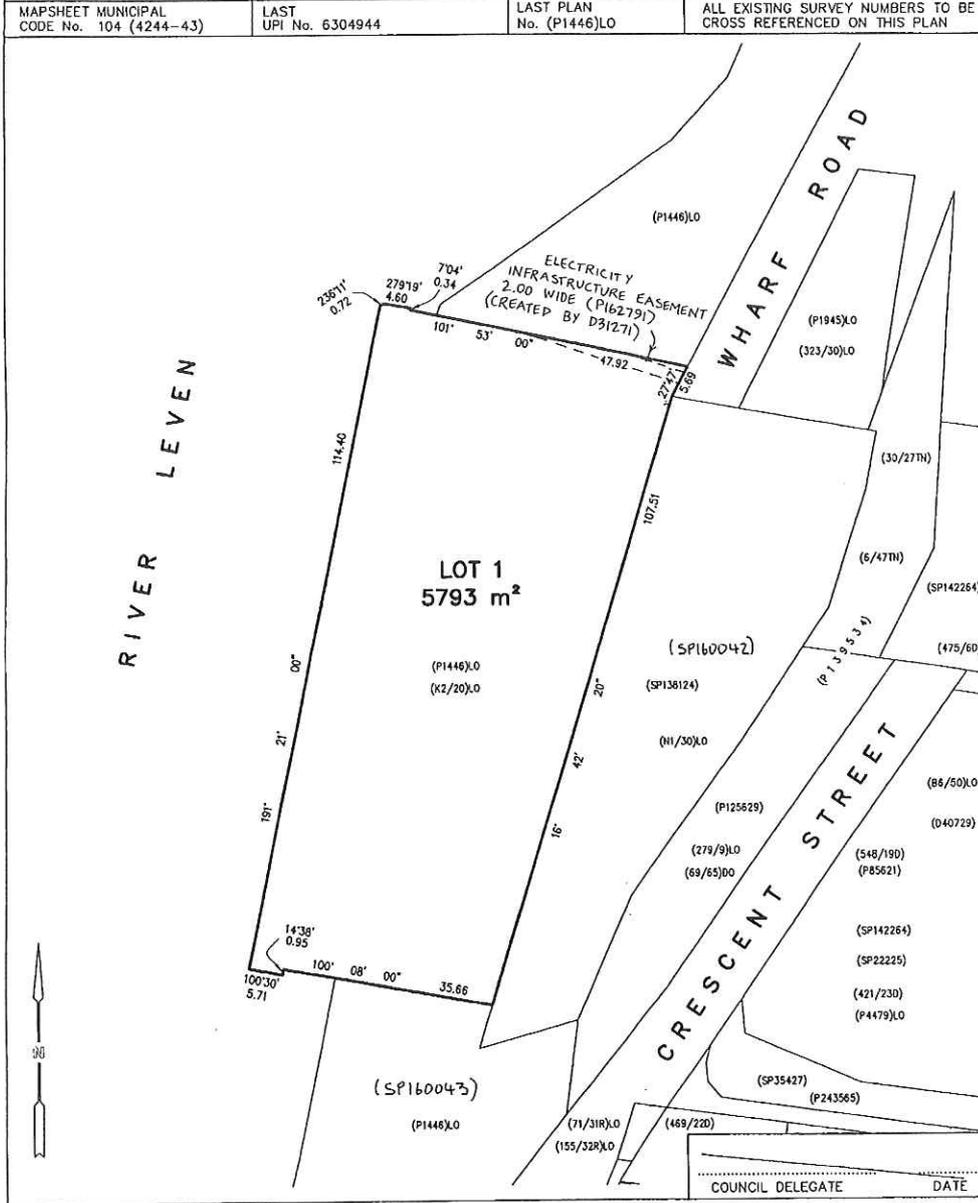
SCHEDULE 2

C942486 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
 C993016 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
 D31271 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the Electricity Infrastructure Easement 2.00 wide on Plan 160041 (Subject to Provisions) Registered 14-Oct-2011 at noon
 C993016 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: THE CROWN	PLAN OF SURVEY	REGISTERED NUMBER P160041
FOLIO REFERENCE: SEC 27A (C142486)		BY SURVEY OF JOHN DAVID MCCULLUM
GRANTEE: WHOLE OF LOT 1 5793 m ² THE CROWN	LOCATION: TOWN OF ULVERSTONE SECTION D	APPROVED EFFECTIVE FROM: 14 TH OCT 2010 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 104 (4244-43)	SCALE 1: 600	LENGTHS IN METRES
LAST UPI No. 6304944	LAST PLAN No. (P1446)LO	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



OWNER: CENTRAL COAST COUNCIL; THE CROWN FOLIO REFERENCE: F/R 138124/1, F/R 139534/2, F/R 125629/2; SEC 27A C996347 GRANTEE: PART OF LOT 2 (0.216) GTD TO GEORGE McDONALD PART OF LOT 3 (0.228) GTD TO JAMES MONOGHAN DOOLEY PART OF LOT 4 (0.31) GTD TO CHARLES CHLOTT WHOLE OF 2827 m ² THE CROWN: PART OF LOT 1 SP138124 WHOLE OF 527 m ² THE CROWN: LOT 1000 SP160042	<h2 style="margin:0;">PLAN OF SURVEY</h2> BY SURVEYOR JC N DAVID MCCULLUM LOCATION: TOWN OF ULVERSTONE SECTION D SCALE 1: 500 LENGTHS IN METRES	Registered Number <h1 style="margin:0;">SP160042</h1> APPROVED EFFECTIVE FROM 21 DEC 2010 Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 104 (4244-43)	LAST UPI No. 6304944, 6304944, 6305479	LAST PLAN No. SP138124, P139534, P125629	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 2 IS COMPILED FROM F/R 138124/1 AND THIS SURVEY

 COUNCIL DELEGATE DATE

SEARCH OF TORRENS TITLE

VOLUME 160042	FOLIO 2
EDITION 2	DATE OF ISSUE 14-Oct-2011

SEARCH DATE : 29-Oct-2018
 SEARCH TIME : 01.20 PM

DESCRIPTION OF LAND

Town of ULVERSTONE
 Lot 2 on Sealed Plan 160042
 Derivation : Part of Lot 2, 0A-2R-16P, Gtd. to George McDonald,
 Part of Lot 3, 0A-2R-28P, Gtd. to J M Dooley, Part of Lot 4,
 0A-3R-1P, Gtd. to Charles Chilcott, Whole of 2827m2, The Crown
 (Part of Lot 1 on Sealed Plan 138124) and Whole of Lot 1000,
 527m2 The Crown
 Prior CTs 138124/1, 139534/2, 125629/2 and 160042/1000

