

Notice of Ordinary Council Meeting and

Agenda

18 MARCH 2019

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, 18 March 2019. 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 5 January 2019.

Dated at Ulverstone this 13th day of March 2019.

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

QUALIFIED PERSON'S ADVICE

The *Local Government Act 1993* (the Act), Section 65 provides as follows:

- “(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.”

In accordance with Section 65 of the Act, I certify:

- (i) that the reports within this agenda contain advice, information and recommendations given by persons who have the qualifications and experience necessary to give such advice, information or recommendation;
- (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 another person's general advice who is appropriately qualified or experienced; and
- (iii) that copies of advice received from an appropriately qualified or experienced professional have been provided to the Council.



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 18 February 2019 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 18 February 2019 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.

- . 25.02.2019 – Perry Ling Gardens, Annual Plan Actions for 2019–2020.
- . 04.03.2019 – Dulverton Waste Management – site visit; UPC Renewables Electrical Conductor Corridor.
- . 12.03.2019 – Climate Change Action Plan; Rural Waste Management.

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

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

3.1 Mayor’s communications

The Mayor to report:

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3.2 Mayor’s diary

The Mayor reports as follows:

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

- . Local Government Association of Tasmania – Appreciation Event (Hobart)
- . Local Government Association of Tasmania – General Management Committee breakfast-meeting (Hobart)
- . Radio community reports
- . Council-community morning tea – Gunns Plains and Preston (Gunns Plains Community Centre)
- . Switch Tasmania (Cradle Coast Innovation) – Board meeting
- . ‘Tasmania Talks’ – radio interview
- . Community Safety Partnership Committee – meeting
- . Cradle Coast Authority – Representatives Group meeting (Burnie)
- . Penguin Uniting Church – World Day of Prayer service
- . Ulverstone Showground – tour
- . Devonport City Council and Central Coast Council – Audit Panel combined meeting with independent member (Devonport)
- . Dulverton Waste Management – landfill site visit (Latrobe)

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- . Penguin Uniting Church – flipped the first pancake for UnitingCare Pancake Day fundraising event to help people living in crisis
 - . Penguin Men's Shed/Axemen's Association – meeting re site facilities
 - . Central Coast Chamber of Commerce and Industry – International Women's Day breakfast
 - . Local Government Association of Tasmania – International Women's Day luncheon (Devonport)
 - . Ten Days on the Island – Exhibition opening (Burnie)
 - . Mersey-Leven Emergency Management Committee – meeting (Latrobe)
 - . 12th National Veteran Motorcycle Rally 2019 – welcome reception to Ulverstone
 - . Burnie City Council – cruise ship visit (Burnie)."

Cr Overton reports as follows:

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

- . Penguin Visitor Information Centre – morning tea to farewell and thank volunteers."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

- "That the 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.”

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4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

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5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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7 PETITIONS

7.1 Petitions

The Executive Services Officer reports as follows:

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

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8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

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

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

‘8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.

(6) A council by absolute majority at an ordinary council meeting, ..., may decide to deal with a matter that is not on the agenda if –

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

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

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

The Executive Services Officer reports as follows:

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

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

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

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

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

No questions on notice have been received.”

9 PUBLIC QUESTION TIME

9.1 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 19 May 2014 (Minute No. 133/2014).”

9.2 Public questions taken on notice

The Executive Services Officer reports as follows:

“No public questions were taken on notice from the 18 February 2019 meeting.”

NOTES

10 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

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

The General Manager reports as follows:

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

- . Central Coast Community Shed Management Committee – meeting held 4 February 2019
- . Forth Community Representatives Committee – meeting held 7 February 2019
- . Cradle Coast Waste Management Committee – meeting held 13 February 2019
- . Central Coast Youth Engaged Steering Committee – meeting held 28 February 2019
- . Turners Beach Community Representatives Committee – meeting held 28 February 2019
- . Penguin Miniature Railway – meeting held 21 February 2019
- . Development Special Support Committee – meeting held 12 March 2019.

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

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

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10.2 Audio Recording of Meetings Policy

The General Manager reports as follows:

“PURPOSE

The purpose of this report is to consider the adoption by the Council of the Audio Recording of Meetings Policy (the Policy) A copy of the Policy is appended to this report.

BACKGROUND

Under Regulation 33(1) of the *Local Government (Meeting Procedures) Regulations 2015* (the Regulations), the Council ‘*may determine that an audio recording is to be made of any meeting or part of a meeting*’, and further under *Regulation 33 (2) (a) and (b)*, “*...that if the council so determines, the audio recording of a meeting or part of that of a meeting that is not closed to the public is to be;*

- a. retained by the council for at least 6 months; and*
- b. made available free of charge for listening on written request by any person.”*

The audio recording of Council and Development Support Special Committee meetings has been discussed over the past 12 months. Following the installation of microphones in the Council Chambers in 2017 the ability to audio record Council meetings has been significantly improved.

DISCUSSION

Whilst there is no current legislative requirement for Councils to audio record proceedings at a Council or committee meeting, it would be considered best practice in terms of conveying open and transparent public meetings. The implementation of the Policy would assist Council staff in the preparation of meeting minutes and enable members of the public, who are unable to attend a meeting, access to an audio file of the meeting.

Regulation 32 of the Meeting Regulations prescribes that the Council must meet certain criteria in relation to the taking minutes of meetings. These are subject to Regulation 34(1), which applies to Closed Council meetings. Accordingly, councils must ensure that they comply with this requirement to keep minutes in addition to any recording of meetings.

The Policy sets guidelines and direction in respect to a number of matters including compliance with legislative provisions, records management and retention and accessibility.

It is intended that the Policy will apply to all formal Council (including special meetings) and Development Support Special Committee meetings, including any matters discussed within Closed session of a meeting. Guidelines for the recording of open and closed session of meetings has been provided for within the Policy.

CONSULTATION

Discussions in relation to a Policy has been undertaken at Councillors Workshops’ (both the former and current councils).

RESOURCE, FINANCIAL AND RISK IMPACTS

There is no impact on Council resources.

As Council meetings are public events there does not appear to be any increased risk by digital recording. However, both the Council and individuals may be liable for things that are said that may be regarded as offensive or defamatory.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision
- . Effective communication and engagement.

CONCLUSION

It is recommended that the Central Coast Council Audio Recording of Meetings Policy dated March 2019 be adopted.”

The Executive Services Officer reports as follows:

“A copy of the Central Coast Council Audio Recording of Meetings Policy dated March 2019, having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Central Coast Council Audio Recording of Meetings Policy dated March 2019 (a copy being appended to and forming part of the minutes) be adopted.”

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10.3 Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups – Emergency Management (71/2017 – 20.03.2017)

The General Manager reports as follows:

"PURPOSE

This report considers emergency management of the Council and the region and seeks the endorsement of the Council in respect to the appointment of a Deputy Municipal Coordinator.

BACKGROUND

The current statutory appointment of the Deputy Municipal Emergency Management Coordinator will expire on 11 August 2019.

The Director Infrastructure Services has prepared the following report:

'DISCUSSION

Paul Breaden, Engineering Group Leader was reappointed as the Council's Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) in August 2017. This appointment is for a two year term and the incumbent is available for a further term.

Under s.23(8) of the *Emergency Management Act 2006*:

"A council may only nominate a person for the position of Municipal Emergency Management Coordinator or Deputy Municipal Emergency Management Coordinator if the person, once appointed to the position, would have the authority and ability to make decisions relating to the coordination of emergency management in the municipal area during an emergency without first seeking the approval of the council."

It is important that the Deputy Municipal Coordinator has the authority in the absence of the Municipal Coordinator to undertake the role with the responsibilities as defined earlier in the report. The Engineering Group Leader is best suited to fulfil the role of Deputy Municipal Management Coordinator in this organisation.

CONSULTATION

Consultation has been undertaken with the respective nominee.

RESOURCE, FINANCIAL AND RISK IMPACTS

Administrative funding is allocated in the Estimates.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Connect the people with services

The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment
- Contribute to the preservation of the natural environment

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the Council nominate Paul Breden, Engineering Group Leader for appointment by the Minister, as the Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) for a further period of two years commencing in August 2019.'

The report is supported."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

- "That the Council nominate Paul Breden, Engineering Group Leader for appointment by the Minister, as the Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) for a further period of two years commencing in August 2019."

NOTES

COMMUNITY SERVICES

10.4 Statutory determinations

The Director Community Services reports as follows:

“A Schedule of Statutory Determinations made during the month of February 2019 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

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

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INFRASTRUCTURE SERVICES

10.5 Tenders for Penguin Recreation Ground – Infrastructure Demolition

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 make recommendation on tenders received for demolition of infrastructure at the Penguin Recreation Ground, Penguin.

BACKGROUND

During the development of Dial Park, the Council undertook a Master Planning process for the future development of the Penguin Recreation Ground.

In June 2017, the Council adopted the Penguin Recreation Ground Master Plan.

With the relocation of the Penguin Football and Penguin Cricket clubs to Dial Park stage 1 of the Penguin Recreation Ground Master Plan could begin.

Stage 1 of the implementation plan was to facilitate the de-commissioning and removal of existing structures and infrastructure from the site to provide a green fields site for the remaining stages of the Master Plan to be implemented.

DISCUSSION

Tenders were called for the demolition of infrastructure on 26 January 2019 and closed at 2.00pm on 26 February 2019.

Submissions from two tenderers were received as follows (including GST and \$10,000 contingency):

Tenders were received as follows (including GST):

TENDERER	PRICE \$
Demolition Tasmania	157,686.00
Civilscape Contracting Tasmania	342,200.00
<i>ESTIMATE</i>	<i>0</i>

The Council uses a weighted tender assessment method based on

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

Based on the evaluation, Demolition Tasmania was assessed as the preferred tender (a copy of the confidential Tender Assessment is appended to this report).

CONSULTATION

This project was part of the stakeholder and community engagement for the development of the Master Plan for the Penguin Recreation Ground.

RESOURCE, FINANCIAL AND RISK IMPACTS

The 2018–2019 budget for this project was set at \$25,000. This amount was expended removing the asbestos from the site, prior to calling tenders.

The tender from Demolition Tasmania will be accommodated from within the Property Management Capital account and will be reimbursed through the proceeds from the development of the site.

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the tender from Demolition Tasmania in the amount of \$157,686.00 (including GST) for the demolition of infrastructure at the Penguin Recreation Ground be accepted and approved by the Council.'

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

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

■ "That the tender from Demolition Tasmania in the amount of \$157,686.00 (including GST) for the demolition of infrastructure at the Penguin Recreation Ground, be accepted."

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ORGANISATIONAL SERVICES

10.6 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 February 2019 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.”

10.7 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 19 February and 18 March 2019 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.”
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10.8 Common seal

The Director Organisational Services reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 19 February to 18 March 2019 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

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

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

11.1 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 <ul style="list-style-type: none">. Dulverton Waste Management Board –20 February 2019. Dulverton Waste Management Audit and Risk Committee –20 February 2019. Dulverton Waste Management Representatives –21 February 2019. Cradle Coast Authority Board – meeting held 21 February 2019.	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 <ul style="list-style-type: none"> . Dulverton Waste Management Board –20 February 2019 . Dulverton Waste Management Audit and Risk Committee – 20 February 2019 . Dulverton Waste Management Representatives – 21 February 2019 . Cradle Coast Authority Board – meeting held 21 February 2019. 	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



**Central Coast Community Shed Management Committee
General Meeting – Minutes of Meeting held at the Community Shed
Monday, 4 February 2019 commencing at 1.05pm**

Doc. ID: 315377

1 PRESENT/APOLOGIES

Present: Len Carr (Chair), Len Blair, Pam Brooks, Sam Caberica, Peggy Smith, Kerry Hays, David Dunn, Ian Hardstaff, and Merv Gee, attending later in the meeting – Rob McKenzie

Coordinator / Administrator: Melissa Budgeon (Central Coast Council)

Apologies: John Deacon, Jack Eaton, Lynne Jarvis and Liane Willis.

2 CONFIRMATION OF MINUTES

It was resolved, "That the minutes of the General Meeting held on Monday, 3 December 2018 be confirmed as correct."

Carried

3 BUSINESS ARISING FROM MINUTES

Flag Pole – this project no longer going ahead, a banner has been designed to advertise the shed instead and will be placed in and outside the shed.

Skip Bin – the bin does not take wood, shed members to be aware that off cuts for burning (excluding treated timber) are to be placed in the bins labelled fire wood. Treated timber off cuts are to be taken to the Resource Recovery Centre, Lobster Creek Road.

First Aid Course – to be held in late February, details to be confirmed.

Stronger Community Grant – details to be finalised for the grant deeds for the kitchen upgrade. Discussion was had about the importance of putting the Gas Bottle outside. Meeting agreed that if this causes another issue, then we need to deal with those issues, simply leaving the bottle inside or placing in a confined area was not appropriate and does not meet with regulations.

4 FINANCIAL REPORT (as attached)

Utilisation – Men's Shed days – Dec – 289, January 317, Tuesday sessions – Dec – 71, Jan – 44 and Coffin Club – Dec – 36 and Jan – 13.

5 GENERAL BUSINESS

- . **Coffin Club** – David Wardle is now a signed off Volunteer Supervisor. John Deacon is supporting David. Report supplied by Care Beyond Cure – Two sessions have been held for 2019 with both sessions well attended. The 1000 Hearts Project is on offer again this year with 'shroud making' and other activities being offered very shortly.
- . **Ladies Group** – Nothing to report.
- . **Safety Officer Report** – Reminder to everyone that personal safety equipment is provided, and everyone is encouraged to use it – particularly dust masks, all dust is considered to be toxic.
- . **Dust Extraction Noise** – noted materials have been brought to encase the noisy equipment. No further action has been taken at this time.
- . **Suicide Prevention Trial** – Len Blair advised that he and Project Coordinator Roz Evenett attended the Tasmanian Men's Shed Association (TMSA) meeting recently and that Len has been nominated to facilitate training of Question Persuade Refer (QPR) to all Mens Shed groups.
- . **Community Safety Committee** – Nothing to report. Next meeting is in late February.
- . **Security Cameras** – haven't been working until recently. Suggested that upgrades to the system be a future budgeting consideration.
- . **Flooring** – the floor is to be repainted in the near future – to make it easy to keep clean.

6 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 2.10pm. The next meeting will be held on 4 March 2019 commencing at 1.00pm.

CENTRAL COAST COMMUNITY SHED – FINANCIAL STATEMENT 2018–2019

as at 25 January 2019

Revenue		Estimates	Actual
		\$	\$
11413.03			
	Membership Fees	3,500.00	2,538.19
	Groups	–	–
	Material Donations	–	–
	Project Donations	2,500.00	910.00
	GST allocation	–	–
	Estimate	\$6,000.00	\$3,448.19

Expenditure			
11481			
	Aurora	–	–
	Telstra/Internet	1,000.00	228.28
	Office	100.00	–
	Testing and Tagging	1,200.00	451.00
	Petty Cash	850.00	350.82
	Training – First Aid	400.00	140.91
	Membership – AMSA, TMS	150.00	–
	Insurance	200.00	191.38
	Room Hire	–	–
	Repairs and Maintenance	2,000.00	184.82
	Safety Equipment	500.00	776.14
	Project Materials	3,500.00	1,862.85
	Water/Sewage	100.00	1.06
	Floor Coverings	–	1,022.73
	Concrete	–	542.40
	Estimate	\$10,000.00	\$5,752.39

Forth Community Representatives Committee

Minutes of the 73rd meeting held at Harvest Moon
Thursday, 7 February 2019 – commencing at 4.00pm

1 PRESENT

Forth Community Representatives: John French, Peter Miller, Tim Pierce, Alan Wheeler,

Central Coast Council: Jackie Merchant (**Community Development Officer**) and Sandra Ayton (**General Manager**), John Kersnovski (**Director Infrastructure**)

2 WELCOME/APOLOGIES

Apologies received: Cor Vander Vlist (**Director Community Services**)

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

3 MINUTES OF PREVIOUS MEETING

John French moved, and Alan Wheeler seconded, “That the minutes of the meeting held on Thursday, 1 November 2018 be confirmed” with the amendment to item 6b – Peter French to be replaced with the name John French.

