

Notice of Ordinary Council Meeting and

Agenda

19 AUGUST 2019

To all Councillors

NOTICE OF MEETING

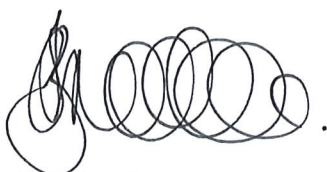
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 19 August 2019. The meeting will 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 14th day of August 2019.

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

A handwritten signature in black ink, consisting of a stylized 'L' followed by a series of loops and a final dot.

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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INFRASTRUCTURE SERVICES

- 11.5 Great Southern Lights – Bulk changeover to LED Street Lighting Project (Formerly known as the North West Tasmanian Councils Street Lighting Bulk Changeover Project) – Asset Sale Agreement with TasNetworks (85A/2017 – 20.03.2017)

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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 15 July 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 15 July 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.

- . 22.07.2019 – TasNetworks Project Marinus
- . 29.07.2019 – Cradle Coast Authority update with CEO and Chairman
- . 05.08.2019 – Monthly review; Draft Climate Change Action Plan.

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

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

3 MAYOR'S COMMUNICATIONS

3.1 Mayor's communications

The Mayor to report:

3.2 Mayor's diary

The Mayor reports as follows:

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

- . On leave from 17 July to 16 August."

The Deputy Mayor reports as follows:

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

- . TastroFest – Thank-you event for volunteers
- . Radio community reports and interviews
- . Department of Education and Ulverstone Secondary College – Breakfast with Kinmen County, Taiwan delegation."

Cr Fuller reports as follows:

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

- . TasWater – Owners' Representatives Quarterly Briefing – North West (Devonport)."

Cr Overton reports as follows:

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

- . Penguin Hospital Auxiliary – Annual general meeting
- . Ulverstone Red Cross – Christmas in Winter luncheon
- . Ulverstone Municipal Band – Annual dinner.”

Cr Viney reports as follows:

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

- . Tasmania Fire Service – Official presentation of National Medals & Long Service Awards.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

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

3.3 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

Councillors are invited at this time to declare any interest they have on matters to be discussed at this meeting. If a declaration is impractical at this time, it is to be noted

that a councillor must declare any interest in a matter before any discussion on that matter commences.

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

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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:

“At the 15 July 2019 Ordinary Council meeting, the following questions were taken on notice from Mr Lionel Bonde. At the meeting it was advised that the matters would need to be taken on notice and investigated, and an appropriate response would be provided in writing. The responses to those questions have been reproduced below.

Mr Lionel Bonde – Turners Beach

Question 1 –

‘In regard to car spaces adjacent to the Coles Laneway and Furner’s car park. I have previously made the Council Officer and Councillors aware of the problem of water running through these car spaces, and the Council replied they will monitor the problem and action will be taken, if required.

The area of the car spaces is a natural water course and will fill with water immediately after a heavy rain, making the car spaces difficult to utilise by elderly patrons.

My question to Council is, as custodians of the welfare of our community, are you happy in the knowledge that the elderly users of these car spaces are often using crutches or other assistance, having to step out of their cars into quite deep water and face risk of falling into water every time it rains? Further to that will the Council consider shifting the spaces to a more suitable site or area so they can be safely used. This problem has been around since day one of the refurbished car park.’

Response:

Furner’s/Coles Car Park – drainage issues

The design of the privately owned Coles/Furner’s Car Park was approved by the respective landowners prior to its reconstruction. The area you mention is at the lowest point of the land between the Coles property boundary and King Edward Street, i.e. the land falls towards the pathway adjacent to the Coles building from King Edward Street. A grated drain is in place across the area and unfortunately does block up from time to time due mostly to the close spacing of the grating which is required in pedestrian trafficable areas. The national design standards used in underground drainage systems in streets and car parks only allows for low to medium intensity rainfalls to be captured within the systems. Any high intensity rainfall is drained away by overland flow paths. In this particular situation, the overland flow path is

across the area due to it being the lowest point on the property and there will be times in high intensity rainfalls when stormwater will be obvious for short periods.

Question 2 -

'I have mentioned to Council previously, when all of the housing development is completed, there will be at least 35 new houses, which could mean at least 150 cars all driving on to Westella Drive, no matter where their intended destination is. It is difficult sometimes even today to travel Westella Drive when we have cyclists on the road of a weekend, which often causes traffic jams, but are absolutely entitled to be there. Another issue that is difficult to understand is that a dead tree has laid across the drain for at least three years and the workers mow around it and leave it there. That is extremely disappointing to say the least, when we see Council staff and trucks out there every day.

My question to Council and Councillors is, is there any provisions in future planning for an upgrade of Westella Drive, in the way of kerb refurbishment and widening of the road to address the problem which will occur?'

Response:

Westella Drive – possible road edge issues

I acknowledge your advice on this matter and refer you to our letter of 1 March 2018 which addressed your questions including noting that the sealed road shoulder area you suggested as being for cyclists was for all road users and not particularly for cyclists. The area in question is being monitored and maintained as required. Resealing of Westella Drive is under consideration and when this is programmed, any additionally resealing of the shoulders will also be considered.

Westella Drive – dead trees

In regard to your advice on dead trees falling into drains and onto Crown owned land. The matter has been reported to the Department of State Growth for their attention as the Council has no jurisdiction in this area. As indicated in previous correspondence on these matters, the Council does monitor the road reserves in this area and when vegetation issues arise within areas under the Council's control, these are addressed as soon as works programs allow."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

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- “That the responses to questions from Mr Bonde at the 15 July 2019 Ordinary Council meeting are received and noted.”

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 Annual General Meeting – meeting held 1 July 2019
- Central Coast Community Shed Management Committee – meeting held 1 July 2019
- Dial Park Management Committee – meeting held 2 July 2019
- Central Coast Youth Engaged Steering Committee – meeting held 25 July 2019
- Forth Community Representatives Committee – meeting held 1 August 2019
- Central Coast Community Shed Management Committee – meeting held 5 August 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 Appointment of Acting General Manager (206A/2012 – 16.07.2012)

The General Manager reports as follows:

“PURPOSE

The purpose of this report is to review and adopt a process for the appointment of an Acting General Manager in the absence (from time to time) of the appointed General Manager.

BACKGROUND

Section 61B. of the *Local Government Act 1993* requires that an Acting General Manager be appointed if the General Manager is absent, unavailable to perform the functions of the office of General Manager or if the position of General Manager is vacant.

At its meeting in July 2012, the Council endorsed the appointment of the former Director Community Services to act as General Manager in the General Manager's absence from time to time.

DISCUSSION

As the Council is required to appoint a General Manager, it is also required to therefore appoint a person to act in the position whenever the General Manager is absent.

It would be considered far more efficient for operational purposes that the Council delegate its power to the General Manager to appoint an Acting General Manager in her absence, to a Council Officer who currently holds the position of Director Community Services, Director Infrastructure Services or Director Organisational Services. By endorsing this proposal, it allows flexibility in the appointment, enabling the General Manager to appoint the role in line with workload commitments and to ensure that there is not a case of conflicting absences.

If an appointment is not made in the manner proposed, the Council would have to make individual appointments each time circumstances necessitate a person to act as General Manager. As the General Manager's absence cannot always be known with sufficient lead time to appoint at an ordinary meeting of the Council, special meetings would be required. This would be inefficient and could invoke unnecessary costs.

CONSULTATION

This is a governance matter for which consultation is not required.

RESOURCE, FINANCIAL AND RISK IMPACTS

There is no known impact on resources.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

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

CONCLUSION

It is recommended that:

- 1 in accordance with section 61B. of the *Local Government Act 1993* the Council delegates it's powers to the General Manager to appoint the role of Acting General Manager at her discretion, to a Council Officer appointed to the role of Director Community Services, Director Infrastructure Services or Director Organisational Services in her absence;
- 2 all appointments are to be reported to the Mayor and in the Mayor's absence the Deputy Mayor;
- 3 that all functions, delegations and sub-delegations made by the Council to the General Manager apply to the role of Acting General Manager; and
- 4 in the event of the General Manager being unable to appoint a suitable person to the position, the Council may appoint a person to act in the office of General Manager."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration.

■ "That:

- 1 in accordance with section 61B. of the *Local Government Act 1993* the Council delegates it's powers to the General Manager to appoint the role of Acting General Manager at her discretion, to a Council Officer appointed to the role of Director Community Services, Director Infrastructure Services or Director Organisational Services in her absence;
- 2 all appointments are to be reported to the Mayor and in the Mayor's absence the Deputy Mayor;
- 3 that all functions, delegations and sub-delegations made by the Council to the General Manager apply to the role of Acting General Manager; and
- 4 in the event of the General Manager being unable to appoint a suitable person to the position, the Council may appoint a person to act in the office of General Manager."

10.3 Correspondence addressed to the Mayor and Councillors

The General Manager reports as follows:

“A Schedule of Correspondence addressed to the Mayor and Councillors for the period 16 July 2019 to 19 August 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.”

10.4 Common seal

The General Manager reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 16 July 2019 to 19 August 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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10.5 Contracts and agreements

The General Manager reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into for the period 16 July 2019 to 19 August 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 Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”
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NOTES

COMMUNITY SERVICES

10.6 Statutory determinations

The Director Community Services reports as follows:

“A Schedule of Statutory Determinations made during the month of July 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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10.7 Council acting as a planning authority

The Mayor reports as follows:

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

The Director Community Services has submitted the following report:

‘If any such actions arise out of Agenda Item 10.8, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

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

10.8 Residential (dwelling and outbuilding) – variation to rear boundary setback standard at 22 Bowman Drive, Penguin – Application No. DA2018336

The Director Community Services reports as follows:

“The Planning Officer has prepared the following report:

‘DEVELOPMENT APPLICATION NO.:’	DA2018336
PROPOSAL:	Residential (dwelling and outbuilding) – variation to rear boundary setback standard
APPLICANT:	RFS Projects
LOCATION:	22 Bowman Drive, Penguin
ZONE:	General Residential
PLANNING INSTRUMENT:	Central Coast Interim Planning Scheme 2013 (the Scheme)
ADVERTISED:	3 July 2019
REPRESENTATIONS EXPIRY DATE:	17 July 2019
REPRESENTATIONS RECEIVED:	One
42-DAY EXPIRY DATE:	8 August 2019 – Extension of time granted until 19 August 2019
DECISION DUE:	19 August 2019
PURPOSE	

The purpose of this report is to consider an application to construct a single dwelling and outbuilding on General Residential land at 22 Bowman Drive, Penguin.

Accompanying the report are the following documents:

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

BACKGROUND

Development description –

Application is made to construct a 210m² single dwelling and a 60m² freestanding outbuilding (garage).

The single dwelling is proposed over one level and contains four bedrooms, a combined kitchen, dining, living room, rumpus room and an alfresco area.

The external appearance of the dwelling would be ‘brick’ veneer with ‘Colorbond’ roofing.

The proposed garage would have a total floor area of 60m² with a maximum height of 3.5m to the roof apex. The garage would be of prefabrication construction and include two roller doors. The proposed garage would be constructed 3.2m from the rear southern boundary.

Site description and surrounding area –

The 706m² vacant residential allotment is located within the Pengana Heights subdivision at 22 Bowman Drive, Penguin. The lot slopes towards the south.

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

History –

The original subdivision was approved in 2003 with the Certificate of Title and Title Plan for 22 Bowman Drive issued 31 May 2019.

DISCUSSION

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

General Residential

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

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

<p>primary frontage, of any existing dwelling on the site; or</p> <p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	
<p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p>	<p>(a) Compliant. The proposed garage is setback 30.0m from the frontage to Bowman Drive.</p> <p>(b) Not applicable. Compliant with (a).</p> <p>(c) Not applicable. Compliant with (a).</p>

<p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.</p>	
<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries</p>	<p>(a)(i) Compliant. The dwelling is setback 4.5m from Bowman Drive.</p> <p>(a)(ii) Non-compliant. The freestanding garage forming part of the single dwelling development would be within 3.2m of the southern rear boundary.</p> <p>Refer to “Issues” section of this report.</p> <p>(b)(i) & (b)(ii) Compliant. The dwelling is not proposed to be located within 1.5m of the side boundaries. The proposed garage would be constructed to the side western boundary and would have a wall length of 6.0m.</p>

<p>and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</p>	
<p>10.4.3 Site coverage and private open space for all dwellings</p>	
<p>10.4.3-(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the</p>	<p>(a) Compliant. Proposed dwelling and garage would have a site coverage of 38%.</p> <p>(b) Not applicable. No multiple dwelling.</p> <p>(c) Estimated area free from impervious surfaces would be approximately 60%.</p>

<p>finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24.0m²; or</p> <p>(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p> <p>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level</p>	<p>(a)(i) Compliant. The dwelling has a large area for private open space (POS) at the rear and a smaller portion (60m²) to the front of the dwelling. POS would be in excess of 24m².</p> <p>(a)(ii) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Compliant. POS located to the front of the dwelling would have a horizontal dimension of 4.5m.</p> <p>(b)(ii) Not applicable. Not a multiple dwelling.</p> <p>(c) Compliant. The dining/living area at the front of the dwelling would provide direct access to the POS located to the front of the dwelling.</p> <p>(d) Compliant. Private open space is to the north and another portion located to the south–west of the dwelling that would receive more than 3 hours of sunlight between 9.00am and 3.00pm.</p>

<p>(excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>(e) Compliant. A portion of the private open space is located between the dwelling and the primary frontage, frontage is orientated between 30 degrees west of north and 30 degrees east of north.</p> <p>(f) Compliant. Private open space area is flat.</p> <p>(g) Compliant. Private open space area would be clear of vehicle access and parking areas.</p>
<p>10.4.4 Sunlight and overshadowing for all dwellings</p>	
<p>10.4.4-(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>	<p>Compliant.</p> <p>The proposed dwelling contains a habitable room that faces between 30 degrees west of north and 30 degrees east of north.</p>

<p>10.4.4–(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the window; and (ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or 	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>
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<p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.</p>	
<p>10.4.4–(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <p>(i) at a distance of 3.0m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</p>	
<p>10.4.5 Width of openings for garages and carports for all dwellings</p>	
<p>10.4.5–(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Compliant.</p> <p>The freestanding garage would be setback approximately 30.0m from the frontage.</p>
<p>10.4.6 Privacy for all dwellings</p>	
<p>10.4.6–(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p>	<p>(a) Not applicable. There is no balcony, deck or carport with a finished floor level more than 1.0m above natural ground level.</p> <p>(b) Not applicable. There is no balcony, deck or carport with a finished floor level more than 1.0m above natural ground level.</p> <p>(c)(i) Not applicable. Not a multiple dwelling.</p>

<p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m:</p> <p style="padding-left: 40px;">(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p style="padding-left: 40px;">(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	<p>(c)(ii) Not applicable. Not a multiple dwelling.</p>
<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p>	<p>(a)(i) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level.</p> <p>(a)(ii) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level.</p>

<p>(i) is to have a setback of at least 3.0m from a side boundary; and</p> <p>(ii) is to have a setback of at least 4.0m from a rear boundary; and</p> <p>(iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site.</p> <p>(b) The window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p> <p>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</p>	<p>(a)(iii) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level.</p> <p>(a)(iv) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level.</p> <p>(b)(i) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level.</p> <p>(b)(ii) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level.</p> <p>(b)(iii) Not applicable. No window or glazed door with a floor level more than 1.0m above natural ground level.</p>
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<p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	
<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <p>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p>	<p>Not applicable.</p> <p>No shared driveway or parking spaces.</p>

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

<ul style="list-style-type: none"> (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area. 	
10.4.9 Suitability of a site or lot for use or development	
<p>10.4.9–(A1) A site or each lot on a plan of subdivision must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 330m² excluding any access strip; and (b) if intended for a building, contain a building area of not less than 10.0m x 15.0m: <ul style="list-style-type: none"> (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; 	<ul style="list-style-type: none"> (a) Compliant. Site area is 706m². (b)(i) Non-compliant. The development of the freestanding garage would not satisfy rear boundary setback requirements. Refer to “Issues” section of this report. (b)(ii) Not applicable. No applicable zone boundary. (b)(iii) Compliant. The development would be clear of the registered easements. (b)(iv) Not applicable. No registered right of way.

<ul style="list-style-type: none"> (iii) clear of any registered easement; (iv) clear of any registered right of way benefiting other land; (v) clear of any restriction imposed by a Utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<ul style="list-style-type: none"> (b)(v) Compliant. The development would be clear of any restrictions imposed by the stormwater and sewer infrastructure located to the rear of the development site. (b)(vi) Not applicable. No access strip. (b)(vii) Compliant. Land is accessible from Bowman Drive. (b)(viii) Not applicable. Not a new residential lot.
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road – 	<ul style="list-style-type: none"> (a) Compliant. Existing access and frontage to Bowman Drive. (b) Not applicable. Not an internal lot. (c)(i) Not applicable. Satisfied by (a) and (b). (c)(ii) Not applicable. Satisfied by (a) and (b). (d)(i) Compliant. Site has a 18.0m wide frontage to Bowman Drive.

<p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</p> <p>(e) Compliant. Site has existing legal access to Bowman Drive. No requirement for Statement of Compliance.</p>
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10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	Compliant. The site is connected to the reticulated water system.
10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	Compliant. The site is connected to the reticulated sewerage system.
10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	Compliant. The site is connected to the reticulated stormwater system.
10.4.10 Dwelling density for single dwelling development	
10.4.10–(A1) (a) The site area per dwelling for a single dwelling must – (i) be not less than 325m ² .	(a)(i) Compliant. Site area is 706m ² .

10.4.11 Development other than a single or multiple dwelling.	
10.4.11.1 Location and configuration of development	
<p>10.4.11.1-(A1) The wall of a building must be set back from a frontage –</p> <ul style="list-style-type: none"> (a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or (c) not less than and not more than the setbacks for any existing building on adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan; or (f) not less than 50.0m if the site abuts the Bass Highway. 	<p>Not applicable.</p> <p>Proposed development is residential.</p>
<p>10.4.11.1-(A2) All buildings must be contained within a building envelope determined by –</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; 	<p>Not applicable.</p> <p>Proposed development is residential.</p>

<p>(b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback –</p> <p>(i) not less than 1.5m from each side boundary; or</p> <p>(ii) less than 1.5m from a side boundary if –</p> <p>a. built against an existing wall of an adjoining building; or</p> <p>b. the wall or walls –</p> <p>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</p>	
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<ul style="list-style-type: none"> ii. there is no door or window in the wall of the building; and ii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June. c. in accordance with any building envelope shown on a sealed plan of subdivision. 	
<p>10.4.11.1–(A3) Site coverage must:</p> <ul style="list-style-type: none"> (a) not be more than 50%; or (b) not be more than any building area shown on a sealed plan. 	<p>Not applicable.</p> <p>Proposed development is residential.</p>
<p>10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

<p>10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>
<p>10.4.11.2 Visual and acoustic privacy for residential development</p>	
<p>10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <p>(i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;</p> <p>(ii) be not less than 3.0m from a side boundary;</p> <p>(iii) be not less than 4.0m from a rear boundary; and</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

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

<p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	
<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) Bass Highway;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(a) Compliant. Development would be setback a distance of 370m from the Bass Highway.</p> <p>(b) Not applicable. The proposed development is not within 50.0m of a railway line.</p> <p>(c) Not applicable. No land designated for future road or rail.</p> <p>(d) Not applicable. The nearest proclaimed wharf area is in Burnie approximately 20km to the west.</p>
<p>10.4.13 Subdivision</p>	
<p>10.4.13–(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

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

E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1-(A1) Provision for parking must be: (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;	(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. The proposed garage would accommodate two cars. The requirement for two car parking spaces has been satisfied.
E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2-(A1) There must be provision within a site for:	Not applicable for the development of a single dwelling.

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

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

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

Issues –

1 Setback of garage from the rear boundary –

The Scheme's Acceptable Solution 10.4.2–(A3) requires that a dwelling, including outbuildings be contained within a required building envelope and have a setback of 4m from a rear boundary. The proposal seeks a variation to this standard.

The proposed outbuilding (garage) would have a setback of 3.2m from the southern rear boundary.

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

2 Overshadowing – Private Open Space (POS) adjoining lots –

The proposed garage would adjoin the rear boundaries of 29 and 31 Hales Street. The application included shadow plans detailing the shadow impacts to both properties.

In accordance with the shadow plans drawn by RFS Projects, the proposed garage would cast a shadow over 29 Hales Street at 9.00am however the POS would be clear from shadow from late morning.

The proposed garage would also cast a shadow over portions of the POS at 31 Hales Street from late morning until mid-afternoon. The area of POS at 31 Hales Street contains a small garden shed and garden beds. The shadow cast would vary (in accordance with the shadow plans provided), however would potentially only be slightly greater than the shadow cast from the existing 'Colorbond' fence. This is due to the 3.2m setback of the proposed garage from the rear property boundary.

It is unlikely that the construction of the garage would result in an unreasonable loss of sunlight to the north facing private open space areas of 29 or 31 Hales Street.

3 *Overshadowing of habitable rooms of adjoining dwellings –*

The dwellings at 29 and 31 Hales Street are setback more than 7.0m from the property boundary. Based on the setback of the proposed garage (3.2m) from the rear boundary, and the location of the dwellings on each lot, as it is highly unlikely that the proposed garage would result in an unreasonable loss of sunlight to habitable rooms of the dwellings at 29 and 31 Hales Street.

4 *Visual impact –*

The proposed garage would be constructed from 'Colorbond' and would have a wall height of 3.0m. This is a standard material and height for residential outbuildings. Given the setback and height the proposed garage is unlikely going to impose a negative visual impact from adjoining land and would only protrude an additional 1m to 1.5m above the existing 'Colorbond' boundary fence.

5 *Pattern of separation –*

The pattern of separation between residential buildings, including the garage, would not be materially different to other urban residential development approved in this area. Dwellings and associated outbuildings in the area are constructed to achieve maximum site coverage and vary in setbacks from both the street frontage and side and rear boundaries. The garage would not be disparate from the established pattern of development in the area.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	No Statement of Compliance required.
TasWater	Referral not required.
Department of State Growth	Referral not required.

Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

Consultation

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

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

Representations –

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

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 If the development goes ahead it would overshadow my garden. I have spent a lot of money and time on my garden and this would be impacted on due to shadow. If the development is approved, I would have to sell my property and move. The area is slowly becoming an industrial area. Nobody is planting trees etc. only building sheds.	Shadow plans provided with the application show minimal impact to the garden area as a result of the proposed garage. The garage, if approved, would be for use ancillary to residential use of the land. The residential subdivision was approved in 2003, with the vacant lots released when sold. The lots were approved with site areas

	<p>varying from 325m² to 800m² to ensure efficient use of the land for suburban housing. This area of Bowman Drive has remained vacant for some time however there has been rapid infill development in recent months.</p> <p>For further discussion on the development of the garage refer to the “Issues” section of this report.</p>
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RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

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

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

Recommendation –

It is recommended that the application for Residential (dwelling and outbuilding) – variation to rear boundary setback standard at 22 Bowman Drive, Penguin be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by RFS Projects dated 14 June 2019, unless modified by a condition of this Permit.
- 2 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 3 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 The outbuilding is approved for use ancillary to Residential use of the land. If the outbuilding is intended to be used for a purpose other than this, then a further Permit for a change of use would be required.
- 4 The proposed development fits within the criteria of Category 4 – Building Permit Work and Category 3 – Notifiable Plumbing Work when assessed against the Directors Determinations issued under the *Building Act 2016*; accordingly, an application for a Building Permit is to be made to the Council’s Building Permit Authority, and an application for a Certificate of Likely Compliance – Plumbing Work is to be made to the Council’s Plumbing Permit Authority.’

The Planning Officer’s report is supported.”

The Executive Officer Services reports as follows:

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

■ “That the application for Residential (dwelling and outbuilding) – variation to rear boundary setback standard at 22 Bowman Drive, Penguin be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by RFS Projects dated 14 June 2019, unless modified by a condition of this Permit.
- 2 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 3 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 ‘Substantial commencement’ is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 The outbuilding is approved for use ancillary to Residential use of the land. If the outbuilding is intended to be used for a purpose other than this, then a further Permit for a change of use would be required.
- 4 The proposed development fits within the criteria of Category 4 – Building Permit Work and Category 3 – Notifiable Plumbing Work when assessed against the Directors Determinations issued under the *Building Act 2016*; accordingly, an application for a Building Permit is to be made to the Council’s Building Permit Authority, and an application for a Certificate of Likely Compliance – Plumbing Work is to be made to the Council’s Plumbing Permit Authority.”

NOTES

INFRASTRUCTURE SERVICES

10.9 Supply and distribution of Mobile Garbage Bins for Food Organics Garden Organics (115/2019 – 15.04.2019)

The Director Infrastructure Services reports as follows:

“PURPOSE

The purpose of this report is to make recommendation on tenders received for the purchase and distribution of 8,600 240L Mobile Garbage Bins (MGBs) for the kerbside collection of Food Organics Garden Organics (FOGO) household waste.

BACKGROUND

The introduction of a FOGO kerbside collection service was approved by the Council in at its meeting held on 15 April 2019 Minute No. 115/2019.

To facilitate the service, 8,600 MGBs are required to be purchased and distributed to all users of the current domestic waste and recycling kerbside collection areas of the Central Coast Council.

DISCUSSION

The supply of MGBs is available through Local Government Association of Tasmania (LGAT) Vendor Panel. Calling for tenders through this system complies with the Council's Code for Tenders and Contracts.

Tenders were called for the supply and distribution of 240L MGBs on 1 July 2019 and closed at 5.00pm on 12 July 2019.

Details on bin provision were supplied to Vendor Panel including size of bins, number to be supplied, number to be distributed, delivery timing requirement, colour, hot stamping and Australian Standard.

Submissions were sought from three suppliers, Mastec Australia Pty Ltd, Trident Plastics (SA) Pty Ltd, and Sulo MGB Australia Pty Ltd.

All three suppliers provided tenders for 8,600 MGBs as follows (excluding GST):

TENDERER	PRICE \$ (Ex. GST)
Mastec Australia Pty Ltd	367,096.46
Trident Plastic (SA) Pty Ltd	371,946.65
Sulo MGB Australia Pty Ltd	405,920.18
<i>TENDER ESTIMATE (EXCLUDING GST)</i>	<i>550,000.00</i>

All tenders are below the budgeted estimate.

All tenderers have previously carried out work successfully throughout Australia and are recognised as being competent to manufacture and supply bins conforming to relevant standards and Council requirements.

The Council uses a weighted tender assessment method based on:

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

Mastec Australia P/L achieved the highest rating based on this method (a copy of the confidential tender assessment report is appended).

CONSULTATION

Consultation for supply and distribution of MGBs was not deemed necessary.

Tendering was conducted using LGAT Vendor Panel, which satisfies open tendering requirements for Local Government Councils in Tasmania.

RESOURCE, FINANCIAL AND RISK IMPACTS

This project is included in the 2019–2020 capital budget with an allocated budget of \$700,000.00, which includes supply and distribution of bins, information packs, consultation and education etc.

The recommended tender and ancillary work can be accommodated within the allocated budget.

A total of 8,600 bins are to be ordered, 8,519 bins are to be distributed to users. For consistency in supply the remaining bins will be stored for distribution to new tenements, or for replacements if required.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure
- . Contribute to the preservation of the natural environment.

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the tender from Mastec Australia Pty Ltd for the sum of \$367,096.46 (exc. GST) [\$403,806.11 (incl. GST)] for the supply and distribution of 8,600 mobile garbage bins for the Food Organics Garden Organics kerbside collection be accepted and approved by the Council.”

The Executive Services Officer reports as follows:

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

- “That the tender from Mastec Australia Pty Ltd for the sum of \$403,806.11 (incl. GST) [\$367,096.46 (exc. GST)] for the supply and distribution of 8,600 mobile garbage bins for the Food Organics Garden Organics kerbside collection be accepted.”

10.10 Tenders for Ulverstone Recreation Ground – Underground Irrigation

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 installation of underground irrigation at the Ulverstone Recreation Ground, Ulverstone.

BACKGROUND

Irrigation has been undertaken at the Ulverstone Recreation Ground using travelling irrigators for many years.

These travelling irrigators require many man-hours to put them out, put them away and check during irrigation to ensure they are operating correctly.

There has also been workplace health and safety (WHS) issues relating to the use of travelling irrigators.

It was identified that the way to mitigate against these WHS issues and to improve the overall operations of the ground would be for an underground irrigation system be put in place.

DISCUSSION

The system will allow for remote operations and enable the ground staff to better regulate the water usage at the ground.

Watering of the ground can be undertaken at any time during the day or night depending on the prevailing weather conditions thus potentially reducing the amount of water used due to less evaporation and wind drift.

Tenders were called via Tenderlink for the provision of an underground irrigation system on 22 June 2019 and closed at 2.00pm on the 23 July 2019.

Submissions from two tenderers were received as follows (excluding GST and including a \$5,000 contingency sum):

TENDERER	PRICE \$ (Ex. GST)
Irrigation Tasmania	148,909.09
The Baker Group (Tas) Pty Ltd	162,829.45
<i>ESTIMATE (EXCLUDING GST)</i>	<i>130,000.00</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, Irrigation Tasmania was assessed as the preferred tenderer (a copy of the confidential tender assessment report is appended).

CONSULTATION

This project was proposed following discussion with the Council's works staff in relation to WHS issues and efficiencies available from an underground irrigation system.

RESOURCE, FINANCIAL AND RISK IMPACTS

The 2019–2020 budget for this project is \$130,000.

The tender price from Irrigation Tasmania is over the available budget, however, it is proposed to make up the shortfall in the following manner.

Defer the Ulverstone Recreation Ground – northern ball fence until the 2020–2021 budget.