SCHEDULE 1

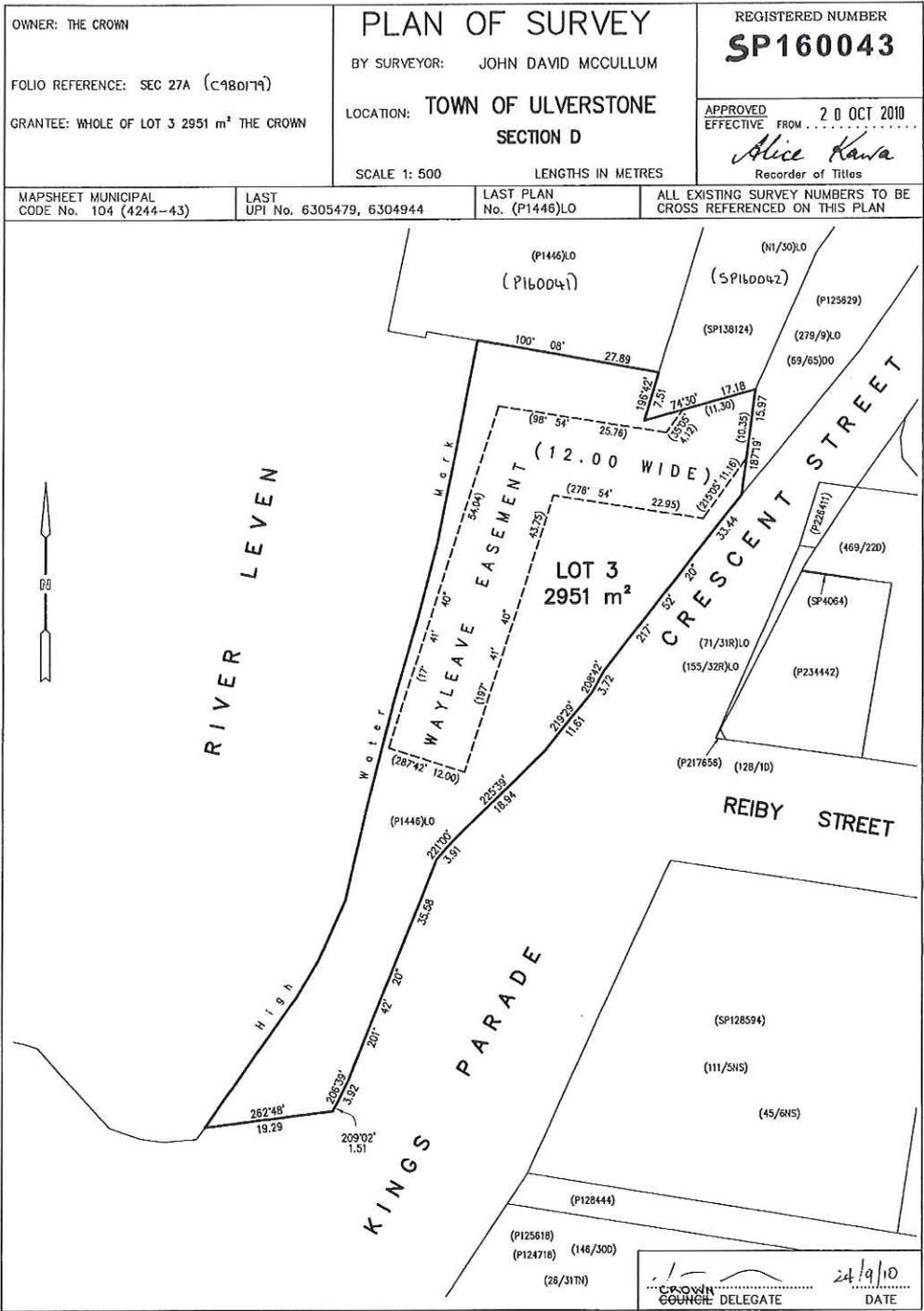
C439277 & C993019 TRANSFER to CENTRAL COAST COUNCIL