Carried

4 MATTERS ARISING FROM PREVIOUS MINUTES

4.1 Report from meeting with Department of State Growth Representative:

a Traffic concerns Highway intersection (continuing item)

There has been nothing further from Department of State Growth. A new Minister has been appointed (Peter Gutwein) who will be contacted about the project.

b Digital displays

John Kersnovski reports that the use of “your speed is” signs are not recommended as they can cause people to increase their speed. Committee suggested possible use of Police digital signs. It was agreed to consider use of councils VMS boards, and to consider other messages of a community-based nature e.g. “Care for our children, please slow down”.

c New community representatives for the Committee

The group worked through the updated charter for the committee and it was approved with minor corrections.

The Forth Recreation Precinct groups and Forth Primary School will be contacted for a representative and a proxy.

The Forth Valley Lions will have two representatives.

5 MATTERS FOR CONSIDERATION

5.1 Council Update

- a Strategic Plan Review** – The Central Coast Strategic Plan 2014–2024 is now halfway through its life cycle. Council is planning to hold community engagement sessions to work with the community on their strategic level ideas regarding the most pressing and relevant issues in their community. Items which the Council focus on for the next five years. Feedback and participation methods are still to be decided on.

5.2 Community Update

• **Alan Wheeler**

– *Noise from music events at Forth Hotel*

Noise restrictions only apply to residential blocks, so the Forth Hotel can hold events. The community supports the Hotel to hold events and music but would like them to explore possibly reducing the sound level, angling speakers differently etc.

Tim Pierce offered to start a conversation about the issue with the Hotel owner, and Council will also be in further contact with the Forth Hotel owners as well.

– *Dumping of old hospital concrete at Forth*

A Planning Permit application was received by the Council; however, it was withdrawn due to insufficient information. The revised application with further information has been request by March.

6 GENERAL BUSINESS

- a Alan Wheeler** – Thanked Council for the new sign at Braddons lookout Road and William Street.

The corner of George Street is an ongoing issue. As this is a DSG matter the committee requests the Council write to them to resolve this matter.

- b *Peter Miller* – There are two items of graffiti which need removal, one outside the old service station in Turners Beach and the other on the pathway immediately below the Leven Bridge. Council asks that rather than waiting for the next meeting, please report graffiti so it can be removed within 24 hours.
- c *John French* – Could signage please be put in place to inform trucks that the parking pad is for them on the opposite side of the road to the Forth Shop. Currently they don't use it for fear of breaking the surface.

Drainage works in George Street have started. There will be much more rock involved, and the edges are going to be graded to allow better run off. It is currently still grass.

- d *Tim Pierce* – A huge amount of rubbish is being generated/left at the Forth Recreation Ground. Some is campers, other comes from domestic rubbish that people leave there etc. John Kersnovski reports that the Council is currently doing a review of all its rubbish collections and problem areas and various solutions are being considered including new signage and bollards to make getting a vehicle close to bins impossible.
- e *Allan Wheeler* – Wished to thank the council on behalf of the Forth Valley Hall Group for their contribution to the repair and restoration of the Hall. The Council, Forth Valley Lions Club and one other contributor made the project possible, guaranteeing the hall for time to come.
- f *Group discussion – Creating greater community awareness* – The committee agreed that they would make the committee better known within Forth. It was agreed that Tim Pierce would be the point of contact via phone if people had any issues to raise.

7 NEXT MEETING

The next meeting will be held on Thursday, 2 May 2019 at the Forth Community Hall commencing at 4.00pm.

8 MEETING CLOSED

As there was no more business to discuss the meeting closed at 5.40pm.

CRADLE COAST WASTE MANAGEMENT GROUP MEETING

13 February 2019
Meeting Highlights

- Garage Sale Trail statistics were reviewed and based on that information it was determined that the participation fee of \$11,160 does not bring additional value to the region (see attached statistics summary).
- CCWMG providing Gold Sponsorship to the Ecofest Event.
- Bin Toppers received and will soon be distributed to Councils for use and lending to community organisations.

DRAFT

CRADLE COAST WASTE MANAGEMENT GROUP

UNCONFIRMED NOTES

Meeting held Wednesday, 13 February 2019
Cradle Coast Authority, 1-3 Spring Street, Burnie

1. WELCOME

The Chair, Ms. Sandra Ayton, opened the meeting at 10:38 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) |
| • Ms. Dana Hicks | Committee Member | Waratah Wynyard Council (WWC) |
| • Mr. Don Thwaites | Observer | CCA Representatives Group |
| • Mrs. Mel Pearce | Committee Project Manager | Dulverton Waste Management (DWM) |
| • Mr. Mat Greskie | Committee Project Manager | Dulverton Waste Management (DWM) |

The CCWMG did not have a quorum in attendance, the Chair proceeded with the meeting and any matters requiring a vote are to be re-tabled at the April meeting.

2. APOLOGIES

Apologies were received from:

- | | | |
|----------------------|------------------|--------------------------------------|
| • Mr. Matthew Atkins | Committee Member | Devonport City Council (DCC) |
| • Mr. James Brewer | Committee Member | Circular Head Council (CHC) |
| • Mr. Adam Gardner | Committee Member | Kentish (KC) & Latrobe (LC) Councils |
| • Mr. Daryl Connelly | Committee Member | Cradle Coast Authority (CCA) |

3. GOVERNANCE

3.1. CONFIRMATION OF MINUTES

The Unconfirmed Minutes of the 28 November 2018 meeting were presented at Item 3.1 of the Agenda.

A minor typo was highlighted at the top of page 5 of the minutes and the CCWMG agreed to make the amendment.

The Cradle Coast Waste Management Group (CCWMG) **RESOLVED** that the Unconfirmed Minutes of the meeting of 28 November 2018 are a true and correct record.

3.2. BUSINESS ARISING FROM MINUTES

Nil.

3.3. REVIEW OF ACTIONS LIST

DT queried whether the bin toppers have arrived and whether each Council were receiving 8 yellow recycling toppers or 4 red waste and 4 yellow recycling toppers. MP confirmed the bin toppers have arrived and at the last CCWMG meeting it was decided that 4 of each was preferred. There was discussion around how to best communicate the purpose of these when used at community events and MP confirmed that an education campaign will be carried out and there will be stickers placed on the lid identifying their purpose.

SA suggested that the in toppers could be provided to community event organisers for use, such as NW Ecofest. MP confirmed that this is exactly what they are for and that event organisers may apply to use these through their local Council. SA requested that when the bin toppers are being promoted, that the "Guide to Preparing an Event – Waste Management Plan" also be provided to event organisers.

ACTION

1. Mel Pearce to organise stickers for the bin toppers and then supply them to each Council.

The committee **NOTE** the actions list.

3.4 Waste Governance Update

SA confirmed that the Waste Governance Report and accompanying Council Report was provided to each Council for placing into the January or February Council Meeting agenda. Each Council should report the outcomes from their meeting to the CCA and CCWMG.

4. FOR DECISION

4.1. Financial Report - Briefing Note

The financial report briefing note dated 13 February 2019, was presented by the CCA to the CCWMG.

The CCWMG **NOTED** the report.

4.2. Financial Report – Income Statement

The CCWMG income statement as at 31 December 2019, was presented by the CCA to the CCWMG.

The CCWMG requested clarification regarding the budget v forecast waste levy opening balance. MP advised that the variance is likely due to expenditure coming in under forecast but will check and confirm out of session.

ACTION

1. Mel Pearce to advise the CCWMG what factors have contributed to a difference between the budget and forecast waste levy opening balance.

The CCWMG **NOTED** the income statement.

5. FOR DISCUSSION

5.1. Chemclear Program Update

MP advised that a CCWMG representative requested this item be added to the agenda due to some confusion around whether this service was still available in NW Tasmania. MP advised that discussions with a Chemclear representative confirmed this service was still available and has not changed. RS noted that BCC were a Chemclear collection point and have not received a pickup for a number of years. It was decided that BCC would contact Chemclear and report back to the CCWMG.

ACTION

2. Rowan Sharman is to report back to the CCWMG the outcome of BCC's discussions with Chemclear.

5.2. Garage Sale Trail

A summary of the regional participation statistics (copy attached) was tabled for the CCWMG's information. MP highlighted that a significant portion of the data provided by the Garage Sale Trail was calculated using regional and state data (rather than Council specific), providing an inflated outcome. MP confirmed that participation in the event cost the region \$11,160, with a total of 39 sales, the cost to the CCWMG per sale was \$286.

The CCWMG agreed that there was already a strong garage sale culture in the community and that the data highlights that participating in the Garage Sale Trail provides limited value to the region. The CCWMG were also disappointed in the lack of media coverage the Garage Sale Trail carried out in the region.

The CCWMG resolved to discuss the 2018 data and cost vs value for participating in the Garage Sale Trail with their respective Councils (as necessary) and provide feedback as to whether to participate in 2019, at the next meeting.

ACTION

3. CCWMG members to discuss the 2018 Garage Sale Trail data and cost vs value with their respective Councils (as necessary) and provide feedback at the next meeting.

5.3. FOGO Update

MG confirmed that the updated figures were provided to the CCWMG Chair for distribution prior to Christmas. The updated figures incorporated infrastructure costs being externally funded. Councils are to use the updated figures to recalculate the specific cost to their Council and if satisfied provide a letter of support to the CCWMG Chair.

SA stated that a response from Councils is required by no later than mid-March 2019.

ACTION

4. Each CCWMG representative to advise the CCWMG Chair whether their Council is in support of a FOGO collection by mid-March 2019.

5.4. Ecofest Sponsorship

MP advised that Ecofest are seeking sponsorship and provided an overview of the different sponsorship options and benefits available. The CCWMG agreed to contribute \$800 towards the Gold Sponsorship from the Public Events Project budget and take advantage of the free stall opportunity that this sponsorship provides. The CCWMG requested that MP discuss with the Ecofest organisers whether there is an opportunity for the bin toppers to be used at the event as a case study.

MP advised that planning is also underway to fund community group training from the Public Events budget, to enable Councils to engage community groups to assist event participants in using the bin toppers correctly. The CCWMG will fund RethinkWaste uniforms for community groups undertaking this activity.

6. FOR NOTING

6.1. CCWMG PROJECT TASK LIST

The CCWMG Project Task List, prepared by DWM, was tabled for the CCWMG information.

There was some discussion around a number of the projects, with MP providing updates on their status.

The CCWMG **NOTE** the Project Task List.

6.2 Bin Topper Information – Sustainability Victoria

The Public Place Recycling Best Practice Guidelines, developed by Sustainability Victoria, was tabled for the CCWMG's information. MP advised that this document provides brief guidelines about the use of bin toppers. The CCWMG agreed that this is a very useful document and it pairs well with the RethinkWaste's "Guide to Preparing an Event – Waste Management Plan", as a Council and community event organiser resource.

The CCWMG **NOTE** the Public Place Recycling Best Practice Guidelines.

6.3 Quarterly Waste Reports

The Quarterly Waste Reports (October to December 2018) for each Council were tabled for the CCWMG's information. MP advised that almost all of the reports are unreliable and inaccurate, due to 5 out of the 7 Councils not inputting data. The regional data cannot be relied upon until all Councils participate. CCWMG members undertook to discuss with relevant Council Officers to ensure the data is input monthly.

SA advised that the issue of Councils not inputting data would be raised again at the next General Managers (GM) meeting.

ACTION

5. SA to raise the data capturing issue at the next GM's meeting and table the Data Integrity Table for their information.

6. CCWMG members to discuss with relevant Council Officers to ensure that data is input monthly.

7. GENERAL BUSINESS

Nil.

8. NEXT MEETING AND MEETING CLOSE

The next meeting will be held on Wednesday 17th April 2019 at the Cradle Coast Authority Offices.

Meeting closed at 12:00 noon.

DRAFT

Summary of Garage Sale Trail Data for 2018

Council	Individual sales	Garage sales/events over the weekend	Sellers & Shoppers in your community	Participating households	% of sales by day			total items listed	# of items sold/reused	Average # sold per sale
					Sat Only	sun Only	both days			
BCC	5	6	287	186	67%	0%	33%	5,400	764	69
CCC	7	12	458	293	33%	17%	50%	11,550	957	69
DCC	10	14	500	322	43%	57%	0	4,680	954	69
KC	3	4	145	95	25%	25%	50%	310	188	69
LC	13	20	659	362	30%	0%	70%	3,446	1,357	56
WWC	1	1	30	19	100%	0%	0%	300	22	69
CHC	0	0	0	0				0	-	0
Total	39	57	2,079	1,277	50%	17%	34%	25,686	4,242	57

Regional data

as reported by GST	39	57	2,080	1,277	50%	7%	43%	25,686	4,241	67
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Cost to region to participate in 2018 event: \$ 11,160

Cost per participating household: \$ 286

Data explanation received from Garage Sale Trail

Individual Sales: Number of individuals holding a stall either on one or both days during the weekend.

Garage Sale/Events Over the Weekend: Saturday only stalls & sales + Sunday only stalls & sales + total number of sales & stalls being hosted on Saturday & Sunday x 2.

Sellers & Shoppers in Your Community: the average number of shoppers per sale type x the number of sales of that sale type + the average number of sellers per sale type x the number of sales for that sale type.

Participating Households: website registration data combined with seller survey responses that provide the average for the number of households for different sales types

Total Items Listed: website registration data for your local council area. Sellers are required to state how many items are being sold when they register a sale

of Items Sold/Reused: website registration data and seller survey responses are used. The average number of items sold per sale type provided via the survey is multiplied by the number of sales of each sale type registered.

Average # Sold Per Sale: the seller survey responses only are used in this data point. It is calculated using the average number of items sold across all sale types in regional Tasmania.

Penguin Miniature Railway

Notes of the meeting held at the Penguin Railway Station
Thursday, 21 February 2019 – commencing at 6.30pm

1 PRESENT

Community Representatives: Karmina Gordon, Simon Hutchinson, Peter Atkins, Hamish Fergus, Jamie Fergus, Janelle Gilbert, Graham Hockings, Maurice Jones, Chris Cripps, Mark Horner, Gerry Howard, Garth Johnston and Wayne McKenna

Council: Cr Casey Hiscutt, and Chris Clark (CCC Community Development Group Leader)

2 WELCOME AND INTRODUCTIONS

Cr Cheryl Fuller was an apology and Cr Hiscutt attended in her place.

Chris Clark welcomed everyone and outlined that the purpose of the meeting was to discuss if there is a level of community support for re-establishing the Penguin Miniature Railway (PMR) and how it may be achieved.

3 HISTORY OF THE PENGUIN MINIATURE RAILWAY

Gerry Howard gave an overview of the history of the PMR.

- . PMR opened in 1990.
- . Operates as a committee of the Central Coast Council.
- . Over the years there has been many people involved in running the train.
- . Very popular with young children and visitors to Penguin.

Maurice Jones provided some information about how the train operates.

