

Notice of Ordinary Council Meeting and

Agenda

21 OCTOBER 2019

To all Councillors

NOTICE OF MEETING

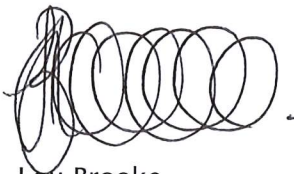
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 21 October 2019. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 5 January 2019.

Dated at Ulverstone this 16th day of October 2019.

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

A handwritten signature in black ink, consisting of a series of overlapping loops and a final flourish.

Lou Brooke
EXECUTIVE SERVICES OFFICER

QUALIFIED PERSON'S ADVICE

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

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

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

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


Barry Omundson
ACTING GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

OPENING PRAYER

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

BUSINESS

See Contents – Page 2

Contents

1	CONFIRMATION OF MINUTES OF THE COUNCIL	5
2	COUNCIL WORKSHOPS	5
3	MAYOR'S COMMUNICATIONS	6
3.1	Mayor's communications	6
3.2	Mayor's diary	6
3.3	Declarations of interest	7
4	COUNCILLOR REPORTS	8
5	APPLICATIONS FOR LEAVE OF ABSENCE	8
6	DEPUTATIONS	9
7	PETITIONS	9
8	COUNCILLORS' QUESTIONS	10
8.1	Councillors' questions without notice	10
8.2	Councillors' questions on notice	12
9	PUBLIC QUESTION TIME	12
9.1	Public question time	12
9.2	Public questions taken on notice	13

10	DEPARTMENTAL BUSINESS	15
	GENERAL MANAGEMENT	15
10.1	Minutes and notes of committees of the Council and other organisations	15
10.2	Annual Report for the year ended 30 June 2019	15
10.3	Quarterly Performance report – 2019–2020 Annual Plan progress	17
10.4	Correspondence addressed to the Mayor and Councillors	18
10.5	Common seal	19
10.6	Contracts and agreements	20
	COMMUNITY SERVICES	21
10.7	Statutory determinations	21
10.8	Creation of a Recreation Vehicle By-law	21
10.9	Council acting as a planning authority	26
10.10	Food services (roofed deck) and Visitor accommodation (27 van sites, cabin, amenities block and a wastewater dump facility) – discretionary use and variation to front boundary setback standard, suitability of site, site coverage and car parking standards at 225 Penguin Road, West Ulverstone – Application No. DA2019010	27
	INFRASTRUCTURE SERVICES	83
10.11	Removal of the ‘Works in Road Reservation minor works – no excavation’ permit fee	83
10.12	Tenders – Turners Beach to Leith Shared Pathway, Turners Beach/Leith	87
10.13	Tenders for Ulverstone Civic Centre – Seating renewal	90
10.14	Standing Tender 2019–2022 – Coastal and rural roadside mowing	93
10.15	Tenders for resealing of urban and rural roads 2019–2020	97
10.16	Ulverstone Showground underground electrical – reallocation of Capital funds	100

ORGANISATIONAL SERVICES	105
10.17 Financial statements	105
11 CLOSURE OF MEETING TO THE PUBLIC	107
11.1 Meeting closed to the public	107
11.2 Confirmation of Closed session minutes	111
GENERAL MANAGEMENT	113
11.3 Minutes and notes of other organisations and committees of the Council	113
INFRASTRUCTURE SERVICES	115
11.4 Tenders – Kings Parade Upgrade Project, Ulverstone	115
COMMUNITY SERVICES	119
11.5 Ulverstone Cultural Precinct Guaranteed Maximum Price Expression of Interest – Consideration of the appointment of building contractor (215/2019 – 15.07.2019)	119
11.6 Ulverstone Recreation Ground Changeroom Redevelopment Guaranteed Maximum Price Expression of Interest – Appointment of building contractor	122

1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous ordinary meeting of the Council held on 16 September 2019 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 16 September 2019 be confirmed.”
-
-
-

2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 23.09.2019 – Reconciliation Action Plan; Power pole upgrade – Ulverstone Showgrounds; RV Strategy
- . 30.09.2019 – Penguin District School presentation, Dog Management Policy, Revitalisation of Reibey Street
- . 07.10.2019 – Quarterly update; EOI Wharf Precinct presentation
- . 14.10.2019 – Walking Trails Marketing Plan; Ulverstone Cultural Precinct Tenders.

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

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

.....

.....

.....

3 MAYOR’S COMMUNICATIONS

3.1 Mayor’s communications

The Mayor reports as follows:

“The President of Rotary Club of Ulverstone West, Phillip McKenzie will be attending the meeting to make a presentation to the Council on behalf of the Club.”

.....

.....

.....

3.2 Mayor’s diary

The Mayor reports as follows:

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

- . Food Organics Garden Organics (FOGO) Sessions – Sulphur Creek, Turners Beach, Penguin and Ulverstone
- . Living Room at Ulverstone Library – Guest Speaker – Ulverstone
- . 2019 NBL Blitz – Ulverstone
- . Central Coast Chamber Commerce and Industry Breakfast – Ulverstone
- . Former Councillor Max Johnston’s funeral
- . Season Open Day – Turners Beach Bowls and Community Club
- . Gavin Pearce MP – General Meeting – Ulverstone
- . Radio community reports

-
- . Federal Senators – Sea Wall – Penguin
 - . Vanishing Point Unseen – Community Forum – Burnie
 - . Central Coast Council Citizenship Ceremony – Ulverstone
 - . Ulverstone Football Club – Annual Dinner – Ulverstone
 - . Ulverstone Repertory Theatre Production – Dr Dolittle Jr – Ulverstone
 - . Ulverstone Senior Citizens Club – Mayor’s Cup Presentation – Ulverstone
 - . Cluster School Association meeting – Ulverstone
 - . Beyond Blue Gala Dinner – Ulverstone.”

The Deputy Mayor reports as follows:

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

- . Ulverstone Bowls Club Open Day – Ulverstone
- . Penguin Football Club – Presentation Evening – Penguin.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

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

.....

.....

.....

3.3 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

.....

.....

.....

4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

.....

.....

.....

5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

.....

.....

.....

6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

.....

.....

.....

7 PETITIONS

7.1 Petitions

The Executive Services Officer reports as follows:

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

8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

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

-
- (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
 - (7) The chairperson may require a councillor to put a question without notice in writing.'

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

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

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

<i>Councillor</i>	<i>Question</i>	<i>Department</i>
.....
.....
.....
.....
.....
.....

8.2 Councillors' questions on notice

The Executive Services Officer reports as follows:

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

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

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

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

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

No questions on notice have been received."

.....

.....

.....

9 PUBLIC QUESTION TIME

9.1 Public question time

The Mayor reports as follows:

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

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

9.2 Public questions taken on notice

The Executive Services Officer reports as follows:

“At the 16 September 2019 Ordinary Council Meeting, **Mr Darryl Barker** asked the following questions without notice, which were responded to by the Mayor who advised that matter would be investigated, and a response provided.

Question 1:

‘In relation to the Capeweed, the Council has had a couple of goes at spraying it, but has the program finished? If not, have they sprayed all of the area that used to be the old football ground, the block opposite the south end of the football ground, 12 King Edward Street and Johnsons Beach around the Scout Hall, the Penguin Miniature Train Depot and the Council subdivision on Dial Road?’

Response:

The Council has an ongoing program of treating Capeweed in residential areas within the Central Coast including in Penguin with the goal of eradicating or effectively controlling the weed pest. Spraying of affected public areas is undertaken at appropriate periods during the year. Recent treatment works were undertaken in many areas within Penguin and this program of treatment will continue but with recognition of prevailing weather conditions and the limitations that this may impose.

Question 2 –

‘I asked the Council in June if a No Through Road sign could be installed at Johnsons Beach Drive. A reply was from Mr Kersnovski saying that no complaints have been received from drivers of vehicles encountering turning difficulties on this road and therefore is no need for it. If there aren’t any complaints, where would you complain in Penguin, if the Council and the Visitor Centre is closed? And how many signatures do you want before you take action?’

Response:

The installation of road signs in Australia is governed by Australian Standard 1742.1 as well as criteria determined by State Road Authorities and municipalities. In the instance of Johnsons Beach Road, as it has a vehicle turnaround at the end of the road and provides access to a major business (Penguin Caravan Park) as well as numerous community facilities including the

Scouts building, Penguin Miniature Railway, Johnsons Beach (and amenities), Penguin skatepark and Penguin boat ramps, installation of a No Through Road sign near the beginning of the road is considered to be inappropriate. No Through Road signs are generally installed at the entrance to minor roads where there is no ability for vehicles to turn around at the end of the road and acts as a warning to road users not to travel on the road beyond the signs location.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the responses to questions from Mr Barker from the 16 September 2019 Ordinary Council meeting are received and noted.”

.....

.....

.....

10 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

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

The General Manager reports as follows:

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

- Cradle Coast Authority Representatives – meeting held 22 August 2019
- Central Coast Youth Engaged Steering Committee – meeting held 26 September 2019.

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

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

10.2 Annual Report for the year ended 30 June 2019

The General Manager reports as follows:

“PURPOSE

The purpose of this report is to approve the Annual Report for the year ended 30 June 2019.

BACKGROUND

The *Local Government Act 1993* (the Act) provides that a council must prepare an Annual Report.

An Annual Report for the period 2018–2019 has been prepared as required and a copy is appended to this report.

The Annual Report is the major reporting mechanism to the community.

The Act provides the requirements for the preparation of the Annual Report and directs that a council must invite the community to make submissions on its report for discussion at its Annual General Meeting.

DISCUSSION

Discussion has been provided for within the Annual Report.

CONSULTATION

A draft Annual Report was forwarded to the Tasmanian Audit Office for review in accordance with Auditing Standard ASA 720 *Other Information in Documents Containing Audited Financial Reports*.

Community reporting will take place as part of the Annual General Meeting which is scheduled to be held at the Gnomon Room, Ulverstone Wharf Precinct at 7.00pm on Monday, 11 November 2019.

RESOURCE, FINANCIAL AND RISK IMPACTS

The cost of preparation of the Annual Report has been provided for within the Estimates.

CORPORATE COMPLIANCE

Preparation of the Annual Report is a statutory requirement.

CONCLUSION

The Annual Report is recommended for approval.”

The Executive Services Officer reported as follows:

“A copy of the Annual Report for the year ended 30 June 2019 has been circulated to all Councillors.”

- “That the Annual Report for the year ended 30 June 2019 be approved.”

10.3 Quarterly Performance Report – 2019–2020 Annual Plan progress

The General Manager reports as follows:

"PURPOSE

The purpose of this report is to present a Quarterly Performance Report on progress with the Council's 2019–2020 Annual Plan.

BACKGROUND

The Council's 2019–2020 Annual Plan and Budget Estimates were adopted by the Council at its Ordinary meeting on Monday, 17 June 2019 in accordance with the requirements of the *Local Government Act 1993*.

DISCUSSION

The Quarterly Performance Report to Council provides an update on the progress of strategic actions included in the Council's 2019–2020 Annual Plan. Strategies and Actions are listed in Departmental order and provide information on the Department responsible for the action. Each action's status includes progress comments, the estimated percentage completed against the action's targets for the financial year. Some of the Annual Plan's achievements over the first quarter included:

- . Progression with the Tasmania Planning Scheme transition;
- . Progress from the Leven and Gawler River Community Reference Group in developing a draft Rivercare Plan;
- . Development of the Central Coast Walking Trails Marketing Plan;
- . Continued progress towards the implementation of Food Organics and Garden Organics collection and disposal;
- . Service Levels for Open Space and Parks developed in readiness for Councillor Workshop; and
- . Progression to tenders for construction of the Turners Beach to Forth Shared Pathway, including a Memorandum of Understanding for ownership of the old railway bridge.

A copy of the Quarterly Performance Report to Council – 30 September 2019 is appended.

CONSULTATION

Consultation is not required on this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

Other than staff time there is no impact on Council resources.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision
- . Effective communication and engagement
- . Strengthen local–regional connections.

CONCLUSION

It is recommended that the Council receive the Quarterly Performance Report on progress with the 2019–2020 Annual Plan as at 30 September 2019.”

The Executive Services Officer reports as follows:

“A copy of the Quarterly Performance Report to Council – 30 September 2019 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That Council receive the Quarterly Performance Report on progress with the 2019–2020 Annual Plan as at 30 September 2019.”

10.4 Correspondence addressed to the Mayor and Councillors

The General Manager reports as follows:

“A Schedule of Correspondence addressed to the Mayor and Councillors for the period 17 September 2019 to 21 October 2019 and which was addressed to the ‘Mayor and Councillors’ is appended. Reporting of this correspondence is required in accordance with Council policy.

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

The Executive Services Officer reports as follows:

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

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

10.5 Common seal

The General Manager reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 17 September 2019 to 21 October 2019 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

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

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

10.6 Contracts and agreements

The General Manager reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into for the period 17 September 2019 to 21 October 2019 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

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

COMMUNITY SERVICES

10.7 Statutory determinations

The Director Community Services reports as follows:

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

The Executive Services Officer reports as follows:

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

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

10.8 Creation of a Recreational Vehicle By-law

The Director Community Services reports as follows:

“PURPOSE

The purpose of this report is to provide the Council information regarding the growing (largely unregulated) economic and environmentally effecting activity known as Freedom Camping, and to recommend the commencement of the legislative process for the creation of a Recreation Vehicle By-law and regulated framework. The By-law and framework would provide the Council an avenue for increased tourism while maintaining residential ambiance and protect our valuable and unique environment.

BACKGROUND

Freedom Camping is camping in a tent, campervan or motor vehicle on public land, on a site with minimal or no facilities, such as toilets or showers. Within the Central Coast Council municipal area, there are numerous places where this activity takes place with a snapshot taken of multiple users in February 2018 as follows:

- . Forth Football Grounds – 54 users;
- . Midway Point –33 users;
- . Hall Point – 22 users;
- . Penguin SLSC – 20 users;
- . Lions Park Penguin – 0; and
- . Nicholson Point – 8 users.

Arising from these activities the Council has received numerous complaints from members of the community that include:

- . Nudity;
- . Environmental damage;
- . Interfering with a Penguin habitat;
- . Noise;
- . Drinking;
- . Unsightly toiletry habits;
- . Dogs off leash; and
- . Lack of amenity for community when activity takes place adjacent/opposite to residential living.

In some overnight areas, the Council has signage setting out times and expected behaviours, yet this is neither consistent nor with any regulated framework therefore, unable to be enforced.

For the purposes of this report it would be a recommendation that the Council only allow only fully self-contained Recreational Vehicles (RV's) to stay overnight in permitted areas, and for permitted periods of time. Other elements within the Freedom Camping collective would be encouraged to use existing Caravan Parks within the municipal area.

DISCUSSION

In discussions around this matter, Waratah-Wynyard Council advised of their completed strategic review of the same issues in their municipal area, and with this engaged the services of David Hammond a consultant from Business Lab, who has expertise in this area. There are significant similarities between the municipal areas and the good work undertaken by Waratah-Wynyard Council has largely informed this report.

A survey by Free Camping Australia Released in 2017 of 400 free campers said:

- . 83% are retired;
- . 59% report that they stop for 3 days;
- . 82% were travelling for 2 months;
- . 14% usually stay in Caravan Parks.

Due to the age group, noise associated with young people and families, it is a disincentive for staying in Caravan Parks.

Central Coast provides around 17,000sqm of camping sites, with only two privately owned Caravan Parks. The average value of Freedom Camping from a Camping Australia survey is \$100 a week. A similar survey was undertaken by the Caravan and Motorhome Club who estimated the weekly value at \$130 a week.

The Central Coast Council plays a key regional role in balancing the economic stimulus of Freedom Camping as a tourist activity with the privacy and residential ambience of our community and protecting our world-renowned environment. The Council also plays a role in educating visitors, while also promoting the wonderful assets within our municipal area through the provision of welcome pack, just as other Councils have done throughout Australia.

While it is acknowledged that Waratah-Wynyard sought to manage issues with Freedom Camping at peak times, the Central Coast Council receives complaints of poor behaviour of some Freedom Campers throughout the entire year. Any regulation considered would then ensure a year-round presence.

Should the Council wish to operate under a regulated framework then the most suitable means of doing so would be through the creation of a Recreational Vehicle By-law. Under Section 145, of the *Local Government Act 1993* (the Act):

- '(1) *A council may make by-laws in respect of any act, matter or thing for which a council has a function or power under this or any other Act.*
- (2) *By-laws under this Part may be made so as to apply differently according to matters, limitations or restrictions, whether as to time, circumstance or otherwise, specified in the by-laws.'*

By creating a Recreational Vehicle By-law, it will enable the Council to deal with issues that are currently received through community complaints and would take in a wide array of parameters including elements of the Competitive Neutrality principals. The first step in the development of a By-law is a Council resolution that states that the Council intends to make a By-law which must be carried by an absolute majority as per s.156 of the Act.

In order to create and subsequently consult on a By-law it is appropriate to identify and select the scope of the intended regulatory framework.

Taking directly from the work of Waratah Wynyard Council there exists three scope options, which are as follows:

- “1: *Permissive Open* – we’ll have a worldwide reputation as the most embracing area of the free camper in Tasmania; we will build an international culture and visitors will stay more nights for the benefits of Council;
- 2: *Balanced Welcoming* – we seek to be good hosts of our visitors and we seek them to be good guests when they come to our place. To achieve that we’ll give a high level of warm, welcoming support and embrace their cultures, but we will also put in place the measures to protect the values and environments important to us;
- 3: *Prohibitive Closed* – The campervan culture is one our ratepayers and our environment can no longer afford. That’s why we invested in campgrounds in the first place.”

It is prudent to note, if not for consistency in approach, that the Waratah-Wynyard Council selected Option 2.

The Balanced Welcoming option for Central Coast means we warmly welcome Freedom Camping as contributing a valuable economic input into our region. We balance this with the realisation that not all will be role model visitors and hold the same values that the communities they stay in have. Consequently through the provision of a suitable By-law council places stricter control over non-self-contained vehicles. We assist all visitors by the provision of education, signage and working collectively with all involved to minimise the negative stresses including:

- . By-laws provisions to be specific in management efforts;
- . Regular compliance patrolling to both infringe and advise people to move on to appropriate areas;
- . Allow overnight stays for self-contained RV’s for 2 nights, no non-self-contained vehicles are permitted in public areas; and
- . Extensive signage, education and regional collaboration.

While this form of regulated environment will undoubtedly provide for better outcomes for the visitor, the community and the environment, it may influence the homeless and itinerant workers. These effects are largely unknown, as such it is recommended that further analysis and recommendations be presented to Council in the future.

CONSULTATION

Consultation was undertaken with the Waratah-Wynyard Council and at a Councillor Workshop which was held in September 2019.

A Councillor Workshop with Youth, Family and Community Connection is scheduled for 5 November 2019, to inform and raise awareness on homelessness in Central Coast.

As a part of the process of creating a By-law, under Section 156A of the Act, a public community consultation process will occur.

RESOURCE, FINANCIAL AND RISK IMPACTS

It is proposed that a fee be set for infringing the provisions of the By-law and that allows for the costs of the required additional resources to regulate this activity.

CORPORATE COMPLIANCE

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

The Shape of the Place

- . Improve the value and use of open space.

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the Council:

- 1 adopts the *Balanced Welcoming* approach to fully self-contained Recreational Vehicles only; and
- 2 that the Council creates an appropriate regulatory framework to support the commencement of legislative process for the creation of a Recreational Vehicle By-law."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

■ “That the Council:

- 1 adopts the *Balanced Welcoming* approach to fully self-contained Recreational Vehicles only; and
 - 2 that the Council creates an appropriate regulatory framework to support the commencement of legislative process for the creation of a Recreational Vehicle By-law.”
-
-
-

10.9 Council acting as a planning authority

The Mayor reports as follows:

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

The Director Community Services has submitted the following report:

‘If any such actions arise out of Agenda Item 10.10, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

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

.....

.....

10.10 Food services (roofed deck) and Visitor accommodation (27 van sites, cabin, amenities block and a wastewater dump facility) – discretionary use and variation to front boundary setback standard, suitability of site, site coverage and car parking standards at 225 Penguin Road, West Ulverstone – Application No. DA2019010

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA2019010
<i>PROPOSAL:</i>	Food services (roofed deck) and Visitor accommodation (27 van sites, cabin, amenities block and a wastewater dump facility) – discretionary use and variation to front boundary setback standard, suitability of site, site coverage and car parking standards
<i>APPLICANT:</i>	Ross & Peta Jacobson
<i>LOCATION:</i>	225 Penguin Road, West Ulverstone
<i>ZONE:</i>	Rural Living
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	31 August 2019
<i>REPRESENTATIONS EXPIRY DATE:</i>	16 September 2019
<i>REPRESENTATIONS RECEIVED:</i>	Five
<i>42-DAY EXPIRY DATE:</i>	7 October 2019 (extension of time granted until 21 October 2019)
<i>DECISION DUE:</i>	21 October 2019
<i>PURPOSE</i>	

The purpose of this report is to consider an application for the extension of Food services (roofed deck) and intensification of Visitor accommodation use (27 van sites, cabin, amenities block and a wastewater dump facility) on land known as 225 Penguin Road, West Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – photographs; and
- . Annexure 5 – Statement of Compliance from Road Authority and Stormwater Authority.

BACKGROUND

Development description –

An application is made for the extension and intensification of use and development on land identified as 225 Penguin Road, West Ulverstone (CT65465/3) known as ‘The Blue Wren’. The proposal would comprise of the following:

Visitor accommodation

- . Twenty seven van sites in total comprising of:
 - (a) ten van sites (15m x 6m) would be located 7m from the eastern side boundary and would accommodate the majority of this boundary;
 - (b) six van sites (15m x 6m) would be located 5m from the western side boundary and would be located towards the middle of this boundary;
 - (c) six van sites (15m x 6m) would be located central to the site;
 - (d) three van sites (10m x 5m) would be located 7m to the southern rear boundary; and
 - (e) two van sites (10m x 5m) located in front of the six van sites (15m x 6m) located 5m from the western side boundary.
- . An 8m x 3.4m amenities block that would contain two ensuites (one disability facility) and two toilet cubicles along with a laundry facility for guests.
- . One self-contained holiday cabin located in the north-west portion of the site. The cabin would be 3.6m x 12m and would contain a living area, kitchen, bathroom and one bedroom.
- . Provision for power to 10 of the van sites.
- . A wastewater dump facility that would be located to the west of the amenities block for guests to empty both grey and black water holding tanks.
- . Portable water supply from the on-site bore.

Food service (deck)

- . A north facing deck off the existing café, which is located to the north of the site, closest to Penguin Road.
- . Deck would be roofed with transparent blinds providing a wind break when required.
- . It is said that the deck area would provide for alternate seating arrangements, not additional seating.

Other

- . Additional car parking spaces to be provided on the site, as per Site Plan provided.
- . Access crossover to the site would be updated as per requirements set out in the Statement of Compliance.
- . Existing site signage would be updated.

Site description and surrounding area –

The 2.02ha parcel of land is zoned Rural Living and is accessed via Penguin Road, West Ulverstone. The land has some change in topography across the site with a small mound located to the front of the site just south of the internal access driveway.

The site accommodates the “The Blue Wren – Tea Rooms”, Visitor accommodation and a single dwelling.

Adjoining land to the east is zoned Rural Living with existing dwellings established on the site. Land to the south is zoned Rural Living with an existing dwelling and Resource development established on the site. Land to the west is zoned Rural Resource and forms part of a larger parcel of rural land that is identified as 83 Olivers Road, located to the south. A large rural dam has recently been established on this site.

History –

Approval was granted under DA214097 for Visitor accommodation and Food services. Under DA214097, approval was granted for an area for Visitor accommodation use along the eastern side boundary and a portion of the southern side boundary on the development site. Both areas were setback 10m from these boundaries respectively. This application, DA2019010, would

allow for the intensification of the Visitor accommodation aspect on the site as well as the addition of a roofed area for the Food services.

DISCUSSION

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

13.0 Rural Living Zone

CLAUSE	COMMENT
13.1.1. Zone Purpose Statements	
13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.	Satisfies Zone Purpose. Use would be on a large lot in a rural setting.
13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.	Satisfies Zone Purpose. Use would be on a large lot in a rural setting.
13.1.2 Local Area Objectives	
<p>13.1.2.1</p> <p>(a) Use and development retains a rural setting</p> <p>(b) Rural living areas make efficient use of land and optimise available infrastructure through a balance between infill and redevelopment of established rural living areas and release of new land</p> <p>(c) The type, scale and intensity of use or development is consistent with the capacity of infrastructure services, land capability, the level of risk from exposure to natural</p>	<p>(a) Compliant. Use and development would be within a rural setting.</p> <p>(b) Not applicable. Established Rural Living area. Not the release of new land for Rural Living purpose.</p> <p>(c) Compliant. Rural Living zone allows for a variety of residential and non-residential use and development. The subject site is located in an established mixed area of use, development and zones. It has been demonstrated within the application that the site can accommodate the proposal in terms of infrastructure and land capability. Furthermore, there are no</p>

<p>hazards, and the protection of land significant for primary production;</p> <p>(d) Rural living areas provide opportunity for housing in single and multiple dwellings for individual, shared, and supported accommodation through private, public, and social investment;</p> <p>(e) Rural living areas enable small-scale employment opportunities in home occupation and home based-business;</p> <p>(f) New or intensified use or development is restricted if the limit of a constraint on residential use is unknown or uncertain.</p> <p>(g) Rural living areas have no priority purpose for primary industry use.</p> <p>(h) The amenity and character of residential use is commensurate with the location of housing and support activity within a rural setting and is to take into account –</p> <p>(h)(i) likely compromise as a result of factors arising from –</p> <p>a. occupational and operational practices of primary industry and other use on adjacent rural land;</p>	<p>identified natural hazards on the subject site and the site is not subject to land for primary production.</p> <p>(d) Compliant. The site includes a single dwelling.</p> <p>(e) Not applicable. Not an application for home occupation or home-based business.</p> <p>(f) Compliant. The proposal is considered to be reasonable use and development within the Rural Living zone and within an established mixed use area with no known constraints on residential use.</p> <p>(g) Compliant. Proposal is for Visitor accommodation and Food services use.</p> <p>(h)(i)a. Compliant. The area is an established mixed use and zone area. The proposal is not considered to compromise any established uses (Resource development located on land adjacent to the west) which is zoned Rural Resource.</p> <p>(h)(i)b. Compliant. Transport infrastructure and electrical connections able to be provided.</p> <p>(h)(i)c. Compliant. Retail, education, health, social support, sports and recreation facilities in the locality of West Ulverstone.</p> <p>(h)(i)d. Compliant. No natural hazards are identified on the site.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>b. possible absence or under-provision of transport infrastructure and utilities;</p> <p>c. possible absence of facilities for convenience retail, education, entertainment, health and social support, and for sports and recreation;</p> <p>d. likelihood for exposure to a natural hazard; and</p> <p>e. relative remoteness from an urban centre</p> <p>(h)(ii) the effect of location and configuration of buildings within a site on –</p> <p>a. apparent bulk and scale of buildings and structures within the rural setting;</p> <p>b. opportunity for on-site provision of private open space and facilities for parking of vehicles;</p> <p>c. opportunity for access to daylight and sunlight;</p>	<p>(h)(i)e. Compliant. Site is not remote from urban centre.</p> <p>(h)(ii)a. Compliant. The proposed roofed deck would be within 15m to the front boundary. It is noted that vegetation will be planted along this section of the site to minimise visual appearance from Penguin Road. No other buildings or structures are proposed to be located within the required setbacks for Rural Living.</p> <p>(h)(ii)b. Compliant. Ample areas for private open space and parking of vehicles.</p> <p>(h)(ii)c. Compliant. Existing and proposed buildings on the site would be north facing to optimise sunlight.</p> <p>(h)(ii)d. Compliant. The proposal would result in an increase to the Visitor accommodation use. Adjacent dwellings located at 201 and 203 Penguin Road are setback a minimum of 19m from the eastern boundary of the development site. Visual and acoustic privacy has been addressed and conditioned to include visual barriers required to be constructed along the development sites' eastern and a portion of the southern side boundary.</p> <p>(h)(ii)e. Compliant. The existing streetscape along Penguin Road would be considered mixed use and development with the proposal fitting within the existing streetscape. Apart from the proposed roofed deck, all other buildings and van sites</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>d. visual and acoustic privacy between adjacent dwellings; and</p> <p>e. consistency of the streetscape</p>	<p>would be setback from the road frontage. Furthermore, it is mentioned within the application the intention to plant vegetation along the Penguin Road frontage to mitigate any visual impact from Penguin Road (streetscape).</p>
<p>13.1.3 Desired Future Character Statements</p>	
<p>13.1.3.1</p> <p>(a) occur as discrete, contiguous, and ordered clusters of dwellings and associated buildings embedded in a rural setting;</p> <p>(b) provide sites that are larger than suburban lots, although size is dependent on availability of utilities, land capability, and retention of a rural setting;</p> <p>(c) provide housing as a predominant but not exclusive use;</p> <p>(d) provide choice and diversity in the type and form of buildings for housing and non-housing development;</p> <p>(e) provide buildings that are typically of one or two storeys;</p>	<p>(a) Compliant. The site is positioned within an established mixed use and development area. It is considered that the proposal would be the intensification of an existing use within a rural setting.</p> <p>(b) Compliant. The 2.02ha Rural Living zone is larger than a suburban lot and as demonstrated within the application is capable to support the proposed use and development.</p> <p>(c) Compliant. The site accommodates an existing single dwelling for residential use.</p> <p>(d) Compliant. Proposal is for the intensification of Visitor accommodation and Food services, allowing a greater diversity in the type and form of the established mixed use area consisting of dwellings, rural operations, dams and resource development.</p>

<p>(f) provide a landscape in which buildings are set well apart from buildings on adjacent sites and from the frontage road;</p> <p>(g) have very low site coverage and sufficient unbuilt area to accommodate any requirement for on-site disposal or sewage or stormwater; and</p> <p>(h) may be self-sufficient with respect to water supply and arrangements for the treatment and disposal of sewage and stormwater</p>	<p>(e) Compliant. All buildings existing and proposed on the subject site are of single-storey.</p> <p>(f) Compliant. The site has some established vegetation along all boundaries that adjoin adjacent sites. It is noted that existing and proposed buildings on the subject site would be consistent with the setbacks of adjoining buildings on adjacent sites.</p> <p>(g) Compliant. The On-site Wastewater and Stormwater Disposal Report outlines that the site has sufficient area to accommodate the proposed systems.</p> <p>(h) Compliant. The On-site Wastewater and Stormwater Disposal Report outlines that the site is capable to accommodate both wastewater and stormwater disposal on the site.</p>
<p>13.3 Use Standards</p>	
<p>13.3.1 Discretionary permit use</p>	
<p>13.3.2-(A1) Discretionary permit use must:</p> <p>(a) be consistent with local area objectives;</p>	<p>Food services is a discretionary use in the Rural Living zone through Clause 9.2 of the Scheme the existing Food services use would be permitted. This Clause states that an existing discretionary use must be considered as if that use class had permitted status where the</p>

<p>(b) be consistent with any applicable desired future character statement; and</p> <p>(c) minimise likelihood for unreasonable impact on amenity for residential use on adjacent land in the zone.</p>	<p>proposal for development does not establish a new use, or substantially intensify the use.</p> <p>Visitor accommodation cannot be considered under Clause 9.2 of the Scheme as the proposal would result in a substantial intensification for use as Visitor accommodation.</p> <p>(a) Compliant. Refer to assessment above within Clause 13.1.2 of the Scheme.</p> <p>(b) Compliant. Refer to assessment above within Clause 13.1.3 of the Scheme.</p> <p>(c) Compliant. The proposed use would not have an unreasonable impact on the amenity for residential use on adjacent land in the zone.</p> <p>Refer to the “Issues” section of this report.</p>
<p>13.3.2 Impact of use</p>	
<p>13.3.2–(A1) Permitted non-residential use must adjoin at last one residential use on the same street frontage.</p>	<p>Compliant. Adjoining sites to the east, south and west accommodate residential use.</p>
<p>13.3.2–(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.</p>	<p>Non-compliant. The proposal would result with more than 40 average daily vehicle movements.</p>

	Refer to the “Issues” section of this report.
13.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Compliant. Food services use would operate from 9am to 7pm. Visitor accommodation is not applicable to this Clause.
13.4.1 Suitability of a site or lot for use or development	
<p>13.4.1–(A1) Each site or each lot on a plan of subdivision must:</p> <p>(a) have an area not less than:</p> <p style="margin-left: 40px;">(i) 1.0 hectares excluding any access strip; or</p> <p style="margin-left: 40px;">(ii) if in a locality shown in the Table to this clause, not less than the site area shown for that locality.</p> <p>(b) If intended for a building, contain a building area of:</p> <p style="margin-left: 40px;">(i) not more than 1,000m²;</p> <p style="margin-left: 40px;">(ii) clear of any applicable setback from a frontage, side, or rear boundary;</p> <p style="margin-left: 40px;">(iii) clear of any applicable setback from a zone boundary;</p>	<p>(a)(i) Compliant. Land area is 2.02ha.</p> <p>(a)(ii) Not applicable. Satisfied by (i).</p> <p>(b)(i) Non-compliant. Existing building area is approximately 831.4m². Proposed development would result with a total of 2,431.4m² of building area (includes on-site wastewater areas).</p> <p>Refer to the “Issues” section of this report in relation to site coverage.</p> <p>(b)(ii) Non-compliant. Proposed roofed deck off the existing Tea Room would be setback 15m from the northern frontage boundary.</p> <p>Refer to the “Issues” section of this report in relation to front boundary setback variation.</p>

<ul style="list-style-type: none"> (iv) clear of any registered easement; (v) clear of any registered right-of-way benefiting other land; (vi) clear of any restriction imposed by a utility; (vii) not including any access strip; and (viii) clear of any area required for the on-site disposal of sewage or stormwater; and (ix) accessible from a frontage or access strip. 	<ul style="list-style-type: none"> (b)(iii) Compliant. The Scheme requires a setback of 10m from the Rural Resource zone boundary if the site is a single lot approved prior to the 2013 Scheme coming into effect. The Title for the subject site was sealed in 1971. The proposed cabin would be setback approximately 30m from the zone boundary. (b)(iv) Not applicable. No registered easement. (b)(v) Not applicable. No right-of-way. (b)(vi) Not applicable. No restrictions imposed by a utility. (b)(vii) Not applicable. No access strip. (b)(viii) Compliant. The on-site wastewater areas and stormwater disposal areas would be clear of all building areas, as shown on the site plan and on-site wastewater report. (b)(ix) Compliant. Site is accessed from Penguin Road. A Statement of Compliance has been issued regarding upgrades for this access as part of this application.
<p>13.4.1–(A2) Each site or a lot on a plan of subdivision must have a separate access from a road:</p>	<ul style="list-style-type: none"> (a) Compliant. Land has frontage off Penguin Road. (b) Not applicable. No internal lots.

<ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road – <ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and (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 (d) with a width of frontage and any access strip or right of way of not less than 6.0m; and (e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1992</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. 	<ul style="list-style-type: none"> (c) Not applicable. No right-of-way proposed. (d) Compliant. Frontage is 200m in width. (e) Compliant. A Statement of Compliance has been issued regarding upgrades for this access as part of this application.
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>13.4.1–(A3) A site or each lot on a plan of subdivision must have a water supply:</p> <p>(a) from a connection to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2009</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R6} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>(a) Not applicable. Satisfied by (b).</p> <p>(b)(i) Compliant. Rechargeable water supply from a bore is available.</p> <p>(b)(ii) Non-compliant. Proposal is not for a single dwelling and would have the equivalent of more than 10 people per day.</p> <p>Refer to the “Issues” section of this report.</p>
<p>13.4.1–(A4) A site or each lot on a plan of subdivision must drain sewage and trade waste:</p> <p>(a) to a reticulated sewer system provided in accordance with the <i>Water and Sewerage Industry Act 2009</i>; or</p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or trade waste cannot be drained to a</p>	<p>(a) Not applicable. Satisfied by (b).</p> <p>(b)(i) Compliant. Proposal is for the on-site disposal of sewage and trade waste.</p> <p>(b)(ii) Non-compliant. Proposal is not for a single dwelling, would have the equivalent of more than 10 people per day and would create a total sewage and wastewater flow of more than 1,000L per day.</p>

<p>reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2000 On-site domestic wastewater management, clear of any defined building area or access strip.</p>	<p>Refer to the “Issues” section of this report.</p> <p>(b)(iii) Compliant. Application includes a Water, On-site Wastewater and Stormwater Disposal Report that demonstrates that the site has capacity for on-site disposal of domestic wastewater in accordance with AS/NZS1547:2000 On-site domestic wastewater management, clear of any defined building area or access strip.</p>
<p>13.4.1–(A5) A site or each lot on a plan of subdivision must drain stormwater:</p> <p>(a) or discharge to a stormwater system provided in accordance with the <i>Drains Act 1954</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p>	<p>(a) Not applicable. Satisfied by (b).</p> <p>(b)(ii) Compliant. Onsite wastewater and stormwater disposal report demonstrates that disposal of stormwater can occur on-site, which is greater than 5,000m², clear of defined building areas, onsite wastewater areas and access strips.</p> <p>(b)(iii) Non-compliant. Proposal is not for a single dwelling.</p> <p>Refer to the “Issues” section of this report.</p>

<p>(ii) for disposal within the site if:</p> <ul style="list-style-type: none"> a. the site has an area of not less than 5,000m²; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface; and <p>(iii) the development is for a single dwelling.</p>	
<p>13.4.2 Dwelling density</p>	
<p>13.4.2-(A1) The site area per dwelling must:</p> <ul style="list-style-type: none"> (a) be not less than 1.0 hectare; or (b) if the site is in a locality shown in the Table to this clause, the site area for that locality. 	<ul style="list-style-type: none"> (a) Compliant. Site area is 2.02ha. (b) Not applicable. No locality in Table to this Clause.

13.4.3 Location and configuration of development	
<p>13.4.3–(A1) A building, utility structure, garage, carport, or an external car parking area and any area for the display, handling, or storage of goods, materials, or waste must be set back from a frontage;</p> <p>(a) not less than 20.0m;</p> <p>(b) not less or not more than the setbacks for any existing building on each of the immediate adjoining sites;</p> <p>(c) not less than for any building retained on the site;</p> <p>(d) in accordance with any building area shown on a sealed plan of subdivision; or</p> <p>(e) if the site abuts a road shown in the Table to this clause, the setback specified for that road; or</p> <p>(f) if the site is in a locality shown in the Table to this clause, the setback for that locality.</p>	<p>(a) Non-compliant. The proposed roofed deck would be setback 15m from the front boundary.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b) Not applicable. Satisfied by (a)</p> <p>(c) Not applicable. Satisfied by (a)</p> <p>(d) Not applicable. Sealed plan does not show a building area.</p> <p>(e) Not applicable. Site does not abut the Bass Highway.</p> <p>(f) Not applicable. Locality not shown in Table to this Clause.</p>
<p>13.4.3–(A2) All buildings must be contained within a building envelope determined by:</p> <p>(a) the applicable frontage setback;</p> <p>(b) a setback of not less than 10.0m from each side</p>	<p>(a) Non-compliant. The proposed roofed deck would be setback 15m from the front boundary.</p> <p>Refer to the “Issues” section of this report.</p>

<p>boundary;</p> <p>(c) a setback of not less than 10.0m from the rear boundary;</p> <p>(d) a setback of not less than 20.0m from any designated building area on each adjacent site; or</p> <p>(e) if the site is in a locality shown in the Table to this clause, the setback for that locality; or</p> <p>(f) any building area shown on a sealed plan of subdivision; and</p> <p>(g) building height of not more than 8.5m.</p>	<p>(b) Compliant. All proposed buildings (deck, cabin and amenity block) would be setback greater than 10m to each side boundary. The designated van spaces would be setback 7m to the eastern side boundary and 5m to the western side boundary, however these are not defined as buildings and therefore not applicable to this Clause.</p> <p>(c) Compliant. All proposed buildings (deck, cabin and amenity block) would be setback greater than 10m to the rear boundary. The designated van spaces would be setback 7m from the rear boundary, however these are not defined as buildings and therefore not applicable to this Clause.</p> <p>(d) Not applicable. No designated building area.</p> <p>(e) Not applicable. No Table to this Clause.</p> <p>(f) Not applicable. No sealed area on a plan of subdivision.</p> <p>(g) Compliant. Proposed roofed deck would be 4.5m high. Proposed cabin would be 2.7m high and the proposed amenities block would be 3.5m high.</p>
<p>13.4.3–(A3) Site coverage must:</p> <p>(a) be not more than 500m²; and</p> <p>(b) not include any part of a site required for the disposal and</p>	<p>(a) Non-compliant. Proposed site coverage would be approximately 2,431.40m² (including building areas, van sites, driveway/parking area and on-site wastewater areas).</p> <p>Refer to the “Issues” section of this report.</p>

<p>drainage of sewage or stormwater; or</p> <p>(c) be not more than any building area shown on a sealed plan of subdivision.</p>	<p>(b) Compliant. Development would be clear of stormwater and wastewater disposal areas.</p> <p>(c) Not applicable. No building area shown on a sealed plan for subdivision.</p>
<p>13.4.3-(A4)</p> <p>(a) A utility structure must be a power pole, antenna or a single domestic-scale turbine to a maximum of 10m in height which is –</p> <ul style="list-style-type: none"> (i) not part of a wind farm; (ii) not sited on a skyline; and (iii) if a wind turbine, not located within 60m a dwelling in other ownership not within 30m of a public road. <p>(b) A building, except a utility structure must be –</p> <ul style="list-style-type: none"> (i) located not less than 15m below the level of any adjoining ridgeline; (ii) not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland; and (iii) clad and roofed with materials with a light reflectance value of less than 40% 	<p>(a) Not applicable. No utility structure proposed.</p> <p>(b)(i) Compliant. Site is located approximately 70m below the nearest ridgeline.</p> <p>(b)(ii) Compliant. Bass Strait is approximately 60m to the north of the subject site.</p> <p>(b)(iii) Compliant by Condition to a Permit.</p>

13.4.4 Acoustic and visual privacy for residential development	
<p>13.4.4-(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space, or carport of a building must:</p> <p>(a) be not less than 10.0m from a side boundary and 10.0m from a rear boundary to adjoining land in any zone for residential purposes; or</p> <p>(b) be not less than 10.0m from a door or window to a habitable room or any part of a balcony, deck, or roof garden in an adjacent dwelling.</p>	<p>(a) Compliant. The proposed roofed deck would be setback greater than 10m to both side boundaries and greater than 10m to the rear boundary.</p> <p>(b) Compliant. The proposed roofed deck would be setback greater than 10m to both side boundaries and greater than 10m to the rear boundary.</p>
<p>13.4.4-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 5.0m horizontally from the door or window to a dwelling, or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>No access strip proposed.</p>
13.4.5 Private open space for multiple dwelling residential use	
<p>13.4.5-(A1) Each dwelling in a multiple dwelling must have external private open space that:</p> <p>(a) is accessible from the dwelling;</p>	<p>Not applicable.</p> <p>Not a multiple dwelling development.</p>

<p>(b) comprises an area of not less than 50.0m²;</p> <p>(c) has a minimum dimension of 5.0m;</p> <p>(d) has a gradient of not more than 1 in 10.</p>	
<p>13.4.5–(A2) The required minimum private open space area must receive not less than two hours of continuous sunlight between 9.00am and 5.00pm on 21 June.</p>	<p>Not applicable.</p> <p>Not a multiple dwelling development.</p>
<p>13.4.6 Setback of sensitive use development</p>	
<p>13.4.6–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown on the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary.</p>	<p>(a) Compliant. Rural Resource zone adjoins the land to the west. The proposed cabin would be setback approximately 30m from the zone boundary. The Scheme requires a 10m setback for a lot sealed prior to the 2013 Scheme.</p> <p>(b) Compliant. Rural Resource zone adjoins the land to the west. The proposed cabin would be setback approximately 30m from the zone boundary. The Scheme requires a 10m setback for a lot sealed prior to the 2013 Scheme.</p>
<p>13.4.6–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) the Bass Highway;</p>	<p>(a) Compliant. Proposed development would be setback approximately 1.5km from Bass Highway.</p>

COMMUNITY SERVICES

<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>(b) Compliant. Proposed development would be approximately 43m from the Western Rail Line.</p> <p>(c) Not applicable. No land designated for future road or rail purposes.</p> <p>(d) Compliant. The closest proclaimed wharf is located at Burnie approximately 25km to the west.</p>
13.4.7 Subdivision	
<p>13.4.7–(P1) Each new lot on a plan of subdivision must be:</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State Government, a Council, a statutory authority, or a corporation, all the shares of which are held by or on behalf of the State, a Council, or by a statutory authority.</p>	Not applicable. Not a subdivision.
<p>13.4.7–(A2)</p> <p>A lot other than a lot to which A1(b) applies, must not be an internal lot.</p>	Not applicable. Not a subdivision.