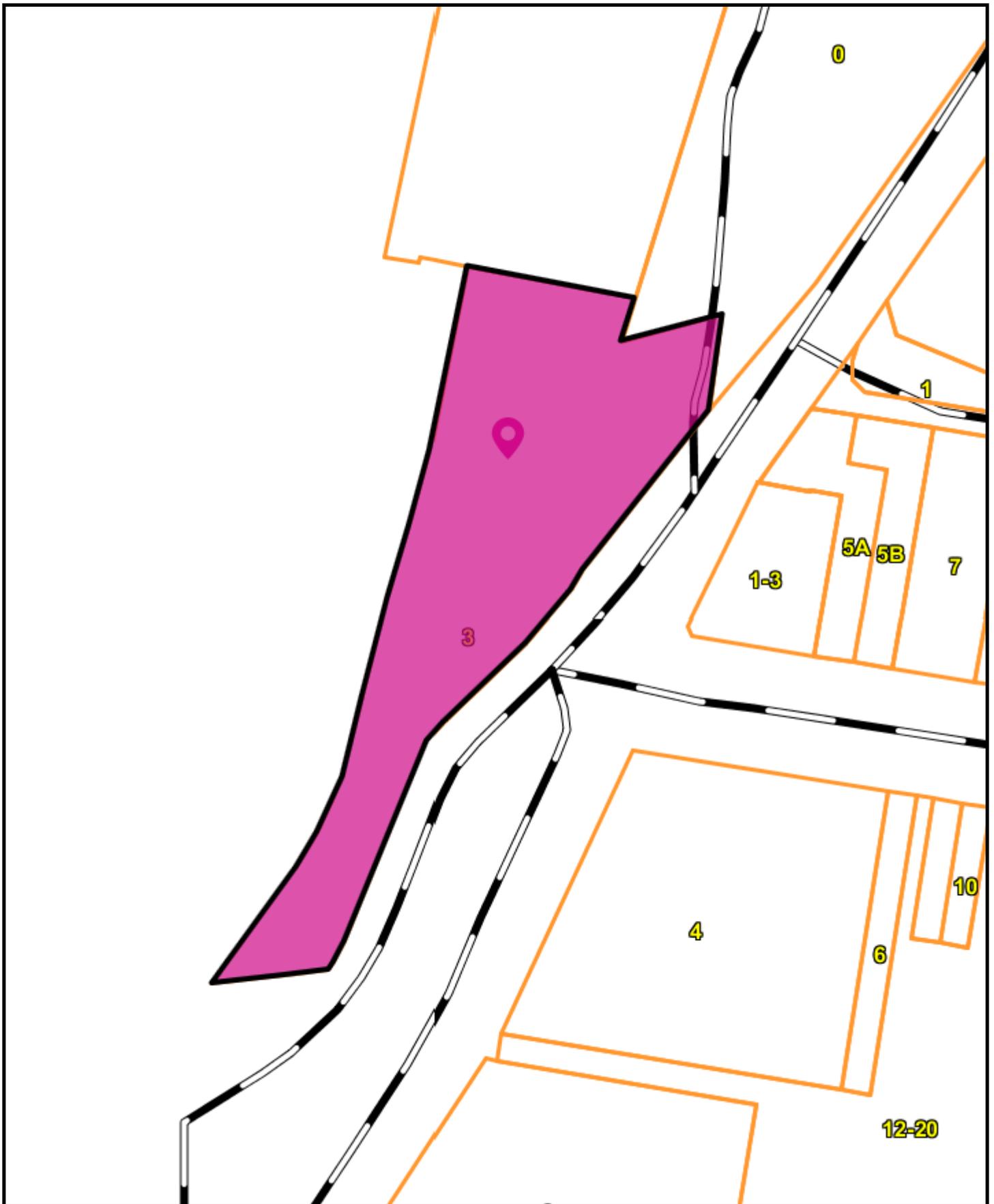
SCHEDULE 2

C993019 & C996347 Land is limited in depth to 15 metres,
 excludes minerals and is subject to reservations
 relating to drains sewers and waterways in favour of
 the Crown
 SP160042 EASEMENTS in Schedule of Easements
 D31271 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with
 the benefit of a restriction as to user of land in
 favour of Aurora Energy Pty Ltd over the Electricity
 Infrastructure Easement 2.00 wide on Sealed Plan
 160042 (Subject to Provisions) Registered
 14-Oct-2011 at noon
 C993019 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





20 m



**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

1-Nov-2018

Scale = 1 :
850.500



Important

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**3 WHARF ROAD,
ULVERSTONE
DA2018131**

MOBILE FOOD VANS – WHARF AREA, ULVERSTONE

The proposal is for the approval to allow mobile food vans (food services use) within the area show on the attached site plan at the Ulverstone Wharf area.

Council would regulate the number of outlets allowed at the site issuing relevant permits in accordance with the Mobile Food Business/Roadside Vending Policy, predicting 2-3 outlets at the site at any one time.

- DRAINAGE NETWORK**
- DRAINAGE LINE
 - MANHOLE
 - DRAINAGE PIT
 - PIT
 - CULVERT
 - HEADWALL
 - OUTFALL
- WATER NETWORK**
- WATER MAIN
 - WATER HYDRANT
- SEWER NETWORK**
- SEWER GRAVITY MAIN
 - SEWER PRESSURISED MAIN
 - SEWER MANHOLE



10 m



CENTRAL COAST COUNCIL
 Central Coast Council
 19 King Edward St
 Lismore
 NSW 2457
 Telephone 02 4429 9300
 Facsimile 02 4429 9284
 Email info@centralcoast.nsw.gov.au

Important
 This map was produced using the GEOCENTRIC DATUM OF AUSTRALIA 1984 (GDA84), which has replaced the former Geocentric Datum of Australia (GDA94). Heights are referenced to the Australian Height Datum (AHD). For more information on GDA84 coordinate data and datum conversion, please contact the Australian Geospatial Data Organisation (AGDO), via the link.

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 © The Corporation of Central Coast Council 2017



3 WHARF RD
29-Oct-2018 ULVERSTONE TAS 7315

Food Services proposed for hatched area,

Scale = 1 :
 427,140

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The Advocate

Phone: 1300 363 789
Email: classifieds@theadvocate.com.au



Fairfax Media

Auctions

SHERWOOD AUCTIONS

Incorporating **ELDERS REAL ESTATE**

60 Reibey Street, Ulverstone

"The no buyers premium auctioneers"



**AUCTION SATURDAY 10th NOVEMBER
ON SITE - 19 OLDAKER STREET, DEVONPORT
(ex-Devonport Library/Service Tas site)**

Huge clearance of office furniture, heavy duty shelving units, workshop equipment, professional gym equipment and more

Including: Large qty office desks, ergonomic office chairs, reception chairs, 2 & 4 drawer filing cabinets, large qty bookshelves, display units, qty cupboards (ideal for workshops, kitchens, etc.), qty Blackwood furniture, qty room dividers, pinboards, whiteboards (incl. electronic), large qty double sided metal shelving units, dining suites, couches, tub chairs, assorted fridges, coffee machines, 4 x heat pumps, commercial deep fryers, well oven and Chef stove, generators, drain cleaner, Stihl concrete cutters, Wacker compactor, commercial vacuum sweepers, jack hammers, qty melamine sheets, qty dining tables PLUS large qty of professional assorted gym equipment (located at Splash Aquatic Centre, Steele Street, Devonport).

Auction start time 10.00am

Viewing times:

FOR GYM EQUIPMENT ONLY - Wednesday 7th November 3.00 to 4.00pm at Splash Aquatic Centre, Steele Street, Devonport
FOR OTHER ITEMS - Friday 9th November 5.00 to 6.00pm at 19 Oldaker Street, Devonport and from 9.00am morning of sale
NOTE: Gym equipment will be auctioned first "on site" at 19 Oldaker Street, Devonport

Telephone: **DAVID COUSINS 0407 479 898**
Email: sherwoodauctions@gmail.com
Website: www.sherwoodauctions.com.au



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Local Government



DEVONPORT CITY COUNCIL
137 Rooke Street, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

APPLICATION FOR PLANNING PERMIT

A planning application has been made for the following proposal:

Application No: PA2018.0164
Proposal: Residential (extension to multiple dwelling)

Address: 117 Gunn Street, Devonport

The application can be viewed at the Council offices or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 404, Devonport or council@devonport.tas.gov.au by close of business on **19 November 2018**.