- . Train is a 5hp petrol engine capable of carrying 12 adults on the two carriages.
- . Take two people to run, with one driver and the other selling tickets.
- . \$1 a ride gets a person 3 laps of the 350m track.
- . Occasionally hired out for \$100 an hour for parties or groups.

In 2016 the PMR ceased to operate due to the unavailability of volunteer drivers and the number of derailments of the train being a safety hazard. The track had experienced damage from a combination of cars driving over it, corrosion from the sea water and a change in the ground level in some areas causing the track to drop.

With this in mind 2017 the Council engaged CSE Tasmania to prepare a report to determine the scope of the repairs to the track to have it operational again.

The Council at its meeting on 16 July 2018 supported allocating \$24,000 towards repairs to the track based on the CSE Tasmania report.

4 WHAT IS REQUIRED TO SEE THE RAILWAY OPERATING AGAIN

The process to have the train operational was discussed. The priority is to determine the level of support from within the community. Several local businesses including the Penguin Bakery, Chemist, Caltex Service Station and Lanes IGA have pledged their support to the PMR.

Those in attendance indicated they would fill roles on a committee and or as train drivers.

Action: Chris Clark to develop committee terms of reference for next meeting.

James Fergus noted the opportunity to have the train run at the Sheffield Steam Fest event on the March long weekend and promote the PMR to others in the miniature railway community.

Those in attendance agreed that it would be worthwhile to take the train to Sheffield and promote the Penguin Miniature Railway reopening. It would be beneficial to have the train rebranded with a Penguin colour scheme.

Action James Fergus and Chris Clark to organise rebranding of train prior to March long weekend.

5 NEXT MEETING

It was agreed that the next meeting be held on 7 March 2019 at 6:30pm at the Penguin Railway Station.

Meeting closed: 7:30pm.



CENTRAL COAST
COUNCIL



Respect | Responsibility | Achievement | Creativity | Connectedness

Central Coast
Youth Engaged Steering Committee
Minutes of a meeting held at
Central Coast Council
Thursday, 28 February 2019 at 9.15am

Doc ID: 316953



PRESENT:

Philip Viney (Councillor/Accountant/Ulverstone Lions Club); **Jackie Merchant** (Community Development Officer – Central Coast Council [CCC]); **Matthew Grining** (Principal PDS); **Piper Newton, Jordan Maine** and **Ella Atkinson** (Student Reps – PDS); **Glen Lutwyche** (Principal – USC); **Alec Turale, Sarah McCauley** and **Chantelle Knaap** (Student Reps – USC); **Glenn Mace** (Principal – LCS); **Jonas Moore** and **Eloise Piper** (Student Reps – LCS); **Yolande Vandenberg** (Central Coast Chamber of Commerce and Industry [CCCCI]); **Michael Walsh** (Leven Training Centre) and **Aaron Meldrum** (Collective Ed/Ulverstone Secondary College)

1 WELCOME

Phil Viney chaired the meeting and welcomed everyone and declared the meeting opened at 9.17am.

2 APOLOGIES

Sandra Ayton (General Manager – Central Coast Council [CCC]); **Melissa Budgeon** (Community Wellbeing Officer – Central Coast Council [CCC]); **Natalie Winchcombe** (Teacher NWCS); **Students for NW Christian School**

3 INTRODUCTION AND WELCOME

The first meeting of the Committee for 2019 was designed to be a meeting for Committee members to meet each other, as well as learn and understand about ideas the Committee has identified to undertake over the next 12 months.



CENTRAL COAST COUNCIL

Administration Centre: 19 King Edward Street, Ulverstone – PO Box 220, Ulverstone Tas. 7315
DX 70506 Ulverstone – admin@centcoast.tas.gov.au – Tel. (03) 6429 8900 – Fax (03) 6425 1224

4 MEETING DISCUSSION

Cr Viney explained the role and process of the Youth Engaged Steering Committee.

4.1 *Role and Scope of the Youth Engaged Steering Committee*

The strategies of the Youth Engaged Steering Committee are to provide positive outcomes in employment, training and education for our young people by:

- . Coordinating and supporting existing relationships, initiatives and programs between schools and the business and community sectors;
- . Provides leadership in the development of new initiatives and programs, including mentoring in the workplace;
- . Develop activities that engage young people currently not in employment, training or education;
- . Promote leadership potential within the schools.

The committee provides the youth of the Central Coast Municipality area a voice on issues that affect them in their community in regards to the terms of reference.

4.2 *Committee Meeting Process*

The committee meetings are conducted following a meeting agenda. A request will be sent out via email requesting for agenda items for the upcoming meeting. All members of the committee are encouraged to contribute items for discussion. Please forward items to the Council by the requested date.

Students will be asked to chair meetings and the Community Services Administrator will send out the meeting procedure notes to everyone. The Central Coast Council, General Manager, Sandra Ayton will brief each student chairing a meeting prior on the Agenda, and will sit with the student chairing the meeting and mentor them through the Agenda.

Each school will host a meeting at their school. At these meetings the hosting school will endeavour to coordinate a guest speaker/presentation for that meeting.

Copies of the Meeting Procedure, Committee Charter to be handed to the students at the first meeting.

Copies of the *Meeting Procedure* and *Role and Scope of the Youth Engaged Steering Committee* were handed to the students at the first meeting.

5 MINUTES OF THE PREVIOUS MEETING

Yolande Vandenberg moved and Piper Newton seconded, "That the Minutes of the previous meeting held on 29 November 2018 be confirmed"

Carried

6 MATTERS FOR DISCUSSION FROM PREVIOUS MEETING

6.1 *Skate Boot and Bike Event*

Great day – rain kept away until the very last rider of the scooter event. There were 26 participants, loads of prizes and give aways. Anglicare were in attendance with show bags and support workers available to talk to young people and others at the event.

On the Councils' website there are photos and a video clip on the days stunts and tricks.

As part of the day a skate park designer was present to take a look over the park, and also talk to users about what might be possible as part of a future redevelopment. It was also named as a watch this space, over the next 12 months some work will be done on a redesign/plan and as this evolves, Melissa will bring more info to the Youth Engaged Committee.

6.2 *National Leadership Camp 2019*

The 15th Australian National Leadership Camp (NLC) 2019 will be held on 11th to 14th July 2019. Nominations for Students was officially open on Monday 11th February 2019. If you would like to secure places for any Youth Engaged students at your school there is online registration at www.burnbright.org.au/nlc/. Contact Melissa and discuss further details as the Council will sponsor students who wish to attend and pay for airfares a registration.

6.3 *Central Coast Voice Article*

Yolande Vandenberg reported that she was approached in 2018 by the editor of the Central Coast Voice who would like to do an article on the Central Coast Youth Engaged Steering Committee. This was flagged at the last meeting and was a continuing item to follow up on. Yolande will speak to students and teachers about their experiences and expectations with being involved with the committee and will arrange the students to put the article together.

6.4 *Beacon in Schools*

Aaron Meldrum had nothing to report at present, a report will be supplied at the next meeting.

Prior to the students presenting their reports to the meeting, Cr Viney asked everyone sitting around to introduce themselves to the meeting.

7 MEMBERS REPORTS

Penguin District School

- . We have started the year with 601 students with a large number of students coming in to kinder and grade 7. We have international students enrolled from Brazil, Myanmar and Norway that have moved in to the district.
- . We have an Open-Air Cinema planned for Friday 29th March. The movie will be 'The Greatest Showman' and admission will be \$5 or a maximum of \$20 for a family. Food and drink will be available for purchase on the night, and families are also welcomed to bring their own picnic.
- . Our Primary campus have their athletics carnival combined this year with a colour run. This will take place tomorrow, with the students racing through an obstacle course whilst being sprayed with a range of colours.
- . 2019 is our first year of offering years 11 and 12. We have a small group of students that have selected to continue at Penguin alongside a group of students from Burnie, Parklands, Wynyard, Yolla and Smithton that are studying a Certificate II in Sport and Recreation.
- . Our secondary students will be able to study Animal Science, Dance and Extended English as new options/applied learning courses this year.
- . Our Athlete Development program has commenced with students accessing strength and conditioning, sports psychology and nutrition advice alongside specialist coaches in football, cricket, basketball, squash and cycling. Café'
- . Our school redevelopment planning is on track. 6ty⁰ Architecture Surveying Engineering have been appointed as the architects and will work on the master planning in the first half of the year. The planning is due to be shared with the community in May. Construction is due to start in February 2020.
- . We have a group of grade 8 to 10 students that will be travelling to Vietnam in term 4. Alongside their visits to cultural sites, they will be participating in a home build project for a disadvantaged family in Sapa, in Northern Vietnam.
- . Our breakfast club has commenced with support from Rotary club of Ulverstone and Penguin Lions Club.

- . Grade 7 and 8 students have enjoyed their two-day camps with the grade 7's spending time at Port Sorrell and the grade 8's were challenged by a survival camp at Paton Park in North Motton.
- . North Melbourne football club have been in too.
- . The student board have been appointed, president and vice president elected and are now planning their activities and fundraisers for the year, starting with an MND fundraiser.
- . Our student run café started yesterday, and proved popular with students lined up outside the door.
- . Our Secondary campus Surf Carnival is next Thursday and will be held at Preservation Bay.
- . Primary campus students will start their swim program next week, alongside the sporting schools' program where students will be sailing on the Inglis River

Leighland Christian School

- . Excursions and activities included: Our Preps and Year 1 to the Don River Railway; our Year 7 and 8's took part in a community service by participating in the local 'Clean-up day'; our Year 3/4 Choir performed for residents at the Eliza Purton Home; the Primary students wrapped up their year with a Picnic in the Park. Unfortunately, our annual 'Great Race' was cancelled for the first time since its inception due to bad weather, which was very disappointing as our staff and students enjoy coming together to compete in this fun-filled obstacle course.
- . In sport we held our Inter High Athletics Carnival and our Ulverstone and Burnie Campuses joined together to celebrate the year's sporting success at a Kinder to Year 10 awards assembly.
- . We wrapped up the year by honouring God's blessings on our School for 2018 with a Celebration Service at both campuses. This is an evening event where our families come together to sing and rejoice, watch items presented by the students and selected students are presented with various awards and scholarships.
- . We started the year with our campuses coming together for a Dedication Service to commit the year ahead to our Lord. This was combined with an Assembly to celebrate 14 senior students who were awarded Exceptional Achievements in their studies for 2018.
- . Excursions and activities included: our Year 7's and 11/12's participating in Orientation camps at Camp Clayton, Primary parents were invited to a 'Welcome BBQ'. Our primary student leadership group took part in the GRIP Leadership Conference. Our Primary students were thrilled to have three North Melbourne players run them through their paces and our 11/12 Biology students enjoyed a three day camp on Maria Island.
- . Our Kinder and Prep students are enjoying a playground upgrade and in particular, a water stream and pump that have been installed. Stage one is complete with Stage two to take place during the April break.

- . In Sport, our Primary and High School Swimming Carnivals took place.
- . Planning is in full swing for our annual Twilight Fair which is fast approaching on Friday 1 March from 4.00 – 8.00pm. There will be delicious food, plenty of fun activities and entertainment and much more. We extend a warm welcome to you all to come along.

North West Christian School

The Students were and apology today due to a school trip but a report has been sent in from the School. Wayne Pepper has been allocated other classes in the school and will not be able to take part with the students at the meetings. A new staff member has been appointed, Natalie Winchcombe. She will attend the next meeting with the Student Representatives for the School.

- . Our Hong Kong trip will go ahead in October with a number of students indicating their interest
- . Our school uniform is currently being re-examined.
- . Our students have been going to the beach each Wednesday as part of our sports program.
- . Last week we had Senior Constable Emilie Dellar to talk about cyberbullying. She ran an evening for parents, explaining why and what she does in her presentations to the children.
- . Our students will be going to Lake Barrington tomorrow as a social interaction day water skiing and boarding.
- . Good behaviour day – at the end of this term we will be going to the V8's

Ulverstone Secondary College

- . On the 1st January 2019, Ulverstone High School became Ulverstone Secondary College; Secondary to include years 7 to 10 and College to refer to our year 11s and 12s. Our new building is used between our college students; one room for a class and another as a study room. Future plans include a student pass so students can access the building anytime by swiping their card.
- . We had a busy start to the year and everyone is settling in well.
- . The Ignite class started this year and is progressing well. On Friday, the 8th February, the class had a team-building excursion at Paton Park.
- . On Monday, the 18th February, our Student Representative Council attended a Leadership Conference in Launceston.
- . On Sunday, the 24th February, several of our students performed at Festival in the Park.
- . On Monday, the 25th February, Lara from University of Tasmania gave an informative presentation to the year 11s.

8 REVIEW OF THE MEETING

The Committee reviewed today's meeting.

Yolande Vandenberg (CCCCI) raised a question, is there networking between schools that are represented on the Committee. This was something that came out of last year's business breakfast and to be considered in the future.

Melissa to send out information on the National Leadership Camp to the schools and liaise with students.

Melissa will liaise with the schools and the Chamber and send out information on the next Business Breakfast.

9 GENERAL BUSINESS

Teachers and students were given a list of the 2019 meeting date. If any dates do not suit the school please contact the Administration Assistant – Community Services, Deb Lynch.

Cr Viney reported that the Pump and Jump park construction will start soon. This is an Ulverstone Lions Club project in partnership with the Central Coast Council and should be an asset to the town and a great place for the town youth to enjoy.

Principal of Penguin District School, Mathew Grinning spoke about META High School Esports 2019 season. It is a national competition that schools can register for. Mathew reported that this is something that schools are starting to support and he is happy to talk to any other schools in the region that may be interested. Mathew will send an email to Deb Lynch to pass on.

10 NEXT MEETING

The next meeting to be held on Thursday 28 March 2019 at Leighland Christian School, Leighlands Avenue, Ulverstone commencing at 9.15am.

As there was no further business to discuss the meeting concluded at 10.15am.

Turners Beach Community Representatives Committee

Minutes of the meeting held in the Turners Beach Hall

Thursday, 28 February 2019 commencing at 4.00pm

1 PRESENT

Community Representatives: Andrew Leary, Elaine Eiler, Rod Priestley, Tim Horniblow, Waine Whitbread and Barry Isaac.

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

2 APOLOGIES

Susan Spinks

3 MINUTES OF PREVIOUS MEETING

Rod Priestley moved and Tim Horniblow seconded, "That the minutes for the meeting held on 22 November 2018 be confirmed.

Carried

4 MATTERS ARISING FROM PREVIOUS MINUTES

a Railway bridge and shared pathway

Council has met with Infrastructure Services Tasmania and is hopeful of a resolution for the railway bridge in the near future.

Rod Priestley requested the Ulverstone Turners Beach shared pathway be checked for shrubbery at head height, it is impacting on the pathway. A request was made to have the overhanging shrubbery trimmed, also to have the white lines on the pathway at all intersections repainted and that a new line be placed where the bitumen and concrete meet at Beach Road.

b Tree placement for Esplanade

Council presented, and the group viewed aerial view maps of Turners Beach. Andrew Leary put forward the idea of one-way areas for Turners Beach to aid with pedestrian access, tree plantings for softening, and traffic calming.

ACTION: It was agreed by the group that this and other options would be worked on with the broader Turners Beach community in conjunction with the Street Tree Strategy to be developed and it was acknowledged that any such a proposal would take time, community involvement, and would need to be considered also for any impacts on the shared pathway.

c Review of the Turners Beach Committee charter

Committee provided the following feedback and made changes to the proposed charter:

- that neighbourhood watch be removed from the representatives as no longer exists;
- that the Football Club and the Cricket Club have a representative each;
- that the community representative (not aligned to another group) be lifted to four; and
- that under Distribution of Minutes and agenda that “minutes will be distributed within one month of the committee meeting.