	TOTAL \$ (Ex. GST)
Ulverstone Recreation Ground – underground irrigation	130,000
Ulverstone Recreation Ground – northern ball fence	30,000
<i>TOTAL</i>	<i>160,000</i>

The risk impact of not undertaking this project is continuation of the WHS issues and watering costs associated with the use of travelling irrigators.

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.

Council Sustainability and Governance

- Improve service provision.

CONCLUSION

It is recommended that the tender from Irrigation Tasmania in the amount of \$148,909.09 (excluding GST) [\$163,800.00 (including GST)] for the installation of underground irrigation at the Ulverstone Recreation Ground be accepted and approved by the Council, and further that the Ulverstone Recreation Ground – northern ball fence be deferred until 2020–2021 with the \$30,000 budget reallocated to the underground irrigation project.’

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

The Executive Services Officer reports as follows:

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

■ “That the tender from Irrigation Tasmania in the amount of \$148,909.09 (excluding GST) [\$163,800.00 (including GST)] for the installation of underground irrigation at the Ulverstone Recreation Ground be accepted and approved by the Council, and further that the Ulverstone Recreation Ground – northern ball fence be deferred until 2020–2021 with the \$30,000 budget reallocated to the underground irrigation project.”

10.11 Unsealed Roads Policy (271/2010 – 16.08.2010)

The Director Infrastructure Services reports as follows:

"PURPOSE

The purpose of this report is to consider the adoption by the Council of the revised Unsealed Roads Policy (the Policy) and associated Unsealed Road Guidelines (the Guidelines).

BACKGROUND

The main objective of the Policy is to provide support to the Council's vision and strategic objectives to develop and manage sustainable built infrastructure.

It provides a systematic method of prioritising sealing, or otherwise, of unsealed roads using a measurable and transparent assessment framework (a copy of the Policy and Guidelines are appended).

The Policy was first adopted by the Council at its meeting held 16 August 2010 (Minute No. 271/2010).

This Policy required a cyclic revision to be undertaken to reflect any changes in practices, legislation etc.

DISCUSSION

The Policy requires all unsealed roads to be assessed using the scoring system provided in the Guidelines. Roads reaching the threshold score are added to the Long-term Financial Plan (LTFP) for consideration of sealing in an appropriate year.

The criteria used for the assessment are weighted and include traffic volumes, strategic significance, maintenance considerations, safety considerations, number of residences, distance of residences from the road, type of water supply and owner/occupier concerns.

A score of 150 was adopted based on the analysis, experience and sustainability considerations noting that there is the opportunity for re-assessment and special circumstances in the Guidelines.

All roads were assessed in 2005 and again in 2010 as part of the process to create the Policy. At the time Bienefelts Road, Turners Beach was the only unsealed road to meet the criteria for sealing and was added to the LTFP.

There have been several requests to reassess unsealed roads since that time, but no roads have reached the threshold score of 150 or met requirements of 'Special Circumstances' to warrant inclusion in the LTFP.

The Policy is effectively still current but requires the following changes:

- . Update date of adoption from 16 August 2010 to 19 August 2019.
- . Update date for review to August 2022.
- . Update Strategic Link to reflect the Council's Strategic Plan 2014–2024.
- . Update Unsealed Roads Guidelines to August 2019.
- . General reformatting.

The Guidelines require the following changes:

- . Update date from August 2010 to August 2019.
- . Administrative error on first draft, for traffic volumes an additional point is to be added for each additional 10%, not 1% of commercial vehicles.
- . Cost of sealing a 200m section increased from approximately \$20,000 to approximately \$30,000.
- . Appendix A Process Flowchart – no change.
- . Appendix B Spreadsheet – reassessed roads have been changed to reflect revised scores.
- . Appendix C Request for Sealing Form – no change.
- . Appendix D Re-assessment form – Error on first draft, for traffic volumes an additional point is to be added for each additional 10%, not 1% of commercial vehicles.
- . A Road Network Plan is maintained and regularly updated on the Council's Geographic Information System.

CONSULTATION

There has been no requirement for further consultation since the Policy was first adopted in 2010, as during the review only minor changes were identified and the intent of the Policy and its Guidelines remains unchanged.

RESOURCE, FINANCIAL AND RISK IMPACTS

This item may impact future capital works budgets and ongoing road maintenance budgets. Sealing for a length of 200m without widening or upgrade would cost approximately \$30,000. Even a small increase of 200m to the sealed road network has an ongoing effect as it adds a further \$600 per year based on full life-cycle costs.

Bienefelts Road, Turners Beach was listed for sealing and is currently being reconstructed.

The cost to upgrade and seal, similar to Bienefelts Road, is in the order of \$50,000 per 100m.

There are currently no unsealed roads listed for sealing in the LTFP.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- . Develop and manage sustainable built infrastructure.

CONCLUSION

It is recommended that the revised Unsealed Roads Policy with supporting Guidelines dated August 2019 be adopted.”

The Executive Services Officer reports as follows:

“Copies of the Unsealed Roads Policy and Guidelines dated August 2019 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the revised Unsealed Roads Policy with supporting Guidelines dated August 2019 be adopted (a copy being appended to and forming part of the minutes).”

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NOTES

10.12 Organisational Services

“There are no matters from the Organisational Services Department for decision at this meeting.”

NOTES

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 – 7 August 2019Dulverton Waste Management Audit and Risk Committee – 7 August 2019.	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.”
TasWater Quarterly Report to the Owners’ Representatives	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.
Great Southern Lights – Bulk changeover to LED Street Lighting Project (Formerly known as the North West Tasmanian Councils Street Lighting Bulk	15(2) (d) contracts, and tenders, for the supply of goods and services and their

Changeover Project) – Asset Sale Agreement with TasNetworks (85A/2017 – 20.03.2017)	terms, conditions, approval and renewal;
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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 –7 August 2019 Dulverton Waste Management Audit and Risk Committee – 7 August 2019. 	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.”
TasWater Quarterly Report to the Owners’ Representatives	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.
Great Southern Lights – Bulk changeover to LED Street Lighting Project (Formerly known as the North West Tasmanian Councils Street Lighting Bulk Changeover Project) – Asset Sale Agreement with TasNetworks (85A/2017 – 20.03.2017)	15(2) (d) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;

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



Doc. ID:

Central Coast Community Shed Management Committee
Annual General Meeting – Minutes of Meeting held at the Community Shed
Monday, 1 July 2019 commencing at 1.05pm

1 PRESENT/APOLOGIES

Members Present: Rob McKenzie, John Deacon, Len Blair, Peggy Smith, John Klop, David Dunn, Colin Perry, Cr Philip Viney, Chris Medcraft, Alan Chambers, Norm Frampton, Merv Gee, Kerry Hays, Ian Hardstaff and Len Carr.

Apologies: Jack Eaton, Russell Game, Lynne Jarvis and Liane Willis.

Coordinator / Admin: Melissa Budgeon

2 CONFIRMATION OF MINUTES

It was resolved, "That the minutes of the Annual General Meeting held on Monday, 2 July 2018 are confirmed as correct."

Carried

3 OPERATIONAL GUIDELINES AND CHARTER REVIEW

Cr Phil Viney moved and Kerry Hays seconded, that the Operational Guidelines "Adopt in principle the operational guidelines by the Committee and review this as part of the annual general meeting each year. The current Committee Charter to also form part of the operational guidelines."

Carried

4 ANNUAL REPORT

Chairperson

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

Rob McKenzie moved and Len Blair seconded, "That the Annual Report be tabled and accepted."

Carried

5 FINANCIAL REPORT

Administration

A preliminary Annual Financial statement was circulated. Melissa Budgeon to forward a financial report following the meeting, when all records have been finalised for the 2018–2019 Financial Year.

The annual income estimate is set for \$10,000 and the income estimate is \$6,000.

Carried

6 ELECTION OF COMMITTEE MEMBERS

Rob McKenzie stepped down as chairperson and asked Melissa Budgeon to chair the meeting for the election of Committee Members for 2019–2020.

Nominations were taken for Chairperson

Rob McKenzie

Nominated and Accepted

As there was one nomination for the same member as Chairperson, Rob McKenzie accepted and was elected to the position of Chairperson.

Nominations were taken for Vice Chairperson

Col Perry

Nominated and Accepted

As there was one nomination for Colin Perry for Vice Chairperson, Colin accepted and was elected to the position of Vice Chairperson.

Two nominations were taken for Women's Group Representative, Len Blair moved and Cr Phil Viney seconded that both nominations be accepted. Noted that the second nomination was not signed by the nominee – incomplete nomination form not progressed.

Peggy Smith

Nominated and Accepted

Nominations were taken for Program / User Group Representative

Rob McKenzie nominated from the floor and John Klop seconded, that Chris Medcraft (Richmond Fellowship) be nominated.

Nominated and Accepted

Nominations were taken for Community Services Group Representative

Norm Frampton

Nominated and Accepted

Nominations were taken for Safety Officer Representatives

Kerry Hays – Men's Shed

Len Blair– Men's Shed

Nominated

Isabell Straughan – for Women's Group Safety Officer pending confirmation from the nominee.

Nominated

The meeting agreed to accept all nominations.

Carried

Nominations were taken for Education Group Representative.

John Deacon

Nominated and Accepted

Nominations were taken for Supervisor Representative

Sam Caberica

David Dunn

Ian Hardstaff

Kerry Hays

John Klop from the floor

Nominated

All nominations were accepted.

Accepted

7 GENERAL BUSINESS

Norm Frampton – Community Rep. The Community Shed has a great reputation around the community as a positive program that offers a positive outlet for so many.

8 CLOSURE

As there were no other matters for discussion the Annual General meeting was closed at 1.38pm. Members were asked to stay and attend the General Meeting of the Committee.

9 APPENDICES

1 Chairman's Annual Report

2 Preliminary Financial report

3 Operational Guidelines draft presented. A final document to be provided and endorsed at the August meeting of the Committee.

Appendices

Central Coast Community Shed - Financial Statement 2018-2019

INTERIM

01-Jul-19

Revenue	<u>Estimates</u>	Actual
11413.03		
Membership Fees	3,000.00	\$3,979.55
Groups	1,000.00	\$909.10
Material Donations		
Project Donations	2,000.00	\$3,004.13
GST allocation		
Estimate	\$6,000.00	<u>\$7,892.78</u>
Grants		
Int. Women Day Grant	100	
Sponsorship - Dobsons	500	
Stronger Communities	2,382.73	
Dept Health - Pathway	2,076.00	
RACT - Lathe	2,000.00	
Expenditure	<u>Estimates</u>	Actual
11481		
Aurora	0.00	
Telstra/Internet	1,000.00	\$496.47
Office	100.00	
Testing and tagging	1,200.00	\$600.00
Petty Cash	850.00	\$619.22
Training - 1st Aid	400.00	\$1,380.91
Membership - AMSA, TMSA	100.00	
Insurance	200.00	\$191.38
Repairs and Maintenance	2,000.00	\$184.82
Safety Equipment	500.00	\$1,287.46
Project Materials	3,500.00	\$3,076.30
Water/Sewage	100.00	\$13.80
Floor Covering	0.00	\$1,022.73
Concrete		\$1,380.40
Kitchen		\$3,736.73
Grant - Womens Shed	100.00	\$90.91
BBQ		\$1,916.36
Estimate	\$10,050.00	<u>\$15,997.49</u>

CENTRAL COAST COMMUNITY SHED

ANNUAL REPORT 2018-19

It has once again been my privilege to write this annual report. The past year has seen more progress in the Community Shed. Mondays, Wednesdays and Fridays which are the Mens Shed days have seen a steady increase in attendance of men. Hardly a day goes by where we don't see a new face. Our average daily attendance is currently between 35 and 40.

On Tuesdays, Ladies' Day is always well attended with plenty of activity on various personal projects. One of the highlights was a bus trip to the West Coast and thanks must go to the organisers.

On Thursdays, the Care Beyond Cure group utilise all the facilities available at the shed.

During the year we have been successful in gaining a grant from Tas Community Fund, our local Federal Politician and RACT. The Tas Community Fund money and the Federal politician grant jointly funded the new concrete pathway between the bitumen access road the shed and onto the disabled and ladies toilet. All this was on a dollar for dollar basis with the men's shed members doing all the preparation and pouring of the pathway. We also concreted the driveway from the back shed out to the street. This has tidied the area and given more hard standing working area. The Men's Shed gained an RACT grant and are in the process of purchasing a new wood working lathe with the proceeds augmented by some Men's Shed funds. The men have also purchased a new drop saw and have built and installed the bench for its operation.

The garden continues to be very productive so to make watering easier during summer months an automatic watering system was installed. The cubby-houses built by the men continue to be popular, with approximately 60 being completed and sold from Wynyard to Bruny Island and up to Scottsdale. Honour boards for the basketball and squash groups as well as Xmas decorations have also been undertaken and completed. At the moment we are involved in the Little Free Pantry project. The

complex continues to gain donations of timber, tools and this year a trailer all from a generous community.

The Men's Shed has been involved in various health studies, one from the University of Tasmania and another from Primary Health Tasmania. We were also involved with the R.U. OK road show. A group including ladies also attended a mental health , suicide prevention workshop run by Rural Alive which was organised and funded by Tasmanian Men's Shed Association.

Our excursions this year included bus trips to the Royal Flying Doctor office at Launceston airport as well as the Whisky distillery accompanied by the Port Sorell Men's Shed members. Port Sorell also visited us for a sports day, playing for the "Ashes " We unfortunately went down by one point in the final analysis but there's always next year. Members also joined an area bus trip to the Wooden Boat Festival in Hobart. Recently we had an overnight trip to the West Coast visiting Roseberry, Zeehan and Queenstown sheds as well as the Huon Pine sawmill at South Queenstown. Our fishing trips continue to prove popular generating much laughter and tall stories afterwards.

The kitchen facilities at the shed have gone through a major upgrade with a new hot water cylinder installed along with new cupboards sink, oven and microwave. As our gas BBQ was considered not compatible with the other new appliances we have installed an electric hot plate to replace the BBQ.

Along with these upgrades we gained a full set of crockery, cutlery and tables from a local restaurant that has changed ownership. The tables have tidied up the community room.

I must once again thank all members of the community shed, committee and supervisors for their co operation and enthusiasm in helping to run the day to day activities. This complex, as it continues to grow is a very worthwhile asset to our Central Coast Community.



**Central Coast Community Shed Management Committee
General Meeting – Minutes of Meeting held at the Community Shed
Monday, 1 July 2019 commencing at 1.45pm**

Doc. ID:

1 PRESENT/APOLOGIES

Present: Rob McKenzie, John Deacon, Len Blair, Peggy Smith, John Klop, David Dunn, Colin Perry, Cr Philip Viney, Chris Medcraft, Alan Chambers, Norm Frampton, Ian Hardstaff, Merv Gee, Kerry Hays and Len Carr.

Coordinator / Admin: Melissa Budgeon

Apologies: Jack Eaton, Russell Game, Lynne Jarvis and Liane Willis.

2 CONFIRMATION OF MINUTES

It was resolved, "That the minutes of the general meeting held on Monday, 3 June 2019 be confirmed as correct."

Carried

3 BUSINESS ARISING FROM MINUTES

Kitchen Area – Merv Gee confirmed that the kitchen is completed. Peggy Smith moved and Ian Hardstaff seconded that doors need to be placed on the kitchen area to keep plates and other equipment free from contamination.

Carried

Flooring – ongoing, waiting on the weather to warm up so that the paint will dry properly.

Lathe – Has arrived and has been put into place. A dust extraction system has also been acquired. Once the extraction is in place the lathe will be operational.

FINANCIAL REPORT (as attached)

Utilisation – Men's Shed days – 464, Tuesday sessions – 63, Coffin Club – 28 and School Group – 15.

4 GENERAL BUSINESS

. **Shed Safety Update** – Monthly toolbox talks continue.

. **Coffin Club** – nothing to report.

- . **Ladies Group** – Weekly soup fundraiser is working well. It was mentioned with disappointment that materials have gone missing, these items were named and were left in an area that should not have been touched. The Ladies Group to have a designated area for storage, and a reminder will be mentioned to each group that uses the Shed.
- . **Mentoring** – New Morning program is going well. Students are well into the program. Four young boys doing really well. The program has become popular, therefore a new group of students to attend each term.
- . **Roller Door** – Merv Gee moved and Len Blair seconded that a draught stopper over the top of the roller door be investigated. Merv will look into it.

Carried

- . **Community Space** – Shade cloth for the inside of the community area to be looked into.
- . **Community Safety** – John Deacon as representative on the Safety Committee will raise at the next meeting – barrier in Queen Street, the safety issues of the barriers and the limited space. Light shining into the eyes of drivers coming from the east towards the clock tower. Bikes on the footpaths in the main street areas. Why can't the parking inspector book people riding in inappropriate areas. Cr Viney to take back to the Council for further advice. John moved and Norm seconded.

Carried

- . **Thank you for kitchen equipment**– the Committee resolved to formally thank Merv Gee for his donation of this equipment.

5 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 2.18pm. The next meeting will be held on 6 August 2019 commencing at 1.00pm.

Central Coast Community Shed - Financial Statement 2018-2019
As at 2nd May

Revenue		<u>Estimates</u>	<u>Actual</u>
11413.03			
	Membership Fees	3,000.00	\$2,664.55
	Groups	1,000.00	\$909.10
	Material Donations		
	Project Donations	2,000.00	\$2,330.94
	GST allocation		
	Estimate	\$6,000.00	<u>\$5,904.59</u>
11413.07	Grant - Stronger Com	2382.73	
11413.08	Grant - Int. Womens Day	100.00	
11413	Grant - Pathway	<u>2,076.00</u>	
	total	4,558.73	
Expenditure		<u>Estimates</u>	Actual
11481			
	Aurora – Solar Panels.	0.00	
	Telstra/Internet	1,000.00	\$432.83
	Office	100.00	
	Testing and tagging	1,200.00	\$50.00
	Petty Cash	850.00	\$531.02
	Training - 1st Aid	400.00	\$1,380.91
	Membership - AMSA, TMSA	150.00	
	Insurance	200.00	\$191.38
	Repairs and Maintenance	500.00	\$106.00
	Safety Equipment	1,000.00	\$952.55
	Project Materials	3,500.00	\$1,787.09
	Water/Sewage	50.00	\$12.74
	Floor Covering	1050.00	\$1,022.73
	Pathway Project Grant	2,076.00	\$2,748.43
	Kitchen Refurb. Grant	2,382.73	\$3,736.73
	Grant - Womens Shed	100.00	\$90.91
	Estimate	<u>\$14,558.73</u>	<u>\$13,043.32</u>
	Current spend from		
	Budget less grants		
	expenditure	10,000.00	\$6,467.25

Dial Park Management Committee

Minutes of the 8th meeting held at the Dial Park Complex

Tuesday, 2 July 2019 – commencing at 6:30pm

1 PRESENT

Penguin Cricket Club (PCC): Maurice Jones, Mitchell Reid and Blair Woodhouse

Penguin Football Club (PFC): Darren Emmerton and Anthony White

Central Coast Council: Chris Clark (Community Development Group Leader) and Julie Kay (Recreation Facilities Coordinator)

Justin Porter is no longer on the Penguin Cricket Club executive and will be replaced by Vice President Blair Woodhouse at future meetings.

2 WELCOME/APOLOGIES

Apologies: Brian Lane and Rachael Hull

3 MINUTES OF THE PREVIOUS MEETING

■ Anthony White moved and Maurice Jones seconded, "That the minutes of the Dial Park Management Committee held on Tuesday, 2 April 2019 be confirmed."

Carried

4 BUSINESS ARISING/STATUS REPORT

a Status Report

Date	Action	Who	Status
10/7/18	Kitchen/bar concerns regarding equipment, design and capacity.	Council	\$80,000 has been allocated in the 2019/20 Central Coast Council budget to upgrade the kitchen. The Committee resolved that the works should commence at the end of the 2019 football season.
9/10/18	Business plan reviewed.	PFC	Awaiting financial modelling assumptions to be inputted into business plan.

5 FINANCE/TREASURER'S REPORT

Anthony White presented the Treasurer's Report. Noted the PFC is still having ongoing challenges in managing the facility using volunteers.

■ Anthony White moved and Maurice Jones seconded that the Treasurers Report as tabled be accepted.

Carried

6 FACILITY MANAGEMENT REPORT

a Events and Marketing Report

Anthony White provided an update on upcoming events at the Complex. A market has been scheduled in the coming weeks, also a junior basketball function and meeting of the Penguin Leo's Club.

7 REPRESENTATIVE REPORTS

a Penguin Football Club

No report.

b Penguin Cricket Club

No report.

Community Representative

No report.

c Council Representative

No report.

8 GENERAL BUSINESS

Maurice Jones reinforced the need to get the kitchen upgrades underway and scheduled so that once the football season has finished works can commence to ensure the kitchen is available for the busy end of year period.

9 NEXT MEETING

The next meeting will be held at 6:30pm on Tuesday, 20 August 2019 at the Dial Park Meeting Room.

10 MEETING CLOSED

As there was no further business to discuss the meeting closed at 7.20pm.



Central Coast
Youth Engaged Steering Committee
Minutes of a meeting held at
Central Coast Council,
19 King Edward Street, Ulverstone
Thursday, 25 July 2019 at 9.15am

Doc ID:

PRESENT:

Sandra Ayton (General Manager – Central Coast Council [CCC], **Cr Philip Viney** (Councillor/Accountant/Ulverstone Lions Club); **Melissa Budgeon** (Community Wellbeing Officer – [CCC]); **Angela Rogers** (Minute taker – [CCC]); **Mathew Grining** (Principal – Penguin District School [PDS]); **Millie Porter** and **Piper Newton** (Student Reps – PDS); **Glen Lutwyche** (Principal – Ulverstone Secondary College [USC]); **Alec Turale** and **Sarah McCauley** (Student Reps – USC); **Yolande Vandenberg** (Central Coast Chamber of Commerce and Industry [CCCCI]); **Natalie Winchcombe** (Teacher – North West Christian School [NWCS]); **Emily Archer** and **Emily Carter** (Students Reps. – NWCS); **Michael Walsh** (Leven Training Centre) and **Aaron Meldrum** (Beacon Foundation, Collective Ed. USC).

1 WELCOME

Sandra Ayton chaired the meeting and welcomed everyone and declared the meeting opened at 9.15am.

2 APOLOGIES

Glenn Mace (Principal – Leighland Christian School [LCS]); **Eloise Piper** and **Jonas Moore** (Student Reps – LCS); **Mel Blake** (Community Engaged Coordinator – ASC); **Jordan Maine** and **Ella Atkinson** (Student Reps – PDS); **Chantelle Knaap** (Student Rep – USC) and **David McNeil** – North West Christian School [NWCS].

3 YOUTH MAKEOVER

Suggested that further investigation be made into a project that celebrates the positivity of good mental health in the community. Ongoing item.

4 BUSINESS ARISING FROM PREVIOUS MEETING

a Article with Voice (Yolande Vandenberg)

Seek input/comment by emailing the Student Representatives from the Youth Engaged Committee.

b The Voice of Young Central Coasters

Preliminary update was provided last meeting by Mel Blake. The next event following the consultation of young people, will be the 100-day challenge event to be held on 15th August in the Gnomon Pavilion. All members of the Youth Engaged committee are invited to attend.

Update from the forum on the 15th August to be provided by Melissa Budgeon and Aaron Meldrum.

c Youth Makeover Space project (Sandra Ayton)

Sandra provided an update on the Councils Annual Plan, specifics to the youth sector.

- . Support actions that improve education attainment, retention and engagement.
- . Mayors roundtable with school students on a six-monthly basis.
- . Pursue youth mental health options.
- . Support young people to develop youth specific arts projects.
- . Work with the Youth Engaged Steering Committee to identify actions to help achieve outcomes.

Mat Grining suggested that a way to show positivity could be by art installations by using some blank canvases e.g. Telstra boxes or bus shelters around the community. Allowing Students from schools to paint a theme on these blank canvases.

There was general discussion around the types of spaces that could be used to display works of art (paintings) done by artists and/or students. Bus shelters was one suggestion as there are quite a few throughout the Central Coast area. Ceramics is also an option.

Yolande Vandenberg stressed that it is so important that students advise what they want and where they want it. Discussion occurred around the best way to obtain student's input and the best way to report back to student on action being taken on their input.

Glen Lutwyche suggested collecting students' input on a regular basis where Council could receive advice from students. The opportunity to meet in groups to discuss the issues and possible solutions, has been found to work positively. Possible opportunity to do this through the Collective Ed project across the communities and schools.

Sandra Ayton advised that Jackie Merchant, the Council's Community Development Officer is the officer to talk to about 'Art' projects in regard to emerging opportunities.

Melissa and Aaron will inform groups of progress regarding the 100-day challenge and investigate ways to consult on Community Art Project opportunities.

d Videoing the meeting – Aaron Meldrum

It was decided to video the Penguin District School student representatives give their feedback on their camp.

The use of any filming is an effective way to capture footage that can be used to promote the work of the group.

4 MINUTES OF THE PREVIOUS MEETING

Phil Viney moved, and Michael Walsh seconded, "That the Minutes of the previous meeting held on 27 June 2019 be confirmed"

Carried

7 GENERAL BUSINESS

National Leadership Camp 2019

Millie Porter and Piper Newton reported on their attendance at the National Leadership Camp advising that it was mainly about connecting with people. After being very apprehensive before arriving at the camp, both girls were very sad when the time came to leave, having connected so strongly with the other participants, so much so that the feeling was that they were leaving family behind. Among the events they participated in were "Olympics", a boot camp, and making up a dance. Video presentation to follow at next meeting.

Melissa Budgeon shared a message she received from one of the camp leaders with the group – it expressed how much the girls had grown in confidence during their time there and wished them well.

Mat Grining expressed appreciation to the Council on behalf of Millie and Piper for its part in supporting the girls' attendance at the Camp.

6 MEMBERS REPORTS

Penguin District School

- Secondary students have commenced their new term based and half year applied learning courses. Some of these non-traditional ones include; forensic science, small engines, dance, school magazine and Japanese.
- This morning we have year 10 barista students catering a morning tea thank you for the Rotary Club Ulverstone West. The Rotary Club provide a weekly breakfast club, provide financial and in-kind support for school activities and sponsor end of year awards and bursaries.
- Digital Technology students have been on workplace visits to Elphinstone Burnie, 41st Degree Software and the Telstra Exchange in Burnie. These visits highlighted the opportunities for electrical engineers into the future.
- This week, 9 students and two adult escorts from Kinmen County, Taiwan have joined us for three weeks. Kinmen is an island the size of Maria Island, with the population of Launceston.
- Our school consolidation plans are progressing; we are hopeful of having a master plan for the community in the next 4-6 weeks
- Constable Emily Della from Tasmania Police has been in this week providing information about digital safety. She is also providing a parent information evening tonight.

Leighland Christian School

- No report

North West Christian School

July

- On Monday, we had a pupil free day where the teachers went to a Professional Development Day in Campbell Town. On Tuesday, our students enjoyed the first day of school for term three.

- Students are quite excited for our annual 'High School Camp' being held at Spring Beach Youth Centre. This will be a weeklong camp, with activities every day. This camp helps students' bond with each other and make lifelong friends.
- Some of our violin students did AMEB music exams and they all did very well. The certificates were given out in Assembly and we are all very proud of their achievements.
- The students visiting Hong Kong in October held their major fundraiser on the 29th June. We are very thankful to the people that came along to support us to go to Hong Kong. Altogether, we raised \$1,700. This will be an exciting trip that the students are greatly looking forward to.
- The school has invested in 14 mountain bikes that were delivered throughout the holidays. These will be used in the Outdoor-ED program in the near future. Students are already excited about the new bikes and are looking forward to trying them out once they are assembled.

Ulverstone Secondary College (USC)

Not much has happened since the last meeting, however, we would like to use this time to discuss the part time work survey that we mentioned last meeting.

Last meeting, we had a list of questions that would be asked:

- The industries students are working in.
- How many hours a week, students are working on average?
- How late students are working after school hours?
- How many days a week student work?
- Students' sleep patterns (specifically on the days they work).
- Whether work is impacting student's education and/or extra-curricular activities?
- Whether employers are supportive of student's education and,
- Whether or not employees are encouraging young people to finish Year 12.

Collective ed. will be working with us to support this survey.

Questions for the Youth Engaged Steering Committee:

- Would students from the other schools be willing to take this on within their schools and drive student participation?
- Are we happy with those questions?

Steps/Timeframes:

- . Launch survey end August (survey link will be shared with other schools).
- . Survey to close end Term 3 (27/9/19).
- . USC students to work with Collective ed. to review survey results week commencing 21/10.
- . Students to present survey findings at Youth Engaged Meeting on 31/10.
- . Youth Engaged Steering Committee to decide on next step.
- . Look at engaging with the Central Coast Chamber of Commerce to share the findings.

Ignite Update

Last term we started a whole class project that will be focusing on raising the aspirations of the community about the value and importance of getting an education. This will encompass highlighting the importance of education at all levels, ranging from early childhood all the way through to completing Year 12. The Ignite class will be visiting primary schools to capture the voice of these students to help inform the work of the project. We have also started a science investigation where students, in groups, investigate a topic of their choice.

Other

Our Year 10s have also been planning their college. They chose eight courses within the two years, as well as their possible plan for the future and their career option.

7 GENERAL BUSINESS

Glen Lutwyche – one priority Trauma Informed Practice – Reboot – leaflet distributed to members. Ulverstone Secondary College will be working with Reboot for next 18 months.

Visiting students from Kinmen – Students are currently billeted with families from Central Coast. They will be returning home in two weeks. Activities have been provided by their billet families and the schools. There will be a return trip, four students from each participating school for 10 days.

“Can Do” program – Phil Viney spoke about the program and said it was very inspirational.

“One Punch” program – Glenn Lutwyche mentioned there are two “One Punch” talks today, one at Ulverstone Secondary College and then at Ulverstone Football Club tonight as a community presentation all welcome to attend.

Sandra – thanked Ulverstone Secondary College for the FOGO video being played in the Council foyer and on Facebook. She also thanked Leighland Christian School for their video.