13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision	
13.4.8-(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. Not a subdivision.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Proposal is for Visitor accommodation and Food services.
E2 Airport Impact Management Code	Not applicable. No Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation.
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1m.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	Not applicable. Not within a medium hazard mapped area.
E7 Sign Code	Not applicable. Upgrade of existing signage is proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.

E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>(a) The below discussion outlines the proposal against the requirements of the Scheme.</p> <p><u>Residential (dwelling) – Compliant</u></p> <ul style="list-style-type: none"> . Requires two car parking spaces; and . Has existing two car parking spaces. <p><u>Food services (café) – Non-compliant</u></p> <ul style="list-style-type: none"> . has an existing 10 car parking spaces; . 51m² new café floor area = 15 spaces (additional); . Food services generates the need for 25 car parking spaces; . The proposal allows for the provision of 17 car parking spaces; and

	<ul style="list-style-type: none"> Non-compliant due to proposal providing a shortfall of eight car parking spaces. <p>Refer to the “Issues” section of this report.</p> <p><u>Visitor accommodation (cabin) – Compliant</u></p> <ul style="list-style-type: none"> Requires one car parking space for the proposed cabin; and Proposal demonstrates the one car parking space is positioned south of the proposed cabin. <p><u>Visitor accommodation – van sites – Compliant</u></p> <ul style="list-style-type: none"> Requires one car parking space per caravan site; and 27 van sites are proposed. <p>Each van site has the provision for the car parking space.</p>
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <ul style="list-style-type: none"> on-site loading area in accordance with the requirement in the Table to this Code; and 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. 	<ul style="list-style-type: none"> (a) Site plan shows parking space adjacent to the southern side of the café for delivery vehicles. (b) Compliant. The site has ample land area to accommodate vehicle maneuverability in accordance with Australian Standards.

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 on a 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> <ul style="list-style-type: none"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all 	<ul style="list-style-type: none"> (a) Compliant. The site has ample land area to accommodate vehicle maneuverability and parking in accordance with Australian Standards. (b) Compliant. The site has ample land area to accommodate vehicle maneuverability and parking in accordance with Australian Standards. (c) Compliant. The site has ample land area to accommodate vehicle maneuverability and parking in accordance with Australian Standards. (d) Compliant. The site has ample land area to accommodate vehicle maneuverability and parking in accordance with Australian Standards. (e) Compliant. The site has ample land area to accommodate vehicle maneuverability and parking in accordance with Australian Standards.

<p>vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	<p>(f) Compliant. The site has ample land area to accommodate vehicle maneuverability and parking in accordance with Australian Standards.</p> <p>(g) Compliant. The site has ample land area to accommodate vehicle maneuverability and parking in accordance with Australian Standards.</p>
<p>E9.6.2-(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Compliant by Condition to a Permit.</p>
<p>E10 Water and Waterways Code</p>	<p>Not applicable. Site is approximately 60m from Bass Strait.</p>
<p>Specific Area Plans</p>	<p>No Specific Area Plans apply to this location.</p>

Issues –

1 Discretionary use –

Visitor accommodation is a discretionary use within the Rural Living zone. There is no Acceptable Solution for Clause 13.3.1. Therefore, the application must rely on the Performance Criteria.

Clause 13.3.1–(P1) states that discretionary permit use must –

- (a) be consistent with Local Area Objectives;

The proposal is compliant with the Local Area Objectives for the Rural Living zone as discussed above in the report under Clause 13.1.2. The application included a Planning Report prepared by Ian Newman of 4 Planning, that also concurred that the proposal complies with the Local Area Objectives.

- (b) be consistent with any applicable Desired Future Character Statements; and

The proposal is compliant with the applicable Desired Future Character Statements for the Rural Living zone as discussed above in the report under Clause 13.1.3. The application included a Planning Report prepared by Ian Newman of 4 Planning that also concurred that the proposal complies with the applicable Desired Future Character Statements.

- (c) minimise likelihood for adverse impact on amenity for residential use on adjacent land in the zone.

Amenity is defined under the Scheme as:

“Means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable”.

The Resource Management Planning Appeals Tribunal determined (decision *Pielage v Launceston City Council 2019 TASRMPAT 14*) that under the Scheme, some loss of amenity is permissible, but it must not be unreasonable. Whether the loss of amenity is unreasonable depends on an analysis of the existing amenity and the likely impact of the proposal.

The subject site is positioned within an established mixed area of uses, development and zones. The site is located with northern views to Bass Strait and set within a semi-rural environment. It is considered that the amenity of the area consists of residential, rural, semi-rural (larger lots all with scenic values).

It is unlikely that the proposal would not have an adverse impact on amenity for residential use on adjacent land in the zone. Conditions have been included in the Permit to mitigate potential visual and light intrusion including screening along the eastern boundary and portion of the southern boundary; and noise restrictions in relation to the usage of generators; as well as restrictions regarding the usage of fire pots including setback provisions from boundaries.

There are considerable separation distances between the subject site and adjoining properties. The property at 203 Penguin Road is setback 19m from the eastern boundary of 225 Penguin Road with an outbuilding located between the boundary and the dwelling at 203 Penguin Road. The property at 201 Penguin Road is setback 20m from the eastern boundary of 225 Penguin Road. It is noted that the private open space is located between the boundary and the dwelling at 203 Penguin Road, however there is established vegetation along a portion of the boundary and a condition has been included in this Permit for future vegetation or screening to be erected along the entirety of this boundary.

2 *Impact of use –*

The Scheme's Acceptable Solution for Clause 13.3.2–(A2) states that permitted non-residential use must not generate more than 40 average daily vehicles movements.

The proposal would generate up to 186 vehicle movements per day when fully occupied. This figure was based on the analysis undertaken by Ian Newman of 4 Planning (Planning report) which accompanied the application. Therefore, the application must rely on the Performance Criteria.

The Scheme's Performance Criteria for Clause 13.3.2–(P2) states that use that is not a residential use must –

- (a) be consistent with Local Area Objectives;

The proposal is compliant with the Local Area Objectives for Rural Living zone as discussed above in the report under Clause 13.1.2. The application included a Planning Report prepared by Ian Newman of 4 Planning that also concurred that the proposal complies with the Local Area Objectives.

- (b) Be consistent with any applicable Desired Future Character Statements; be required to obtain vehicular and pedestrian access from a no-through road to service and support local community; be dependant on the site for provision of significant social, economic, or environmental benefit to the local community;

The proposal is compliant with the applicable Desired Future Character Statements for the Rural Living zone as discussed above in the report under Clause 13.1.3. The application included a Planning Report prepared by Ian Newman of 4 Planning that also concurred that the proposal complies with the Desired Future Character Statements.

Furthermore, it is stated in the Planning report that it is considered the proposal is dependant on the site for the environmental outlook over the coast to benefit the local community and economic activity.

- (c) Be required as a consequence of –

- (i) The effect of topography on ability to create access upon a through road; or

Compliant. It is stated in the Planning report as required as a consequence of being positioned between the coastal foreshore and coastal escarpment to have access to Penguin Road.

- (ii) A regulatory limit on the ability to obtain pedestrian or vehicular access upon a through road; and

- (d) Have minimal likelihood for unreasonable impact on amenity for residential use on adjacent land in the zone.

As per comments made above, it is unlikely that the proposal would not have an adverse impact on amenity for residential use on adjacent land in the zone. Conditions have been included in the Permit to mitigate potential visual and light intrusion including screening along the eastern boundary and portion of the southern boundary; and noise restrictions in relation to the usage of generators ;as well as restrictions regarding the usage of fire pots including setback provisions from boundaries.

3 Variation to front boundary setback standard –

The Scheme’s Acceptable Solution for Clause 13.4.3–(A1)(a) states that a building must be setback not less than 20m from a frontage.

The proposed deck extension would be setback 15m from the frontage. Therefore, a variation to this standard is required and an exercise of discretion is needed for the proposal.

The Scheme’s Performance Criteria for Clause 13.4.3–(P1) states that the setback of a building from a frontage must be –

- (a) consistent with the rural setting and streetscape; and

Compliant. The proposal would fit within the existing mixed streetscape along Penguin Road. Apart from the proposed roofed deck, all other buildings and van sites would be setback noticeably from the road frontage. The streetscape consists of dwellings (203 Penguin Road) and dams (83 Olivers Road) closer along the road frontage than the proposed and existing structures at 225 Penguin Road. Furthermore, it is mentioned within the application the intention to plant vegetation along the Penguin Road frontage to mitigate any visual impact from Penguin Road.

- (b) Required by a constraint imposed by –

- (i) Size and shape of the site;

Compliant. The proposed extension to the Food services, being the roofed deck would be positioned north of the existing Food services building (café). The proposal would utilise the available space for the

expansion of the building and would result with less disturbance to the site.

(ii) Orientation and topography of land;

As discussed above. The proposed extension to the Food services, being the roofed deck would be positioned north of the existing Food services building (café). The proposal would utilise the available space for the expansion of the building and would result with less disturbance to the site.

(iii) Arrangements for a water supply and for the drainage and disposal of sewage and stormwater;

Compliant. The proposed roofed deck would not impact on the arrangements for a water supply and for the drainage and disposal of sewage and stormwater.

(iv) Arrangements for vehicular or pedestrian access;

Compliant. The proposed roofed deck would not impact on the arrangements for a water supply and for vehicular or pedestrian access.

(v) Any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme;

Not applicable. No requirement of a conservation or urban design outcome detailed in a provision in this Scheme.

(vi) A utility; or

Not applicable. No utility.

(vii) Any lawful and binding requirement –

- a. By the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or
- b. An interest protected at law by an easement or other regulation.

4 *Suitability of a site –*

(a) Water supply –

The Scheme's Acceptable Solution for Clause 13.4.1–(A3)(b)(ii)(a)(b) states that a site must be capable of connecting to a water supply from a rechargeable drinking water system with a storage capacity of not less than 10,000L, is development for a single dwelling, or a use with an equivalent population of not more than 10 people per day.

The proposal is not for a single dwelling and would have more than 10 people per day on average. Therefore, a variation to this standard is required and an exercise of discretion is needed for the proposal.

The Scheme's Performance Criteria for Clause 13.4.1–(P3)(a) states that there must be a water supply available for the site with an adequate level of reliability, quality, and quantity to service the anticipated use of the site.

The site has its own water supply in the form of a 45,000L header tank filled from a bore. The water supply capacity to comply with the Australian drinking water guidelines and be sufficient for the proposal was assessed by Environmental Services and Design who concluded that the water supply complies with this Clause.

(b) Sewage and trade waste –

The Scheme's Acceptable Solution for Clause 13.4.1–(A4)(b)(ii)((b) states that a site must be capable of draining and disposing of sewage and trade waste by on-site disposal if the development provides for the equivalent population of not more than 10 people per day.

The proposal is not for a single dwelling, would have more than 10 people per day on average and create more than 1,000L per day on average of sewage and wastewater flow. Therefore, a variation to this standard is required and an exercise of discretion is needed for the proposal.

The proposal has satisfied the Scheme's Performance Criteria for Clause 13.4.1–(P4) as outlined in the Water, On-site

Wastewater and Stormwater Assessment prepared by Environmental Services and Design. The recommendations within this assessment forms a condition of this Permit.

(c) Stormwater –

The Scheme's Acceptable Solution for Clause 13.4.1–(A5)(b)(ii) and (iii) states that a site must be capable of draining and disposing of stormwater within the site if the site is not less than 5,000m²; the disposal is not within any defined building area; the disposal is not within any area required for the disposal of sewage; the disposal area is not within any access strip; and not more than 50% of the site is impervious surface and the development is for a single dwelling.

The proposal is not for a single dwelling. Therefore, a variation to this standard is required and an exercise of discretion is needed for the proposal.

The proposal has satisfied the Scheme's Performance Criteria for Clause 13.4.1–(P5) as outlined in the Water, On-site Wastewater and Stormwater Assessment prepared by Environmental Services and Design. The recommendations within this assessment forms a condition of this Permit.

5 *Site coverage –*

The Scheme's Acceptable Solution for Clause 13.4.3–(A3)(a) states that coverage must not be more than 500m².

Proposed site coverage would be approximately 2,431.4m² (including building areas, van sites, driveway/parking area and on-site wastewater areas). Therefore, a variation to this standard is required and an exercise of discretion is needed for the proposal.

The Scheme's Performance Criteria for Clause 13.4.3–(P3) states that site coverage must retain capacity in any area required for disposal of sewage or stormwater and be consistent with the rural setting and streetscape.

As per the Water, On-site Wastewater and Stormwater Assessment, all building areas would be clear of areas designated for on-site disposal of sewage or stormwater.

The proposal would fit within the rural setting of the area due to distances between adjoining dwellings and the existing vegetation on the subject site, combined with the proposed vegetation and conditions regarding screening. Apart from the proposed roofed deck, all other buildings and van sites would be setback from the road frontage. The streetscape consists of dwellings (203 Penguin Road) and dams (83 Olivers Road) closer along the streetscape than proposed and existing structures at 225 Penguin Road. Furthermore, it is mentioned within the application the intention to plant vegetation along the Penguin Road frontage to mitigate any visual impact from Penguin Road (streetscape).

6 Variation to car parking standards –

The Scheme's E9 Traffic Generating Use and Parking Code stipulates the required number of car parking spaces depending on the proposed use.

As discussed above in this report, the proposal satisfies car parking provisions for the single dwelling and Visitor accommodation aspects of the proposal. The proposal however does not satisfy the car parking requirements for the Food services aspect.

The site currently has 10 car parking spaces for Food services. The Scheme requires 15 car parking spaces per 100m² or one space per three seats (whichever is greater).

The Scheme states that parking in a changed or enlarged use must be calculated as the difference between the required parking for the changed or enlarged use and any existing parking requirement (whether or not there is full compliance with this Code).

The existing tearoom is approximately 200m² which would equate to 30 car parking spaces. Currently there is the provision for 10 car parking spaces. The proposed extension would be 49.5m² which would equate to the requirement of an additional 15 car parking spaces.

The proposal includes the provisions for an additional eight car parking spaces, which would be a shortfall of seven car parking spaces.

The Code provides a Performance Criteria pathway when there is a shortfall of car parking spaces. Clause E9.5.2–(P1)(b)(i) and (ii) states that adequate and appropriate provision must be made for the loading

and unloading of vehicles to meet likely volume, type and frequency or vehicles associated with the delivery and collection of goods and passengers; and likely frequency and duration of requirements for delivery and collection of goods or people.

As stated in the supporting Planning Report there is ample space on the site for the expected parking demand of the café. It is also likely that people staying at the site for Visitor accommodation would also utilise the Food services (café) and would not necessarily require a parking space as they would be parked at their van or cabin site. There is also ample area on the site for additional car parking if required.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	<p>Comments have been received from the Council's Environmental Health Officers.</p> <p>Comments included:</p> <ul style="list-style-type: none"> Noise regulations under the <i>Environmental Management and Pollution Control (Noise) Regulations 2016</i>. Guidelines regarding use of fire pots. Wastewater management. <p>Some other comments were provided but were outside the scope of the Scheme.</p>
Infrastructure Services	Refer to Statement of Compliance from the Council in its capacity as the Road Authority and Stormwater Authority at Annexure 5.
TasWater	Referral not required.

Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

CONSULTATION

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

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

Representation –

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

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 Site access is dangerous and concerns regarding increase traffic to and from the site.	<p>The existing sealed access is to Penguin Road and is within a 70km/h speed limit zone.</p> <p>The Road Authority has determined that the existing access is compliant with Tasmanian Standard Drawings TSD-RF01-v1 Guide to Intersection</p>

	<p>and Domestic Access Sight Distance Requirements.</p> <p>A Statement of Compliance has been issued by the Road Authority requiring the existing access to be reconstructed in accordance with Tasmanian Standard Drawings TSD-R03-v1 Rural Roads - Typical Property Access and TSD-R04-v1 Rural Roads - Typical Driveway Profile or in accordance with an alternative design provided by a suitably qualified person and approved in principle by the Council's Director Infrastructure Services.</p>
<p>2 Impacts to adjoining properties due to increase in noise from people, machinery, vehicles, generators and smoke and odour from proposed fire pot and fire pit usage.</p>	<p>The regulation regarding noise/pollution control falls under the <i>Environmental Management and Pollution Control Act 1994 (EMPCA)</i>.</p> <p>Specific conditions have been placed on the Permit (condition number 6 and number 7) to ensure the proposal will comply with the requirements set out in EMPCA.</p> <p>In relation to the concern regarding noise from people who would utilise the site the EMPCA Noise Regulations Schedule 1 outlines the acceptable noise level. This is implemented by Local Government and Tasmania Police. This regulation schedule has been included as a note on the Permit. This is no different to other Rural Living zone properties.</p>
<p>3 Is this application to set a precedent to allow future cabins on site?</p>	<p>The Planning Authority must assess the application submitted. It cannot be considered that by permitting one</p>

	<p>building (in this case a cabin) would set a precedent for future development.</p> <p>Any future development would be subject to a planning application and assessed in accordance with the Scheme requirements as per this application.</p>
<p>4 Concern regarding length of stay. Will it be Visitor accommodation? Possible 'tone' of neighborhood being impacted by random people staying at the accommodation.</p>	<p>The application is for Visitor accommodation. Visitor accommodation is defined under the Scheme as <i>"use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment"</i>.</p> <p>As stated throughout the planning application, the proposal is intended for short to medium term accommodation at the subject site. It is considered that the proposal satisfies the Visitor accommodation definition.</p> <p>In relation to the possible 'tone' of neighbourhood being impacted by random people staying at the accommodation, this is an opinion and is not a planning matter.</p>
<p>5 Is this application to set a precedent to allow future acceptable types of Visitor accommodation. Questions</p>	<p>The Planning Authority must assess the application submitted. It cannot be considered that by permitting one type of use (in this case Visitor</p>

<p>how the application states 'nothing currently unduly impacts on the residents'.</p>	<p>accommodation) would set a precedent for future development.</p> <p>Any future development would be subject to a planning application and assessed in accordance with the Scheme requirements as per this application.</p> <p>In relation to unduly impacts on the residents please refer to comments made in the "Issues" section above in relation to local amenity.</p>
<p>6 The existing issue of people urinating in the bushes.</p>	<p>This is not a planning matter.</p>
<p>7 Use of fire pots and communal fire pit and potential fire hazard.</p>	<p>The regulation regarding noise/pollution control falls under EMPCA.</p> <p>A specific condition regarding fire pot usage has been placed on the Permit (condition number 6) to ensure the proposal will comply with the requirements set out in EMPCA.</p> <p>In relation to the concern regarding noise from people who would utilise the site the EMPCA Noise Regulations Schedule 1 outlines the acceptable noise level. This is implemented by Local Government and Tasmania Police. This regulation schedule has been included as a note on the Permit. This is no different to other Rural Living zone properties.</p>
<p>8 Concern regarding website public advertising of the site.</p>	<p>This is not a planning matter.</p>

9	Use of generators between 10am – 4pm and the unacceptable amount of noise.	<p>The regulation regarding noise/pollution control falls under EMPCA.</p> <p>A specific condition regarding generator usage has been placed on the Permit (condition number 7) to ensure the proposal will comply with the requirements set out in EMPCA.</p>
10	Management and legislation requirements of running the caravan park.	This is not a planning matter.
11	Concern regarding the type of people who use independent camping grounds and the social risk factors associated.	This is not a planning matter.
REPRESENTATION 2		
1	Concern regarding Blue Wren already advertised for 27 sites but yet to have approval.	This is not a planning matter.
2	Population density not compatible with surrounding area.	As per comments made above in this report under Clause 13.4.2 (dwelling density) the proposal is compliant with the Acceptable Solution in relation to dwelling density.
3	Clarification wanted regarding the months the caravan park will operate and length of stays allowed.	This is not a planning matter.
4	Question how application can state 'not adversely impact on the residential amenity' without actually speaking to any neighbours.	The application is discretionary which allows for public notification of an application. This process allows for any neighbours or the general public to view a proposal.

	Please refer to comments made in the "Issues" section above in relation to local amenity.
5 Number of seats the café has and the seating capacity of the site.	Refer to comments made in the "Issues" section above in relation to car parking standards.
6 Application is incorrect when it states there are no caravan parks or visitor accommodation adjacent to the property.	This is not a planning matter.
7 Site access is dangerous and concerns regarding increase traffic to and from the site.	<p>The existing sealed access is to Penguin Road and is within a 70km/h speed limit zone.</p> <p>The Road Authority has determined that the existing access is compliant with Tasmanian Standard Drawings TSD-RF01-v1 Guide to Intersection and Domestic Access Sight Distance Requirements.</p> <p>The Road Authority has issued a Statement of Compliance requiring the existing access to be reconstructed in accordance with Tasmanian Standard Drawings TSD-R03-v1 Rural Roads - Typical Property Access and TSD-R04-v1 Rural Roads - Typical Driveway Profile or in accordance with an alternative design provided by a suitably qualified person and approved in principle by the Council's Director Infrastructure Services.</p>
8 Concerns that the Scheme only takes into account permanent dwellings and not RV's and caravans.	Visitor accommodation definition allows for a range of activities including overnight stays which would include RV's. The application

	<p>has addressed all the applicable provisions in relation to Visitor accommodation.</p> <p>It is considered that the Scheme does take into account RV's within the Visitor accommodation use.</p>
9 Increase in number of dogs.	This is not a planning matter.
10 Management and legislation requirements of running the caravan park.	This is not a planning matter.
REPRESENTATION 3	
1 Serious implication the proposal would have on the future of family business adjacent.	<p>The subject site is located within a mixed area of uses, development and zones.</p> <p>It is acknowledged that within an area of established mixed uses, some potential conflict could occur.</p> <p>As per Clauses 3.1(d)(iv) and (v) of the Scheme which are within the Scheme Objectives, the Scheme should minimise likelihood for conflict and interference between uses and provide for diversity and choice in the form and setting for use or development to meet existing and future needs.</p> <p>It is considered with all approved use and/or development, if appropriate conditions are placed on the Permits (if required) after a thorough assessment of the applicable requirements of the Scheme, then mixed uses and development should be able to operate within close proximity of each other without</p>

	<p>causing unreasonable negative impacts.</p> <p>Please refer to comments made in the “Issues” section above in relation to local amenity.</p>
<p>2 On-going breaches occurring on-site and concern with how the Council would enforce any regulation imposed.</p>	<p>Noted.</p> <p>It is acknowledged that some alleged breaches of the previous Permit (DA214097) have occurred on the site.</p> <p>The Planning Authority must consider the proposed application and to consider if any conditions should be included to mitigate some potential issues. The Permit would include conditions in relation to some potential amenity issues.</p> <p>If any alleged breaches of the Permit are reported to the Council, then the Council would need to investigate and if required reinforce any conditions of the Permit through the enforcement process in accordance with LUPAA.</p>
<p>3 Loss of residential amenity to the adjoining property.</p>	<p>Please refer to comments made in the “Issues” section above in relation to local amenity.</p>
<p>4 Concern regarding the use for a caravan park in Rural Living zone and application not an intensification of existing Permit, rather a new use.</p>	<p>The previous Permit, being DA214097, was approved and included the use and development for Visitor accommodation. This use includes a caravan park.</p> <p>It is considered that the proposal for DA2019010 does include permissible activities within the Visitor accommodation use and is</p>

	therefore deemed an intensification of the existing use and not a new use being introduced on the site.
5 Increase in number of dogs.	This is not a planning matter.
6 Negative impact and fettering of immediately adjacent primary industry land use activities.	<p>The subject site is located within a mixed area of uses, development and zones.</p> <p>The site at 83 Olivers Road is zoned Rural Resource and contains existing Resource development use and development on the site. No representation was received from the owner/occupiers of 83 Oliver Road.</p> <p>The site at 201 Penguin Road is zoned Rural Living and contains existing Resource development and Residential uses. It is noted that within the Local Area Objectives, being Objective (g) that Rural Living areas have no priority for primary industry use (which includes Resource development).</p> <p>Rather the Rural Living zone as per Clause 13.1.1.2 provides for compatible use and development that does not adversely impact on residential amenity.</p> <p>It is acknowledged that within an area of established mixed uses, some potential conflict could occur.</p> <p>As per Clauses 3.1(d)(iv) and (v) of the Scheme which are within the Scheme Objectives, the Scheme should minimise likelihood for conflict and interference between uses and provide for diversity and</p>

	<p>choice in the form and setting for use or development to meet existing and future needs.</p> <p>It is considered with all approved use and development, if appropriate conditions are placed on the Permits (if required) after a thorough assessment of the applicable requirements of the Scheme, then mixed uses and development should be able to operate within close proximity of each without causing unreasonable negative impacts.</p> <p>Please refer to comments made in the "Issues" section above in relation to local amenity.</p>
<p>7 Significant imposition and likely increased in dam safety. Compliant to the irrigation water storage dams on adjacent land.</p>	<p>The subject site is located within a mixed area of uses, development and zones.</p> <p>As previously mentioned, the site at 83 Olivers Road is zoned Rural Resource and contains existing Resource development use and development on the site. No representation was received from the owner/occupiers of 83 Oliver Road.</p> <p>It is acknowledged that within an area of established mixed uses, some potential conflict could occur.</p> <p>As per Clauses 3.1(d)(iv) and (v) of the Scheme which are within the Scheme Objectives, the Scheme should minimise likelihood for conflict and interference between uses and provide for diversity and choice in the form and setting for</p>

	<p>use or development to meet existing and future needs.</p> <p>It is considered with all approved use and development, if appropriate, conditions are placed on the Permits (if required) after a thorough assessment of the applicable requirements of the Scheme, then mixed uses and development should be able to operate within close proximity of each without causing unreasonable negative impacts.</p> <p>Please refer to comments made in the “Issues” section above in relation to local amenity.</p>
8 Disagree that the application can comply with the Local Area Objectives and Desired Future Character Statements.	<p>This is a difference of opinion between two experts of different fields.</p> <p>The application was supported by a Planning Consultant report (4 Planning as prepared by Ian Newman) and it is concluded that this report provides justification against the applicable provisions of the Scheme demonstrating compliance with both the Local Area Objectives and Desired Future Character Statements.</p> <p>Refer to comments made above in this report under Clauses 13.1.2 and 13.1.3 of the Scheme.</p>
9 Concerns regarding impact of use.	<p>Please refer to comments made in the “Issues” section above in relation to impact of use.</p>
10 Concern regarding wastewater management and compliance.	<p>The application was accompanied by a Water, On-site Wastewater and</p>

	<p>Stormwater Disposal Assessment. It is considered that with recommendations made within this report that wastewater treatment and effluent disposal will treat sewage effluent to a higher standard than is currently installed. Treated effluent will be used on-site to water gardens etc.</p>
11 Concern regarding setback standards.	<p>The only variation to a setback standard is the front boundary setback. Please refer to the "Issues" section above in relation to the front boundary setback variation.</p> <p>In relation to side setback standards, these cannot be considered as this provision specifically stipulates buildings and structures. Van sites are not considered as buildings or structures.</p>
REPRESENTATION 4	
1 Site access is dangerous and concerns regarding increase traffic to and from the site.	<p>The existing sealed access is to Penguin Road and is within a 70km/h speed limit zone.</p> <p>The Road Authority has determined that the existing access is compliant with Tasmanian Standard Drawings TSD-RF01-v1 Guide to Intersection and Domestic Access Sight Distance Requirements.</p> <p>A Statement of Compliance has been issued by the Road Authority requiring the existing access to be reconstructed in accordance with Tasmanian Standard Drawings TSD-R03-v1 Rural Roads - Typical Property Access and TSD-R04-v1 Rural Roads - Typical Driveway</p>

	Profile or in accordance with an alternative design provided by a suitably qualified person and approved in principle by the Council's Director Infrastructure Services.
2 Concern regarding local amenity.	Please refer to comments made in the "Issues" section above in relation to local amenity.
3 Is this application to set a precedent to allow future cabins on site?	<p>The Planning Authority must assess the application submitted. It cannot be considered that by permitting one type of use (in this case Visitor accommodation) would set a precedent for future development.</p> <p>Any future development would be subject to a planning application and assessed in accordance with the Scheme requirements as per this application.</p>
4 Concern regarding length of stay.	<p>The application is for Visitor accommodation. Visitor accommodation is defined under the Scheme as <i>"use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpacker's hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping are, residential hotel and serviced apartment"</i>.</p> <p>As stated throughout the planning application, the proposal is intended for short to medium term accommodation at the subject site.</p>

	It is considered that the proposal satisfies the Visitor accommodation definition.
5 Existing issues that occur on site.	<p>Noted.</p> <p>It is acknowledged that some alleged breaches of the previous Permit (DA214097) have occurred on the site.</p> <p>The Planning Authority must consider the proposed application and to consider if any conditions should be included to mitigate some potential issues. The Permit would include conditions in relation to some potential amenity issues.</p> <p>If any alleged breaches of the Permit are reported to the Council, then the Council would need to investigate and if required reinforce any conditions of the Permit.</p>
6 Is this application to set a precedent to allow future acceptable types of Visitor accommodation. Questions how the application states 'nothing currently unduly impacts on the residents'.	<p>The Planning Authority must assess the application submitted. It cannot be considered that by permitting one type of use (in this case Visitor accommodation) would set a precedent for future development.</p> <p>Any future development would require a planning application to the Council with the same assessment process that has occurred for this application.</p> <p>In relation to unduly impacts on the residents please refer to comments made in the "Issues" section above in relation to local amenity.</p>
7 Concern regarding high density development.	As per comments made above in this report under Clause 13.4.2 (Dwelling density) the proposal is compliant

	with the Acceptable Solution in relation to dwelling density.
8 Concern regarding the management of the caravan park and perceived lack of legislative guidance.	This is not a planning matter.
9 Concern regarding communal fire pit and individual fire pits.	<p>The regulation regarding noise/pollution control falls under EMPCA.</p> <p>Specific condition regarding fire pot usage has been placed on the Permit (condition number 6) to ensure the proposal will comply with the requirements set out in EMPCA.</p>
10 Lack of fire management.	This is not a planning matter.
11 Concern regarding type of people who use independent camping grounds.	This is not a planning matter.
REPRESENTATION 5	
1 Concern regarding local amenity.	Please refer to comments made in the "Issues" section above in relation to local amenity.
2 Bushfire/evacuation management.	This is not a planning matter.
3 Concern regarding contamination from the proposed wastewater dump facility.	The application was accompanied by a Water, On-site Wastewater and Stormwater Disposal Assessment. It is considered that with recommendations made within this report that wastewater treatment and effluent disposal will treat sewage effluent to a higher standard than is currently installed. Treated effluent will be used on-site to water gardens etc.

RESOURCE, FINANCIAL AND RISK IMPACTS

The development application may be appealed by either the applicant or the representor. An appeal would impact on Council resources outside those usually required for assessment and reporting and would involve legal costs associated with an appeal against the Council's determination, should one be instituted. However, there may be an impact on Council resources in relation to ensuring compliance with Permit conditions.

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The representations do not contain sufficient merit to refuse the application. Some matters raised justify the inclusion of conditions in relation to visual amenity including buffers along the eastern and southern boundaries and specific conditions regarding use of fire pots and generators.

The application was discretionary due to Visitor accommodation use, variation to the front boundary setback, suitability of the site for on-site wastewater and stormwater disposal, site coverage and variation to car parking standards, all of which have been addressed throughout this report, particularly within the "Issues" section and is considered to have satisfied the applicable Scheme's Performance Criteria.

The proposed development is considered to be a reasonable development within Rural Living zoned land and would be keeping within the established mixed area of use, development, zones and characteristics of the surrounding area. It is considered appropriate that the proposal be approved, subject to conditions.

Recommendation –

It is recommended that the application for Food services (roofed deck) and Visitor accommodation (27 van sites, cabin, amenities block and a wastewater dump facility) – discretionary use and variation to front boundary setback standard, suitability of site, site coverage and car parking standards at

225 Penguin Road, West Ulverstone be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the following:
 - (a) Plans by Ritson Building Design, Project No. 19.035, Drawing Nos. A01, A02 (Tea House Floor Plan), A02 (Waste Water Management Plan), A03, A04 and A05 dated 17 June 2019;
 - (b) Amenities Block and Holiday Cabin Floor Plans as submitted by the applicant and received 9 July 2019;
 - (c) Supporting documentation as prepared by 4 Planning dated 9 July 2019 (including five information fact sheets); and
 - (d) Recommendations in the Water, On-site Wastewater and Stormwater Disposal Assessment as prepared by ES&D dated 30 July 2019.
- 2 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.
- 3 Screening must be established along the eastern side boundary and a portion of the southern rear boundary (80m along the rear boundary from the eastern corner).

In this regard, the screening can either be a privacy screen to a height of 1.7m or mature vegetation to a height of 1.7m (planted in areas where there is no established vegetation) or a mixture of both.
- 4 Van sites must be clearly marked to show the 7m setback from the eastern side boundary and southern rear boundary and 5m from the western side boundary.
- 5 Fire pots must be located at least 20m from the subject site's boundaries. Seasoned and dry hardwood must be used, with the principal use of the fire pots for heating and/or cooking as per requirements set out in the *Environmental Management and Pollution Control Act 1994*.

- 6 The use of generators must only operate between 10am–4pm as per requirements set out in the *Environmental Management and Pollution Control Act 1994*.
- 7 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 26 September 2019 issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority.
- 8 A minimum of 17 car parking spaces must be provided on-site and enable the forward movement of vehicles entering and egressing the site.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 The proposed development fits within the criteria of Category 4 – Building Permit Work and Category 4 – Plumbing Permit Work when assessed against the 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 Plumbing Permit is to be made to the Council’s Plumbing Permit Authority.
- 4 The owners and occupants of 225 Penguin Road, West Ulverstone should familiarise themselves with the Noise Regulations, Schedule 1 from the *Environmental Management and Pollution Control Act 1994*.

The Town Planner’s report is supported.”

The Executive Services Officer reports as follows:

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

■ “It is recommended that the application for Food services (roofed deck) and Visitor accommodation (27 van sites, cabin, amenities block and a wastewater dump facility) – discretionary use and variation to front boundary setback standard, suitability of site, site coverage and car parking standards at 225 Penguin Road, West Ulverstone be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the following:
 - (a) Plans by Ritson Building Design, Project No. 19.035, Drawing Nos. A01, A02 (Tea House Floor Plan), A02 (Waste Water Management Plan), A03, A04 and A05 dated 17 June 2019;
 - (b) Amenities Block and Holiday Cabin Floor Plans as submitted by the applicant and received 9 July 2019;
 - (c) Supporting documentation as prepared by 4 Planning dated 9 July 2019 (including five information fact sheets); and
 - (d) Recommendations in the Water, On-site Wastewater and Stormwater Disposal Assessment as prepared by ES&D dated 30 July 2019.
- 2 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.
- 3 Screening must be established along the eastern side boundary and a portion of the southern rear boundary (80m along the rear boundary from the eastern corner).

In this regard, the screening can either be a privacy screen to a height of 1.7m or mature vegetation to a height of 1.7m (planted in areas where there is no established vegetation) or a mixture of both.
- 4 Van sites must be clearly marked to show the 7m setback from the eastern side boundary and southern rear boundary and 5m from the western side boundary.
- 5 Fire pots must be located at least 20m from the subject site’s boundaries. Seasoned and dry hardwood must be used, with the principal use of the fire pots for heating and/or cooking as per requirements set out in the *Environmental Management and Pollution Control Act 1994*.
- 6 The use of generators must only operate between 10am–4pm as per requirements set out in the *Environmental Management and Pollution Control Act 1994*.
- 7 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 26 September 2019

issued by the Council acting in its capacity as the Road Authority and the Stormwater Authority.

- 8 A minimum of 17 car parking spaces must be provided on-site and enable the forward movement of vehicles entering and egressing the site.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 “Substantial commencement” is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 The proposed development fits within the criteria of Category 4 – Building Permit Work and Category 4 – Plumbing Permit Work when assessed against the 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 Plumbing Permit is to be made to the Council’s Plumbing Permit Authority.
- 4 The owners and occupants of 225 Penguin Road, West Ulverstone should familiarise themselves with the Noise Regulations, Schedule 1 from the *Environmental Management and Pollution Control Act 1994*.”

INFRASTRUCTURE SERVICES

10.11 Removal of the 'Works in Road Reservation minor works – no excavation' permit fee

■ Cr Hiscutt (having given notice) to move, "That the fee associated with the 'Works in Road Reservation minor works – no excavation' permit be removed for all central business district businesses in the Central Coast Council, that the current 'Working in the Road Reservation Policy' be reviewed and that progress is made to streamline the process for applying for a 'Works in Road Reservation' permit."

Cr Hiscutt, in support of his motion, submits as follows:

"The purpose of this motion is to alleviate some of the pressures on business to enable them to strive for excellence and to take barriers away from beautifying their shop fronts. This will also soften the barriers for new business that need to change their street frontage.

The Council has a legal responsibility to maintain and keep highways open and safe, as defined in the *Local Government (Highways) Act 1982* (the Act).

The Works in Road Reservation Policy was endorsed by Council in November 2013 to achieve the above stipulations and maintain a consistent approach to the requirements and issuing of permits.

This Policy was to be reviewed every 3 years the next time being in 2016. However, this has currently not been updated.

As the current Policy stands this fee inhibits or makes it more difficult to upgrade a business's shop front or make adjustments to their shop front to help less abled people. In alignment with the Council's recent decision to progress with a new outdoor dining policy this change would encourage business owners to spend more on their shop fronts. Currently the Permit is often expensive relative to the work to be carried out.

The current Policy sets out that any project that affects pedestrian or vehicle traffic is subject to this permit. It means that any and every piece of maintenance or cleaning or improvements made above ground level will require this permit. The motion does not object to the requirement to have the Permit but rejects the need for a restrictive fee.

For example, if a business wished to hang new signage or adjust their awning this would require the use of this permit, at the current cost of this Permit that may be as much as 25% of the total cost of the upgrade. This would be enough to put some

business owners off doing the job entirely and instead of carrying out beautifying projects will only carry out necessary maintenance.

This could also apply to a business which wishes to install a handrail or a ramp to help those less abled in the community, or when weather has affected their signage and it need to be repaired.”

The Director Infrastructure Services reports as follows:

“PURPOSE

To provide information on the Council’s Works in Road Reservations Policy including fees charged for Permits and the current exclusions used to assist local businesses with this Policy.

The Policy applies to all roads within the municipal area which are maintained by the Central Coast Council and includes works on the carriageways, footpaths and nature strips. Any Permit is issued in accordance with Section 46 of the *Local Government (Highways) Act 1982*.

BACKGROUND

The current Works in Road Reservation Policy was adopted by the Council in 2013 and was due for review in 2016. As no changes were needed at that time, the Policy has continued as is to the current date. It is listed for review this financial year and will be workshopped and considered by the Council in the last quarter of the financial year.

Fees are charged for the three categories of works and did not increase from the 2018–2019 fees, the current fees are:

Working in Road Reservation – Road Reserve Permit	
Minor Works – no excavation	\$ 75
Minor works – with excavation	\$150
Major Works	\$300
Working in Road Reservation – Road Reserve Permit	
Minor Works – no excavation	\$ 75

Permits are not required for the following works:

- Where the road or the condition of the road is not affected, e.g. mowing a nature strip or cleaning a footpath.

- Where a business wishes to prepare a quotation to work on the frontage of a property, e.g. a business who has been asked to provide a quotation to paint a road frontage or to install a new sign on the awning and needs to place a ladder on the building on the road reserve.

DISCUSSION

The Council employs a Public Safety Officer and one of his duties is to issue Road Reserve Permits and to ensure that anyone undertaking works within the road reservation are working in compliance with the various Acts and standards that apply, e.g. *Local Government (Highways) Act 1982, Traffic Act 1925, Roads and Jetties Act 1935, Work Health and Safety Act 2012* etc. Fees charged for permits contribute to the costs involved with this position but only cover a portion of the officer's wages.

The figures provided for the Minor Works Permits below are for the municipal area, i.e. details of permits issued in the CBDs of our towns have not been identified separately. The CBDs of our towns are busy locations and are considered to be very high risk areas when compared to other areas in the municipality. It is incumbent on the Council to ensure that legislation is complied with and that public safety is maintained. If anything, it is more important/critical that public safety is maintained within the CBDs of our towns.

The number of permits issued, and the fees collected over the last three financial years are;

2016–2017	Minor Works	45	\$ 3,650
	Total Permits Issued	67	\$29,365
2017–2018	Minor Works	63	\$ 7,400
	Total Permits Issued	93	\$56,390
2018–2019	Minor Works	48	\$ 5,000
	Total Permits Issued	55	\$52,550

The process of applying for a permit is simple in that contact can be made with the Council and our Public Safety Officer, who then attends the location and assists the applicant with advice and provides the formal Permit. The Officer then visits the site when works are underway to ensure compliance with the legislation and regulations that apply. In many instances within CBDs the Officer will visit the site a number of times to ensure that community is being maintained.

In making any decision on this matter, Councillors need to ensure consistency within the community and that legal compliance and consequent public safety is maintained.

CONSULTATION

Contact with neighbouring councils was made to determine what permits are issued and fees charged for Works in Road Reserves.

RESOURCE, FINANCIAL AND RISK IMPACTS

An indication of the income received from the issuing of Road Reserve Permits has been listed elsewhere in this report.

Any reduction in fees charged will need to be made up from other income sources such as rates or increases in other Fees and Charges. The CBDs of our towns are considered to be very high risk when compared to our residential areas for similar works and any decision to reduce Permit fees charged needs to be consistent across the community.

CORPORATE COMPLIANCE

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

Provide for a diverse range of movement patterns

- Connect the people with services.

Community Capacity and Creativity

- Facilitate entrepreneurship in the business community.

The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment.

Council Sustainability and Governance

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

CONCLUSION

The motion on notice from Cr Hiscutt is submitted for consideration.”

.....

.....

.....

10.12 Tenders – Turners Beach to Leith Shared Pathway, Turners Beach/Leith

The Director Infrastructure Services reports as follows:

“The Engineering Group Leader has prepared the following report:

PURPOSE

The purpose of this report is to make recommendation on tenders received for the Turners Beach to Leith Shared Pathway project.

BACKGROUND

The Turners Beach to Leith Shared Pathway is part of the North West Tasmania Coastal Pathway Plan 2010. This section commences at the southern end of Esplanade in Turners Beach and links with the Bass Highway underpass near Short Street in Leith.

This section of Pathway incorporates the former railway bridge over the Forth River, which will be transferred from State ownership to the Council.