With these amendments the charter was moved by Barry Isaac and seconded by Waine Whitbread with all members in favour.

Carried

5 MATTERS FOR CONSIDERATION

5.1 COUNCIL UPDATE

- a Service Station** – The Council is continuing to work with the receivers to try and arrange for the sale of the property to recover rates etc.

5.2 COMMUNITY UPDATE

a Barry Isaac

Speeding between Forth Road and Westella Drive – Speeding is an ongoing issue on this stretch. Police are doing what they can. Council continues to correspond with Police about trouble spots as reported by the community.

b Andrew Leary

Traffic and pedestrian safety issues – See item 5b.

c Rod Priestley

Toilets for the precinct – Rod Priestley requested that the toilets for the precinct remain an ongoing item.

Retaining Wall – The retaining wall is still falling down. John explained that attempts to repair it had been unsuccessful and it was being reviewed for removal.

d Elaine Eiler

Proposed emergency exit as part of the shared pathway – TasRail has refused permission for any kind of crossing over the railway line – even for emergencies so the proposed access has had to be scrapped.

e Waine Whitbread

No Standing signs – Waine thanked Council for the no standing signs.

Caravan Park – Waine raised concerns over the state of the boardwalks between the OC Ling Park to the Beach. These are overgrown and the grass is a problem.

Tree Planting – Waine identified an area on the map where there is some new tree planting required for privacy for some residents of the OC Ling Park for screening from the road. It was agreed to review this in conjunction with the lease and responsibility discussions for the Cape Ivy and street scaping.

Cape Ivy – Cape Ivy is an ongoing problem, and there was some debate about best practice for removal, and who was responsible for different areas of the beach, dunes and park lease areas (Crown, Lions or Council).

ACTION: The group agreed to consult the map which Council would provide:

- which delineates areas of lease/responsibility and to bring together at that time Councils NRM officer, Coastcare, Friends of the Dunes and other invested parties to work together to agree on areas of responsibility and cape Ivy removal activities going forward.

Viewing platform – The viewing platform and boardwalk which provide wheel chair and disabled access is in need of some maintenance and repair, starting to look tired.

Truck Parking – Waine asked about the legality of trucks parking at the Turners Beach Hall which has been causing some tension. Cor clarified that trucks up to a certain weight only, are allowed in residential areas. The Council's Inspector will inform those parking trucks over-size that there are other parking options both public and private.

f Tim Horniblow

Bollards – Bollards at the boat ramp have been broken down and pushed out.

Albert Street Pathway – The wire is rusting on the boardwalk base.

Rubbish dumping outside the Hall – Rubbish dumping (mainly green waste) is again being dumped under the trees in the Hall car park.

Community library – Ongoing discussion and some opportunities for funding. Jackie Merchant to continue discussions with Tim and Susan Spinks.

6 OTHER BUSINESS

Jackie Merchant informed the group of some grant opportunities currently available.

7 NEXT MEETING

As there was no further business to discuss, the meeting closed at 5.30pm. The next meeting of the Committee will be held on Thursday, 23 May 2019 at 4.00pm in the Turners Beach Hall.

Minutes of an ordinary meeting of the Development Support Special Committee held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Tuesday, 12 March 2019 commencing at 6.00pm

Members attendance

Cr Jan Bonde (Mayor)
Cr Cheryl Fuller
Cr Philip Viney

Cr Garry Carpenter
Cr Tony van Rooyen
Ms Sandra Ayton

Members apologies

Nil

Employees attendance

Director Community Services (Mr Cor Vander Vlist)
Land Use Planning Group Leader (Ms Mary-Ann Edwards)

Employee apologies

Nil

Public attendance

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

CONFIRMATION OF MINUTES OF THE COMMITTEE

1/2019 Confirmation of minutes

The Director Community Services reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 8 October 2018 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

- Cr Viney moved and Cr Carpenter seconded, "That the minutes of the previous meeting of the Development Support Special Committee held on 8 October 2018 be confirmed."

Carried unanimously

MAYOR'S COMMUNICATIONS

2/2019 Mayor's communications

The Mayor reported as follows:

"Under the terms of appointment of the Development Support Special Committee, it acts in agreed circumstances as if it were the Council and, accordingly, as a planning authority under the *Land Use Planning and Approvals Act 1993*.

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

In the event that items listed for consideration are referred, under the terms of the Committee's appointment, to the Council (e.g. any matter the Committee cannot determine unanimously), or if the Committee is unable to make a determination within the relevant statutory time limit, such items will be referred to a meeting of the Council for a decision."

- Cr van Rooyen moved and Cr Fuller seconded, "That the Mayor's report be received."

Carried unanimously

DECLARATIONS OF INTEREST

3/2019 Declarations of interest

The Mayor reported as follows:

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

The Director Community Services reported as follows:

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

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

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

No interests were declared at this time.

ADJOURNMENT OF MEETING

4/2019 Adjournment of meeting

The Mayor reported as follows:

“In order to effectively consider the reports before this meeting of the Committee it is appropriate that I adjourn the meeting to enable the related documents to be workshopped prior to resumption of the meeting and formal resolution of the agenda items.”

The workshop commenced at 6.01pm. The workshop having been concluded, the Mayor resumed the meeting at 6.08pm.

DEPUTATIONS

5/2019 Deputations

The Director Community Services reported as follows:

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

OPEN REPORTS

6/2019 Residential (Subdivision – six lots) – variation to lot size, setback of building envelopes to Rural Resource zone, development within a pipeline corridor, reliance on access over Crown land and reticulation of overhead electricity at 48 White Hills Road, Penguin – Application No. DA2018143

The Director Community Services reported as follows:

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

<i>‘DEVELOPMENT APPLICATION No.:</i>	DA2018143
<i>PROPOSAL:</i>	Residential (Subdivision – six lots) – variation to lot size, setback of building envelopes to Rural Resource zone, development within a pipeline corridor, reliance on access over Crown land and reticulation of overhead electricity
<i>APPLICANT:</i>	Alan Dodds
<i>LOCATION:</i>	48 White Hills Road, Penguin
<i>ZONE:</i>	Rural Living
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	26 January 2019
<i>REPRESENTATIONS EXPIRY DATE:</i>	12 February 2019
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>42-DAY EXPIRY DATE:</i>	6 March 2019 (extension granted until 18 March 2019)
<i>DECISION DUE:</i>	12 March 2019
<i>PURPOSE</i>	

The purpose of this report is to consider an application to subdivide a 3.521 ha parcel of vacant land that is zoned “Rural Living” to form six residential allotments.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – photographs;
- . Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2019/00083-CC;

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- . Annexure 6 – Statement of Compliance from Road Authority and Stormwater Authority; and
 - . Annexure 7 – letter from TasGas.

BACKGROUND

Development description –

Application is made to subdivide a 3.521ha parcel of rural living land into six allotments. The subsequent allotments would comprise the following:

- . Lot 1 with an area of 6,640m² would have a 47.73m frontage to White Hills Road. A portion of Lot 1 would accommodate the Tasmanian Gas Pipeline easement;
- . Lot 2 with an area of 6,408m² would have a 40.26m frontage to White Hills Road. A portion of Lot 2 would accommodate the Tasmanian Gas Pipeline and its associated easement;
- . Lot 3 with an area of 6,097m² would have a 54.08m frontage to White Hills Road;
- . Lot 4 with an area of 4,785m² would be an internal allotment accessed via an access strip with a 9.16m wide frontage to White Hills Road;
- . Lot 5 with an area of 5,107m² would be an internal allotment accessed via an access strip with a 6.03m wide frontage to White Hills Road; and
- . Lot 6 with an area of 6,486m² would have a 65m wide frontage to, and access over, a parcel of Crown land. A 30m long portion of the Crown land would become Council road.

All lots would be able to connect to a reticulated water supply, although only Lots 1 and 2 would have access to a fire hydrant for fire-fighting purposes. Dedicated on-site water storage would be required for Lots 3, 4, 5 and 6 in that regard.

Lots 1, 2, 3, 4 and 6 would be connected to TasWater's reticulated sewer supply.

Any future development on Lot 6 would require the installation of a pump chamber, macerator pump and additional sewer line to access the sewer main. The volume of a future pump chamber would need to be determined at building stage, depending on the final building design and volume of waste.

If required, all lots would have sufficient area for on-site wastewater disposal.

Site description and surrounding area –

The land falls 30m from south to north and lies within a “Rural Living” zone.

The land is located approximately 600m east of Penguin town boundary, accessed via South Road to White Hills Road.

The Tasmanian gas pipeline transects the site, with the gas pipeline corridor encompassing much of the land.

The land is able to be serviced with reticulated water and sewer services. TasWater sewer infrastructure transects the northern portion of the site and water infrastructure is located in White Hills Road.

Land to the north and east of the site is also zoned “Rural Living” and is characterised by single dwelling development, often on sub-minimal parcels of land. A large parcel of adjoining land to the south is Crown land, zoned Rural Resource.

The land falls within a bushfire-prone overlay area and is subject to the recommendations of a bushfire hazard management plan.

History –

No history relevant to this application.

DISCUSSION

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

Rural Living

CLAUSE	COMMENT
13.3 Use Standards	
13.3.1 Discretionary permit use	
13.3.2–(A1) Discretionary permit use must: (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; and (c) minimise likelihood for unreasonable impact on amenity for residential use on adjacent land in the zone.	Not applicable. Residential use class is Permitted.
13.3.2 Impact of use	
13.3.2–(A1) Use that is not in a dwelling must not occur on more than two adjoining sites.	Not applicable. Use would be residential.
13.3.2–(A2) The site for a use that is not in a dwelling must not require pedestrian or vehicular access from a no-through road.	Not applicable. Use would be residential.

13.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use would be residential.
13.4.1 Suitability of a site or lot for use or development	
<p>13.4.1–(A1) Each site or each lot on a plan of subdivision must:</p> <p>(a) have an area not less than:</p> <p style="padding-left: 40px;">(i) 1.0 hectares; or</p> <p style="padding-left: 40px;">(ii) if in a locality shown in Table A1 to this clause, not less than the site area shown for that locality.</p> <p>(b) If intended for a building, contain a building area of:</p> <p style="padding-left: 40px;">(i) not more than 1,000m²;</p> <p style="padding-left: 40px;">(ii) clear of any applicable setback from a frontage, side, or rear boundary;</p> <p style="padding-left: 40px;">(iii) clear of any applicable setback from a zone boundary;</p> <p style="padding-left: 40px;">(iv) clear of any registered easement;</p> <p style="padding-left: 40px;">(v) clear of any registered right-of-way benefiting other land;</p>	<p>(a)(i) Non-compliant. Application is made to subdivide a 3.521 ha parcel of rural living land into six allotments comprising:</p> <p style="padding-left: 40px;">. Lot 1 = 6,640m²</p> <p style="padding-left: 40px;">. Lot 2 = 6,408 m²</p> <p style="padding-left: 40px;">. Lot 3 = 6,097 m²</p> <p style="padding-left: 40px;">. Lot 4 = 4,785 m²</p> <p style="padding-left: 40px;">. Lot 5 = 5,107 m²</p> <p style="padding-left: 40px;">. Lot 6 = 6,486 m²</p> <p style="padding-left: 40px;">Refer to the “Issues” section of this report.</p> <p>(a)(ii) Not applicable. Locality not shown in Table A.</p> <p>(b)(i) Compliant. All lots able to accommodate a building area not more than 1,000m².</p>

<ul style="list-style-type: none"> (vi) clear of any restriction imposed by a utility; (vii) not including any access strip; and (viii) clear of any area required for the on-site disposal of sewage or stormwater; and (ix) accessible from a frontage or access strip. 	<ul style="list-style-type: none"> (b)(ii) Compliant. All lots able to accommodate a building area clear of applicable front, side and rear boundary setbacks. (b)(iii) Non-compliant. Lots 4, 5 and 6 would have building envelopes that would be closer than 50m from a Rural Resource zone boundary that lies to the west and south of the lots. Refer to the "Issues" section of this report. (b)(iv) Non-compliant. Building envelopes would be within the Tasmanian pipeline corridor that is 170m each side of the pipeline (but clear of the pipeline easement that is 50m each side of the pipeline). Refer to the "Issues" section of this report. (b)(v) Compliant. No registered right of way. (b)(vi) Compliant. Proposed building envelopes would be clear of TasGas and TasWater utilities. (b)(vii) Compliant. Building envelopes would be clear of proposed access strips. (b)(viii) Not applicable. Lots able to connect to reticulated sewer.
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	(b)(ix) Compliant. Lots would be accessed from White Hills Road and over Crown land, a portion of which would become Council road.
<p>13.4.1–(A2) Each site or a lot on a plan of subdivision must have:</p> <p>(a) a frontage upon a road of not less than 6.0m;</p> <p>(b) access provided by a right-of-way to a road over land not required as the sole or principal means of access to any other land of a width not less than 6.0m; or</p> <p>(c) an access strip to a road not required as the sole or principal means of access to any other land of a width not less than 6.0m; and</p> <p>(d) vehicular access between the carriageway of a road and the frontage or access strip provided in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> ^{R5}.</p>	<p>(a) Compliant. Road frontages of all lots would have a minimum width of 6.03m.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Compliant. A Statement of Compliance has been provided by the Council in its capacity as the Road Authority and Stormwater Authority. Refer to Annexure 6.</p>
<p>13.4.1–(A3) A site or each lot on a plan of subdivision must have a water supply:</p> <p>(a) from a connection to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2009</i>; or</p>	<p>(a) Compliant. Lots are able to connect to a reticulated water supply.</p> <p>(b) Not applicable. Satisfied by (a).</p>

<p>(b) from a rechargeable drinking water system ^{R6} 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>13.4.1–(A4) A site or each lot on a plan of subdivision must drain sewage and trade waste:</p> <p>(a) to a reticulated sewer system provided in accordance with the <i>Water and Sewerage Industry Act 2009</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>b. provides for an equivalent population of not more than 10 people per day; or</p>	<p>(a) Compliant. Lots are able to connect to a reticulated sewer system.</p> <p>(b) Not applicable. Satisfied by (a)</p>

<p>c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and</p> <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>13.4.1–(A5) A site or each lot on a plan of subdivision must drain stormwater:</p> <p>(a) or discharge to a stormwater system provided in accordance with the <i>Drains Act 1954</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m²;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p>	<p>(a) Not applicable. Satisfied by (b)(i).</p> <p>(b)(i) Not applicable. No natural drainage line, water body or watercourse.</p> <p>(b)(ii)a. Non-compliant. Land area of Lot 4 would be less than 5,000m². A Statement of Compliance has been provided by the Council in its capacity as the Road Authority and Stormwater Authority. Refer to Annexure 6.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(ii)b. Compliant. Stormwater disposal is able to be clear of building envelopes.</p> <p>(b)(ii)c. Compliant. Stormwater disposal is able to be clear of areas required for sewerage disposal.</p>