Phil Viney advised:

- . The new Cultural precinct has been put out to tender;
- . Work is well underway at the Pump and Jump track to be completed by end of August.

Yolande Vandenberg informed the Committee the CCCCI Business Awards are open and that nominations close on 3 August 2019. She offered students to be involved in event management and planning for experience.

8 REVIEW OF MEETING

A review of today's meeting.

Mike Walsh thanked the students for their input. He mentioned Jill Chisholm – Positivity – and asked students what can they do and to place this on the next agenda.

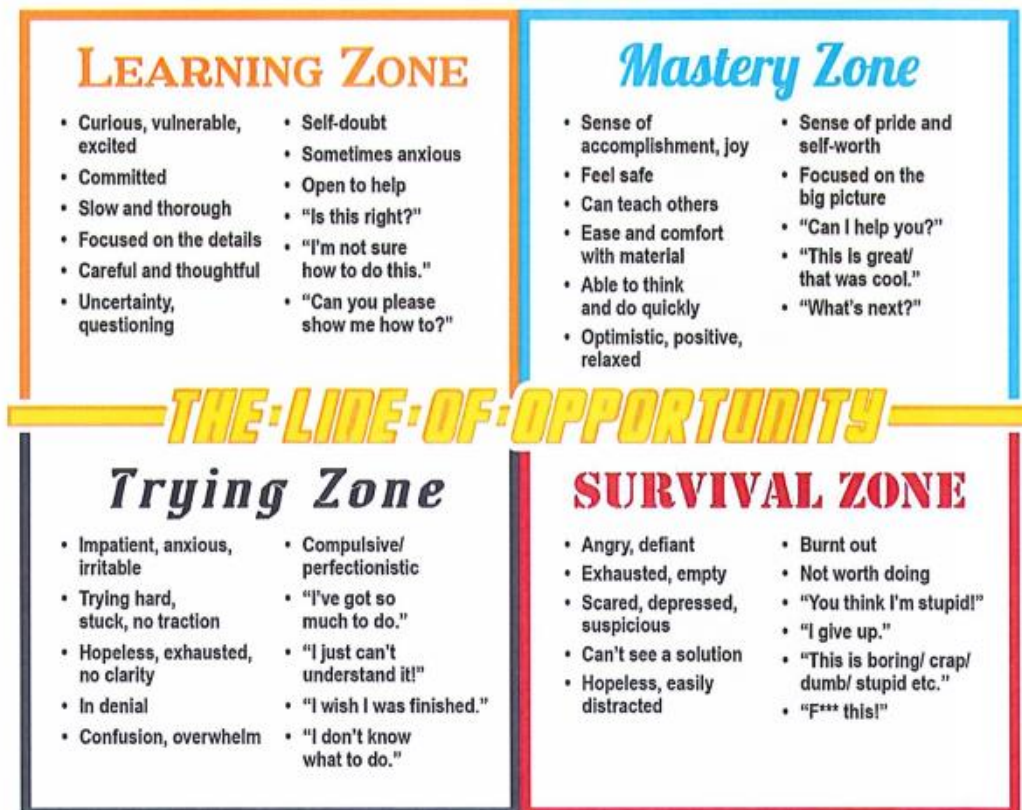
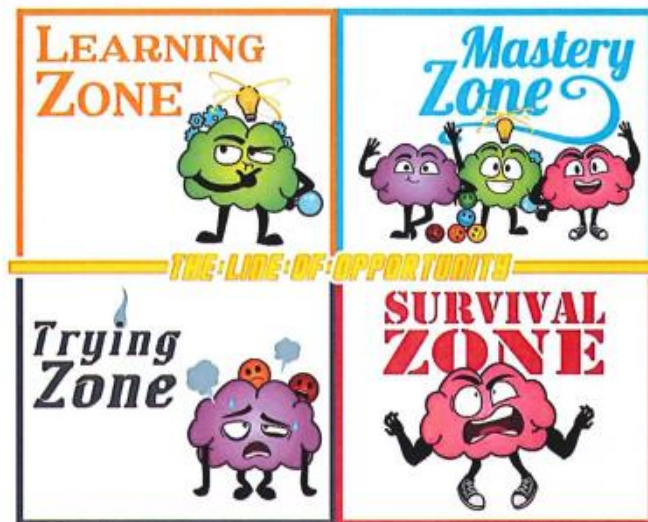
9 NEXT MEETING

The next meeting to be held on Thursday 29 August 2019 at the Penguin District School, 125 Ironcliffe Road, Penguin at 9.15am.

As there was no further business to discuss the meeting concluded at 10.35am.

Key Reboot Language and Tools

1. Quadrants of Engagement



2. Line of Opportunity




The Line of Opportunity divides learning anything in life into an efficient or challenging experience. When we are below the Line of Opportunity, we hijack our capacity to make the most of our opportunities. It can feel frustrating, hopeless, and like you are dumb, stuck or 'no good'. Crossing the Line of Opportunity implies you have the clarity, support and willingness to stay engaged, despite any anxiety or self-doubt you might feel. The growth and experiences above the Line of Opportunity can help us to feel satisfied, capable and pleased. Sometimes we don't cross the Line of Opportunity because we aren't willing and other times as might not be capable or have enough support.

As a parent we can emphasize the role we play to help our children address any anxiety or fears that cause them to slip from the Learning Zone.

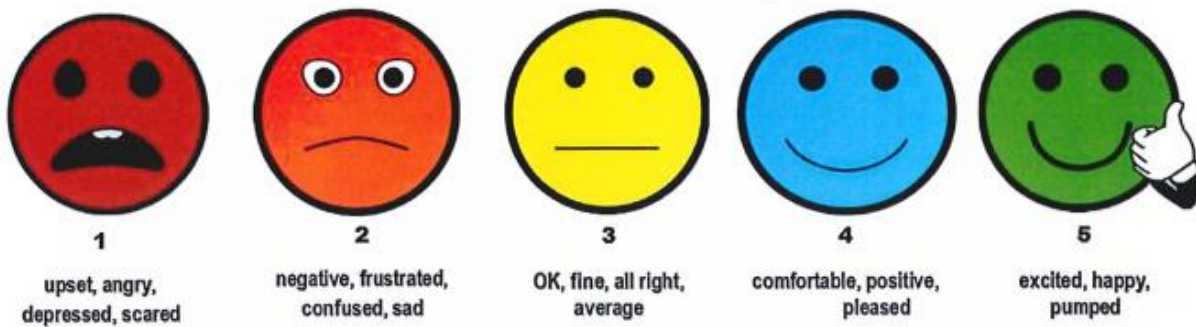
3. Become 'stress-aware'

Which brain are you in?

What do you need to "feed" the brain/s?

Brain	Brain 'food'
 Wild Brain	
 Emotional Brain	
 Smart Brain	

4. Improve self-regulation



How ready are you to learn today?

What do you need to feel better? OR What could you do to feel better?



How do you feel now?

- Check-in at breakfast or before any event
- Debrief at the end of a day
- To support conflict resolution, or in support of discipline practices
- To help address student anxiety or tantrums

5. Change Highway



Identify goals (next steps) and the inevitable speedbumps and roadblocks that may be encountered as well as strategies to address them. Celebrate success and effort with the Wall of Awesome.

<p>A</p>	<p>Where are you now?</p> <p>How do you feel about it?</p>
	<p>Which Zone are you in regarding this goal?</p>
<p>B</p>	<p>What's the goal? Why does it matter to you? How would it feel if you achieved it?</p>
	<p>What are your Next Steps x 3 to make this happen?</p> <p>(What are you going to start doing, stop doing or keep doing?)</p> <ol style="list-style-type: none"> 1. 2. 3.
	<p>What Speedbumps are you expecting?</p>
	<p>What Roadblocks are you expecting?</p>
	<p>What strategies can you use?</p>
	<p>How would you know you have been successful?</p>

Forth Community Representatives Committee

Minutes of the 75th meeting held at Forth Hall
Thursday, 1 August 2019 – commencing at 4.00pm

1 PRESENT

Forth Community Representatives: Peter Miller, Tim Pierce, Neil Armstrong.

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

2 WELCOME/APOLOGIES

Apologies received: Alan Wheeler and John French (**Community Representative**)

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

3 MINUTES OF PREVIOUS MEETING

Tim Pierce moved, John Kersnovski seconded, "That the minutes of the meeting held on Thursday, 2 May 2019 be confirmed".

Carried

4 MATTERS ARISING FROM PREVIOUS MINUTES

4.1

a Traffic concerns Highway intersection (continuing item)

State Growth and GHD are doing further design work to be followed up by community consultation in response to various objections from the community. The community engagement should occur in the next two months and the project is still on track for construction to commence in 2020.

b Turners Beach to Forth Shared Pathway

Council, TasRail and Infrastructure Tasmania have reached an agreement pending a license and a MOU being issued, which will be developed to allow the Council into the rail corridor.

The Council to start working on the pathway before the title is transferred.

The Council hopes to be working on the project by the end of the year (2019).

c Signage boards

Jackie to follow up placement of laminated posters of news of the committee.

5 MATTERS FOR CONSIDERATION

5.1 Council Update

- a Strategic Plan Review** – Collation of the Central Coast Strategic Plan 2014–2024 feedback has been completed and is available for view on the Council website. There were no conflicts between the Strategic Plan and feedback from the community.
- b Signage for truck parking** – Council to explore blue P signs for the truck approved parking area opposite the Forth shop and entrance to the recreation ground.
- c Cattle yards, visibility** – John Kersnovski to speak to owner about the issue of weeds and blackberries over growing the old cattle yards blocking visibility.

5.2 Community Update

• Peter Miller

Removal of toilet block near derelict service station

The toilet block was originally designed as a project by UTAS students. The Council will look at possibly tidying up the area once a conclusion/decision has been reached regarding the service station. The toilets might be considered as part of any development.

Road signs

The road signs – particularly the ones pointing up Kindred Road from Forth Road need replacing.

Council has agreed to a five-year plan to undertake an upgrade of signage.

6 GENERAL BUSINESS

. *Peter Miller* – complemented Council on its FOGO initiative.

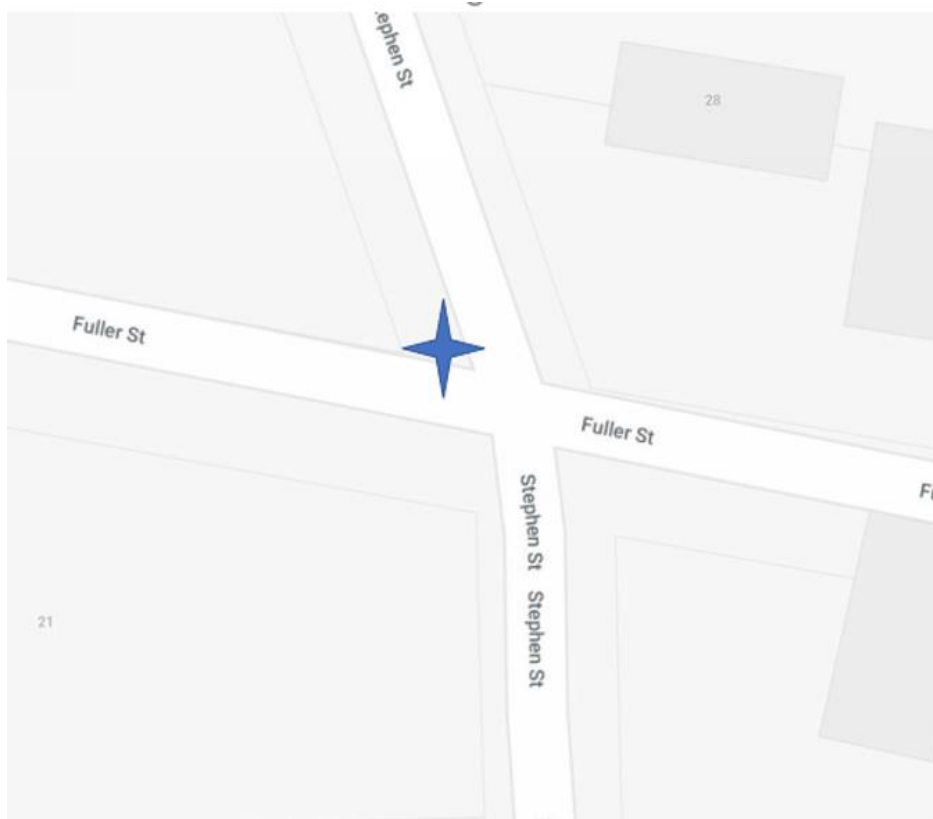
7 NEXT MEETING

The next meeting will be held on Thursday, 7 November 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 5.00pm.

Item 6F of the Minutes – Stock Yard on the corner of Fuller and Stephen Street, Forth





**Central Coast Community Shed Management Committee
General Meeting – Minutes of Meeting held at the Community Shed
Monday, 5 August 2019 commencing at 1.50pm**

Doc. ID: 331232

1 PRESENT/APOLOGIES

Members Present: Rob McKenzie, Len Blair, Peggy Smith, Ian Hardstaff, John Klop, David Dunn, Colin Perry, Norm Frampton, Pam Brooks and Kerry Hays.

Apologies: Cr Viney, John Deacon, Lynne Jarvis and Liane Willis.

Coordinator / Admin: Melissa Budgeon

2 CONFIRMATION OF MINUTES

It was resolved, "That the minutes of the general meeting held on Monday, 1 July 2019 be confirmed as correct."

Carried

3 BUSINESS ARISING FROM MINUTES

Kitchen Area – has been finalised, doors are now on all of the shelves. Thank you to everyone that has been involved.

Flooring – ongoing, waiting on the weather to warm up so that the paint will dry properly.

Lathe – has arrived and has been put into place. A dust extraction system to take the airborne particles is in action, the shaving vacuum has also been installed some minor tweaking and it will all be operational.

FINANCIAL REPORT (as attached)

Ian Hardstaff moved, and Norm Frampton seconded, "That the Financial Report be approved and accepted."

Carried

Utilisation – Men's Shed days – 432, Tuesday sessions – 86 and Coffin Club – 28, School group – 15.

4 GENERAL BUSINESS

. **Shed Safety Update** – All travelling OK.

. **Coffin Club** – Another supervisor has been identified and will be inducted as soon as possible.

- . **Ladies Group** – Another Defib training for new members – suggested that perhaps a group session for all new participants at the Shed be offered. Trish Bock and Peggy Smith are mentoring a group from the Ulverstone Girl Guides from 4 – 5.30pm each Wednesday in September starting on the 4th. With the growth of the Ladies Group, it has been suggested that some discussion and documentation regarding the Hierarchy for the Ladies Group organisation be undertaken – establishing a committee to operate the Tuesday sessions. Melissa to work with the group and support the development of some Ladies Group guidelines.
- . **Mentoring** – New Mornings program continues to be enjoyed by the participants
- . **Roller Door** – Kerry Hays reported that Merv Gee investigated the cost of a roller door and found it was too expensive and perhaps was not appropriate for the functions of the room.
- . **Community Safety**
 - *Light on the clock* – This is an ongoing issued and the Council is looking into it.
 - *Pedestrian cross over at West Ulverstone* – The Council has looked at the pedestrian crossing in Queen Street near West Ulverstone Pharmacy and surveyed the area for usage but only 20% of people cross here. The Council felt it doesn't warrant a new cross over to be put in place at this time.
 - *Bikes and skateboards in the Ulverstone CBD* – Police have been monitoring the area and some bikes and skateboards have been confiscated. This is currently been looked into also by the Community Safety Partnership group.
- . **Thank you** – The meeting resolved, that a note of thanks be made to the work that Len Carr has contributed to the ongoing running of the Community Shed. All wished Len well in his new community, hopefully Len will get to pop over to Ulverstone from time to time and keep in touch.
- . **Christmas dinner** – to be held on 6 December at the Ulverstone Bowls Club.
- . **Mens Shed** – *Five-year plan* – where are we going to be in five years. Encouraged to have a think about where people would like to see the Shed. This is something that is to be reviewed next month or so.
- . **Deputy Safety Officer** – Kerry Hays has declined the position, would prefer to support and help out in an unofficial capacity.

5 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 145pm. The next meeting will be held on 2 September 2019 commencing at 1.00pm.

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

Period: 16 July to 19 August 2019

- . A letter requesting that the Council consider utilising the wharf area for a new Senior Citizens Club
- . A letter regarding the introduction of FOGO
- . A letter of enquiry as to whether the Council have made any further approaches in relation to the UPC transmission towers
- . A submission opposing changes to the rezoning of land from Rural to Agriculture under proposed Statewide Planning Scheme
- . The Tasmanian Electoral Commission Statewide Local Government Election Report 2018 and the Central Coast Council 2018 Election Report Booklet



Sandra Ayton
GENERAL MANAGER

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

Period: 16 July to 19 August 2019

Documents for affixing of the common seal under delegation

- . Lease Agreement
Department of Primary Industries, Parks, Water and Environment and
Central Coast Council
Area of Crown land situated at Forth River, Turners Beach
PID: 9360444
Term of Lease – 31 May 2029
- . Final Plan of Survey
1A Main Road, Penguin – 2 lot subdivision
Application No. DA215140
- . Licence Agreement
Department of State Growth and Central Coast Council
Licence of Crown land at Westella Drive, Turners Beach (Bus Shelter)
Period of Agreement – Ten years from July 2019
- . Final Plan of Survey
Castra Road, Ulverstone
Application No. DA213112
- . Lease Agreement
Department of Primary Industries, Parks, Water and Environment and
Central Coast Council
Land situated at Beach Road, Ulverstone and known as Buttons Beach
Caravan Park
PID: 7165377
Term of Lease – Ten years from February 2019



Sandra Ayton
GENERAL MANAGER

SCHEDULE OF CONTRACTS AND AGREEMENTS
(Other than those approved under the Common Seal)
Period: 16 July to 19 August 2019

Contracts

- . Contract No. 14/2018-2019
Roadways Pty Ltd
Resurfacing of Bannons Car Park and Tobruk Car Park
Net Price \$90,620.64 (incl. GST)

Agreements

- . Lease Agreement
Ulverstone Municipal Band and Central Coast Council
Wharf Road, Ulverstone – Band rooms
Agreement for five years commencing 1 July 2019
- . Lease Agreement
Department of Primary Industries, Parks, Water and Environment and Central Coast Council
Lease for 10 years commencing 1 June 2019
Crown land at Forth River, Turners Beach (boat ramp) – PID 9360444
(approx. 140m²)



Sandra Ayton
GENERAL MANAGER

Central Coast Council
List of Development Applications Determined
Period from: 1 July to 31 July 2019

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2018240	464 Stubbs Road FORTH,TAS,7310	Discretionary	Residential (required dwelling and outbuilding- shed- including demolition of existing dwelling, dairy and shed	14/03/2019	26/07/2019	24	\$0.00
DA2018269	1162 Wilmot Road KINDRED,TAS,7310	Discretionary	Residential (outbuilding - carports x two)	4/04/2019	30/07/2019	20	\$2,400.00
DA2018288	59 Main Street ULVERSTONE,TAS,7315	Discretionary	Community meeting and entertainment (church renovations and additions including covered deck)	2/05/2019	1/07/2019	38	\$800,000.00
DA2018297	64 River Road WEST ULVERSTONE,TAS,7315	Discretionary	Residential (multiple dwellings x two)	16/05/2019	15/07/2019	27	\$380,000.00
DA2018301	6 Bowman Drive PENGUIN,TAS,7316	Discretionary	Residential (dwelling)	17/05/2019	15/07/2019	27	\$180,000.00
DA2018302	17 Explorer Drive TURNERS BEACH,TAS,7315	Discretionary	Residential (dwelling and outbuilding)	17/05/2019	2/07/2019	29	\$350,000.00
DA2018304	119 Rifle Range Road PRESTON,TAS,7315	Discretionary	Resource development (outbuilding)	22/05/2019	12/07/2019	25	\$27,914.00

Central Coast Council
List of Development Applications Determined
Period from: 1 July to 31 July 2019

DA2018305	427 Ironcliffe Road PENGUIN,TAS,7316	Discretionary	Residential (outbuilding – carport and shed)	22/05/2019	9/07/2019	27	\$50,000.00
DA2018309	111 Pine Road PENGUIN,TAS,7316	Discretionary	Residential (dwelling extension and outbuilding)	23/05/2019	2/07/2019	29	\$100,000.00
DA2018311	23–25 Fieldings Way ULVERSTONE,TAS,7315	Discretionary	Transport depot and distribution and Subdivision (amalgamation of titles)	24/05/2019	15/07/2019	28	\$600,000.00
DA2018312	12–14 Bertha Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential (subdivision to create three lots)	27/05/2019	5/07/2019	35	\$50,000.00
DA2018314	5 Deacon Drive PENGUIN,TAS,7316	Discretionary	Residential (carport)	3/06/2019	12/07/2019	29	\$10,000.00
DA2018322	U 2/6 Rose Court U 2/TURNERS BEACH,TAS,7315	Permitted	Residential (carport)	11/06/2019	3/07/2019	6	\$10,000.00
DA2018323	32A Esplanade TURNERS BEACH,TAS,7315	Permitted	Residential (front fence & deck)	11/06/2019	12/07/2019	15	\$5,000.00
DA2018324	2/23 Alexandra Road 2/ULVERSTONE,TAS,7315	Discretionary	Food services (café)	11/06/2019	8/07/2019	25	\$5,000.00

Central Coast Council
List of Development Applications Determined
Period from: 1 July to 31 July 2019

DA2018325	36-42 Main Road PENGUIN,TAS,7316	Discretionary	Food services (café terrace with fixed seating and landscape infrastructure)	11/06/2019	5/07/2019	21	\$16,000.00
DA2018326	47 Bowman Drive PENGUIN,TAS,7316	Discretionary	Residential (dwelling)	11/06/2019	12/07/2019	23	\$360,000.00
DA2018328	6 Ling Street PENGUIN,TAS,7316	Discretionary	Residential (outbuilding – carport)	12/06/2019	15/07/2019	26	\$5,500.00
DA2018329	59 George Street FORTH,TAS,7310	Discretionary	Residential (outbuilding – shed extension)	12/06/2019	29/07/2019	24	\$20,000.00
DA2018334	2-3 Crisling Place PENGUIN,TAS,7316	Discretionary	Residential (outbuilding – carport)	20/06/2019	15/07/2019	24	\$6,000.00
DA2018337	6 Lakin Street WEST ULVERSTONE,TAS,7315	Permitted	Residential (dwelling)	25/06/2019	16/07/2019	6	\$280,000.00
DA2018338	1 Short Street LEITH,TAS,7315	Discretionary	Residential (dwelling and outbuilding – shed)	26/06/2019	30/07/2019	22	\$326,600.00
DA2019008	33 Fieldings Way ULVERSTONE,TAS,7315	Permitted	Storage (of equipment and seed)	5/07/2019	15/07/2019	4	\$85,000.00

Central Coast Council
List of Development Applications Determined
Period from: 1 July to 31 July 2019

DA2019011 - 1	8 Ozanne Drive GAWLER,TAS,7315	Minor amendment of a Permit.	Minor Amendment to Building Envelope and On-site Wastewater areas	16/07/2019	30/07/2019	14	\$0.00
DA217077	Castra Road (CT 150337/1) Abbotsham,TAS,7315	Discretionary	Residential (dwelling) and Visitor accommodation (four farm stay cabins) and General retail and hire (farm shop)	2/10/2017	2/07/2019	29	\$300,000.00

**SCHEDULE OF STATUTORY DETERMINATIONS
MADE UNDER DELEGATION**

Period: 1 July 2019 to 31 July 2019

Building Permits – 2

• New dwellings	0	\$0.00
• Outbuildings	0	\$0.00
• Additions/Alterations	0	\$0.00
• Other	1	\$30,000.00
• Units	1	\$490,000.00

Demolition Permit – 0

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 6

• New dwellings	0	\$0.00
• Outbuildings	4	\$67,000.00
• Additions/Alterations	1	\$125,000.00
• Other	1	\$200,000.00

Building Low Risk Work – 2

Certificate of Likely Compliance – Plumbing – 8

No Permit Required – Plumbing – 9

Food Business registrations (renewals) – 25

Food Business registrations – 0

Temporary Food Business registrations – 0

Temporary 12 month Statewide Food Business Registrations – 0

Public Health Risk Activity Premises Registration – 1

Public Health Risk Activity Operator Licences – 1

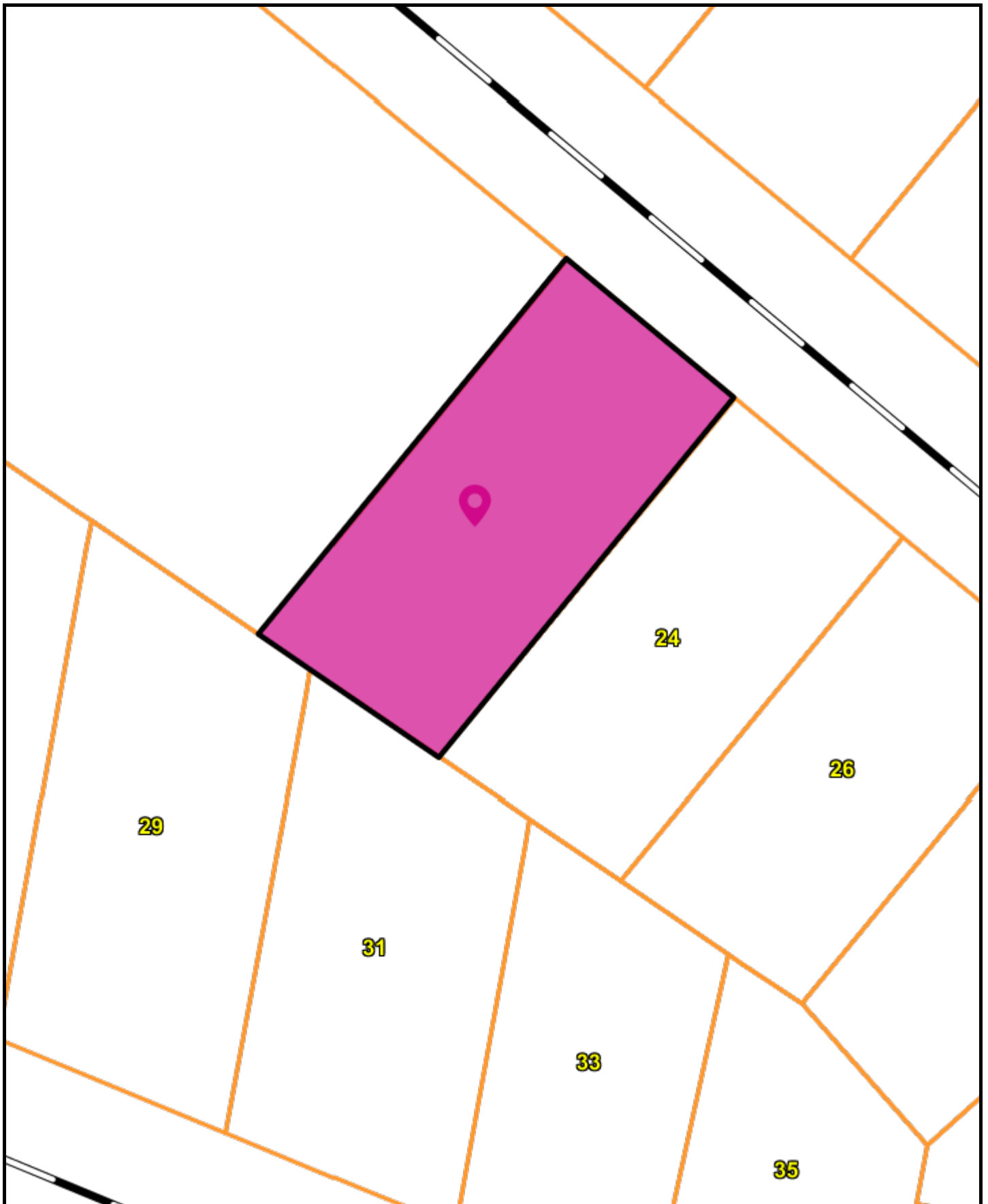
Temporary Place of Assembly licences – 0

Abatement Notices Issued

6 King Edward Street, Ulverstone

Property ID 100910-0460


Barry Omundson
DIRECTOR COMMUNITY SERVICES



10 m



**CENTRAL COAST
COUNCIL**

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

1-Jul-2019

Scale = 1 :
427.140



Important

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

Disclaimer

This map is not a precise survey document

Disclaimer

This map is not a precise survey document

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

© The List 2017

© Central Coast Council 2017.

**22 BOWMAN DRIVE,
PENGUIN
DA2018336**

CENTRAL COAST COUNCIL

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.auwww: centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993**Central Coast Interim Planning Scheme 2013****PLANNING PERMIT APPLICATION****Office Use Only**

Application No _____

Date Received _____

Zone _____

Fee \$ _____

Permitted ☐Discretionary ☐NPR ☐**Use or Development Site:**

Site Address

LOT 60 BOWMAN DRIVE, PENGUIN, TAS, 7316

Certificate of
Title Reference

177139/60

Land Area

706m²

Heritage Listed Property

YES ☐NO ☒**Applicant/s**

First Name

RFS PROJECTS.

Middle
NameSurname or
Company name

Mobile

Postal Address:

70 TUGRAH Road

Phone No:

64 24 6325

DEVONPORT

TAS.

Email address:

drafting@rfsprojects.com.au

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

DARREN STEPHEN EDMUNDS

Middle
Name

Surname

BROOKE LEE EDMUNDS

Phone No

0400 884 258

Postal Address:

89 CIARA STREET

WEST ULVERSTONE

TAS.

PERMIT APPLICATION INFORMATION

(If insufficient space, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

RESIDENTIAL

Use Class

Office use only

*"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.***Proposed Development**

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

\$291,000..... Estimate ActualTotal floor area of the development 210m²**Notification of Landowner****If land is NOT in the applicant's ownership**I, **ROBERT JETSON**, declare that the owner each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant



Date 18.6.19.

