
Minutes of an ordinary meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 19 August 2019 commencing at 6.00pm.

Councillors attendance

Cr Jan Bonde (Mayor)
Cr John Beswick
Cr Cheryl Fuller
Cr Annette Overton
Cr Philip Viney

Cr Garry Carpenter (Deputy Mayor)
Cr Amanda Diprose
Cr Casey Hiscutt
Cr Tony van Rooyen

Employees attendance

General Manager (Ms Sandra Ayton)
Director Community Services (Mr Barry Omundson)
Director Infrastructure Services (Mr John Kersnovski)
Executive Services Officer (Mrs Lou Brooke)

Media attendance

The Advocate newspaper.

Public attendance

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

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

224/2019 Confirmation of minutes

The Executive Services Officer reported 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.”

- Cr Viney moved and Cr Hiscutt seconded, “That the minutes of the previous ordinary meeting of the Council held on 15 July 2019 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

225/2019 Council workshops

The Executive Services Officer reported 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.”

- Cr Overton moved and Cr Beswick seconded, “That the Officer’s report be received.”

Carried unanimously

MAYOR’S COMMUNICATIONS

226/2019 Mayor’s communications

The Mayor reported as follows:

“I wish to acknowledge the passing of Mr Ted Howe, last Friday. At the age of 22, Ted joined the army and during his service earned the ranks of Corporal, Sergeant and Sergeant Major.

After the War, Ted returned to the family farm at Riana and became a strong community man through his 50 (plus) years’ service to the Penguin Football Club, the Penguin RSL Club, where he held the role of Secretary/Treasurer for 22 years. Ted assisted with the delivery of meals on wheels and was involved with the local Fishing Association.

In February 2018, the Council acknowledged Ted’s community contributions, and the middle grandstand at Dial Park was named in his honour.

Ted was an inspiration to many as he continued to be active within his community throughout out his 101 years.

The Council acknowledges his efforts and extends its condolences to his family.”

227/2019 Mayor’s diary

The Mayor reported 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 reported 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 reported 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 reported 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 reported 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.”

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

Carried unanimously

228/2019 Declarations of interest

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

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

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

No interests were declared at this time.

COUNCILLOR REPORTS

229/2019 Councillor reports

The Executive Services Officer reported as follows:

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

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

Cr Fuller reported on recent meeting of the Riana Community Centre Advisory Committee and formally acknowledged the last meeting of Heartbeat Tasmania Inc’s Ulverstone Branch and their contribution to the community.

Cr Diprose reported on a recent meeting of the East Ulverstone Swimming Pool Management Committee.

Cr Overton reported on a recent meeting of the Central Coast Chamber of Commerce and Industry.

Cr Hiscutt reported on a recent meeting of the Slipstream Circus Board Inc.

APPLICATIONS FOR LEAVE OF ABSENCE

230/2019 Leave of absence

The Executive Services Officer reported as follows:

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

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

There are no applications for consideration at this meeting.”

DEPUTATIONS

231/2019 Deputations

The Executive Services Officer reported as follows:

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

PETITIONS

232/2019 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

233/2019 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

(2) In putting a question without notice at a meeting, a councillor must not –

(a) offer an argument or opinion; or

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

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

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

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

The allocation of topics ensued.

234/2019 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

(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."

PUBLIC QUESTION TIME

235/2019 Public question time

The Mayor reported as follows:

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

Public question time will be conducted as provided by the *Local Government (Meeting Procedures) Regulations 2015* and the supporting procedures adopted by the Council on 19 May 2014 (Minute No. 133/2014)."

236/2019 Public questions taken on notice

The Executive Services Officer reported 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.”

- Cr Hiscutt moved and Cr Overton seconded, “That the responses to questions from Mr Bonde at the 15 July 2019 Ordinary Council meeting are received and noted.”

Carried unanimously

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

237/2019 Minutes and notes of committees of the Council and other organisations

The General Manager reported as follows:

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

- . 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 have been circulated to all Councillors.”

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

Carried unanimously

238/2019 Appointment of Acting General Manager (206A/2012 – 16.07.2012)

The Mayor reported as follows:

“The Council has unanimously agreed to receive this report in Closed session.”

239/2019 Correspondence addressed to the Mayor and Councillors

The General Manager reported 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 reported as follows:

"A copy of the Schedule has been circulated to all Councillors."

■ Cr Beswick moved and Cr Fuller seconded, "That the Schedule of Correspondence addressed to the Mayor and Councillors (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

240/2019 Common seal

The General Manager reported 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 reported as follows:

"A copy of the Schedule has been circulated to all Councillors"

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

Carried unanimously

241/2019 Contracts and agreements

The General Manager reported 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 reported as follows:

“A copy of the Schedule has been circulated to all Councillors.”