<p>d. the disposal area is not within any access strip; and</p> <p>e. not more than 50% of the site is impervious surface; and</p> <p>(iii) the development is for a single dwelling.</p>	<p>(b)(ii)d. Compliant. Stormwater disposal is able to be clear of access strips.</p> <p>(b)(ii)e. Compliant. Sites are pervious.</p> <p>(b)(iii) Not applicable. No dwelling development proposed.</p>
13.4.2 Dwelling density	
<p>13.4.2-(A1) The site area per dwelling must:</p> <p>(a) be not less than 1.0 hectare; or</p> <p>(b) if the site is in a locality shown on Table A1 to this clause, the site area for that locality.</p>	<p>(a) Non-compliant. Lot sizes range from 4,785m² to 6,640m².</p> <p>Refer to the "Issues" section of this report.</p> <p>(b) Not applicable. Not a locality shown in Table A1 to this Clause.</p>
13.4.3 Location and configuration of development	
<p>13.4.3-(A1) A building, utility structure, garage, carport, or an external car parking area and any area for the display, handling, or storage of goods, materials, or waste must be set back from a frontage;</p> <p>(a) not less than 20.0m;</p>	<p>Not applicable.</p> <p>No building, utility structure, garage, carport or external car parking area proposed.</p>

<p>(b) not less or not more than the setbacks for any existing building on each of the immediate adjoining sites;</p> <p>(c) not less than for any building retained on the site;</p> <p>(d) in accordance with any building area shown on a sealed plan of subdivision; or</p> <p>(e) not less than 50.0m if the site abuts the Bass Highway.</p>	
<p>13.4.3-(A2) All buildings must be contained within a building envelope determined by:</p> <p>(a) the applicable frontage setback;</p> <p>(b) a setback of not less than 10.0m from each side boundary;</p> <p>(c) a setback of not less than 10.0m from the rear boundary;</p> <p>(d) a setback of not less than 20.0m from any designated building area on each adjacent site; or</p> <p>(e) any building area shown on a sealed plan of subdivision; and</p> <p>(f) building height of not more than 8.5m.</p>	<p>Not applicable.</p> <p>No buildings proposed.</p>
<p>13.4.3-(A3) Site coverage must:</p> <p>(a) be not more than 500m²; and</p>	<p>Not applicable.</p> <p>No buildings proposed.</p>

<p>(b) not include any part of a site required for the disposal and drainage of sewage or stormwater; or</p> <p>(c) be not more than any building area shown on a sealed plan of subdivision.</p>	
<p>13.4.3–(A4) A building or utility structure must be:</p> <p>(a) not less than 15.0m below the level of any adjoining ridgeline;</p> <p>(b) not less than 30.0m from any shoreline to a marine, or aquatic water body, watercourse, or wetland; and</p> <p>(c) clad and roofed in non-reflective materials.</p>	<p>Not applicable.</p> <p>No building or utility structure proposed.</p>
13.4.4 Acoustic and visual privacy for residential development	
<p>13.4.4–(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) be not less than 10.0m from a side boundary and 10.0m from a rear boundary to adjoining land in any zone for residential purposes; or</p> <p>(b) be not less than 10.0m from a door or window to a habitable room or any part of a balcony, deck, or roof garden in an adjacent dwelling.</p>	<p>Not applicable.</p> <p>No residential development proposed.</p>

13.4.4–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 5.0m horizontally from the door or window to a dwelling, or any balcony, deck, or roof garden in a dwelling.	Not applicable. No residential development proposed.
13.4.5 Private open space for multiple dwelling residential use	
13.4.5–(A1) Each dwelling in a multiple dwelling must have external private open space that: (a) is accessible from the dwelling; (b) comprises an area of not less than 50.0m ² ; (c) has a minimum dimension of 5.0m; (d) has a gradient of not more than 1 in 10.	Not applicable. No multiple dwellings proposed.
13.4.5–(A2) The required minimum private open space area must receive not less than two hours of continuous sunlight between 9.00am and 5.00pm on 21 June.	Not applicable. No multiple dwellings proposed.
13.4.6 Setback of sensitive use development	
13.4.6–(A1) A building containing a sensitive use must be contained within a building envelope determined by: (a) the setback distance from the zone boundary as shown on the Table to this clause; and	Not applicable. No sensitive use buildings proposed.

(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>13.4.6–A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) the Bass Highway;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(a) Compliant. Proposed setback to the Bass Highway would be approximately 780m.</p> <p>(b) Compliant. No railway within 50m of the site.</p> <p>(c) Not applicable. No land designated for future road or rail purposes.</p> <p>(d) Compliant. The closest proclaimed wharf is located at Burnie approximately 15km to the west.</p>
13.4.7 Subdivision	
<p>13.4.7–(P1) 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; or</p> <p>(c) for a purpose permissible in the zone.</p>	<p>(a) Compliant. Lots are intended for Residential use.</p> <p>(b) Not applicable.</p> <p>(c) Compliant. Satisfied by (a).</p>

<p>13.4.7–(A2)</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>a. slope, shape, orientation, and topography of land;</p> <p>b. an established pattern of lots and development;</p> <p>c. connection to the road network;</p> <p>d. connection to available or planned utilities;</p> <p>e. a requirement to protect ecological, scientific, historic, cultural, or aesthetic values including vegetation or a watercourse; or</p> <p>f. exposure to an unacceptable level of risk from a natural hazard; and</p> <p>(ii) without likely impact on the amenity of adjacent land.</p>	<p>(a) Non-compliant. All lots have frontage to White Hills Road, however Lots 4, 5 and 6 require access to White Hills Road over Crown land. A 30m long section of road will be formed over Crown land, to create frontage to White Hills Road.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(i)a. Compliant. Satisfied by (b)(i)c.</p> <p>(b)(i)b. Compliant. Satisfied by (b)(i)c.</p> <p>(b)(i)c. Compliant. Internal Lots 5 and 6 allow for the allotments to have direct frontage and connection to White Hills Road, which would, otherwise be restricted by the layout of the existing road network and the location of Crown land.</p> <p>(b)(i)d. Compliant. Satisfied by (b)(i)c.</p> <p>(b)(i)e. Compliant. Satisfied by (b)(i)c.</p> <p>(b)(i)f. Compliant. Satisfied by (b)(i)c.</p> <p>(b)(ii) Compliant. Internal lots are not likely to impact on the amenity of adjacent land.</p>
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13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision	
13.4.8-(A1) Electricity reticulation and site connections must be installed underground.	Non-compliant. Overhead electrical reticulation proposed. Refer to the “Issues” section of this report.
CODES	
E1 Bushfire-Prone Areas Code	
E1.2 Application of Code	Code applies. Site is identified as a bushfire-prone area. The application is supported by a Bushfire Risk Assessment Report by Michael Wells of EnviroPlan, accreditation No. BFP-128 dated 28 September 2018.
E1.4 Exemption	Not exempt. Site is identified as a bushfire-prone area.
E1.5.1 Vulnerable Uses	Not applicable. Not a vulnerable use.
E1.5.2 Hazardous uses	Not applicable. Not a hazardous use.

E1.6.1 Subdivision	
E1.6.1.1 Subdivision: Provision of hazard management areas	
<p>E1.6.1.1–(A1)</p> <p>(a) The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) the proposed plan of subdivision:</p> <p>(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; and</p> <p>(ii) shows the building area for each lot; and</p> <p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS3959 – 2009 Construction of Buildings in Bushfire Prone Areas. The proposed plan of subdivision must be accompanied by a bushfire hazard management plan certified by the TFS or accredited person demonstrating that hazard management areas can be provided; and</p>	<p>(a) Not applicable. Application relies on E1.6.1.1–(A1)(b).</p> <p>(b)(i) Compliant. The application is supported by a Bushfire Risk Assessment Report by Michael Wells of EnviroPlan, accreditation No. BFP-128 dated 28 September 2018. The ATFS accredited person has issued Certificate No. 217261–5 dated 28 September 2018 and reports that a Bushfire Hazard Management Plan (Section 3 of the Certificate) is in accordance with the Chief Officer’s requirements and as such can deliver a compliant outcome for use and development of the land.</p> <p>(b)(ii) Compliant. The application is supported by a Bushfire Risk Assessment Report by Michael Wells of EnviroPlan, accreditation No. BFP-128 dated 28 September 2018. The ATFS accredited person has issued Certification No. 217261–5 dated 28 September 2018 and reports that a Bushfire Hazard Management Plan (Section 3 of the Certificate) is in accordance with the Chief Officer’s requirements and as such can deliver a compliant outcome for use and development of the land.</p>

<p>(iv) applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	<p>(b)(iii) Compliant. The application is supported by a Bushfire Risk Assessment Report by Michael Wells of EnviroPlan, accreditation No. BFP-128 dated 28 September 2018. The ATFS accredited person has issued Certification No. 217261-5 dated 28 September 2018 and reports that a Bushfire Hazard Management Plan (Section 3 of the Certificate) is in accordance with the Chief Officer's requirements and as such can deliver a compliant outcome for use and development of the land.</p> <p>(b)(iv) Not applicable. Hazard management area would not be located on an area that is external to the proposed subdivision.</p>
<p>E1.6.1.2 Subdivision: Public access</p>	
<p>E1.6.1.2-(A1)</p> <p>(a) The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in subdivision for the purposes of fire fighting; or</p> <p>(b) a proposed plan of subdivision showing the layout of roads and fire trails, and the location of private access to building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being consistent with the objective; or</p>	<p>(a) Not applicable. Application relies on E1.6.1.2-(A1)(c).</p> <p>(b) Not applicable. Application relies on E1.6.1.2-(A1)(c).</p> <p>(c)(i) Compliant. Proposed plan of subdivision shows all building areas are within 200m of a road.</p> <p>(c)(ii) Compliant. Lots would have dedicated, separate access to White Hills Road and over a parcel of Crown land that is to be dedicated as Road.</p> <p>(c)(iii) Not applicable. No new roads are to be constructed.</p>

<p>(c) a proposed plan of subdivision:</p> <ul style="list-style-type: none"> (i) shows that, at any stage of a staged subdivision, all building areas are within 200m of a road that is a through road; and (ii) shows a perimeter road, private access, or fire trail between the lots and bushfire-prone vegetation, which road, access or trail is linked to an internal road system; and (iii) shows all roads as through roads unless: <ul style="list-style-type: none"> a. they are not more than 200m in length and incorporate a minimum 12.0m outer radius turning area; or b. the road is located within an area of vegetation that is not bushfire-prone vegetation; and (iv) shows vehicular access to any water supply point identified for fire fighting. 	<p>(c)(iv) Compliant. Bushfire Risk Assessment Report makes recommendation in relation to the construction of access to be constructed in accordance with NCC 2014.3.7.4.1 Vehicular Access.</p>
<p>E1.6.1.2-(A2) Unless the development standards in the zone require a higher standard, construction of roads must meet the requirements of Table E3.</p>	<p>Bushfire Risk Assessment Report makes recommendation accesses to be constructed in accordance with NCC 2014.3.7.4.1 Vehicular Access.</p>

E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes	
<p>E1.6.1.3–(A1) In areas serviced with reticulated water by a Regional Corporation:</p> <p>(a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures; or</p> <p>(b) a proposed plan of subdivision shows that all parts of a building area are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200 kPa in accordance with Table 2.2 and clause 2.3.3 of AS 2419.1 2005 –Fire hydrant installations.</p>	<p>(a) Not applicable. Compliant with E1.6.1.3–(A2)(b).</p> <p>(b) Compliant for Lots 1 and 2. Whilst the area is serviced by TasWater reticulated water supply, the Bushfire Risk Assessment Report identifies that only Lots 1 and 2 have access to reticulated fire-fighting water supply.</p> <p>There are <u>no</u> compliant fire hydrants within 120m of Lots 3, 4, 5 & 6. These lots will require on-site collection and storage of stormwater for fire-fighting purpose.</p>
<p>E1.6.1.3–(A2) In areas that are not serviced by reticulated water by a Regional Corporation or where the requirements of A1 (b) cannot be met:</p> <p>(a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures being provided; or</p>	<p>(a) Not applicable. Compliant with E1.6.1.3–(A2)(d).</p> <p>(b) Not applicable. Compliant with E1.6.1.3–(A2)(d).</p> <p>(c) Not applicable. Compliant with E1.6.1.3–(A2)(d).</p> <p>(d)(i) Compliant. The Bushfire Risk Assessment Report makes recommendation that a compliant water supply for fire-fighting be installed to Lots 3, 4, 5 and 6 at the time of dwelling development.</p>

<p>(b) a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient, consistent with the objective, to manage the risks to property and lives in the event of a bushfire; or</p> <p>(c) it can be demonstrated that:</p> <ul style="list-style-type: none"> (i) a static water supply, dedicated to fire fighting, will be provided and that the water supply has a minimum capacity of 10,000 litres per building area and is connected to fire hydrants; and (ii) a proposed plan of subdivision shows all building areas to be within reach of a 120m long hose connected to a fire hydrant, measured as a hose lay, with a minimum flow rate of 600 litres per minute and minimum pressure of 200 kPa; or <p>(d) it can be demonstrated that each building area can have, or have access to, a minimum static water supply of 10,000 litres that is:</p> <ul style="list-style-type: none"> (i) dedicated solely for the purposes of firefighting; and (ii) accessible by fire fighting vehicles; and (iii) is within 3.0m of a hardstand area. 	<p>(d)(ii) Compliant. The Bushfire Risk Assessment Report makes recommendation that a compliant water supply for fire-fighting be installed to Lots 3, 4, 5 and 6 at the time of dwelling development.</p> <p>(d)(iii) Compliant. The Bushfire Risk Assessment Report makes recommendation that a compliant water supply for fire-fighting be installed to Lots 3, 4, 5 and 6 at the time of dwelling development.</p>
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E1.6.2 Habitable buildings on approved lots	
E1.6.2.1 Approved Lots: Provision of hazard management area for habitable buildings	
<p>E1.6.2.1–(A1)</p> <p>(a) The TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to a habitable building to warrant the provision of hazard management areas; or</p> <p>(b) habitable buildings are within a building area on an approved lot:</p> <p style="padding-left: 40px;">(i) that is on a plan of subdivision that has been approved by the granting of a permit in accordance with this Code; and</p> <p style="padding-left: 40px;">(ii) that satisfies the requirements of E1.6.1.1 A1 (b); or</p> <p>(c) there are hazard management areas, in relation to habitable buildings, that:</p> <p style="padding-left: 40px;">(i) have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</p>	<p>(a) Not applicable. Compliant with E1.6.2.1–(A1)(c).</p> <p>(b) Not applicable. Compliant with E1.6.2.1–(A1)(c).</p> <p>(c)(i) Compliant. No habitable buildings on any lots. The Bushfire Risk Assessment Report make recommendation in relation to the establishment of a hazard management areas in relation to the firefighting requirements future development of Lots 3, 4, 5 and 6.</p> <p>(c)(ii) Compliant. No habitable buildings on any lots. The Bushfire Risk Assessment Report make recommendation in relation to the establishment of a hazard management areas in relation to the firefighting requirements future development of Lots 3, 4, 5 and 6.</p> <p>(c)(iii) Compliant. No habitable buildings on any lots. The Bushfire Risk Assessment Report make recommendation in relation to the establishment of a hazard management areas in relation to the firefighting requirements future development of Lots 3, 4, 5 and 6.</p>

<p>(ii) will be managed in accordance with a bushfire hazard management plan that is certified by the TFS or an accredited person and that demonstrates how hazard management areas will be managed consistent with the objective; and</p> <p>(iii) if the hazard management areas are to be located on land external to the lot where the habitable building is located, the application is accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	
E2 Airport Impact Management Code	Not applicable – no Code in this Scheme.
E3 Clearing and Conversion of Vegetation Code	Code applies to Rural Living zone. Development is exempt under section E3.4.1 because land has been previously cleared of vegetation.
E4 Change in Ground Level Code	Not applicable. There is no change in ground level.
E5 Local Heritage Code	Not applicable. No places of local heritage listed in Code.
E6 Hazard Management Code	Not applicable. The site is not shown on a Hazard Map.