A general arrangement plan showing the alignment of the Shared Pathway is included in Annexure 1.

DISCUSSION

Tenders were called on Saturday, 7 September 2019 and closed at 2.00pm on Tuesday, 8 October 2019.

Tender documents included designs and specifications prepared by CSE Tasmania Pty Ltd and the Council’s Infrastructure Services Department. The tender was advertised in The Advocate newspaper and also on the Council’s internet portal, Tenderlink, to ensure as wide a coverage as possible.

Six conforming tenders were received as follows (including GST):

TENDERER	PRICE \$
AJR Construct Pty Ltd	1,136,811.81
Civilscape Contracting Tasmania Pty Ltd	1,231,828.00
Bridgepro Engineering Pty Ltd	1,295,027.74
ATM Civil	1,351,797.44
Hazel Bros Pty Ltd	1,433,138.30
Hardings Hotmix Pty Ltd	1,681,329.54
<i>ESTIMATE</i>	<i>1,400,000.00</i>

All tenderers are deemed competent to perform the works.

The Council uses a weighted tender assessment method based on:

- . compliance with tender documents;
- . previous experience;
- . supervisory personnel;
- . construction period;
- . WHS policy and record;
- . tender price.

Based on the detailed assessment undertaken by the Tender Evaluation Panel using the above criteria and weighting process (a copy of the confidential tender assessment is appended) AJR Construct Pty Ltd achieved the highest rating based on this method.

Works are proposed to commence in November 2019, however, the commencement date is dependent on receipt of a Memorandum of Understanding (MOU) in relation to transfer of the former railway bridge. The provided construction program provides for a completion date of twelve weeks from possession of site.

CONSULTATION

This section of pathway has been identified in the North West Tasmania Coastal Pathway Plan 2010 and included in Council's Long-term Financial Plan.

This project requires that a development application is submitted for approval. Key stakeholders and interested parties include the Department of State Growth, Crown Land Services, TasRail, Department of Primary Industries, Parks Water and Environment, Tasmania Parks and Wildlife and local residents.

RESOURCE, FINANCIAL AND RISK IMPACTS

The project is being funded by both Council funds and a grant of \$450,000 from the Tasmanian Government.

The tender price can be accommodated with the budget allowance.

In regard to risk it is important that contracts are either delayed or stipulate that the contract with the successful tenderer is dependent on receipt of an acceptable MOU from Department of State Growth in respect to transfer of the railway bridge. Commencement of works will also require the development approval which will include for licenses from TasRail, Parks and Crown Land Services.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Encourage a creative approach to new development.

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the tender from AJR Construct Pty Ltd for the sum of \$1,033,465.28 (excluding GST) [\$1,136,811.81 (including GST)] for the Turners Beach to Leith Shared Pathway, subject to receipt of an acceptable Memorandum of Understanding from the Department of State Growth regarding transfer of ownership of the railway bridge, be accepted and approved by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reports as follows:

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

■ "That the tender from AJR Construct Pty Ltd for the sum of \$1,136,811.81 (including GST) for the Turners Beach to Leith Shared Pathway, subject to receipt of an acceptable Memorandum of Understanding from the Department of State Growth regarding transfer of ownership of the railway bridge, be accepted and approved by the Council."

10.13 Tenders for Ulverstone Civic Centre – Seating renewal

The Director Infrastructure Services reports as follows:

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

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for new seating for the Leven Theatre at the Ulverstone Civic Centre, Ulverstone.

BACKGROUND

The existing Leven Theatre seating at the Ulverstone Civic Centre has been in place since the building was constructed in 1986.

Since that time the seating has reached a point where it is at the end of its useful life.

The front row of seating has been removed to be used as spare parts to repair other seats; however, this is not sustainable and new seating is required.

DISCUSSION

Replacing the seats will improve the comfort of patrons attending functions and shows at the Theatre.

Tenders were called via Tenderlink for the provision of new seating on 31 August 2019 and closed at 2.00pm on 24 September 2019.

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

TENDERER	PRICE \$
Sebel Furniture	83,282.73
Profurn Commercial (Sentul)	106,308.18
Profurn Commercial (Beaufort)	110,063.64
Starena Australia Pty Ltd (The Commander)	131,032.00
Maxwood Technology Australia Ltd – 712 series	131,220.00
Starena Australia Pty Ltd (The Stella)	137,224.00
Starena Australia Pty Ltd (The Apollo)	139,239.00
Starena Australia Pty Ltd (The Monet)	139,239.00
Maxwood Technology Australia Ltd – 502 series	169,614.00
<i>BUDGET</i>	<i>150,000.00</i>

All of the tenderers are capable of supplying and installing the new seating.

The Council uses a weighted tender assessment method based on:

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

All the companies that provided tenders have the capacity and previous experience in the provision of the required outcome.

Members of the assessment panel visited the new Parklands High School auditorium to view the seating that had been tendered for by Sebel and determined that it would not be suitable for this installation, as the seating did not lend itself to a theatre style environment, therefore would not provide the level of comfort looked-for by patrons.

The assessment panel then considered the type and style of the seating tendered.

Consideration was then given to the existing decor, ambiance and environment of the Leven Theatre as well the time patrons could spend in the seats, which seat would most suit this, as well as providing comfort and amenity for patrons.

Based on the assessment, Maxwood Technology Australia Ltd for their 712 series seats is the preferred tenderer. Although not the lowest cost, this tender was assessed as best value for money and the seating suits the existing decor and character of the building. The 712 series is designed for both comfort and the ergonomic principles and because of this, it is easy to understand why the 712 series chair is featured in many of the top venues across the country including Empire Theatre and QLD Theatre in Brisbane (a copy of the confidential tender assessment is appended).

CONSULTATION

This project was proposed following discussion with the Council's Community Services staff who are responsible the delivering the service from the facility.

RESOURCE, FINANCIAL AND RISK IMPACTS

The 2019–2020 budget for this project is \$150,000. The preferred tender is within the allocated budget.

The risk impact of not undertaking this project is continuing deterioration of the seats and complaints in relation to the comfort of the seats.

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 Maxwood Technology Australia Ltd for the supply and installation of the 712 series seating in the amount of \$131,220 (excluding GST) [\$144,342.00 (including GST)] for the Leven Theatre at the Ulverstone Civic Centre be accepted and approved by the Council.'

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

The Executive Services Officer reports as follows:

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

- "That the tender from Maxwood Technology Australia Ltd for the supply and installation of the 712 series seating in the amount of \$144,342.00 (including GST) for the Leven Theatre at the Ulverstone Civic Centre be accepted and approved by the Council."

10.14 Standing Tender 2019–2022 – Coastal and rural roadside mowing

The Director Infrastructure Services reports as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to consider the tenders received for the coastal and rural roadside mowing contract from 1 October 2019 to 30 September 2022.

BACKGROUND

The Central Coast Council controls and maintains the coastal and rural roadside mowing areas within the Central Coast municipal area. The rural road network is made up of approximately 450km of sealed and unsealed roads and the coastal road network is made up of approximately 65km of sealed and unsealed roads totalling 515km of roads.

The coastal and rural roadside mowing program consists of a first cut to a width of 3.4m both sides of the road, followed by a second cut later in the season on all main arterials to 5m wide (where possible) and a 3.4m wide cut on all other roads.

DISCUSSION

Tenders were called via the Council’s on-line e-tendering portal, Tenderlink, on 4 September 2019 and closed at 2.00pm on 25 September 2019.

There were nine downloads of the tender document by prospective tenderers. However, only three tenders were received from the following companies:

- . Rodney Wright & Sons Contracting
- . Statewide Contracting (TAS) Pty Ltd
- . Mareeba Tas Pty Ltd

The coastal and rural roadside mowing tender is a schedule of rates tender and the tenderers were asked to provide an hourly rate along with a 3.4m wide cut per km (one side) rate and 5.0m wide cut per km (one side) rate in accordance with the coastal and rural roadside mowing manual.

The following rates (inclusive of GST) have been submitted by the tenderers.

TENDERER	HOURLY RATE (\$)	3.4M WIDE CUT RATE (\$)	5.0M WIDE CUT RATE (\$)
Statewide Contracting (TAS) Pty Ltd	137.50	100.00	133.00
Rodney Wright & Sons Contracting	137.50	103.11	137.48
Mareeba Tas Pty Ltd	137.50	103.25	137.50

For the assessment, a 3.4m wide cut rate over the 515km network length and second cut totals have been calculated based on tender's 3.4m and 5.0m wide cut rates for the relevant road lengths.

Below is a table showing the estimated costs using the rates provided by the tenderers:

INFRASTRUCTURE SERVICES

TENDERER	1ST CUT (\$) (515KM, BOTH SIDES) 3.4M	2ND CUT (\$) ARTERIAL ROADS (190KM, BOTH SIDES) 5.0M	2ND CUT (\$) OTHER ROADS (325KM, BOTH SIDES) 3.4M	TOTAL (\$)
Statewide Contracting (TAS) Pty Ltd	103,000.00	50,540.00	65,000.00	218,540.00
Rodney Wright & Sons Contracting	106,203.30	52,242.40	67,021.50	225,467.20
Mareeba Tas Pty Ltd	106,347.50	52,250.00	67,112.50	225,710.00

All submissions for coastal and rural roadside mowing meet the tender requirements and would be considered acceptable.

Tenders were evaluated using a weighted scoring system which considers compliance with tender documents, previous work for the Council, Work Health and Safety Policy and Record, relevant experience, resources and tender price.

Based on the evaluation, Statewide Contracting (TAS) Pty Ltd was assessed as the preferred tender (a copy of the confidential tender assessment is appended).

CONSULTATION

This item has followed a public tendering process.

RESOURCE, FINANCIAL AND RISK IMPACTS

The tender from Statewide Contracting (TAS) Pty Ltd can be accommodated within the budget (\$222,000.00).

CORPORATE COMPLIANCE

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

Community Capacity and Creativity

- Facilitate entrepreneurship in the business community.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the tender from Statewide Contracting (TAS) Pty Ltd for the coastal and rural roadside mowing contract be accepted and approved by the Council.'

The Executive Services Officer reports as follows:

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

- “That the tender from Statewide Contracting (TAS) Pty Ltd for the coastal and rural roadside mowing contract be accepted and approved by the Council.”
-
-
-

10.15 Tenders for resealing of urban and rural roads 2019–2020

The Director Infrastructure Services reports as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for the 2019–2020 urban and rural roads resealing program.

BACKGROUND

For sealing of Council roads there is an established practice of calling for expressions of interest from suppliers to be listed on a Multiple Use Register for a three-year term.

Expressions of interest for sprayed bituminous surfacing were invited on 22 June 2018 as part of the Council’s Standing Tenders for 2018–2021. Submissions were received from Hardings Hotmix Pty Ltd, Roadways Pty Ltd and Venarchie (since then Venarchie has merged with Fulton Hogan Industries Pty Ltd).

All three companies were placed on the Multiple Use Register after being assessed for compliance.

They were invited to provide tenders for the resealing of urban and rural roads during 2019–2020, via the Council’s on-line e-tendering portal, Tenderlink, on 4 September 2019. Tenders closed at 2.00pm on Wednesday, 25 September 2019.

DISCUSSION

Tenders were received as follows (including GST):

TENDERER	PRICE \$
Hardings Hotmix Pty Ltd	727,568.32
Fulton Hogan Industries Pty Ltd (formerly Venarchie)	827,609.31
Roadways Pty Ltd	1,083,101.97
<i>ESTIMATE</i>	<i>822,000.00</i>

Initial verification of price extensions revealed some minor rounding off and mathematical errors.

After the adjustment the following tender prices have been used to assess the tenders.

TENDERER	PRICE \$
Hardings Hotmix Pty Ltd	727,548.77
Fulton Hogan Industries Pty Ltd (formerly Venarchie)	827,541.96
Roadways Pty Ltd	1,095,053.99

The Council normally 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, Hardings Hotmix Pty Ltd was assessed as the preferred tender (a copy of the confidential tender assessment is appended).

CONSULTATION

This item has utilised the Council's Multiple Use Register for sprayed bituminous sealing in an invited tendering process.

RESOURCE, FINANCIAL AND RISK IMPACTS

The total budget for urban and rural resealing for 2019–2020 is \$1,100,000. The tender from Hardings Hotmix Pty Ltd can be accommodated within the budget.

The balance is utilised for reseal preparation works carried out by the Council's Construction and Maintenance Group and overheads.

Under this urban and rural road reseal 2019–2020 tender, 3.13km of urban roads and 26.86km of rural roads will be resealed, 8.48km of road sections affected by resealing will be re-linemarked.

This year's successful tender rate comparisons with last year's successful tender are as follows:

RESEAL AREA	THIS YEAR'S TENDER
Rural	-1.53%
Urban	-2.27%
Linemarking	-19.24%

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 includes the following objectives:

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the tender from Hardings Hotmix Pty Ltd in the amount of \$727,568.32 (including GST) [\$661,407.97 excluding GST] be approved and accepted by the Council.'

The Engineering Group Leader's report is supported."

The Executive Services Officer reports as follows:

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

- "That the tender from Hardings Hotmix Pty Ltd in the amount of \$727,568.32 (including GST) for urban and rural road resealing 2019–2020, be approved and accepted by the Council."
-
-
-

10.16 Ulverstone Showground underground electrical – reallocation of Capital funds

The Director Infrastructure Services reports as follows:

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

'PURPOSE

The purpose of this report is to make recommendations to allow unplanned underground electrical works required to be undertaken at the Ulverstone Showground, Ulverstone and approve the reallocation of Capital funds.

BACKGROUND

In March 2019, the Council was advised by the Department of Justice that the power pole servicing the Ulverstone Soccer Clubrooms and the Keith Johnstone Memorial Pavillion had been condemned and required replacement.

This pole is within the TasRail corridor and for the replacement to take place it was necessary to contact TasRail to ensure all requirements were met.

Following long negotiations with TasRail regarding the location of the pole they advised that the pole had to be removed from the rail corridor completely.

Upon further investigation it was determined that the boundary fence is not on the boundary line and to erect the pole inside Council's property would not

allow for the power lines to be reconnected due to existing buildings in the way.

The Department of Justice has now advised that they will be removing the service and the pole on the 31 December 2019, so it is essential that an alternative power supply is found.

DISCUSSION

Investigations on alternatives have been carried out and the only option available is to provide a new overhead service to a pole near the poultry pavilion with a new switchboard, then run underground along the roadway past the Lions Club and the Rotary Club buildings, to the southern end of the Ulverstone Soccer Clubrooms.

From this location the Ulverstone Soccer Clubrooms and Keith Johnstone Memorial Pavilion will be reconnected.

The Lions Club of Ulverstone building and Ulverstone Rotary Club building will also be connected to the new underground power supply.

This will allow for the condemned pole, as well as two others in the rail corridor to be removed, it will also future proof for any additional buildings near the site and will tidy up the area by removing the overhead power lines.

The estimated cost of the works is as follows:

TENDERER	PRICE \$
Install new pole and service	10,000.00
Install all underground power, new switchboard, connections to existing buildings	50,000.00
Trenching and reinstatement	10,000.00
<i>TOTAL ESTIMATE</i>	<i>70,000.00</i>

CONSULTATION

This project has arisen due to the requirements of TasRail to remove the pole from the rail corridor.

Discussions have taken place within the Infrastructure Services Department regarding options available and it has been determined that only one option was available, from this the matter was discussed with the General Manager and Senior Leadership Team, and at a Councillor Workshop on 23 September 2019.

RESOURCE, FINANCIAL AND RISK IMPACTS

This project is unexpected and is not funded in the current 2019–2020 budget.

To fund the project, it is proposed the following alterations be made to other budgets.

- Defer the Recreation Ground Water Connection assessment until the 2020–2021 budget and reallocate the \$20,000 to this project.
- Reduce the Ulverstone Showgrounds programmed maintenance budget from \$40,000 to \$20,000.
- Reduce the Hiscutt Park wall repair from \$50,000 to \$20,000. Further investigations have revealed that a larger portion of the wall will require rehabilitation and additional funds will need to be allocated in the 2020–2021 budget. This will be the subject of a separate report.

FUNDING SOURCE	CURRENT BUDGET \$	PROPOSED BUDGET \$	DIFFERENCE \$
Recreation Ground – water connections (defer 2020–2021)	20,000	Nil	\$20,000
Showgrounds – programmed maintenance	40,000	20,000	\$20,000
Hiscutt Park pond – wall repair	50,000	20,000	\$30,000
<i>TOTAL</i>			<i>\$70,000</i>

The risk impact of not undertaking this project is the power will be cut from the Ulverstone Soccer Clubrooms and the Keith Johnstone Memorial Pavilion on 31 December 2019 and no alternative power supply is available.

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 unplanned underground electrical works at the Ulverstone Showground, Ulverstone proceed and additionally that the following budget reallocations be approved:

FUNDING SOURCE	CURRENT BUDGET \$	PROPOSED BUDGET \$	DIFFERENCE \$
Recreation Ground – water connections (defer 2020–2021)	20,000	Nil	20,000
Showgrounds – programmed maintenance	40,000	20,000	20,000
Hiscutt Park pond – wall repair	50,000	20,000	30,000
<i>TOTAL</i>			<i>70,000.'</i>

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

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

- "That the unplanned underground electrical works at the Ulverstone Showground, Ulverstone proceed and additionally that the following budget reallocations be approved:

INFRASTRUCTURE SERVICES

FUNDING SOURCE	CURRENT BUDGET \$	PROPOSED BUDGET \$	DIFFERENCE \$
Recreation Ground – water connections (defer 2020–2021)	20,000	Nil	20,000
Showgrounds – programmed maintenance	40,000	20,000	20,000
Hiscutt Park pond – wall repair	50,000	20,000	30,000
<i>TOTAL</i>			<i>70,000."</i>

ORGANISATIONAL SERVICES

10.17 Financial statements

The Acting Director Organisational Services reports as follows:

“This report details the financial statements for the first quarter of the 2019–2020 financial year. The statements contain comments relating to variations between year to date budgets and year to date actual figures.

The Income Statement is based on accrual accounting practice. This means that the income shown in the income statement for rates, is the amount that has been raised by the rating system and apportioned against each property. If we consider the actual cash that we have received, then as at the end of September, the Council received \$13.2 million in rates revenue which is the equivalent of 81.87% of rates. This is similar to the 2018–2019 year when 81.13% was received at the same period. This is important from a cash flow basis as it allows the Council to invest these funds to produce a further return for ratepayers.

The following principal financial statements of the Council for the period ended 30 September 2019 are submitted for consideration:

- . Statement of Comprehensive Income for period ended 30 September 2019
- . Statement of Financial Position as at 30 September 2019
- . Operating Budgets (inc. the operating budget commentary report)
- . Summary of Rates and Fire Service Levies
- . Capital Works Schedule 2019–2020.”

The Executive Services Officer reports as follows:

“Copies of the financial statements having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the financial statements to 30 September 2019 (copies being appended to and forming part of the minutes) be received.”

.....

.....

.....

NOTES

11 CLOSURE OF MEETING TO THE PUBLIC

11.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council Cradle Coast Authority Board – 29 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
Tenders – Kings Parade Upgrade Project, Ulverstone	15(2)(d) Contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal
Ulverstone Cultural Precinct Guaranteed Maximum Price Expression of Interest – Consideration of the appointment of building contractor (215/2019 – 15.07.2019)	15(2)(b) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business

Ulverstone Recreation Ground Changeroom Redevelopment Guaranteed Maximum Price Expression of Interest – Appointment of building contractor	15(2)(b) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business.”
--------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

A suggested resolution is submitted for consideration.”

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council Cradle Coast Authority Board – 29 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
Tenders – Kings Parade Upgrade Project, Ulverstone	15(2)(d) Contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal
Ulverstone Cultural Precinct Guaranteed Maximum Price Expression of Interest – Consideration of the appointment of building contractor (215/2019 – 15.07.2019)	15(2)(b) . information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business
Ulverstone Recreation Ground Changeroom Redevelopment Guaranteed Maximum Price Expression of Interest – Appointment of building contractor	15(2)(b) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business.”

The Executive Services Officer further reports as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.
- 2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.
- 3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.
- 4 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public.”

Associated Reports And Documents

MEETING MINUTES
REPRESENTATIVES MEETING

Date: 22 August 2019
Time: 10:00am
Location: 137 Rooke Street, Devonport

1. MEETING OPEN

Chief Representative and meeting Chair, Mayor Jan Bonde, opened the meeting at 10:00am, welcoming attendees.

CEO Daryl Connelly explained that the meeting would be recorded and that no staff were available to take minutes during the meeting on this occasion, and that a new Executive Assistant was commencing soon, to replace Lauren Clarke.

Attendees and apologies are noted at Attachment 1.

2. GUEST

2.1. Holly Rankin-Smith, Compassionate Communities, National Lead with The Groundswell Project

Ms Holly Rankin Smith and two colleagues provided an overview of the Compassionate Communities initiative and talked about ways that councils around Australia are making their communities better equipped to deal with grieving and ageing. A council resource kit is also available.

A discussion after the presentation provided the CEO with an indication that Member Councils would be happy for CCA to explore low cost – no cost opportunities to partner with organisations like The Groundswell Project on some “Compassionate Communities Awards” or similar initiatives.

3. STANDING ITEMS

3.1. Declarations

Nil.

3.2. Confirmation of Previous Minutes

Minutes of the 23 May 2019 Representatives Meeting were provided at Agenda Item 3.2.

RESOLUTION

That the Representatives accept the minutes of the meeting held 23 May 2019 as a true and accurate record subject to the reference to a “pumped track” being changed to “pump track”

RESOLVED

3.3. Actions Register

The Actions Register was presented at Agenda Item 3.3 with no outstanding actions.

Representatives noted the Actions Register.

4. CRADLE COAST AUTHORITY UPDATE

4.1. CCA CEO Report

A briefing note was provided at Agenda Item 4.1.

RESOLUTION

The Representatives accepted the CEO Report.

Moved: Deputy Mayor Jarman / Seconded: Mayor Walsh / CARRIED

Mayor Wilson congratulated the CEO on his comprehensive, yet simple approach to reporting.

4.2. Quarterly Financial Report

A briefing note was presented at Agenda Item 4.2.

RESOLUTION

The Representatives accepted the Quarterly Financial Report.

Moved: Mayor Walsh / Seconded: Deputy Mayor Jarman / CARRIED

5. FOR DECISION

5.1. Proposal – Board Director Terms of Appointment

A briefing note was presented at Agenda Item 5.1.

RECOMMENDATION

1. That the Representatives resolve that the term of Mayor and General Manager Board appointments be set at four years.

2. That the Representatives resolve to adopt the proposed amended terms relating to the current Board.

RESOLUTIONS

The Representatives accepted the Proposal.

Moved: Mayor Quilliam / Seconded: Mayor Gerald / CARRIED

5.2. Special Resolution – Appointment of Ms Sheree Vertigan AM as a CCA Board Director

A briefing note was presented at Agenda Item 5.2.

RECOMMENDATION

That the Representatives appoint Ms Sheree Vertigan AM as a Director of the Cradle Coast Authority until October 2021.

RESOLUTIONS

The Representatives accepted the appointment.

Moved: Deputy Mayor Jarman / Seconded: General Manager Scott / CARRIED

5.3. Coastal Pathway – Proposed Role for CCA

A briefing note was presented at Agenda Item 5.3.

CCA employees Kate Sims and Mary Roddy arrived to deliver a presentation on the current status of the Coastal Pathway and to speak to the briefing note.

There was a lengthy discussion, and an alternative motion suggested, prior to the recommendation outlined in the briefing note, being put to the representatives and carried.

The CEO noted the concerns raised by some Representatives' around the need to work closely with Councils and committed to doing so. The CEO also advised that a more detailed plan would be presented to the next representatives' Meeting, as outlined in the briefing note.

RECOMMENDATION

That CCA be tasked with primary responsibility for Coastal Pathway related advocacy, planning, communication and stakeholder engagement.

Moved: Mayor Quilliam Seconded: Mayor Walsh / CARRIED

5.4. Special Resolution – Appointment of Mr Peter Voller PSM as a CCA Board Director

A briefing note was circulated separately to the Agenda Papers.

RECOMMENDATION

That the Representatives appoint Mr Peter Voller PSM as a Director of the Cradle Coast Authority until October 2023, subject to Ministerial approval of his appointment as Chair of the Regional NRM Committee in accordance with the NRM Act (2004).

Moved: Colin / Seconded: General Manager Ayton / CARRIED

6. LOCAL GOVERNMENT UPDATE

6.1. Representatives to provide an update on the status of any commitments made to their Council during the recent federal election campaign

All Councils provided an update on the commitments made by Senator Martin during the recent federal election campaign. All Councils advised that they were happy with how the process of firming up these commitments was progressing.

7. GENERAL BUSINESS

7.1. Representatives to provide an update of whether their Council has been approached by the new RTO for funding, and the status of any discussions

The CEO provided an update on the status of the new RTO and undertook to update Representatives further following his meeting with the new RTO Chair and CEO scheduled for the following week. It was acknowledged that while the new RTO may wish to see Councils divert funds from CCA to them, CCA's 2019/20 budget was now locked in. The CEO advised that CCA would look at what specific activities it would undertake in tourism, as soon as the RTO was able to confirm the scope of its intended activity, in particular whether they intend to deliver product development or destination marketing only.

Group discussion – is there merit in us agitating for government and others to formally adopt the term “Cradle Coast” instead of, for example, “the west and north-west coast” when referring to the region?

There was general agreement that it would be good to see the term “Cradle Coast” adopted more widely. The CEO advised that in making the switch from “Tasmania's North-West” to “Cradle Coast”, the former Regional Tourism Committee considered evidence to support the change, including Internet search results.

The CEO suggested that this issue was something that CCA and the RTO could partner on, and he undertook to pursue that with them.

8. IDENTIFICATION OF CONFIDENTIAL MATTERS ARISING FROM TODAY'S MEETING

Nil

9. MEETING CLOSE

Meeting closed at 1.00pm prior to the Representatives attending a meeting with the Deputy Prime Minister

The next meeting will be held on Thursday 28th November 2019 at the Cradle Coast Authority offices.

Attachment 1: Attendees, Observers and Apologies

Representatives

Councillor Steve Kons	Mayor, Burnie City Council
Councillor Ken Dorsey	Deputy Mayor, Burnie City Council
Councillor Jan Bonde	Mayor Central Coast Council (Chief Representative)
Ms Sandra Ayton	General Manager, Central Coast Council
Councillor Daryl Quilliam	Mayor, Circular Head Council
Mr Scott Riley	General Manager, Circular Head Council
Mr Matthew Atkin	General Manager, Devonport City Council
Councillor Alison Jarman	Deputy Mayor, Devonport City Council
Councillor Tim Wilson	Mayor, Kentish Council
Councillor Don Thwaites	Deputy Mayor, Kentish Council
Councillor Peter Freshney	Mayor, Latrobe Council (Deputy Chief Representative)
Mr Gerald Monson	General Manager, Latrobe Council
Councillor Robby Walsh	Mayor, Waratah-Wynyard Council
Mr Shane Crawford	General Manager, Waratah-Wynyard Council
Mr David Midson	General Manager, West Coast Council (via video conference)

Cradle Coast Authority

Mr Sid Sidebottom	Chairperson
Mr Andrew Wardlaw	Director
Ms Kathy Schaefer	Director (via video conference)
Mr Malcolm Wells	CCA Director
Mayor Annette Rockliff	Director
Mr Daryl Connelly	Chief Executive Officer

Apologies

Mayor Phil Vickers	Director
Mr Peter Voller	Director
Councillor Shane Pitt	Deputy Mayor, West Coast Council
Councillor Julie Arnold	Mayor, King Island Council (via video conference)
Mr Greg Alomes	General Manager, King Island Council



CENTRAL COAST
COUNCIL



Ulverstone
SECONDARY COLLEGE



Central Coast Youth Engaged Steering Committee
Minutes of a meeting held at
Central Coast Council,
19 King Edwards Street, Ulverstone
Thursday, 26 September 2019 at 9.15am

Doc ID: 337240

PRESENT:

Cr Philip Viney (Councillor/Accountant/Ulverstone Lions Club); **Melissa Budgeon** (Community Wellbeing Officer – [CCC]); **Debra Lynch** (Minute taker – [CCC]); **Mathew Grining** (Principal – Penguin District School [PDS]); **Jordan Maine, Ella Atkinson and Millie Porter** (Student Reps – PDS); **Glen Lutwyche** (Principal – Ulverstone Secondary College [USC]); **Alec Turale, Chantelle Knaap and Sarah McCauley** (Student Reps – USC); **Natalie Winchcombe** (Teacher – North West Christian School [NWCS]); **Emily Archer and Emily Carter** (Students Reps. – NWCS); **Glenn Mace** (Principal – Leighland Christian School [LCS]); **Eloise Piper and Jonas Moore** (Student Reps – LCS); **Michael Walsh** (Leven Training Centre); **Aaron Meldrum** (Beacon Foundation, Collective Ed. USC) and **Mel Blake** (Community Engaged Coordinator – ASC);



Penguin
District School



1 WELCOME

Cr Philip Viney welcomed everyone to the meeting.

2 APOLOGIES

Sandra Ayton (General Manager – Central Coast Council [CCC]; **Piper Newton** (Student Rep – PDS); **Chantelle Knaap** (Student Rep – USC) and **David McNeill** – North West Christian School [NWCS]

4 MINUTES OF THE PREVIOUS MEETING

■ Michael Walsh moved and Sarah McCauley seconded, “That the Minutes of the previous meeting held on 29 August 2019 be confirmed.”

Carried



CENTRAL COAST COUNCIL

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

5 BUSINESS ARISING FROM PREVIOUS MEETING GENERAL BUSINESS

100-Day Challenge

Melissa Blake reported it is now around day 70 of the 100-Day Challenge. The aim is to identify 100 mentors in 100 days.

The working group is meeting today. A meeting has been held with Rotary Club of West Ulverstone. Now working on obtaining sponsors for the program.

Feedback from school on possible art/youth project ideas.

Aaron Meldrum reported to the meeting on a workshop called Central Coast Youth Voice Workshop. It is part of ongoing work between Central Coast Council's Youth Engaged Steering Committee and Collective Ed. Ulverstone providing key youth voice insights to be used by Central Coast Council and Collective ed. Ulverstone.

As part of the discussion, a proposed outline of the morning including a presentation of the Cultural precinct and recent skatepark upgrade consultation including a suggested question for small groups to explore. The suggested question posed to the committee for consideration, "What do young people see as important/value most in community spaces?" Students suggested that it would be ideal if students facilitated – i.e. Eloise Piper and Sarah McCauley, students representatives from the committee suggested that it may be useful for the students at the forum to seek feedback from the students – it would assist in the information being collected and help students on the committee to be more widely informed about the ideas suggested by the young participants.

A short video of the previous Youth Engaged meeting, was shown to the committee. The less than 60 seconds clip was produced by Ulverstone Secondary College student, Alec Turale with support from Collective Ed's Aaron Meldrum. It was suggested that this snapshot of the meeting may assist Student Reps with future presentations on matters arising from the Youth Engaged Steering Committee to their fellow students.

■ Cr Philip Viney moved and Glenn Lutwyche seconded, "That the video presentation be made available so it can be shared on social media throughout the community (Council and all schools) to promote the committee and the projects/activities the group is involved with."

National Leadership Camp presentation (possible digital recording).

The presentation was not available at today's meeting, due to technical issues. Will be presented at the next meeting.

6 MEMBERS REPORTS

Penguin District School

- . Our school production for 2020 has been announced, Phantom of the Talent Factor – this will be an Australian premiere. The writer, Robin Bales, has written the script as a parody of the classic musical mixed up with some contemporary talent shows.
- . A group of 12 students, including Youth Engaged member Piper, have touched down in Vietnam today. They will start in the south of the country, taking in historical sites before moving to the North where they will commence a house build project.
- . Our new school design has been accepted by the government for approval. This will be released to the community next term.
- . Grade 10 exams will commence early next term. This is something for us to look forward to!
- . Our student board have held a range of events including lunch time movies, a sports colours and a social where there was a high percentage of students attend for a great night of dancing and singing.
- . Many of our grade 6's are currently in Canberra – other grade 6's are visiting some historical sites around Stanley today as part of a History and Social Science unit.
- . We had a visit from the Cairns Taipans NBL team as part of the NBL blitz. This was a great experience to rub shoulders with some of the basketballers that competed last week in the World Cup
- . Our school teams competed in the NW math's relay, held at our school. This is always a great experience to come together outside of school sports.
- . Our two choirs won their categories in the recent Devonport Eisteddfod. There is a strong culture around choral singing that we have a wonderful teacher, Mrs Lusted, to thank for this.
- . Grade 9 student Jarroch Maywald won the 9–12 UTAS Agricultural Science section at the Science and Technology awards. His study was on water quality on wheat growth.
- . Hobart Hurricanes cricketers also visited our school recently for some lunch time activities.

Leighland Christian School

AUGUST

- Excursions included:
 - (1) Our 11/12 Legal Studies students went on an overnight trip to Hobart to attend the University of Tasmania's annual Lawfest. They also attended the Supreme Court of Tasmania for a tour and sat in on a court proceeding.
 - (2) Some of our Practical Science students participated in the UTAS Science and Engineering Investigation Awards in Burnie. Two of the students won the Year 9–12 Physical Science Award for their investigation into the physical properties of latex, nitrile and polyethylene products.
 - (3) Our year 9/10 Art students attended the Artrage at the Burnie Regional Gallery.
 - (4) Our Catering and year 10 Science students visited the Ashgrove Cheese farm.
 - (5) Interested students were given the opportunity to tour the Caterpillar Burnie site with a focus on jobs and careers in the engineering sector.
 - (6) A group of 19 excited year 10–12 students and 4 teachers left on Tuesday for a 9-day Mission Trip to Vanuatu. They have been extremely busy fundraising, making educational items and collecting donated items to take to the Life Changer Christian College. They also made gifts to take some Tassie cheer to hospital patients and tie-dyed t-shirts as their official Vanuatu trip shirt. Funds raised will be used to purchase much needed literacy textbooks. The team have been most excited, and this has created a great atmosphere around the Campus.
- Activities included:
 - (1) Our year 9/10 Art and Drama students put on an 'Undefined' Night, performing to the School community.
 - (2) Our Primary and High School choirs participated in the Devonport Eisteddfod and were awarded with two special choral awards: The Meg Titmus Award for the 'Most Outstanding Choral Group' under 18 years and the 'Robert Tucker Perpetual Shield' which is awarded for receiving the highest points for an Infant Choir.

- (3) Auditions were held for our 2020 School Production.
- (4) Three of our budding designer students participated in the Apex Australia Teenager Fashion Award state finals in Latrobe. One of our year 12 students won first place for the Society and Environment section for her dress which was made out of recycled plastic bags and feathers – a statement about the impact on rubbish on our seabirds. She will travel to Melbourne next month for the finals.
- (5) Our Pre-Kinder program is in full swing for our little ones commencing Kinder next year. They were excited to receive our new Kinder swag bags with cartoon characters dressed in the Leighland uniform.
- (6) On Friday our Student Leaders are holding a 'Footy Colours Day' with a gold coin donation for the 'Fight Cancer Foundation'.
- (7) Senator Gavin Pearce visited our Ulverstone Campus. He took a tour of the School, visited classrooms and met with our Principal.
- (8) Our Burnie Campus is very busy planning for their Country and Western Twilight Fair from 4.00 – 8.00pm on Friday 8 November and we extend a warm welcome for you to go along if you are able. There will be stalls, fun activities and delicious food on offer.
- . In Sport/PE: Our PE Extended students participated in Wing Chun lessons. One of our year 9 girls was selected to represent the State at the Australian Weightlifting Championships in Queensland and one of our year 10 girls will compete at the Pony Club Nationals in Sydney next month.

North West Christian School

- . Both the primary and the high school enjoyed arriving at school and being able to sit down for breakfast with their friends. This was a treat that was provided first for the high school students and then a week later for the primary classes.
- . Last Friday, high school students once again enjoyed the MESH program that was run in the evening.
- . Our tuckshop volunteers hosted a food tasting at lunch time where students from across the whole school were able to taste food and give their feedback about what food they would like to be able to purchase at future times.
- . Our 6–10 students are starting to use our mountain bikes, they are all very excited to be able to.

- . Primary students came all dressed up for book character day last Friday. Prizes were given to the best dressed. Judging was done by the grade 6 students.
- . Our sister school from Melbourne, Edinburgh College was on a tour in Tasmania with their band. They presented us with a one-hour concert. After they finished both schools were invited to participate in a game of soccer.
- . Friday was Mrs Goodwin's last day with the school, the class that she was teaching will miss her very much.
- . Good behaviour day for our Grade 6-10 will be on the 27th September. They will be attending Splash Swimming Pool in Devonport.
- . Good behaviour day for grade 3-5 will be going to Wings Wildlife Park. Kinder - grade 2 will be staying at school and having a pyjama party.
- . Primary held a free dress day as a fundraiser for Bravehearts and High school had a student free day as teachers were at Moderation.
- . Several of the students participated in the 2019 Devonport Eisteddfod. Students and student groups did very well in the music sections that they entered into.
- . \$1200.00 was raised in our strings concert that was held to raise money for the violin students going to WAGGA String Camp, NSW next year.

Ulverstone Secondary College (USC)

MyEducation update

Quite a number of students from Years 10-12 have had work placement this term. Some have even gained a guaranteed apprenticeship into next year.

Packages of Learning/Ignite update

- . The Ignite class had begun and now completed a well-being project as part of Health and Well-Being Week. The students in the class had chosen individual projects that have some relevance to mental, physical health, etc. we had 5-7 periods on that. Then the class went to small groups of 3-4 and had about the same time to create a small lesson around a similar topic.

- . Parklands High School and USC students went to Simplot to go on tours throughout the site. One through the storage and outside of the site, and one inside the factory itself.

Other

- . On 3rd September our year 10 students attended the Don Taster Day. It was an enjoyable day and every had fun, making new friends and taking courses they chose.
- . On Friday the 6th September, seven students from years 7–10 travelled to Hobart to participate in the school's very first Tournament of Minds. This is a competition that inspires young students to think outside the box and input their own creativity. The group chose to do a STEM project in which they had to create a model of a carousel that could extract and store DNA. They also had to practise in preparation for the Spontaneous Challenge, which involves a lot of creativity, teamwork and originality.
- . On Wednesday, the 18th September, six year 9 girls attended a women's leadership event called 'Stepping Up' at the Parliament House in Hobart. This is to encourage young women to consider a career in politics.
- . A few careers have popped up for those classified as an Aboriginal or Torres Strait Islander. One is a traineeship for ANZ, and another is a Bursary Program to support these students into college and UTAS.
- . Our Robin the Hood mini production is starting to come together, and everyone is excited for the performance. Tickets are now on sale for the 7th, 8th and 9th November, all commencing at 7:30pm. The link is on our Facebook page.
- . The Student Employment Survey will now run to the 25th of October and the results will be announced in our next meeting.

Mel Blake asked the student reps to encourage students from their Central Coast schools to participate in the "part time work Student Survey. These need to be completed by 25 October.

Report from the Principal Glenn Lutwyche

Glenn Lutwyche advised that the school has applied for a number of Learning Packages for Tasmania. The Packages of Learning provides an engaging and relevant curriculum that creates pathways for the diverse range of future study and employment options for Tasmania's young people. Packages of Learning are a different approach to teaching and for students a different way to learn.

Glenn advised he is looking at working with students on Transition Planning from years 7 to 12. This is working towards retaining students in education opportunities for longer. He also looking into Attainment Certificates for students that complete partway of their studies, not necessarily to year 12. This will give students a record of what skills they have attained for future employment or future studies.

There will be all School Associations meeting at the Gnomon room on the 15th of October from 7pm. A presentation of the 'Reboot program', the middle year literature program and an update on the Collective Ed project. This is the first meeting of all the cluster school's association.

Glenn spoke on the Women in Parliaments Program which students from Ulverstone Secondary College attended along with other schools attended in Hobart recently. The students that attended found it to be informative and enjoyed every moment. Glenn would like to thank the Hon. Leonie Hiscutt and Anita Dow on this initiative and the support they offered in securing the placements of a number of students to be able to attend. Participating in the day can be challenge and cost prohibitive however to enable more than 2 students to attend was more practical and appreciated.

■ Mike Walsh moved, and Glenn Lutwyche seconded, "That a letter of thanks be sent from the Central Coast Youth Engage Steering Committee to Leonie Hiscutt and Anita Dow for encouraging students from the North West to attend. That a further letter be sent on behalf of the committee to the parliamentary offices congratulating them on providing the opportunity for young women. This letter to include suggestions that regional centres to be able to attend was beneficial and that considering small groups of students that are able to travel, rather than the prescribed two was practical and enabled the school to offer this valued experience."

Carried

7 GENERAL BUSINESS

Skate Park Ulverstone – 18 young people came along to a group discussion that was held recently at the Ulverstone Surf Club. A young member of the group shared a PowerPoint presentation of ideal skating attributes that the group discussed and provided feedback to the designer involved on the day. A survey has been put out to identify areas of the park for improvements. Information collected will be collated and assist with a design concept for further group discussion.

Phil reported that the Pump and Jump Park was opened and is receiving full utilisation. There is still some work to be done but it is 90% finished.

8 REVIEW OF MEETING

A review of today's meeting.

Mike Walsh thanked students and commended Sarah McCauley and Eloise Piper and other students for their input into today's meeting.

9 NEXT MEETING

The next meeting to be held on Thursday 31 October 2019 at the North West Christian School, 18 Ling Street, Penguin at 9.15am.

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

Annual Report 2018-2019



CENTRAL COAST
COUNCIL

www.centralcoast.tas.gov.au

Annual Report

for the year ended 30 June 2019





Living our potential

Central Coast

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

**Strategic Plan
2014–2024**



About this Annual Report

The Central Coast Council's Annual Report highlights the Council's performance against the 2014-2024 Strategic Plan and the 2018-2019 Annual Plan and Budget.

The Strategic Plan sets out five strategic directions for the Council, determining how best to target its resources and efforts.

The Strategic Plan is an integrated document which frames the Council's Annual Plan. The five key strategies are:

- 1 The Shape of the Place
- 2 A Connected Central Coast
- 3 Community Capacity and Creativity
- 4 The Environment and Sustainable Infrastructure
- 5 Council Sustainability and Governance

This Annual Report includes information about the Council's performance, achievements and challenges against each of the strategic directions within the 2018-2019 financial year, as well as an overview of the Council's services and operations.

This Annual Report structure aligns with the legislative obligations that are in the *Local Government Act 1993*. The Central Coast Council is committed to upholding open, transparent and accountable governance reporting. Our Annual Report aims to inform ratepayers, the community and stakeholders of the successes and challenges that the Council has faced throughout the 2018-2019 financial year.