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

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

General Managers Signature _____ Date

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

I, _____ the Minister

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

Minister (Signature) _____ Date

Applicants Declaration

I/we ROBERT JETSON

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

Signature of Applicant/s

R Jetson

Date 18.6.19.

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

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

SEARCH OF TORRENS TITLE

VOLUME 177139	FOLIO 60
EDITION 1	DATE OF ISSUE 31-May-2019

SEARCH DATE : 05-Jun-2019

SEARCH TIME : 09.48 AM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 60 on Sealed Plan 177139

Derivation : Part of Lot 2524, 100 Acres, James Hales, Pur.

Prior CT 176638/101

SCHEDULE 1A474932 TRANSFER to AUSTRALASIAN CONFERENCE ASSOCIATION
LIMITEDSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP177139 EASEMENTS in Schedule of Easements

SP177139 COVENANTS in Schedule of Easements

SP177139 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER AUSTRALASIAN CONFERENCE ASSOCIATION LTD</p> <p>FOLIO REFERENCE FR. 176259/101 176638/101</p> <p>GRANTEE PART OF LOT 2524, 100A-OR-OP JAMES HALES, PUR</p>		<p>PLAN OF SURVEY</p> <p>BY SURVEYOR MR J.R.J. LEGG Veris Australia Pty Ltd</p> <p>LOCATION TOWN OF PENGUIN</p> <p>SCALE 1: 750 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER SP177139</p> <p>APPROVED  31 MAY 2019 EFFECTIVE FROM</p> <p>DEPUTY Recorder of Titles</p>			
<p>MAPSHEET MUNICIPAL CODE No. 104 (4244-21)</p>		<p>LAST UPI No.</p>		<p>LAST PLAN No. P.176638</p>		<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	











Sandra Ayler 24/5/19
COUNCIL DELEGATE DATE

SCHEDULE OF EASEMENTS	Registered Number SP 177 139
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 5 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lot 24 on the Plan is together with a Right of Drainage over the "Drainage Easement 'A' 2.00 wide (SP 147092)" shown passing through Lots 23, 14 and 11 on SP 173647, Lot 22 on SP 153177, Lot 20 on SP 149054, Lot 19 on SP 151856, Lot 18 on SP 158472, Lot 17 on SP 152661, Lot 16 on SP 170723, Lot 15 on SP 172054, Lot 13 on SP 173209, Lot 12 on SP 173886, Lot 9 on SP 176259, Lot 8 on SP 175919, Lot 7 on SP 163620, Lots 6 and 5 on SP 173189, Lots 4 and 3 on SP 156265, Lots 2 and 1 on SP 156969 and the balance land.

Lot 24 on the Plan is subject to a Right of Drainage appurtenant to Lot 25 on SP 174884 over the "Drainage Easement 'A' 2.00 wide (SP 147092)" shown on the Plan.

Lot 24 on the Plan is subject to a Pipeline and Services Easement in gross as defined below in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "Drainage Easement 'A' 2.00 wide (SP 147092)" and the land marked "Drainage Easement 1.00 wide" on the Plan ("the Easement Land").

Lot 40 on the Plan is together with a Right of Drainage over the "Drainage Easement 2.00 wide (SP 147092)" shown passing through Lot 41 on SP 169260, Lot 42 on SP 154539, Lot 43 on SP 170012, Lot 45 on SP 159225, Lot 46 on SP 153418, Lot 47 on SP 168210, Lot 48 on SP 167760, Lot 49 on SP 153177 and the balance land.

Lot 40 on the Plan is subject to a Right of Drainage appurtenant to Lot 27 on SP 158462, Lot 28 on SP 149054, Lot 29 on SP 152661, Lot 30 on SP 164911, Lots 31 and 36 on SP 148225, Lot 32 on SP 158472, Lot 33 on SP 174169, Lot 34 on SP 161054, Lot 35 on SP 167760, Lots 37 and 38 on SP 153418 and Lot 39 on SP 176258, over the "Drainage Easement 2.00 wide (SP 147092)" shown on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Australasian Conference Association Ltd FOLIO REF: 176638/101 SOLICITOR Walsh Day James Mihal & REFERENCE: E. James 190102	PLAN SEALED BY: <i>Central Coast Council</i> DATE: <i>23 May 2019</i> <i>SUB2003-20</i> REF NO. <i>Sandra</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 2 OF 5 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 177 139</p>
<p>SUBDIVIDER: Australasian Conference Association Ltd FOLIO REFERENCE: 176638/101</p>	

Lot 40 on the Plan is subject to a Pipeline and Services Easement in gross as defined below in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "Drainage Easement 2.00 wide (SP 147092)" and the land marked "Drainage Easement 1.00 wide" on the Plan ("the Easement Land").

Lot 51 on the Plan is together with a Right of Drainage over the "Drainage Easement "B" 2.00 wide (SP 147092)" shown passing through Lot 50 on SP 175919.

Lot 51 on the Plan is subject to a Right of Drainage appurtenant to Lot 65 on SP 152661, Lots 64 and 55 on SP 158472, Lot 63 on SP 172054, Lot 62 on SP 173209, Lot 61 on SP 175414, Lot 60 on the Plan, Lot 56 on SP 166222, Lot 54 on SP 169260, Lot 53 on SP 174884, Lot 52 on SP 176258 and the balance land over the "Drainage Easement 'B' 2.00 wide (SP 147092)" shown on the Plan.

Lot 60 on the Plan is together with a Right of Drainage over the "Drainage Easement "B" 2.00 wide (SP 147092)" shown passing through Lot 56 on SP 166222, Lot 55 on SP 158472 Lot 54 on SP 169260, Lot 53 on SP 174884, Lot 52 on SP 176258, Lot 51 on the Plan, Lot 50 on SP 175919 and the balance land.

Lot 60 on the Plan is subject to a Right of Drainage appurtenant to Lot 65 on SP 152661, Lots 64 on SP 158472, Lot 63 on SP 172054, Lot 62 on SP 173209, Lot 61 on SP 175414 over the "Drainage Easement 'B' 2.00 wide (SP 147092)" shown on the Plan.

Lots 51 and 60 are subject to a Right of Drainage in gross in favour of the Central Coast Council, its successors and assigns over the land marked the "Drainage Easement 'B' 2.00 wide (SP 147092)" and the land marked "Drainage Easement 1.00 wide" on the Plan ("The Easement Land")

COVENANTS

1. The owner of each lot on the Plan covenants with the Vendor Australasian Conference Association Ltd and the owners for the time being of every other lot shown on the Plan and the balance to the intent that the burden of this covenant may run with and bind the covenantor's lot and each and every part thereof and that benefit shall be annexed to and devolve with each and every part of every other lot shown on the Plan and the balance to observe the following stipulations, namely:
 - A. Not to erect or maintain or permit to be erected or maintained on a lot:
 - (a) a relocated existing building, any kit home or a dutch or similar type barn or other portable or easily removable building;
 - (b) a building consisting principally of second hand materials other than cleaned and washed bricks;

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 3 OF 5 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 177 139</p>
<p>SUBDIVIDER: Australasian Conference Association Ltd FOLIO REFERENCE: 176638/101</p>	

- (c) a dwelling externally finished using galvanised iron, colourbond or similar material;
- (d) an outbuilding externally finished using galvanised iron or similar material;
- (e) a building using galvanised iron or similar material as roof cladding;
- (f) any fence of any type constructed within 5 metres of any road shown on the plan.

This provision does not prohibit:

- a fence on a boundary which is an external boundary between land shown on the plan and adjoining land not included in the plan, or
- a fence on a boundary which is a boundary with Lot 77;
- the erection of a retaining wall for the purpose of maintaining the natural level of such lot.

- B. Not to construct, create, grant, give, exercise or permit any right of way or any other form of access from those lots to any adjoining property.

BUT nothing above contained or implied will prevent the subdividers from:

- (a) selling any lot free or exempt from one or more of the restrictive covenants and stipulations contained in the above Covenants; and
- (b) modifying, waiving or releasing or allowing any departure from any of the restrictive covenants and stipulations contained in the above Covenants in relation to any lot or portion of any lot.

NO OTHER easements, covenants or profits a prendre are hereby created to benefit or burden the lots on the Plan.

FENCING PROVISION

In respect of each lot on the plan the Vendors Australasian Conference Association Ltd shall not be required to fence.

INTERPRETATION

1. The "subdividers" means Australasian Conference Association Ltd.
2. The balance means the balance of land comprised in Folio of the Register Volume 175920 Folio 101 at the date of acceptance hereof after excepting thereout Lots 24, 40, 51 and 60 on the Plan.
3. The Pipeline and Services Easement is defined as follows:-
THE FULL RIGHT AND LIBERTY for the TasWater at all times to:
 - (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

'EARLY ISSUE'

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 177 139
SUBDIVIDER: Australasian Conference Association Ltd FOLIO REFERENCE: 176638/101	

- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a Right of Carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the Folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and


NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.


<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 5 OF 5 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 177 139</p>
<p>SUBDIVIDER: Australasian Conference Association Ltd FOLIO REFERENCE: 176638/101</p>	

- (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.
4. "Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:
- (a) sewer pipes and water pipes and associated valves;
 - (b) telemetry and monitoring devices;
 - (c) inspection and access pits;
 - (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
 - (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
 - (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
 - (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
 - (h) where the context permits, any part of the Infrastructure.

The Common Seal of **AUSTRALASIAN**)
CONFERENCE ASSOCIATION LTD)
 Being the registered proprietor of)
 Folio of the Register Volume 176638)
 Folio 101 was affixed in the presence of:)



 **JONATHAN MARK HACE**
 Director

 **IAN ERNST HENRY**
 Secretary

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

RFS PROJECTS PTY. LTD.

PROJECT: NEW RESIDENCE & SHED

BROOKE & DARREN EDMUNDS

22 BOWMAN DRIVE,

PENGUIN, TASMANIA

DRAWING SCHEDULE	
PAGE	TITLE
1	SITE PLAN
2	DRAINAGE PLAN
3	SETOUT PLAN
4	FLOOR PLAN
5	SECTION
6-7	ELEVATIONS
8	WINDOW & DOOR SCHEDULE & GENERAL NOTES
9	ROOF PLAN
10	FLOOR COVERING PLAN
11	LIGHTING PLAN
12	BAL
13-14	WET AREA WATERPROOFING NOTES
15	STAIR CONSTRUCTION NOTES
16	NCC COMPLIANCE NOTES
17	WORK HEALTH & SAFETY NOTES
18	SHADDOW DIAGRAMS

VOLUME - 177139
FOLIO - 60
DESIGN WIND SPEED - TBC
SOIL CLASSIFICATION - TBC
CLIMATE ZONE - 7
BAL - NA

FLOOR AREA	
RESIDENCE	183M²
PORCH	2.6M²
ALFRESCO	24.7M²
TOTAL	210.3M²

RFS PROJECTS PTY LTD

ABBIE BROWN - CC6487

ACCREDITED BUILDING DESIGNER

PLANS DRAWN BY ROBERT JETSON

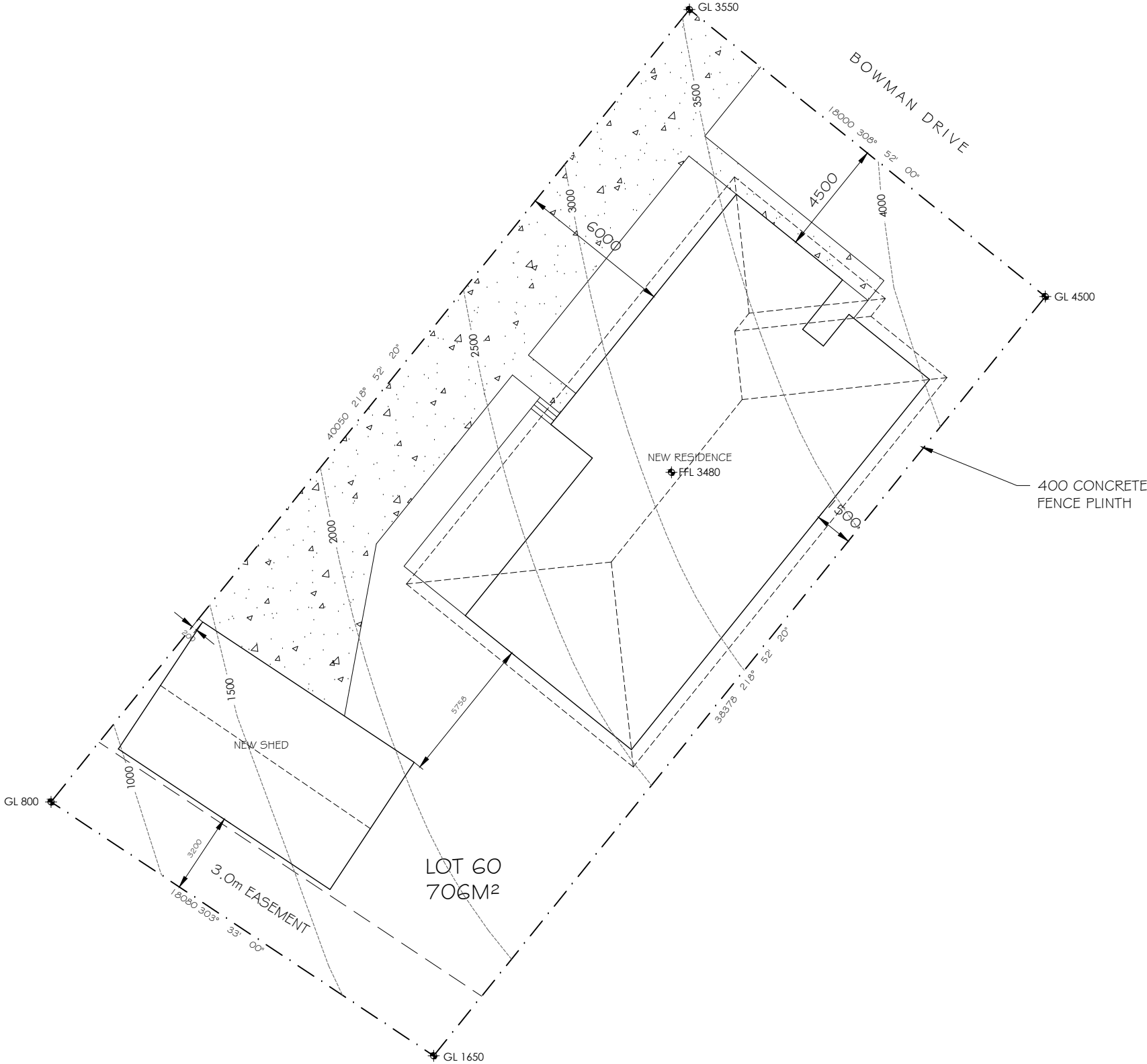
70 TUGRAH RD, DEVONPORT

P 64 246325

E drafting@rfsprojects.com.au



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CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

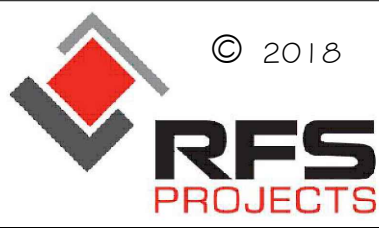


SITE PLAN

B	PLANNING APPLICATION	14.06.19
A	PRELIMINARY	12.03.19
REV	DESCRIPTION	DATE

ALL DIMENSIONS IN MILLIMETERS

IF IN DOUBT DO NOT SCALE

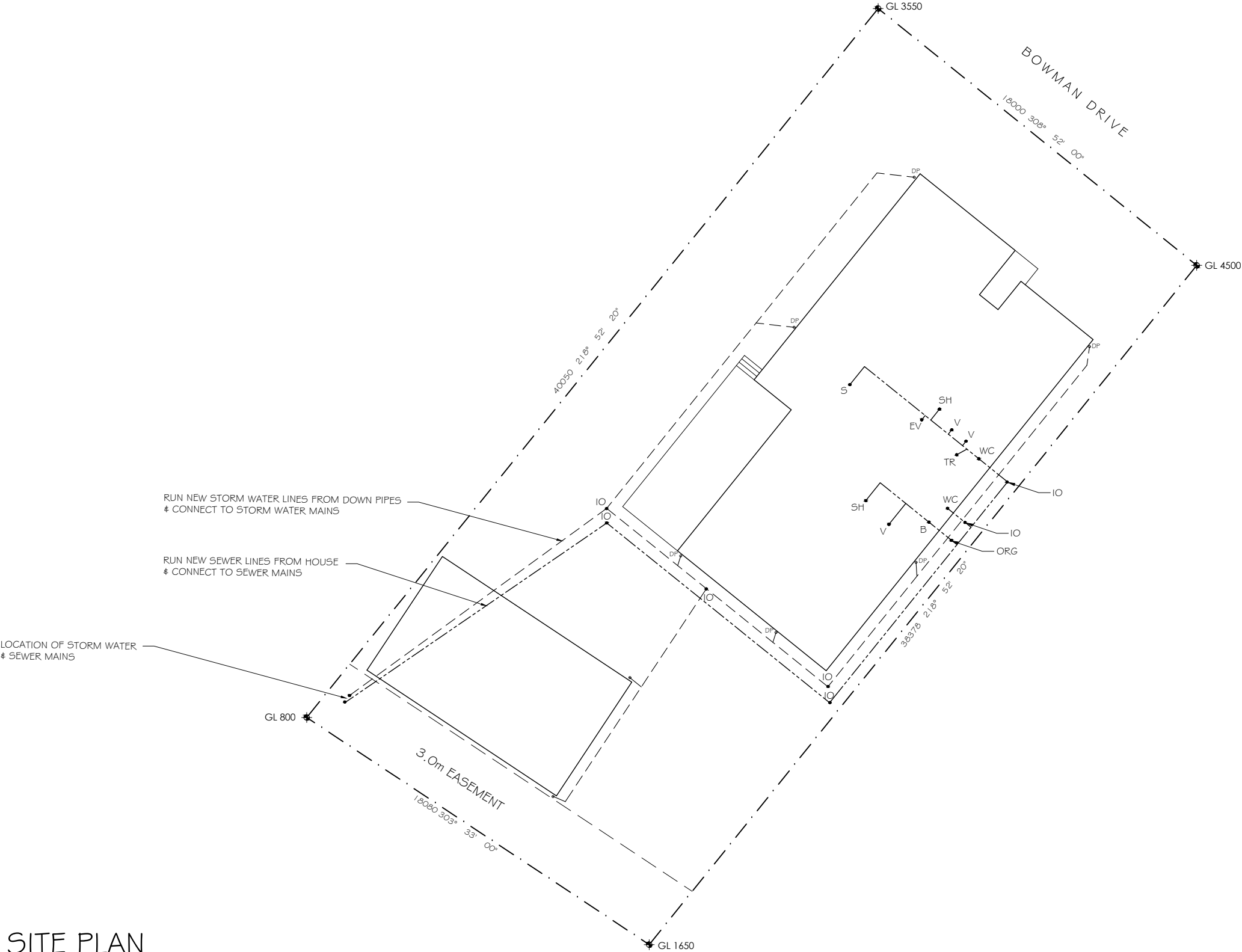


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PLANS DRAWN BY ROBERT JETSON
ACCREDITED BUILDING DESIGNER
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P 64 246325
E drafting@rfsprojects.com.au

NEW RESIDENCE & SHED
BROOKE &
DARREN EDMUNDS
22 BOWMAN DRIVE,
PENGUIN, TASMANIA

SITE PLAN
SCALE - 1:200 (A3)
JOB NO. EDMUNDS
DRAWING NO. 1
DATE - 14/06/19
REV - B

ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE
CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION



SITE PLAN

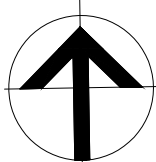
PLUMBING NOTES

--- STORMWATER 90mm PVC
--- SEWER 100mm PVC

B BATH
V VANITY
SPA SPA BATH
SH SHOWER
TR TROUGH
S SINK
WC TOILET
HWC HOT WATER CYLINDER
FD FLOOR DRAIN
EV EDUCT VENT
ORG OVER FLOW RELIEF
GULLY
RE ROD EYE
DP DOWNPIPE
IO INSPECTION OPENING
IS INSPECTION SHAFT

NOTE: ORG RIM TO BE A MINIMUM
150mm BELOW LOWEST SANITARY FITTING
OR REFLUX VALVE DEPENDING ON SITE LEVELS

ALL DIMENSIONS IN MILLIMETERS



IF IN DOUBT DO NOT SCALE



RFS PROJECTS PTY LTD

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E drafting@rfsprojects.com.au

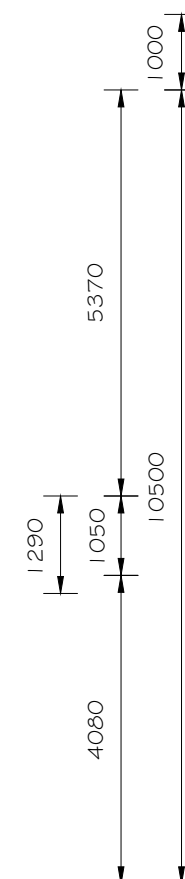
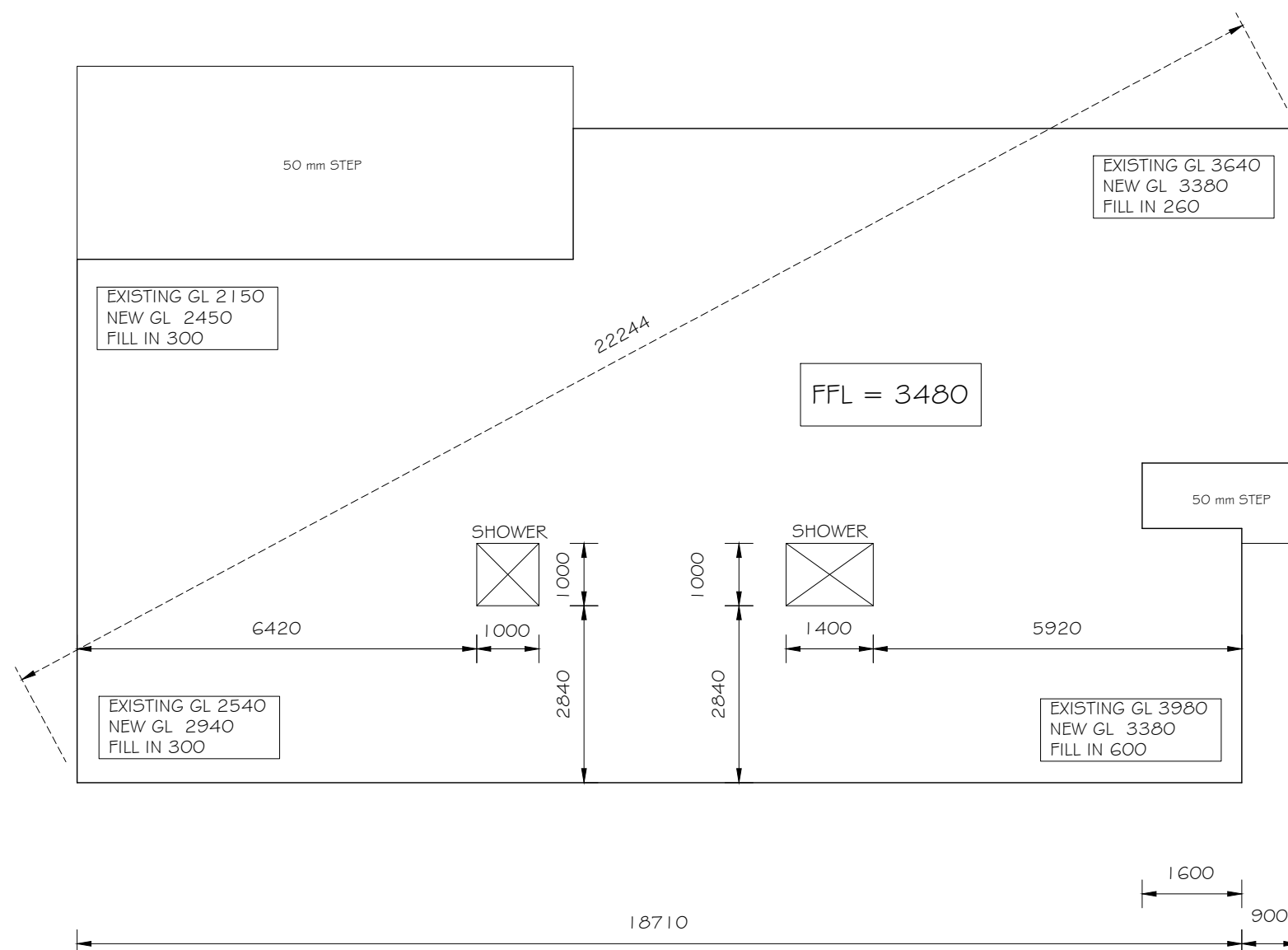
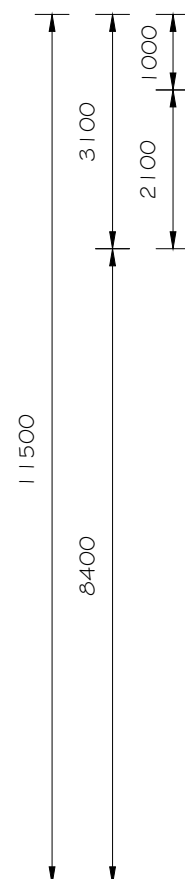
NEW RESIDENCE & SHED
BROOKE &
DARREN EDMUNDS
22 BOWMAN DRIVE,
PENGUIN, TASMANIA

DRAINAGE PLAN
SCALE - 1:200 (A3)
JOB NO. EDMUNDS
DRAWING NO. 2
DATE - 14/06/19
REV - B

REV	DESCRIPTION	DATE
B	PLANNING APPLICATION	14.06.19
A	PRELIMINARY	12.03.19

The diagram illustrates the decomposition of the number 19610. It is shown as the sum of 7970 and 11640. The number 11640 is further decomposed into 2500 and 9140.

$$19610 = 7970 + 11640$$

$$11640 = 2500 + 9140$$


NOTE:
THE BUILDER & PLUMBER SHALL CONFIRM THE DEPTH
OF THE CONNECTIONS TO SEWER & STORMWATER SERVICES
PRIOR TO SETOUT TO DETERMINE FINISHED SLAB LEVEL TO
PROVIDE MINIMUM GRADES TO CONNECTION POINTS

ALL DIMENSIONS IN MILLIMETERS

IF IN DOUBT DO NOT SCALE

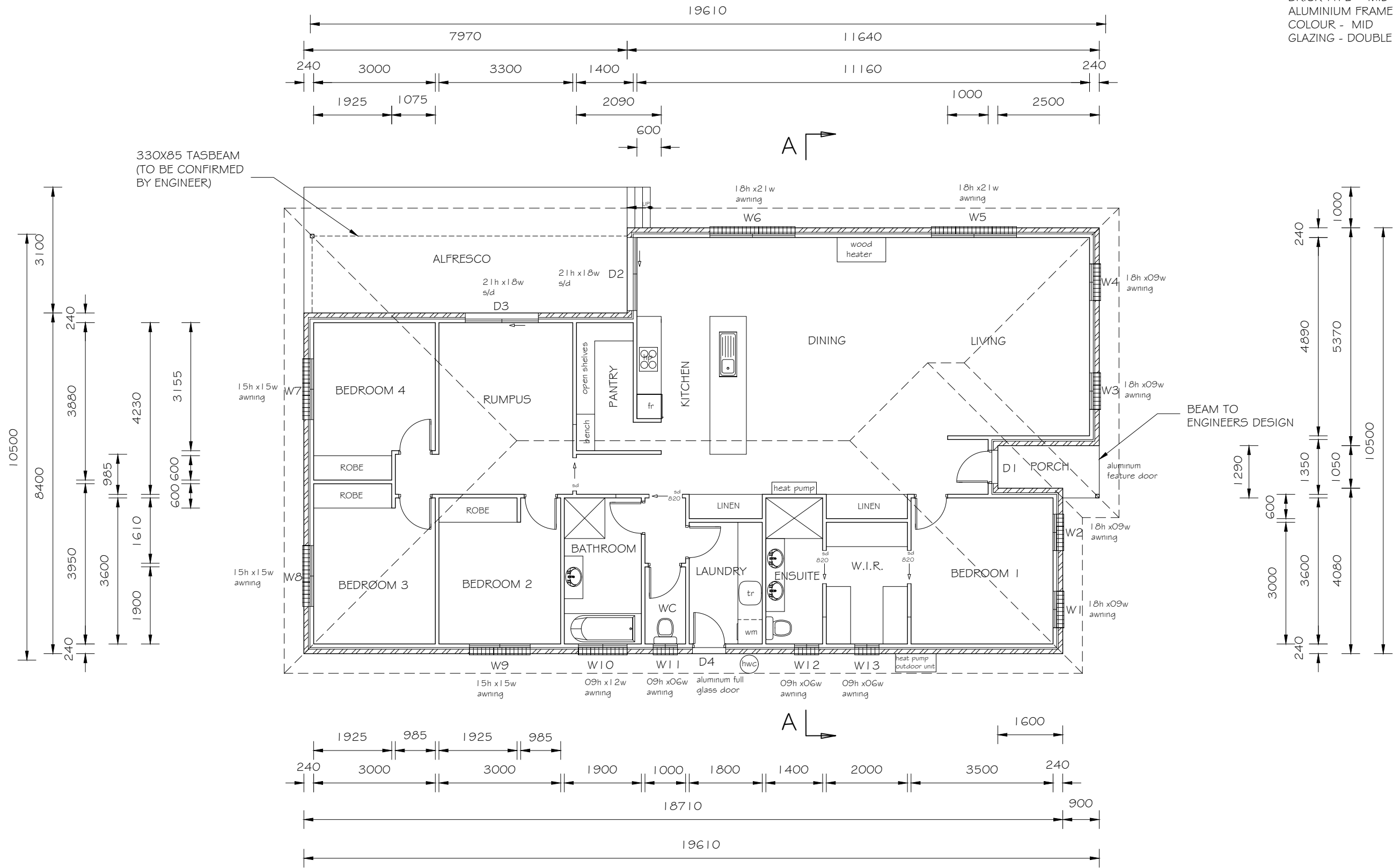


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P 64 246325
E drafting@rfsprojects.com.au