■ Cr Beswick moved and Cr Hiscutt seconded, “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

COMMUNITY SERVICES

242/2019 Statutory determinations

The Director Community Services reported 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 reported as follows:

“A copy of the Schedule has been circulated to all Councillors.”

■ Cr Beswick moved and Cr Overton seconded, “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

243/2019 Council acting as a planning authority

The Mayor reported as follows:

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

The Director Community Services has submitted the following report:

‘If any such actions arise out of Minute No. 244/2019, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

244/2019 Residential (dwelling and outbuilding) – variation to rear boundary setback standard at 22 Bowman Drive, Penguin – Application No. DA2018336

The Director Community Services reported as follows:

“The Planning Officer has prepared the following report:

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

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

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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> <ul style="list-style-type: none"> (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). 	<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> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: 	<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>

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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.

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<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	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by a Condition to be placed on the Permit.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and 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>	Not applicable for the development of a single dwelling.

<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>

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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 reported as follows:

“Copies of the Annexures referred to in the Planning Officer’s report have been circulated to all Councillors.”

■ Cr Carpenter moved and Cr van Rooyen seconded, “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.”

Carried unanimously

INFRASTRUCTURE SERVICES

245/2019 Supply and distribution of Mobile Garbage Bins for Food Organics Garden Organics (115/2019 – 15.04.2019)

The Director Infrastructure Services reported 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 reported as follows:

“A copy of the confidential tender assessment has been circulated to all Councillors.”

■ Cr Fuller moved and Cr Beswick seconded, “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.”

Carried unanimously

246/2019 Tenders for Ulverstone Recreation Ground – Underground Irrigation

The Director Infrastructure Services reported as follows:

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

PURPOSE

The purpose of this report is to 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 reported as follows:

“A copy of the confidential tender assessment has been circulated to all Councillors.”

■ Cr van Rooyen moved and Cr Carpenter seconded, “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.”

Carried unanimously

247/2019 Unsealed Roads Policy (271/2010 – 16.08.2010)

The Director Infrastructure Services reported 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 reported as follows:

“Copies of the Unsealed Roads Policy and Guidelines dated August 2019 have been circulated to all Councillors.”

■ Cr Carpenter moved and Cr van Rooyen seconded, “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).”

Carried unanimously

248/2019 Public question time

The Mayor introduced public question time at 6.42pm.

Mr Declan Banim – Ulverstone

Question 1 –

“At the Planning meeting that was held recently at the Wharf, there were very few Councillors present, which disappointed me a lot. At that meeting there was no mention that there were changes made to a lot of the Zones to what applied there. This wasn’t mentioned. Poor Garry was running around like a hot dog with one microphone –that’s not good enough, we should have two or more there so people can talk into them. He was Chairman of the night, and I felt lousy for him. It is not his job, his job was to organise and to direct the meeting, he wasn’t there to run around giving microphones to people. Can there be more, will you get more microphones in the Gnomon Room? And I don’t know what you are going to do with the changes to the Zones and that wasn’t mentioned at all and that has gone through Council as I understand it, and people weren’t even made aware of it.”

Response –

The Mayor referred the question to the Director Community Services who advised that the changes were put forward by the State Government and they have been considered by the Council through the Planning Department. This will be brought back to Council along with submissions within a month.

Question 2 –

“Some things that have been put place by the State Government and where you if you buy a block you are allowed to do XYZ, then five to 10 years down the track, you in fact cannot do that, then there is something wrong with the Planning Scheme.”

Response –

The Mayor responded by advising that has come through the State Planning Scheme and the representation period has closed.

Question 3 –

“Mt St Vincent nursing home has been virtually transferred over to Respect Aged Care, as a member of the Catholic community we knew nothing about it, and I have taken it upon myself to get that decision reversed. This is absolutely ridiculous that a nursing home has been taken away from the Catholic community, we raised money to buy that home originally when it was run privately are you going to support me or reject me?”

Response –

The Mayor responded that it is a public business matter that needs to be discussed with Respect Aged Care or Mt St Vincent Nursing Home.

Question 4 –

“Millions of dollars are going to be spent at Penguin waterfront, some years ago when Bevin Eberhardt was the Engineer here, one of the last things he did was to organise a meeting with the Turners Beach community to look what options were available to the community that lived close to the water front, if there was a rise in the water level. There were three options discussed at that forum. Option 1 – do nothing; Option 2 – we build a wall; and Option 3 – enrich the high-water mark, with bought in material or existing, as a result of floods.

Of the most successful one was number three and that we would enrich every year with the logs and seaweed and cover with sand. Why are we not doing this? We have logs on the beach, we have burnt the logs at Turners Beach, and I pointed this out at the meeting. I was told I was incorrect and yet they spent weeks there burning off.”