Feedback or questions relating to the Annual Report are welcomed. If you wish to give feedback or raise a question, correspondence can be sent via:

Email: admin@centralcoast.tas.gov.au

Post: General Manager
Central Coast Council
PO Box 220
ULVERSTONE TAS 7315



1	CENTRAL COAST TASMANIA	7
	About Central Coast	8
	Statistics	11
2	A YEAR IN REVIEW	13
	Mayor's and General Manager's Report	14
	At a Glance	18
	Successes and Disappointments	20
	Financial Overview	23
	Event Highlights	27
3	YOUR COUNCIL	37
	Local Government and Central Coast	39
	Councillors	41
	Statement of Allowances and Expenses Paid to Elected Members	47
	Council Meetings	47
	Development Support Special Committee Meetings	47
	Meeting Attendance	47
	Stakeholders	48
	Organisational Chart	51
	General Manager and Senior Leadership Team	52
	Workforce Profile	55
	Remuneration of Senior Employees	62
	Staffing Statistics	62
4	STRATEGIC PERFORMANCE	65
	Reporting Performance	67
	The Shape of the Place	69
	A Connected Central Coast	73
	Community Capacity and Creativity	79
	The Environment and Sustainable Infrastructure	83
	Council Sustainability and Governance	88
5	STATUTORY REPORTING	95
	Public Interest Disclosures	96
	Complaints	97
	Statement of Activities	97
	Joint Authorities	97

	Public Health Statement	101
	Statement of Land Donated	101
	Grants, Assistance and Benefits Provided	101
	Contracts for the Supply of Goods and Services	102
	Governance and Legislative Requirements	104
6	STATISTICS	109
	Community Assets	110
	Building	112
	Planning	113
	Environmental Management Processing Times	114
	Public and Environmental Health Report	117
7	FINANCIAL REPORT COMMENTARY	131
	Financial Report Commentary	133
	Explanation of Financial Statements	140
	FINANCIAL REPORT AND AUDIT OPINION	144



Platforms for the Future

- Liveability
- Sustainability
- Innovation
- Distinctiveness

Strategic Plan
2014-2024



CENTRAL COAST TASMANIA

- . About Central Coast 8
- . Statistics 11

“Central Coast –
generating new
economic
opportunities,
sustainability and
future liveability” |
Strategic Plan
2014–2024

1



Population

21,904

Central Coast is one of the most picturesque municipal areas in Tasmania and has a moderate climate reflecting all four seasons. Visitors and residents alike enjoy the lovely beaches and easy lifestyle through the summer months; this is followed by sunny autumn days where the scenery is postcard perfect. The winter months bring snow to the elevated areas, whilst coastal temperatures are less extreme. Whatever time of year, Central Coast is one of the most tranquil and captivating settings in Tasmania.

A circular graphic with a grey border. Inside, the text "Rateable properties" is at the top in orange. Below it is a grid of 28 small house icons in various colors (green, orange, red, blue, grey). At the bottom, the number "10,948" is displayed in large orange font.

Tasmania's Central Coast features both urban and rural areas. Eighty-five per cent of the area's population live along the coastal strip.



The principal townships are Ulverstone and Penguin, with smaller townships at Forth, Gawler, Heybridge, Leith, Sulphur Creek and Turners Beach. Central Coast is at the forefront in agricultural production, well known for its crops of poppies, pyrethrum, peas, potatoes and onions, as well as timber production and livestock enterprises. Tourism is also an important industry. The area is becoming increasingly attractive to investors, innovators and entrepreneurs due to its proximity to major transportation routes.



Due to its central geographical position within North-West Tasmania, results indicated that a total of 203,000 visitors reported having visited or spent time in Central Coast. This confirms that the central positioning makes Central Coast an ideal location for visitors to base themselves for overnight stays and day trips, where they can enjoy all that the North-West has to offer. This also applies to day trips to the Central Coast hinterland, including Gunns Plains and the Leven Canyon, which is acknowledged as a strength of the local tourism industry based on the natural products and experiences of the hinterland.

Great Natured Place

Each and every Central Coast town occupies its own unique and pleasant setting within the landscape. There's Ulverstone, centred on the waterfront with its myriad of parks and amenities.

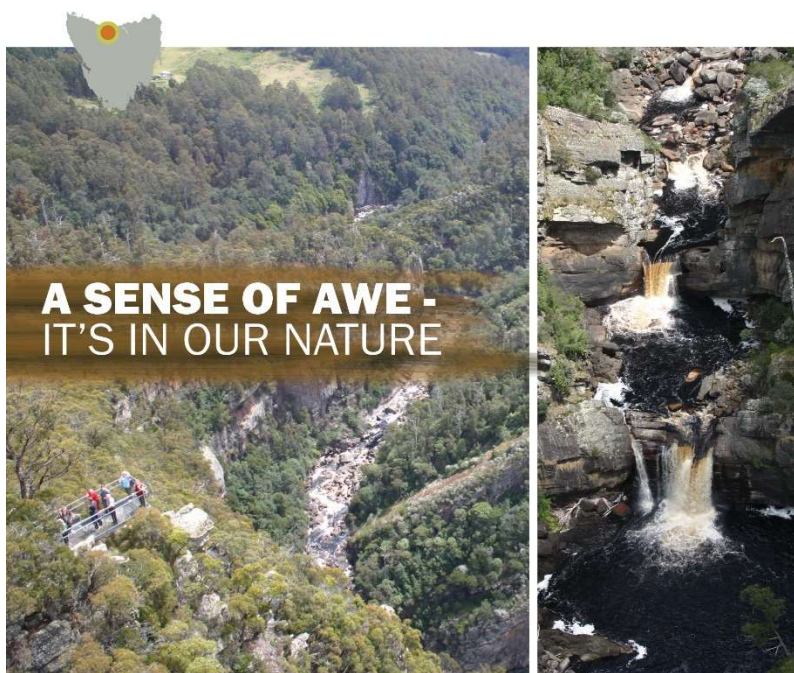
The town of Penguin – nestled between the Dial Range and the sea – has bushwalking, beaches and a bustling weekend market. Historic Forth, situated by the river, offers a welcoming and safe village lifestyle in a rural setting. And the quiet and cosy communities such as Leith and Turners Beach – 'from the lookout to the sea' – provide a safe and peaceful place for people to call home.



Central Coast caters for everyone from families, foodies and hobby farmers to sea-changers and tree-changers. This is evident in the uniquely diverse communities found throughout our municipal area. Central Coast offers arts, festivals and cultural events showcasing the area's creativity, regular markets and a host of other family-friendly activities.



For many, walking and cycling are a popular way of getting around; however, there are excellent public transport services between Devonport, Leith, Turners Beach, Forth, Penguin and Burnie. The construction of a shared pathway also lends itself to a healthy and active lifestyle. The particular lifestyle that Central Coast boasts is one which current residents value and future residents and visitors will find attractive.



Rarely are powerful, awe-inspiring places like the 275m deep Leven Canyon so easy to access. Not only is it within an easy, picturesque 45 minute drive from Ulverstone but trails, including those to the two lookouts, are suitable for most levels of walkers. For everything you need to know to plan the perfect trip, call into the Ulverstone Visitor Information Centre or visit

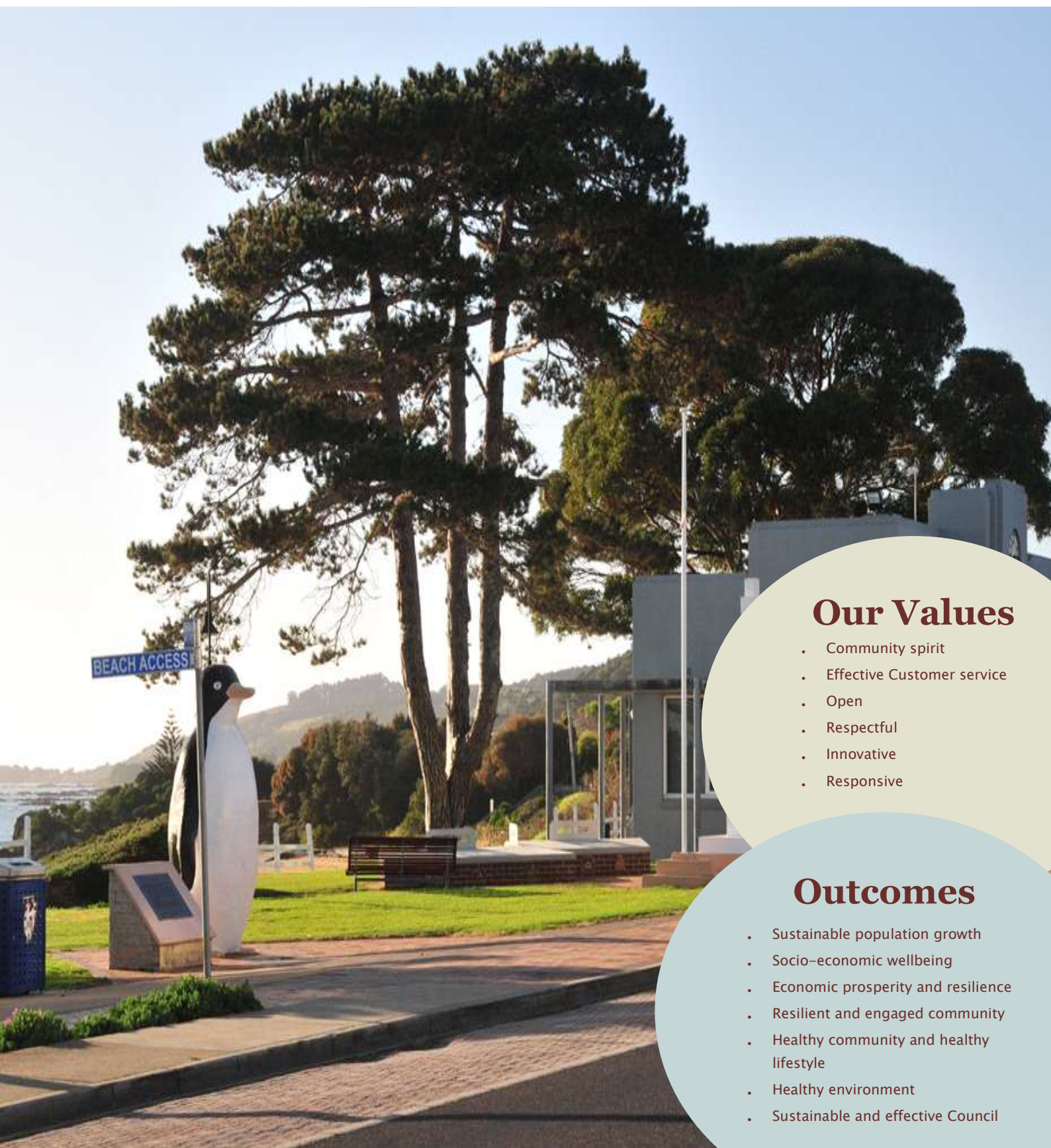
www.coasttocanyon.com.au





Statistics

General Statistics	2017-2018	2018-2019
Area	932km ²	932km ²
Population (ERP)	21,908	21,904
No. of Electors	17,020	17,144
Rateable Properties	10,920	10,948
Percentage of Receipts Received Electronically	71%	74.4%
Assets	2017-2018	2018-2019
Buildings (select)		
Aged Persons Units	77	77
Public Toilets	41	41
Barbecue Huts	21	21
Picnic Huts	8	8
Bus Shelters	44	47
Roads		
Urban - Sealed/Unsealed	137km/1km	145.8km/1km
Rural - Sealed/Unsealed	408km/122km	408km/122km
<i>Total Roads</i>	<i>668km</i>	<i>676.8km</i>
Bridges	87	87
Footpaths/Recreational Pathways	152km	153.5km
Drainage		
Pipeline Length	137km	137km
Waste Management		
Transfer Stations and Resource Recovery Centre	4	4
Recreation		
Recreation Grounds	12	12
Parks and Open Spaces	100	100
Percentage Achieved of Capital Works Program	83.24%	83.79%



Our Values

- Community spirit
- Effective Customer service
- Open
- Respectful
- Innovative
- Responsive

Outcomes

- Sustainable population growth
- Socio-economic wellbeing
- Economic prosperity and resilience
- Resilient and engaged community
- Healthy community and healthy lifestyle
- Healthy environment
- Sustainable and effective Council



A YEAR IN REVIEW

. Mayor's and General Manager's Report	14
. At a Glance	18
. Successes and Disappointments	20
. Financial Overview	23
. Event Highlights	27

2

"our challenge is to define, cultivate, protect and grow the attributes that matter most to us" | Strategic



Mayor's and General Manager's Report

Once again It has been a busy and fulfilling year with the commencement of a number of exciting projects in Central Coast. Such projects contribute towards our municipal area being a resilient and sustainable community that is engaged and promotes a healthy community and lifestyle.

Funding

The Council received confirmation of funding from both the Federal and State Governments for the construction of the Ulverstone Cultural Precinct. The project is costed at \$7.5m., with \$2.5m. provided from each level of government. The work this past year has included design work on the project in consultation with the community and prospective tenants of the complex.

This last year also saw the completion of the flood mitigation works from the flood event in June 2016. This included the construction of two bridges. Design work was undertaken on the rehabilitation of the Penguin foreshore area, including consultation with the Penguin community. The Council received an election commitment from the Liberal/National parties to fund the rehabilitation works, which are estimated at \$6.5m. Once the agreement from the Federal Government has been received, the Council will look to commence the foreshore works.

Understanding the Challenges Facing our Community

The Central Coast demographic profile highlights a continuing trend in relation to an ageing residential population and an increase in 'seniors' and 'empty nesters'. The emerging changes present both opportunities and challenges. The Council has been proactive in becoming a Dementia-Friendly community, hosting weekly Connect Café events to support both carers and clients alike. The Council has facilitated training for the business community and organisations in how they can contribute to Central Coast becoming dementia-friendly. These efforts were acknowledged, with the Council being awarded as the winner of the Local Government Award for Excellence (Larger Councils) for the Dementia-Friendly Central Coast Project. This is recognition of the continued effort by the Council and Central Coast community to ensure that those who are living with dementia can find their voice and enjoy what our community has to offer, now and into the future.

Community Engagement

We are continually looking at better ways to engage with our community. The more traditional ways, through newspaper and public meetings, are being replaced by different methods. These include the distribution of our e-newsletter (issued monthly) to keep



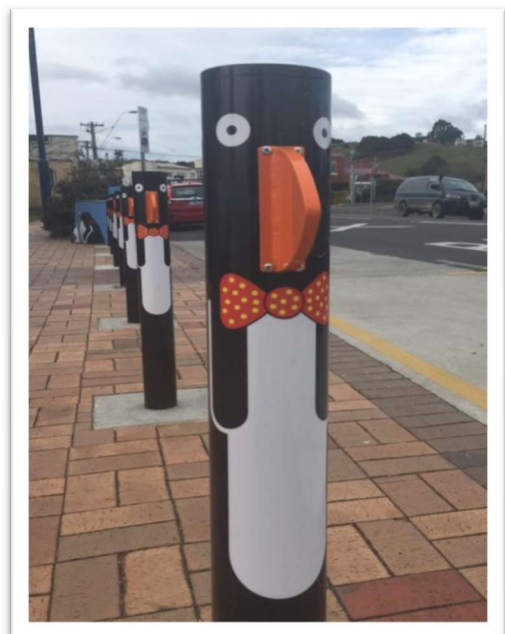
residents more informed on Council and community projects, social media, community morning teas (this includes biennial district visits) that encourages face-to-face conversations with residents, and community consultation on major projects. This has allowed us to gain increased feedback and community participation.

The triennial Community Satisfaction Survey was not undertaken during 2018-2019, as we went out to our different communities to review our Strategic Plan. The Council's Strategic Plan 2014-2024 is required to be reviewed part way through the ten year period, ensuring it is still current and relevant. It was pleasing to see the participation from our community and the way they took up the opportunity to provide their thoughts into the future 'look and feel' of our municipal area. This process reaffirmed the connection that the community has to Central Coast.

Community Participation

The Council undertook a 7-Day Makeover in the Penguin CBD. This concept allows the community to be involved in the design and construction work in their own CBD and foreshore area. During the seven days, the Penguin volunteers undertook various projects that included: the 'Penguin Adventure Trail', wine barrel gardens, penguin bins repaired and repainted, inclusion of decking areas, and improved and varied seating options. The Council would like to thank all those community members who gave their time developing ideas and helping to deliver these projects for their community. It is fantastic to see the continuation of this project, with the community taking ownership and ongoing revitalize the foreshore area.





Financial Sustainability

The Council ended the year in a healthy financial position. The audited financial statements were prepared in accordance with the requirements of the Australian Accounting Standards. The Financial Statements are included in the latter part of this report. It is pleasing to be able to report that we received an unqualified audit opinion from the Tasmanian Audit Office.

The Council has close to \$460m. of property, plant and infrastructure assets which it is directly responsible for, and considerable resources have been focused towards ensuring our Asset Management Plans, including our long-term asset renewal programs, are continually updated and incorporated into our Long-term Financial Plan. As the custodians of our community's assets, it is our obligation to ensure that these assets are managed in a responsible way for the benefit of both present and future generations.

2018 Local Government Election

The 2018 Local Government elections saw the retirement of four Central Coast Councillors. We congratulate the five re-elected and four newly Elected Members to the Council and look forward to continuing to work with you to ensure that Central Coast moves forward in a sustainable, dynamic and liveable area.

We acknowledge the retired Councillors and commend them for the tireless work they undertook in serving their community, thank you.



Conclusion

The Council's success is the result of the collegiate relationship between the Mayor and Councillors and the General Manager and her staff. Together we are working as a unified team to deliver vital services and positively influence the lives of our community. As can be seen in the subsequent pages of this report, we have had many achievements this year, and no doubt there will be many more as we continue working towards our community's vision for Central Coast.

None of these things would have been possible without the contributions of the Councillors, the community and staff. We would like to thank them all for helping to make Central Coast a more sustainable, liveable and dynamic community.





Councillor Jan Bonde
MAYOR





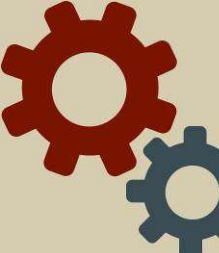
Sandra Ayton
GENERAL MANAGER



At a Glance

Strategic Direction	Achievements	Disappointments	Challenges	Year Ahead
The Shape of the Place 	<ul style="list-style-type: none"> Commissioning of the Dial Park regional sports complex Adoption of the Strata Plan and Public Open Space Contributions Policies 7-Day Makeover Penguin Planning Apps decided within timeframe: <i>Discretionary</i> - 89.39% <i>Permitted</i> - 100% Submission of Council's LPS Schedule to the Tasmania Planning Commission 	<ul style="list-style-type: none"> Batten Park equestrian sports consolidation and Adventure Festival feasibility assessments and implementation Turners Beach to Leith Shared Pathway delayed by negotiations with TasRail over the use of the heritage listed, unused Forth Railway Bridge and Blackburn Road crossing The Investment Prospectus for tourism accommodation creating opportunities and shovel-ready projects to be identified 	<ul style="list-style-type: none"> Implementation of the Statewide Planning Scheme Funding options for the Preston Falls and/or Pinnacle Lookout 	<ul style="list-style-type: none"> Funding options for: Preston Falls access, Penguin to Sulphur Creek Shared Pathway, Penguin Recreation Ground redevelopment Development of Investment Prospectus for Penguin Recreation Ground Progress the identification of future commercial and industrial land options 7-Day Makeover Turners Beach Implementation of an Annual Adventure Festival
A Connected Central Coast 	<ul style="list-style-type: none"> \$29,060 of community grants to 13 applicants The Memory Café held 52 morning teas averaging 37 participants Accreditation for businesses via Dementia-Friendly inclusion training 6 media releases, 6 Mayor's Messages, 11 e-newsletters issued 12 new citizens and 7 Citizenship Ceremonies 	<ul style="list-style-type: none"> Rural flood catchment investigation delayed due to resources Disability Access Strategy deferred due to lack of resources Lack of progress on the improvement of the Dial Range trails signage 	<ul style="list-style-type: none"> Keeping customers and residents informed and involved with Council activities 	<ul style="list-style-type: none"> Finalise the Disability Access Strategy and creation of Disability Advisory Group Progression of Dementia-Friendly community-focused actions Continue to support and provide programs that are inclusive of volunteers, youth and senior community members




Strategic Direction	Achievements	Disappointments	Challenges	Year Ahead
Community Capacity and Creativity 	<ul style="list-style-type: none"> Arts and Culture, Youth and Volunteer Strategies adopted 2 students from Youth Engaged Steering Committee sponsored for Burn Bright National Leadership Camp 130 students attended 'Youth Voice Central Coast' supported by 25 mentors 15 school camps/child care programs 	<ul style="list-style-type: none"> Development of traineeship program for local youth 	<ul style="list-style-type: none"> To continue to deliver events and programs to meet the community's growing expectations 	<ul style="list-style-type: none"> Continue to implement youth and volunteer actions Progression of the Ulverstone Cultural Precinct Develop and implement a week-long theme of events
The Environment and Sustainable Infrastructure 	<ul style="list-style-type: none"> Progression of the Pump and Jump Park Adoption of FOGO A decrease in CO₂ emissions to 861 tonnes Smoke-free CBD Ulverstone Federal funding for Penguin foreshore erosion 	<ul style="list-style-type: none"> Climate Change Action Plan progression LED street lights installation delayed due to negotiations with TasNetworks 	<ul style="list-style-type: none"> Council's financial capacity to sustainably meet the community's needs Reducing the Council's emissions and energy consumption 	<ul style="list-style-type: none"> Completion of Stormwater Management Plan and Climate Change Action Plan Continuation of policy reviews North Reibey Street Car Park design Finalise the review of Rural Waste Management System
Council Sustainability and Governance 	<ul style="list-style-type: none"> Total grant funding received: \$5,260,797 Improvements in digital engagement with the community Launch of the 'Things to do in Central Coast' brochures and social media presence Adoption of the Animal Control By-law 	<ul style="list-style-type: none"> Open Office implementation of building and health modules 	<ul style="list-style-type: none"> Continue to seek and implement improvements as recommended in the IT review Identifying opportunities to expand Council's revenue base 	<ul style="list-style-type: none"> Continued implementation of the Workforce Culture Plan

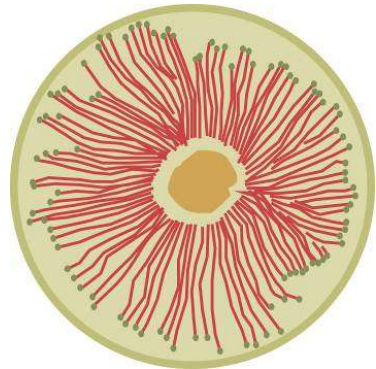


Successes and Disappointments

Considerable progress has been made on a number of projects during 2018-2019 that will have lasting benefit to the Central Coast community and its visitors; however, some projects didn't progress as the Council had predicted.

- FOGO** was a GoGo in April 2019, after more than five years of deliberations, the Council endorsed the fortnightly Food Organics and Garden Organics (FOGO) kerbside collection, with the service to commence in October 2019. Waste is one of the biggest issues facing Councils across Australia, and Central Coast has taken the leap as the first North-West Council to introduce the service. FOGO will see a decrease in waste going to landfill. FOGO waste will be transformed into a compostable garden product suited to agriculture and domestic gardens. This is a great achievement for Central Coast.


- The **Dementia-Friendly Central Coast Framework** was awarded winner of the Local Government Award for Excellence (Larger Councils) for the Dementia-Friendly Central Coast project. This is a collective achievement for all that have contributed to making Central Coast a community where those who are living with dementia can find their voice and enjoy what our community has to offer. The Council could not have achieved this recognition without the hard work, input and contributions from the many volunteers, stakeholders and service providers involved. Thank you!


- Smoke-free CBD precinct – Ulverstone**
In November 2018, the Council became the second smoke-free shopping precinct in Australia. The initiative was built on the State legislation that bans smoking in enclosed public spaces. Implementation of the zone saw the smoke-free designation apply to Reibey Street; King Edward Street, between Reibey Street and Patrick Street; and Alexandra Road, between Reibey Street and Main Street. The community's reaction to this initiative was positive and the Council appreciates the community for embracing this change.



- 7-Day Makeover Penguin** was a hive of activity in October 2018, with the return of David Engwicht, internationally renowned placemaker from Creative Communities International. The 7-Day makeover had Penguin buzzing with community spirit, and the results have been positive for locals, retailers and visitors. The projects were showcased, and volunteers recognised at the 27 October 2018 Launch. It is pleasing to report that the Penguin community are still actively working together to implement and improve upon this fantastic concept.



- The **Animal Control By-law** was adopted by the Council in August 2018. The By-law's intended objective is to promote good animal husbandry, eliminate public nuisance, eliminate health risks and control livestock within township boundaries. Whilst this was not welcomed by some community members, the By-law process was embarked upon by the Council, after seeing an increase in neighbourhood disputes.
- The allocation of **Federal and State funding** enables the Council to achieve many infrastructure upgrades, renewals and recreational projects. One funding allocation that was certainly celebrated was the Federal announcement in March 2019, that \$6.5m. was being allocated for the Penguin foreshore remediation. This enables the Council to prioritise works in the area that have been of concern to both the Council and Penguin community.



Works for the foreshore remediation include:

- Construction of the Penguin seawall to address erosion issues;
 - Construction of the shared pathway that spans the entire length of the beach;
 - Improved beach access; and
 - Remediation of the area of the former Penguin Surf Club.
- Design of the **shared pathway** between Leith and Turners Beach made progress, however negotiations around the level crossing/underpass at the end of Blackburn Drive in Turners Beach and licence arrangements for the Forth River Railway Bridge with TasRail, delayed progress of this project.



- Considerable consultation with the community and key stakeholders was undertaken in relation to the redesign of the **Reibey Street/Crescent Street/Kings Parade/Queen's Garden area**, however the project did not progress as the Council had hoped, due to delays that included the 7-Day Makeover in Ulverstone, stakeholder approval and finalising technical aspects of the designs. Construction of this project is expected to commence in the later part of 2019 and once completed will improve intersection safety for pedestrians, cyclists and drivers, address pavement failures along Kings Parade and the rehabilitation of the historic Queen's Garden.
- After engaging highly regarded specialist consultant Donovan Burton from Climate Planning, the **Climate Change Action Plan** progressed to draft stage. Community consultation sessions and a survey of residents within Central Coast assisted in the development of the draft Plan, however further studies were identified and will be undertaken prior to finalisation. It is hoped that the Action Plan will be complete in 2019-2020.





Financial Overview

The following information summarises the Council's financial position as at 30 June 2019. Full details of financial statements are available in the Financial Report Commentary.

Financial Report

The Council continues to place itself in a very sound financial position. From a cash position the Council has retained funds in reserves which are spending for specific projects.

This allows the Council to fund improvements in infrastructure which extends the life of existing assets.

Council offers a 5% discount for those who pay their rates in full by 31 August each year. This results in a positive cash flow, ensuring the Council has at hand the funds to carry out the works and deliver the services planned for each year. This cash is invested to create a return for the Council, further placing it in a strong financial position.

The Council is proactive in attracting funds from both State and Federal levels which allow major projects such as the redevelopment of the Ulverstone Recreation Ground change rooms and irrigation upgrade to proceed. This not only eases the burden to ratepayers but also provides a high level of infrastructure to the community and visitors.

Council has adhered to its Long-term Financial Plan, creating a stable financial position.

Managing the money: How does Council's performance compare with previous years?

Finance Fast Facts and Outcomes			
	2016-2017	2017-2018	2018-2019
Operating Surplus	\$7,358,563	\$18,106,089	\$1,172,175
This Operating Surplus fluctuates from year to year as in local government accounting standards no matching principles are applied, and all capital income received is recognised as Operating Income.			
Operating Revenue	\$32,407,304	\$45,039,818	\$29,568,411
Operating Expenditure	\$25,048,741	\$26,933,729	\$28,396,236
Cash and Investments	\$14,879,468	\$11,908,937	\$11,409,067
Other Current Assets	\$3,070,256	\$1,782,121	\$1,491,691
Non Current Assets	\$515,468,500	\$537,619,609	\$552,802,445
Total Liabilities	\$19,843,081	\$18,521,654	\$18,753,785
Net Assets/Equity	\$513,575,143	\$532,789,013	\$546,949,418



Council's Sources of Revenue

2018-2019 total income: \$29,568,411

Revenue	2017-2018	2018-2019
Rates and Annual Charges	\$15,034,785	\$15,686,803
Grants and Contributions – Capital	\$16,336,130	\$1,822,642
Grants and Contributions – Operating	\$5,101,700	\$5,539,106
User Fees and Charges	\$3,651,046	\$3,440,513
Interest and Investment Revenue	\$2,265,613	\$1,833,207
Other Revenue	\$2,650,544	\$1,246,141
<i>Total</i>	<i>\$45,039,818</i>	<i>\$29,568,411</i>

Where the Money is Spent

2018-2019 total operating expenditure: \$28,396,236

Operating Expenditure	2017-2018	2018-2019
Governance and Administration	\$5,331,103	\$5,628,624
Roads, Streets and Bridges	\$6,987,626	\$7,432,108
Drainage	\$591,652	\$620,820
Waste Management	\$3,424,496	\$3,593,320
Environmental Health/Management	\$261,730	\$274,633
Planning Services	\$461,776	\$484,541
Building Control	\$574,857	\$603,197
Community Amenities	\$2,093,326	\$2,196,525
Community Services	\$2,355,104	\$2,471,208
Recreation Facilities	\$3,777,411	\$3,963,633
Economic Development	\$287,826	\$302,016
Other – Not Attributable	\$786,822	\$825,612
<i>Total</i>	<i>\$26,933,729</i>	<i>\$28,396,236</i>



2018-2019 capital expenditure:

Capital Expenditure	2017-2018	2018-2019
Land	-	\$26,950
Buildings	\$743,000	\$1,343,064
Roads and Streets	\$7,027,000	\$2,561,814
Bridges	\$570,000	\$1,150,129
Car Parks	\$555,000	\$302,588
Drainage	\$337,000	\$629,222
Footpaths	\$350,000	\$1,153,195
Plant and Machinery	\$1,274,000	\$660,184
Furniture and Equipment	\$310,000	\$65,503
Recreation	\$9,669,000	\$439,227
Environmental	\$470,000	\$101,944
<i>Total</i>	<i>\$21,305,000</i>	<i>\$8,433,820</i>

Yvonne Edwards
FINANCE GROUP LEADER





Event Highlights

It is always pleasing to see the community support throughout the year at events hosted by the Council, with some of the highlights being:

Seniors Week

The Council again successfully participated in Seniors Week which was held during October 2018. Seniors Week provides Central Coast senior citizens a full and varied program focusing on participants being 'out and about'.

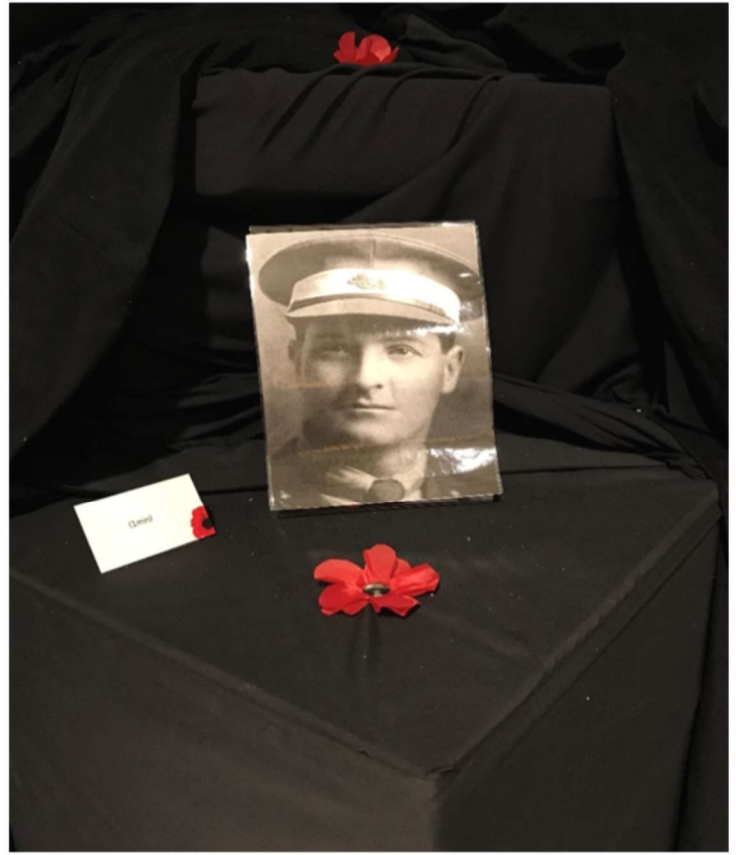
After last year's success, a tour to Stanley and surrounds, again provided a great day out in comfort and style. Other activities during the week were open days at the Ulverstone History Museum, Penguin History Group, Penguin Men's Shed and the Central Coast Community Shed, and gentle walks through the gorgeous local parks. Being 'out and about' is about community members keeping active and engaging and socialising with others. We look forward to next year.

Christmas Bedtime Stories

After last year's successful Christmas Bedtime Stories at the Museum, it was quickly adopted by the community with requests to continue this "*newly found Christmas Tradition*". For 2018, the Ulverstone History Museum hosted two sessions, with over 100 guests joining in on the Christmas fun. Teddy bears, long-johns and a glass of milk - with a biscuit kept the young audience "*...snug in their beds as visions of sugarplums danced in their heads*". The feedback was overwhelmingly positive, with many families returning to hear classic stories under the giant Christmas Tree, bringing with them new family members for their first Christmas experience. This year, a miniature Christmas train set complete with buildings, rivers and bridges was introduced to build upon the festive spirit.

Chill Out and Criterium – December 2018

After the inaugural Boxing Day Unwind, the event grew into the Chill Out and Criterium. The weather was perfect for a spectacular afternoon in Bicentennial Park. A festival atmosphere was forged by the inclusion of food, face-painting and live music with popular local musicians. Dylan Boys and rock band, Lasca Dry, and the Ringmasters entertained the community and contributed to the 'chill' atmosphere, complementing the Tasmanian Christmas Carnival Series' Ulverstone Criterium race.





Chill Out and Criterium cont.

The criteriums, hosted by the Central Coast Council and supported by coastal companies SeaRoad and Derrico Cycles, were staged over a spectacular 1,100-metre circuit, starting and finishing in Dial Street at Bicentennial Park and taking in Victoria, Main, King Edward and Water Streets.

Tokyo Olympic Games hopefuls Cameron Scott and Alexandra Manly displayed their superb cycling prowess winning the thrilling Ulverstone criteriums, conducted as part of the seven-day Fulton Hogan Tasmanian Christmas Sports Carnivals.

Scott, 20, from NSW, won the 30-lap men's race for the second year in succession, while the 19-year-old West Australian Manly, a gold medallist at last year's Gold Coast Commonwealth Games, defeated Devonport's Macey Stewart in a hard-fought 18-lap women's contest.

The races, which also included a masters' event won by Burnie's Adam Hartley, were viewed by more than 1,000 enthusiastic spectators who also took advantage of the variety of family entertainment in the park at the Chill Out.

Both Cameron and Alexandra thanked and praised the Council for hosting the criterium festival and said the experience of racing over the twisting, technical circuit was a key component of their build-up to the 2020 Tokyo Olympics.

About 100 top-rated cyclists from seven countries and all Australian states competed in the criteriums, held in brilliant sunshine on Sunday, 30 December 2018.







Australia Day Celebration

On Australia Day 2019, the Central Coast Council celebrated what is great about Australia by hosting 'Breakfast by the Leven' in Anzac Park. Australia Day is a day for all Australians to unite through celebration and this year's event brought our community together in an informal setting where everyone could relax and enjoy themselves.

The banks of the Leven River were abuzz with people enjoying a free breakfast, live entertainment from the Ulverstone Municipal Band, face-painting, jumping castle and much more.

Central Coast Council was very lucky to have Heather Francis, 2013 Tasmanian Business Woman of the Year for the Community/Government sector as our Australia Day Ambassador, her address was certainly motivating.

The Council was very proud to hold a special Australia Day Citizenship Ceremony, with two new citizens officially recognised as full members of the Australian community.

Australia Day Awards were presented to some very worthy recipients that have made an outstanding contribution to our community. The Young Citizen of the Year was awarded to Esther Shurley for her service to Connect Café and Slipstream Circus, Citizen of the Year was awarded joint winners, Lionel Bonde and Shirly Good for their outstanding contributions to the Central Coast community spanning many decades. The Community Event of the Year was awarded to The North West Motorcycle Show.







National Volunteer Week

In celebration of Volunteer Week in May 2019, the Gnomon Room hosted an afternoon tea, where the Council and community came together to celebrate, recognise and give appreciation to the volunteers of Central Coast. This is an opportunity to say 'thank you' for the time and energy volunteers give to various causes, clubs, events and organisations. In 2019, guest speaker Esther Shurley, Central Coast Young Citizen of the Year 2019, spoke of her involvement as a volunteer at Connect Café and Slipstream Circus, and the satisfaction she feels through being able to have an impact to the lives of others, through volunteering.

From the nominations received, the Council held a presentation to recognise those volunteers who provided service to their respective causes throughout the year. During the event, the Council took the opportunity to promote its 'Lending a Hand - It's in our nature' booklet. The booklet was produced specifically for its Volunteers, as a reference point for locals outlining the different options and organisations for volunteering within our community. The Council recognises that volunteering is the backbone of our community, and without volunteers, many of our services, events and festivals wouldn't happen. Thank you to all the volunteers who contribute to making Central Coast a wonderful place to live, work and visit.





Events Calendar

Calendar	Council Held	Council Supported
July 2018	Forth-Leith-Kindred community morning tea Central Coast Dementia-Friendly project - Connect Café	Tasmanian Brick Enthusiasts - Brixhibition
August 2018	Turners Beach community morning tea TastroFest - Tasmania's Astronomy Festival Central Coast Dementia-Friendly project - Connect Café	
September 2018	Central Coast Dementia-Friendly project - Connect Café	Central Coast Chamber of Commerce and Industry - Business Awards
October 2018	Seniors Week program of events Creative Communities International - 7 Day Makeover Penguin Central Coast Dementia-Friendly project - Connect Café	Leven District Scouts - Yankee Auction
November 2018	Riana-South Riana-West Pine-Cuprona-Camena community morning tea Central Coast Youth Engaged Steering Committee and Central Coast Chamber of Commerce and Industry - Business Breakfast Central Coast Dementia-Friendly project - Connect Café	Ulverstone Show Cycling Australia - Spirit of Tasmania Cycling Tour Ulverstone and Penguin RSL Sub-Branches - Remembrance Day Services Rotary Club of Ulverstone West and North West Art Circle - ArtEx
December 2018	Christmas Bedtime Stories - Ulverstone History Museum Chill Out and Criterium Central Coast Dementia-Friendly project - Connect Café	Christmas parades and celebrations Tasmanian Sports Carnivals - Ulverstone Criterium



Events Calendar cont.

Calendar	Council Held	Council Supported
January 2019	Australia Day Celebration - 'Breakfast by the Leven'	
February 2019	Gunns Plains-Preston community morning tea Central Coast Dementia-Friendly project - Connect Café	Rotary Clubs of Ulverstone and Ulverstone West, and Rotaract Club of Central Coast - Festival in the Park North West Motorcycle Show
March 2019	Sulphur Creek-Preservation Bay community morning tea National Veteran Motorcycle Rally welcome reception Central Coast Dementia-Friendly project - Connect Café	Forth Valley Blues Festival Cancer Council Tasmania - Relay for Life
April 2019	Central Coast Dementia-Friendly project - Connect Café	Ulverstone and Penguin RSL Sub-Branches - Anzac Day commemorative services Targa Tasmania
May 2019	National Volunteer Week Celebrate Your Volunteers event Central Coast Dementia-Friendly project - Connect Café	RSPCA Million Paws Walk Rotary Tasmania - Youth Driving Program
June 2019	South Nietta-Nietta-Upper Castra-Castra-Sprent-Spalford-Abbotsham community morning tea Central Coast Dementia-Friendly project - Connect Café	Rotary Tasmania - Youth Driving Program





YOUR COUNCIL

. Local Government and Central Coast	39
. Councillors	41
. Statement of Allowances and Expenses Paid to Elected Members	47
. Council Meetings	47
. Development Support Special Committee Meetings	47
. Meeting Attendance	47
. Stakeholders	48
. Organisational Chart	51
. General Manager and Senior Leadership Team	52
. Workforce Profile	55
. Remuneration of Senior Employees	62
. Staffing Statistics	62

3

"Meet the needs of
the community
now and into the
future" | Strategic
Plan
2014-2024





Local Government and Central Coast

Government in Australia is formed by three tiers: federal, state and local. Local government manages local issues, provides services and facilities as well as planning for the needs of their communities. The Central Coast Council is one of 29 local councils that represent more than 511,200 people in Tasmania.

The Central Coast Council has nine democratically elected Councillors, which includes the Mayor and Deputy Mayor. The term of office of elected members is four years.

As the locally elected representatives, Councillors advocate for and represent their residents and community. Councillors set the Council's strategic direction annually by adopting the annual plan and budget. Councillors are responsible for making key and statutory decisions, adopting policy and strategies and the appointment of the General Manager. Councillors work closely with the General Manager (the Council's principal adviser) to make these decisions and determine service priorities.

The Council's projects are financed by the collection of rates, fees for services, loans, grants and funding received from State and Commonwealth governments.

Councillors are bound by a Code of Conduct that outlines the legislative requirements and expectations of Councillors when representing their Council and in their dealings with the community, Council staff and each other.

Our Council

Local government commenced in 1852 in the form of the Devon Road Trust, with jurisdiction from Deloraine to Emu Bay. The first Ulverstone Town Board was elected in 1888 and was responsible for town affairs, with road trusts in charge of country areas and roads. They ceased with the introduction of the *Local Government Act 1906*, and elections were held in 1907 for the Penguin Municipal Council and Leven Municipal Council (became the Ulverstone Municipal Council in 1947).

The Central Coast Council and municipal area was created on 2 April 1993. As part of statewide local government reform, Central Coast was formed with the amalgamation of Forth/Leith (part of the City of Devonport), the Municipalities of Penguin (pop. 5,800) and Ulverstone (pop. 14,700) and a minor boundary adjustment with the Municipality of Kentish. The Central Coast Council marked 25 years of local government in 2018.



Ordinary meetings of the Council are held on the third Monday of each calendar month, excluding January and December. The January meeting is held on the fourth Monday and the final meeting each year is held on the second Monday before 25 December.

Meetings are held in the Council Chamber, 19 King Edward Street, Ulverstone and are open to the public. Meetings commence at 6pm, and at 6.40pm, 30 minutes are allocated to the public to ask questions of the Council. Agendas and minutes are available from either the Administration Centre or the Service Centre or can be accessed on the Council's website. Special meetings of the Council are held infrequently as required, and an Annual General Meeting is held in November.

The principal legislation establishing the powers and functions of the Council is the *Local Government Act 1993*.





Councillors



Mayor Councillor Jan Bonde

Elected

Councillor:

28.10.2005–(2022)

Deputy Mayor:

29.10.2009–16.11.2010

Mayor:

16.11.2010–(2022)

M: 0408 545 584

E: jan.bonde@centralcoast.tas.gov.au

Mayor Bonde's professional background is in business and agriculture; her qualifications include a Graduate Certificate in Business.

Cr Bonde has been actively involved with Women in Agriculture, Girl Guides Australia, the Central Coast Chamber of Commerce and Industry, and community volunteering for many years. She is a current Board member of Island Care, Residential Aged Care.

External Representation

- Chief Representative - Cradle Coast Authority Representatives Group
- Member - Premier's Local Government Council
- Member - General Management Committee of the Local Government Association of Tasmania
- Member - TasWater Board Selection Committee

Council Committees and Advisory Groups

- Central Coast Community Safety Partnership Committee
- Central Coast Council Bursary Working Group
- Cradle Coast Authority Representatives Group
- Development Support Special Committee
- General Manager Performance Review Panel
- Local Government Association of Tasmania - Annual General Meeting, General Meetings and General Management Committee
- Mersey-Leven Emergency Management Planning Committee
- TasWater Owners' Representatives Group



Deputy Mayor Councillor **Garry Carpenter**

Elected

Councillor:

16.11.2010 (by-election)-(2022)

Deputy Mayor:

18.11.2013 – 31.10.2014

2.11.2018 - (2022)

M: 0407 376 256

E: garry.carpenter@centralcoast.tas.gov.au

Cr Carpenter has been self-employed for 40 years and is heavily involved with the agricultural industry and currently operates three dairy farms. He is a Director/Treasurer with Holstein Australia and sits on the Audit and Member Strategic Directions Committees.