SETOUT PLAN
SCALE - 1:100 (A3)
JOB NO. EDMUNDS
DRAWING NO. 3
DATE - 14/06/19
REV - B

ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE
CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

ROOFING - CUSTOM ORB - MID
FASCIA - MID
GUTTER - MID
BRICK TYPE - MID
ALUMINIUM FRAMED WINDOWS:
COLOUR - MID
GLAZING - DOUBLE



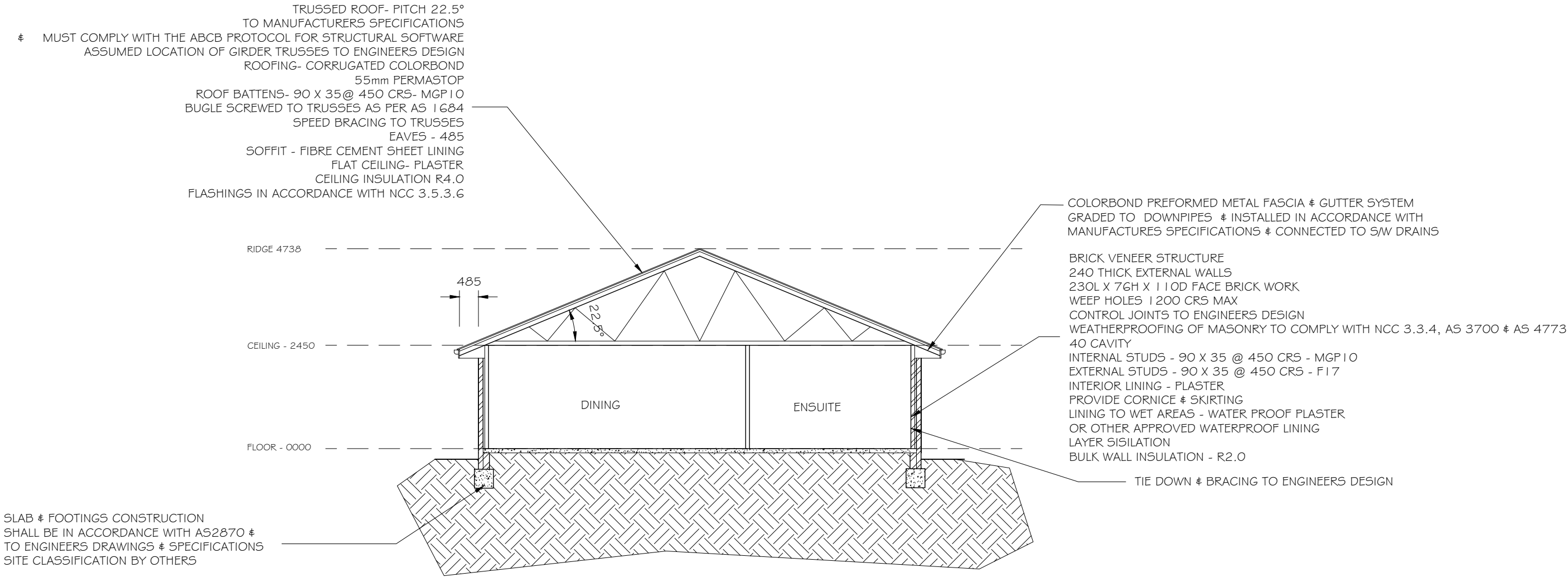
FLOOR AREA
NEW RESIDENCE - 183M²
ALFRESCO - 24.7M²
PORCH - 2.6M²

FLOOR PLAN

NOTE:
LIFT OFF HINGES ON TOILET DOOR
NOTE:
BULK INSULATION R2.0 IN ALL INTERNAL GARAGE WALLS

			ALL DIMENSIONS IN MILLIMETERS	 IF IN DOUBT DO NOT SCALE	 MEMBER	 © 2018	RFS PROJECTS PTY LTD ABBIE BROWN - CC6487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au	NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS 22 BOWMAN DRIVE, PENGUIN, TASMANIA	FLOOR PLAN SCALE - 1:100 (A3) JOB NO. EDMUNDS DRAWING NO. 4 DATE - 14/06/19 REV - B
B	PLANNING APPLICATION	14.06.19							
A	PRELIMINARY	12.03.19							
REV	DESCRIPTION	DATE							

ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE
CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

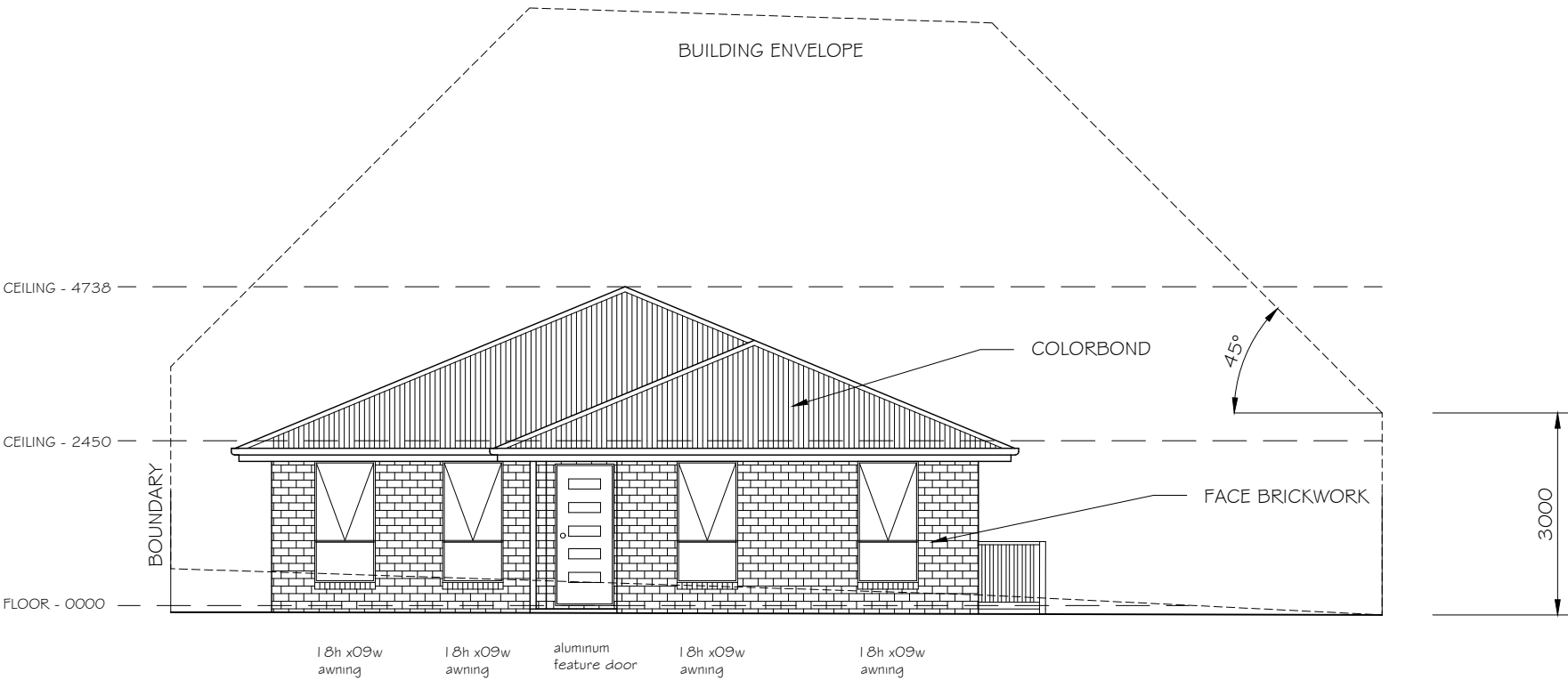


SECTION A-A

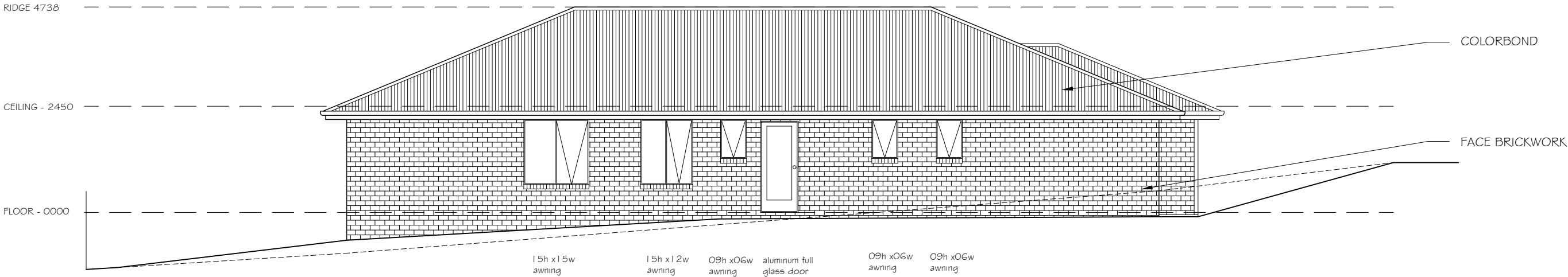
- GENERAL NOTES:
1. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION
WITH THE SPECIFICATIONS PROVIDED
2. THE BUILDER SHALL CHECK ALL DIMENSIONS & LEVELS
& COUNCIL BOUNDARY REQUIREMENTS PRIOR TO
COMMENCING CONSTRUCTION
3. CONNECTION OF STORMWATER & SEWER TO BE
IN ACCORDANCE WITH THE LOCAL COUNCIL REQUIREMENTS.
REFER TO SITE PLAN.
4. TIMBER FRAMED ROOF TRUSSES SHALL BE TO MANUFACTURES
DESIGN & LAYOUT.
THE TRUSS MANUFACTURER SHALL CHECK FOR POINT LOADS
ON WALL FRAMES & WINDOW LINTELS & DESIGN & INFORM THE
BUILDER OF SPECIAL LINTELS ETC AS REQUIRED
5. ELECTRICAL DETAILS TO BE DETERMINED ON SITE BETWEEN
ELECTRICAL CONTRACTOR & OWNERS.
6. SIX STAR ENERGY RATING TO BE PROVIDED BY OTHERS
- NOTE: ORG RIM TO BE A MINIMUM
150mm BELOW LOWEST SANITARY FITTING
OR REFLUX VALVE DEPENDING ON SITE LEVELS

				ALL DIMENSIONS IN MILLIMETERS		 © 2018	RFS PROJECTS PTY LTD ABBIE BROWN - CCG487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au	NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS 22 BOWMAN DRIVE, PENGUIN, TASMANIA	SECTION SCALE - 1:100 (A3) JOB NO. EDMUNDS DRAWING NO. 5 DATE - 16/06/19 REV - B
B	PLANNING APPLICATION	14.06.19		IF IN DOUBT DO NOT SCALE					
REV	DESCRIPTION	DATE							

ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE
CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION



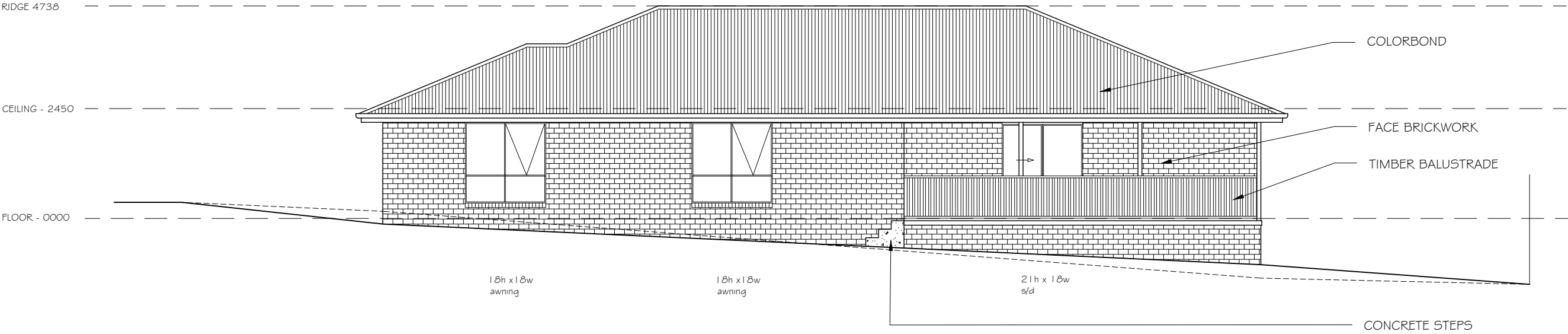
NORTH ELEVATION



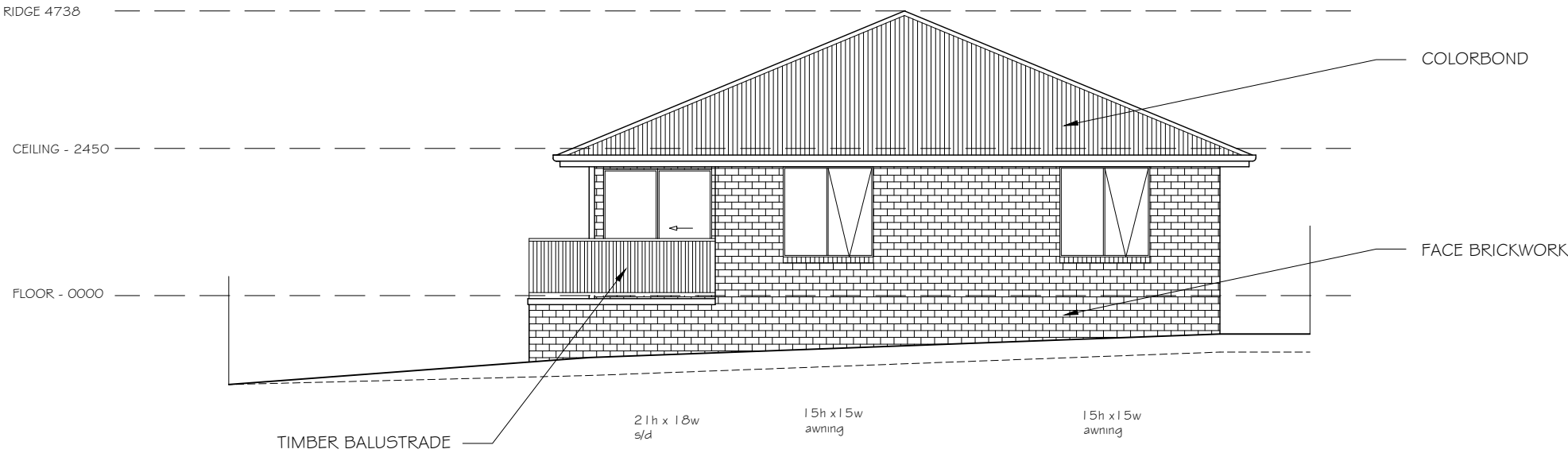
EAST ELEVATION

			ALL DIMENSIONS IN MILLIMETERS			RFS PROJECTS PTY LTD ABBIE BROWN - CCG487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au	NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS 22 BOWMAN DRIVE, PENGUIN, TASMANIA	ELEVATIONS SCALE - 1:100 (A3) JOB NO. EDMUNDS DRAWING NO. 6 DATE - 14/06/19 REV - B
B	PLANNING APPLICATION	14.06.19						
A	PRELIMINARY	12.03.19						
REV	DESCRIPTION	DATE	IF IN DOUBT DO NOT SCALE					

ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE
CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION



WEST ELEVATION



SOUTH ELEVATION

			ALL DIMENSIONS IN MILLIMETERS				
B	PLANNING APPLICATION	14.06.19					
A	PRELIMINARY	12.03.19					
REV	DESCRIPTION	DATE	IF IN DOUBT DO NOT SCALE			<p>RFS PROJECTS PTY LTD ABBIE BROWN - CCG487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au</p>	<p>NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS 22 BOWMAN DRIVE, PENGUIN, TASMANIA</p>
							<p>ELEVATIONS SCALE - 1:100 (A3) JOB NO. EDMUNDS DRAWING NO. 7 DATE - 14/06/19 REV - B</p>

ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE
CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

WINDOW SCHEDULE											
NO:	LOCATION	HEIGHT	WIDTH	WINDOW AREA M2	DESCRIPTION	FRAME	GLAZING	LINTEL	U VALUE	SHGC	OPENING AREA M2
W1	BED 1	1800	900	1.62	AWNING - CLEAR	ALUMINIUM	DOUBLE	120 X 45 F17 HW	4.1	0.57	1.35
W2	BED 1	1800	900	1.62	AWNING - CLEAR	ALUMINIUM	DOUBLE	120 X 45 F17 HW	4.1	0.57	1.35
W3	LIVING	1800	900	1.62	AWNING - CLEAR	ALUMINIUM	DOUBLE	120 X 45 F17 HW	4.1	0.57	1.35
W4	LIVING	1800	900	1.62	AWNING - CLEAR	ALUMINIUM	DOUBLE	120 X 45 F17 HW	4.1	0.57	1.35
W5	LIVING	1800	2100	3.78	AWNING - CLEAR	ALUMINIUM	DOUBLE	190 X 45 F17 HW	4.1	0.57	1.65
W6	DINING	1800	2100	3.78	AWNING - CLEAR	ALUMINIUM	DOUBLE	190 X 45 F17 HW	4.1	0.57	1.65
W7	BED 4	1500	1500	2.25	AWNING - CLEAR	ALUMINIUM	DOUBLE	140 X 45 F17 HW	4.1	0.57	1.125
W8	BED 3	1500	1500	2.25	AWNING - CLEAR	ALUMINIUM	DOUBLE	140 X 45 F17 HW	4.1	0.57	1.125
W9	BED 2	1500	1500	2.25	AWNING - CLEAR	ALUMINIUM	DOUBLE	140 X 45 F17 HW	4.1	0.57	1.125
W10	BATH	900	1200	1.08	AWNING - TRANS	ALUMINIUM	DOUBLE	140 X 45 F17 HW	NA	NA	0.54
W11	WC	900	600	0.54	AWNING - TRNAS	ALUMINIUM	DOUBLE	90 X 45 F17 HW	NA	NA	0.54
W12	ENSUITE	900	600	0.54	AWNING - TRNAS	ALUMINIUM	DOUBLE	90 X 45 F17 HW	NA	NA	0.54
W13	WIR	900	600	0.54	AWNING - TRNAS	ALUMINIUM	DOUBLE	90 X 45 F17 HW	NA	NA	0.54
			TOTAL	23.49						TOTAL	14.235
NOTE: WINDOW LOCATIONS REFER TO FLOOR PLAN											
DOOR SCHEDULE											
NO:	LOCATION	HEIGHT	WIDTH	DOOR AREA M2	DESCRIPTION	FRAME	GLAZING	LINTEL	U VALUE	SHGC	OPENING AREA M2
D1	PORCH	2100	820	1.722	GLASS FEATURE	ALUMINIUM	DOUBLE	120 X 45 F17 HW	N/A	N/A	1.7
D2	DINING	2100	1800	3.78	GLASS SLIDING - CLEAR	ALUMINIUM	DOUBLE	170 X 45 F17 HW	3.9	0.6	1.89
D3	RUMPUS	2100	1800	3.78	GLASS SLIDING - CLEAR	ALUMINIUM	DOUBLE	170 X 45 F17 HW	3.9	0.6	1.89
D4	LAUNDRY	2100	820	1.722	FULL GLASS	ALUMINIUM	DOUBLE	120 X 45 F17 HW	N/A	N/A	1.7
			TOTAL	11.004						TOTAL	7.18
NOTE: DOOR LOCATIONS REFER TO FLOOR PLAN											
NATURAL LIGHT AND VENTILATION											
PART 3.8.4 LIGHT - MINIMUM 10% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED (NATURAL LIGHT)											
PART 3.8.5 VENTILATION - MINIMUM 5% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED.											
(AN EXHAUST FAN MAY BE USED FOR A SANITARY COMPARTMENT, LAUNDRY OR BATHROOM PROVIDED CONTAMINATED AIR DISCHARGES DIRECTLY TO THE OUTSIDE OF THE BUILDING BY WAY OF DUCTS).											
ROOM	AREA	WINDOW NO:	LIGHT REQUIRED	LIGHT ACHIEVED	VENTILATION REQUIRED	VENTILATION ACHIEVED					
BED 1	12.6	W1,2	1.26	3.24	0.63	2.7					
BED 2	10.7	W9	1.07	2.25	0.535	1.125					
BED 3	11.5	W8	1.15	2.25	0.575	1.125					
BED 4	10.8	W7	1.08	2.25	0.54	1.125					
RUMPUS	15	D3	1.5	3.78	0.75	1.89					
KITCHEN, DINING & LIVING	64.5	W3,4,5,6 D2	6.45	14.58	3.225	7.89					

NOTES:

WINDOW * DOOR LOCATIONS SHOWN ON FLOOR PLAN

ALL GLAZED WINDOWS * DOORS IN EXTERNAL WALLS TO COMPLY WITH AS 2047 * NCC 3.6

ALL OTHER GLASS TO COMPLY WITH AS 1288 * NCC 3

SHOWER SCREENS

NOTES:
WINDOW & DOOR LOCATIONS SHOWN ON FLOOR PLAN

ALL GLAZED WINDOWS & DOORS IN EXTERNAL WALLS TO COMPLY WITH AS 2047 & NCC 3.6
ALL OTHER GLASS TO COMPLY WITH AS 1288 & NCC 3.6

SHOWER SCREENS
SHOWER SCREENS TO COMPLY WITH AS1288 & NCC TABLE 3.6.5
SCREENS LABELED TO COMPLY WITH INDUSTRY STANDARDS

OPAQUE BANDS
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE

FLASHINGS TO WALL OPENINGS
ALL OPENINGS MUST BE SUFFICIENTLY FLASHED USING MATERIALS THAT COMPLY WITH AS 2904

NOTE:
ALUMINIUM WINDOWS &
DOORS POWDER COATED

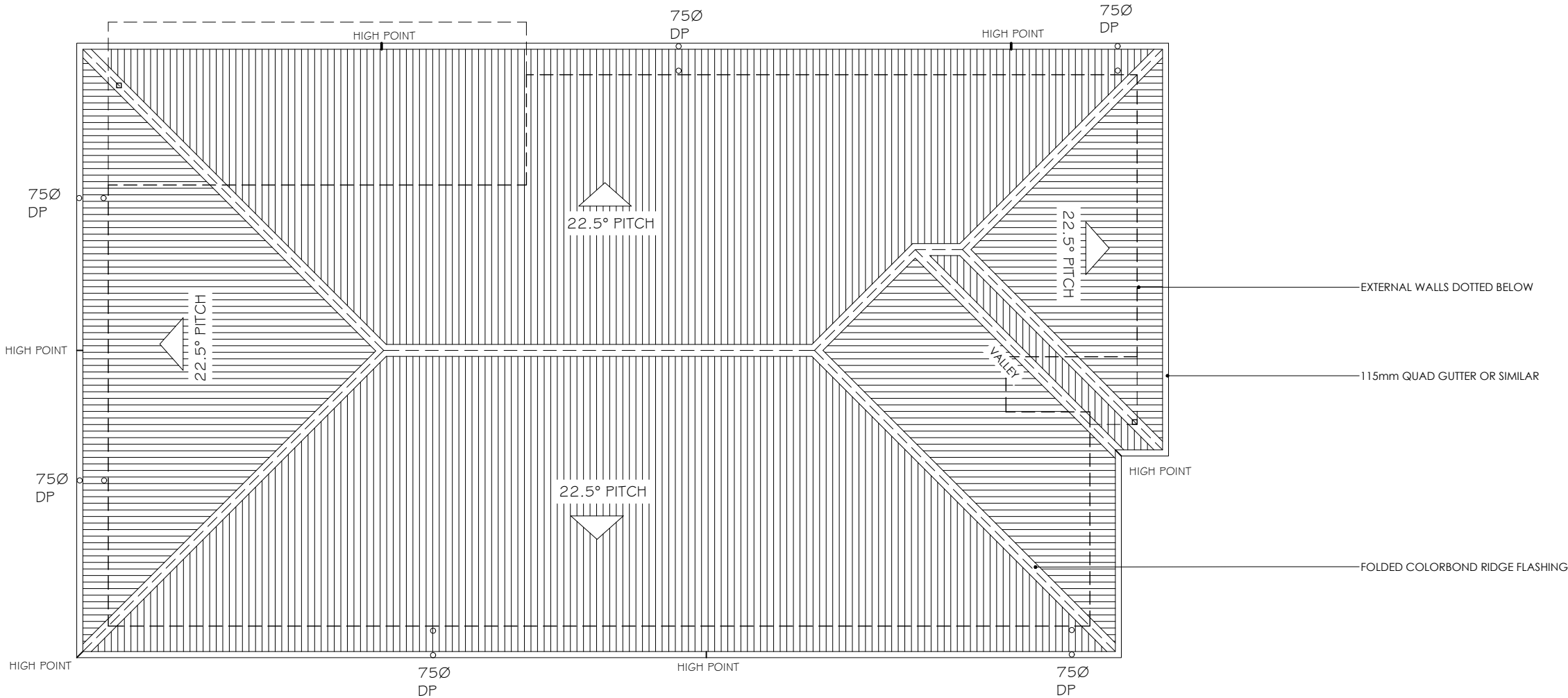
NOTE:
ENGINEER DRAWINGS ON LINTELS TAKE PRECEDENCE OVER THIS PLAN

			ALL DIMENSIONS IN MILLIMETERS			RFS PROJECTS PTY LTD ABBIE BROWN - CC6487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au	NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS 22 BOWMAN DRIVE, PENGUIN,TASMANIA	WINDOW & DOOR SCHEDULE SCALE - 1:100 (A3) JOB NO. EDMUNDS DRAWING NO. 8 DATE - 14/06/19 REV - B
B	PLANNING APPLICATION	14.06.19						
REV	DESCRIPTION	DATE	IF IN DOUBT DO NOT SCALE					

ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE
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LEGEND & NOTES:

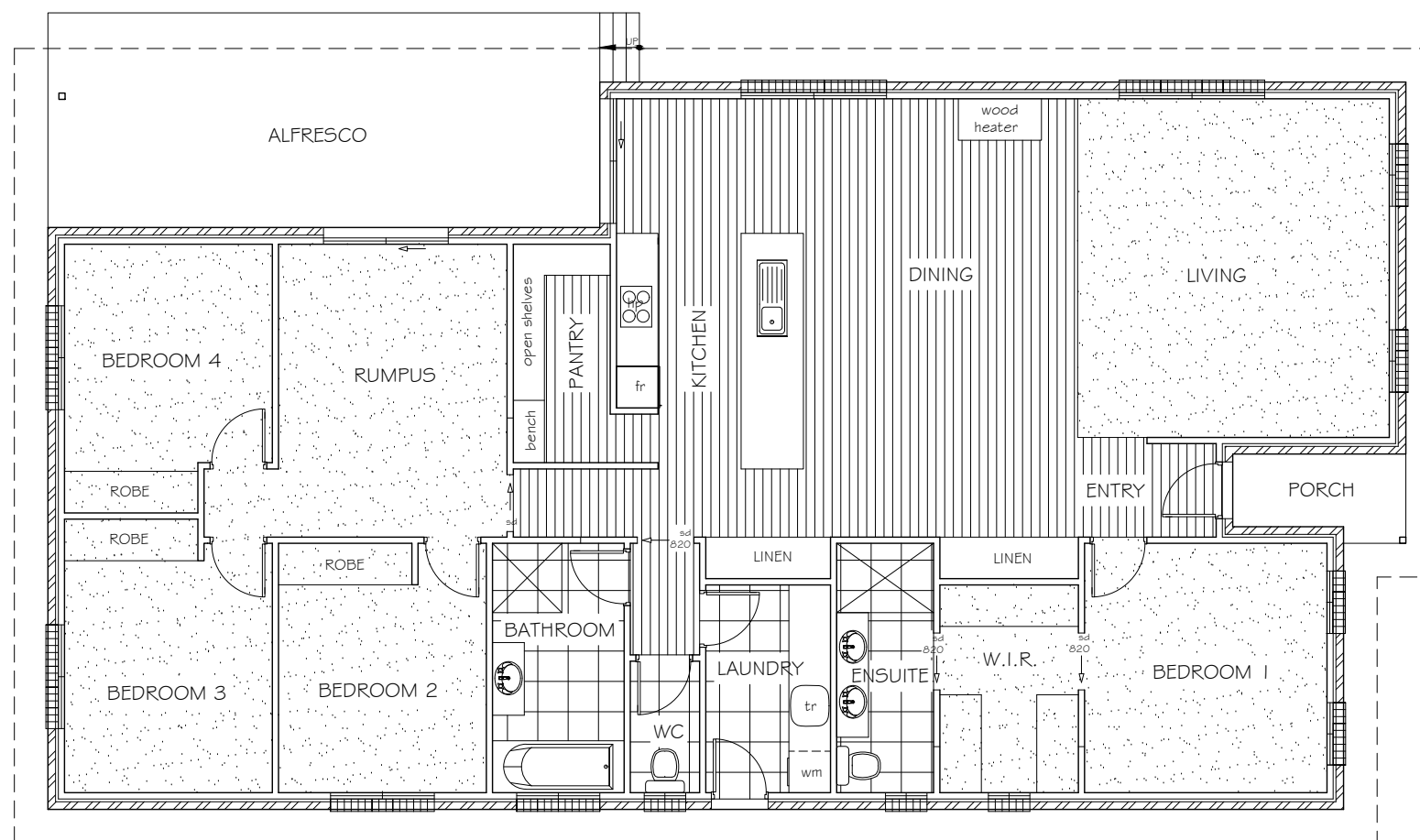
1. GUTTERS AND DOWN PIPES SHALL BE IN ACCORDANCE WITH NCC 3.6.2 AND AS3500.
2. DOWNPIPES TO BE SIZED IN ACCORDANCE WITH NCC 3.5.2.5.
3. DOWNPIPES MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE.
4. ROOF DRAINAGE TO COMPLY WITH: PLUMBING CODE OF AUSTRALIA PART 01, AS/NZS 3500.3, NCC VOLUME 2 PARTS 3.1.2 AND 3.5.2 (DEEMED TO SATISFY PROVISIONS).
5. ROOF CLADDING TO COMPLY WITH AS 1532.1