Paul West
GENERAL MANAGER

Local Government



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

The following application for use and development of land has been received:

Application No: DA 2018/46
Site: Esplanade, Strahan (PID 7235283)

Proposal: Change of Use (food services)
Discretionary Matter: Reliant on Performance Criteria under the Environmental Management zone provisions (use) and Traffic Generating Use and Parking Code (reduction in parking provision)

The application and documentation may be viewed at the West Coast Council Offices, 11 Sicht St, Queenstown or Strahan Post Office, 13 The Esplanade Strahan, during office hours or at www.westcoast.tas.gov.au.

Representations regarding the proposals should be in writing addressed to the General Manager, West Coast Council, PO Box 63, Queenstown 7467 to be received no later than 5.00pm on 17 November 2018. Dated: 3 November 2018
Eleanor Strang
ACTING GENERAL MANAGER



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

TEMPORARY ROAD CLOSURES - REMEMBRANCE DAY SERVICE - ULVERSTONE

Notice is given that the following streets will be closed to vehicles, other than emergency vehicles, in Ulverstone on Sunday 11 November 2018, for the purpose of a Remembrance Day Service and March:

- Reibey Street, between Victoria Street and the Shrine of Remembrance from 10.00am until 11.30am
- Alexandra Road, from east of Dairy Company Lane to west of the Main Street junction from 10.00am until 11.30am
- Risby Street, from north of the junction with John Street from 10.00am until 11.30am
- Reibey Street, between Victoria Street and Kings Parade from 10.30am until 11.45am, and
- Kings Parade service road, from Reibey Street to the Anglican Church from 10.30am until 11.45am.

No vehicles are permitted parked in these areas during the closure.

APPLICATIONS FOR PLANNING PERMITS

5.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

- Location: 140 Hardy's Road, Penguin
Proposal: Residential (demolition of existing outbuildings and additions and alterations to existing dwelling) - variation to side boundary setback standard, use of materials with a light reflectance value greater than 40% and proximity of a sensitive use to Rural Resource zone
Application No.: DA2018036
- Location: 27 Turners Avenue, Turners Beach
Proposal: Visitor accommodation (dwelling and outbuilding) - variation to rear boundary setback
Application No.: DA2018113
- Location: 2 Midway Lane, Sulphur Creek
Proposal: Residential (stairway and driveway extension) - variation to building envelope standards and land subject to a natural hazard
Application No.: DA2018129
- Location: 3 Wharf Road, Ulverstone
Proposal: Food Services - Discretionary use - Mobile food outlets
Application No.: DA2018131

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 classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015. Representations must be made on or before 20 November 2018.

Date of notification: 3 November 2018.

SANDRA AYTON
General Manager



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www.tva.net.au

THIS WEEKS ONLINE SALE
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Local Government

CIRCULAR HEAD COUNCIL

APPLICATION FOR PLANNING PERMIT

(s.57(3) Land Use Planning and Approvals Act 1993)

Circular Head Interim Planning Scheme 2013

Applicant/Owner: C P Harle
Site: 10 Alexander Terrace, Stanley
Proposal: DA 2018/078 - Dwelling extension
Use Class: Residential
Discretionary Matter: 10.4.2 (P3) Setbacks and building envelope for all dwellings, 10.4.4 (P1) Sunlight and overshadowing for all dwellings, 10.4.9 (P1) Suitability of a site or lot for use or development, E5.6.4 (P1) Design and Location of development

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton or Council's website till the date listed below. In accordance with s.57(5) of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circulthead.tas.gov.au and received by 5.00pm 20/11/2018.

Scott RILEY
GENERAL MANAGER
Ph: 03 6452 4800
www.circulthead.tas.gov.au

LATROBE COUNCIL

APPLICATION FOR PLANNING PERMIT

The following applications have been received under Section 57 of the Land Use Planning & Approvals Act 1993:

- Application No.: DA 177/2018
Site: 7 Seahorse Lane, Port Sorell
Proposal: Proposed dwelling with reliance on Performance Criteria under the General Residential zone provisions (reduction in setback)
- Application No.: DA 178/2018
Site: 279 Oppenheims Road, Moriarty
Proposal: Proposed dwelling extension with reliance on Performance Criteria under the Rural Resource zone provisions (location of sensitive use)
- Application No.: DA 179/2018
Site: 2 Edward Street, Port Sorell
Proposal: Proposed 4 lot subdivision with reliance on Performance Criteria under the General Residential zone provisions (internal lots)

The applications and associated materials will be available for inspection at the Council office during normal office hours or at www.latrobe.tas.gov.au for a period of 14 days from the date of publication of this notice (not including 5th November). During this time any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to council@latrobe.tas.gov.au by 17th November 2018.

Dated at Latrobe this 3rd day of November 2018.
Gerard Monson
General Manager

Livestock

3 JERSEY heifers, 12 months old \$400 each. Phone 0409 622 194 or 6442 4383.

Ulverstone Pet Food

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

Machinery & Plant

HAY RAKE

HS360, good working condition. \$1750. Phone 0418 583 221.

Church Notices

LATROBE BAPTIST
10am Rev R Terry
Phone 6426 1220.

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

Church Notices



**November 4, 2018
Devonport**
9.30am Pathway to Life
22, Nicholls Street
Rev. Etienne de Wilzern
Penguin
10 am Sanctuary Hill
Christian Fellowship
Main Road, Penguin
Rev. Ron van Leerdam
Ulverstone
9.30 am Christian
Reformed Church of
Ulverstone
36 John Street
Rev. Julian Dykman

**ANGLICAN CHURCH
DEVONPORT**

Sunday, November 4
Combined Service
9.30 am St Paul's, HC
Wednesday, Nov. 7
10 am St John's, HC
Phone 6424 6420

Church Notices

SASSAFRAS BAPTIST
10.30am HC Service
Rev. Bill Magor
ST DAVID'S
7 Hamilton St, Latrobe
Sunday Worship 5pm
Speaker Philip Lamont
Friday Youth Clubs
Juniors 4pm Seniors 7pm
Bible Study: Monday 7pm
Phone 0417 524 609
Independent Presbyterian

Community Services



Leading Australian Psychic
Susan Lovejoy with over 25 years experience will be available for Tarot & Psychic Readings in Ulverstone Nov 7-11. Phone 0413289752

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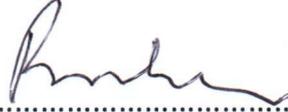
Annexure 3

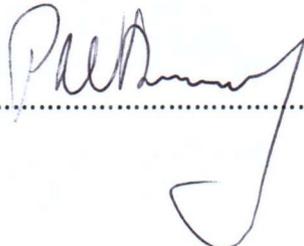
OBJECTION TO PLANNING PERMIT NO. DA 2018131