Council Committees and Advisory Groups

- Caves to Canyon Tourism Association (Liaison)
- Central Coast Shared Audit Panel
- Development Support Special Committee



Councillor **John Beswick**

Elected

Councillor 2.11.2018-(2022)

M: 0418 140 143

E: john.beswick@centralcoast.tas.gov.au

Cr Beswick is a lifelong resident of Ulverstone. He along with his wife Trudy, has operated a National & State award winning building business based in Ulverstone for over 35 years.

Cr Beswick has been a member of Master Builders Tasmania for over 30 years and awarded Honorary membership. Cr Beswick has served on the North West Management Committee, State Council and has also represented the Housing sector on a State and National level.

Council Committees and Advisory Groups

- Community Small Grants Scheme Panel

Councillor **Amanda Diprose****Elected**

Councillor:

29.10.2009–31.10.2014

27.4.2017 (vacancy recount)–(2022)

M: 0400 173 045**E: amanda.diprose@centralcoast.tas.gov.au**

Cr Diprose was re-elected to Council in April 2017 after a recount for the vacancy created with Cr Shane Broad's election to the Tasmanian Parliament.

Cr Diprose's professional career has encompassed varied industries, including retail, community care, Trades and Labour Council, and in more recent years, has held the role of Electorate Officer for three Tasmanian Senators.

Outside of her role as councillor, Cr Diprose sits on the Tasmanian Health Service Community Engagement Reference Group (consumer representative) and Ulverstone Secondary College School Association.

Council Committees and Advisory Groups

- Bush Watch Western District Committee
- East Ulverstone Swimming Pool Management Committee

Councillor **Cheryl Fuller****Elected**

Councillor:

03.11.2007–28.10.2013 (resigned)

2.11.2018–(2022)

Deputy Mayor:

28.10.2011–28.10.2013 (resigned)

M: 0458 888 040**E: cheryl.fuller@centralcoast.tas.gov.au**

Cr Fuller's professional career has involved community liaison, administration, and vocational education and training, with qualifications in business and public policy.

Cr Fuller's priorities include regional governance and waste management and prioritises helping people navigate council processes and how their opinions are heard and valued. Core council activities such as animal, weed and water management are of importance to Cr Fuller.

Council Committees and Advisory Groups

- Dulverton Regional Waste Management Authority Representatives Group
- Development Support Special Committee
- Penguin Miniature Railway Management Committee
- Riana Community Centre Advisory Committee
- Central Coast Community Safety Partnership



Councillor **Casey Hiscutt**

Elected

Councillor 2.11.2018–(2022)

M: 0447 002 216

E: casey.hiscutt@centralcoast.tas.gov.au

Cr Hiscutt grew up at the Hiscutt farm at Howth, where his family have farmed since 1867. Since completing a degree with UTAS, Cr Hiscutt has forged a career within the sheetmetal industry and is currently employed by a local company.

As the Council's youngest Councillor, Cr Hiscutt feels he is able to give a unique perspective enabling him to have a distinctive voice.

Cr Hiscutt sees himself as a quick thinker who is not easily led and is able to use technology to stay across relevant topics for the Council.

Council Committees and Advisory Groups

- Penguin Surf Life Saving Club
- Slipstream Circus Board Inc.



Councillor **Annette Overton**

Elected

Councillor 2.11.2018–(2022)

M: 0439 369 522

E: annette.overton@centralcoast.tas.gov.au

Cr Overton has lived and worked in Central Coast for 36 years and is passionate about community and small business within the municipal area.

Cr Overton actively supports local service clubs through fundraising assistance and working with groups towards the betterment of the community, at every opportunity.

Cr Overton prides herself on her willingness to listen and work with residents to collectively provide a brighter future for the community.

Council Committees and Advisory Groups

- Australia Day Awards Committee
- Community Small Grants Scheme Panel
- Ulverstone Municipal Band



Councillor **Tony van Rooyen**

Elected

Councillor 28.10.2005–29.10.2009–
31.10.2014–2.11.2018–(2022)
Deputy Mayor 14.6.2010–28.10.2011

M: 0456 216 390

E: tony.vanRooyen@centralcoast.tas.gov.au

Cr van Rooyen has resided within Central Coast most of his life and during his professional career operated several businesses within the area. He is proud of the development in Central Coast and is honoured to have been part of the decision-making process.

Council Committees and Advisory Groups

- Australia Day Awards Committee
- Community Small Grants Scheme Panel
- Development Support Special Committee
- General Manager Performance Review Panel



Councillor **Philip Viney**

Elected

Councillor 29.10.2009–31.10.2014–
2.11.2018–(2022)

P: 6425 5388

E: philip.viney@centralcoast.tas.gov

Cr Viney has resided in Ulverstone since 1965. Cr Viney has been trained and qualified as a professional accountant, practising in the Central Coast area since 1980, and has owned and operated his own certified practicing accountancy firm in Ulverstone since 2002.

Cr Viney is currently the Chairman of the Tasmanian Lions Foundation, Justice of the Peace, Treasurer of Switch Tasmania and President of the East Ulverstone Cricket Club.

Council Committees and Advisory Groups

- Central Coast Community Shed Management Committee (Liaison)
- Central Coast Shared Audit Panel
- Central Coast Youth Engaged Steering Committee (Liaison)
- Development Support Special Committee
- Sprent Primary School Association (Liaison)
- Ulverstone Surf Life Saving Club (Liaison)



Retired Councillors

Councillor **John Bloomfield** (to 2.11.2018)

John Bloomfield served on the Central Coast Council for two terms (seven years), having initially been elected to the Council on 28 October 2011 and re-elected in 2014.

John served three terms (nine years) on the Ulverstone Municipal Council, from 1984 to 1993. John's last-term appointments were to the Festive Decorations Working Group, Ulverstone Municipal Band (Liaison) and Ulverstone Wharf Precinct Advisory Committee.



Councillor **Kathleen Downie** (to 2.11.2018)

Kathleen Downie served on the Central Coast Council for two terms (seven years) as Councillor, having been elected on 28 October 2011 and re-elected in 2014. Kathleen was elected as Deputy Mayor on 31 October 2014 for a period of four years. Kathleen's last-term appointments were to the Central Coast Council Bursary Working Group, East Ulverstone Swimming Pool Management Committee, General Manager Performance Review Panel, Penguin Surf Life Saving Club (Liaison) and Slipstream Circus Board Inc. (Liaison).

Councillor **Gerry Howard** (to 2.11.2018)

Gerry Howard served on the Central Coast Council for three terms (11 years), having been elected on 3 November 2007 and re-elected in 2009 and 2014. Gerry's last-term appointments were to the Bush Watch Western District Committee (Liaison), Community Small Grants Scheme Panel, Councillors Code of Conduct Panel (to 20.6.2016), Dial Sports Club Management Committee (Liaison), Penguin Miniature Railway Management Committee (Liaison) and Riana Community Centre Committee (Liaison).



Councillor **Rowen Tongs** (to 2.11.2018)

Rowen Tongs served on the Central Coast Council for two terms (seven years), having been elected on 28 October 2011 and re-elected in 2014. Rowen's last-term appointments were to the Australia Day Awards Committee and Central Coast Community Safety Partnership Committee.



Statement of Allowances and Expenses Paid to Elected Members

Section 72(1)(cb) Local Government Act 1993

Councillors' allowances	\$268,383
Councillors' expenses	\$44,547

Council Meetings

2018 Dates	2019 Dates
Monday 16 July	Tuesday 29 January
Monday 20 August	Monday 18 February
Monday 17 September	Monday 18 March
Monday 15 October	Monday 15 April
Monday 19 November	Monday 20 May
Wednesday 28 November – Annual General Meeting	
Monday 17 December	Monday 17 June

Development Support Special Committee (DSSC) Meetings

2018 Dates	2019 Dates
Monday 10 September	Tuesday 12 March
Monday 8 October	Monday 8 April

Meeting Attendance

Section 72(1)(cc) Local Government Act 1993

Councillors	Council Meetings	Councillors' Workshops	DSSC Meetings
Beswick, John (from 2.11.2018)	8	20	
Bloomfield, John (to 2.11.2018)	4	8	
Bonde, Jan	13	27	4
Carpenter, Garry	11	26	4
Diprose, Amanda	9	21	1
Downie, Kathleen (to 2.11.2018)	3	3	



Councillors	Council Meetings	Councillors' Workshops	DSSC Meetings
Fuller, Cheryl (from 2.11.2018)	9	19	2
Hiscutt, Casey (from 2.11.2018)	9	20	
Howard, Gerry (to 2.11.2018)	4	8	
Overton, Annette (from 2.11.2018)	7	19	
Tongs, Rowen (to 2.11.2018)	4	7	
van Rooyen, Tony	12	28	4
Viney, Philip	12	27	3
<i>Total meetings</i>	<i>13</i>	<i>28</i>	<i>4</i>

Stakeholders

The Council has a diverse range of stakeholders that contribute to guide us on an annual basis. The Council endeavours to engage with them in varied ways, which enables them to understand important issues, respond to specific requests for information and services and to participate in community engagement and development activities. The table below identifies how Council engages with stakeholders, why they are important and why the Council is important to them.

Stakeholder Groups	Ways of engaging with our stakeholders	Why our stakeholders are important to us	Why we are important to our stakeholders
Ratepayers and residents	<ul style="list-style-type: none"> • Print media • Council meetings • Community consultation • Website • Social media • e-Newsletter • Customer service • Community morning teas • Mail-outs • Annual Report • Rates notices 	<p>Provide the Council with funding for local services and infrastructure.</p> <p>Provide feedback as to what issues are most important, particularly in the areas of services, infrastructure.</p>	<p>The Council provides services, facilities, infrastructure, leadership representation and encouragement with local economic growth and tourism, whilst generating sustainable growth and improvement to the community.</p>



Stakeholders cont.

Stakeholder Groups	Ways of engaging with our stakeholders	Why our stakeholders are important to us	Why we are important to our stakeholders
Business	<ul style="list-style-type: none"> • Sponsorship • Publications • Social media • Website 	Provide funding for services and infrastructure, whilst contributing to building capacity and economic development within the community.	The Council provides support and promotion of business through community events and publications.
Community groups and volunteers	<ul style="list-style-type: none"> • Focus groups and workshops • Committees 	Enable the Council to connect with the community, encourage community participation and build trust and relationships with the community through their involvement and service.	Provide support, resources, strategies and programs that contribute to building social inclusion and wellbeing and environmental sustainability.
Visitors	<ul style="list-style-type: none"> • Visitor Information Centres • Website • Brochures • Social media • Events calendar 	Provide economic benefit, generate employment opportunities and financial viability.	The Council provides information facilities and services.
Customers	<ul style="list-style-type: none"> • Surveys • Website • Social media • Telephone • Mail-outs • Face-to-face customer service 	Utilisation of services and facilities and provide feedback for improvement.	Provide services, facilities, infrastructure and community events.



Stakeholders cont.

Stakeholder Groups	Ways of engaging with our stakeholders	Why our stakeholders are important to us	Why we are important to our stakeholders
Employees and their representatives	<ul style="list-style-type: none"> • Staff newsletters • Intranet • Staff meetings • Employee survey • Website 	Their service is crucial to ensuring delivery of Council services and provides the organisation with valuable knowledge, experience and resources.	The Council provides a fair, challenging and rewarding environment with flexible working arrangements. Training, development and career progression is encouraged.
Partners – regional/national	<ul style="list-style-type: none"> • Networking • Meetings • Contract management 	Sharing of knowledge, resources and allow for economies of scale.	Shared knowledge, resources, and creation of local employment.
Other levels of government	<ul style="list-style-type: none"> • Meetings • Briefings • Networks • Correspondence 	Provide funding, services, legislation and regulations, support, partnerships and economies of scale.	The Council provides local services, drives local economic and tourism growth and employment.
Suppliers	<ul style="list-style-type: none"> • Contract management • Public notices • Tenders • Quotation process • Face-to-face visits 	The supply of goods and services.	Provide business opportunities in line with policy and legislation.
Media	<ul style="list-style-type: none"> • Print media • Media releases • Council meetings • Briefings • Social media • Website 	Raise awareness of services, facilities and events and assist with communicating to a broader community.	Provide local information and data on social, environment, economic and governance matters.



Organisational Chart





General Manager and Senior Leadership Team



General Manager

Sandra Ayton, B.Com, CPA, MBA, MPubPolGov

Appointed

July 2008

Sandra Ayton is a Certified Public Accountant, has a Bachelor of Commerce, Master of Business Administration (Human Resource Management), and Master of Public Policy and Governance.

As General Manager, she is head of the Council's staff and principal adviser to the Council. She is responsible for Council day-to-day operations; human resource management; communication and engagement; economic development; strategic policy and planning; and executive governance.

Ms Ayton is a member of the Premier's Local Government Council Officials Committee, representative on the Cradle Coast Authority Representatives Group, and Chair of the Cradle Coast Waste Management Group.

Memberships

- Chartered Manager - Chartered Management Institute
- Fellow - Australian Institute of Management
- Member - Australian Institute of Company Directors
- Member - Local Government Professionals
- Member - Australian Society of Certified Practising Accountants



Director Community Services
Cor Vander Vlist, MA(PSL), B.Com, MLGPA

Appointed

July 2008–July 2019

Cor Vander Vlist has completed Business Studies, has a Graduate Certificate in Public Sector Management, Master of Arts (Public Sector Leadership) and Bachelor of Commerce.

He has managed various Council departments, including Corporate, Finance, Administration, Community and Regulatory Services.

In his role as Director, he is responsible for social planning and development (including visitor services, events, recreation and community facilities management); child care services; regulatory services (including building, plumbing and environmental health); land-use planning; animal control; and parking control.

Memberships

- Member - Local Government Professionals



Director Infrastructure Services
John Kersnovski, B.Eng(Civ)

Appointed

June 2014

John Kersnovski has a Bachelor of Engineering (Civil), is on the National Engineers Register and is a Registered Professional Engineer of Queensland. He has had over 40 years local government experience and has held the positions of Shire Engineer/Director, Deputy Chief Executive Officer and Chief Executive Officer.

As a Director, he is responsible for emergency management; climate change; natural resource management; public safety; asset management; and the planning, development, operation and maintenance of the physical infrastructure and facilities of the municipal area.

Memberships

- Fellow - Institute of Public Works Engineering Australasia
- Member - Institution of Engineers Australia
- Chartered Professional Engineer – National Engineers Register
- Member - Local Government Professionals Australia
- Registered Professional Engineer of Queensland



Director Organisational Services
Bill Hutcheson, B.AppSc(EnvSc), AdvDipAcc

Appointed
March 2017

Bill Hutcheson has a Bachelor of Applied Science (Environmental Science) and Advanced Diploma Accounting.

He has 30 years local government experience, predominantly in Victoria, with varying roles encompassing such areas as Finance, Corporate Governance, Community Planning and Risk Management. His focus is on transparency in local government and providing value for money for all its residents and ratepayers.

As a Director, he is responsible for corporate services (including administration, records management, business, legal, finance, accounting and information technology).

Memberships

- Member - Local Government Professionals



Workforce Profile | Human Resources

Central Coast Council Enterprise Agreement

In 2016, an Enterprise Bargaining Committee comprising of management representatives, a union representative and employee bargaining representatives, was established to negotiate a new Enterprise Agreement for Council staff. The Agreement relates to all staff not under a fixed-term employment contract and provides general terms and conditions, under which staff are employed. The Agreement is underpinned by the terms and conditions in the Local Government Modern Award. The Central Coast Council Enterprise Agreement 2016 was approved by the Fair Work Commission and operational from 13 January 2017. The nominal expiry date of the Agreement is 1 September 2020.



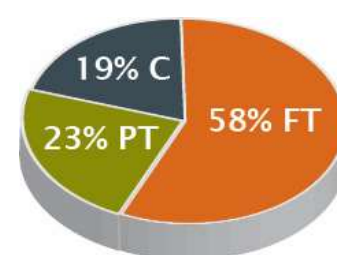
24% baby boomers 1946 - 1961
51% Gen X 1962 - 1983
23% Gen Y 1984 - 2000
2% Millennials - 2001>

Human Resource Strategic Plan

To outline the strategic initiatives required for future success, a Human Resource (HR) Strategic Plan (the Plan) has been developed. The Plan provides a 'road map' setting our strategic initiatives that will be implemented to ensure all core HR processes are aligned to and support the future goals and service delivery requirements of the Council.

The Plan is broken down into four key objectives:

- 1 Planning and Recruiting our Workforce;
- 2 Achieving Through People;
- 3 Creating an Equitable, Consultative and Supportive Working Environment; and
- 4 Creating a Positive and Safe Working Environment.



Employment status
192 Employees

Performance Management

All staff are required to participate in an annual performance appraisal with their direct supervisor. This process provides a formal opportunity to assess individual and team performance. Performance reviews identify employee achievements throughout the year, identify areas of improvement and potential training opportunities.



Organisational Health and Workforce Culture

During 2018-2019 the Council's organisational culture change journey continued with Council employees contributing towards the development of the Workforce Culture Plan. Together employees identified key transition strategies, which when implemented will move Council towards a healthier workplace culture.

Employees formed four project teams, with each team selecting a key transition strategy.

The four project teams included:

- 1 Performance Management and Development
- 2 Reward and Recognition
- 3 Communication and Engagement
- 4 Knowledge Management

Recruitment and Selection

Human Resources (HR) assists employees throughout all phases of an employee's life cycle, commencing with recruitment. HR works closely with all departments across the Council to attract, retain and develop a highly skilled, diverse, talented and capable workforce. HR aims to ensure that the right people are in the right roles at the right time. This is vital to achieving Council's objectives now and into the future.

Work Health and Safety (WHS)

The Central Coast Council is committed to maintaining a system-based approach to the management of WHS risks, in compliance with Australian Standard AS/NZS 4801:2001

In March 2019, British Standards Institute Australia (BSI) undertook an audit of the Council's management systems.

The objective was to conduct a reassessment of the existing certification to ensure the elements of the proposed scope of registration and the requirements of the management standard are effectively addressed by the organisation's management system.

Their report indicated the objectives have been achieved. The Council was recommended for continued certification.

WHS performance is reviewed annually through information provided by audits, inspections, incidents and injury reports.



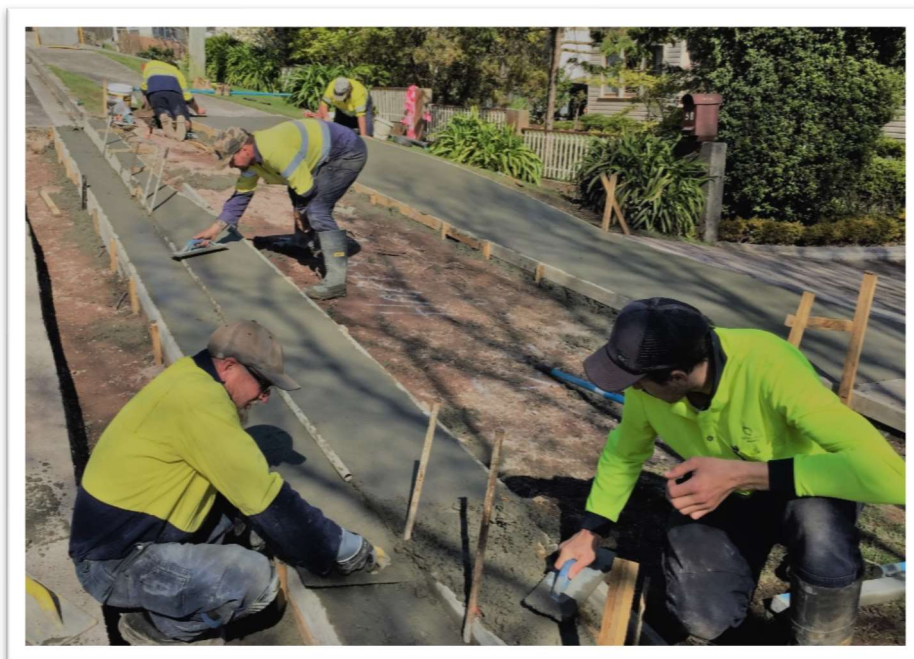
Based on this information WHS Objectives and Targets are set for a 12-month period and are included in the Council WHS Management Plan.

Equal Employment Opportunity (EEO)

There is a commitment to equal employment opportunity principles in all policies and practices that ensure fairness and equity for all employees across Council. To support this and to ensure all employees are aware of their responsibilities to EEO, the Council provided anti-discrimination training/information session to all employees during the year.

Support for Staff

The Council's Employee Assistance Program (EAP) includes counselling sessions for Council employees and family members and monthly site visits where employees can informally chat to one of the counsellors. The Council has trained Contact Officers who are an important first point of contact for people who believe they have an issue in the workplace. Issues may relate to discrimination, harassment, bullying or other workplace concerns.



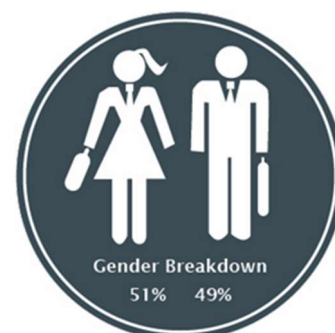


Joint Consultative Committee

The Joint Consultative Committee comprises of employee and elected representatives.

The Committee's key functions include:

- providing advice on the development of the Enterprise Agreement;
- assisting in implementation of the Enterprise Agreement;
- providing advice and support to the Health & Wellbeing program;
- representing the views of all employees;
- considering and making recommendations on issues that are brought forward;
- consulting with the employee groups they represent; and
- communicating policy changes.



Training and Development

The Central Coast Council has a demonstrated commitment to developing staff. The Council provide employees with a variety of training and development opportunities to build employee capacity to create a high-performance culture that allows Council to thrive and strengthen capacity to deliver current and future demands.

Qualifications undertaken by Council employees throughout the year include:

- Bachelor of Education (Early Childhood Teaching)
- Associate Degree - Business
- Diploma of Leadership & Management
- Diploma of Engineering – Technical
- Diploma of Leadership & Management
- Certificate IV Government Investigations
- Certificate IV Leadership & Management
- Certificate IV Work Health & Safety
- Certificate III Civil Construction
- Certificate III Horticulture





Other training and professional development opportunities include:

- Attendance at industry specific conferences
- On the job training
- Memberships of professional organisations
- Professional networking opportunities
- Webinars
- Workshops



Contributions to Charity

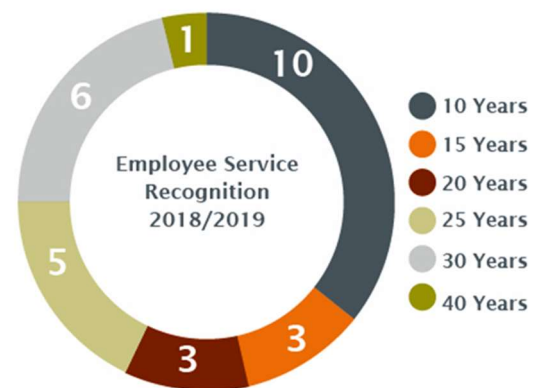
Council staff participated in several fundraising activities to raise money for local and national charities. Council staff voluntarily provided for and hosted morning teas and enjoyed an array of home-cooked delights in return for a donation. Various charities benefited from the generosity during the year and included Freeze MND, Australia's Biggest Morning Tea, World's Greatest Shave – Leukaemia Foundation, Bring Your Dog to Work Day, a Water Bore for Kromombol in Cambodia, Royal Hobart Hospital Research Foundation and many local club and youth fundraisers through food drives and raffles.





Service Awards

The Council acknowledges employee commitment and dedication through service recognition. Eighteen employees were presented with Service Certificates at the all of staff meeting in December 2018. During early 2019, the Reward & Recognition Project Team reviewed the service awards process. The review saw the introduction of timely acknowledgement of service anniversaries and a gift voucher. Twelve employees were presented with a Service Certificate and a voucher as part of the Organisational Health and Workforce Culture process.

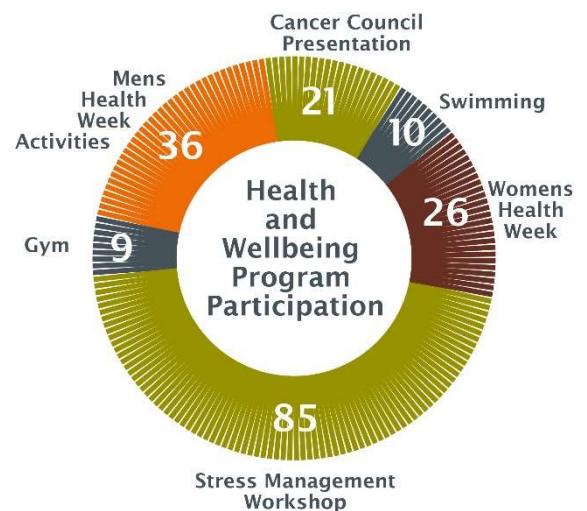


Health and Wellbeing

The Council values the health and wellbeing of all employees and provides health and wellbeing initiatives to encourage employees to adopt and maintain healthy lifestyle choices.

The Council's 2018-2019 Initiatives included:

- Flu vaccination program
- Weekly family swimming pool sessions
- Burnie 10 entries
- Men's and Women's Health Week Activities
- Stress Management Workshop
- Free gym session per week
- Well at Work magazine subscription
- Council bikes available for employee use
- Take Your Dog to Work Day





Employer of Choice

In July 2018, the Central Coast Council was recognised in receiving an Employer of Choice Award. Employers of Choice are recognised by the Tasmanian Government as Tasmania's best practitioners in creating a workplace culture that attracts, retains and develops the best people, whilst also demonstrating contemporary workplace practices and providing outstanding support for their staff, including opportunities for employees to build an effective work-life balance. This award validates the strategies and initiatives Council has implemented over the past few years to promote and support a great working environment for our people.

Australian Red Cross Blood Services' Red25 Challenge

The Red25 Challenge is a life-saving social responsibility program where workplaces, community groups, and universities around Australia unite to save lives through blood donation. A huge team effort resulted in Council staff being awarded the RED25 (Tasmanian) Councils Blood Challenge winner for 2018. Over the 12 weeks, Council employees made 63 donations, saving 189 lives. A great result!





Remuneration of Senior Employees

Section 72(1)(cd) Local Government Act 1993

Band	No. Employees
\$140,000-\$160,000	1
\$160,001-\$180,000	1
\$180,001-\$200,000	1
\$280,001-\$300,000	1

Remuneration includes salary, superannuation, motor vehicle and other allowances or benefits.

Staffing Statistics

General Statistics	2017-2018	2018-2019
Average Cost Per Employee	\$79,008	\$79,664
Staff Turnover Rate	6.54%	7.84%
Average Sick Leave Per Employee	7.38 days	6.96 days
Lost Time Due to Injury (LTI)	236 hrs*	647.75 hrs*

*The 2017-2018 LTI figure related to 10 claims and the 2018-2019 LTI figure related to 8 claims.

Department	Full-time	Part-time	Casual	Total
General Management	6	-	-	6
Organisational Services	9	9	1	19
Community Services	22	28	37	87
Infrastructure Services	74	6	-	80
<i>Total</i>	<i>111</i>	<i>42</i>	<i>38</i>	<i>192</i>

The number of Full-time Equivalent Employees was 142.07.

Age Profile of Permanent Staff	2018-2019
Under 25	6
25-34	20
34-44	22
44-54	46
55+	59



Active Employees by Years of Service 2019			
Years of Service	All Employees (full & part time)	Male Employees	Female Employees
	Number %	Number %	Number %
0-2	26 16.99%	20 13.07%	6 3.92%
3-5	21 13.73%	6 3.92%	15 9.80%
6-10	36 23.53%	19 12.42%	17 11.11%
11-15	25 16.34%	12 7.84%	13 8.5%
16-20	8 5.23%	6 3.92%	2 1.31%
20+	37 24.18%	22 14.39%	15 9.8%
<i>Total</i>	<i>153 100%</i>	<i>85 55.56%</i>	<i>68 44.44%</i>







STRATEGIC PERFORMANCE

. Reporting Performance	67
. The Shape of the Place	69
. A Connected Central Coast	73
. Community Capacity and Creativity	79
. The Environment and Sustainable Infrastructure	83
. Council Sustainability and Governance	88

4

“A spirit of reciprocity where capable communities organise themselves to help people turn ideas into reality” | Strategic Plan 2014–2024





REPORTING PERFORMANCE

The Council is committed to the priorities of the Strategic Plan 2014–2024, developed in consultation with the community. This Plan is being delivered through the Council's Annual Plan which is adopted prior to the commencement of the new year.

The format of the Annual Report reflects the actions that the Council approved through the Annual Plan for the 2018–2019 year – identified under the five Strategic Directions below – and the progress that has been made against those areas. We believe this format gives a snapshot of our progress throughout the year in achieving the key actions/initiatives of the Council and the community. If you require further details on any of these actions, then we would be happy to discuss these further.



STRATEGIC DIRECTION 1 – The Shape of the Place

Plan for a vibrant and liveable place: it is important to focus on its shape – planning, precincts, open spaces, the physical environment and augmenting these to highlight the distinctiveness of Central Coast



STRATEGIC DIRECTION 2 – A Connected Central Coast

Seeking to enhance connectivity both within Central Coast and with the region – how people move from place to place, how accessible places are, and how people connect with each other and with services within Central Coast



STRATEGIC DIRECTION 3 – Community Capacity and Creativity

In conjunction with community, volunteer and business groups, develop capacity and cultivate a culture that values and showcases creativity, encourages community-based solutions, stimulates innovation and supports innovators in order to achieve quality opportunities and outcomes across all sections of the community



STRATEGIC DIRECTION 4 – The Environment and Sustainable Infrastructure

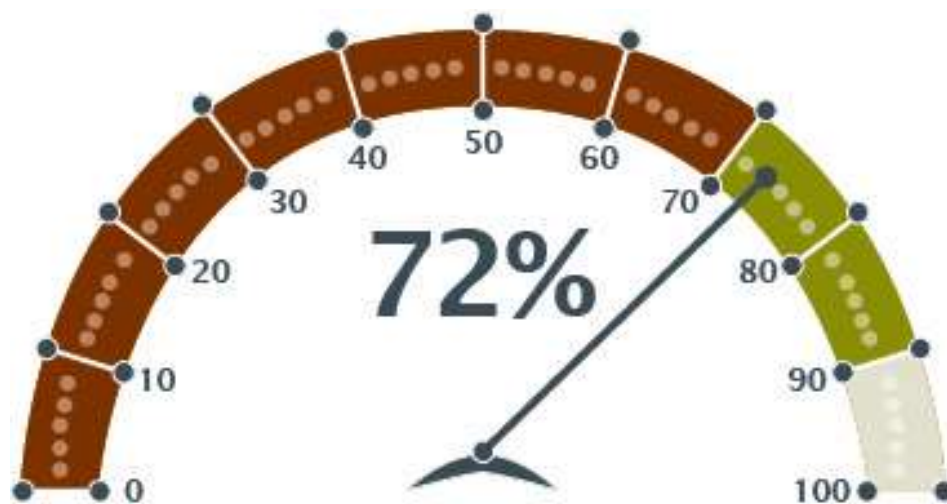
Sustaining built infrastructure and the natural environment by encouraging innovation and investment in Central Coast



STRATEGIC DIRECTION 5 – Council Sustainability and Governance

A leading Council that is well governed and managed and engages effectively with its community

2018-2019 Strategic Snapshot



Of the Strategic Actions adopted in June 2018 for the 2018-2019 financial year, 72% of these actions were 90-100% complete. Actions deferred during the year were due to numerous factors which have been highlighted throughout the report.





STRATEGIC DIRECTION 1

The Shape of the Place

Plan for a vibrant and liveable place: it is important to focus on its shape – planning, precincts, open spaces, the physical environment and augmenting these to highlight the distinctiveness of Central Coast.

STRATEGIES AND KEY ACTIONS: ✓ Completed → In progress ↪ Deferred

1 Improve the value and utilisation of open space

2018-2019 Actions/Initiatives	Performance
• Complete the commissioning of Dial Park including monitoring of traffic and parking decisions	✓
• Completion of business plan and estimates to ascertain feasibility of consolidation of equestrian activities to Batten Park	✓
• Undertake a feasibility assessment for an annual Adventure Festival for Central Coast	✓
• Joint development of a revised Dial Range Recreation Management Plan by land managers (Parks & Wildlife Services, Central Coast Council and Sustainable Timbers Tasmania)	→
• Investigate funding options for the Preston Falls and/or Pinnacle Lookout	→
• Construction of the Turners Beach to Leith Shared Pathway including the old railway bridge	→
• Progress funding opportunities for the Penguin to Sulphur Creek Shared Pathway	✓

Achievements

Dial Park was commissioned in March 2018, with the parking and traffic movement being monitored over a six-month period during 2018-2019. No issues were reported, with the grounds south of the athletics track providing provision for overflow parking.



A feasibility assessment for an annual Adventure Festival for Central Coast was undertaken and presented to Councillors at a workshop in April 2019. Feedback and research showed that there was support for a Whitewater Festival, that encompassed the Central Coasts' natural assets. An allocation will be included in the 2019-2020 budget to further develop and implement an annual Adventure Festival.

The Cradle Coast Authority, on behalf of Latrobe, Devonport City and Central Coast Councils was successful in receiving Commonwealth and State funding to progress sections of the Coastal Pathway, connecting the three municipal areas. The two areas within the Central Coast are Penguin to Sulphur Creek and Penguin to Ulverstone.

Improvements

A business plan and feasibility study of Batten Park was presented to Councillors at a workshop in April 2019. Further work will be undertaken in 2019-2020 to prepare detailed site plans, financial modelling and probable scenarios for revenue assumptions and operational expenditure, for the Council to consider.

Potential funding for Upper Preston Falls access track and lookout development was investigated through the Tasmania Community Fund – Round 38 Large Infrastructure in January 2019, however this resulted in the application being unsuccessful. To coincide with this project further funding investigations were completed for the 'Next Iconic Multi-Day Walk' lead by Parks and Wildlife Tasmania for the Penguin to Leven Canyon section of the Penguin to Cradle Trail. A Briefing Paper with support interest from the Commonwealth was received by the General Manager.

Design of the shared pathway between Leith and Turners Beach made good progress, however negotiations around the level crossing/underpass at end of Blackburn Drive and licence arrangements for Forth River Railway Bridge with TasRail, delayed progress of this project.

STRATEGIES AND KEY ACTIONS: ✓ Completed → In progress ↩ Deferred

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

2018-2019 Actions/Initiatives	Performance
<ul style="list-style-type: none"> Complete the Penguin Road Safe road-use project along Penguin Road (between Robertsons Road and Seaside Crescent) 	→



Improvements

Design of the passing/slow bays were completed, with some signage being installed in July 2019, however the progress of this project was dependent on the Coastal Pathway Project, currently being coordinated the Cradle Coast Authority. This project will be completed in the 2019–2020 year.

STRATEGIES AND KEY ACTIONS: ✓ Completed → In progress ↪ Deferred

3 Encourage a creative approach to new development

2018-2019 Actions/Initiatives	Performance
• Develop an Investment Prospectus for tourism accommodation	✓
• Further investigation of funding/developer opportunities with the former Penguin Recreation Ground redevelopment	✓
• Identify further commercial/industrial land for future growth	→
• Develop a Strata Plan Policy	✓
• Review the Public Open Space Contributions Policy	✓

Achievements

The framework for the Investment Prospectus was developed and issued to the Office of the Coordinator General for review and comment. The advancement and success of the prospectus will be dependent on the former Penguin Recreation Ground review and shovel-ready projects being identified.

At its meeting in September 2018, the Council adopted a Strata, Staged Development and Community Development Scheme Policy. The Policy will assist with decision making when a development application is submitted for the division of land under the *Strata Titles Act 1998*. The adoption of the Policy ensures clarity for staff and transparent processes.

The Public Open Space Contributions Policy was adopted by the Council in January 2019. The Policy sets criteria for the taking of land or a financial contribution, when determining the division of residential land. The contributions raised through this Policy



are then utilised to develop or maintain Public, Local, District and Regional Open Spaces throughout the municipal area.

Improvements

Development opportunities for the former Penguin Recreation Ground redevelopment were considered in conjunction with David Engwicht of Creative Communities International. A draft report has been received by the Council. Further collaboration with the Office of the Coordinator General commenced to review potential uses for this site. Further investigations will be undertaken in 2019-2020.

Industrial/Commercial Land Use options were included in the rezoning of land on South Road, Penguin and Maskells Road, Ulverstone. These areas have been proposed as part of the Council's Local Provision Schedule (LPS) submission to the Tasmanian Planning Commission, as part of the Statewide Planning Scheme for Central Coast. Further consideration of additional areas will be given once the Planning Commission has considered the Council's LPS submission. It is intended that a meeting with the Planning Commission in November 2019 will see finalisation of the Council's LPS submission.



STRATEGIC DIRECTION 2

A Connected Central Coast

Seeking to enhance connectivity both within Central Coast and with the region – how people move from place to place, how accessible places are, and how people connect with each other and with services within Central Coast.

STRATEGIES AND KEY ACTIONS: ✓ Completed → In progress ↪ Deferred

1 Provide for a diverse range of movement patterns

2018-2019 Actions/Initiatives	Performance
• Develop a marketing plan for Central Coast walking trails	✓
• Develop a walking trail brochure around the Centenary of World War 1	✓
• Pursue improved signage for the Dial Range trails	→
• Review and update the Wharf Precinct Plan, including trial of pop-up food shops	✓
• Place-making plan for public spaces within the Ulverstone and Penguin CBDs	✓
• Review pathways plan to ensure connectivity	↪

Achievements

A marketing plan was developed for various markets including local, visitors and tourists focused on building Central Coast points of difference and to enhance opportunities already available such as the Leven Canyon, Central Coast endemic birds and war memorials and historic infrastructure. Other projects were identified for development such as the shared pathway and the Dial Range.

The Centenary of WWI walking brochure was developed to signify considerable war memorial infrastructure that Central Coast features. The brochure was launched in November 2018, to commemorate Armistice Day.

Place-making plans were developed for Ulverstone and Penguin CBDs by their relevant communities, in conjunction with David Engwicht of Creative Communities International.



After the successful 7-Day Makeover of Ulverstone in 2017-2018, the Penguin community rallied for a successful 7-Day Makeover of its own in October 2018.

Improvements

Improved signage at the Dial Range trails was pursued in a meeting with Department of Primary Industries, Parks, Water and Environment - Parks and Wildlife Service however, the project was not completed. Parks and Wildlife Service had to reprioritise a number of other projects in its place. It is expected that the project will be completed in 2019-2020, however is contingent upon the next stage of the Dial Range mountain bike trails.

The Wharf Precinct Review – Popup Activation Project Proposal was developed for the southern end of the Wharf Precinct. After much consideration, the Council made the decision to not progress with mobile food vending at the Wharf Precinct.

Deferred

The review of the pathways plan was deferred due to other priorities during the year and will be undertaken as an action in the 2019-2020 year.

STRATEGIES AND KEY ACTIONS: ✓ Completed → In progress ↪ Deferred

2 Connect the people with services

2018-2019 Actions/Initiatives	Performance
• Develop a Disability Access Strategy	→

Deferred

The Disability Access Strategy did not progress in 2018-2019, however it was identified and recommended that the Council explore the formation of an Advisory Group of key stakeholders. The Advisory Group will work to develop a five-year plan, ensuring the Strategy's development and implementation. To be progressed in 2019-2020.



STRATEGIES AND KEY ACTIONS:

✓ Completed → In progress ↪ Deferred

3 Improve community wellbeing

2018-2019 Actions/Initiatives	Performance
• Continue FoodREDI Food Education Program	✓
• Create lifelong learning campaign	✓
• Support opportunities for adult learning	✓
• Work with and assist women planning for retirement	✓
• Implementation of Memory Café concept in Central Coast for dementia clients and carers	✓
• Facilitate training for businesses in handling people with dementia	✓
• Promote the artistic achievements of youth	→
• Undertake assessment of the viability of a Research Youth First Employment program within Central Coast	✓
• Pursue youth mental health options	✓
• Review and update Central Coast Emergency Management processes and procedures and ensure compliance with the Tasmanian Emergency Management Plan and State Emergency Systems	✓
• Complete investigation into rural flood catchments	↪
• Create a 'guidelines' document around Council working with community to produce events	✓
• Explore feasibility of arts sister towns	✓
• Support opportunities for young people to work with contemporary artists	✓
• Further enhance opportunities in working with LINC	✓
• Support older citizen involvement in arts	✓
• Continue working towards the completion of the 'Pablo Penguin' project with the Penguin community	→



Achievements

The FoodREDI Education Program progressed over the year with partner organisations Ulverstone Neighbourhood House and Australian Red Cross securing funding to commence Round 3 in October 2019. Due to the success of the program, grant funding submissions will be supported by Council beyond this round.

Opportunities for adult learning were explored through U3A. A meeting with U3A indicated that there was strong participation with volunteers and student uptake within our municipal area. Discussion on how the Council could support and facilitate further opportunities were discussed and from this the Council, in conjunction with volunteers, developed posters promoting each semester. The Council provided further support through promotion of courses via social media.

A Project Plan was developed with aid from COTA (Council on the Ageing) Tasmania. Organisations such as Suicide Prevention, Burnie Women's Legal Service, Primary Health Tasmania, Relationships Australia and the Barefoot Investor were all contacted to explore funding and workshop subject options. It is planned that workshops and day events will be held in early 2020.

The implementation of Connect Café continued throughout the year after considerable support from the community which included dementia clients, their carers, family and volunteers. During 2018-2019, 52 morning teas were held, averaging 37 participants each week. This success of this concept will see it continue in 2019-2020.

In April 2019, over 30 representatives from business and community groups came together for Dementia-Friendly Inclusion Training. The training was developed by Tasmanian Health Services and the Council, aiming to increase knowledge about dementia, reduce stigma and social isolation and enable people living with dementia to participate more fully in community life. The training included a workshop where businesses and groups designed their own projects to help make the community more dementia-friendly. The success of the first Dementia-Friendly Inclusion Training session will see the Tasmanian Health Services and the Council host another training session in 2019-2020.

Discussions with the Youth Engaged Steering Committee's youth members identified various options and from this a number of events were held. Mental Health First Aid Training, Mental Health Week's 'Sausage and Sing' event, and a Scoot, Skate and Bike event raising awareness of 'Know your odds' supported by Anglicare were held over the



year. The Ulverstone Secondary College students participated in the interactive Generation Next Student Wellbeing Program Webcast.

The review and update of the Central Coast Emergency Management processes and procedures were undertaken resulting in the Central Coast Council Emergency Management Manual being developed. The numerous plans, documents and tools were developed in compliance with the Tasmanian Emergency Management Plan and State Emergency Systems.

The possibility of sister cities was explored with findings indicating that the most appropriate vehicle to explore this opportunity will be once the Ulverstone Cultural Precinct is completed. Currently there is limited capacity within our gallery and museum spaces. It was identified that Sister Art Cities will be an interesting angle to explore exhibition exchange and collaboration with other regional facilities, once the Cultural Precinct is up and running.

The Council, in collaboration with the Ulverstone Repertory Society, successfully secured grant funding of \$11,000 to support older citizens and their involvement in arts. The funding enabled the Repertory Society to develop a series of workshops for its members and the community on multiple facets of theatre, from costume and makeup to movement, and auditioning techniques.

Improvements

A Lifelong Learning campaign brief was developed after considerable research through the University of Tasmania, to understand and gauge why people are disengaged from adult learning. The campaign outline was considered by the Council's Senior Leadership Team and will be progressed in 2019-2020.