ROOF PLAN

				ALL DIMENSIONS IN MILLIMETERS		 © 2018	RFS PROJECTS PTY LTD ABBIE BROWN - CC6487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au	NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS 22 BOWMAN DRIVE, PENGUIN, TASMANIA	ROOF PLAN SCALE - 1 : 100 (A3) JOB NO. EDMUNDS DRAWING NO. 9 DATE - 14/06/19 REV - B
B	PLANNING APPLICATION	14.06.19							
REV	DESCRIPTION	DATE		IF IN DOUBT DO NOT SCALE					

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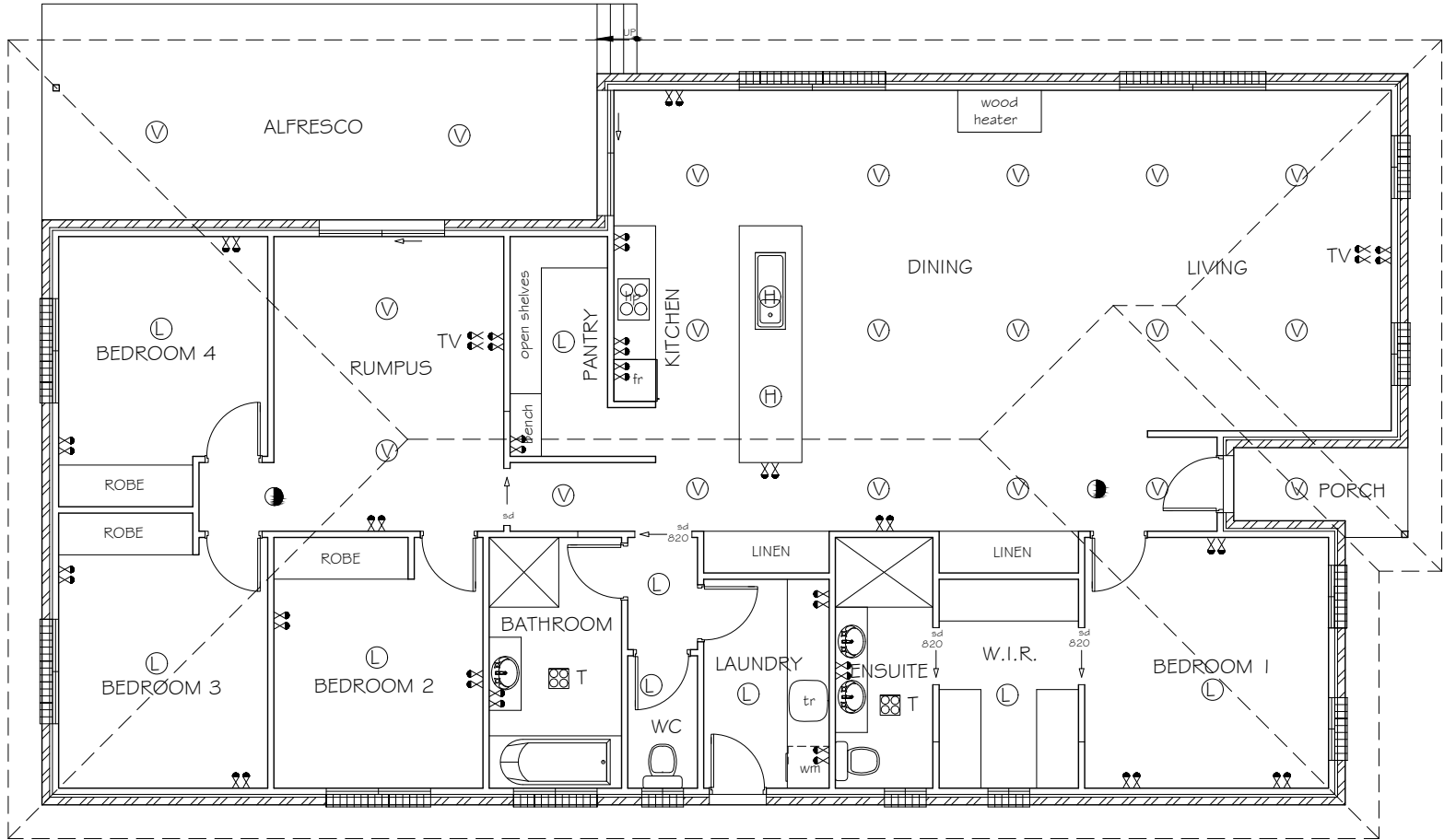
FLOOR COVERINGS
BEDROOM 1 - CARPET
BEDROOM 2 - CARPET
BEDROOM 3 - CARPET
BEDROOM 4 - CARPET
WIR - CARPET
LIVING - CARPET
KITCHEN - VINYL PLANKING
DINING - VINYL PLANKING
ENTRY - VINYL PLANKING
PANTRY - VINYL PLANKING
BATHROOM - TILES
ENSUITE - TILES
TOILET - TILES
LAUNDRY - TILES
PORCH - CONCRETE
ALFRESCO - CONCRETE

APPROX FLOOR COVERINGS M²
CARPET - 90M²
TILES - 15M²
VINYL PLANKING - 47M²

FLOOR COVERING PLAN

			ALL DIMENSIONS IN MILLIMETERS			RFS PROJECTS PTY LTD ABBIE BROWN - CCG487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au	NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS 22 BOWMAN DRIVE, PENGUIN, TASMANIA	FLOOR COVERINGS SCALE - 1:100 (A3) JOB NO. EDMUNDS DRAWING NO. 10 DATE - 14/06/19 REV - B
B	PLANNING APPLICATION	14.06.19						
REV	DESCRIPTION	DATE	IF IN DOUBT DO NOT SCALE					

ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE
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- LEGEND:**
- Ⓛ BATTEN HOLDER WITH GLOBE 15w (SURFACE MOUNTED)
 - Ⓦ WALL LIGHT
 - Ⓥ LED DOWN LIGHT 12w
 - ⓗ HANGING LIGHT
 - Ⓛ F FLUORESCENT 48w
 - Ⓢ T TASTIC 4 X 275w & CENTRE LIGHT 15w
 - Ⓛ F FAN/LIGHT
 - Ⓢ LED STRIP LIGHT (FLUORESCENT TYPE) 48w
 - Ⓢ LED TWIN SENSOR LIGHT - 2 X 10w (20w TOTAL)
 - Ⓢ EAVES MOUNTED FLOOD LIGHT
 - X SWITCH
 - Ⓢ DOUBLE POWER POINTS
 - Ⓢ 4 GANG P/P
 - WP Ⓢ WEATHER PROOF P/P
 - TV TV
 - PH PHONE
 - SMOKE ALARM - HARD WIRED WITH BATTERY BACK UP
INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
(SMOKE ALARMS MUST COMPLY WITH NCC 3.7.2 & AS 3786)

NOTE:
MAX NUMBER OF RECESSED DOWNLIGHTS ALLOWED FOR
IN CONDITIONED SPACE FOR ENERGY RATING IS 16
(IF THIS NUMBER INCREASES, A REVISED ENERGY RATING
ASSESSMENT IS REQUIRED.)

NOTE:
2 PHONE LINE CONNECTIONS ALLOWED
LOCATION TBC BY CLIENT

NOTE:
EXACT LOCATION OF ALL ELECTRICAL POINTS
SHOWN ON THIS PLAN IS TBC BY CLIENT
ON SITE WITH ELECTRICIAN
QUANTITY FOR PRICING PURPOSES

LIGHTING PLAN

ALL DIMENSIONS IN MILLIMETERS

IF IN DOUBT DO NOT SCALE



RFS PROJECTS PTY LTD
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PLANS DRAWN BY ROBERT JETSON
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NEW RESIDENCE & SHED
BROOKE &
DARREN EDMUNDS
22 BOWMAN DRIVE,
PENGUIN, TASMANIA

LIGHTING PLAN
SCALE - 1:100 (A3)
JOB NO. EDMUNDS
DRAWING NO. 11
DATE - 14/06/19
REV - B

B	PLANNING APPLICATION	14.06.19
REV	DESCRIPTION	DATE

BAL ASSESSMENT
REFERENCE - AS 3959 - 2009
2.2.3.2. EXCLUSIONS - LOW THREAT VEGETATION AND NON-VEGETATED AREAS
THE BUSHFIRE ATTACK LEVEL SHALL BE CLASSIFIED BAL - LOW WHERE THE VEGETATION IS ONE OR A COMBINATION OF ANY OF THE FOLLOWING:
A - VEGETATION OF ANY TYPE THAT IS MORE THAN 100M FROM THE SITE.
B - SINGLE AREAS OF VEGETATION LESS THAN 1ha IN AREA AND NOT WITH IN 100M OF OTHERS AREAS OF VEGETATION BEING CLASSIFIED.
C - MULTIPLE AREAS OF VEGETATION LESS THAN 0.25ha IN AREA AND NOT WITHIN 20M OF THE SITE, OR EACH OTHER.
D - STRIPS OF VEGETATION LESS THAN 20M IN WIDTH REGARDLESS OF LENGTH AND NOT WITHIN 20M OF THE SITE OR EACH OTHER, OR OTHER AREAS OF VEGETATION BEING CLASSIFIED.
E - NON-VEGETATION AREAS, INCLUDING WATERWAYS, ROADS, FOOTPATHS, BUILDINGS AND ROCKY OUTCROPS.
F - LOW THREAT VEGETATION, INCLUDING MANAGED GRASSLAND, MAINTAINED LAWNS, GOLF COURSES, MAINTAINED PUBLIC RESERVES AND PARKLANDS, BOTANICAL GARDENS, VINEYARDS, ORCHARDS, CULTIVATED ORNAMENTAL GARDENS, COMMERCIAL NURSERIES, NATURE STRIPS AND WIND BREAKS.

THIS SITE AT ASSESSED TO BE CATEGORY F ABOVE



				ALL DIMENSIONS IN MILLIMETERS		 © 2018	RFS PROJECTS PTY LTD ABBIE BROWN - CC6487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au	NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS 22 BOWMAN DRIVE, PENGUIN, TASMANIA	BAL SCALE - NA JOB NO. EDMUNDS DRAWING NO. 12 DATE - 14/06/19 REV - B
B	PLANNING APPLICATION	14.06.19		IF IN DOUBT DO NOT SCALE					
REV	DESCRIPTION	DATE							

WET AREA WATERPROOFING

DEFINITIONS

WATERPROOF - THE PROPERTY OF A MATERIAL THAT DOES NOT ALLOW MOISTURE TO PENETRATE THROUGH IT

WATERPROOFING SYSTEM - A COMBINATION OF ELEMENTS THAT ARE REQUIRED BY AS4858

WATER RESISTANT - THE PROPERTY OF A SYSTEM THAT RESTRICTS MOISTURE MOVEMENT AND WILL NOT DEGRADE UNDER CONDITIONS OF MOISTURE

WET AREA - AN AREA WITHIN A BUILDING WITH WATER FROM A WATER SUPPLY SYSTEM, WHICH INCLUDES BATHROOMS, SHOWERS, LAUNDRIES, AND SANITARY COMPARTMENTS EXCLUDING KITCHENS, BAR AREAS, KITCHENETTES OR DOMESTIC FOOD PREP AREAS

MEMBRANE - A BARRIER THAT IS IMPERVIOUS TO MOISTURE WHICH MAY BE A SINGLE OR MULTI PART SYSTEM

SHOWER AREA - THE AREA AFFECTED BY WATER FROM A SHOWER, INCLUDING OVER A BATH

VESSEL - AN OPEN, PRE-FORMED, PRE-FINISHED CONCAVE RECEPTACLE CAPABLE OF HOLDING WATER, USUALLY FOR THE PURPOSE OF WASHING, INCLUDING A BASIN, SINK, BATH, LAUNDRY TUB AND THE LIKE

BACKING ROD - A SECTION OF CLOSED CELL FOAM MADE FROM FLEXIBLE PLASTICS

BOND BREAKER - A SYSTEM THAT PREVENTS THE MEMBRANE BONDING TO THE SUBSTRATE, BEDDING OR LINING

MATERIALS DEEMED WATERPROOF

STAINLESS STEEL

MATERIALS NOT LESS THAN 99.9% COPPER

FLEXIBLE WATERPROOF SHEET FLOORING MATERIAL WITH WATERPROOF JOINTS OF THE SHEETING

MEMBRANES MEETING THE REQUIREMENTS OF AS4858

WATERPROOFING FOR THIS BUILDING PROJECT IS TO BE LOW VOC, AIR BARRIER, LOAD BEARING CLASS THREE MEMBRANE SUCH AS "LATICETE HYDRO BAN" OR EQUIVALENT

SILICONE USED MUST BE PAINTABLE AND NON ACIDIC

IF PLASTERBOARD IS USED IN WET AREAS THE BOTTOM EDGE MUST BE MADE WATERPROOF

MATERIALS USED IN THE MANUFACTURE OF PREFORMED, PREFINISHED SHOWER BASES AND ENCLOSURES SHALL BE SUCH THAT THE FINISHED PRODUCT IS WATERPROOF.

ALL SEALANTS SHALL BE WATERPROOF, FLEXIBLE, MOULD RESISTANCE AND COMPATIBLE WITH ADJACENT MATERIALS.

IT IS STRONGLY RECOMMENDED THAT TO BE COMPATIBLE WITH ADJACENT MATERIALS AND PRODUCTS THAT THE SAME MANUFACTURES SYSTEM IS USED.

ALL ADHESIVES USED IN A WATERPROOF SYSTEM SHALL BE WATERPROOF AND COMPATIBLE WITH THE MATERIALS BEING ADHERED.

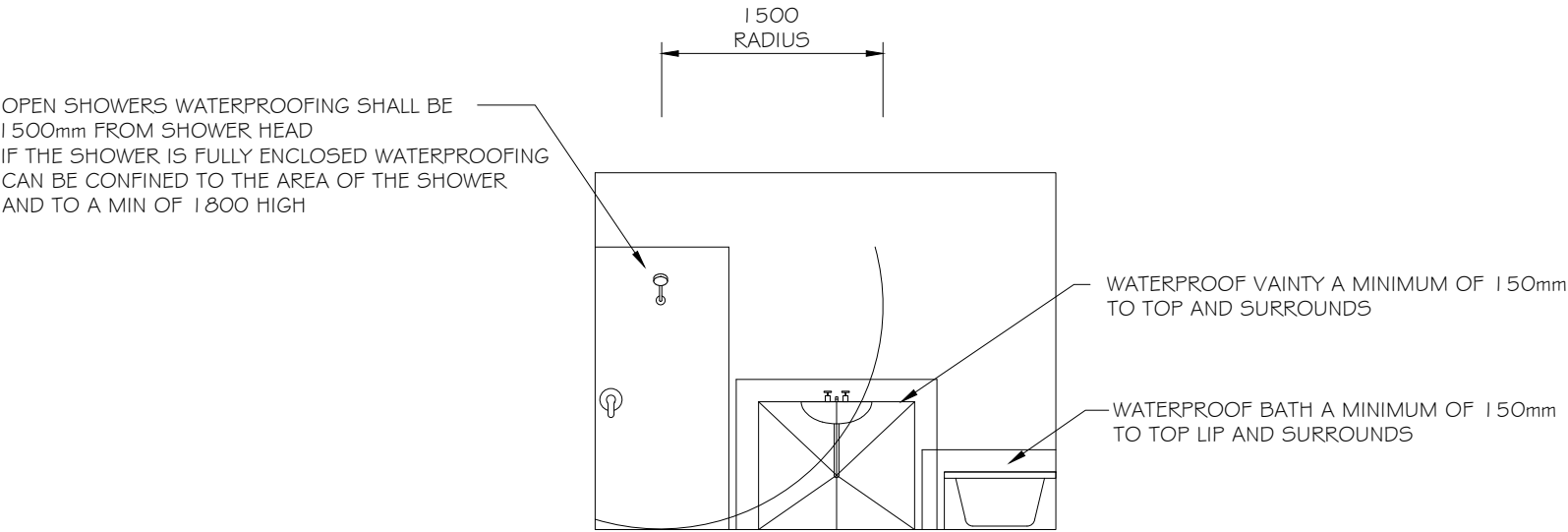
ALL MATERIALS SHALL BE CURED ADEQUATELY FOR THEIR INTENDED USE.

WHERE REQUIRED, FALLS IN FLOOR FINISHES SHALL ALLOW ALL SURFACE WATER TO DRAIN WITHOUT PONDING EXCEPT FOR RESIDUAL WATER REMAINING DUE TO SURFACE TENSION.

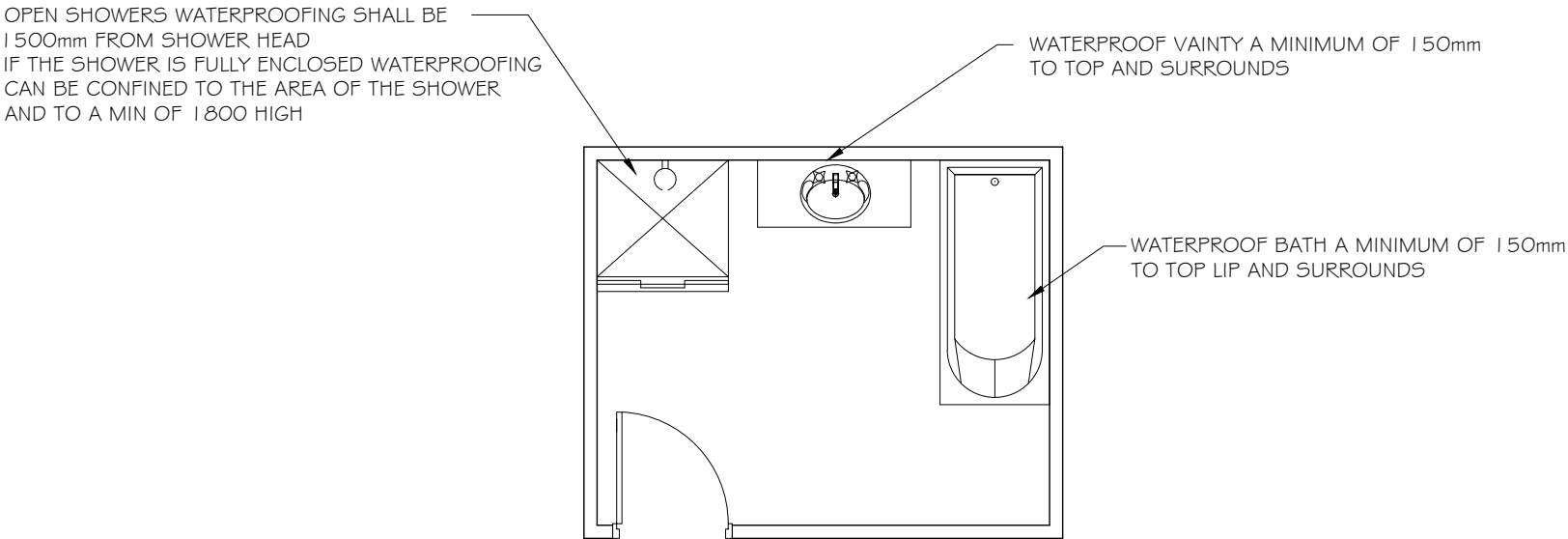
FOR SHOWER AREAS WITH A VERTICAL SEPARATION BETWEEN THE SHOWER AND THE WET AREA SUCH AS A SHOWER SCREEN, HOB, STEP DOWN OR WATER STOP, THE FALL SHALL BE A MINIMUM OF 1:100

ALL OTHER SHOWER AREAS THE FALL SHALL BE A MINIMUM OF 1:80. FALLS TO THE GENERAL BATHROOM AREAS SHALL BE A MINIMUM OF 1:100. ALL SHOWER AND BATH BASES SHALL BE FULLY SUPPORTED TO PREVENT DISTORTION OR CRACKING.

WET AREA WATERPROOFING MUST COMPLY WITH THE AUSTRALAIN STANDARDS AND THE NATIONAL CONSTRUCTION CODE



TYPICAL BATHROOM ELEVATION
NTS

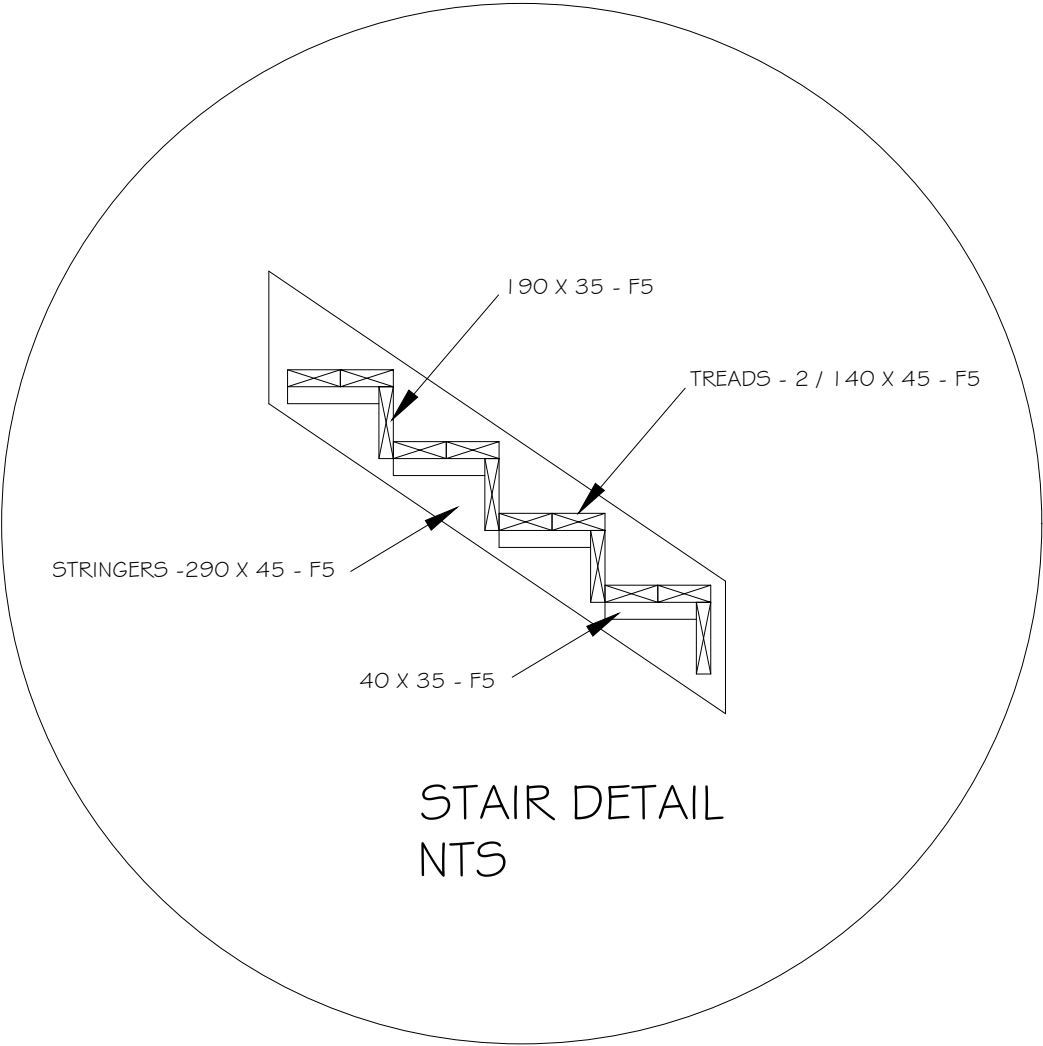


TYPICAL BATHROOM FLOOR PLAN
NTS

NOTE:

- ENSURE ALL JOINTS ARE WATERPROOFED ADEQUATELY
- IF THE WET AREA IS TIMBER SHEETING THE WHOLE BATHROOM FLOOR IS TO BE WATERPROOFED.
- IF THE SUBSTRATE IS CONCRETE THE FLOOR MUST BE WATERPROOF WITH IN 1 500mm OF THE CENTRE OF THE SHOWER HEAD.
- IF A FLOOR WASTE IS INCLUDED IN THE BATHROOM FLOOR IT MUST BE WATERPROOFED FROM THE CENTER OF THE DRAIN TO ALL SURROUNDS

				ALL DIMENSIONS IN MILLIMETERS					
B	PLANNING APPLICATION	14.06.19							
REV	DESCRIPTION	DATE		IF IN DOUBT DO NOT SCALE			RFS PROJECTS PTY LTD ABBIE BROWN - CC6487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au	NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS 22 BOWMAN DRIVE, PENGUIN,TASMANIA	WET AREA WATERPROOFING SCALE - NA JOB NO. EDMUNDS DRAWING NO. 13 DATE - 14/06/19 REV - B



STAIR CONSTRUCTION

GENERALLY TO BE IN ACCORDANCE WITH NCC 3.9.1

STAIRS
MAXIMUM OF 18 RISERS AND MINIMUM OF 2 RISERS TO EACH FLIGHT
RISER OPENING TO BE LESS THAN 125
TREADS TO HAVE NON SLIP SURFACE OR NOSING
RISER MIN - 115, MAX - 190
GOING MIN - 240, MAX - 355
SLOPE RELATIONSHIP TO BE 700 MAX, 550 MIN (2R +LG)
ALL RISES AND ALL GOINGS IN THE SAME FLIGHT OF STAIRS SHALL BE
UNIFORM DIMENSIONS WITHIN A TOLERANCE OF ±5MM
A LANDING MUST BE NOT LESS THAN 750MM LONG AND HAVE A
GRADIENT NOT STEEPER THAN 1:50
CEILING HEIGHTS IN A STAIRWAY - 2.0M MEASURED VERTICALLY ABOVE
THE NOSING LINE

BALUSTRADES
GENERALLY IN ACCORDANCE WITH NCC 3.9.2
BALUSTRADE IS REQUIRED WHERE A AREA IS NOT BOUNDED BY A WALL
OR WHERE A LEVEL EXCEEDS 1000MM ABOVE FLOOR LEVEL TO
FINISHED FLOOR LEVEL OR GROUND LEVEL
865 HIGH ON STAIRS, MEASURED FROM LINE OF STAIR NOSING
1000 HIGH ABOVE FLOOR OR LANDING
OPENINGS BETWEEN BALUSTERS / INFILL MEMBERS TO BE
CONSTRUCTED SO AS NOT TO ALLOW A 125MM SPHERE TO PASS
BETWEEN THE BALUSTERS
WHERE FLOOR LEVEL EXCEEDS 4000MM ABOVE LOWER LEVEL,
INFILL MEMBERS BETWEEN 150MM AND 760MM ABOVE FLOOR LEVEL,
TO BE CONSTRUCTED AS AS TO PREVENT CLIMBING

			ALL DIMENSIONS IN MILLIMETERS IF IN DOUBT DO NOT SCALE			RFS PROJECTS PTY LTD ABBIE BROWN - CCG487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au	NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS LOT 60 BOWMAN DRIVE, PENGUIN, TASMANIA	STAIR CONSTRUCTION SCALE - NA JOB NO. EDMUNDS DRAWING NO. 15 DATE - 14/06/19 REV - B
B	PLANNING APPLICATION	14.06.19						
REV	DESCRIPTION	DATE						

NCC COMPLIANCE NOTES

Generally all work is to be in accordance with the Nation Construction Code (NCC) and relevant Australian Standards (AS).

SITEWORKS

Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.
Drainage works to be in accordance with NCC Part 3.1. 2 & AS/NZS 3500.3 and AS 3500.5
Surface drainage - finished ground to fall away from building 50mm in first 1000mm.
Finished slab level to be
- 150 above finished ground.
- 50 above paved surfaces.
Fill to prevent ponding of water under suspended floors.

FOOTINGS AND SLABS

Generally to be accordance with AS 2870 .
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870.
The site classification to be in accordance with AS 2870.
Alternatively footings & slabs to be in accordance with Structural Engineers design & specification.

MASONRY

Generally masonry walls to be constructed in accordance with NCC 3.3 & AS 3700 and AS 4773
Un-reinforced masonry to NCC 3.3.1.
Reinforced masonry to NCC 3.3.2.
Masonry accessories to NCC 3.3.3.
Weatherproofing of masonry to NCC 3.3.4.

FRAMING

Timber framing to be in accordance with NCC 3.4.0 and AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub floor ventilation in accordance with NCC 3.4.1. Sub floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of 6000mm2 / m of wall length, with vents not more than 600 mm from corners. Subfloor to contain no dead air spaces. 150 mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684.
Wind load design to be in accordance with AS 4055.
Structural steel framing to be in accordance with NCC 3.4.4, AS 4100, AS 4600 & structural engineers design & specification.

ROOF AND WALL CLADDING

Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1.
Wall cladding to be in accordance with NCC 3.5.3.
Roof tiles AS2049 & AS 2050
Metal sheet roofing AS 1562.1
Plastic sheet roofing AS/NZS 4256.1,,2,,3 & 5 & AS/NZ 1562.3.
Colorbond Roofing to comply with corrosion protection NCC 3.5.1.3.
Gutters and downpipes, generally to be in accordance with NCC 3.5.2 & AS/NZS 3500.3. & The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm2.
Downpipes to be 90 dia. or 100x50 rectangular section at max. 12 000 crs and to be within 1200 of internal/ valley gutter.
Wall cladding to be installed in accordance with NCC 3.5.3. & Manufacturer's specification.
Flashings to NCC 3.5.3.6.