FROM RODNEY WHITE AND PETER DAVEY: OCCUPIERS OF PEDRO'S SEAFOOD BAR & GRILL AND PEDRO'S TAKEAWAY, WHARF ROAD, ULVERSTONE, TASMANIA 7315

ATTENTION: GENERAL MANAGER

1. THIS SORT OF OPERATION IS NOT PERMITTED ON THE OVERLAY OF THE WHARF PRECINT.
2. THE VANS WOULD NOT BE VISUALLY AMENABLE TO THE AREA NOR FIT IN WITH THE GENERAL AMBIANCE OF THE PRECINT.
3. IT WOULD NOT BE AN APPROPRIATE DEVELOPMENT IN THE LOCALE AND WOULD BE WITHIN THE PRESCRIBED EXCLUSION ZONE FOR SUCH AN OPERATION FROM AN EXISITNG BUSINESS.
4. IT WOULD CREATE A GREATER INCREASE IN THE TRAFFIC IN THE AREA WHICH AT PEAK TIMES NOW IS DANGEROUS.
5. PARKING IS ALREADY AT A PREMIUM AND WHERE IS THERE AREA AVAILABLE TO PUT IN MORE PARKING?
6. DESIGNATED AREA ON THE GRASS FOR THREE VANS TO OPERATE UNSUSTAINABLE IN WET WEATHER AND POSES A HEALTH AND SAFETY RISK.
7. BECAUSE OF THE SMALL AREA WHERE THREE VANS ARE IN OPERATION A DANGER OF COLLISIONS BETWEEN BIKE RIDERS ON THE BIKE TRACK AND CUSTOMERS. HEALTH AND SAFETY ISSUE.
8. ACCESS TO THE AREA OVER FOOTPATHS. HEALTH AND SAFETY ISSUE.
9. DISABLED ACCESS TO VANS ACROSS GRASS. HEALTH AND SAFETY ISSUE.
10. IF PASSED THE COUNCIL IS GIVING AN UNFAIR ADVANTAGE OF TRADE. (NO PAYMENT FOR RUBBISH REMOVAL, SEWERAGE, CLEANING OF PUBLIC TOILETS ETC. ETC.) THIS WOULD MAKE THE DECISION AT ODDS WITH THE FAIR TRADE ACT 2008.

SIGNED RODNEY WHITE  DATE: 17/11/18

SIGNED PETER DAVEY  DATE: 17/11/2018

Central Coast Mayor Jan Bonde,
Elected Central Coast Councillors
Sandra Ayton Central Coast Council General Manager
Central Coast Council
Alexander Street
Ulverstone 7315

21st November 2018

Dear Mayor Bonde,

Re: DA2018131 – 3 Wharf Road Ulverstone

I would like to submit to the Central Coast Council a representation against Development Application DA2018131 proposed by the Central Coast Council for three Mobile Food Vans to operate from the Southern end of the Ulverstone Wharf precinct.

I appreciate that the Council has the right, if not an obligation, to explore commercial opportunities that may benefit both local residents and visitors to Ulverstone. I am however extremely disappointed, and frustrated that this Development Application has been developed by the Council with no consultation with hospitality operators from the Wharf Precinct or the Ulverstone Central Business District.

Of equal concern to me, as the primary operator within the Wharf Precinct, and the major lessee within this Central Coast Council owned facility, is that representatives of the Central Coast Council are advising local hospitality service providers that this Development Application has been proposed and lodged by the Council because they are not happy with the operating hours of my restaurant.

My Lease Agreement with the Central Coast Council clearly states that operating hours are my responsibility to set. I have been advised by representatives of the Central Coast Council that Mayor Bonde has expressed a desire to see Pier01 open 7 days per week, and I have responded to this request on a number of occasions confirming that there is no sustainable community based demand for these extra hours and to extend opening hours would require me to employ a second team of staff seriously impacting on the financial viability of my business. These concerns are not assumptions but are based on fact as we have tried opening for extended hours to address these concerns but with no business related success.

I would highlight that I do operate the business seven days a week for functions but can only do this as a retain some flexibility within my rosters to allow staff the time of that they are legally entitled too. I also monitor demand for the services of Pier01 and amend my operating hours accordingly where finically viable and this ensures that in the warmer summer months and Public Holidays that Pier01 is open to meet the demands and expectations of our patrons, a service very few similar businesses provided in Ulverstone during these periods, especially Christmas and New Year period. The demand for our services does decline in the colder months and that is the time I do reduce trading hours to ensure the ongoing viability of the business.

The decision of the Central Coast Council to invite Mobile Food Vans to operate within the Wharf precinct appears to me to be another decision of Council to impact on the financial viability of my business. I understand that some may consider this an over-reaction on my behalf, but along with recent decisions made, I assume, by the Council in Closed Sessions of Council meetings or by Central Coast Senior Staff Members, I can make no other assumption.

Changes that I have had to make over the past year to address the demands of the Central Coast Council include the following;

1. Amendment of the Pier01 Liquor Licence
 - a. The Pier01 Liquor Licence has been amended by the Licencing Commission following a request by the Central Coast Council to restrict Pier01 providing Beverage Services in the Foyer space and Gnomon Pavilion unless a separate licence is applied for each individual event.
 - b. Pier01, with the support of the Live@theWharf Committee (support that was required by the Central Coast Council) has secured a temporary licence to operate a bar in the Foyer space for Friday Night Live@theWharf events.
 - c. As a consequence of this amendment I can no longer situate a bar in the Foyer space.
2. Operating Hours restrictions
 - a. Pier01 was closed for six weeks to allow for maintenance to be completed including the installation of an enhanced sound system.
 - b. Whilst happy to close for a period of time, particularly as this included the time our first child arrived, I have always run functions during any period of closure to allow me to cover my costs including rent,
 - c. On this occasion I was required to close for six weeks, three weeks more than any other closure and was allowed access to the building from 5pm on Friday until Sunday Night.
 - d. Those who understand hospitality businesses of the size of Pier01 will know continuity of service is required to allow for effective use of stock and staff rosters, - the implied restrictions made this impossible and I could not access the venue to host functions during this period.
 - e. A request for rent relief during this period of closure was declined by the Central Coast Council even though it was the Council that requested this period of time.
3. Meeting Room Restrictions
 - a. After 6 years I have been advised that I can no longer use the meeting space for any form of storage.
 - b. There is limited storage at this site and I thank the Council for providing additional storage space in the South East corner of the Car Park but this space does not allow me to store equipment that is required the day to day services of Pier01.
 - c. The change to the Liquor licence has required me to move my bar equipment from the Foyer Space and as I cannot use the meeting room to house the bar equipment I have had to remove 60% of this equipment from the site and can no longer use this.
 - d. I have maintained and promoted the meeting room space since I took on this lease and have encouraged its use by all parties.
 - i. On no occasion have I denied a third party use of this venue and have presented it in a professional manner at all times when been viewed by potential clients.
 - e. It is again disappointing to hear that Council representatives are recommending to potential users of this site that they use alternative meeting venues in Ulverstone.
 - f. The Meeting Room now sits empty – used rarely and a poor use of commercial space
4. Mobile Food Vans
 - a. And now this application to bring food vans into the Wharf precinct to deliver services which can only be considered to be in complete competition to the services of Pier01.