Considerable research was undertaken to develop a proposal promoting the artistic achievements of youth. An art scholarship award was developed, including a youth art prize. The inclusion of students at ArtEx was explored, as well as opportunities to utilise the art frames at the Visitor Information Centre in Ulverstone to display youth art activities.

The development of an events 'guidelines' document that guides the Council working with the community to produce events commenced. However, the Events and Festivals Strategy and Events approval process were also identified for review. Once a full review of the 'events' area has been completed, a finalised guidelines document will be established.



In response to feedback from young people, the Council, with the support of the Ulverstone Repertory Society, commenced the development of a grant funding application for submission to Arts Tasmania. The funding will assist in hosting a series of theatre and performing arts workshops, which would be held during the end of year holiday period. This builds on previous work through Youth Week and career days held with the Ulverstone Secondary College. Grant submissions close October 2019 and pending success, outcomes will be seen in the 2019-2020 year.

The Pablo the Penguin project continues to be developed, and now has (potentially) two penguins. Possible locations and logistics continue to be workshopped; locations may include the railway area at the western end of Penguin. This project will also be considered in light of the Penguin Foreshore Remediation and Restoration Project.

Deferred

Due to the Council's Stormwater Management Plan being carried over to the 2019-2020 year, the rural flood catchment investigation was deferred. This project may require further studies, compliant with State legislation and budget allocations, over a five-year period to ensure a successful outcome.



STRATEGIC DIRECTION 3

Community Capacity and Creativity

In conjunction with community, volunteer and business groups, develop capacity and cultivate a culture that values and showcases creativity, encourages community-based solutions, stimulates innovation and supports innovators in order to achieve quality opportunities and outcomes across all sections of the community.

STRATEGIES AND KEY ACTIONS:

✓ Completed → In progress ↺ Deferred

1 Community capacity and creativity

2018-2019 Actions/Initiatives	Performance
<ul style="list-style-type: none"> Work with the Youth Engaged Steering Committee to identify actions to help achieve outcomes 	✓
<ul style="list-style-type: none"> Promote health and social benefits of volunteering 	✓
<ul style="list-style-type: none"> Work with LINC and Volunteering Tasmania to promote Volunteering Tasmania presence in Ulverstone 	✓
<ul style="list-style-type: none"> Develop and implement a traineeship program for local youth 	↺

Achievements

The Central Coast Youth Engaged Steering Committee hosted three workshops during the year, with the 'Youth Voice Central Coast' workshop attracting 130 students from across the Central Coast area, along with 25 mentors. The popular Youth Engaged Steering Committee Business Breakfast was held with guest presenter Clare Madden presenting an education specific workshop. Five Youth Engaged Committee Student Representatives attended the National Leadership Camp in Sydney.

Localised posters were developed and displayed throughout the community to promote the health, social, emotional and community benefits and value of volunteering.

In conjunction with LINC and Volunteering Tasmania, two series of posters promoting volunteering in Ulverstone were created to encourage people and to give thanks to volunteers. The second series of posters were used during Mental Health week to



promote the benefit of volunteering in the space of health. Discussions with Volunteering Tasmania identified the potential for Burnie City, Devonport City and Central Coast Council Community Development Officers to work collaboratively to promote organisations that rely on volunteers in the future.

Deferred

A traineeship program for local youth did not commence during the year.

STRATEGIES AND KEY ACTIONS: ✓ Completed → In progress ↪ Deferred

2 Facilitate entrepreneurship in the business community

2018-2019 Actions/Initiatives	Performance
<ul style="list-style-type: none"> Engage with business retailers to explore strengths, opportunities and barriers to start-ups and investment 	→

Improvements

A draft proposal for a Mayor's Roundtable hosted by the Council in conjunction with Switch Tasmania was developed, including a pre-engagement feedback form and background paper. For further progress in 2019-2020.

STRATEGIES AND KEY ACTIONS: ✓ Completed → In progress ↪ Deferred

3 Cultivate a culture of creativity in the community

2018-2019 Actions/Initiatives	Performance
<ul style="list-style-type: none"> Develop arts calendar of events 	✓
<ul style="list-style-type: none"> Develop new promotional brochure 	✓
<ul style="list-style-type: none"> Explore placement of lights, bunting at entrances of Ulverstone Civic Centre 	✓
<ul style="list-style-type: none"> Celebrate the 35th birthday of the Ulverstone Civic Centre 	✓
<ul style="list-style-type: none"> Improve visibility of main entrance of Ulverstone Civic Centre 	✓
<ul style="list-style-type: none"> Develop a week-long theme of events for Central Coast 	↪
<ul style="list-style-type: none"> Review the Ulverstone History Museum Strategic Plan 	→



- Undertake design work for the Cultural Precinct if funding application is successful ✓
- Update venue management plans and promote on the Council's website and relevant events literature →

Achievements

In January 2019, the Council appointed ARTAS Architects as the preferred consultant to progress the design of the Ulverstone Cultural Precinct. The schematic design phase in the first half of 2019 saw key stakeholders working with the design team from ARTAS Architects to inform the development of the draft schematic design which was presented to the community for comment in late May 2019. In the following six weeks ARTAS refined the designs to accommodate community and stakeholder feedback and the agreed budget. The ARTAS project team developed the optimum design for this exciting community, cultural and learning facility, and as the year concluded, preparations for the Cultural Precincts' design approval and Guaranteed Maximum Price Contract Process were being developed for Council approval.

A project proposal was developed which indicated that event levels at the Civic Centre were not at a level that would warrant a stand-alone calendar. Discussions were held with the Visitor Information Centre to explore the possibility of developing an arts section within the Coast to Canyon 'What's On' newsletter and promotion through the Council's social media platforms.

Improvements

The Ulverstone History Museum Strategic Plan review commenced. Consultation with Museums Australia and Arts Tasmania indicated strong support for developing the new strategy. Public consultation and Project Reference Group involvement will be required to further this project in 2019-2020.

Updating of the Wharf Precinct and Civic Centre Venue Management Plans was completed, after they were identified as priority venues during an assessment process. Further work will continue in 2019-2020 to develop plans for various Council venues.

A project proposal, including recommendations to improve the Civic Centre entrances was submitted to the General Manager and Senior Leadership Team. A number of issues were identified, and modern solutions applied, which included illuminated signage, public art, use of bollards, modification of garden spaces to fit with the theme of the building and develop a brand and style guide for the facility.



This project also encompassed the placement of lights and bunting at the entrances. Budget allocations will be required to progress the projects identified within the report and will also be dependent on the outcomes of the Civic Centre review.

The celebration of the Civic Centre's 35th Birthday was considered and a project proposal around an 80s theme developed. Further progress of this event is dependent on other proposals that arise from the Civic Centre Review and budget allocations.

Deferred

The development of a week-long theme of events did not commence during the year.



STRATEGIC DIRECTION 4

The Environment and Sustainable Infrastructure

Sustaining built infrastructure and the natural environment by encouraging innovation and investment in Central Coast.

STRATEGIES AND KEY ACTIONS:

✓ Completed → In progress ↶ Deferred

1 Invest in and leverage opportunities from our natural environment

2018-2019 Actions/Initiatives	Performance
<ul style="list-style-type: none"> Develop a high level Riparian Zone Development Plan for the Forth and Leven Rivers 	→

Improvements

A Project Plan for Stage 1 of the Leven River Development Project was prepared and delivered to the General Manager and Senior Leadership Team. The Project Plan outlined key objectives for Stage 1, this included the formation of a Reference Group. The Reference Group were tasked with the development of a Project Brief that would commission a study into the entire area of the Leven River, from this the Reference Group will seek to gain funding to undertake works identified within the study. This project will be further progressed in 2019-2020.

STRATEGIES AND KEY ACTIONS:

✓ Completed → In progress ↶ Deferred

2 Develop and manage sustainable built infrastructure

2018-2019 Actions/Initiatives	Performance
<ul style="list-style-type: none"> Review the areas of the Council's arterial roads and list planned upgrades in the Long-term Forward Plan 	✓
<ul style="list-style-type: none"> Review the feasibility of traffic lights at the Lovett/Trevor Street intersection (traffic assessment for traffic light design work) 	✓



- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| • Undertake footpath survey (visual) of our footpaths and review Footpath Forward Plan | ↪ |
| • Update existing roads and transport policies – Road Underpass Policy, Unsealed Roads Policy, Works in Road Reservation Policy and Vegetation Damage Signage Policy | ✓ |
| • Design the North Reibey street car park/ refurbishment/upgrading | → |
| • Assist in the development of the Pump & Jump Park/Learn to Ride infrastructure at Fairway Park. | → |
| • Staged implementation of the Johnsons Beach Masterplan | ✓ |
| • Finalise and commence implementation of the Perry-Ling Gardens Master Plan | → |
| • Continue upgrading beach accesses to current access standards (Beach Road, Ulverstone) | ✓ |
| • Review grant opportunities as they arise in relation to the Council's Strategic Plan 2014-2024 and forward programs | ✓ |
| • Preparation of stormwater management plans in accordance with the <i>Urban Drainage Act 2013</i> | → |

Achievements

A full review of the Council's arterial roads was undertaken and presented at a Councillor Workshop. A list of upgrades has been included in the Council's Long-term Financial Plan.

The Council's Road Underpass, Works in Road Reservation, and Vegetation Damage Signage Policies were reviewed and submitted to Council for adoption in the later part of the year. The reviewed Policies form part of the Council's Policy, Practices and Key Decisions register.

Construction of the Pump and Jump Park in Fairway Park was well under way towards the end of the year. With Council support this initiative of the Lions Club of Ulverstone was starting to see the finish line, with hope that the completion date would be in the early stages of 2019-2020. Once completed, the Park, constructed of natural earth and bitumen tracks, will be one of the largest of this style in the State.



The funding for a beach access on Beach Road, Ulverstone was impacted by a storm, however, the Victoria Street beach access was replaced with a new ramp.

Improvements

Consultants were engaged to consider the feasibility of traffic lights at the Lovett/Trevor Street intersection and other improvements. A report was prepared and presented at a Councillors Workshop in April 2019.

The review of the Unsealed Roads Policy was carried over to 2019-2020 year.

The design of the beach access to Johnsons Beach was completed, with a contractor engaged to install the access during 2019-2020.

Survey of the North Reibey Street area, including boundary and tenure through Carpark Lane, was completed. Preliminary concept ideas for parking layout were developed. Further consideration will be undertaken in 2019-2020.

Development of the Perry-Ling Gardens Master Plan progressed to preliminary discussions with TasRail and other stakeholders. For this project to come to fruition it will take considerable research, resources and further consultation during the 2019-2020 year and beyond.

All Grant opportunities available to the Council were discussed at monthly Operational Leadership Team meetings throughout the year. Where possible applications were submitted.

A draft Stormwater System Management Plan was developed and workshopped with Councillors, the General Manager and Senior Leadership Team. The final Plan is expected prior to the end of 2019.

Deferred

The footpath surveys will be completed in 2019-2020, once a compatible mobile data recording method is identified.



STRATEGIES AND KEY ACTIONS:

✓ Completed → In progress ↶ Deferred

3 Contribute to the preservation of the natural environment

2018-2019 Actions/Initiatives	Performance
<ul style="list-style-type: none"> Continue implementation of energy efficiencies within our buildings 	✓
<ul style="list-style-type: none"> Undertake the changeover of existing residential street lighting to LED system 	→
<ul style="list-style-type: none"> Commence a program of installing LED/solar street lighting in residential areas which don't already have street lighting 	→
<ul style="list-style-type: none"> Review the Council's Climate Change Action Plan and commence implementation in conjunction with the Tasmanian Government's Climate Change Action Plans and policies 	✓
<ul style="list-style-type: none"> Consider the possibilities of partnering with other service providers in providing a fast charge station for electric vehicles 	✓
<ul style="list-style-type: none"> Continue the investigation into a Food Organics and Garden Organics (FOGO) collection and disposal system in consultation with the community 	✓
<ul style="list-style-type: none"> Complete and implement a revised Rural Waste Management system 	→
<ul style="list-style-type: none"> Upgrade leachate collection and treatment facilities at the Lobster Creek Resource Recovery Centre 	✓

Achievements

An energy usage report was submitted by Pitt & Sherry, outlining the usage of the Council's five main buildings. From this report, solar panels were installed at the Ulverstone Sports and Leisure Centre and the Council's Administration Centre. The report will be utilised to identify future energy efficiencies in other Council buildings.

The Council was successfully awarded funding under the Department of Premier and Cabinet's - Electric Vehicle Chargesmart Grant. A fast vehicle charger will be installed at the Ulverstone Cultural Precinct.



At its meeting in April 2019, the Council adopted the implementation of a fortnightly Food Organics and Garden Organics (FOGO) kerbside service, that will commence in October 2019. A detailed communication plan was developed and commenced in June 2019. Information and Demonstration Days, Fact Sheets and social media material were commencing from 1 July to ensure the Central Coast was prepared for the implementation of the FOGO service in October 2019.

The leachate collection and treatment facility at the Lobster Creek Resource Recovery Centre was updated during the year and now in operation.

Improvements

Due to ongoing negotiations with TasNetworks, the LED Street lighting changeover projects did not progress as the Council had hoped. It is planned that installation will commence in mid-to-late 2019.

A consultant from Climate Planning was engaged to undertake the review of the Council's Climate Change Action Plan. During the review the Consultant undertook community consultation sessions and a survey of residents within Central Coast. A draft Action Plan was submitted however, it was agreed that further studies be undertaken. It is hoped that the Action Plan will be complete in the later part of 2019.

Discussions in relation to a revised rural waste management system were held with the community in March 2019. Recommendations relating to the acceptance of green waste and whitegoods at the Country Transfer Stations are to be pursued in 2019-2020.



STRATEGIC DIRECTION 5

Council Sustainability and Governance

A leading Council that is well governed and managed and engages effectively with its community.

STRATEGIES AND KEY ACTIONS:

✓ Completed → In progress ↪ Deferred

1 Improve corporate governance

2018-2019 Actions/Initiatives	Performance
• Develop and implement a Workforce Culture Plan	→
• Develop an Internal Work Program and audit tools	✓
• Update the Council's Strategic Risk Register and implement actions identified for the year	✓
• Review Code for Tenders and Contracts	✓
• Review Purchasing and Procurement Policy	✓
• Review Rates and Charges Policy	✓

Achievements

Stages 1 and 2 of the Workforce Culture Plan were achieved during the year, after an engagement forum and employee survey was held in mid-2018. From the results and reports received a Cultural Champions Group was formed and the Workforce Culture Implementation Plan was developed. Four project teams were formed working through key areas identified in the Culture Plan. After receiving positive feedback, further progression in this area will be continued in 2019-2020.

The Council conducted two internal audits throughout the year. One relating to cash handling and a formal review of the Council's Strategic Risk Register.

In conjunction with the Internal Work Program and Audit, a Risk Management Committee was formed and undertook a review of the Strategic Risk Register. The Council adopted this at its meeting in February 2019. A reporting framework has been created to provide



updates on actions for the Risk Management Committee and the Central Coast Audit Panel.

The Council's Code for Tenders and Contracts was reviewed and adopted by the Council at its meeting in June 2019. The review saw the amalgamation of the Code and the Purchasing and Procurement Policy, increasing efficiency and reducing any risk of contradictory processes. The Code focuses on good governance and best practice whilst supporting local business.

As prescribed in Section 86 of the *Local Government Act 1993*, the Council must adopt a Rates and Charges Policy. A desktop review occurs annually, however as it was following a Local Government election, a full review was undertaken. The review resulted in two policies being merged along with the Council's Rate Remissions on Unoccupied Property Policy being incorporated into the Rates and Charges Policy.

STRATEGIES AND KEY ACTIONS: ✓ Completed → In progress ↶ Deferred

2 Improve service provision

2018-2019 Actions/Initiatives	Performance
▪ Implement an Integrated Project Management system across the organisation	→
▪ Implement the outcomes of the IT Review and Action Plan	→
▪ Implement the recommendations of the Fleet Review	→
▪ Undertake a Private Works Review	↶
▪ Explore the feasibility of relocating the Penguin Visitor Centre to achieve better overall visitor services	→
▪ Develop a Business Continuity Policy and associated plans	↶
▪ Investigate the options for converting some of the Aged Person Home Units from one bedroom to two bedroom units	✓
▪ Document and implement service levels for the Open Space and Parks area	→
▪ Undertake triennial Community Survey	↶



Achievements

As an outcome of the IT review, an ICT Committee was formed. The Committee will implement actions from the IT Action Plan and monitor progress. This will be an ongoing action.

A draft feasibility report that explored the relocation of the Penguin Visitor Centre to achieve better overall visitor services was completed. The report was considered by the General Manager and Senior Leadership Team and a range of minor works were explored within the current building.

Much consideration was given to possible options for the Council's Aged Person Home units. Draft concept plans and costings to convert units from one bedroom to two bedroom units at Carroo Court, Penguin were completed, however, results indicated this would be a long-term project. As an outcome from discussions with Councillors, the General Manager and the Senior Leadership Team, vacant units were listed with a Real Estate agent and has resulted in increased tenancy.

The Community Survey did not go ahead as an individual action however, Council staff took the opportunity to use the Strategic Plan review as a chance to gather community feedback, particularly through the development of a 'YOUR SAY' button on the Council's website. This medium of communication proved to be popular with good participation. Feedback was broad ranging, particularly with areas that the Council can improve upon.

Improvements

A review of implementing an Integrated Project Management system was conducted in January 2019, with CAMMS Strategy. The review showed that in order to see the benefits of the system and its workflows, a trial of six Council projects could be run through a test system during 2019-2020.

The Fleet Review was progressed throughout the year, however, did not reach the stage of implementation. Review will continue in 2019-2020.

Considerable information was gathered in order to progress the implementation of service levels for the open space and parks area, however the research established that the development of an Open Space and Parks Level of Service Framework is required. This will form part of the Annual Plan in 2019-2020.



Deferred

The Private Works review did not commence during the year and has been deferred until 2019-2020.

The development of a Business Continuity Policy and associated plans did not commence during the year and will form part of the 2019-2020 Annual Plan.

STRATEGIES AND KEY ACTIONS: ✓ Completed → In progress ↪ Deferred

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

2018-2019 Actions/Initiatives	Performance
• Undertake an assessment of the Council's arterial roads	✓
• Review and update a Local Settlement Plan	→

Achievements

A full review of the Council's arterial roads was undertaken and presented at a Councillors' Workshop. A list of upgrades was included in the Council's Long-term Financial Plan from 2019-2020.

Improvements

Work on the draft Local Area Settlement Strategy will not begin until 2019-2020 and will help to inform an anticipated review, by the State Government, of the North West Regional Land Use Strategy.



STRATEGIES AND KEY ACTIONS:

✓ Completed

→ In progress

↩ Deferred

4 Effective communication and engagement

2018-2019 Actions/Initiatives	Performance
<ul style="list-style-type: none"> Implement digital engagement tools and train key staff 	✓
<ul style="list-style-type: none"> Create a “5 Best Things” digital tourism campaign targeting locals and visitors 	✓
<ul style="list-style-type: none"> Create lifestyle brochures (and social media marketing campaign) to attract/retain families/workforce using the “it’s in our nature” message 	✓

Achievements

To capture a broader stakeholder input, the Council identified digital engagement tools, supported by social media, to engage with the community throughout the year. In the review of the Council’s Strategic Plan 2014-2024, numerous platforms along with traditional public participation methods were utilised. This ensured the review and its feedback was diverse, wide ranging and enabled the Council to see the entire community’s view.

The Council launched their “Things to do in Central Coast” campaign in October 2018. The campaign included the use of the Council’s website, social media and brochures for Coast to Canyon tourism, featuring the Leven Canyon, Penguin, Ulverstone, scenic drives and the Cradle to Coast Tasting Trail. The “Things to do in Central Coast” social media campaign was designed to promote the distinctiveness of our places and people, in order to build resilience and competitive advantage for Central Coast tourism related sectors.

To celebrate and explore the many reasons people choose to live in Central Coast, the Council developed and launched a social media campaign in early May 2019. Two brochures were developed using the Coast to Canyon’s Great Natured Place brand and the tagline, “Work-life Balance – It’s In Our Nature”. The brochures were utilised through the Council’s website and Visitor Information Centres.



STRATEGIES AND KEY ACTIONS:

✓ Completed

→ In progress

↩ Deferred

5 Strengthen local-regional connections

2018-2019 Actions/Initiatives	Performance
<ul style="list-style-type: none"> Participate in the Regional/Sub-Regional Shared Services process and develop an implementation plan to deliver improved economies of scale to the community 	→

Achievements

Work has been undertaken with General Managers within the North West region, with Regulatory and Waste Management Governance being identified as areas ideally suited. A Waste Governance project was developed. The Cradle Coast Waste Management Group is now under the umbrella of Dulverton Waste Management and the Guideline of the Group are being finalised.





STATUTORY REPORTING

• Public Interest Disclosures	96
• Complaints	97
• Statement of Activities	97
• Joint Authorities	97
• Public Health Statement	101
• Statement of Land Donated	101
• Grants, Assistance and Benefits Provided	101
• Contracts for the Supply of Goods and Services	102
• Governance and Legislative Requirements	104

5

“contributing to a
safe and healthy
environment” |
Strategic Plan
2014–2024



Public Interest Disclosures

Public Interest Disclosure Act 2002

The Council's guidelines for dealing with matters under the *Public Interest Disclosure Act 2002* are available for viewing on the Council's website www.centralcoast.tas.gov.au or a copy can be made available by contacting the Council's protected disclosure officer/coordinator.

The mandatory disclosures for a relevant public body (Council) under section 86(b)–(i) of the *Public Interest Disclosure Act 2002* are as follows:

(b)	the number and types of disclosures made to the relevant public body during the year and the number of disclosures determined to be a public interest disclosure	None
(c)	the number of disclosures determined by the relevant public body to be public interest disclosures that it investigated during the year	None
(d)	the number and types of disclosed matters referred to the public body during the year by the Ombudsman	None
(e)	the number and types of disclosed matters referred during the year by the public body to the Ombudsman to investigate	None
(f)	the number and types of investigations of disclosed matters taken over by the Ombudsman from the public body during the year	None
(g)	the number and types of disclosed matters that the relevant public body has declined to investigate during the year	None
(h)	the number and type of disclosed matters that were substantiated upon investigation and the action taken on completion of the investigation	None
(i)	any recommendations made by the Ombudsman that relate to the relevant public body	None



Complaints

Section 339F(5) *Local Government Act 1993*

Nature	No. Received
Staff	1
Fees and Charges	-
Service/Product	1
Communication	-
Policies/Procedures	1

These complaints have been investigated and resolved.

Statement of Activities

Section 21 and Section 72(1)(ca) *Local Government Act 1993*

The Council has not resolved to exercise any powers or undertake any activities in accordance with Section 21 (Enterprise powers) of the *Local Government Act 1993*.

Joint Authorities

Section 30(1) *Local Government Act 1993*

Under Section 30(1) of the *Local Government Act 1993*, the Central Coast Council resolved to participate in the establishment of two joint authorities: the Cradle Coast Authority and Dulverton Regional Waste Management Authority. The following reports provide a summary of activities, budget and performance of the Authorities in 2018-2019.

• Cradle Coast Authority

“It is my great pleasure to provide this report for a business that I am extremely proud to be a part of. It’s a very different business to the one that existed at the start of the financial year, and it will be a different and even stronger business by this time next year.

In 2018/19, Central Coast Council’s contribution was \$168,661. Total Member Council contributions totalled \$869,388 and a further \$1,480,197 was received as government grants.



Throughout 2018/19, our people – my staff, the Board, Committee Members and Representatives – have turned this business around and set it on a positive trajectory. I am confident and determined that by this time next year, Councillors and others will no longer ask “What does CCA do?”; instead, they will view CCA as a vital public institution, the kind of business that more organisations want to partner with and more people aspire to work for.

While the 2018-19 financial year can accurately be considered in two halves – a period of crisis, followed by a period of reform, our people continued to do the kind of work that makes our region an even better place to live, work, visit and invest right throughout that period. They have done this since well before my time, and the project summaries in our own Annual Report will illustrate that.

The period from June to December saw the continuation of calls for organisational reform from Member Councils, State and Federal Government, our own Natural Resource Management (NRM) Committee and tourism stakeholders. While tourism didn’t go our way, our successful reform has been widely acknowledged. Tangible evidence of our positive change includes significant new State and Federal Government funding, a leaner organisational structure, cost reductions and numerous examples of really good cooperation between Member Councils and CCA.

While total employee numbers have remained roughly the same at around 16 FTEs and continue to fluctuate as we secure NRM and other funding, the business has undergone a significant restructure. Management roles have been replaced with economic development roles, and more of those roles are externally funded. Adjusted to remove tourism staff, this time last year, 8.4 FTEs were funded by Council contributions, and today, that figure is 5.7 FTEs. When I commenced the CEO role in December, we had one dedicated economic development team member at 0.8 FTEs, and today we have 4.4 FTEs in the economic development team, plus a significant share of my time is dedicated to economic development activities.

Some roles have been made redundant, and some staff opted to pursue new opportunities. Importantly, those who have joined the team since December, have been fully aware of, excited by and have already made a major contribution to, our new approach:

Other key changes include:

- Streamlined processes
- Fewer, shorter meetings
- Overhead cost reductions



- Simpler, more transparent reporting
- Repairing the relationship between our NRM Committee and CCA more broadly
- Getting the Regional Futures Plan “back on track”, and making good progress vis-à-vis leading this ambitious new approach to regional economic development

The most important reform of all however, is a much sharper focus on and commitment to a clearer purpose – helping Councils achieve regional outcomes and maintain strong local government, by working together. Far from being just a tagline, “stronger councils, stronger region” has and will continue to guide everything we do. We exist within and for, Local Government - the layer of government that is closest to the people – and we should never lose sight of that.

The end of the financial year was marked by the formal adoption of our 2019-20 Annual Plan and Budget by the Representatives in June. The Annual Plan clearly spells out what our owners have agreed that CCA should be working on this year. It is ambitious and exciting and includes new ground for CCA, such as playing a role in shared services. Anybody who is interested can monitor our progress on our website, where we will report against it quarterly, in a strong show of our commitment to our vision, purpose and values.

I would like to thank all of the Councillors and other people who continue to believe in the regional approach, and I would like to acknowledge the encouragement and support provided by Mayor Bonde and General Manager Sandra Ayton in particular. We now have a track record of successfully pulling together in adversity, and that is what provides me with the utmost confidence that we can make the Cradle Coast Authority everything that it can and should be, for the sake of the one in five Tasmanians who call our corner of the island ‘home’.

Daryl Connelly, Chief Executive Officer, Cradle Coast Authority

• **Dulverton Regional Waste Management Authority**

“Dulverton Waste Management (DWM) has concluded another year stronger than budgeted due to unforeseen once-off waste stream revenues. Expenditure was also well constrained following continued operational refinements at the landfill and composting facility.

Five year financial forecasts are now routinely provided to Owner Councils with each Annual Plan and Budget. The financial forecasts on an activity basis guide the



business operations and detail future income, operational expenditure, capital investment, cash flow and likely dividends.

Workplace Health and Safety (WHS) continues to be a major focus for the Board, management, staff and contractors. Directors commenced a program of site safety inspections during the 2012/13 financial year which continues today. DWM consistently outperforms the WHS standard set by many larger organisations and remains active in avoiding complacency and continuing to advance all aspects of WHS.

Robust systems for WHS, environment, finance, business, risk management and records management have brought DWM stability, enabling Owner Representatives, Board and staff to focus on business growth and development which has also resulted in revenue growth.

The DWM Strategic Plan 2019/20 – 2024/24 was approved in June 2019 and included a consideration of waste treatment technologies that support the communities and industries of our region and the state; an exciting time for waste management in the region.

The transition into the new landfill cell (B1 North) occurred in January 2019 and Cell 2/3c was capped and closed in June 2019. DWM also installed a larger weighbridge in June 2019, enabling the site to accommodate the longer trucks increasingly being deployed across the state.

As the primary waste management provider in the region, DWM continues to deliver waste expertise to the Cradle Coast Waste Management Group (CCWMG) via staff with in-depth knowledge in landfill, organics recycling, kerbside recycling and other industry relevant activities. In 2018/19 DWM assisted the CCWMG in setting up additional recycling services at a transfer station in each Council area, providing a direct benefit to the community and the environment.

2018/19 was another successful financial year for DWM, concluding far stronger than budgeted. The result was influenced by a number of waste stream revenues generated by the considerable effort of the entire DWM team. Both income and profit exceeded budget and DWM covered all 2018/19 capital works from its own funds. It should be noted that the forecast in the five year financial plan is to avoid further borrowing other than for land acquisition, major plant replacement and landfill cell construction.



The total quantity of chargeable waste disposals managed by DWM was 116,290 tonnes made up of 86,648 tonnes to landfill (including 27,475 from a one-off waste stream) and 29,642 tonnes to the Dulverton Organics Recycling Facility (DORF) for recycling into compost (excluding approximately 5,927 tonnes of green-waste also accepted at the DORF.)

Pleasingly, the amount of tax equivalents (or NTER - National Tax Equivalent Regime) paid and payable to the Owner Councils for the 2018/19 financial year, plus dividends paid, increased on previous years.

Dividends to Owner Councils are forecast into the foreseeable future.”

Mel Pearce, Acting Chief Executive Officer, Dulverton Waste Management

Public Health Statement

Section 72(1)(ab) *Local Government Act 1993*

Section 72(1)(ab) of the *Local Government Act 1993* requires a statement of the Council’s goals and objectives in relation to public health activities to be included in the Annual Report.

The full report is located on page 117 entitled ‘Public and Environmental Health Report.’

Statement of Land Donated

Section 72(1)(da) and Section 177 *Local Government Act 1993*

No land was donated by the Council under Section 177 of the *Local Government Act 1993*.

Grants, Assistance and Benefits Provided

Section 77 *Local Government Act 1993*

Details	\$
Australian Red Cross – Ulverstone hall entrance ramp	3,000.00
Care Beyond Cure – shroud workshop and community arts	1,800.00
Coroneagh Park Auxiliary – auxiliary trolley for kiosk	639.00



Grants, Assistance and Benefits Provided cont.

Details	\$
Cradle Coast Mountain Bike Club – purchase of trail building equipment	2,000
East Ulverstone Cricket Club – build additional cricket nets	2,000
East Ulverstone Football Club – replace front windows	1,500
Penguin Bowls Club – implement shed upgrade	1,500
M J Kent – Rate remission – Property Assessment No. 302330.0260	243
National team selection	600
Penguin Golf Club – replace asbestos irrigation lines	2,000
Penguin History Group – restoration of painting	3,000
Penguin Masonic Lodge – install reverse cycle air conditioning	1,800
Penguin Uniting Church – church structural assessment	2,500
Riana Primary School Association – playground basket swing	3,000
Single Pensioner Remissions	36,225
Ulverstone Rowing Club – replacement of rescue boat motor	1,025
Ulverstone Senior Citizens Club – painting of exterior building	3,000
Veteran Car Club of Australia (Tasmania) Pty Ltd – 50% rate remission – Property Assessment No. 101130.0120	460
<i>Total</i>	66,293

Contracts for the Supply of Goods and Services

Regulations 23(5) and 27(1)(a) & (h) *Local Government (General) Regulations 2015*

In accordance with section 23(5) of the *Local Government (General) Regulations 2015*, the following contracts or tenders awarded to the value of \$100,000 or above, including GST, were entered in to during the 2018-2019 financial year.



Successful Contractor	Description of Contract	Period of Contract	Value of Tender/ Contract Sum \$ GST exclusive
BridgePro Engineering PO Box 3253 ULVERSTONE TAS 7315	Design and construction of Gawler River bridge replacements at Isandula Road, Gawler	August-December 2018	480,163
Webster Trucks 4 Connector Park Drive KINGS MEADOWS TAS 7249	Supply and delivery of Isuzu FSR 120-260 MWB truck and body, plus optional automatic transmission, plus GVM re-rating from 12 to 14 tonne, plus included 5 year/300,000km extended warranty	October 2018	124,367
Hardings Hotmix Pty Ltd 30 Industrial Drive ULVERSTONE TAS 7315	Supply of sprayed bituminous sealing for urban and rural roads for the 2018-2019 financial year	November 2018-June 2019	498,697
Hardings Hotmix Pty Ltd 30 Industrial Drive ULVERSTONE TAS 7315	Supply of bitumen emulsion, hotmix asphalt and asphalt surfacing for the 2018-2019 financial year	November 2018-June 2019	488,937
Artas Architects Level 1, 73 Paterson Street LAUNCESTON TAS 7250	Detailed design for Ulverstone Cultural Precinct	January-June 2019	522,600
JF Machinery Pty Ltd 288 George Town Road ROCHERLEA TAS 7248	Supply and delivery of JCB 3CX T4i Elite front end loader/backhoe and fittings	March 2019	119,230
Demolition Tasmania 129 Stotts Road RIANA TAS 7316	Demolition of buildings and associated infrastructure – Penguin Recreation Ground	March-June 2019	143,350



Contracts for the Supply of Goods and Services cont.

Successful Contractor	Description of Contract	Period of Contract	Value of Tender/ Contract Sum \$ GST exclusive
BridgePro Engineering PO Box 3253 ULVERSTONE TAS 7315	Design and construction of Buttons Creek bridge replacement at Edinborough Road, Abbotsham	May-June 2019	152,181
Hirequip (Tas) P/L PO Box 231 MARGATE TAS 7054	Provision of plant hire	August 2018 - June 2019	247,087
Walters Contracting P/L PO Box 257 DELORAIN TAS 7304	Bridge rehabilitation works	August 2018 - June 2019	579,741
Rodney Wright & Sons Contracting PO Box 115 ULVERSTONE TAS 7315	Coastal and rural roadside mowing program	October 2018 - September 2019	222,000

There were no instances where sub-regulations 27(1)(a) or (h) of the *Local Government (General) Regulations 2015* were applied.

Governance and Legislative Requirements

Governance	Performance
Annual Plan	Adopted by Council - June 2019 The Council complies in accordance with Section 71 of the <i>Local Government Act 1993</i>
Annual Report Reports to the community the operations, audited financial and performance statements for the previous financial year	The Council complies in accordance with Section 72 of the <i>Local Government Act 1993</i> .



Governance and Legislative Requirements *cont.*

Governance	Performance
<i>Asset Management Policy</i>	Adopted by Council - July 2017 The Council complies in accordance with Section 70C of the <i>Local Government Act 1993</i> .
<i>Audit Panel Charter</i> Sets out the Audit Panel's objectives, authority, composition, tenure, functions, responsibilities, reporting and administrative arrangements	Adopted by Council - February 2019 The Council complies in accordance with Sections 85, 85A and 85B of the <i>Local Government Act 1993</i> .
<i>Business Continuity Plan</i> Actions that will be undertaken to ensure that key services continue to operate in the event of a disaster	The Council continues to develop and maintain a business continuity system, enabling the Council to re-establish services in a timely manner, in the event of an emergency A review and update of the Councils Business Continuity Plans has been included in the 2019-2020 Annual Plan.
<i>Central Coast Place Marketing Plan</i>	Adopted by Council - May 2017.
<i>Central Coast Strategic Plan 2014-2024 (reviewed 2019)</i>	Adopted by Council - July 2019 The Council complies in accordance with Sections 66 and 70E of the <i>Local Government Act 1993</i> .
<i>Code for Tenders and Contracts</i>	Adopted by Council - June 2019.
<i>Community Engagement Policy</i> Outlines Council's commitment to engaging with the community on matters of public interest	Adopted by Council - January 2016.
<i>Councillor Code of Conduct</i> Conduct principles and dispute resolution processes followed by Councillors	Adopted by Council - February 2019 The Council complies in accordance with Section 28R of the <i>Local Government Act 1993</i> .
<i>Credit Card Policy</i>	Adopted by Council - October 2018 The Council complies in accordance with the report of the Tasmanian Audit Office.



Governance and Legislative Requirements *cont.*

Governance	Performance
<i>Delegations</i> A register that sets out the powers, duties and functions of the Council, General Manager and Council employees	Adopted by Council - March 2018 Made in accordance with Section 22 of the <i>Local Government Act 1993</i> , are delegations made by Council to the General Manager; furthermore, Section 64 of the Act allows sub-delegations from the General Manager to staff.
<i>Disaster Recovery Plans</i>	Business and Continuity Plans are in place and cover numerous areas of the organisation.
<i>Dog Management Policy</i>	Adopted by Council - October 2015 The Council complies in accordance with Section 7 of the <i>Dog Control Act 2000</i> Policy under review in 2019-2020.
<i>Elected Members Professional Development Policy</i>	Adopted by Council - January 2016.
<i>Estimates</i>	Adopted by Council - June 2019 The Council complies in accordance with Section 82 of the <i>Local Government Act 1993</i> .
<i>Fees and Charges</i>	Adopted by Council - June 2019 The Council complies in accordance with Section 205 of the <i>Local Government Act 1993</i> .
<i>Fraud Policy</i>	Adopted by Council - May 2017.
<i>Financial Reporting</i> Statements comparing budgeted revenue and expenditure with actual revenue and expenditure	Quarterly reports submitted to Council
<i>Investment Policy</i>	Adopted by Council - October 2018.
<i>Long-term Financial Plan</i>	Adopted by Council - June 2019 The Council complies in accordance with Section 70 of the <i>Local Government Act 1993</i> .
<i>Meeting Procedures</i> Legislation governing the conduct of meetings of Council and Special Committees	Council complies with the <i>Local Government (Meeting Procedures) Regulations 2015</i> in the conduct of its Council meetings.



Governance and Legislative Requirements cont.

Governance	Performance
<i>Municipal Emergency Management Plan</i> Plan for emergency prevention, response and recovery	Mersey-Leven Emergency Management Plan - Issue 3 adopted by Council - November 2017.
<i>Payment of allowances and expenses to the Mayor, Deputy Mayor and Councillors</i>	Adopted by Council - November 2018. In accordance with Regulation 42 of the <i>Local Government (General) Regulations 2015</i> and Section 340A of the <i>Local Government Act 1993</i> .
<i>Performance Reporting</i> Reports of indicators measuring the results against financial and non-financial performance	Councillors were updated with quarterly performance reports and the Annual Financial Report is audited by the Tasmanian Audit Office.
<i>Rates and Charges Policy</i>	Adopted by Council - June 2019 The Council complies in accordance with Section 86B of the <i>Local Government Act 1993</i> .
<i>Risk Management Policy</i> Outlines Council's approach to managing risks to Council's operations	Adopted by Council - December 2016
<i>Risk Reporting</i>	Adopted by Council - February 2019.
<i>Strategic Plan</i>	Adopted by Council - April 2014 In accordance with Section 66 of the <i>Local Government Act 1993</i> Review adopted by Council - July 2019 In accordance with Section 70E of the <i>Local Government Act 1993</i> .





STATISTICS

•	Community Assets	110
•	Building	112
•	Planning	113
•	Environmental Management Processing Times	114
•	Greenhouse Gas Emissions	114
•	Public and Environmental Health Report	117

6

“The environmental,
social and economic
sustainability of all
development, now
and into the future” |
Strategic Plan
2014–2024



Community Assets

Civic Centre, Public Halls and Buildings Utilisation Data

(Bookings unless otherwise identified)

Details	2017-2018	2018-2019
Civic Centre - Leven Theatre	149	117
Civic Centre - Gawler Room	221	51
Civic Centre - Isandula Room	130	125
Montgomery Room	284	309
North Motton Hall	78	65
Penguin Railway Station	96	15*
Riana Community Centre	130	133
Sulphur Creek Hall	84	86
Turners Beach Hall	141	97
Wharf Precinct - Gnomon Pavilion	194	217
Wharf Precinct - River Room	143	54

*The reduction in bookings for the Penguin Railway Station is due to the Railway Station being leased by the Penguin District School.

Recreation Facilities Utilisation Data

Details	2017-2018	2018-2019
Ulverstone Learn to Swim Pool		
- Hours Used	665.3	675
- Bookings	452	472
Ulverstone Waterslide (operated 25.11.2017-3.04.2018)		
- Days Open	67	90
- Highest Utilisation Day	188	181
- Average Per Day	90	55
- Private Booking Hours	197	244
Forth Recreation Ground	113	120
Haywoods Reserve Recreation Ground	161	150



Recreation Facilities Utilisation Data cont.

Details	2017-2018	2018-2019
Heybridge Recreation Ground	70	70
Former Penguin Recreation Ground	161	-
Riana Recreation Ground	39	42
River Park Recreation Ground	156	158
Turners Beach Recreation Ground	124	126
Ulverstone Recreation Ground	259	290
West Ulverstone Recreation Ground	136	147
Ulverstone Sports and Leisure Centre		
- Stadiums	1,262	1,223
- Squash Courts	204	193
Penguin Sports Centre		
- Stadiums	595	535
- Squash Courts	305	278
Ulverstone Showground		
- Playing Fields	758	736
- Netball Courts (incl. grass court)	21	19
- Dog Training Area	115	110
- Training Room	64	64
North Motton Equestrian Complex	33	34
Penguin Athletics Centre Track	105	116
Dial Park – Oval A	177.50	213
Dial Park – Oval B	134	260



Building

Building Approvals - Comparisons

Parameter	2015-2016	2016-2017	2017-2018	2018-2019
<i>No. of Approvals</i>	251	169*	81*	79*
<i>Total Value (\$)</i>	\$47,544,462	\$31,463,410	\$28,464,654	\$23,121,970
Dwellings - No. approved \$ value	75 \$26,071,202	46 \$15,950,624	27 \$10,466,508	45 \$15,145,250
Flats/Units - No. approved \$ value	23 \$3,606,456	18 \$2,592,000	30 \$6,265,811	4 \$1,125,000
Additions - No. approved \$ value	68 \$3,796,827	36 \$1,999,724	12 \$5,926,000	9 \$1,315,000
Alterations - No. approved \$ value	3 \$31,999	2 \$119,000	5 \$200,000	3 \$247,600
Outbuildings - No. approved \$ value	63 \$2,387,982	52 \$1,602,162	9 \$421,035	5 \$173,200
Other Buildings - No. approved \$ value	29 \$11,649,996	15 \$9,199,900	12 \$5,185,300	13 \$5,115,920

*The reduction in the number of Building Approvals and the related reduction in value is the result of the adoption of the *Building Act 2016* which came into force on 1 January 2017. The Act introduced a range of low-risk building works that no longer required a Council permit.



Building Permit Processing Times

Category \ Parameter	No. of Applications	Average No. of Days	Most No. of Days	Least No. of Days
All Buildings	79	6	16	1
Dwellings	45	7	10	1
Units	4	5	7	1
Additions	9	2	3	1
Alterations	3	2	2	1
Outbuildings	5	3	7	1
Other Buildings	13	8	16	1

Statutory requirement is 7 days.

Explanatory comment - figures include days when the clock was stopped awaiting further information.

Planning

Subdivision – Net Lots Approved

Locality	2017-2018	2018-2019
Rural	5	-
Leith	-	1
Forth	-	-
Turners Beach	20	2
Ulverstone	19	35
Penguin	9	45
Sulphur Creek	-	1
Heybridge	2	-
<i>Total</i>	<i>55</i>	<i>84</i>



Planning Permit Processing Times

Category	2017-2018		2018-2019	
	No. Applications	Av. No. of Days	No. Applications	Av. No. of Days
Permitted	65	11.17	53	9.7
Discretionary	188	24.27	183	31.7

Statutory requirement is 42 days.