Response –

The Mayor referred to the Director Infrastructure Services to respond as to why the Council isn't leaving the logs on the beach to create a wall in Penguin instead of

creating a wall. The Director Infrastructure Services advised that the wall the Council is creating will protect the beach for years to come. There aren't a lot of logs on the Penguin beach and is not aware of logs being burnt at Turners Beach and certainly not at Penguin. The Adaptation Plan that came through was after a number of adaptation meetings within the community. This particular item wasn't in the final report used by the Council and the document is on the Council website. The particular action was not agreed at the meeting referred to and there would be difficulty in convincing the State Government to agree to doing that (Option 3). The Council does use the Turners Beach – Leith Coastal Adaptation Pathways report for its future planning.

Questions and replies concluded at 6.51pm.

ORGANISATIONAL SERVICES

ORGANISATIONAL SERVICES

249/2019 Organisational Services

The General Manager reported as follows:

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

CLOSURE OF MEETING TO THE PUBLIC

250/2019 Meeting closed to the public

The Executive Services Officer reported as follows:

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

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

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council <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 terms, conditions, approval and renewal

Changeover Project) – Asset Sale Agreement with TasNetworks (85A/2017 – 20.03.2017)	
Appointment of Acting General Manager (206A/2012 – 16.07.2012)	15(2)(a) personnel matters.”

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015 reference</i>
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
Appointment of Acting General Manager (206A/2012 – 16.07.2012)	15(2)(a) personnel matters.”

Carried unanimously and by absolute majority

The Executive Services Officer further reported 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.”

The meeting moved in to Closed session at 6.53pm.

251/2019 Confirmation of Closed session minutes

The Executive Services Officer reported as follows:

“The Closed session minutes of the previous ordinary meeting of the Council held on 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 in respect of a matter discussed at a closed meeting –

‘34(1)(b) in relation to a matter discussed at the closed meeting –

(i) the fact that the matter was discussed at the closed meeting; and

(ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and

(c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.’

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting.”

GENERAL MANAGEMENT

252/2019 Minutes and notes of other organisations and committees of the Council

The General Manager reported as follows:

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

- . Dulverton Waste Management Board – meeting held 7 August 2019
- . Dulverton Waste Management Audit and Risk Committee – meeting held 7 August 2019.

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

...

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting –

- ‘34(1)(b) in relation to a matter discussed at the closed meeting –
 - (i) the fact that the matter was discussed at the closed meeting; and
 - (ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and
- (c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.’

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting.”

253/2019 TasWater Quarterly Report to the Owners’ Representatives

The General Manager reported as follows:

“PURPOSE

This report is to present the TasWater Quarterly Report to Owners’ Representatives for the period ended 30 June 2019. The report is provided to all owner councils on an ‘In Confidence’ basis.

...

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting –

‘34(1)(b) in relation to a matter discussed at the closed meeting –

- (i) the fact that the matter was discussed at the closed meeting; and
- (ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and

- (c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.’

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting.”

INFRASTRUCTURE SERVICES

254/2019 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)

The Director Infrastructure Services reported as follows:

“PURPOSE

This report is to consider the purchase of the existing street lighting assets which will be replaced by new LED street lights, as well as, providing an update on the Great Southern Lights –Bulk Changeover to LED Street Lighting Project.

...

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting –

- ‘34(1)(b) in relation to a matter discussed at the closed meeting –
 - (i) the fact that the matter was discussed at the closed meeting; and
 - (ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and
- (c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.’

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting.”

GENERAL MANAGEMENT

255/2019 Appointment of Acting General Manager (206A/2012 – 16.07.2012)

The General Manager and Council staff left the meeting at 7.01 pm and returned at 7.10pm.

The General Manager reported 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.

...

The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of a matter discussed at a closed meeting –

‘34(1)(b) in relation to a matter discussed at the closed meeting –

(i) the fact that the matter was discussed at the closed meeting; and

(ii) a brief description of the matter so discussed –

are to be recorded in the minutes of that part of the meeting that is open to the public, but are to be recorded in a manner that does not disclose any confidential information and protects confidentiality; and

(c) in relation to a matter discussed at the closed meeting, the details of the discussion of the matter, and the outcome of the discussion, are not to be recorded in the minutes of that part of the meeting that is open to the public unless the council, or council committee, determines otherwise.’

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting.”

There being no further business, the Mayor declared the meeting closed at 7.11pm.

CONFIRMED THIS 16TH DAY OF SEPTEMBER 2019.