GLAZING

Generally glazing to be in accordance with NCC 3.6, AS 2047 and AS 1288.
Refer to window schedule for sizes and type.

FIRE SAFETY

Generally to be in accordance with NCC 3.7.
Fire separation to be in accordance with NCC 3.7.1.
External walls and gable ends constructed within 900 of boundary or 1800 to another Class 1 building on the same lot are to extend to the underside of non combustible roofing / eaves & are to be constructed of a masonry skin 90 thick or have an FRL of 60/60/60.
Roof lights are not to be placed closer than 900 from boundary, or 1800 from another class 1 building on the same lot.
Smoke alarm installation to be in accordance with NCC 3.7.2. and AS 3786 Locations indicated on floor plan.
Installation locations
ceilings - 300 away from wall junction.
cathedral ceiling - 500 down from apex.
walls - 300 down from ceiling junction.
Heating appliances generally to be in compliance with NCC 3.7.3 & AS 2918
Fireplace - extend hearth 150 to side of opening. 300 in front of opening
Freestanding - extend hearth 400 beyond unit.
Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall. Heat shield - min 90 thick masonry with 25 air gap to combustible wall, extend 600 above unit.
Flue installation to NCC 3.7.3.5.
Top of chimney/flue to terminate min 300 above highest part of building within 3600mm.
Construction in Bush Fire Area to be in accordance with NCC 3.7.4 & AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 3.8.1.
Waterproofing of surfaces in shower areas to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height of 150 above fixture.
Ceiling heights to be in accordance with NCC 3.8.2.
Membrane to be Class 3 Hydraban by Laticrete or equal.

FACILITIES

Generally to be in accordance with NCC 3.8.3.
Required facilities in accordance with 3.8.3.2. Refer to plan for locations.
Sanitary compartment to be in accordance with NCC 3.8.3.3. Refer to plan for detail.
Provision of natural light to be in accordance with NCC 3.8.4
Windows / rooflights to provide light transmission area equal to 10% of floor area of room.
Ventilation to be in accordance with NCC 3.8.5. and AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / wc to be vented to outside.
Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 3.8.5.2.

STAIR CONSTRUCTION

Generally to be in accordance with NCC 3.9.1.
Stairs.
Maximum of 18 risers and minimum of 2 risers to each flight.
Riser opening to be less than 125.
Treads to have non slip surface or nosing.
Riser - min. 115, max. 190.
Going - min 240, max. 355.
Slope relationship to be 700 max, 550 min (2r + lg)
Balustrade.
Generally in accordance with NCC 3.9.2.
Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level to finished floor or ground level.
865 high on stairs, measured from line of stair nosing.
1000 high above floor or landing.
Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to prevent climbing.

SWIMMING POOLS

Generally swimming pools and safety fences to be constructed in accordance with NCC 3.9.3. and AS 1926

ENERGY EFFICIENCY

Generally in accordance with NCC 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
Alternative sollution.
Building to achieve a minimum 6 star energy rating using a thermal calculation method complying with ABCB protocol for house energy rating software, carried out by a qualified and NATHERS registered energy rating consultant.
BUILDING FABRIC
Generally in accordance with NCC 3.12.1
BUILDING FABRIC INSULATION
Insulation to be fitted to form continuous barrier to roof/ceiling, walls and floors.

ENERGY EFFICIENCY(continued)

REFLECTIVE BUILDING MEMBRANE
Installed to form 20mm airspace between reflective face and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be lapped min. 150
BULK INSULATION
To maintain thickness and position after installation
Continuous cover without voids except around services / fittings.
ROOF INSULATION
Roof construction to achieve miniumum Total R Value of-

Roof Colour	Climate Zone	
	7	8
Off white Cream	4.1	6.3
Zinc, Galv, Light Grey, Yellow, Buff	4.6	6.3
Dark Grey, Red, Green	5.1	6.3

R4.3 for climate zone 7.
R4.8 for climate zone 8.
Roof lights to comply with NCC 3.12.1.3
EXTERNAL WALLS
External wall construction to achieve minimum Total R Value of - R2.8 for climate zone 7.
R3.8 for climate zone 8.
Wall surface density minimum - 220kg/m2
FLOORS
Generally in accordance with NCC 3.12.1.5
Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of-
R2.75 for unenclosed in climate zone 7.
R3.25 for unenclosed in climate zone 8.
For enclosed perimeter treatment, the underfloor airspace and it's enclosure may be included in the total R value calculation.
Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING
External wall or separating wall between class 1 building required to achieve a minimum Total R Value equal to the external wall R Value.

EXTERNAL GLAZING
Generally in accordance with NCC 3.12.2

BUILDING SEALING
Generally in accordance with NCC 3.12.3
Chimneys or flues to be fitted with sealing damper or flap.
Roof lights to habitable rooms to be fitted with operable or permanent seal to minimize air leakage.
External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltration.
Exhaust fans to habitable rooms / conditioned spaces to be fitted with self closing damper or filter
Building envelope to be constructed to minimize air leakage.
Construction joints and junctions of adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.

AIR MOVEMENT
Generally in accordance with NCC 3.12.4

SERVICES
Generally in accordance with NCC 3.12.5
Hot water supply system designed and installed in accordance with AS/NZS 3500

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1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off site or at ground level to minimise the risk of workers falling more than two metres, However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The Builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

1.1.2 DURING OPERATION OR MAINTENANCE

Houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders and trestles should be used in accordance with relevant codes of practice, regulations or legislation.

Buildings where scaffolding, ladders and trestles are not appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of the building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

1.1.3 ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES – Specified

If finishes have been specified by the Designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

1.2.2 FLOOR FINISHES – By Owner

If the Designer has not been involved in the selection of surface finishes, the Owner is responsible for the selection of surface finishes in the pedestrian-trafficable areas of the building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZS 4586:2004.

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to the design requirements for the building, steps and/or ramps are included in the building that may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings during construction, maintenance, demolition, and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and, in particular, access to areas where maintenance is routinely carried out, to ensure that surfaces have not moved or cracked such that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce risk of trips and falls at the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around the building is likely to involve persons working above ground level or above floor levels. Where this occurs, one of the following measures should be taken to avoid objects falling, from the area where work is being carried out, onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toe boards to scaffolding and work platforms.
3. Provide a protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

2.2 BUILDING COMPONENTS

During construction, renovation or demolition of the building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse, which may injure persons in the area, is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

Buildings on a major road, narrow road or steeply inclined road:

Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for supervision of these areas,

Buildings where on-site loading/unloading is restricted:

Construction of the building may require loading and unloading materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

All buildings:

Busy construction and demolition sites present a risk of collision when deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be implemented for the work site.

4. SERVICES

General:

Rupture of services during excavation for other activity creates a variety of risks including release of hazardous material. Existing services may be located on or around the building site. Where known, these are identified on the drawings, but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig, Telstra, etc.), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged.

Locations with underground power lines:

Underground power lines may be located in or around the site. All underground power lines must be disconnected or accurately located and adequate warning signs used prior to any construction, maintenance or demolition work commencing.

Locations with overhead power lines:

Overhead power lines may be located on or near the site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright-coloured tape or signage should be used, or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25 kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way that minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of the building will require the use of portable tools and equipment. These should be fully maintained in accordance with the manufacturers' specifications and not used where faulty or, in the case of electrical equipment, not carrying a current electrical safety tag.

All safety guards and devices should be regularly checked and Personal Protective Equipment should be used in accordance with the manufacturer's specification.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to:

1990 – it may contain asbestos

1986 – it is likely to contain asbestos, either in cladding material or in fire-retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

6.2 POWDERED MATERIALS

Many materials used in construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

6.3 TREATED TIMBER

The design of the building may include provision for inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

6.4 VOLATILE ORGANIC COMPOUNDS

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

6.5 SYNTHETIC MINERAL FIBRE

Glass fibre, rock wool, ceramic and other material used for thermal or acoustic insulation may contain synthetic mineral fibre which may be harmful if inhaled, or if it comes into contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment, including protection against inhalation of harmful material, should be used when installing, removing or working near bulk insulation material.

6.6 TIMBER FLOORS

The building may contain timber floors that have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application, and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

7.1 EXCAVATION

Construction of the building and some maintenance on the building may require excavation and installation of items within the excavation. Where practical, installation should be carried out using methods that do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

7.2 ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within the building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment shall be provided.

7.3 SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within the building may require access by construction and maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These shall be maintained throughout the life of the building. Where workers are required to enter small spaces, they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Where public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public, warning signs and secure barriers to unauthorised access shall be provided. Areas of electrical installations, excavations, plant or loose materials shall be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

The building has been designated as a residential building. If the building, at a later date, is used or intended for use as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement legislation should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

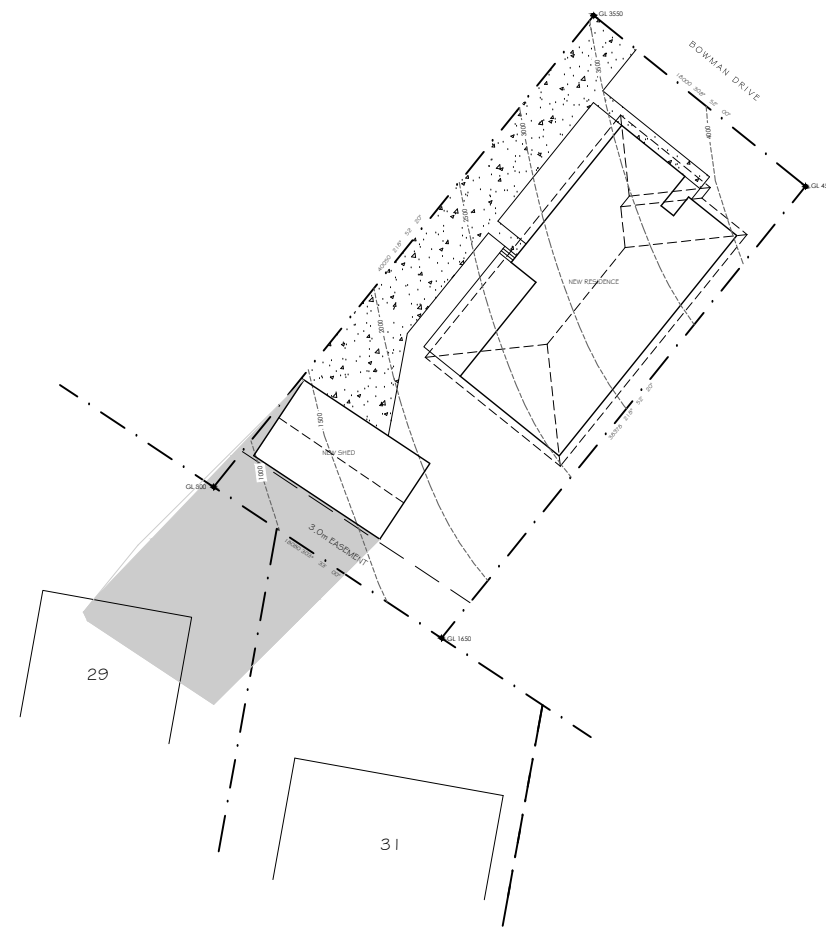
Non-residential buildings where the end-use has not been identified: The building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end user. Non-residential buildings where the end-use is known: The building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date, a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH-RISK ACTIVITY

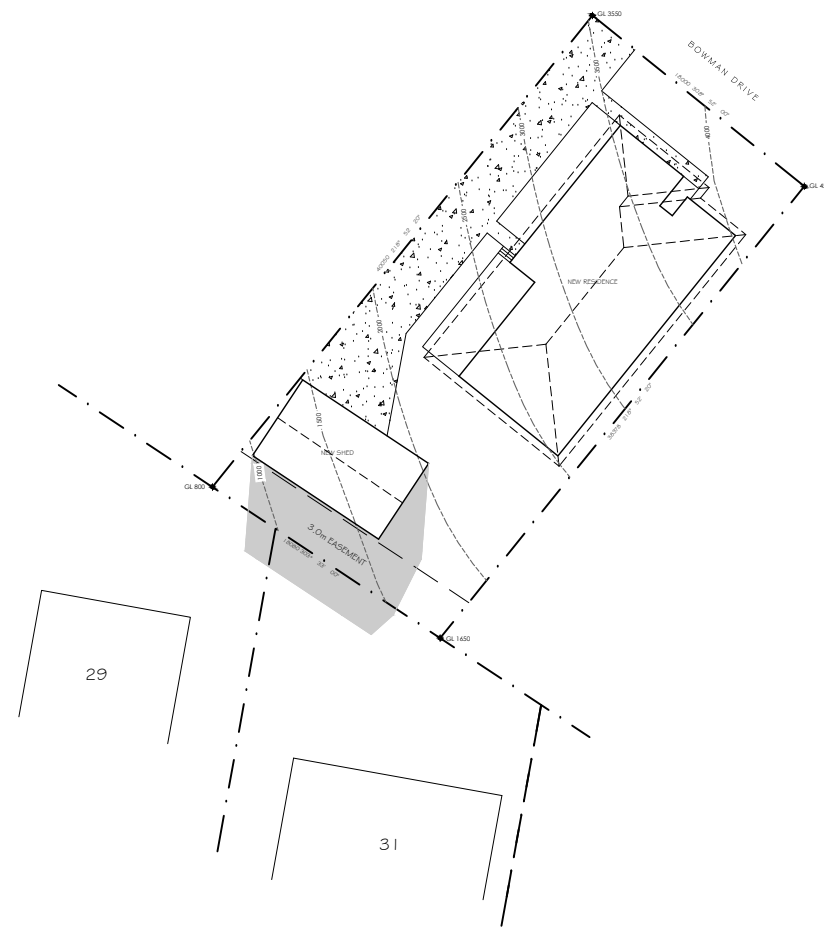
All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

NOTE:
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, OWNER BUILDER, RENOVATORS, SUBCONTRACTORS, CONSULTANTS, MAINTAINERS AND DEMOLISHERS.

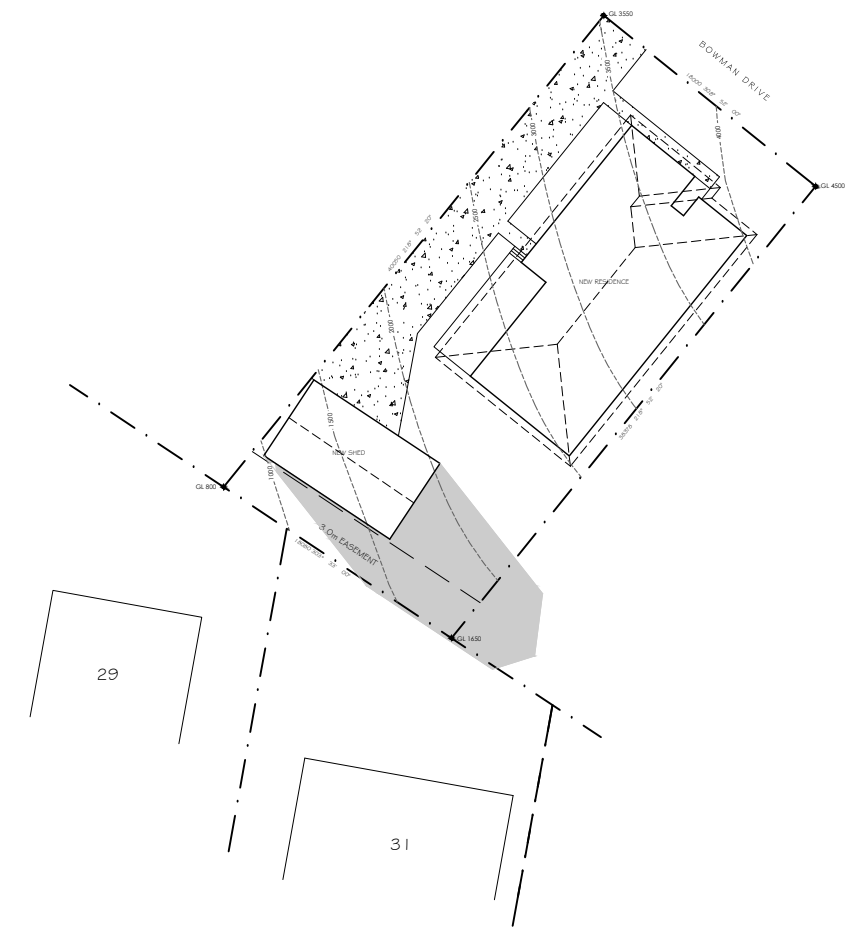
			ALL DIMENSIONS IN MILLIMETERS			RFS PROJECTS PTY LTD ABBIE BROWN - CCG487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au	NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS 22 BOWMAN DRIVE, PENGUIN,TASMANIA	WORK HEALTH & SAFETY NOTES SCALE - NA JOB NO. EDMUNDS DRAWING NO. 17 DATE - 14/06/19 REV - B
B	PLANNING APPLICATION	14.06.19						
REV	DESCRIPTION	DATE	IF IN DOUBT DO NOT SCALE					



21.06 @ 9am



21.06 @ 12pm



21.06 @ 3pm

SHADDOW DIAGRAMS

				ALL DIMENSIONS IN MILLIMETERS				
								
				IF IN DOUBT DO NOT SCALE	MEMBER	© 2018		
C	PLANNING ADDITIONAL INFORMATION	12.03.19				RFS PROJECTS PTY LTD ABBIE BROWN - CC6487 PLANS DRAWN BY ROBERT JETSON ACCREDITED BUILDING DESIGNER 70 TUGRAH RD, DEVONPORT P 64 246325 E drafting@rfsprojects.com.au	NEW RESIDENCE & SHED BROOKE & DARREN EDMUNDS 22 BOWMAN DRIVE, PENGUIN, TASMANIA	SHADDOW DIAGRAMS SCALE - 1:500 (A3) JOB NO. EDMUNDS DRAWING NO. 18 DATE - 26/06/19 REV - C
REV	DESCRIPTION	DATE						

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.35 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	HI-QUAD	CB	AA

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	B&D, Firmadoor, R.D, Residential "R1F", 2610 high x 2750 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN

IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2	1.0

CLIENT
Darren Edmunds

SITE
TBA
FORTH TAS 7310

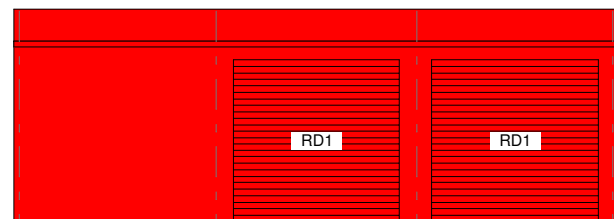
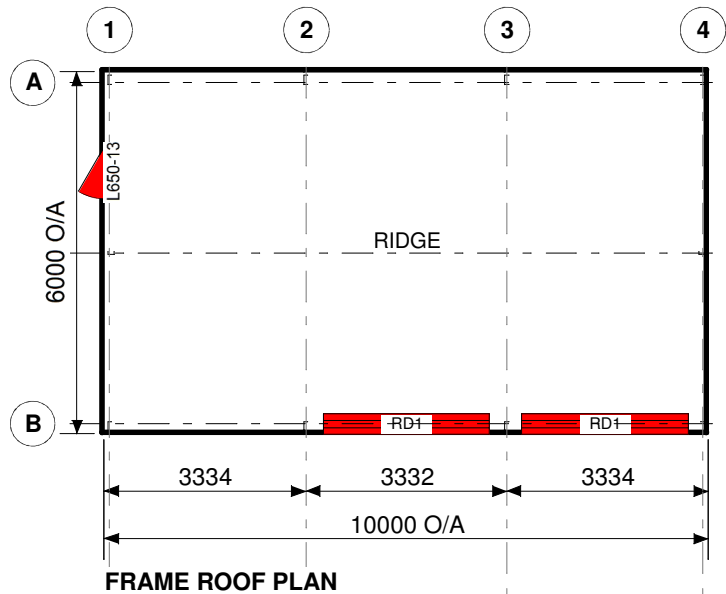
BUILDING
PREMIUM GARAGE
6000 SPAN x 3000 EAVE x 10000 LONG

TITLE
GENERAL ARRANGEMENT

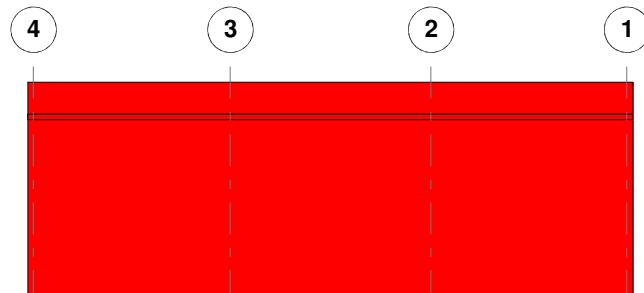
SCALE
A4 SHEET 1:125

DRAWING NUMBER
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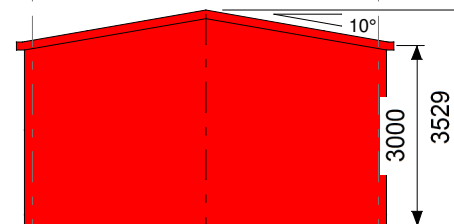
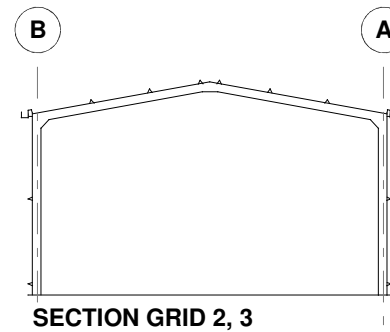
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1/1



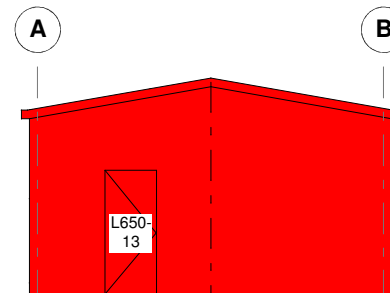
ELEVATION GRID B



ELEVATION GRID A



ELEVATION GRID 4



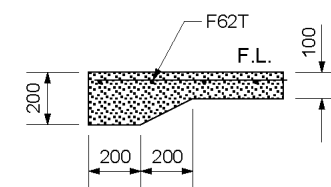
ELEVATION GRID 1

NOTES

ALL DIMENSIONS SHOULD BE CHECKED
AND VERIFIED PRIOR TO COMMENCEMENT
OF ANY WORKS.

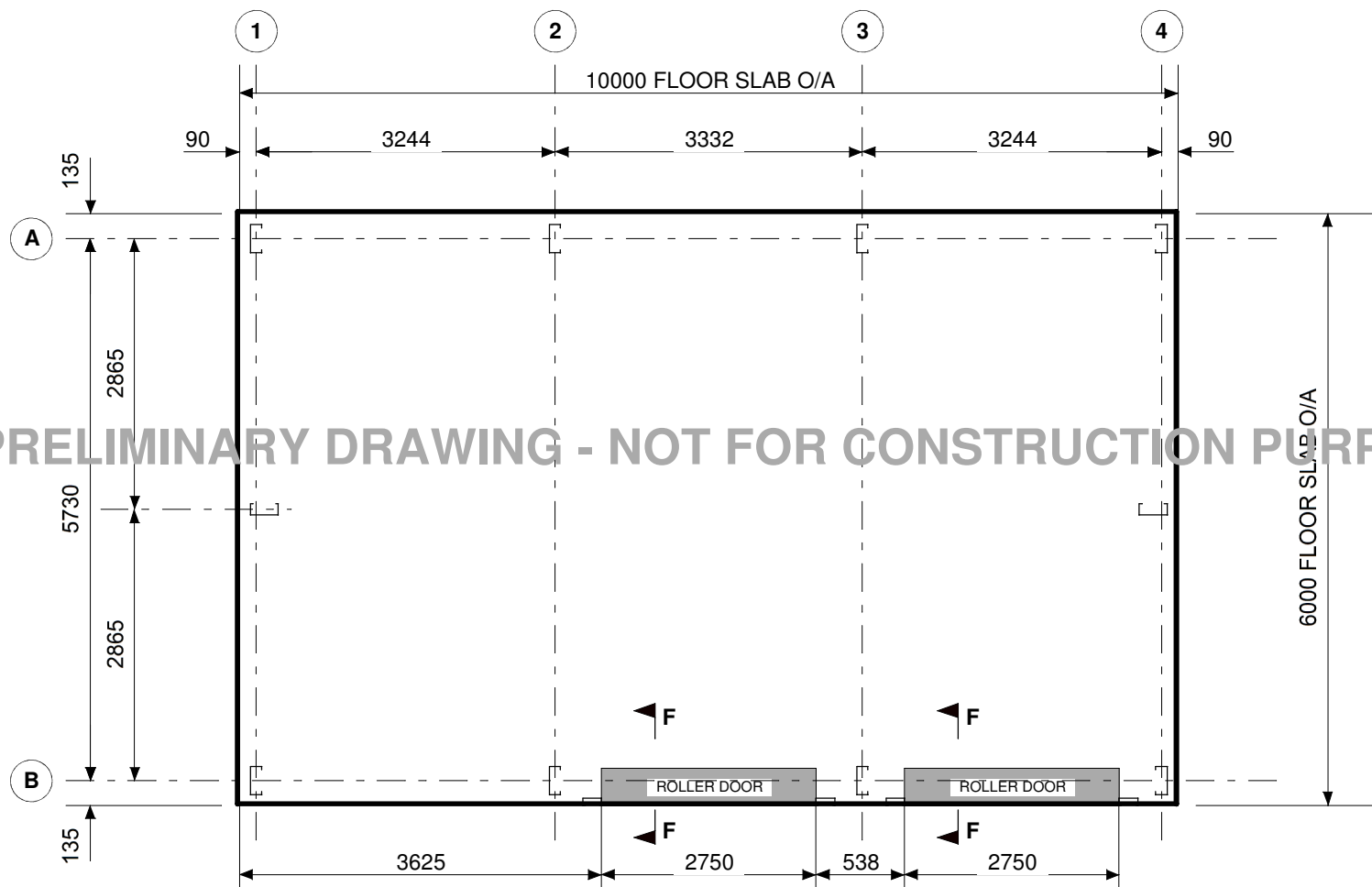
SEE ERECTION INSTRUCTIONS FOR
SECTION & SLAB DETAILS

SEE CERT. ENGINEER DRAWINGS
PECON2005, PE61-A/2.0 FOR ADDITIONAL
DET'S NOTES
& CONCRETE SPECIFICATION



SLAB EDGE DETAIL

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION PURPOSES



CLIENT
Darren Edmunds

SITE
TBA
FORTH TAS 7310

BUILDING
PREMIUM GARAGE
6000 SPAN x 3000 EAVE x 10000 LONG

TITLE
RC SLAB PLAN

SCALE
NTS

DRAWING NUMBER
RSP-18978

PAGE
1/1

Mary-Ann Edwards

From: RFS Projects <drafting@rfsprojects.com.au>
Sent: Wednesday, 19 June 2019 8:52 AM
To: switch
Subject: ATT Planning - RFS Projects - Planning Application - Edmunds
Attachments: Plans - Edmunds - DA - 18.06.19.pdf; Darren Edmunds 6 x 10 x 3 Ranbuild Shed plan.pdf; Title Plan.pdf; Title Search.pdf; Planning Application.pdf

ATT Planning,

Please see attached Planning Application for Lot 60 Bowman Drive, Penguin, Tas.

This Application will be Discretionary due to the Shed not complying with **10.4.2 Setback and building envelope for all buildings. (A3)**

P3 –

Due to the location on the shed being placed at the rear of the property the shed will not cause any unreasonable loss of amenity to the neighbouring Lots.

There will be no overshadowing of any habitable rooms, private open space or an adjoining lots due to the 2 x 3.0 wide easements to the South of the Shed.

With the shed height being kept to only 3.5m high at the ridge line this will reduce any visual impacts when viewed from an adjoining lot.

Kind Regards,

Robert Jetson
Draftsperson



70 Tugrah Rd, Devonport 7310 | P 03 6424 6325 | F 03 6424 8696
E drafting@rfsprojects.com.au | www.rfsprojects.com.au

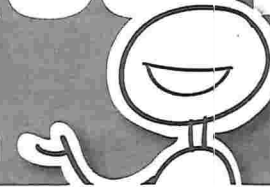
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Death Notices



SCOLYER Janelle Margaret

27.12.1968-30.6.2019
Our Janelle unfolded her angel wings when she peacefully passed away on Sunday afternoon at the W.C.D.H. Janelle was the loved and adored daughter of Frank and Margaret (both dec.), formerly of Burnie.

Loved and treasured sister and sister in law of Ellen Molloy, Noel and Jane, Vicki and John Marshall, Stephen and Lyn, Gregory and Shirley, Christopher and Helen, Leslie and Robyn, and Robyn Cole. Loved aunty to all their children.

Thank you to all who cared for Janelle, to know her was to love her.

A gentle soul at rest.

Funeral notice later.

Funeral Notices

HAYES Elvin Michael 'Mick'

The family and friends of the late Mr Mick Hayes are respectfully invited to attend his funeral service, which will be held in the Chapel of Parkside Funerals, 254 East Cam Rd, Burnie, on FRIDAY, July 5, 2019, commencing at 11am. This will be followed by interment in the Burnie Lawn Cemetery.



RYAN Lloyd Thomas

Family and friends of Mr Lloyd Ryan are warmly invited to attend his funeral to be held at the Mersey Community Hospital Chapel

Caravans and Motor Homes



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IV25-5B Iveco Conquest - Large slide out
FA25-3 Fiat Conquest DX - Slide out bed & Lounge
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www.kingcaravans.com.au

Local Government



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

APPLICATION FOR PLANNING PERMIT

S.57 Land Use Planning and Approvals Act 1993.