Environmental Management Processing Times

Category \ Parameter	No. of Applications	Average No. of Days	Most No. of Days	Least No. of Days
Food Business (including Temporary and Mobile)	201	4	7	1
Public Health Risk Activity	12	5	10	1
Place of Assembly	3	8	12	6

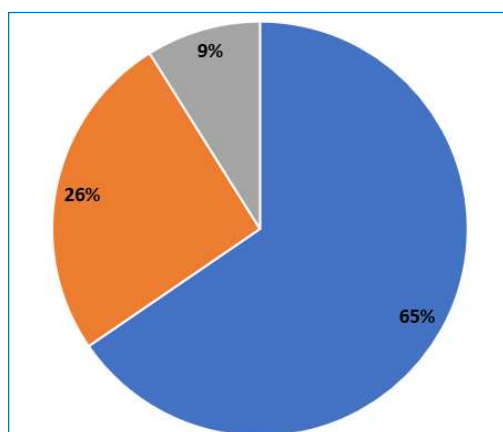
Explanatory comment - figures include days when the clock was stopped.

Greenhouse Gas Emissions

As part of its environmental management, the Council monitors its corporate greenhouse gas emissions and energy use. The information below provides a summary of the Council's emission and energy information for the 2018-2019 year. The Council has been measuring its emissions and energy use since 2008 and continues to strategically work toward a continual reduction in emissions. The reduction in emissions for 2018-2019 was due to a decrease in electricity and street lighting.



Year	Total Greenhouse Gas Emissions (Tonnes of Equivalent Carbon Dioxide (CO ₂) Emitted)
2011-2012	1,450 Tonnes CO ₂ (e)
2012-2013	1,323 Tonnes CO ₂ (e)
2013-2014	1,122 Tonnes CO ₂ (e)
2014-2015	1,229 Tonnes CO ₂ (e)
2015-2016	870 Tonnes CO ₂ (e)
2016-2017	822 Tonnes CO ₂ (e)
2017-2018	898 Tonnes CO ₂ (e)
2018-2019	861 Tonnes CO ₂ (e)



All Scopes: Emissions Breakdown for Central Coast Council - tCO₂e

- Diesel consumption (transport)
- Electricity
- Unleaded petrol consumption (transport)





Public and Environmental Health Report

The corporate structure and principal functional activities of the Council are detailed in the Annual Report for the year ended 30 June 2019 pursuant to Section 72 of the *Local Government Act 1993*.

This report is intended to provide a detailed summary of the Council's actions and performance in the discipline of environmental health.

The Environmental Health Annual Plan identifies the mission and values of the environment and health discipline, together with actions, outcomes and Key Performance Indicators (KPIs).

Most work in these areas is categorised as:

- Reactive, i.e. work that results from enquiries, complaints, applications and the like;
- Programmable, i.e. recurring work that can be identified in advance, such as food premises audits or water sampling; and
- Administrative, e.g. report writing, data entry and the like.

The Annual Plan is designed to ensure that programmable and administrative work is completed over the full 12-month reporting period.

The more significant public and environmental health issues over the last 12 months included a greater focus on food business hygiene and an expanded water quality sampling regime at recreational swimming sites. The responses to these issues are addressed in the report.

IMMUNISATION SERVICE

Target

To implement an immunisation program for the municipal area.

Desired outcome

To ensure that each person in the municipal area is provided with an opportunity to attain immunisation status consistent with the recommendations of the National Health and Medical Research Council (NH&MRC), and to maintain records of all immunisations given at Council clinics.



Strategy

Provide annual immunisation clinics for schools.

Performance

A total of 442 vaccinations were provided. All school aged children who were eligible under the National Immunisation Program were offered the required vaccines. A breakdown is shown in the following table.

Table 1: Immunisation clinics

TYPE OF VACCINATION			
GRADE	MenW	HPV	dTpa
Grade 7	-	147	147
Grade 8	-	148	-
Grade 10	-	-	-
<i>Total</i>	-	295	147

PROTECTION OF THE COMMUNITY AGAINST THE SPREAD OF INFECTIOUS DISEASE AND CONDITIONS CAUSING ILL HEALTH

Notification of Notifiable Diseases

Target

Investigate all notified cases of infectious diseases as required.

Desired outcome

That the Department of Health and Human Services receives necessary information relating to cases of notifiable diseases in a timely manner.



Strategy

To respond to notifications of notifiable diseases by conducting investigations, taking samples as required and reporting to the Director of Public Health in a timely manner.

Performance

The number of notifiable diseases reported for investigation is shown in Table 2.

Table 2: Notifiable Diseases

Disease	Number Reported
Salmonellosis	5

Public Health Risk Activities

Target

- To register all public health risk premises within the municipal area in order to ensure that those premises comply with relevant guidelines;
- To licence all persons who carry out the public health risk activity; and
- To assess the operation of those premises and the carrying out of those activities for compliance with the relevant guidelines.

Desired outcome

That there are adequate systems in place to manage the public health risks in premises used for skin penetration.

Strategy

- To ensure that all public health risk premises are registered;
- To ensure that all persons who carry out the public health risk activity are licensed.

Performance

Businesses were registered as required, and individual persons providing those services were licensed. The following table provides a summary.



Table 3: Public Health Risk Activity

Type of Facility	Number of Registered Businesses	Number of Licensed Operators	Number of Routine Inspections Undertaken
Body Piercing/Ear Piercing	2	3	-
Tattooist	2	4	1
<i>Total</i>	4	7	1

Regulated Systems for Air (Cooling Towers)

Target

- Compliance with statutory requirements; and
- Conduct audits of registerable cooling towers and record details.

Desired outcome

To minimise the risk to human health from regulated systems by ensuring that those systems are operated and maintained in accordance with relevant guidelines and standards.

Strategy

To maintain up-to-date records of those cooling towers including:

- their location;
- type of cooling system;
- details of their annual operation;
- persons responsible for their operation and maintenance; and
- contact name of person responsible for the facility; and
- to provide a copy of those records to the Department of Health and Human Services in a timely manner.

Performance

According to both Botanical Resources Australia and Simplot Australia, all cooling towers operated by them are maintained in accordance with AS/NZS 3666 (Set) *Air-handling and water systems of buildings - Microbial control* standards.



FOOD SURVEILLANCE AND EDUCATION

Registered Food Premises

Target

- . Compliance with statutory requirements, conduct risk-based assessments and inspections of all food premises.
- . Conduct food sampling in accordance with the requirements of the Department of Health and Human Services.

Desired outcome

Food that is safe for human consumption.

Strategy

Conduct food premises inspections at a frequency determined by risk assessment and respond to complaints and take corrective action where necessary.

Commentary

Food surveillance includes both proactive and reactive work.

Proactive work includes food premises inspections and onsite/offsite food handler education. Reactive work includes responding to food complaints by investigations and corrective action where necessary.

The inspection frequency is determined by a priority (risk) classification. Food premises are categorised and subjected to a risk assessment. The risk is determined by the potential hazards arising from:

- . the type of food;
- . the method of processing;
- . the number of consumers at risk; and
- . confidence in the operation.

The recommended frequency of food premises inspections varies from once every six months for high-risk premises to once every 18 months for low-risk premises.

The aim of the inspections is to identify risks to the safety of food from handling and operator proficiency and to identify and regulate any statutory non-compliance.



Performance

During 2018-2019, there were 201 fixed food business registered. Inspections are detailed in Table 4. Improved staff resources saw a significant positive change to food business surveillance compared to the previous year.

Table 4: Registered Food Premises

Number of Registered Businesses	Number of Scheduled Inspections Undertaken	Number of Follow-up Inspections Undertaken
201	144	18

The general standard of the food premises and food hygiene

There was general compliance in the performance of food businesses with most premises showing general compliance with the *Food Act 2003* and the Food Safety Code.

However, a greater focus on food safety by Council's Environmental Health Officers saw the issue of 138 warning letters and 3 formal Improvement Notices. No registrations were suspended or cancelled, and no fines were issued.

Food handler education

The Council subscribes to an on-line food handler training package called "I'm Alert". This quality food handler training was accessed by food handlers through the Council's website during the year.

Mobile Food Premises

Target

Register and conduct risk-based assessments and inspections of all mobile food premises.

Desired outcome

Food that is safe for human consumption.



Strategy

Conduct inspections of temporary food premises at a frequency determined by risk assessments and respond to complaints and take corrective action where necessary.

Commentary

Recent changes to the *Food Act 2003* now mean that mobile food vans and temporary food stalls are grouped together under the title 'Mobile Food Businesses'.

Mobile food businesses include food vans and food stalls normally associated with markets and various public events.

Performance

During the reporting period 61 mobile food businesses were registered. Of these 37 obtained an annual statewide licence.

There were no complaints or incidents requiring investigation, and 9 statewide licence holders were routinely inspected.

SAFE WATER

Recreational Water Quality

Target

To monitor water bodies throughout the Central Coast municipal area in order to make informed decisions regarding the appropriate use of those water bodies.

Desired outcome

Water bodies that are safe for their respective uses.

Strategy

- . Carry out monitoring of recreational waters; and
- . Provide advice to the community on water quality issues.



The sampling program

RECREATIONAL WATERS -

Natural recreational water bodies (beaches, rivers, etc.) are sampled during the main swimming season (December to March). Enterococci levels are measured at these sites, with all analysis undertaken at a NATA accredited laboratory.

The results are compared with the Recreational Water Quality Guidelines 2007 (*Public Health Act 1997*) ('the Guidelines'). If a recreational water body is found to continually exceed the Guidelines, signage is placed to advise the public not to swim in that location.

Public swimming pools and spas are also sampled throughout the year when in use. Samples are analysed at a NATA accredited laboratory for heterotrophic plate count, thermotolerant coliforms and *pseudomonas aeruginosa*. Again, these results are compared with the Guidelines, and if the water quality does not comply, the site may be closed until the cause is identified and resolved.

LOCATION OF SITES -

A list of the sites where samples are taken and the type of water-related recreation that occurs at each site is shown in Tables 5 and 6.

Table 5: Recreational Sites Monitored and Uses

Site	Recreational Purposes
Midway Point, Penguin	Beach - swimming, surfing
Preservation Bay, Penguin - Surf Club	Beach - swimming, surfing
Johnsons Beach, Penguin - Caravan Park	Beach - swimming
Main Beach, Penguin	Beach - swimming, surfing
Picnic Point Beach, West Ulverstone	Beach - swimming
Main Beach, Ulverstone - Surf Club	Beach - swimming, surfing
Bannons Park, Gunns Plains	River - swimming, fishing
Turners Beach	Beach - swimming
Ulverstone Wharf	Swimming - diving



Table 6: Swimming Pool and Spa Sites Monitored

Site	Nature of Site	Location
East Ulverstone Indoor Pool	Indoor heated pool	18 Crawford Street, Ulverstone
Ulverstone Water Slide	Outdoor pool	29 Water Street, Ulverstone
Dolphinius Aquatics (since closed)	Indoor heated pool	57 Forth Road, Turners Beach
Mt St Vincent Nursing Home Hydrotherapy Pool	Indoor heated pool	75 South Road, West Ulverstone

Performance

A summary of the recreational water quality monitoring results is shown in Table 7.

Table 7: Summary of Recreational Water Quality Results for 2018-2019

PARAMETERS			
Site	Number of samples	Lowest enterococci level/100mL *(Standard<140/100mL)	Highest enterococci level/100mL *(Standard<140/100mL)
Midway Point, Penguin	14	-	120
Preservation Bay, Penguin – Surf Club	14	-	146
Johnsons Beach, Penguin – Caravan Park	14	-	175
Main Beach, Penguin	14	-	380
Picnic Point Beach, West Ulverstone	14	-	234
Main Beach, Ulverstone – Surf Club	14	-	350
Bannons Park, Gunns Plains	14	-	329
Turners Beach	14	-	369
Ulverstone Wharf	3	10	246

* Protozoans, pH, Temperature, Plant nutrients, Flows, Dangerous objects, Clarity, Toxicity, Aesthetics, Biologically harmful organisms are not monitored.



Table 8: Summary of Recreational Water Quality Results – Swimming Pools

Please note, the Recreational Water Quality Guidelines 2007 state the maximum count allowable for thermotolerant coliforms, SPC 35°C and *Pseudomonas aeruginosa* are <1CFU/100mL, 100CFU/mL and <1CFU/100mL respectively.

	East Ulverstone Indoor Pool	Ulverstone Water Slide	Dolphinius Aquatics	Mt St Vincent Hydrotherapy Pool
Lowest Microbial Levels				
<i>Thermotolerant coliforms</i>	-	-	-	-
SPC 35°C	-	-	-	-
<i>Pseudomonas aeruginosa</i>	-	-	-	-
Highest Microbial Levels				
<i>Thermotolerant coliforms</i>	-	-	-	-
SPC 35°C	-	-	-	-
<i>Pseudomonas aeruginosa</i>	-	-	-	-

Discussion

In recreational waters used for primary contact, the NH&MRC Guidelines for Managing Risks in Recreational Water (2006) and the Recreational Water Quality Guidelines 2007 (*Public Health Act 1997*) recommend a microbial level for investigation of 140 enterococci/100mL.

The sampling program was enhanced during this reporting period, with weekly rather than monthly sampling being undertaken. This improves data gathered and provides improved information on community safety. During the sampling season (December to March 2019) most of the ocean beach sample results complied with the above guidelines.

The only exceptions were as follows:

On 18.2.19 the guidelines were exceeded at Picnic Point Beach only (234 Enterococci/100mL). In the days preceding this sampling event there was significant rainfall in the area resulting in bacteria being washed down towards the ocean via creeks, rivers and other sources of runoff. The next sampling period reported zero bacterial levels.



On 26.3.19 the guidelines were exceeded at all ocean sampling locations except one site, ranging from 120 to 1081 Enterococci/100ml. There was a very high tide caused by an extreme weather event the night before. The highest result of 1,081 Enterococci/100mL at Picnic Point is likely attributed to the sewage outfall that discharges sewage effluent off the coastline, which may then be swept back in towards the beach. As this was the last sampling event for the season and it was noted that swimming numbers has significantly declined due to the cold weather, no additional re-sampling was done. Other Local Governments along the northern coast of Tasmania reported similarly very high results.

At Bannons Park Enterococci levels were relatively consistent apart from a spike on 12.12.18 (350 Enterococci/100mL), 18.2.19 (327 Enterococci/100mL) and again on the 26.3.19 (148 Enterococci/100mL). These dates directly correlated with the high results obtained from the ocean sampling sites. This may be directly attributed to pollutants from livestock or other sources being “flushed” down the creek during these heavy rainfall events.

Ulverstone Jetty was added to the sampling program during the last three sampling periods because people were swimming there and to determine whether the Enterococci levels increased from the upper reaches of the Leven River (Bannons Park) downstream towards the ocean.

On 26.3.19, the Jetty along the Leven River recorded a water sample result of 246 Enterococci/100ml compared to upstream at Bannons Park which recorded 148 Enterococci/100ml. One would either expect a dilution of the result from the influx of more stormwater flowing into the river or alternatively, an increase in levels as concentrations of Enterococci around the much more populated Ulverstone are likely to increase Enterococci levels.

Another factor that could impact on this result is that the Jetty along the Leven River is less than a kilometre from the ocean and with an incoming tide there could be an influx of Enterococci rich ocean waters from the sewage outfall point entering the river. As discussed above, the Enterococci levels in all the ocean water sample points on that date were also very much elevated.

Private Drinking Water Suppliers

Target

Maintain an appropriate potable standard of treated drinking water supply to consumers consistent with the requirements of the Australian Drinking Water Guidelines.



Strategy

To ensure that all private water suppliers are licensed under the *Public Health Act 1997* and comply with the requirements of the Act.

Commentary

One private drinking water supplier was registered. The water is sourced from a TasWater supply. No unregistered operators are accessing the TasWater supply.

HEALTHY AND SAFE PLACES OF ASSEMBLY

Places of Assembly

Target

To ensure that public events have satisfactory facilities that are maintained to a standard that complies with the *Public Health Act 1998*.

Strategy

To inspect and licence all applications for places of assembly within the municipal area.

Commentary

A place of assembly licence is required for outdoor public gatherings with 1,000 or more people in attendance for two hours or more.

Performance

Licences were issued for three events where the organisers advised that the criteria were met. No place of assembly licences were cancelled and no notices were served for non-compliance.

MANAGEMENT AND ADMINISTRATION

Target

Allocate sufficient resources and support to enable a comprehensive environmental health and environmental management service to the community.



Desired outcome

Completion of statutory and corporate obligations within these disciplines.

Strategy

- Allocation of sufficient budgetary resources to enable the Department to meet its targets;
- Actively engage in on-going education and professional development to ensure that officers are aware of, and active in, modern and current practices within these disciplines.

Performance

STAFF NUMBERS –

The Council's 2018-2019 Environmental Health staff is described in the following table.

Position	Employment Status FTE	Position	Period Employed
Regulatory Services Group Leader	0.5	Regulatory Services Group Leader	July 2018 – June 2019
	0.5	Environmental Health Officer	
Environmental Health Officer	1.0	Environmental Health Officer	July – September 2019 January – June 2019
Environmental Health Officer	0.6	Environmental Health Officer	November 2018 – June 2019
Nurse Immuniser	Casual	Nursing	March – June 2019
Immunisation Nurse	Casual	Nursing	March – June 2019

FINANCIAL RESOURCES -

The Council's 2019-2020 Operational Plan (Estimates) shows estimated and actual expenditure for the 2018-2019 financial year. Sufficient funds were available to the Environmental Health program.



STAFF DEVELOPMENT -

Staff in these functional areas have been active in a number of areas:

Continuing professional development:

- North/North West Region Quarterly EHO meetings;
- Department of Health workshops on Food Business Risk Classification system;
- School Based Immunisation Program workshop;
- Environmental Health Australia Quarterly seminars;
- Certificate IV in Government Investigations and;
- Environmental Health Australia State Conference.

Bill Hyndes
REGULATORY SERVICES GROUP LEADER



FINANCIAL REPORT COMMENTARY

- Financial Report Commentary 133
- Explanation of Financial Statements 140
- Financial Report and Audit Opinion 144

7

“Focused on longer term goals yet adaptable to short-term trends, issues and opportunities” | Strategic Plan 2014–2024





Financial Report Commentary

The Central Coast Council operates under the *Local Government Act 1993*. Within 90 days after the end of a financial year, the General Manager is to prepare financial statements for the Council relating to the financial year.

The financial report for a financial year is to:

- (i) comply with applicable Australian Accounting Standards and Section 84 of the *Local Government Act 1993*;
- (ii) specify any interests as notified to the General Manager of any Councillor in respect of any body or organisation with which the Council has major financial dealings;
- (iii) contain a comparison between the Council's actual and estimated revenue and expenditure for that financial year;
- (iv) contain a statement of the operating, capital and competitive neutrality costs in respect of each significant business activity undertaken by the Council during that financial year together with a statement of the revenue associated with that activity; and
- (v) contain any other information the Minister determines.

Financial Performance

The Council is required to report on a range of management indicators in the Financial Report. These indicators include whether the Council achieved an underlying surplus or not, the net financial liabilities position of the Council and a range of asset management indicators. The indicators are compared against benchmarks set out for local government. The Council performed well against these indicators (refer Note 41 in the Financial Report).

The primary measure of financial performance is whether the Council achieved an underlying surplus. The long-term financial sustainability of the Council is dependent on consistently achieving underlying surpluses. This is a measure of recurrent revenue against recurrent expenditure after adjusting for advance receipts (refer Note 41 in the Financial Report). The underlying surplus for 2018-2019 is \$82,000.



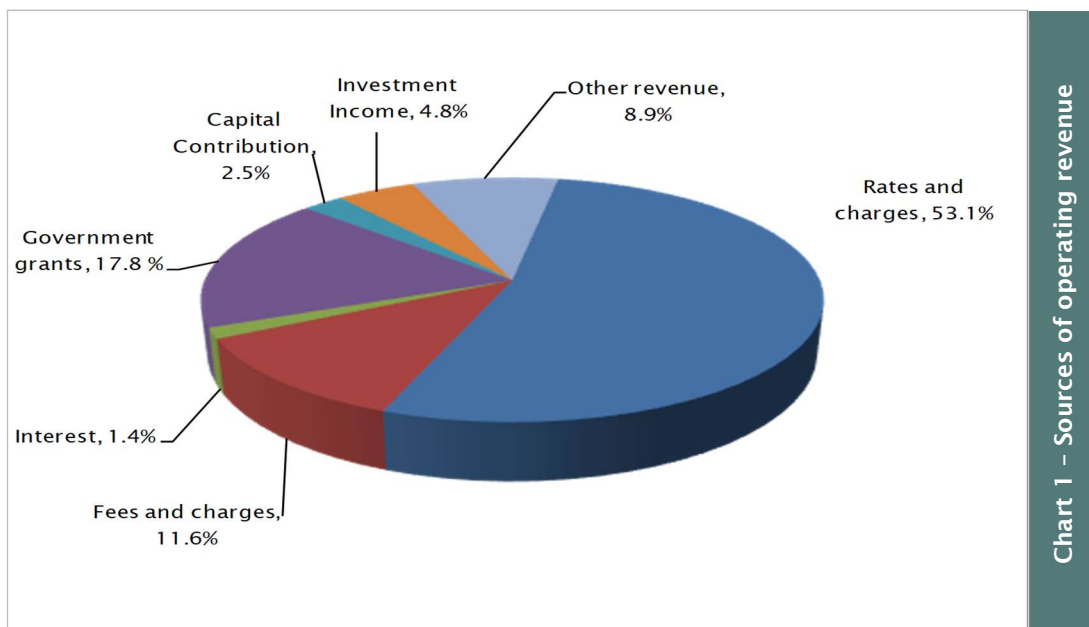
The Council achieved a net surplus of \$1,172,175 compared to a budgeted operating surplus of \$2,910,406.

Current Year operating surplus of \$1,172,175 was significantly less than the previous year surplus of \$18,106,089 as a result of Government Capital contributions received in the prior year.

The Council received investment income from TasWater and Dulverton Regional Waste Management Authority during the financial year. This income comprised dividend receipts, guarantee fees and tax equivalent receipts totalling \$1,409,106.

The operating capability continued to improve over the prior year. The Council, as part of its long-term financial planning, reviews the asset management plans for all categories of assets on an annual basis to preserve its operating capability. Furthermore, the Council reviews the fair value of its asset base annually and the associated useful lives to ensure adequate provision for renewals is made. The use of additional external funding for capital projects continues to enhance the operating capability of the Council.

As can be seen from Chart 1, rates and charges revenue is the most significant source of revenue to the Council, representing 53.1% of the Council's operating revenue for the year. This has increased from the 2017-2018 financial year as a result of the capital contribution of State Government assets that were received in the previous year. Fees and charges increased to 11.6% for the same reason. Government grants have remained constant at 17.8% of revenue. The investment income the Council received comprises dividends received from TasWater and Dulverton Regional Waste Management Authority. This is 4.8% of its income.





Changes in Equity

Ratepayers' equity is the excess of assets over liabilities of the Council, calculated on an accrual basis. Reserves are amounts of equity that have been allocated by the Council to be used for specific purposes. The exception to this is the asset revaluation reserve that is used to account for movements in change of asset values at the time of revaluation of asset groups. The Council's reserves, excluding the asset revaluation reserve, represent cash that has been set aside for those purposes determined by the Council.

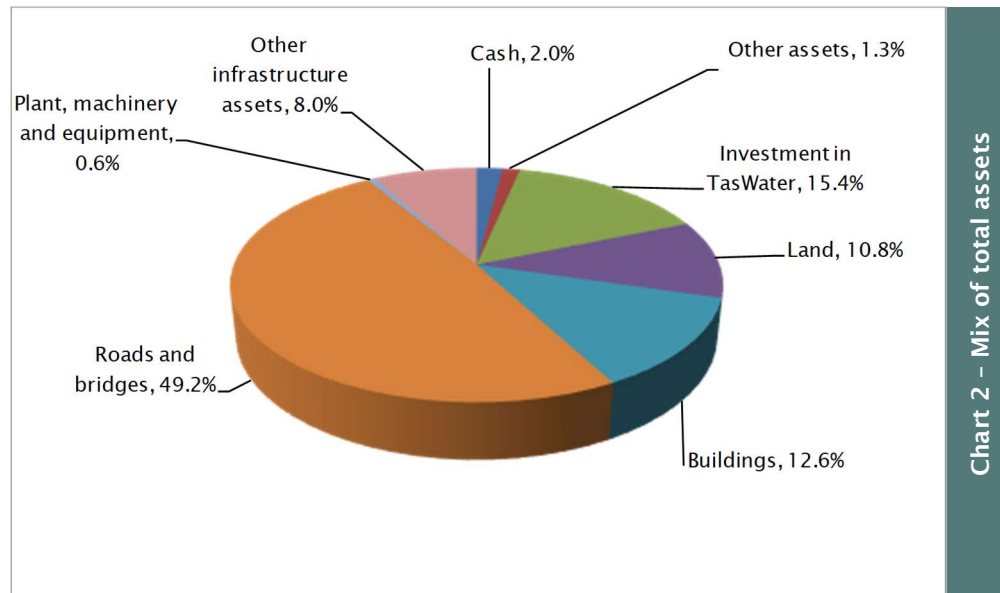
The operating capability before non-monetary contributions and the change in fair value of investments for the year was increased by \$1,172,175. The Council's surplus for the period including non-monetary contributions and the change in fair value of assets was \$14,160,405.

At 30 June 2019, the equity of the Council comprised an accumulated surplus of \$255,697,348 and reserves of \$291,252,070.

Assets

Total assets of the Council at 30 June 2019 amount to \$565,703,203 as indicated in the Balance Sheet. There has been an increase of \$14,392,535 over last financial year largely due to an increase in Investment in Tasmanian Water and Sewerage Corporation Pty Ltd (TasWater) (refer Note 20). The Council has investments in Dulverton Regional Waste Management Authority and TasWater. The Council's share of investment in each of these at 30 June 2019 was \$87,013,228 in TasWater and \$6,130,257 in Dulverton Regional Waste Management Authority.

Indicated in Chart 2 is the mix of total assets at 30 June 2019.



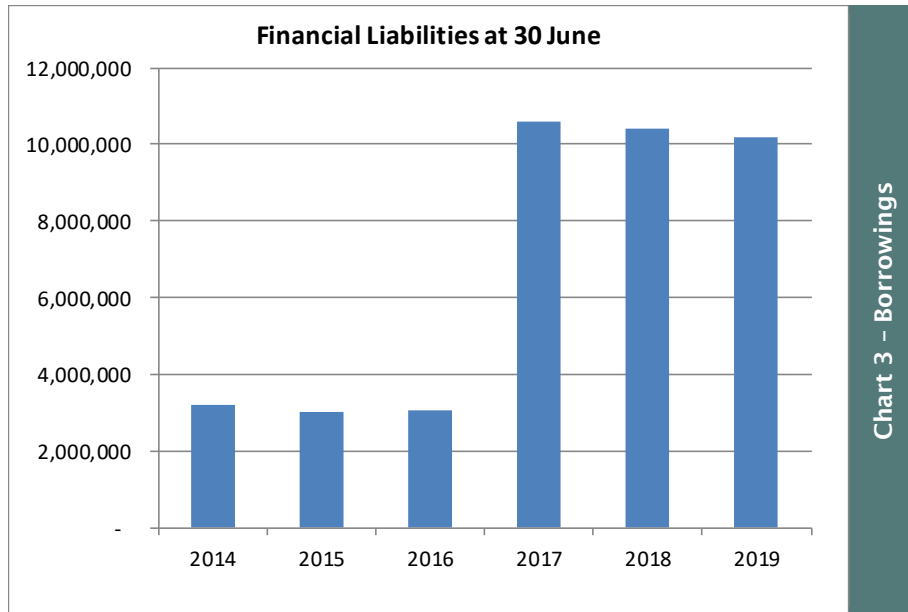
Liabilities

Total liabilities at 30 June 2019 amounted to \$18,753,785, a \$232,131 increase from 30 June 2018. This is largely a result of the revaluation relating to the provision of landfill restoration (refer Note 28). Liabilities comprised mainly employee provisions \$2,769,534, aged-persons home unit provisions \$1,802,610, landfill restoration, 1,762,133 interest bearing loans \$10,190,397, and payables \$1,953,970.

Debt Administration

Interest bearing loans have decreased by \$209,578. This is due to loan payments made during the year.

Indicated on Chart 3 is the level of debt owed by the Council over the last six years and debt owing at the end of the 2018-2019 financial year. The Council's exposure to debt at 30 June 2019, given a debt exposure ratio of 3.32%, is considered responsible and manageable.



Financial Ratios of the Accounts

	2017-2018	2018-2019
Rate coverage ratio: (rates and charges revenue/total operating revenue)	33.38%	53.05%
Rate collection ratio: (rates receivables/rates and charges)	1.51%	1.26%
Debt payment ratio: (debt servicing cost/total revenue)	0.86%	1.32%
Debt exposure ratio: (total liabilities/total assets)	3.36%	3.32%
Government grants per capita: (grant revenue/population)	\$369	\$237
Expenditure per capita: (operating expenses/population)	\$1,229	\$1,296
Working capital ratio: (current assets/current liabilities)	2.57:1	1.95:1



- *Rate coverage ratio* represents the Council's dependence on rate income. The higher the level of rate revenue in proportion to total revenue, the greater the level of financial independence the Council has.
- *Rate collection ratio* represents the Council's outstanding rates as at 30 June.
- *Debt payment ratio* represents the capacity of the Council to service its outstanding debt.
- *Debt exposure ratio* represents the Council's exposure to debt.
- *Government grants per capita* measures the Council's financial independence in relation to population.
- *Expenditure per capita* measures the Council's operating expenditure in relation to population.
- *Working capital ratio* represents the Council's ability to meet current commitments. A favourable working capital ratio of 1.95:1 indicates that the Council has sufficient capacity to meet current commitments from its current assets as and when they fall due.

Key Financial Performance Information

	2017-2018	2018-2019
Current Assets	\$13,691,058	\$12,900,758
Current Liabilities	\$5,323,131	\$6,625,590
Non Current Assets	\$537,619,609	\$552,802,445
Non Current Liabilities	\$13,198,523	\$12,128,195
Net Wealth of the Council	\$532,789,013	\$546,949,418
Rate Revenue	\$15,034,785	\$15,686,803
Operating Revenue	\$45,039,818	\$29,568,411
Operating Expenditure	\$26,933,729	\$28,396,236
Operating Surplus (Deficit)	\$18,106,089	\$1,172,175
Loan Debt	\$10,399,975	\$10,190,397
Total Employee Costs*	\$10,982,082	\$10,320,705
Number of Full-time Equivalent Employees	139	142
Rates Outstanding	1.53%	1.26%

* Total Employee Costs excludes capitalised costs.



Financial Sustainability Indicators

It is pleasing to note that the Council has performed satisfactorily against the following seven financial sustainability ratios as shown in the table below:

	2017-2018	2018-2019
Operating margin ratio <i>indicates a measure of the Council's overall operating effectiveness</i>	✓	✓
Current ratio <i>indicates the Council's ability to meet its current commitments (measure of liquidity)</i>	✓	✓
Net financial liabilities ratio <i>indicates the extent to which financial liabilities could be met by operating income</i>	✓	✓
Asset sustainability ratio <i>indicates whether the Council is replacing or renewing non-financial assets at the same rate its overall stock of assets is wearing out for the period</i>	✓	✓
Asset consumption ratio <i>indicates the depreciated replacement of Council's depreciable assets relative to their as new (replacement) value</i>	✓	✓
Self-financing ratio <i>measures the Council's ability to fund the replacement of assets from cash generated from operations</i>	✓	✓
Own source revenue <i>represents revenue generated by a council through its own operations</i>	✓	✓

✓ Performance is regarded as satisfactory ✗ Performance is below State benchmark

Conclusion

At 30 June 2019, the net wealth of the Central Coast Council, as indicated in the Balance Sheet, amounted to \$546,949,418, a \$14,160,405 increase over the opening equity at the beginning of the year.

Yvonne Edwards
FINANCE GROUP LEADER



Explanation of Financial Statements

Income Statement

The Income Statement is sometimes referred to as a 'Profit and Loss Statement' and shows the sources or the Council's revenue under various income headings and expenses incurred in running the Council during the year. These expenses relate only to the 'Operations' and do not include the cost associated with the purchase or the building of assets. While asset purchase costs are not included in the Expenses, there is an item for 'Depreciation'. This value is the value of the assets used during the year.

The key figure to look at is the surplus (or deficit) for the year which is equivalent to the profit (or loss) of the Council for the year. A surplus means that the revenue was greater than the expenses.

Balance Sheet

The one-page summary is a snapshot of the financial situation as at 30 June. It shows what the Council owns as Assets and what it owes as Liabilities. The bottom line of this Statement is Net Assets. This is the net worth of the Council which has been compiled over many years.

The assets and liabilities are separated into Current and Non-current. Current means those assets or liabilities which fall due in the next 12 months. The components of the Balance Sheet are described here.

1 Current and Non-current Assets

Cash includes cash and investments, i.e. cash held in the bank and petty cash and the market value of the Council's investments.

Receivables are monies owed to the Council by ratepayers and others.

Other is inventory and accounts which have been pre-paid.

Non-current Assets as held for sale. It includes Council land that is currently for sale.

Property, Infrastructure, Plant and Equipment is the largest component of the Council's worth and represents the value of all land, buildings, roads, vehicles, equipment etc. which has been compiled by the Council.



2 *Current and Non-current Liabilities*

Payables are those to whom the Council owes money as at 30 June.

Employee Benefits include accrued Long Service Leave and Annual Leave owed to employees.

Trust monies represent monies held in Trust by the Council.

3 *Net Assets*

This term is used to describe the difference between the value of Total Assets and the value of Total Liabilities. It represents the net worth of the Council as at 30 June.

4 *Total Equity*

This always equals Net Assets. It is made up of the following components.

Asset Revaluation Reserve which is the difference between the previously recorded value of assets and their current valuations.

General Reserves which are allocations of the Accumulated Surplus to specific projects.

Accumulated Surplus is the value of all net assets accumulated over time.

Statement of Changes in Equity

During the course of the year the value of Total Ratepayer's Equity is set out in the Statement of Income changes. This Statement shows the values of such changes and how these changes arose.

The main reasons for a change in equity stem from:

- . The profit or loss from operations, described in the Statement as Operating Surplus;
- . Deficit for the year;
- . The use of monies from the Council's Reserves;
- . Revaluation of the assets. This takes place on a regular basis. It also occurs when existing assets are taken up in the books for the first time.



Statement of Cash Flows

The Statement of Cash Flows summarises the Council's cash payments and cash receipts for the year. This Statement is presented according to a specific Accounting Standard and needs some care in analysis. The values may differ from those shown in the Statement of Income because the Statement of Income is prepared on an accrual accounting basis.

Cash in this Statement refers to Bank Deposits and other forms of highly liquid investments that can readily be converted to cash such as cash invested with Fund Managers.

The Council's cash arises from, and is used in three main areas:

1 Cash Flows from Operating Activities

Receipts: All cash received into the Council's bank account from ratepayers and others who owe money to the Council. Receipts also include the interest earnings from the Council's cash investments. It does not include the costs associated with the sale of assets.

Payments: All cash paid by the Council from its bank account to staff, creditors and other persons. It does not include the costs associated with the creation of assets.

2 Cash Flows from Investing Activities

This section shows where the cash invested in the creation or purchase of Property, Infrastructure, Plant and Equipment assets and the cash received from the sale of these assets.

3 Cash Flows from Financing Activities

This is where the receipt and repayment of borrowed funds are recorded. The bottom line of the Statement of Cash Flows is the cash at the end of the financial year. This shows the capacity of the Council to meet its cash debts and other liabilities.

Notes to the Accounts

The Notes are an important and informative section of the report. The Australian Accounting Standards are not prescriptive in a lot of issues. Therefore, to enable the reader to understand the basis on which the values shown in the Statements are



established, it is necessary to provide details of the Council's accounting policies. These are described in Note 1.

Apart from the accounting policies, the Notes also give details behind many of the summary figures contained in the Statements. The Note numbers are shown beside the relevant items in the Income Statement, Balance Sheet and the Statement of Cash Flows.

Where the Council wishes to disclose other information, which cannot be incorporated into the Statements, then this is shown in the Notes.

Other Notes include: the cost of various functions of the Council; the breakdown of expenses, revenues, reserves and other assets; contingent liabilities; transactions with persons related to the Council; and financial performance indicators. The Notes should be read at the same time as the Financial Statements to get a clear picture of the accounts.

Standard Statements

The Standard Statements section provides three of the four Statements mentioned above (Income Statement, Balance Statement and Statement of Cash Flows), together with a further Statement (Statement of Capital Works).

The Statement of Capital Works sets out the expenditure on creating or buying Property, Infrastructure, Plant and Equipment assets by each category of asset. It also shows how much has been spent on renewing, upgrading, expanding or creating new assets of this type.

These Standard Statements provide a comparison between the actual results for the year and the budget that was set at the start of the year. All major differences are explained in accompanying Notes.



FINANCIAL REPORT AND AUDIT OPINION
for the year ended 30 June 2019

STATEMENT OF COMPREHENSIVE INCOME	147
STATEMENT OF FINANCIAL POSITION	148
STATEMENT OF CASH FLOWS	149
STATEMENT OF CHANGES IN EQUITY	150
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT:	
1 Reporting entity.....	151
2 Basis of accounting	151
3 Use of judgements and estimates.....	151
4 Functions/Activities of the Council.....	152
5 Rates and charges	154
6 Fees and charges.....	154
7 Grants	155
8 Contributions	155
9 Interest.....	156
10 Other income	156
11 Net gain/(loss) on disposal of property, infrastructure, plant and equipment	156
12 Investment revenue	156
13 Employee benefits	157
14 Materials and services	157
15 Depreciation and amortisation	157
16 Finance costs.....	158
17 Other expenses	159
18 Capital Non Cash Contributions	159
19 Investment in Regional Waste Management Authority	159
20 Investment in Tasmanian Water and Sewerage Corporation Pty Ltd	160
21 Cash and cash equivalents	160
22 Trade and other receivables	160
23 Assets held for sale	161
24 Other assets	162
25 Property, infrastructure, plant and equipment.....	162
26 Trade and other payables	168
27 Trust funds and deposits.....	168
28 Provisions.....	169
29 Interest-bearing liabilities	170
30 Reserves	171
31 Reconciliation of cash flows from operating activities to surplus or deficit.....	172
32 Reconciliation of cash and cash equivalents	172
33 Superannuation	173



34	Commitments.....	174
35	Operating leases	174
36	Contingent liabilities and contingent assets	174
37	Financial instruments	175
38	Events occurring after balance date.....	181
39	Related party transactions.....	181
40	Significant business activities	184
41	Management indicators	185
42	Fair value measurements.....	188
43	Material budget variations.....	190
44	Other significant accounting policies and new accounting standards	191
	Certification of the Financial Report.....	195

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2019

	Note	Budget 2019 \$	Actual 2019 \$	Actual 2018 \$
Income				
Recurrent Income				
Rates and charges	5	15,366,000	15,686,803	15,034,785
Fees and charges	6	3,786,000	3,440,513	3,651,046
Government grants	7	3,933,000	4,165,155	4,019,767
Contributions - cash	8	1,206,500	1,373,951	1,081,933
Share of net profits/(losses) of associates	19	500,000	1,394,481	455,208
Interest	9	255,000	424,101	412,688
Other income	10	1,074,100	1,114,050	2,137,108
Investment revenue	12	1,180,000	1,409,106	1,852,925
		27,300,600	29,008,160	28,645,460
Capital income				
Capital grants	7	1,331,775	1,095,642	4,093,850
Capital contributions	8	-	727,000	12,242,280
Net gain/(loss) on disposal of assets	11	911,000	(1,262,391)	58,228
		2,242,775	560,251	16,394,358
Total Income		29,543,375	29,568,411	45,039,818
Expenses				
Employee benefits	13	(10,658,800)	(10,320,705)	(9,979,781)
Materials and services	14	(9,179,700)	(10,316,462)	(9,433,247)
Depreciation and amortisation	15	(6,270,969)	(6,897,917)	(6,557,991)
Finance costs	16	(150,500)	(391,757)	(386,894)
Other expenses	17	(373,000)	(369,395)	(158,497)
Capital contribution expense - non cash	18	-	(100,000)	(417,319)
Total expenses		(26,632,969)	(28,396,236)	(26,933,729)
Operating result		2,910,406	1,172,175	18,106,089
Other comprehensive income				
Items that will not be reclassified to surplus or deficit				
Net asset revaluation increment/(decrement) Council	30	-	1,902,714	(94,941)
Net asset revaluation increment/(decrement) Associates	19	-	17,878	229,657
Fair Value adjustment on equity investment	20	-	11,067,638	973,065
Total Other Comprehensive Income		-	12,988,230	1,107,781
Comprehensive Income		2,910,406	14,160,405	19,213,870

The above statement should be read with the accompanying notes.

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2019



	Note	2019 \$	2018 \$
Assets			
Current assets			
Cash and cash equivalents	21	11,409,067	11,908,937
Trade and other receivables	22	627,057	1,185,839
Assets held for sale	23	395,500	198,500
Other assets	24	469,134	397,782
Total current assets		12,900,758	13,691,058
Non-current assets			
Trade and other receivables	22	-	2,090
Investment in Regional Waste Management Authority	19	6,130,257	5,001,413
Investment in Water Corporation	20	87,013,228	75,945,590
Property, infrastructure, plant and equipment	25	457,605,030	454,554,621
Capital work in Progress	25	2,053,930	2,115,895
Total non-current assets		552,802,445	537,619,609
Total assets		565,703,203	551,310,667
Liabilities			
Current liabilities			
Trade and other payables	26	1,953,970	2,126,929
Trust funds and deposits	27	275,161	279,868
Provisions	28	4,215,771	4,482,070
Interest bearing liabilities	29	180,688	208,670
Total current liabilities		6,625,590	7,097,537
Non-current liabilities			
Provisions	28	2,118,486	1,232,812
Interest bearing liabilities	29	10,009,709	10,191,305
Total non-current liabilities		12,128,195	11,424,117
Total liabilities		18,753,785	18,521,654
Net Assets		546,949,418	532,789,013
Equity			
Accumulated surplus		255,697,348	255,410,435
Reserves	30	291,252,070	277,378,578
Total Equity		546,949,418	532,789,013

The above statement should be read with the accompanying notes.

CASH FLOW STATEMENT FOR THE YEAR ENDED 30 JUNE 2019

	Note	2019 Inflows/ (Outflows) \$	2018 Inflows/ (Outflows) \$
Cash flows from operating activities			
Rates and charges		15,715,289	15,070,940
Fees and charges		4,300,607	3,935,336
Interest		407,253	359,130
Dividends		783,823	1,239,561
Government grants		4,165,155	4,019,767
Contributions		1,076,957	1,801,239
Net GST refund/payment		1,977,635	2,392,777
Other income		2,067,354	3,935,917
Payments to employees		(10,790,394)	(10,028,219)
Payments to suppliers		(12,639,882)	(12,793,160)
Finance costs		(373,126)	(597,589)
Other payments		121,145	(153,701)
Net cash provided by (used in) operating activities	31	6,811,816	9,181,998
Cash flows from investing activities			
Capital grants (exclusive of GST)		1,095,642	4,093,850
Proceeds from sale of Land		190,000	220,000
Proceeds from sale of plant and equipment		84,864	334,737
Payments for property, plant and equipment		(8,472,615)	(16,600,711)
Net cash provided by (used in) investing activities		(7,102,109)	(11,952,124)
Cash flows from financing activities			
New borrowings		-	-
Loan repayments		(209,577)	(200,405)
Net cash provided by (used in) financing activities	31	(209,577)	(200,405)
Net increase (decrease) in cash and cash equivalents		(499,870)	(2,970,531)
Cash and cash equivalents at the beginning of the financial year		11,908,937	14,879,468
Cash and cash equivalents at the end of the financial year	32	11,409,067	11,908,937
Restrictions on cash assets	21		

The above statement should be read with the accompanying notes.