Chairperson

(lb:Imm)

Appendices

- Minute No. 239/2019 – Schedule of Correspondence addressed to the Mayor and Councillors
- Minute No. 240/2019 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 241/2019 – Schedule of Contracts & Agreements
- Minute No. 242/2019 – Schedule of Statutory Determinations
- Minute No. 247/2019 – Unsealed Roads Policy and Unsealed Roads Guidelines 2019

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 the Council minutes contain advice, information and recommendations given by persons who have the qualifications and experience necessary to give such advice, information or recommendation;
- (ii) where any advice is directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account another person's general advice who is appropriately qualified or experienced; and
- (iii) that copies of advice received from an appropriately qualified or experienced professional have been provided to the Council.



Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents

**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
- . Final Plan of Survey
Lots 10, 21, 44, 57, 58 & 59 Bowman Drive and Hales Street, Penguin
(Pengana Heights)
SUB2003.20



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

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

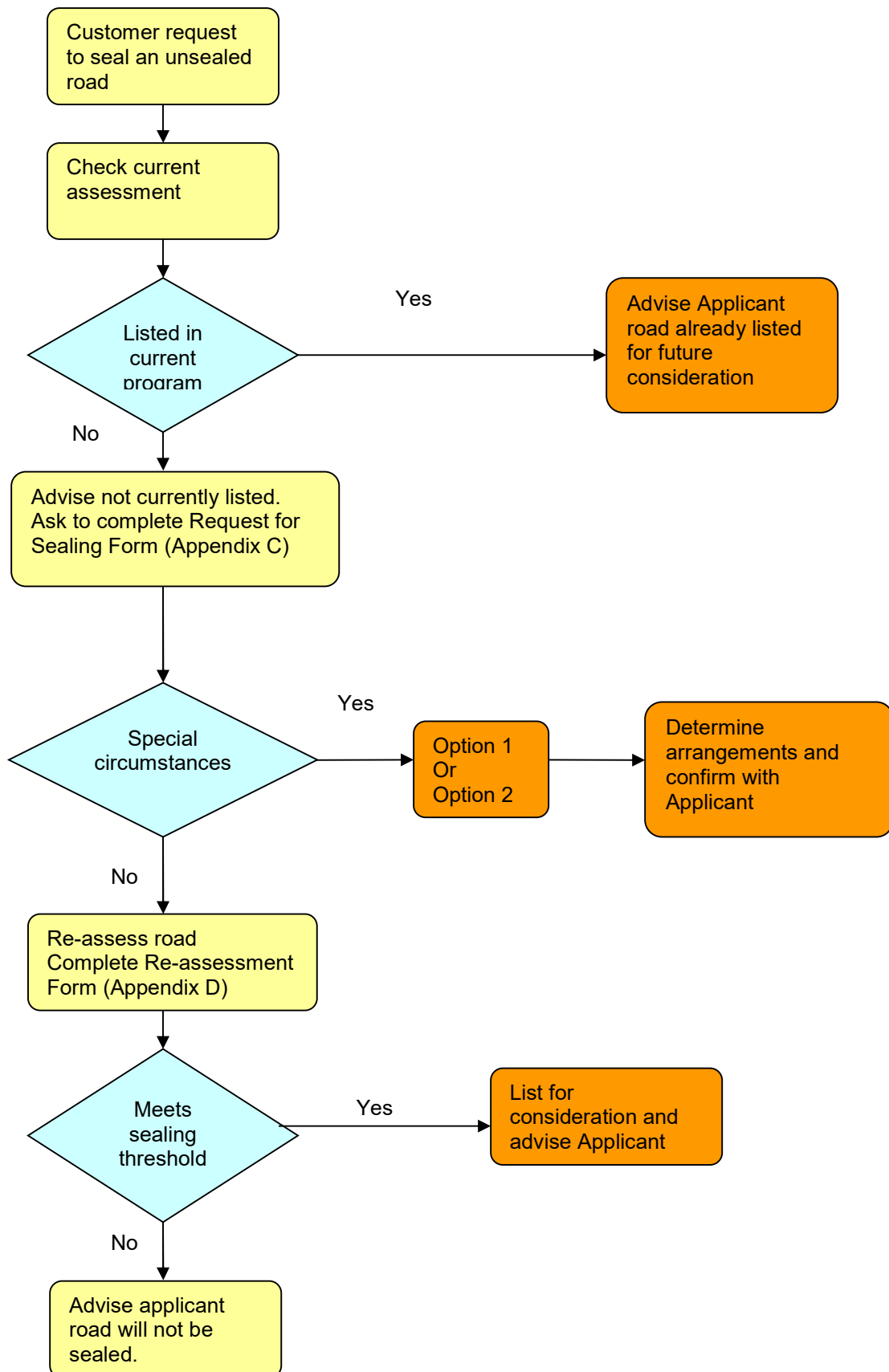
Appendix B: Assessment Spreadsheet

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	BARRETT'S 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	MCHUGHES 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	<20	1	7	7	0	6	0	1	8	8	0															

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: _____