E7 Sign Code	Not applicable. No signs proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	Code applies to all development. Compliant. Each lot has sufficient area to accommodate car parking for residential purpose.
E10 Water and Waterways Code	Not applicable – site is not within 30.0m of a water course.
SPECIFIC AREA PLANS	
F1.0 Forth Specific Area Plan	Specific Area Plan does not apply to the land.
F2.0 Ulverstone Wharf Specific Area Plan	Specific Area Plan does not apply to the land.
F3.0 Penguin Specific Area Plan	Specific Area Plan does not apply to the land.
F4.0 Turners Beach Specific Area Plan	Specific Area Plan does not apply to the land.
F6.0 Revel Lane Precinct Specific Area Plan	Specific Area Plan does not apply to the land.

Issues –

1 *Suitability of a lot for use and development and dwelling density –*

The *Central Coast Interim Planning Scheme 2013* (the Scheme) Acceptable Solution 13.4.1–(A1)(a)(i) and 13.4.2–(A2) require that each lot on a plan of subdivision in the Rural Living zone have an area not less than 1 ha.

Application is made to subdivide the 3.521 ha parcel of rural living land into six allotments, each less than 1 ha. The following lot areas are proposed:

- . Lot 1 = 6,640m²
- . Lot 2 = 6,408 m²
- . Lot 3 = 6,097 m²
- . Lot 4 = 4,785 m²
- . Lot 5 = 5,107 m²
- . Lot 6 = 6,486 m²

Where application is made to vary the Scheme's Acceptable Solution lot size, the proposal is assessed against the suitability of the proposed land area(s) for future use and development.

The Scheme's Performance Criteria 13.4.1–(A1) – Suitability of a lot for use and development and 13.4.2–(A1) – Dwelling density require that the intended lots be of sufficient size to be consistent with the zone Objectives and Future Desired Character Statements and have regard to:

- a(i) the number, size and distribution of existing and approved lots on land in the vicinity;
- a(ii) the pattern, intensity and character of established use and development on other lots in the vicinity;
- (a)(iii) the capacity of any available or planned utilities; and
- (a)(iv) the capability of the land to accommodate residential use; and

-
- (a)(v) be of sufficient size for the intended use having regard to the effect of one or more of the following –
 - (b)(i) topography of the land;
 - (b)(ii) natural drainage of the land;
 - (b)(iii) the desirability of protecting native vegetation, landscape features, natural and cultural values;
 - (b)(iv) provision for management of exposure to natural hazards;
 - (b)(v) provision of an accessible building area;
 - (b)(vi) compliance with standards for the location and separation of a building;
 - (b)(vii) arrangements for the convenient provision of roads and access to the land;
 - (b)(viii) arrangements for the provision a water supply and for the drainage and disposal of sewage and stormwater;
 - (b)(ix) any restriction imposed by a lawful easement or statutory interest;
 - (b)(x) opportunity for solar access to a building area.

The proposal satisfies the zone Objectives and Future Desired Character Statements that promote the subdivision of land for residential purpose, whilst optimising any available road network and service infrastructure.

The more specific and relevant Performance Criteria standards that are to be satisfied are examined below:

(a)(i) Number, size and distribution of existing and approved lots on land in the vicinity –

Numerous lots in the vicinity of 48 White Hills Road, Penguin have been subdivided into sub-minimal parcels that now accommodate single dwellings. The sub-minimal land areas have been able to be supported by the Planning Authority in the past due to the availability of reticulated services in this area.

TasWater's water and sewer infrastructure services are located in the White Hills Road locality and, thus, allotments that are substantially less than the standard 1ha for the "Rural Living" zone have been established.

Examples of such Lots are: 40 White Hills Road (1,184m²), 45 White Hills Road (1,457m²), 57 White Hills Road (1,343m²), 58 White Hills Road (1,440m²), 63 White Hills Road (3,381m²) and 68 White Hills Road (1,457m²).

The aerial image below shows the location of sub-minimal lots in the vicinity of 48 White Hills Road and the location of TasWater's water main (straight blue line) and sewer gravity main (red line).



13.4.1-(P1)(a)(ii), (iii) & (iv) Pattern, intensity and character of established use and development on other lots in the vicinity, the capacity of any available or planned utilities and the capability of the land to accommodate residential use –

Refer to comments made above in relation to the size and distribution of lots in the vicinity.

13.4.1-(P1)(b)(iv) Provision for management of exposure to a natural hazard –

The application is supported by a Bushfire Risk Assessment Report by Michael Wells of EnviroPlan, Accreditation No. BFP-128 dated 28 September 2018. The accredited person has issued Certificate No. 217261-5 dated 28 September 2018 and reports that a Bushfire Hazard Management Plan (Section 3 of the Certificate) is in accordance with the Chief Officer's requirements and as such can deliver a compliant outcome for use and development of the land.

The Bushfire Risk Assessment Report identifies that, whilst the area is serviced by TasWater's reticulated water supply, only Lots 1 and 2 have access to a fire hydrant water supply. There are no compliant fire hydrants within 120m of Lots 3, 4, 5 and 6. Consequently, these lots will require on-site collection and storage of stormwater for fire-fighting purpose.

13.4.1-(P1)(b)(viii) The provision of a water supply and for the drainage and disposal of sewage and stormwater –

The application is accompanied by a "Water, On-Site Wastewater and Stormwater Disposal" report by Environmental Service and Design dated 22 March 2018. The report identifies that there is a reticulated water system available and that all lots would be connected to TasWater's water supply network. However, as discussed above, only Lots 1 and 2 would have access to a fire hydrant for fire-fighting purposes and dedicated on-site water storage would be required for Lots 3, 4, 5 and 6 in this regard.

There are existing reticulated sewer connections for Lots 1, 2 and 3.

The draft plan of subdivision shows that new sewer connections would be established for Lots 4 and 5.

The slope of Lot 6, relative to the existing sewer gravity main, does not allow for a gravity feed to the main line. This means Lot 6 would require a pump chamber, macerator pump and new sewer line to the main; the design of which would be determined at the building design stage, based on dwelling size.

13.4.1–(P1)(b)(ix) Any restriction imposed by a lawful easement or statutory interest –

The Scheme's Acceptable Solution 13.4.1–(A1)(b)(vi) requires that proposed building envelopes on each lot be clear of any restriction imposed by a Utility.

The Tasmanian Gas Pipeline and its associated corridor passes through this parcel of land. All six lots proposed would be within the pipeline corridor, with the actual pipeline passing through proposed Lot 2 and the associated easement to be over Lots 1 and 2.

The application was referred to Tasmanian Gas Pipeline planning staff for comment and feedback. TasGas have advised they are satisfied the subdivision for residential purposes can proceed. Refer to Annexure 7. TasGas have requested that the following advice be applied to any permit issued in relation to Lots 1 and 2:

- (a) Any fencing should be wire fence only which can be temporarily removed, if required, for future access to the pipeline easement.
- (b) No planting of trees on the easement and the easement to be kept clear for ongoing access to operations.

2 *Access to a road –*

The Scheme's Acceptable Solution 13.4.7–(A2) requires that each lot on a plan of subdivision have frontage to a road. The application is accompanied by a letter from the Crown, consenting to the lodgment of an application that relies on establishing an access over Crown land for Lots 4, 5 and 6. In assessing and determining the application, the Council, in its capacity as the Road Authority, will require the that portion of Crown land be transferred to Council as a Road.

3 *Reticulation of electricity –*

The Scheme's Acceptable Solution 13.4.8–(A1) requires that electricity reticulation and site connections must be installed underground. The White Hills Road area currently has overhead electricity reticulation and it is proposed that this be extended to incorporate the new subdivision. It is considered unreasonable to require that the new subdivision must be serviced with underground electrical connections, with the option to do so to be left to the developer.

4 *Setback of building envelopes from Rural Resource zone boundary –*

The Scheme's Acceptable Solution 13.4.4–(A1)(b)(iii) requires that a proposed building envelope be setback 50m from a Rural Resource zone boundary.

The draft plan of subdivision shows that Lots 4, 5 and 6 would have building envelopes that would be closer than 50m from a Rural Resource zone boundary that lies to the west and south of the lots.

The adjoining area of Rural Resource land is not viable agricultural land. The land is a large parcel of Crown land that is heavily vegetated, with past use as a gravel quarry. The proximity of rural living allotments, just north of the parcel of Crown land, is not considered to result in a negative impact, fettering or potential nuisance to the activity that occurs on the Crown land parcel.

5 *Local Government (Building and Miscellaneous Provisions) Act 1993 –*

The *Local Government (Building and Miscellaneous Provisions) Act 1993 (LGBMP)* provides that the Council may refuse to approve a plan of subdivision if it is of the opinion that the road and likely pedestrian network is unsuitable, the lot cannot be satisfactorily serviced or that the lots by reason of their shape, size or contours are unsuitable for accommodation of a building envelope.

The proposed subdivision has demonstrated that it is able to satisfy the land characteristic matters required under LGBMP.

6 *Public Open Space Contributions Policy 2019 –*

Central Coast Council, in January 2019, ratified the Public Open Space Contributions Policy 2019.

The Policy was developed with consideration to the contemporary legislative requirements to do with the approval of subdivisions under LGBMP and for the approval of permits for development, including subdivision, under the Planning Scheme.

There is a clear statutory basis for a Council to require open space to be created in the course of approving a subdivision where a Council has formed a view that open space would be desirable. Similarly, a Council can, where it has formed the view that the mandatory provision of open space is not warranted, instead call for the subdivider to make

a mandatory cash contribution to the Council in lieu of the provision of open space.

Section 85 of LGBMP gives the Council an unfettered discretion about the allocation of open space.

It provides for a number of circumstances in which "(a) Council may refuse to approve a plan of subdivision"... paragraph (d)(iii) provides that:

"The council may refuse to approve a plan of subdivision if it is of the opinion

(d) that the layout should be altered to include or omit ...

(iii) public open space."

LGBMP Section 117 provides that instead of requiring the provision of public open space, a Council can require the payment of a cash sum. It is specially provided that this amount is to be held by the Council "for the acquisition or improvement of land for public open space for the benefit of the inhabitants of the municipal area". The cash in lieu contribution does not need to be locality specific. This is because an increased density of lots for dwellings would create a greater demand for new and improved public areas, including both District and Regional areas, and thus these areas can be part funded by a cash-in-lieu contribution.

No requirement for the dedication of open space land has been identified by the Council in the assessment of the division of land at 48 White Hills Road, Penguin. Consequently, a cash-in-lieu contribution is to be paid for the acquisition or improvement of land for District and Regional public open space for the benefit of the inhabitants of the municipal area.

The methodology for determining the value of the contribution, for a subdivision greater than five lots, is to be determined by a registered land valuer.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	Refer to Statement of Compliance for Road Authority and Stormwater Authority at Annexure 6.
TasWater	Refer to Submission to Planning Authority Notice TWDA 2019/00083-CC at Annexure 5.
TasGas	Refer to letter received at Annexure 7.
Crown Land Services	No comment.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	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:

MATTERS RAISED	RESPONSE
REPRESENTATION 1	
<p>1 Strongly opposed to the application for subdivision. Representor purchased 63 White Hills Road due to the "Rural Living" zoning in this area. It was suggested at the time that any subsequent development would be limited to 2,000m². Plot sized will be under 660m².</p> <p>Urges Council to limit the subdivision to three lots.</p>	<p>There is a misunderstanding of the proposed lot size as a result of the subdivision.</p> <p>New lots would range from 6,640m² to 4,785m², substantially greater in size than the land area of 63 White Hills Road which is 3,381m².</p>
<p>2 White Hills Road is quite narrow, with unformed edges. Approaching cars passing already generates risk. This is particularly so at the right angle at the top of the rise from South Road, which breaks away at the edges, and, in Winter, often has an amount of gravel washed across it.</p>	<p>White Hills Road is a 2km long sealed road and is typical of rural roads in the Penguin area. The first 600m (straight section to the right angle bend) has a seal width of 4.8m with 0.6m gravel shoulders. A requirement of the Road Authority is for a formal intersection is to be constructed at the 'right angle' bend to facilitate access to three of the lots, which will improve the road network at this point.</p>
<p>3 A specific concern generated by the proposal is the blocks with internal access, which I presume will exit to White Hills Road. This then implies five additional access points to the road.</p>	<p>Six lots will require access to White Hills Road. The proposal is for three directly and three via the new intersection which is an upgrade of an existing access point to White Hills Road for a residential lot and "Sullocks Hill" (large crown land property). All accesses will be constructed in accordance with the Tasmanian Standard Drawings.</p>

<p>4 The intersection with South Road is largely blind to traffic approaching from Ulverstone. Again a near miss issue with increased frequency with increasing traffic.</p>	<p>The White Hills Road/South Road intersection represents an existing situation. Traffic approaching from Ulverstone are travelling in a 60km/hr zone. There is no crash history for this intersection.</p> <p>White Hills Road provides access to over 40 lots capable of being developed residentially (most already contain a dwelling) and the Penguin Water Treatment Plant.</p> <p>The development will create five additional lots.</p>
<p>5 Should any changes (<i>subdivision</i>) be approved, I expect Council to commit to a widening of the sealed section of White Hills Rd, and significant works to reduce risk at the bend at the top of the hill.</p>	<p>There are no works listed for White Hills Road in the Long Term Financial Plan. Any consideration of widening White Hills Road would depend on the relative priority of this work compared to work on similar roads, and the available funds.</p> <p>Significant works will be undertaken at 'the bend' as part of the required intersection construction.</p>
<p>6 In relation to the advertising of the proposed subdivision; is there a way of not being 'caught by surprise' as the notice on the property was hard to see.</p>	<p>Requirements for Public Notification of a permit application are prescribed under the <i>Land Use Planning and Approvals Regulations 2014</i>. The Council adheres to the requirements that include:</p> <ul style="list-style-type: none"> - A notice placed in the Public Notice's section of the Advocate newspaper; - adjoining property owners and occupiers are notified by letter;

	<ul style="list-style-type: none"> - a copy is placed on display at Council offices. A copy of the development is also placed on the Council's website, although this is not a legislative requirement; and - an A3 sized notice is placed on the property boundary.
REPRESENTATION 2	
1 Alarmed that six new residences are to be such small lots.	Refer to response to Representation 1 above.
2 White Hills Road is a narrow and actually quite dangerous road and cannot take more traffic. At the moment in the area where the building will occur cars have to each pull over to the side to actually pass each other. To now have access for six more residences on this narrow strip would appear to be making this narrow road even more dangerous.	White Hills Road is a 2km long sealed road and is typical of rural roads in the Penguin area. The first 600m (straight section to the right angle bend) has a seal width of 4.8m with 0.6m gravel shoulders. White Hills Road provides access to over 40 lots capable of being developed residentially (most already contain a dwelling) and the Penguin Water Treatment Plant. The development will create five additional lots.
3 Noise of construction in rural area.	Access crossovers and service connections will need to be established, and in the future, dwelling construction. Such activity would not result in a noise nuisance.
4 Concern that local infrastructure of sewerage and electricity will not be able to handle six new residences.	TasWater have advised they are satisfied the proposed lots would be able to be serviced by connections to reticulated water and sewer infrastructure.

	<p>On-site wastewater systems will not be required, although it will be an option for Lot 6, with a land area of 6,486m², to have an on-site wastewater treatment system. Refer to the "Issues" section of this report.</p> <p>Aurora is the authority that is to determine the size of an electrical supply to the land and to ensure that the capacity and supply to the whole of the White Hills locality is satisfactory.</p>
5 Not happy that such short notice was given for locals to make comment.	Refer to response to Representation 1 above in relation to Public Notification of the proposed development.