I would formally like to ask the Central Coast Council to reconsider Development Application DA2018131 and to enter into a period of negotiation with all local hospitality service providers to determine what is the best approach for enhancing the experiences provided within and adjacent to the Ulverstone Wharf Precinct.

The establishment of Mobile Food Vans appears a logical approach for sites such as Apex Park or the beach foreshore which is where the people are, as these providers will most likely to operate throughout the warmer months and remove their services during the quieter colder periods.

Establishing Mobile Food Vans in the Wharf Precinct will simply reduce the opportunity for commercial businesses to secure the necessary income during the busier periods to allow them to operate, as they do, during those quieter times.

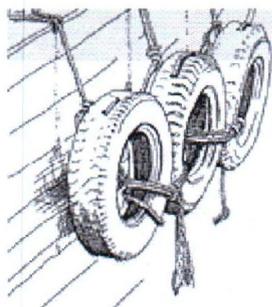
I would also like to request a Face to Face meeting with Mayor, Elected Members of the Central Coast Council and General Manager to review the current relationship between the Central Coast Council and myself as Lessee and Owner of Pier01 Restaurant, Café and Function Centre. I have put everything I have into this business and now believe the greatest threat to the business sustainability to be coming from my Landlord – the Central Coast Council which I do not understand.

The imposed changes are already having an impact on my business with four functions relocating to other venues on the Coast, in particular to Devonport, and unless we can resolve our differences and collectively focus on what is best for the Wharf precinct and Ulverstone in general, I expect this trend to continue. It must be noted that by Pier01 securing a function, it is Ulverstone which receives the flow on benefits with local purchases and wages impacting directing into the Ulverstone economy and that is what we are currently losing due to these changes.

I hope the Central Coast Council can consider with open-ness and integrity my appeal to this application process and to the requests as identified above, and I look forward to your response to my appeal.

Yours sincerely

Mathew Waller
Owner and Executive Chef
Pier01 Restaurant, Café and Function Centre



pier01
RESTAURANT + CAFE

Mathew Waller MANAGER
3 Wharf Road, Ulverstone, Tasmania 7315
0400 430 488
mathew@pier01.com.au
www.pier01.com.au

Annexure 4



Aerial photo - 3 Wharf Road, Ulverstone



South end of the Wharf building



Concrete area for the proposed outlets



Concrete area for the proposed outlets



Lawn area

Annexure 5

16 November 2018

Our ref.: DA2018131, paa:kaa
Doc ID:

Director Community Services
Central Coast Council
PO Box 220
ULVERSTONE TAS 7315

Dear Cor

DA2018131 – MOBILE FOOD OULETS – 3 WHARF ROAD, ULVERSTONE
VEHICULAR ACCESS AND SHORT TERM PARKING

I refer to your application for mobile food outlets at 3 Wharf Road, Ulverstone, and based on the information supplied make the following determination in respect to vehicular access and short-term parking in the Wharf area.

- R1 Mobile food outlet vehicles may park on the concrete area at the southern end of the wharf building, as defined on the attached plan, taking note of the separation requirements to the river side of the Wharf, the paved area and any building or associated structure;
- R2 Vehicles must not travel over or park on either the paved area or the grassed open space area at the southern end of the Wharf building;
- R3 Access to the designated mobile food outlet parking area shall be from the northern end of the wharf, with vehicles travelling along the front of the Wharf and exiting to Wharf Road via the Shared Pathway;
- R4 The movement of vehicles detailed above must be in a controlled manner and under the supervision of Council staff;
- R5 Any damage or disturbance to the concrete area, paved area or grass area at the southern end of the Wharf, or the Wharf building and associated structures, resulting from activity associated with the mobile food outlets must be rectified to the satisfaction of the Council's Director Infrastructure Services or his representative at your (the applicant's) cost.

A copy of this letter has been provided to the Council's Land Use Planning Group.

Yours sincerely

Philip Adams
ENVIRONMENTAL ENGINEER

Administrative Assistant – Planning
Assets Group Leader
Construction & Maintenance Group Leader
Engineering Group Leader
Director Infrastructure Services

A COPY FOR YOUR INFORMATION

SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS

Period: 1 November 2018 to 30 November 2018

Approval of Roadworks and Services

Developer: S & A Harding Pty Ltd
Location: 240 Westella Drive, Turners Beach
Development: 18 Residential Lots
Engineer: Dean Panton / Chris Walker
(PDA Surveyors)



John Kersnovski
DIRECTOR INFRASTRUCTURE SERVICES

Public Open Space Policy

December 2018



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

1. POLICY

The Central Coast Council wishes to establish an open space network that provides for a range of active and passive recreation opportunities, that is accessible, fit for purpose, enhances natural and cultural values, and offers an amenable environment for all forms of active and passive recreation.

The Public Open Space Policy is to support the Council's vision and strategic objectives of appropriately managing assets and to provide the community with guidelines for the provision and management of open space within Central Coast.

2. PURPOSE OF POLICY

The purpose of this Policy is to clearly outline the Council's commitment to the provision, development and maintenance of the Central Coast's open space network and recreation opportunities for the recreational and leisure needs of the community.

3. SCOPE

This Policy applies to all open space areas within the Central Coast municipal area.