The following application has been received:

- Location: 22 Bowman Drive, Penguin
- Proposal: Residential (dwelling and out-building) - variation to rear boundary setback standard

Application No.: DA2018336

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the application [in accordance with s.57(5) of the Act] by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2015*. Representations must be made on or before 17 July 2019.

Date of notification: 3 July 2019.

SANDRA AYTON
General Manager

TA5543567

VOI KSWAGEN To Let & Wanted

CENTRAL COAST COUNCIL

No. _____

Date _____

Division

Rec'd 17 JUL 2019

File No

Doc. Id

No. 16-7-2019

Date

To The General Manager. Ref No DA2018336
Application No. "

Re application for Planning Permit for 22 Bowman.
Dr. Penguin

After reading letter sent to me regarding the above, I am concerned about shadowing in parts of my garden

I have spoken to member of your staff twice and was told to go on line to see details, which I did but could not understand when shadowing was how high the building was etc.

So in doing this I went to central coast office on Monday 15th July spoke to a planner and was told that I would have more shadowing in my property from 9am - 3pm affecting different parts of my property at different times well I am not happy. I have spent lots of money and time doing my garden and now its going to impact my place in a negative way. If this goes ahead I will be forced to sell my property and go else where.

When I moved to Penguin 8 yrs ago I thought I would live ~~my~~ the rest of my life in this place, but its slowly becoming like an industrial area. So much for being environmentally friendly nobody is planting trees etc just Buildings, sheds!
Sad.

a very unhappy Rate Payer Victoria Belfiore
0418620897

31 Hales St. Penguin.

CJP

Annexure 4



Aerial imagine - 22 Bowman Drive, Penguin



22 Bowman Drive, Penguin – looking south towards 29 Bowman Drive (lighter blue house) & 31 Bowman Drive (grey house)



22 Bowman Drive, Penguin – looking south towards 29 & 31 Bowman Drive

Unsealed Roads Policy

August 2019

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POLICY

The Unsealed Roads Policy supports the Council's vision and strategic objectives of appropriately managing assets and to provide the community with a Policy for sealing of unsealed roads servicing properties within the Central Coast municipal area.

To achieve this the Council recognises that assets must be planned, provided, maintained and renewed so that they continue to meet the service delivery needs of the community, within the context of providing best value to the community.

PURPOSE

The purpose of this Policy is to establish a set of criteria for the assessment and selection of unsealed roads for sealing.

It provides a systematic method of prioritising the sealing or otherwise of unsealed rural roads using a measurable and transparent assessment framework.

The Policy only applies to unsealed roads in the rural areas.

PROCESS

All unsealed roads will be assessed using the numerical scoring system set out in the Unsealed Roads Guidelines.

Roads reaching the threshold score will be added to the works schedule for consideration of sealing in an appropriate year.

When a request is received to seal a road, it will be re-assessed to ascertain if any changes have been made that would affect its score based on the Unsealed Roads Guidelines. If the re-assessed score reaches the threshold score it will be added to the works schedule for consideration of sealing in an appropriate year. If the threshold score is not reached, it will not be considered for sealing.

The applicant will be advised of the process and upon completion of the assessment will be advised of the outcome.

There are also "Special Circumstances" where the sealing of a section of a road may be approved. The treatment of such circumstances is outlined in the Unsealed Roads Guidelines.

SCOPE

This Policy applies to Council owned and managed unsealed rural roads.

RELATED DOCUMENTS

- . Unsealed Roads Guidelines – August 2019
- . ARRB – Unsealed Roads Manual Guidelines to Good Practice 3rd Edition, March 2009
- . Central Coast Strategic Plan 2014–2024

Date of approval:/...../.....

Approved by:

.....
Sandra Ayton
GENERAL MANAGER

Unsealed Roads Guidelines

August 2019

Schedule of Changes and Amendments

Version	Date	Changes/Amendment
Draft	Sept 2009	Draft prepared by Council officers
V1.00	Aug 2010	Endorsed by the Council at its meeting 16 August 2010
V2.00	Aug 2019	Endorsed by the Council at its meeting 19 August 2019

- NB: 1 Primary number changes to Versions (e.g. V1.00 to V2.00) will be made when the document undergoes its regular review and when significant changes are made to standards and guidelines
- 2 Secondary number changes (V1.00 to V1.01) will apply to minor amendments that do not materially impact the document and are intended only to clarify or update issues.

Document Control						
Rev No	Date	Revision Details	Typist	Author	Verifier	Approver

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1 INTRODUCTION

These Guidelines have been prepared by the Central Coast Council to support the Unsealed Roads Policy. The Unsealed Roads Policy supports the Council's vision and strategic objectives of appropriately managing assets and to provide the community with a Policy for sealing of unsealed roads servicing properties within the Central Coast municipal area.

The Policy only applies to unsealed roads in the rural areas.

To achieve this the Council recognises that assets must be planned, provided, maintained and renewed so that they continue to meet the service delivery needs of the community, within the context of providing best value to the community.

2 PURPOSE

The purpose of these Guidelines is to establish a set of criteria for the assessment and selection of unsealed roads for sealing.

It provides a systematic method of prioritising the sealing or otherwise of unsealed rural roads using a measurable and transparent assessment framework.

3 PROCESS

All unsealed roads will be assessed using the numerical scoring system set out in Part 4 – Assessment. A record of the assessment and scores will be maintained in a spreadsheet, copy included as Appendix B.

Roads reaching the threshold score will be added to the works schedule for consideration of sealing in future works programs.

A total of 150 points has been selected as the threshold score for a road to be listed for inclusion and/or consideration for sealing.

When a request is received to seal a road, it will be re-assessed to ascertain if any changes have been made that would affect its score. The re-assessment will be conducted by an officer of the Infrastructure Services Department and will be reviewed by the Road Asset Management Team. If the threshold score is reached the road will be listed for consideration of sealing in an appropriate year. If the threshold score is not reached the road will not be considered for sealing.

The applicant will be advised of the process and upon completion of the assessment will be advised of the outcome.

There are also “Special Circumstances” where the sealing of a section of a road may be approved. The treatment of such circumstances is outlined in Part 5 – Special Circumstances.

The process is summarised in the flowchart included in Appendix A.

4 ASSESSMENT

A survey of all gravel roads was undertaken by Council staff in 2005. Information on approximate traffic volumes, road safety, drainage, pavement condition, total number of residents, number affected by dust, signage, maintenance issues, strategic significance, and reconstruction constraints were recorded.

In order to ensure transparency and for the results to stand-up to public scrutiny a method to score and prioritise the roads was further developed by the Asset Management Group.

The criteria and weightings adopted for the assessment are as follows:

CRITERIA	WEIGHTING	SCORING POINTS
Traffic Volumes.	7	0 points 0–25 vpd 1 point 25–50 vpd 2 points 50–100 vpd 3 points 100–150 vpd 5 points >150 vpd Add one additional point for every 10% of commercial vehicles.
Strategic Significance. Tourist facility/focus, land development (abutting or servicing), complete a sealed road link, etc.	6	0 Nil 1 Low 2 3 Medium 4 5 High
Maintenance Considerations. Take into account relative maintenance costs.	8	1 Low 2 3 Medium 4 5 High
Safety Considerations. Actual/potential accidents, vertical/horizontal alignment issues, sight distance problems,	10	0 Nil 1 Low 2

school bus route.		3 Medium 4 5 High (add 1 point if school bus route).
Number of Houses.	6	Number of houses along a particular section of road within 100m of the road per km. One additional point per house.
Distance of House from Road.	6	0 Points >100m 1 Point 50–100m 2 Points 25–50m 3 Points 15–25m 5 Points 0–15m Add one point for each additional house located within 100m from the road.
Domestic Water Supply.	7	3 points – water tanks in use. 0 Points – reticulated or bore water supply.
Owner/Occupier Concerns.	8	1–5 points Issues to be considered are: Health issues, e.g. asthma etc. Effect of dust on business. Type of material used on road, e.g. high dust.

A preliminary assessment of all unsealed roads was conducted by the Council's Road Asset Management Team in June 2010 using a desktop survey. The ten highest scoring roads and all roads known to have had recent complaints were reassessed onsite to confirm final scores. The score for each criteria is obtained by multiplying the points and the weighting. Total score is the sum of the criteria scores.

Final scores shown in the table at Appendix B have been adopted.

5 SPECIAL CIRCUMSTANCES

The only instance when sealing of a section of road not meeting the criteria will be considered is when there are business or serious consequences associated with not sealing that section. Examples of this would include a dairy next to a gravel road where the dust might contaminate the milk supply, or where a requirement is placed on an agricultural business by a

head contract that might not allow its produce to be sold if not compliant, e.g. supply of fruit or other above-ground crop.

Option 1

In these instances, consideration for sealing will need to be treated individually on merit. A request for Sealing of Unsealed Road – Special Circumstances Form would be required from the applicant. If approved, funding of the project would be at the Council's expense if the applicant is prepared to wait for the sealing works to be programmed. If the applicant wishes to expedite the sealing works, then the funding will need to be provided by the applicant prior to works proceeding.

Option 2

In these instances, consideration for sealing will need to be treated individually on merit and would be jointly funded on a 50% contribution from the applicant. A request for Sealing of Unsealed Road – Special Circumstances Form would be required from the applicant. Where the cost implications to the Council are greater than \$10,000 it is suggested a report is forwarded to the Council for approval. The minimum length to be sealed for any application is 200m. Without widening or upgrade this would cost approximately \$30,000.

6 DUST SUPPRESSION

During 2008–2009 trials for dust suppression products were conducted on several roads. These trials proved to be unsuccessful. As a result, it is believed that bitumen sealing is the only means of dust suppression to be utilised in the future and only when the Guideline criteria are met. This is supported by a quotation from the Australian Road and Research Board (ARRB) Group – Unsealed Roads manual which states:

“Short of sealing a road, there are no known ways to eliminate dust emissions effectively on a long-term basis by using a single process or just one application of a dust suppressant.”

7 FUNDING

Successful applications for sealing of a road or road section will be listed for consideration in future works programs and assessed annually with other competing priorities. Funding will be provided from the Rural Roads portion of the Capital Program.

8 DOCUMENT REVIEW

This document will be reviewed every three years in conjunction with the Unsealed Roads Policy.

9 REFERENCES AND STANDARDS

- . Unsealed Roads Guidelines – August 2019
- . ARRB – Unsealed Roads Manual Guidelines to Good Practice 3rd Edition, March 2009

Appendix A: Process Flowchart

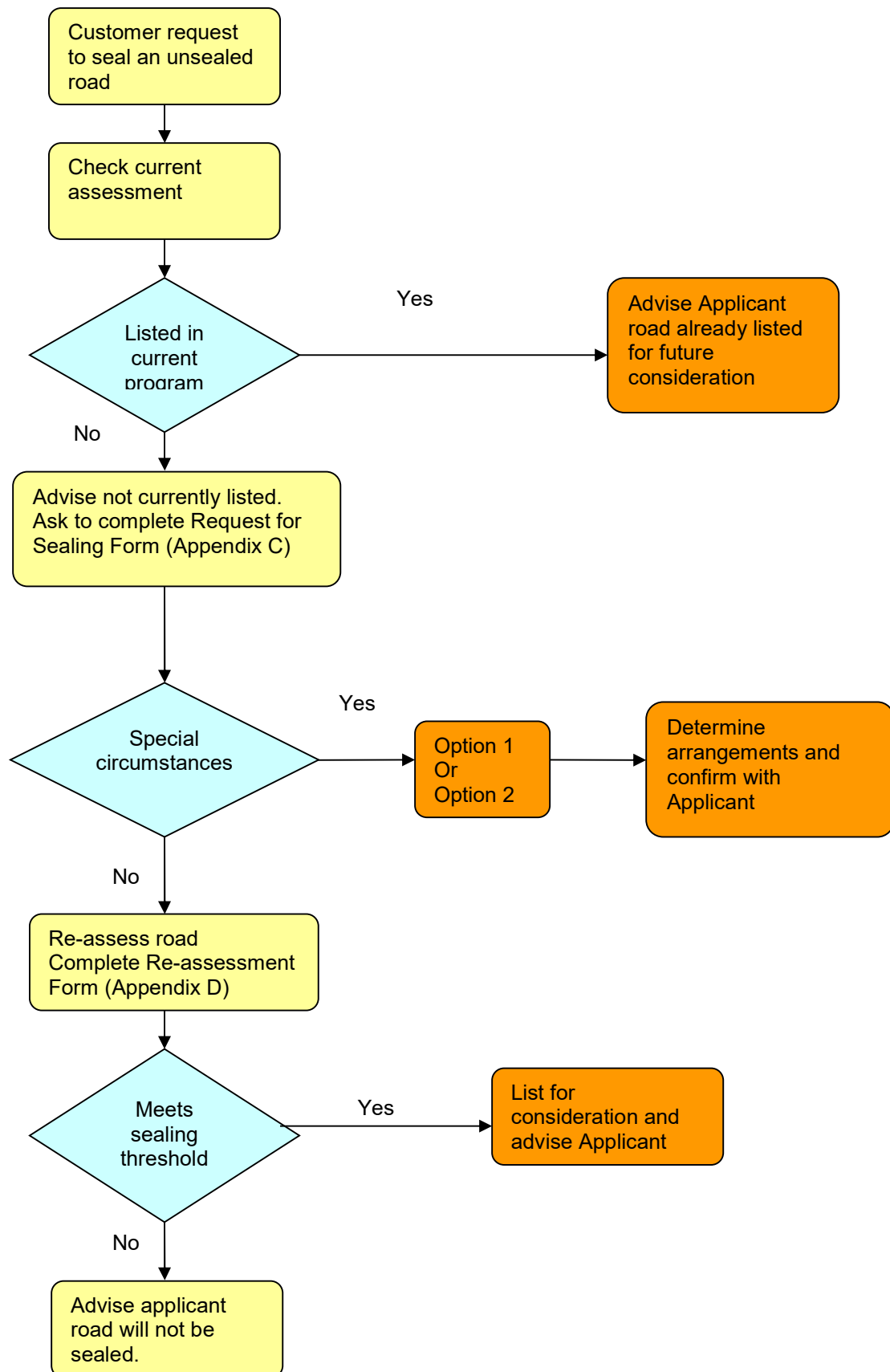
Appendix B: Assessment Spreadsheet

Appendix C: Request for Sealing

Appendix D: Re-assessment Form

UNSEALED ROADS GUIDELINES

Process Flowchart



Length	ROAD ID	NAME	APPROX. VOL Sealing Cost Volume Score	W	T	Strategic Significance	W	T	Maint. Considerations	W	T	Safety Considerations	W	T	Number of Houses	W	T	Distance to house	W	T	Domestic water supply	W	T	owner/occ. Concerns	W	T	Total Weighted Points	
0.73	D1002	BIENEFELTS ROAD	<50	3	7	21	0	6	0	5	8	40	3	10	30	6	6	36	7	6	42	3	7	21	2	8	16	206
1.85	C7808	HAYWOODS ROAD	<20	1	7	7	3	6	18	2	8	16	1	10	10	2	6	12	5	6	30	3	7	21	4	8	32	146
1.84	D0183	HARVEYS ROAD	<100	2	7	14	1	6	0	1	8	16	3	10	30	3	6	18	4	6	24	3	7	21	2	8	16	139
6.202	D0895	SMITHS PLAINS ROAD	>150	3	7	21	4	6	24	3	8	24	1	10	10	1	6	6	1	6	6	3	7	21	2	8	16	128
1.245	D0992	PURTONS ROAD	<100	3	7	28	1	6	0	3	8	16	1	10	40	1	6	0	1	6	6	3	7	21	1	8	8	119
13.39	C7921	LOONGANA ROAD	>150	3	7	21	4	6	24	3	8	24	4	10	40	1	6	6	1			3			0			115
2.59	C8658	DIAL ROAD	<20	5	7	35	4	6	24	3	8	24	1	10	10	0	6	0	0	6	0	0	7	0	1	8	8	101
1.28	C7688	FRENCHS ROAD	<20	0	7	0	2	6	12	2	8	16	0	10	0	3	6	18	4	6	24	3	7	21	1	8	8	99
0.76	C7358	PATONS ROAD	<20	1	7	7	0	6	0	1	8	8	2	10	20	5	6	30	2	6	12	3	7	21	0	8	0	98
3.48	D0248	ISANDULA ROAD	<100	3	7	21	4	6	24	2	8	16	3	10	30	0	6	0	0	6	0	0	7	0	0	8	0	91
0.41	C7976	TRAVERS LANE	<50	1	7	7	0	6	0	1	8	8	0	10	0	4	6	24	5	6	30	3	7	21	0	8	0	90
0.43	D0789	WYNWOOD ROAD	<50	0	7	0	0	6	0	1	8	16	0	10	0	3	6	18	7	6	42	3	7	21	0	8	0	89
1.84	C7798	LOWANA ROAD	<20	1	7	7	2	6	12	1	8	8	1	10	10	2	6	12	3	6	18	3	7	21	0	8	0	88
0.97	D1205	JAMESONS ROAD	<20	0	7	0	1	6	6	1	8	8	1	10	10	3	6	18	4	6	24	3	7	21	0	8	0	87
1.152	D0167	CANNONS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	4	6	24	3	7	21	1	8	8	73
0.757	D0170	BRETTES ROAD	<50	1	7	7	0	6	0	1	8	8	0	10	0	3	6	18	5	6	30	3	7	21	0	8	0	84
4.618	C7905	LOYETEA ROAD	<100	1	7	7	0	6	0	2	8	16	1	10	10	2	6	12	3	6	18	3	7	21	0	8	0	84
1.72	D0633	STORYS ROAD	<50	2	7	14	0	6	0	1	8	8	1	10	10	2	6	12	3	6	18	3	7	21	0	8	0	83
2.07	D0662	BREARLEYS ROAD	<20	1	7	7	0	6	0	2	8	16	0	10	0	1	6	6	5	6	30	3	7	21	0	8	0	80
1.03	D0565	SMITHS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	3	6	18	5	6	30	3	7	21	0	8	0	77
0.65	D0840	GRAINGERS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	6	6	36	3	7	21	0	8	0	77
0.91	C7727	CLARKES ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	3	6	18	5	6	30	3	7	21	0	8	0	77
0.86	D0138	JORDANS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	6	6	36	3	7	21	0	8	0	77
0.525	D0060	MANNINGS JETTY ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	6	6	36	3	7	21	0	8	0	77
0.79	D0879	BARRETTS ROAD	<20	0	7	0	0	6	0	1	8	8	1	10	10	1	6	6	5	6	30	3	7	21	0	8	0	75
0.4	D1166	FERNY BRIDGE ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	4	6	24	3	7	21	1	8	8	73
0.85	D0293	ELLIS ROAD	50-100	1	7	7	0	6	0	1	8	8	0	10	0	2	6	12	4	6	24	3	7	21	0	8	0	72
1.02	D0044	MCKENNAS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	3	6	18	4	6	24	3	7	21	0	8	0	71
1.26	D1069	LINGS ROAD	<20	1	7	7	2	6	12	1	8	8	1	10	10	1	6	6	1	6	6	3	7	21	0	8	0	70
2.42	D0756	CHILCOTTS ROAD	<50	0	7	0	0	6	0	1	8	8	1	10	10	2	6	12	3	6	18	3	7	21	0	8	0	69
1.09	D0374	THOMPSONS ROAD	<50	2	7	14	1	6	6	1	8	8	0	10	0	1	6	6	2	6	12	3	7	21	0	8	0	67
0.99	C7650	PLAPPS ROAD	<20	2	7	14	2	6	12	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	67
0.72	C7772	FIELDINGS ROAD	<50	1	7	7	0	6	0	1	8	8	0	10	0	2	6	12	3	6	18	3	7	21	0	8	0	66
3.98	D0594	GAUNTS ROAD	<50	1	7	7	0	6	0	2	8	16	1	10	10	1	6	6	1	6	6	3	7	21	0	8	0	66
1.66	D0659	EASTLEYS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	4	6	24	3	7	21	0	8	0	65
1.468	C7675	COOKES ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	5	6	30	3	7	21	0	8	0	65
0.51	D2077	LEES ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	4	6	24	3	7	21	0	8	0	65
0.42	C7549	HALLS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	4	6	24	3	7	21	0	8	0	65
0.34	D0727	WOODHOUSES ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	4	6	24	3	7	21	0	8	0	65
0.232	D0303	BELLINGERS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	5	6	30	3	7	21	0	8	0	65
0.25	C7594	CORBETTS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	4	6	24	3	7	21	0	8	0	65
1.3	C7756	BARRENS ROAD	<20	1	7	7	2	6	12	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	60
0.265	C8010	SYLVAN RISE	<20	1	7	7	0	6	0	1	8	8	0	10	0	2	6	12	2	6	12	3	7	21	0	8	0	60
1.05	D0507	MCPHERSONS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	3	6	18	3	7	21	0	8	0	59
0.57	D0989	ROCKLIFFS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	3	6	18	3	7	21	0	8	0	59
0.76	D0316	PORTERS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	3	6	18	3	7	21	0	8	0	59
0.78	D0921	CHISHOLM ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	3	6	18	3	7	21	0	8	0	59
0.67	C7646	WYLLIES ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	3	6	18	3	7	21	0	8	0	59
0.23	C7510	KAINES ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	4	6	24	3	7	21	0	8	0	59
0.4		HUGHES ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	3	6	18	3	7	21	0	8	0	59
2.01	D0510	WARRINGA ROAD	<20	1	7	7	0	6	0	1	8	8	1	10	10	1	6	6	1	6	6	3	7	21	0	8	0	58
1.73	D0471	DENNIS ROAD	<20	1	7	7	0	6	0	1	8	8	1	10	10	1	6	6	1	6	6	3	7	21	0	8	0	58
1.35	D0125	SALT MARSHS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	2	8	16	57
1.136	D0219	GUNNS PLAINS ROAD	<20	0	7	0	0	6	0	1	8	8	1	10	10	1	6	6	2	6	12	3	7	21	0	8	0	57
0.092	C7316	IRONCLIFFE ROAD	<20	1	7	7	3	6	18	4	8	32	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	57
0.1	D1111	GRASSMERE ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	2	6	12	3	7	21	1	8	8	55
1.94	D0523	TONGS ROAD	<20	1	7	7	0	6	0	1	8	8	0	10	0	1	6	6	2	6	12	3	7	21	0	8	0	54
1.13	D0332	HAYS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	3	6	18	3	7	21	0	8	0	53
0.305 some NMBC	D0390	BENNELLS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	2	6	12	3	7	21	0	8	0	53
	C8056	JACKSONS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	3	6	18	3	7	21	0	8	0	53
0.3	C7691	WHITEHOUSES ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	2	6	12	2	6	12	3	7	21	0	8	0	53
0.86	C7471	ETCHELLS ROAD	<50	0	7	0	0	6	0	1	8	8	1	10	10	1	6	6	1	6	6	3	7	21	0	8	0	51
1.721	D0112	ALLISON ROAD	<50																									

0.44	D1221	RODMANS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.05	C8140	DENNIS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.48	D0824	WALLACES ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.32	C8022	FIDERS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.31	D0400	LASTS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
*0.25	C7468	SUSHAMES ROAD		1	7	7	3	6	18	2	8	16	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	41
0.49	D1030	ANSELL ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.41	D0358	JONES ROAD		0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.14	C8166	JONES ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.47	C7662	GILLARDS ROAD		0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.45	D0808	STOTTS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.4	D0222	SUGARLOAF ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.31	D1108	WEEKES ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.21	D0099	MCCULLOCHS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.15	D1373	SATHER & OTHERS	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
0.125	C7785	GARDINERS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	3	7	21	0	8	0	41
sealed	D0439	LITTLES ROAD	<50		7	0		6	0		8	0		10	0	6	6	36		6	0		7	0		8	0	36
0.217	C8002	SARAH ROAD	<20	1	7	7	3	6	18	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	33
1.2	D0578	CULLENS ROAD	<20	0	7	0	1	6	6	1	8	8	1	10	10	0	6	0	0	6	0	0	7	0	0	8	0	24
* sealed 0.52	C7963	REYNOLDS ROAD	<50		7	0		6	0		8	0		10	0	4	6	24		6	0		7	0		8	0	24
0.06	C7730	JANSENS ROAD	<20	0	7	0	0	6	0	3	8	24	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	24
sealed 0.08	C7659	DUFFS ROAD (1.3km - check)	<20	0	7	0	0	6	0	3	8	24	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	24
0.09	C8153	HISCUTTS ROAD		0	7	0	0	6	0	1	8	8	0	10	0	1	6	6	1	6	6	0	7	0	0	8	0	20
1.49	C7552	COPEES ROAD	<20	0	7	0	0	6	0	1	8	8	1	10	10	0	6	0	0	6	0	0	7	0	0	8	0	18
0.65	C7578	MIDGLEYS ROAD	<20	1	7	7	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	15
0.275	D1053	BANNONS BRIDGE ROAD	<20	1	7	7	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	15
1.8	D0691	PETTITS ROAD		0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
1.19	D0918	ANDERSONS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
1.01	D1140	BROWNS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.84	D0853	JACKS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.91	C7934	BENNETTS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.9	D0581	DIPROSE ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.8	D1315	MOTTS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.97	D0604	FILLEULS ROAD	<10	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.76	D0947	HINGSTONS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.72	D0950	WINGS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.3	C7853	STAFFORDS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.62	D1289	HEALDS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
?	D1182	OLD ISANDULA ROAD		0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.56	D0109	KLEINS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.11	C8137	MCKENNAS ROAD		0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.47	D0811	WOODCHOPPERS ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.35	C7840	BLOOMS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.28	C7484	RADCLIFFS ROAD	<10	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.36	D0772	SHARMANS ROAD		0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.34	D0934	WATTLEGROVE ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.24	C7497	MCHUGHS ROAD		0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.23	C8030	BONNEYS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.22	C8276	LOYETEA PEAK ROAD	<50	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.08																												
sealed by owner	C8218	WESCOMBES ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.21	D0617	PEARCES ROAD		0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.17	D1124	MCCULLOCHS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.14	D0235	COXS ROAD	<10	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.14	D0549	WINGS ROAD off Warringa		0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.125	C8007	MOSSY LANE	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.06	D1179	BELLCHAMBERS ROAD	<20	0	7	0	0	6	0	1	8	8	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	8
0.532	D1027	GOULDS ROAD	<20		7	0		6	0		8	0		10	0	1	6	6		6	0		7	0		8	0	6
2.4	D0701	THIRTEEN MILE ROAD		0	7	0	0	6	0	0	8	0	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	0
1.2	C7565	KERGERS ROAD	<20	0	7	0	0	6	0	0	8	0	0	10	0	0	6	0	0	6	0	0	7	0	0	8	0	0
to be closed 0.18 to be sealed 0.191	D1137	STAN WING LOOKOUT ROAD	<20		7	0		6	0		8	0		10	0	0	6	0		6	0		7	0		8	0	0
	C9181	LEATHERWOOD DRIVE	<20		7	0		6	0		8	0		10	0		6	0		6	0		7	0		8	0	0
Sealed 0.12	D0086	FLETCHERS ROAD	<50		7	0		6	0		8	0		10	0		6	0		6	0		7	0		8	0	0
Sealed 0.06	D1292	MOTTON RECREATION GROUND	<50		7	0		6	0		8	0		10	0		6	0		6	0		7	0		8	0	0
0.25	C7594	CORBETTS ROAD	<20	1	7	7	0	6	0	1	8	8	1	10	10	4	6	24	6	6	36	3	7	21	1	8	8	114
1.468	C7675	COOKES ROAD																										

UNSEALED ROADS GUIDELINES REQUEST FOR SEALING

I/We hereby request to be included on Council's Unsealed Road Sealing Program:

Name: _____

Property Address: _____

Postal Address: _____

Telephone No: _____ Email: _____

Location and extent of sealing request: _____

Reason(s) for request? _____

Do you have water tanks? If yes, how many and location? _____

Signed: _____ Date: _____

PRIVACY STATEMENT:

The personal information collected on this form will only be used for the administration of Council's unsealed roads assessment. This information may be disclosed to Councillors and Council Officers responsible for determining priorities on this program. If you have any enquiries regarding Council's Privacy Policy, please contact the Council's Director Organisational Services on (03) 6429 8920.

Please return to: *Engineering Group Leader*
 Central Coast Council
 P O Box 220
 ULVERSTONE TAS 7315

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

UNSEALED ROADS GUIDELINES

Re-Assessment Form



Applicant Name: _____ Date: _____

Location and extent of sealing request: _____

CRITERIA	SCORING POINTS	WEIGHT	SCORE	TOTAL
Traffic Volumes	0 0–25 vpd 1 25–50 vpd 2 50–100 vpd 3 100–150 vpd 5 >150 vpd Add one additional point for every 10% of commercial vehicles.	7		
Strategic Significance Tourist facility/focus, land development (abutting or servicing), complete a sealed road link, etc.	0 Nil 1 Low 2 3 Medium 4 5 High	6		
Maintenance Considerations Take into account relative maintenance costs.	1 Low 2 3 Medium 4 5 High	8		
Safety Considerations Actual/potential accidents, vertical/horizontal alignment issues, sight distance problems (add 1 point if school bus route)	0 Nil 1 Low 2 3 Medium 4 5 High	10		
Number of Houses	Number of houses along a particular section of road within 100m of the road. One additional point per house.	6		
Distance of House from Road	0 >100m 1 50–100m 2 25–50m 3 15–25m 5 0–15m Add one point for each additional house located within 100m from the road.	6		
Domestic Water Supply	3 – water tanks in use. 0 – reticulated or bore water supply.	7		
Owner/Occupier Concerns	1–5 points Issues to be considered are: Health issues, e.g. asthma, effect of dust on business, type of material used on road	8		
TOTAL WEIGHTED POINTS				

Signed: _____ Date: _____