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 conditions to a Permit issued, or refusal of the proposed subdivision of land at 48 White Hills Road, Penguin.

The division of land will offer the Central Coast community increased opportunity for residential development in a rural locality, on land that is able to be serviced with existing reticulated water and sewer infrastructure and an existing road network.

It is considered that the proximity of the proposed building envelopes to a Rural Resource zone boundary will not result in the fettering of activity on adjacent rural land, although the proximity to the zone may result in a higher standard of construction detail than is generally the case, to mitigate the risk of bushfire.

It is considered the proposal satisfies the Scheme's relevant Performance Criteria and approval of the subdivision to form six lots is justified.

Recommendation –

It is recommended that the application for Residential (Subdivision – six lots) – variation to lot size, setback of building envelopes to Rural Resource zone, development within a pipeline corridor, reliance on access over Crown land and reticulation of overhead electricity at 48 White Hills Road, Penguin be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the draft plan of subdivision by Alan Dodds, Plan Reference 17503–R5 dated 22 May 2018.
- 2 The development must be in accordance with the conditions of the Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2019/00083–CC dated 31 January 2019 (copy attached).
- 3 The development must be in accordance with the Bushfire Risk Assessment Report and Certificates by Michael Wells of EnviroPlan Australia, Accreditation No. BFP–128, Certificate No. 217261–5 dated 29 September 2019.
- 4 The development must be in accordance with the Water, Wastewater and Stormwater Disposal report by Environmental Service and Design dated 22 March 2018.
- 5 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 25 January 2019 issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority (copy attached).
- 6 A cash-in-lieu of public open space contribution of 3% of the unimproved value of the new lots must be paid prior to the sealing of the Final Survey Plan. The value of the lots must be determined by a registered valuer and the public open space contribution paid prior to the sealing of the Final Survey Plan.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 Lots 1 and 2 contain the Tasmanian Gas Pipeline and associated easements. TasGas requires the following in relation to Lot 1 and 2:
 - (a) Any fencing should be wire fencing only which can be temporarily removed, if required, for future access to the pipeline easement.
 - (b) No planting of trees within the pipeline easement and the easement to be kept clear of structures for ongoing access to operations.’

The report is supported.”

The Director Community Services reports as follows:

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

■ “Cr van Rooyen moved and Cr Carpenter seconded, “That the application for Residential (Subdivision – six lots) – variation to lot size, setback of building envelopes to Rural Resource zone, development within a pipeline corridor, reliance on access over Crown land and reticulation of overhead electricity at 48 White Hills Road, Penguin be approved subject to the following conditions and notes:

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 - (a) Any fencing should be wire fencing only which can be temporarily removed, if required, for future access to the pipeline easement.
 - (b) No planting of trees within the pipeline easement and the easement to be kept clear of structures for ongoing access to operations.”

Carried unanimously

Closure

There being no further business, the Mayor declared the meeting closed at 6.09pm.

CONFIRMED THIS DAY OF , 2019.

Chairperson

(cvv:km)

Appendices

- Minute No. 6/2019 – Submission to Planning Authority Notice from TasWater, Reference No. TWDA 2019/00083-CC – 48 White Hills Road, Penguin – Application No. DA2018143
- Minute No. 6/2019 – Statement of Compliance for Vehicular Access and Drainage Access dated 25 January 2019 – 48 White Hills Road, Penguin – Application No. DA2018143

QUALIFIED PERSON'S ADVICE

The *Local Government Act 1993* (the Act), Section 65 provides as follows:

- “(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.”

In accordance with Section 65 of the Act, I certify:

- (i) that the reports within these Development Support Special Committee minutes contain advice, information and recommendations given by persons who have the qualifications and experience necessary to give such advice, information or recommendation;
- (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 another person's general advice who is appropriately qualified or experienced; and
- (ii) that copies of advice received from an appropriately qualified or experienced professional have been provided to the Development Support Special Committee members.


Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents

Submission to Planning Authority Notice

Council Planning Permit No.	DA2018143	Council notice date	24/01/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00083-CC	Date of response	31/01/2019
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning.cmw@centralcoast.tas.gov.au		
Development details			
Address	48 WHITE HILLS RD, PENGUIN	Property ID (PID)	2212699
Description of development	Residential (Subdivision - six lots)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Frontier Engineers	180552 C-08 (Water Supply)	0	24/08/2018
Frontier Engineers	180552 C-12 (Sewer Layout)	0	24/08/2018
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> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements. 			

8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "180552 C-08 & C12", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

16. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.

Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point

DEVELOPMENT ASSESSMENT FEES

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

- a. \$351.28 for development assessment; and
- b. \$149.20 for Consent to Register a Legal Document

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

18. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit

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

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

Advice to Planning Authority (Council) and developer on fire coverage

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

Results of Hydrant test in the vicinity of the subdivision

- Hydrant elevation 108.5 m AHD
- Static pressure: 550 kPa
- Pressure at 9.2 L/s: 200 kPa
- Fully open hydrant flow: 11.5 L/s

Declaration

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

Authorised by

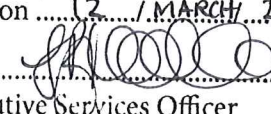


Jason Taylor

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

CENTRAL COAST COUNCIL	
the TasWater Submission	
I certify that this is	
to Planning Authority Notice	
48 White Hills Road, Penguin	
DA 2018/142	
.....referred to in	
Minute No. 6/2019	of a meeting of the
DEVELOPMENT SUPPORT SPECIAL COMMITTEE	
held on 12	1 MARCH 2019
	
Executive Services Officer	

25 January 2019

Our ref.: DA2018143, paa:kaa

Doc ID: 313358

Mr A E Dodds
PO Box 5009
ULVERSTONE TAS 7315

Dear Alan

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
6 LOT SUBDIVISION – 48 WHITE HILLS ROAD, PENGUIN

I refer to your application DA2018143 for a 6 lot subdivision at 48 White Hills Road, Penguin, and based on the information supplied with the application make the following determination in respect to vehicular access, stormwater disposal and Council infrastructure.

Access can be provided to the road network at 48 White Hills Road, Penguin subject to the following:

- R1 Road infrastructure must be extended as necessary to service each lot;
- R2 An asphalt vehicular access must be provided to each lot and must be constructed in accordance with Tasmanian Standard Drawings TSD-R03-v1 Rural Roads – Typical Property Access (and TSD-R04-v1 Rural Roads – Typical Driveway Profile (copies enclosed);
- R3 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 subdivision being undertaken. Please contact the Council's Public Safety Officer on 0419 103 887;
- R4 A suitably qualified person, must certify that the approved accesses have been constructed in accordance with Tasmanian Standard Drawings TSD-R03-v1 Rural Roads – Typical Property Access and TSD-R04-v1 Rural Roads – Typical Driveway Profile;
- R5 Any work associated with roads, verges, roadside vegetation, roadside drains or drainage infrastructure resulting from activity associated with the development will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;

- R6 Any damage or disturbance to roads, verges, roadside vegetation, roadside drains or drainage infrastructure or other infrastructure and services resulting from activity associated with the development must be rectified;
- R7 All works or activity listed above must be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R8 All works or activity listed above shall be at the property owner's cost.

Access cannot be provided to a Council stormwater network for the development at 48 White Hills Road, Penguin. The disposal of concentrated stormwater drainage from buildings and hard surfaces should be contained on-site and be dealt with by in-ground absorption to the satisfaction of the Council's Regulatory Services Group Leader or his representative.

In general the following shall apply in respect to the provision of infrastructure associated with the subdivision and to any existing Council infrastructure.

- I1 Engineering design drawings, including supporting documentation and calculations, for all road and stormwater infrastructure associated with the subdivision that will become an asset of the Council, must be submitted for the in principle approval of the Council's Director Infrastructure Services;
- I2 Construction is not to commence on any aspects of the subdivision until the relevant design drawings have been approved in principle by the Council's Director Infrastructure Services;
- I3 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the subdivision, must be done in accordance with the relevant standards and any Council in principle approved drawings, to the satisfaction of the Council's Director Infrastructure Services or his representative;
- I4 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the subdivision, shall be at the property owner's/developer's cost;
- I5 Any damage or disturbance to existing services resulting from activity associated with the subdivision development must be rectified at property owner's/developer's cost;
- I6 Drainage and/or pipeline easements must be aligned along property boundaries, to the satisfaction of the Council's Director Infrastructure Services or his representative.


This 'Statement of Compliance' is not an approval to create an access, work in the road reservation or undertake stormwater drainage works, nor is it a planning permit for the subdivision and should not be taken in any way as approval of

engineering drawings. This 'Statement of Compliance' is valid for a period of two years from the date of this letter.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA2018143, with a copy also provided to the property owner.

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

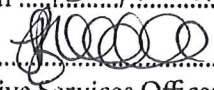
Yours sincerely

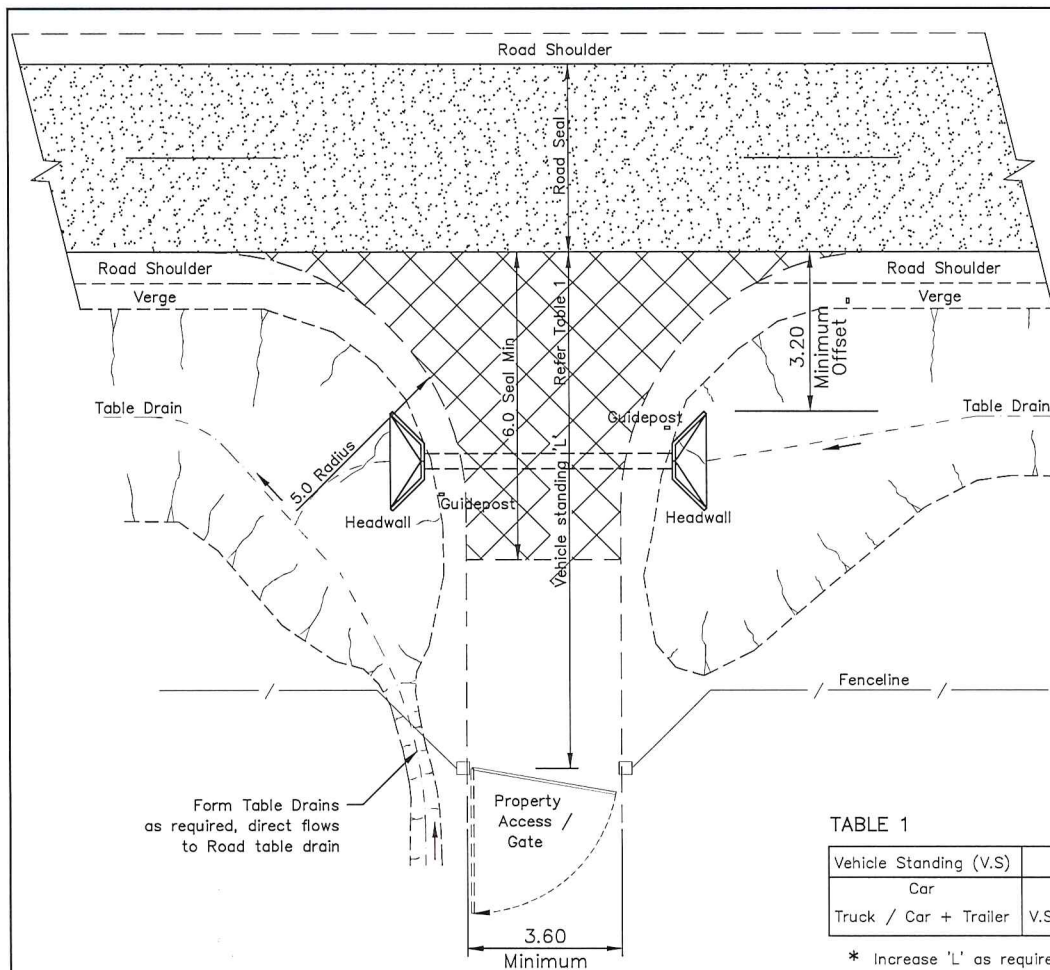


Philip Adams

ENVIRONMENTAL ENGINEER

Encl

CENTRAL COAST COUNCIL	
I certify that this is the Statement of	
Compliance for Vehicular & Drainage	
Access @ 48 White Hills Road Pen.	
.....DA 2018143.....	referred to in
Minute No. 6/2019	of a meeting of the
held on 12	MARCH 2019
	
Executive Services Officer	



TYPE HW
SCALE 1: 10

KEY

HW - Head Wall

DCE - Driveable Culvert Endwall

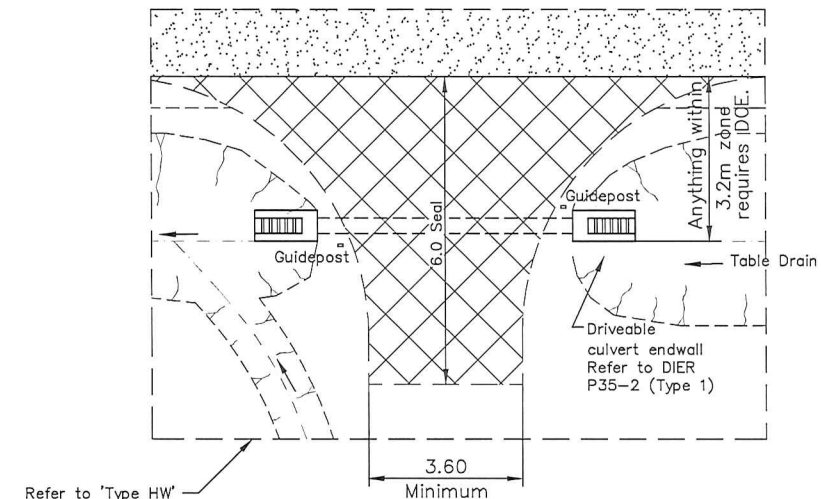


SCALE - 1 : 10

TABLE 1

Vehicle Standing (V.S)	* 'L' m
Car	6.0
Truck / Car + Trailer	V.S Length + 1.0

* Increase 'L' as required to suit outward swinging gates.



TYPE DCE
SCALE 1: 10

NOTES

- Property Access Seal Types:
 - Adopt the seal type on the adjacent road (Asphalt / hot Sprayed bituminous surfacing).
 - Seal is not required for property access off unsealed roads.
- Offset property entrance gate to provide adequate vehicle standing area clear of road edge, as required.
- Install guideposts at :
 - culvert end walls.
 - the start of the access ('nearside' lane approach only).
- Pipe Culvert.
 - Pipe size, type, class, cover and grade shall be determined by consideration of the drainage catchment, rainfall I.F.D. data and road grade for an A.R.I. of 5 years (min).
 - Minimum pipe size - 300 dia.
 - Minimum grade - 1 in 100 (1%).
- Shallow dish crossing may be used as an alternative.
- Applicable for design speed zones in excess of 60km/hr.