4. OBJECTIVES

The following statements reflect the objectives of the Council with respect to the provision of open space and recreation:

- (a) Major open space and recreation developments initiated or supported by the Council will only proceed where they are the outcome of a 'whole-of-Council' process of planning, review and approval;
- (b) The Council will endeavour to facilitate the provision of recreation opportunities/projects for the community where there is an identified 'gap' in provision;
- (c) The Council will consider the provision of recreational opportunities and services where they are essential for the viability of a major Council recreation facility;
- (d) The Council will only provide or support new facilities, opportunities and service which reflect researched community needs, help achieve optimal use, offer a diversity of measurable beneficial outcomes and maintain or broaden the base for participation in recreation activities;
- (e) Unless a strong case to the contrary can be demonstrated, open space and built facilities will only be developed where this supports multiple uses and users;
- (f) The Council will encourage a transition to a shared or multiple occupation of existing grounds, facilities, clubrooms and social facilities;
- (g) The Council will endeavour to refurbish, redevelop and/or rationalise recreation assets or restructure their management and use to ensure current and emergent needs are satisfied and that duplication or over-provision does not occur;

- (h) The Council will endeavour to provide and maintain recreation facilities and services in a condition which is appropriate to the standard and level of use. Maintenance schedules will comply with contemporary standards for competition, safety and risk management;
- (i) The Council will strive to facilitate, support and/or develop and maintain recreation facilities and services at a hierarchy of standards to ensure a sustainable array of opportunities for participation at all appropriate skill levels;
- (j) The Council will ensure its approach to leasing, licencing and hiring of facilities is fair and equitable and aligned with a contemporary approach to community facility management;
- (k) The Council will actively support local community industry sectors that can generate sustainable, measurable open space and recreation outcomes.

To achieve this the Council will in accordance with the Central Coast Open Space and Recreation Plan 2012–2022:

- . Encourage active involvement in the allocation and maintenance of open space that will ensure that parks are located to maximise accessibility and are developed to allow appropriate utilisation by the community.
- . Develop open space facilities in accordance with the Council’s funding principles.
- . Where the residential subdivision of land occurs, co-ordinate the provision of open space in accordance with the Public Open Space Contributions Policy to maximise its environmental and recreational values and accessibility to users.
- . Negotiate with developers of industrial and commercial land for the allocation of open space for the enjoyment of workers and its integration into an urban open space network, including the creation and protection of native vegetation and wildlife corridors along roads and rail.
- . Encourage the rehabilitation and maintenance of waterways, including adjacent environs to preserve existing remnant vegetation and wildlife habitats.
- . Design open space areas to be attractive functional and safe.
- . The public open space reserve is to provide for the purchase of land in areas deficient in open space, to fulfil local, district and regional open space needs and to achieve the development of facilities on open space as per the Public Open Spaces Contributions Policy.

5. DEFINITIONS

Open space refers to all land controlled by the Council and available for public access.

6. STRATEGIC FRAMEWORK

The Council’s Public Open Space Policy complements and builds upon the Council’s Strategic Plan 2014–2024 as follows:

Strategic Direction 1.1

- Improve the value and use of open space.

Strategic Direction 1.2

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

Strategic Direction 2.1

- Provide for a diverse range of movement patterns.

Strategic Direction 4.3

- Develop and manage sustainable built infrastructure.

Strategic Direction 4.4

- Contribute to the preservation of the natural environment.

As well as:

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

7. STANDARD (INCLUDING RELEVANT LEGISLATION)

This Public Open Space Policy has been developed in accordance with the:

- Disability Discrimination Act
- Local Government Act 1993
- Central Coast Interim Planning Scheme 2013
- Central Coast Open Space and Recreation Plan 2012–2022
- Councils Long-term Financial Plan

8. REVIEW

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

9. APENDICES

The following appendices are attached to this Policy.

- Nil

10. RELATED DOCUMENTS

- Central Coast Council Strategic Plan 2014–2024
- Corporate Folder
- Risk Management Policy
- Central Coast Open Space and Recreation Plan 2012–2022
- Public Open Space Contributions Policy

Sandra Ayton
GENERAL MANAGER
November 2018

Playground Policy

December 2018

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1. POLICY

The Playground Policy is to support the Council's vision and strategic objectives of appropriately managing assets and to provide the community with guidelines for the provision, maintenance and renewal of playground equipment within Central Coast.

The Central Coast Council is committed to improving the value and use of open space that provides for a range of recreation opportunities. Such open space, where applicable, will provided a variety of playground equipment that provides for engaging, exciting and interactive and play experiences.

2. PURPOSE OF POLICY

The purpose of this Policy is to set out guidelines for the provision, maintenance and renewal of playground equipment in all Council playgrounds.

3. SCOPE

This Policy applies to all playgrounds owned by the Council. Any reference to 'playgrounds' includes, but is not restricted to all play equipment, softfall areas, grounds, shade structures, associated garden beds and perimeter fencing.

4. OBJECTIVE

The objectives of the Policy are to:

- . Assist the Council to fulfil its corporate and legislative objectives in the provision of accessible, suitable and contemporary community recreational opportunities;
- . Provide and develop playgrounds that align with the open space hierarchy, including higher level regional and district playgrounds as a key focus, with provision for local open space playgrounds within the urban areas as determined through the Planning Scheme and the Central Coast Open Space and Recreation Plan 2012–2022;
- . Ensure the appropriate allocation of resources and strategically review the locations of existing playgrounds to ensure there is provision for play is generally located within a 400m radius of 90–95% of households in urban centres;
- . Allow for the provision of a district open space playgrounds to be generally located within an 800m radius of 90–95% of households in urban centres and within 10–20 minutes' drive for most Central Coast residents;
- . Ensure Council Asset Management responsibilities are met.

5. DEFINITIONS

To asset in interpretation of this Policy the following definition applies:

"Playground" means an area established for the opportunity for children of all ages and abilities to interact, learn, be physically challenged and to have fun. The Council supports the provision of playgrounds that meet or exceed the requirements for unsupervised play.

6. PLAYGROUND EQUIPMENT

1.1 Existing Equipment

All existing playground equipment shall comply with all Australian Standards relevant at the date of installation.

1.2 Installation of New Equipment

All new playground equipment purchased and/or constructed shall comply with all current relevant Australian Standards and shall be installed in accordance with those standards and any applicable manufacturer's instructions.

7. PLAYGROUND EQUIPMENT INVENTORY AND INSPECTIONS

The Council will maintain a Playground Equipment and Softfall register. This information is to be stored in the Council's Asset Management System (Conquest) and is administered by the Parks/Recreation Officer.

The Council will undertake monthly inspections of the playground equipment and softfall to determine any defects and ascertain the safety of the equipment.

An annual inspection will be undertaken by an external auditor to check against Australian Standards.

8. ESTABLISHMENT OF NEW PLAYGROUNDS

The Council may resolve, additional to any Planning Scheme requirements, to make budgetary provision for the establishment of a new playground.

All new playgrounds shall be assessed for suitability of location based upon the hierarchy of open space and the Central Coast Open Space and Recreation Plan 2012–2022.

When residential subdivisions are undertaken the Council may require the provision of land or cash-in-lieu in accordance with the Public Open Space Contributions Policy.

If land is required, the Council will provide funds in the budget to provide playground equipment on the land once 50% has been developed.

Playgrounds will also be assessed against the Playground Renewal Program schedule that has been developed to enable scheduled replacement of equipment based upon known life in various environmental locations.

9. RENEWAL, RELOCATION AND REMOVALS OF PLAYGROUNDS

The Council will establish a renewal, relocation and removal schedule that will ensure the playgrounds remain in a safe, usable condition and provided relevant play experiences that meets the needs of the local community.

The Council will provide funding in the annual estimates for the renewal, relocation and removal of play equipment.

When required due to safety issues playgrounds may require to be closed and/or removed at short notice. The Council will be advised as soon as possible of the circumstance and outcome if this was to occur.

10. TEMPORARY CLOSURE OF PLAYGROUNDS

The Council may temporarily close a playground for the purposes of carry out works of any kind.

11. ANNUAL BUDGETARY PROVISIONS

The Council will make provision in the annual Estimates and 10-year plans for the progressive renewal and/or upgrading of playground equipment as identified in the Asset Management Plans.

The Council collects funds from developers in accordance with the Public Open Space Contributions policy. Funds from this reserve will be used in accordance with the Public Open Space contributions policy.

12. INCIDENTS

The Council will maintain records for playground related incidents that it receives from the staff and public.

13. RESALE OF PLAYGROUND EQUIPMENT

Items of playground equipment are generally removed because they do not meet the current Australian Standard or they have major defect.

The Council will not sell or donate any playground equipment that has been removed from service for re-use in any location. Items of equipment will be disposed of appropriately.

14. SHADE

The Council will provide natural shade wherever possible in preference to built shade structures. Built shade structures will only be considered where the establishment of trees is considered detrimental to other surrounding infrastructure, or trees have failed to thrive after repeated attempted planting has failed or will not provide the shade required.

15. FENCING

The Council will not be required to fence playground areas. If necessary, a risk assessment will be undertaken to determine the need for a fence.

16. SITING OF PLAYGROUNDS

The Council will locate playgrounds in accordance with the Central Coast Open Space and Recreation Plan 2012–2022 and after consideration of existing site conditions and design criteria to ensure safety and security of the community and users.

17. AUDITING OF PLAYGROUNDS

To mitigate risk the Council undertakes a monthly inspection of all playground equipment to identify any safety issues or defects. An annual audit is to be undertaken by an accredited external auditor to ensure compliance to the relevant standard/s.

18. STRATEGIC FRAMEWORK

The Council's Playground Policy complements and builds upon the Council's Strategic Plan 2014–2024 as follows:

Strategic Direction 1.1

- Improve the value and use of open space.

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 using integrated systems; and
- compliance with State and Federal legislation.

19. STANDARD (INCLUDING RELEVANT LEGISLATION)

This Playground Policy has been developed in accordance with the:

- Disability Discrimination Act
- Local Government Act 1993
- Central Coast Interim Planning Scheme 2013
- Central Coast Open Space and Recreation Plan 2012–2022
- Councils Long-term Financial Plan

20. REVIEW

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

21. APPENDICES

The following appendices are attached to this Policy.

- Nil

22. RELATED DOCUMENTS

- Central Coast Council Strategic Plan 2014–2024
- Corporate Folder
- Risk Management Policy
- Central Coast Open Space and Recreation Plan 2012–2022
- Public Open Space Contributions Policy

Sandra Ayton
GENERAL MANAGER
November 2018



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 30 November 2018

Contracts

- Contract No. 4/2018-2019
Webster Trucks
Supply and delivery of Isuzu FSR 120-260 MWB truck and body, plus optional automatic transmission, plus GVM re-rating from 12 to 14 tonne, plus included 5 year/300,000km extended warranty
Net Price \$136,804.10 (incl. GST)

Agreements

- Sponsorship Agreement
GTR Events Pty Ltd and Central Coast Council
Spirit of Tasmania Cycling Tour - Stage date 17 November 2018
Sponsorship amount - \$10,000.00 (excl. GST)
- Mechanical Services Maintenance Renewals
RCR Infrastructure Haden
Ulverstone Wharf Complex; Ulverstone Civic Centre; Central Coast Council Administration Centre
- Lease Agreement
Rotaract Club of Central Coast
Ulverstone Civic Centre Kiosk - period of five years
- Grant Agreement (2018-19 Sport and Recreation Minor Grants Program - Round 1)
Department of Communities Tasmania and Central Coast Council
Assist with the replacement of the Ulverstone soccer ground goal
Amount of Grant - \$7,332 (excl. GST)

Sandra Ayton
GENERAL MANAGER

**SCHEDULE OF CORRESPONDENCE RECEIVED ADDRESSED TO
MAYOR AND COUNCILLORS**

Period: 20 November 2018 – 17 December 2018

- . Letter congratulating all involved in the recent 7 Day Makeovers of Ulverstone and Penguin.
- . Representation in relation to DA2018131 for the Wharf Precinct, Ulverstone.
- . Letter of concern regarding the promotion of homosexuality in Ulverstone.
- . Letter suggesting the Council move the container from Reibey Street to the vacant space in the alleyway beside Coles Supermarket.
- . Letter congratulating Councillors for their recent election to Council.
- . Letter of concern relating to property fire risk in Fielding Street, Penguin.



Bill Hutcheson
DIRECTOR ORGANISATIONAL SERVICES

**SCHEDULE OF DOCUMENTS FOR AFFIXING OF
THE COMMON SEAL**

Period: 20 November 2018 – 17 December 2018

Documents for affixing of the common seal

- Nil

Final plans of subdivision sealed under delegation

- Final Plan of Survey
744 & 862 South Riana Road, South Riana (dwelling excision and amalgamation of balance land with adjoining land)
Application No. DA217119
- Final Plan of Survey
Lots 39 & 55 Bowmen Drive/Hales Street, Penguin (Pengana Heights)
Application No. SUB 2003.20
- Final Plan of Survey
2 Scurrah Street, Ulverstone (subdivision- 2 lots)
Application No. DA217140



Sandra Ayton
GENERAL MANAGER