SCALES: AS SHOWN
(All scales are correct at A3)

XRef File: TSD-R03-v1.dwg

REFERENCES

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It is the users responsibility to ensure this drawing is the current version. The current version can be downloaded from: www.lgat.tas.gov.au



IPWEA
INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA

TAS Division



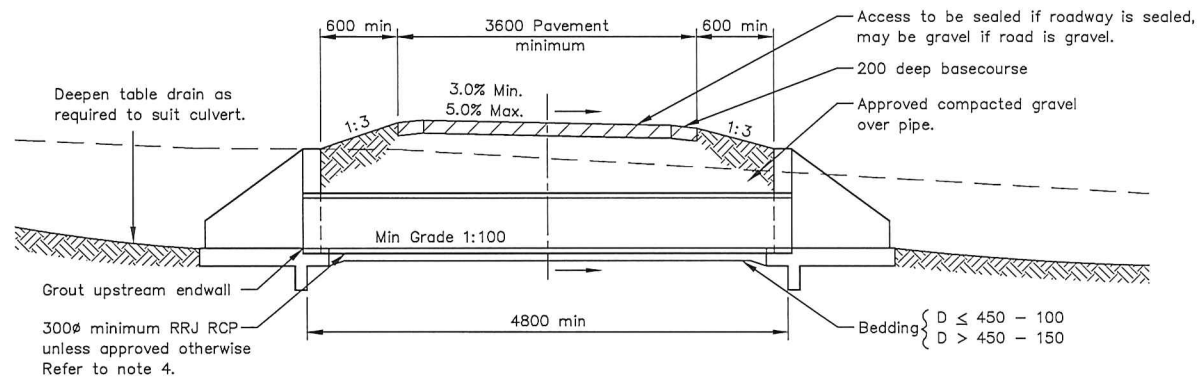
STANDARD DRAWING
RURAL ROADS
TYPICAL PROPERTY ACCESS

GPO Box 1521, Hobart Tasmania 7001 1326 Macquarie Street, Hobart Tasmania 7000
T: 03 6233 5966 F: 03 6233 5966 Email: admin@lgat.tas.gov.au

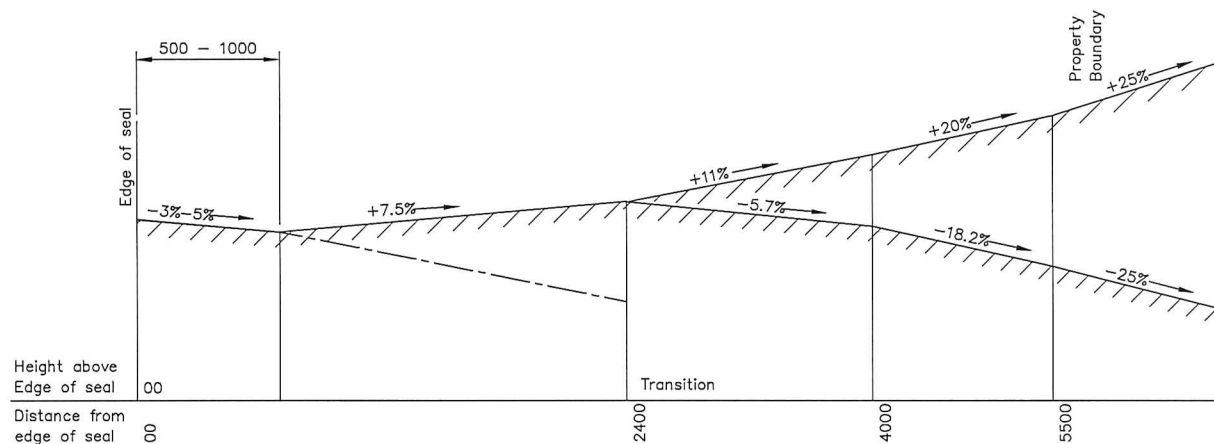
ISSUE DATE:
30-11-2013

DWG No.

TSD-R03-v1



CROSS SECTION



DRIVEWAY PROFILE

Culvert removed for clarity

NOTES

1. All dimensions in millimetres (mm) unless noted
2. Precast endwall to be winged type or other approved type.
3. Shallow dish crossing may be used as an alternative
4. Min clear cover over driveway culverts shall be:

Pipe Class:	Min Cover:
-Class 2 (Concrete)	600
-Class 3 (Concrete)	400
-Class 4 (Concrete)	300

 (All other pipes refer to manufacturers recommendations.)
5. Install guideposts at culvert ends.
6. Minimum driveway dimension for Class 4b to have a minimum pavement width of 4 metres.

SCALES: AS SHOWN
(All scales are correct at A3)

XRef File: TSD-R04-v1.dwg

REFERENCES

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ENGINEERING AUSTRALIA

TAS Division



Local Government Association Tasmania

STANDARD DRAWING
RURAL ROADS
TYPICAL DRIVEWAY PROFILE

GPO Box 1521, Hobart Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000
T: 03 6233 5966 F: 03 6233 5966 Email: admin@lgat.tas.gov.au

ISSUE DATE:
30-11-2013

DWG No:
TSD-R04-v1

Audio Recording of Meetings

Policy

March 2019



CENTRAL COAST COUNCIL

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

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PURPOSE

The purpose of this Policy is to provide guidelines to the Council for the transparent management of the audio recording of Council and Council Committee meetings.

SCOPE

This Policy applies to:

- . All formal Council Meetings (including Special and Annual General) meetings; and
- . All formal meetings of the Development Support Special Committee (DSSC).

STANDARDS (INCLUDING RELEVANT LEGISLATION)

This Policy was developed in accordance with:

RELEVANT LEGISLATION

- . *Local Government (Meeting Procedures) Regulations 2015.*

POLICY STATEMENT

In accordance with Regulation 33 of the *Local Government (Meeting Procedures) Regulations 2015*, all meetings of the Council and DSSC shall be recorded.

At the commencement of each meeting, the Mayor or Chairperson shall notify those present, including members of the public, that an audio recording will last the length of the open meeting unless terminated in accordance with this policy.

At the commencement of each closed session at a meeting of Council, the Mayor or Chairperson shall notify those present that an audio recording of the closed meeting will be made. It must be announced that the audio recording will last the length of the closed meeting unless terminated in accordance with this Policy.

A Council Officer will be responsible for the operation of the audio recording equipment including the commencement and termination of the recording in accordance with meeting procedures or as directed by the Mayor or Chairperson.

The Mayor or Chairperson has the discretion and authority at any time to direct the termination of the audio recording of the meeting. Such direction however shall only be given in exceptional circumstances (e.g. if a person's safety may be placed at risk by the continuation of the audio recording).

The audio file of the open session meeting of the Council or DSSC meeting will be made available on Council's website within two business days following the meeting.

The audio file of the closed session meeting of the Council will remain confidential and be kept in a secure location at the Council's Administration Centre where access is strictly limited to authorised person/s on a case by case basis. (refer Guidelines in this policy).

The original recordings of meetings are to remain unmodified and stored for a period of not less than 6 months from the date of the recording. A compressed version of the original audio recording shall be created (preserving adequate voice quality) and made available for download from the Council's website and also archived in Council's Records Management system as the authoritative published version.

There may be situations where due to technical difficulties, audio recording will not be available. If such circumstances occur, the Mayor or Chairperson will advise those present that audio recording is not available. In the event that an audio recording file becomes corrupt for any reason and is therefore not available in Council's archives, this information will be displayed on the website.

GUIDELINES

- 1 The audio recording of a meeting may be used by staff in the preparation of minutes or by Council (at the discretion of the Mayor/Chairperson) during the 'Confirmation of Minutes' section of a subsequent meeting to clarify a matter relating to the minutes being confirmed.
- 2 The audio recording of the previous meeting should be accessible at the meeting where the minutes will be confirmed.
- 3 The audio recording of a meeting does not supersede the written minutes therefore a direct transcript (text version) of the recording will not be prepared.
- 4 Other than for the purpose of preparing minutes or confirmation of minutes, any request to access the recording of a closed session meeting of Council must be provided in writing to the General Manager detailing the basis for the request.
- 5 Access to recordings of closed session meetings of Council requested under Section 4 may be granted by the General Manager for the following reasons:
 - (i) Where a Councillor wishes to review a recording of a closed meeting of Council for which they were absent.
 - a. Access to a recording under Section 5(i) is not permitted where the absence from the meeting was due to a declaration of interest at that meeting or where absence due to a declaration of interest would have occurred at that meeting if the Councillor was not absent for other reasons.
 - (ii) Where a Councillor wishes to review a recording of a closed meeting of Council for which they were present.

- (iii) Where a report author or endorser wishes to review the debate leading to a decision/s made about that report.
 - (iv) Where the General Manager is required to undertake the initial assessment of a Code of Conduct complaint under s.28Y of the *Local Government Act 1993*.
 - (v) In response to a formal request from an appropriate authority (i.e. Ombudsman, Tasmania Police, Integrity Commission, Code of Conduct Panel) providing such requests are permissible under the laws of the State of Tasmania.
- 6 The General Manager may access the recordings of closed session Council meetings for any other purpose deemed necessary in the performance of their duties.
- (i) Access to a recording under Section 6 by the General Manager is not permitted where a recording is about a matter where the General Manager was excluded from a closed session meeting under s15 6(b) of the *Local Government (Meeting Procedures) Regulations 2015*, or was absent due to a declared interest.
- 7 The General Manager must ensure that any access undertaken under Section 5 and 6 is recorded in the register of requests (outlined in Sections 8 and 9).
- 8 The General Manager must maintain a register of requests for access (whether granted or not) to recordings of closed session meetings of Council.
- 9 The register must contain the following details: Name and signature of the person requesting access, Position, Reason for access, Access approved (yes/no), Reason if no access provided, Date/time of access, the recording/meeting or item ID accessed, Name and signature of authorising officer.
- 10 In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, s15 (9), the recordings of closed session Council meetings are to remain confidential and not be released to the public unless Council resolves to do so.
- 11 In response to a formal request from an appropriate authority (i.e. Ombudsman, Tasmania Police, Integrity Commission), archived audio recordings are to be made available, providing such requests are permissible under the laws of the State of Tasmania.
- 12 Unlike Parliament, Council meetings are not subject to parliamentary privilege and both Council and the individual may be liable for comments that may be regarded as offensive, derogatory and/or defamatory.
- 13 Access to recordings of a closed session meetings of Council by authorised persons will be by appointment at the Council's Administration Centre, Ulverstone.

Central Coast Council
List of Development Applications Determined
Period from: 1 to 28 February 2019

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2018124	4B Charles Street ULVERSTONE,TAS,7315	Discretionary	Residential (dwelling, garage with upper level storage and ancillary dwelling <60m2)	22/10/2018	27/02/2019	27	\$340,000.00
DA2018133 –1	3 Sue Napier Drive ULVERSTONE,TAS,7315	Minor amendment of a Permit.	Multiple dwellings x 2	18/10/2018	6/02/2019	2	\$0.00
DA2018173	1 Fieldings Way ULVERSTONE,TAS,7315	Discretionary	Bulky goods sales (car sales yard with shed, office and staff facilities)	7/12/2018	5/02/2019	47	\$70,000.00
DA2018174 –1	360 Masters Road SOUTH RIANA,TAS,7316	Minor amendment of a Permit.	Resource development (shed – farm storage)	19/02/2019	27/02/2019	2	\$0.00
DA2018182	52 Main Road PENGUIN,TAS,7316	Discretionary	Visitor accommodation (realignment of building roofline, new roof and side wall to existing balconies)	2/01/2019	1/02/2019	21	\$50,000.00
DA2018187	22 Queen Street WEST ULVERSTONE,TAS,7315	Discretionary	Bulky goods sales (extension to shed)	9/01/2019	13/02/2019	27	\$50,000.00
DA2018193	8 Southern Cross Drive ULVERSTONE,TAS,7315	Discretionary	Residential (dwelling and retaining walls)	21/01/2019	21/02/2019	20	\$490,000.00

Central Coast Council
List of Development Applications Determined
Period from: 1 to 28 February 2019

DA2018195	CT 55095/1 Preston Road NORTH MOTTON, TAS,7315	Permitted	Residential (dwelling)	29/01/2019	11/02/2019	7	\$300,000.00
DA2018197 -1	1A Main Road Penguin,TAS,7316	Minor amendment of a Permit.	Subdivision	29/01/2019	27/02/2019	19	\$0.00
DA2018198	146 Main Street ULVERSTONE,TAS,7315	Discretionary	Residential (subdivision – two lots)	29/01/2019	28/02/2019	21	\$10,000.00

**SCHEDULE OF COMMUNITY SERVICES DETERMINATIONS
MADE UNDER DELEGATION**

Period: February 2019

Abatement notices issued

ADDRESS	PROPERTY ID
1 Southwood Avenue, Penguin	403580.0002

Kennel Licence issued

ADDRESS	OWNER
16 Sylvan Rise, Penguin	Alison Hamlett
8 Dudley Crescent, Ulverstone	Andrea Walsh

Permits issued under Animal By-law 1 -2018

ADDRESS	PERMIT ISSUED FOR
Nil	



Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 February 2019 to 28 February 2019

Building Permits – 5

• New dwellings	1	\$265,000
• Additions/Alterations	2	\$65,000
• Other	1	\$500,000
• Outbuildings	1	116,000

Permit of Substantial Compliance – Building – 1

Notifiable Work – Building – 5

• New dwellings	1	\$285,000
• Outbuildings	0	\$0.00
• Additions/Alterations	2	\$379,500
• Other	2	\$21,081

Building Low Risk Work – 3

Plumbing Permits – 2

Certificate of Likely Compliance – Plumbing – 6

Notifiable Work – Plumbing – 0

Plumbing Low Risk Work – 1

Food Business registrations (renewals) – 17

Food Business registrations – 2

Temporary Food Business registrations – 3

Temporary 12 month Statewide Food Business Registrations – 0

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 0

Temporary Place of Assembly licences – 1



Cor Vander Vlist
DIRECTOR COMMUNITY SERVICES

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 1 to 28 February 2019

Contracts

- Contract No. 8/2018-2019
GHD
Provision of Geotechnical Investigation and engineering design for landslip and road reconstruction including drawings for Isandula Road, Gawler
Net Price \$57,147.20 (Incl. GST)

Agreements

- Grant Agreement
Department of Communities Tasmania and Central Coast Council
Major Grants program 2018-2019
Inground watering system – Ulverstone Recreation Ground
Grant amount - \$47,083.00 (excl. GST)
- Grant Agreement
The Crown Right of Tasmania and Central Coast Council
Tasmanian Community Fund Board – Round 37
Dementia Friendly Central Coast – Connect Café and Inclusion Training
Grant amount - \$19,973.92 (excl. GST)
- Lease Agreement
Foot SP Podiatry and Central Coast Council
Lease of part of building situated at 19 Ironcliffe Road, Penguin



Sandra Ayton
GENERAL MANAGER



**SCHEDULE OF CORRESPONDENCE RECEIVED ADDRESSED TO
MAYOR AND COUNCILLORS**

Period: 19 February to 18 March 2019

- Letter of appreciation to the Council for tree maintenance between Amherst Street, Ulverstone and the railway line. Further notes the work undertaken by the Council of cleaning up the bush area between Leven River and River Road and indicates areas that still require attention.
- Letter advising Council of a meeting between the logging company stakeholders and locals in relation to bus accident caused by trucks coming from the Warringa Road, Preston area.

Bill Hutcheson
DIRECTOR ORGANISATIONAL SERVICES



**SCHEDULE OF DOCUMENTS FOR AFFIXING OF
THE COMMON SEAL**

Period: 19 February to 18 March 2019

Documents for affixing of the common seal

Nil

Final plans of subdivision sealed under delegation

- . Final Plan of Survey
170 Main Road, Penguin – Boundary adjustment.
Application No. DA2018184

- . Final Plan of Survey
Pengana Heights, Penguin – Lot 9
SUB2003.20

- . Final Plan of Survey
Explorer Drive, Turners Beach – Lots 9,10,13 and 37
SUB2007.29

Sandra Ayton
GENERAL MANAGER