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2019



	Note	Total 2019 \$	Accumulated Surplus 2019 \$	Asset Revaluation Reserve 2019 \$	Fair Value Reserve 2019 \$	Other Reserves 2019 \$
2019						
Balance at beginning of the financial year		532,789,013	255,410,435	264,689,845	9,455,442	3,233,291
Surplus / (deficit) for the year		1,172,175	1,172,175	-	-	-
Other Comprehensive Income:						
Share of asset revaluation reserve of associate		17,878	-	17,878	-	-
Fair Value adjustment on equity investment	20	11,067,638	-	-	11,067,638	-
Net asset revaluation increment/(decrement)	30	1,902,714	-	1,902,714	-	-
Share of other comprehensive income of associates & joint ventures accounted for by the equity method		-	-	-	-	-
Transfers between reserves		-	(885,262)	-	-	885,262
Balance at end of the financial year		546,949,418	255,697,348	266,610,437	20,523,080	4,118,553

		Total 2018 \$	Accumulated Surplus 2018 \$	Asset Revaluation Reserve 2018 \$	Fair Value Reserve 2018 \$	Other Reserves 2018 \$
2018						
Balance at beginning of the financial year		513,575,143	237,372,111	264,555,129	8,482,377	3,165,526
Surplus / (deficit) for the year		18,106,089	18,106,089	-	-	-
Other Comprehensive Income:						
Fair value adjustments for financial assets at fair value		-	-	-	-	-
Financial assets available for sale reserve						
— Fair Value adjustment on Available for Sale Assets	20	973,065	-	-	973,065	-
Net asset revaluation increment/(decrement)	30	(94,941)	-	(94,941)	-	-
Share of other comprehensive income of associates & joint ventures accounted for by the equity method		229,657	-	229,657	-	-
Transfers between reserves		-	(67,765)	-	-	67,765
Balance at end of the financial year		532,789,013	255,410,435	264,689,845	9,455,442	3,233,291

The above statement should be read with the accompanying notes.



Note 1 Reporting entity

- (a) The Central Coast Council was established on 2 April 1993 and is a body corporate with perpetual succession and a common seal.
The Council's Administration Centre is located at 19 King Edward Street, Ulverstone.
- (b) The purpose of the Council is to:
- provide for health, safety and welfare of the community;
 - to represent and promote the interests of the community;
 - provide for the peace, order and good government in the municipality.

Note 2 Basis of accounting

These financial statements are a general purpose financial report that consists of a Statement of Comprehensive Income, Financial Position, Statement of Changes in Equity, Statement of Cash Flows, and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, and the *Local Government Act 1993 (LGA1993) (as amended)*. Council has determined that it does not have profit generation as a prime objective. Consequently, where appropriate, Council has elected to apply options and exemptions within accounting standards that are applicable to not-for-profit entities.

This financial report has been prepared on the accrual and going concern basis.

All amounts are presented in Australian dollars and unless stated, have been rounded to the nearest dollar.

This financial report has been prepared under the historical cost convention, except where specifically stated in notes 19, 20, 25 and 28.

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

All entities controlled by Council that have material assets or liabilities, such as Special Committees of Management, and material subsidiaries or joint ventures, have been included in this financial report. All transactions between these entities and Council have been eliminated in full.

Note 3 Use of judgements and estimates

Judgements and Assumptions

In the application of Australian Accounting Standards, Council is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Employee entitlements

Assumptions are utilised in the determination of Council's employee entitlement provisions. These assumptions are discussed in note 28.

Fair value of property, plant & equipment

Assumptions and judgements are utilised in determining the fair value of Council's property, plant and equipment including useful lives and depreciation rates. These assumptions are discussed in note 25.

Investment in water corporation

Assumptions utilised in the determination of Council's valuation of its investment in TasWater are discussed in note 19.

Landfill / Tip Rehabilitation

Assumptions and judgements are utilised in determining the estimated liability for restoring the Resource Recovery Centre site at Lobster Creek Road. These assumptions are discussed in note 28(c).


Note 4 Functions/Activities of the Council

(a) Revenue, expenditure and assets attributable to each function as categorised in (c) below:

	Grants	Other	Total Revenue	Total Expenditure	Surplus/ (Deficit)	Assets
Governance and administration						
2018 - 2019	352,792	3,087,734	3,440,526	5,628,624	(2,188,098)	104,452,852
2017 - 2018	553,044	3,528,191	4,081,235	5,331,103	(1,249,868)	100,145,619
Roads, streets and bridges						
2018 - 2019	3,041,213	7,403,570	10,444,783	7,432,108	3,012,675	319,945,791
2017 - 2018	4,767,465	11,605,983	16,373,448	6,987,626	9,385,822	312,910,132
Drainage						
2018 - 2019	155,579	51,319	206,898	620,820	(413,922)	26,703,459
2017 - 2018	243,889	80,449	324,338	591,652	(267,314)	26,119,584
Waste management						
2018 - 2019	218,030	793,737	1,011,767	3,593,320	(2,581,553)	4,684,362
2017 - 2018	341,788	1,244,277	1,586,065	3,424,496	(1,838,431)	4,581,938
Environmental health/environmental management						
2018 - 2019	3,755	36,952	40,707	274,633	(233,926)	31,683
2017 - 2018	5,886	57,926	63,812	261,730	(197,918)	30,990
Planning services						
2018 - 2019	-	108,919	108,919	484,541	(375,622)	11,253
2017 - 2018	-	170,743	170,743	461,776	(291,033)	11,007
Building control						
2018 - 2019	-	160,830	160,830	603,197	(442,367)	58,403
2017 - 2018	-	252,121	252,121	574,857	(322,736)	57,126
Community amenities						
2018 - 2019	494,128	581,626	1,075,754	2,196,525	(1,120,771)	32,749,496
2017 - 2018	774,605	911,768	1,686,373	2,093,326	(406,953)	32,033,424
Community services						
2018 - 2019	24,993	948,384	973,377	2,471,208	(1,497,831)	3,048,893
2017 - 2018	39,179	1,486,705	1,525,884	2,355,104	(829,220)	2,982,229
Recreation facilities						
2018 - 2019	277,194	471,942	749,136	3,963,633	(3,214,497)	67,868,598
2017 - 2018	434,534	739,825	1,174,359	3,777,411	(2,603,052)	66,384,642
Economic development						
2018 - 2019	608,073	727,256	1,335,329	302,016	1,033,313	6,148,412
2017 - 2018	953,227	1,140,061	2,093,288	287,826	1,805,462	6,013,976
Other - not attributable						
2018 - 2019	-	10,020,384	10,020,384	825,611	9,194,773	-
2017 - 2018	-	15,708,152	15,708,152	786,822	14,921,330	-
Total						
2018 - 2019	5,175,757	24,392,653	29,568,410	28,396,236	1,172,174	565,703,202
2017 - 2018	8,113,617	36,926,201	45,039,818	26,933,729	18,106,089	551,270,667

(b) Reconciliation of Assets from note 4(a) with the Statement of Financial Position at 30 June:

	2019	2018
Current assets	12,900,757	13,691,058
Non-current assets	552,802,445	537,619,609
	565,703,202	551,310,667



(c) *Governance and administration*

Operation and maintenance of council chambers, administration offices, and councillors.

Roads, streets and bridges

Construction, maintenance and cleaning of road, streets, footpaths, bridges, parking facilities and street lighting.

Drainage

Operation and maintenance of open or deep drainage systems in urban areas, including the lining of piping of creeks but excludes drainage associated with road works, flood mitigation and agriculture.

Waste management

Collection, handling, processing and disposal of all waste materials.

Environmental health/environmental management

Environmental Health includes disease control, food surveillance, public-use building standards, health education and promotion, water quality, workplace safety and cemeteries.

Environmental management includes strategies and programs for the protection of the environment and regulations of activities affecting the environment.

Planning services

Administration of the town planning scheme, subdivisions and urban and rural renewal programs.

Building control

The development and maintenance of building constructions standards.

Community amenities

Operation and maintenance of housing for aged persons and persons of limited means, Civic Centre, Council halls (excluding indoor sports complexes).

Community services

Administration and operation of dog registration, operation of pounds and control of straying stock. Operation of the Ulverstone Child Care Centre, operation and support of the performing arts, museum and the presentation of festivals. Community Development which provides for the implementation of a process by which strategies and plans can be developed so that the Council can fulfil their general responsibility for enhancing the quality of life of the whole community.

Recreation facilities

Operation and maintenance of sporting facilities (includes swimming pools, active and passive recreation and recreation centres).

Economic development

Maintenance and marketing of tourist facilities, property development and operation of caravan parks.

Other - not attributable

Rates and charges and work not attributed elsewhere.


2019
\$

2018
\$

Note 5 Rates and charges

Council uses assessed annual values as the basis of valuation of all properties within the municipality. The assessed annual value of a property is determined by the Valuer-General in terms of the *Valuation of Land Act 2001*.

The valuation base used to calculate general rates for 2018-19 was \$160 million (2017-18 \$158 million). The 2018-19 rate in the dollar was 8.53 cents (2017-18, 8.33 cents).

Rates and charges levied	16,244,656	15,575,082
Rates and charges in advance	115,956	97,690
Early payment discount	(636,879)	(601,383)
Rates remitted	(36,930)	(36,604)
Total rates and charges	15,686,803	15,034,785

As at 30 June 2017 the Council updated property and land valuations based on the adjustment factors published by the Valuer-General. Rates were calculated using this updated valuation factor. A general revaluation of land for rating purposes within the municipality was conducted during 2018/19 with the new valuations being effective from the 29 June 2019, this will be the basis for the calculation of general rates for 2019-20. The next revaluation will take place in 2024/25.

Accounting policy

Rates and charges income

Rate income is recognised as revenue when Council obtains control over the assets comprising the receipt. Control over assets acquired from rates is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates. A provision for impairment on rates has not been established as unpaid rates represents a charge against the rateable property that will be recovered when the property is next sold.

Note 6 Fees and charges

Cemetery fees	59,440	81,623
Certificate charges	128,678	168,878
Child care fees	524,670	640,054
Community development	37,711	84,229
Fines	41,815	61,690
Inspection and connection fees	73,448	56,011
Licence fees	158,373	131,577
Other fees and charges	129,289	179,832
Other rental	421,979	443,840
Recreation	330,325	353,069
Regulatory charges	377,247	384,958
Rental of Aged Persons Home Units	325,219	252,962
Rental of Ganesway units	187,200	161,457
Resource Recovery Centre - entry fees	332,237	318,168
Resource Recovery Centre - other income	63,332	75,268
Swimming pool and waterslide	127,525	110,806
Visitor centres	122,025	146,624
Total fees and charges	3,440,513	3,651,046

Ageing analysis of contractual receivables

Please refer to note 37 for the ageing analysis of contractual receivables.

Accounting policy

Fees and charges are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever occurs first.

The Council does not have any assets classified as investment properties nor has it received rent from buildings that are primarily occupied for Council purposes.

Rents are recognised as revenue when the payment is due or the payment is received, whichever first occurs. Rental payments received in advance are recognised as a prepayment until they are due.


Note 7
Grants

Grants were received in respect of the following:

Summary of grants

	2019 \$	2018 \$
Federally funded grants	4,579,996	7,616,711
State funded grants	525,570	496,906
Others	155,231	-
	5,260,797	8,113,617

Grants - operating

National Youth Week	-	1,853
Vaccination funding	-	7,190
Variable speed sign	-	25,000
Charge Smart	-	4,565
Dementia Friendly Grant	19,974	-
Heavy Vehicle Motor Tax	68,298	68,298
Diesel & alternative fuel	45,976	-
Community shed	2,483	-
Buttons Beach Dune Restoration	3,000	-
Mental Health Week	1,000	-
Ulverstone Soccer Grounds goals	7,332	-
Ulverstone Child Care Centre bus	14,500	-

Commonwealth Government Financial Assistance Grant

Current year receipt	1,972,699	1,908,504
Advance receipt	2,029,893	2,004,357
Total operating grants	4,165,155	4,019,767

The Australian Commonwealth Government provides Financial Assistance Grants to Council for general purpose use and the provision of local roads. In 2018-19 the Commonwealth made early payment of the two quarterly instalments for the following year. In accordance with AASB1004 Contributions, Council recognises these grants as revenue when it receives the funds and obtains control. The early receipt of instalments resulted in Commonwealth Government Financial Assistance Grants being above that originally budgeted in 2018-19 by \$2,029,893. This has impacted the Statement of Comprehensive Income resulting in the Surplus/(deficit) being higher in 2018-19 by the same amount.

Capital grants received specifically for new or upgraded assets

Heavy Vehicle Safety	-	-
Roads to Recovery	577,404	1,143,850
Dial Regional Sports Complex	-	2,500,000
	577,404	3,643,850

State funded capital grants

Turners Beach Shared pathway	-	250,000
Vulnerable Road Users Program	-	60,000
Sport and Leisure centre solar panels	-	50,000
Ulverstone Showgrounds - lighting	-	65,000
Rural Bus Stop Program - Wongi Lane	-	25,000
Ulverstone Recreation Ground change rooms	471,200	-
Ulverstone Recreation Ground irrigation	47,038	-
	518,238	450,000

Total capital grants

	1,095,642	4,093,850
--	------------------	------------------

Accounting policy
Grant income - operating and capital

Grant income is recognised as revenue when Council obtains control over the assets comprising the receipt.

Control over granted assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer.

Where grants recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused grant is also disclosed. The note also discloses the amount of unused grant or contribution from prior years that was expended on Council's operations during the current year.

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at balance date and conditions include a requirement to refund unused contributions. Revenue is then recognised as the various performance obligations under an agreement are fulfilled. Council does not currently have any reciprocal grants.

Unreceived contributions over which Council has control are recognised as receivables.

Note 8
Contributions
Cash contributions

Child care contributions	1,040,839	757,391
Other contributions	333,112	324,542
Total cash contributions	1,373,951	1,081,933



	2019 \$	2018 \$
Note 8 con. Capital Contributions		
Cash		
Contribution towards maintenance of Preservation Drive and Mission Hill Road assets taken over by Council	-	386,364
Contributions - Ulverstone Municipal Band	-	2,800
Bridge renewals	260,000	-
	260,000	389,164
Non-cash		
Preservation Drive and Mission Hill Road Assets taken over from State Growth	-	7,199,533
Preservation Drive and Mission Hill Land Under Road Assets taken over from State Growth	-	3,675,182
Preservation Drive and Mission Hill Bridge Assets taken over from State Growth	-	746,423
Cattle Overpasses taken over by Council	-	231,978
West Ulverstone Pontoon Reconstruction	285,500	-
175 Ironcliffe Road Assets taken over from State Growth	165,000	-
Public Open Space (Subdivisions)	16,500	-
	467,000	11,853,116
Total capital contributions	727,000	12,242,280
Accounting policy		
Contribution income		
Contributions are recognised as revenue when Council obtains control over the assets comprising the receipt. Revenue is recognised when Council obtains control of the contribution or the right to receive the contribution, it is probable that the economic benefits comprising the contribution will flow to Council and the amount of the contribution can be measured reliably. Control over granted assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer. Where contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused contribution is also disclosed. The note also discloses the amount of unused contribution from prior years that was expended on Council's operations during the current year. Unreceived contributions over which Council has control are recognised as receivables. Non-monetary contributions (including developer contributions and assets recognised for the first time) with a value in excess of the recognition thresholds, are recognised as revenue and as non-current assets.		
Note 9 Interest		
Interest on financial assets	424,101	412,688
Total	424,101	412,688
Accounting policy		
Interest income		
Interest is recognised progressively as it is earned.		
Note 10 Other income		
Private Works	3,415	6,247
Local Government Award Heart Foundation Tas Winner	-	2,000
Reimbursements	203,128	106,831
2016 Flood cost NDRRA reimbursements	605,815	1,861,354
Accelerated Local Government Capital Program Loan Interest reimbursement	301,692	160,676
Total other income	1,114,050	2,137,108
Note 11 Net gain/(loss) on disposal of property, infrastructure, plant and equipment		
<i>Proceeds of sale</i>		
Land	125,000	220,000
Property, plant and infrastructure	149,863	334,738
<i>Written down value of assets</i>		
Land	(105,000)	(200,000)
Property, plant and infrastructure	(1,432,254)	(296,510)
Total	(1,262,391)	58,228
Accounting policy		
Gains and losses on asset disposals		
The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.		
Note 12 Investment revenue		
Guarantee fees - TasWater	63,691	130,734
Tax equivalent received - Dulverton	520,278	417,394
Tax equivalent received - TasWater	324,828	422,390
Dividend revenue - TasWater	500,309	882,407
Total investment revenue from corporations	1,409,106	1,852,925


2019
\$

2018
\$

Accounting policy
Investment revenue

Dividend revenue is recognised when Council's right to receive payment is established.

Note 13
Employee benefits

Gross salary and wages	7,977,102	7,512,088
Leave paid/accrued	1,568,808	1,703,886
Superannuation	1,035,994	1,042,346
	<u>10,581,904</u>	<u>10,258,320</u>
Payroll tax	602,988	596,529
Other employee costs	127,438	127,233
	<u>11,312,330</u>	<u>10,982,082</u>
Less capitalised employee benefits	(991,625)	(1,002,301)
Total employee benefits	10,320,705	9,979,781

Accounting policy
Employee benefits

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Employee benefits include, where applicable, entitlements to wages and salaries, annual leave, sick leave, long service leave, superannuation and any other post-employment benefits.

Note 14
Materials and services

Aged Persons Home Units	545,491	432,646
Amenities and cemeteries	403,052	357,208
Child care centre	604,229	388,244
Computer maintenance	249,828	430,303
Contributions to LGAT	57,518	51,238
Contributions to Cradle Coast Authority	168,661	165,352
Corporate administration and governance	742,320	535,965
Election expenses	119,262	-
Fire service contribution	678,196	651,703
Garbage collection contracts	1,491,176	1,395,233
Insurance	190,384	125,764
Land tax	171,158	160,168
Other materials & contracts	10,015	200,318
Other waste management costs	1,540,710	1,292,168
Parks	734,174	793,425
Recreation grounds & centres	1,168,839	865,252
Road, footpaths and car parks	1,030,028	1,185,206
Street lighting power charges	411,423	403,054
Total materials and services	10,316,462	9,433,247

Accounting policy
Materials and services expense

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Note 15
Depreciation and amortisation

Amortisation of municipal revaluation	-	32,004
Bridges	459,160	407,759
Buildings	1,141,709	1,169,651
Drainage	426,455	418,969
Environmental	162,447	101,899
Furniture and equipment	155,917	179,277
Plant and machinery	711,306	728,822
Recreation facilities	605,951	443,771
Roads, streets, footpaths and car parks	3,234,972	3,075,839
Total depreciation and amortisation	6,897,917	6,557,991

2019
\$

2018
\$

Note 15 con. Accounting policy
Depreciation and amortisation expense

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Property, plant and infrastructure having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major assets classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and remaining values and a separate depreciation rate is determined for each component.

Land is not depreciated.

Road earthworks are not depreciated on the basis that they are assessed as not having limited useful life.

Depreciation and amortisation expense continued

Straight line depreciation is charged based on the residual useful life as determined each year.

Major depreciation periods used are listed below and are consistent with the prior year unless otherwise stated:

	Period
Plant and machinery	2-30 years
Furniture and equipment	5-40 years
Drainage	100 years
Roads, Streets and Footpaths	15-150 years
Buildings	20-100 years
Recreation	5-60 years
Environmental	10-30 years
Bridges	10-100 years
Municipal property revaluation	5 years

The Council believes that the road pavement has two constituent parts, a pavement and a sub-pavement, each comprising 50% of the total pavement. The experience of the Council is that the sub-pavements are similar in type to the road formation assets and while they are depreciated over a longer period than the road formations, they are depreciated over their useful lives. The pavement that is not similar to the road formation assets is depreciated in full over its useful life.

The Council believes that this will provide sufficient funds to maintain the service potential of the assets and better represents the work practices of the Council.

Gravel roads

The Council now depreciates unsealed roads.

Repairs and maintenance

Routine maintenance, repair costs and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Roads

Reseals and reconstructions are generally capitalised. Shouldering, gravel re-sheeting and patching of sealed roads are expensed.

Note 16 Finance costs

Changes in discount rate [note 28 (c)]	18,630	14,709
Interest - Borrowings	373,127	372,185

Total finance costs	391,757	386,894
----------------------------	----------------	----------------

Accounting policy
Finance expense

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Finance costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council. Where specific borrowings are obtained for the purpose of specific asset acquisition, the weighted average interest rate applicable to borrowings at balance date, excluding borrowings associated with superannuation, is used to determine the borrowing costs to be capitalised. No borrowing costs were capitalised during the period.

Finance costs include interest on bank overdrafts, interest on borrowings, unwinding of discounts, and finance lease charges.



	2019 \$	2018 \$
Note 17 Other expenses		
Audit fees	26,922	32,434
Travel and expenses	1,300	3,542
Other services (audit of grant statements)	5,500	1,200
Audit services	33,722	37,176
Councillors' emoluments (note 39)	312,058	303,045
Rehabilitation provision	-	(211,520)
Insurance settlement	-	25,000
Bad Debts	23,615	4,796
Total other expenses	369,395	158,497

Accounting policy

Other expenses

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Note 18 Capital Non Cash Contributions		
Contribution of constructed assets in regard to Coles/Furners carpark development	-	417,319
Contribution of Pine Rd reservoir to TasWater	100,000	-
	100,000	417,319
Note 19 Investment in Regional Waste Management Authority		
Dulverton Regional Waste Management Authority	6,130,257	5,001,413
Total investment in associates	6,130,257	5,001,413

Dulverton Regional Waste Management Authority

Background

The Council is a partner in the Dulverton Regional Waste Management Authority, a joint authority established in the LGA 1993. The primary activity of the Authority is to operate a regional landfill site at Dulverton. Other partners in the joint authority are Devonport City, Latrobe and Kentish Councils.

The Council's ownership interest in the Authority at 30 June 2019 was 36.82%. The proportion of voting power held in the Authority is 25 %. The Council's investment in the Authority at 30 June 2019 \$6,130,257 has been calculated by reference to the Authority's equity at 30 June 2019. The share of profit for the current year is based on an estimate of the profit to be received for the 2018/19 financial year.

There were no quantified contingent liabilities disclosed by the Authority.

Share of Profit of the authority

Authority's profit/(loss) before tax	4,883,990	2,866,842
Authority's tax expense	(1,343,097)	(860,053)
Authority's profit/(loss) after tax	3,540,893	2,006,789
Calculated share of profit after tax	1,303,757	738,900
Calculated share of Dulverton prior period adjustment	90,724	(283,692)
Calculated share of profit after dividends	1,394,481	455,208

Movement in carrying value of specific investment

Carrying value of investment at start of year	5,001,413	4,673,702
Calculated share of dividends paid	(283,514)	(357,154)
Share in profit/(loss) after dividends	1,394,481	455,208
Share in asset revaluation	17,877	229,657
Carrying value of investment at end of year	6,130,257	5,001,413

The Authority's assets, liabilities and revenue for the relevant financial years were:

Total assets	29,809,691	23,542,940
Total liabilities	13,160,431	9,959,525
Revenue	12,693,270	10,796,830

Council has derived returns from the Dulverton Regional Waste Management Authority as disclosed at note 12.



	2019 \$	2018 \$
Note 19 con. Accounting policy		
Accounting for investments in associates		
Council's investment in associates is accounted for by the equity method as Council has the ability to influence rather than control the operations of the entities. The investment is initially recorded at the cost of acquisition and adjusted thereafter for post-acquisition changes in Council's share of the net assets of the entities. Council's share of the financial result of the entities is recognised in the Statement of Comprehensive Income.		

Note 20 Investment in Tasmanian Water & Sewerage Corporation Pty Ltd

Opening Balance	75,945,590	74,972,525
Fair value adjustment	11,067,638	973,065
Total investment in Tasmanian Water & Sewerage Corporation Pty Ltd	87,013,228	75,945,590

Council has derived returns from the water corporation as disclosed at note 12.

Accounting policy
Investment assets
Council's investment in TasWater is valued at its fair value at balance date. Fair value was determined by using Council's ownership interest against the water corporation's net asset value at balance date. At 30 June 2019, Council held a 4.68% ownership interest in TasWater which is based on Schedule 2 of the Corporation's Constitution which reflects the Council's voting rights.
Equity Investment
As Council's investment in TasWater is held for long-term strategic purposes, Council has elected under AASB 9: Financial Instruments to irrevocably classify this equity investment as designated as fair value through other comprehensive income. Subsequent changes in fair value on designated investments in equity instruments are recognised in other comprehensive income (for fair value reserve, refer note 30) and not reclassified through the profit or loss when derecognised. Dividends associated with the equity investments are recognised in profit and loss when the right of payment has been established and it can be reliably measured.

Note 21 Cash and cash equivalents

Cash at bank and on hand	1,015,913	2,204,467
Cash management account	4,797,851	6,338,676
Investments in income fund	5,595,302	3,365,794
Total cash and cash equivalents	11,409,067	11,908,937

Council's cash and cash equivalents are subject to a number of internal and external restrictions that limit amounts available for discretionary or future use.

These include:

- Leave provisions [note 28 (a)]	2,769,534	3,093,152
- Trust Funds and deposits (note 27)	180,688	279,868
Restricted funds	2,950,222	3,373,020
Unrestricted funds	8,458,845	8,535,917

Accounting policy
Cash and cash equivalents
For the purposes of the statement of cash flows, cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Note 22 Trade and other receivables

Current receivables		
Rates receivable	198,359	226,845
Loans and advances	1,900	6,141
Other debtors	185,563	735,284
Net GST receivable	241,234	217,569
	627,057	1,185,839
Non-current receivables		
Loans and advances	-	2,090
Total	-	2,090
Total trade and other receivables	627,057	1,187,929



		2019 \$	2018 \$
Note 22 con.	Accounting policy		
	Trade and other receivables		
	Trade receivables that do not contain a significant financing component are measured at amortised cost, which represents their transaction value. Impairment is recognised on an expected credit loss (ECL) basis. For rate debtors, Council takes the view that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. Council does not have a history of significant write-offs. For non-rate debtors, Council writes off receivables when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery		
Note 23	Assets held for Sale		
	Opening Balance	198,500	200,000
	Disposals	(105,000)	(200,000)
	Internal transfer from land	302,000	198,500
	Total	395,500	198,500
	Council has several parcels of land for sale that are likely to be sold in the next twelve months. The land is valued at the lower of carrying value and fair value less cost to sell.		



	2019 \$	2018 \$
Note 24 Other assets		
<i>Current other assets</i>		
Accrued revenue	281,823	307,956
Prepaid expense	187,311	89,826
Total	469,134	397,782
Accrued income only includes items that are reciprocal in nature.		

Note 25 Property, plant and infrastructure
Land

Opening balance	59,221,254	55,644,572
Revaluation	1,769,850	-
Disposals	(105,000)	-
State Govt Assets taken over	165,000	3,675,182
Transfer to TasWater	(100,000)	-
Gifted assets	16,500	-
Acquisitions	26,950	100,000
Transfer (to)/from other asset classes	81,361	-
Transfer to assets held for sale	(197,000)	(198,500)
Total Land - at fair value	60,878,915	59,221,254

Accounting policy

Land is valued at market value per the Valuer-General's valuation at 30 June 2019.

Buildings

Opening balance	105,980,138	105,195,933
Revaluation	-	-
Acquisitions	-	77,500
Disposals	(2,639,564)	(77,500)
Transfer from work in progress	1,343,064	763,819
Transfer to expenses	(70)	-
Transfer (to)/from other asset classes	5,588,553	20,386
	110,272,121	105,980,138

Accumulated Depreciation

Opening Balance	(39,735,494)	(38,643,343)
Revaluation	-	-
Disposals	1,995,476	77,500
Depreciation expense	(1,141,709)	(1,169,651)
	(38,881,727)	(39,735,494)

Total Buildings - at fair value

71,390,395 **66,244,645**

Accounting Policy

Buildings were revalued at 30 June 2016 by David Johnston, Assoc Dip Val, FAPI, CPV of Opteon Property Group Pty Ltd. The revaluation included an assessment of the replacement cost of buildings. An assessment of the useful lives of the building assets is made by Council staff taking into account the condition of the asset and its ability to provide future services.

Plant and machinery

Opening balance	7,355,849	7,355,571
Disposals	(430,210)	(946,460)
Acquisitions	660,184	946,738
	7,585,823	7,355,849

Accumulated depreciation

Opening balance	(4,340,178)	(4,375,953)
Disposals	375,116	764,597
Depreciation expense	(711,306)	(728,822)
	(4,676,368)	(4,340,358)

Plant and machinery at cost

2,909,455 **3,015,671**



	2019 \$	2018 \$
Note 25 Property, infrastructure, plant and equipment (cont.)		
Furniture and equipment		
Opening balance	3,997,484	3,908,175
Transfers from Work in Progress	-	6,171
Transfers to expense	(6,171)	
Acquisitions	65,503	83,138
	4,056,816	3,997,484
<i>Accumulated depreciation</i>		
Opening balance	(3,417,112)	(3,237,835)
Depreciation expense	(155,917)	(179,277)
	(3,573,029)	(3,417,112)
Furniture and equipment at cost	483,788	580,373
Total Plant and Equipment	3,393,243	3,596,044
Infrastructure		
Recreation		
Opening balance	27,550,396	15,257,298
Revaluation	124,986	-
Disposals	(68,229)	(163,359)
Acquisitions	-	44,886
Transfer from work in progress	439,227	12,503,409
Transfer (to)/from other asset classes	(7,996,520)	(51,903)
Transfer to expense	(54,899)	(39,935)
	19,994,961	27,550,396
<i>Accumulated depreciation</i>		
Opening balance	(7,096,945)	(6,810,333)
Revaluation	(584,471)	-
Disposals	57,638	157,159
Depreciation expense	(605,951)	(443,771)
	(8,229,729)	(7,096,945)
Recreation - fair value	11,765,232	20,453,451
Accounting Policy		
Recreation assets were revalued on 30 June 2019 by the Infrastructure Services Department of the Council. The revaluation was based on the current replacement cost for each asset as the best estimate of fair value taking into consideration the remaining useful life of the asset.		
Environmental		
Opening balance	5,029,631	4,216,176
Revaluation	1,503,954	-
Transfer from work in progress	101,944	777,021
Transfer (to)/from other asset classes		36,434
	6,635,529	5,029,631
<i>Accumulated depreciation</i>		
Opening balance	(1,133,325)	(1,031,426)
Revaluation	(416,421)	-
Depreciation expense	(162,447)	(101,899)
	(1,712,193)	(1,133,325)
Environmental - fair value	4,923,336	3,896,306
Accounting Policy		
Environmental assets were revalued on 30 June 2019 by the Infrastructure Services Department of the Council. The revaluation was based on the current replacement cost for each asset as the best estimate of fair value taking into consideration the remaining useful life of the asset.		
Roads and streets		
Opening balance	286,225,693	268,621,472
Disposals	(2,191,671)	(76,513)
State Govt Assets taken over	-	13,164,779
Transfer from work in progress	2,561,814	5,234,964
Transfer (to)/from other asset classes	(191,614)	(719,009)
	286,404,222	286,225,693



	2019 \$	2018 \$
Note 25 Property, infrastructure, plant and equipment (cont.)		
<i>Accumulated depreciation</i>		
Opening balance	(53,084,288)	(44,765,656)
Disposals	2,011,398	70,748
State Govt Assets taken over	-	(5,965,246)
Depreciation expense	(2,551,780)	(2,424,134)
	(53,624,670)	(53,084,288)
Roads and Streets - fair value	232,779,552	233,141,405

Accounting Policy

Roads and Streets included substructures, seals and kerbs related to the road network.

Roads and Streets were revalued on 30 June 2017 by the Infrastructure Services Department of the Council. The revaluation is based on the current replacement cost using modern equivalent materials and work methods for each asset as the best estimate of fair value taking into consideration the remaining useful life of the asset.

The Council revalued the road pavements and road surfaces to reflect the service potential of the asset and the cost of the work methods. This more accurately estimates the costs of replacing the service potential of the asset at the end of its useful life. The effect of the change in estimate is a decrease in both replacement and depreciation.

Bridges

Opening balance	30,844,962	28,513,261
Revaluation	1,067,086	(104,682)
Disposals	(641,140)	(386,031)
State Govt Assets taken over	285,500	1,723,102
Other Capital assets taken over	-	231,978
Acquisitions	-	-
Transfer from work in progress	1,150,129	867,334
	32,706,537	30,844,962
<i>Accumulated depreciation</i>		
Opening balance	(14,083,886)	(13,095,220)
Revaluation	(528,257)	9,741
Disposals	443,468	386,031
State Govt Assets taken over	-	(976,679)
Depreciation expense	(459,160)	(407,759)
	(14,627,835)	(14,083,886)
Bridges - fair value	18,078,702	16,761,076

Accounting Policy

Bridges were revalued at 30 June 2019 by AusSpan Pty Ltd and are based on depreciated replacement cost.

Footpaths

Opening balance	37,026,447	36,501,735
Disposals	(684,842)	(61,591)
Transfer from work in progress	1,153,195	157,729
Transfer (to)/from other asset classes	1,216,402	428,574
	38,711,202	37,026,447
<i>Accumulated depreciation</i>		
Opening balance	(13,772,241)	(13,204,525)
Disposals	395,037	21,402
Depreciation expense	(601,437)	(589,118)
	(13,978,641)	(13,772,241)
Footpaths - fair value	24,732,561	23,254,206

Accounting Policy

Footpaths were revalued on 30 June 2017 by the Infrastructure Services Department of the Council. The revaluation was based on current replacement costs for each asset as the best estimate of fair value taking into consideration the remaining useful life of the asset.



	2019 \$	2018 \$
Note 25 Property, infrastructure, plant and equipment (cont.)		
Car parks		
Opening balance	3,860,256	3,595,665
Disposals	(140,508)	-
Transfer from work in progress	302,588	254,019
Transfer (to)/from other asset classes	734,738	10,572
	4,757,074	3,860,256
<i>Accumulated depreciation</i>		
Opening balance	(1,901,408)	(1,838,821)
Disposals	131,427	-
Depreciation expense	(81,755)	(62,587)
	(1,851,736)	(1,901,408)
Car parks - fair value	2,905,338	1,958,848
Accounting Policy		
Car parks were revalued on 30 June 2017 by the Infrastructure Services Department of the Council. The revaluation was based on current replacement cost for each asset as the best estimate of fair value taking into consideration the remaining useful life of the asset.		
Drainage		
Opening balance	41,957,221	41,802,958
Disposal	(82,887)	(124,539)
Transfer from work in progress	629,222	19,870
Transfer (to)/from other asset classes	573,250	258,932
	43,076,806	41,957,221
<i>Accumulated depreciation</i>		
Opening balance	(15,929,833)	(15,566,772)
Disposal	37,238	55,908
Depreciation expense	(426,455)	(418,969)
	(16,319,050)	(15,929,833)
Drainage - fair value	26,757,756	26,027,388
Accounting Policy		
Drainage was revalued on 30 June 2017 by the Infrastructure Services Department of the Council. The revaluation was based on current replacement cost for each asset as the best estimate of fair value taking into consideration the remaining useful life of the asset.		
Total Infrastructure	321,942,477	325,492,680
Gross value	615,080,008	609,049,510
Accumulated depreciation	(157,474,978)	(154,494,889)
Total property, plant and infrastructure	457,605,030	454,554,621
Capital work in progress		
Opening Balance	2,115,895	7,739,021
Additions	7,750,910	14,961,209
Transfers out	(7,812,875)	(20,584,335)
Closing balance - cost	2,053,930	2,115,895

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2019

Note 25 Property, plant and equipment, infrastructure (cont.)

Reconciliation of property, plant and equipment and infrastructure

2019	Balance at beginning of financial year	Acquisition of assets	Assets transferred to other entities (Note 18)	Transferred to expenses	Contributed Assets (Note 8)	Revaluation increments (decrements) (note 30)	Depreciation and amortisation (note 15)	Written down value of disposals	Transfers between classes	Transfers to Available for Sale	Transfers from work in progress	Balance at end of financial year
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Property												
Land	59,221,254	-	(100,000)	-	181,500	1,769,850	-	(105,000)	81,361	(197,000)	26,950	60,878,915
Total land	59,221,254	-	(100,000)	-	181,500	1,769,850	-	(105,000)	81,361	(197,000)	26,950	60,878,915
Buildings	66,244,645	-	-	(70)	-	-	(1,141,709)	(644,088)	5,588,553	-	1,343,064	71,390,395
Total buildings	66,244,645	-	-	-	-	-	(1,141,709)	(644,088)	5,588,553	-	1,343,064	71,390,395
Total property	125,465,899	-	(100,000)	-	181,500	1,769,850	(1,141,709)	(749,088)	5,669,914	(197,000)	1,370,014	132,269,310
Plant and Equipment												
Furniture and Equipment	580,373	56,428	-	-	-	-	(155,917)	-	(6,171)	-	9,075	483,788
Plant and Machinery	3,015,671	652,051	-	-	-	-	(711,306)	(55,094)	-	-	8,133	2,909,455
Total plant and equipment	3,596,044	708,479	-	-	-	-	(867,223)	(55,094)	(6,171)	-	17,208	3,393,243
Infrastructure												
Roads and Streets	233,141,405	-	-	-	-	-	(2,551,780)	(180,273)	(191,614)	-	2,561,814	232,779,552
Footpaths	23,254,206	-	-	-	-	-	(601,437)	(289,805)	1,216,402	-	1,153,195	24,732,561
Car Parks	1,958,848	-	-	-	-	-	(81,755)	(9,081)	734,738	-	302,588	2,905,338
Bridges	16,761,076	-	-	-	285,500	538,829	(459,160)	(197,672)	-	-	1,150,129	18,078,702
Drainage	26,027,388	-	-	-	-	-	(426,455)	(45,649)	573,250	-	629,222	26,757,756
Recreation	20,453,451	-	-	(54,898)	-	(459,485)	(605,951)	(10,592)	(7,996,520)	-	439,227	11,765,232
Environmental	3,896,306	-	-	-	-	1,087,533	(162,447)	-	-	-	101,944	4,923,336
Total infrastructure	325,492,680	-	-	(54,898)	285,500	1,166,877	(4,888,985)	(733,072)	(5,663,744)	-	6,338,119	321,942,477
Works in progress												
Land	-	476,380	-	-	-	-	-	-	-	-	(26,950)	449,430
Buildings	213,327	1,453,022	-	(68,670)	-	-	-	-	-	-	(1,324,352)	273,327
Environmental	-	104,989	-	-	-	-	-	-	-	-	(101,943)	3,046
Roads	1,468,080	3,259,410	-	-	-	-	-	-	-	-	(3,907,772)	819,718
Drainage	35,384	374,105	-	-	-	-	-	-	(10,822)	-	(11,088)	387,579
Footpaths	247,459	218,537	-	(9,702)	-	-	-	-	-	-	(412,171)	44,123
Car Parks	57,149	263,861	-	-	-	-	-	-	10,376	-	(323,923)	7,463
Recreation	81,453	406,153	-	(9,162)	-	-	-	-	-	-	(457,938)	20,506
Plant and Machinery	-	48,738	-	-	-	-	-	-	-	-	-	48,738
Furniture and Equipment	9,075	-	-	-	-	-	-	-	-	-	(9,075)	-
Bridges	3,968	1,145,714	-	-	-	-	-	-	447	-	(1,150,129)	-
Total works in progress	2,115,895	7,750,908	-	(87,534)	-	-	-	-	1	-	(7,725,341)	2,053,930
Total property, plant and equipment, infrastructure	456,670,518	8,459,387	(100,000)	(142,432)	467,000	2,936,727	(6,897,917)	(1,537,254)	-	(197,000)	-	459,658,960

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2019

Note 25 Property, plant and equipment, infrastructure (cont.)

Reconciliation of property, plant and equipment and infrastructure

2018	Balance at beginning of financial year	Acquisition of assets	Assets transferred to other entities (Note 18)	Transferred to expenses	Contributed Assets (Note 8)	Revaluation increments (decrements) (note 30)	Depreciation and amortisation (note 15)	Written down value of disposals	Transfer between classes	Transfer to available for sale	Transfers from work in progress	Balance at end of financial year
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Property												
land	55,644,572	100,000	-	-	3,675,182	-	-	-	-	(198,500)	-	59,221,254
Total land	55,644,572	100,000	-	-	3,675,182	-	-	-	-	(198,500)	-	59,221,254
Buildings	66,552,590	77,501	-	-	-	-	(1,169,651)	-	20,386	-	763,819	66,244,645
Total buildings	66,552,590	77,501	-	-	-	-	(1,169,651)	-	20,386	-	763,819	66,244,645
Total property	122,197,162	177,501	-	-	3,675,182	-	(1,169,651)	-	20,386	(198,500)	763,819	125,465,899
Plant and Equipment												
Furniture and Equipment	670,340	83,138	-	-	-	-	(179,277)	-	-	-	6,171	580,373
Plant and Machinery	2,979,618	946,738	-	-	-	-	(728,822)	(181,863)	-	-	-	3,015,671
Total plant and equipment	3,649,958	1,029,876	-	-	-	-	(908,099)	(181,863)	-	-	6,171	3,596,044
Infrastructure												
Roads and Streets	223,855,816	-	-	(13,733)	7,199,533	-	(2,424,134)	(5,765)	(705,276)	-	5,234,964	233,141,405
Footpaths	23,297,210	-	-	-	-	-	(589,118)	(40,189)	428,574	-	157,729	23,254,206
Car Parks	1,756,844	-	-	-	-	-	(62,587)	-	10,572	-	254,019	1,958,848
Bridges	15,418,041	-	-	-	978,401	(94,941)	(407,759)	-	-	-	867,333	16,761,075
Drainage	26,236,186	-	-	(2,281)	-	-	(418,969)	(68,631)	261,213	-	19,870	26,027,388
Recreation	8,446,965	44,886	-	(39,935)	-	-	(443,771)	(6,200)	(51,903)	-	12,503,409	20,453,451
Environmental	3,184,750	-	-	-	-	-	(101,899)	-	36,434	-	777,021	3,896,306
Total infrastructure	302,195,812	44,886	-	(55,949)	8,177,934	(94,941)	(4,448,237)	(120,785)	(20,386)	-	19,814,345	325,492,679
Works in progress												
Buildings	144,388	832,758	-	-	-	-	-	-	-	-	(763,819)	213,327
Environmental	828,824	(51,803)	-	-	-	-	-	-	-	-	(777,021)	-
Roads	1,500,618	5,202,426	-	-	-	-	-	-	-	-	(5,234,964)	1,468,080
Drainage	40,482	14,772	-	-	-	-	-	-	-	-	(19,870)	35,384
Footpaths	229,792	175,396	-	-	-	-	-	-	-	-	(157,729)	247,459
Car Parks	638,964	89,523	(417,319)	-	-	-	-	-	-	-	(254,019)	57,149
Recreation	4,325,507	8,259,355	-	-	-	-	-	-	-	-	(12,503,409)	81,453
Furniture and Equipment	-	15,246	-	-	-	-	-	-	-	-	(6,171)	9,075
Bridges	30,446	840,855	-	-	-	-	-	-	-	-	(867,333)	3,968
Total works in progress	7,739,021	15,378,528	(417,319)	-	-	-	-	-	-	-	(20,584,335)	2,115,895
Total property, plant and equipment, infrastructure	435,781,953	16,630,791	(417,319)	(55,949)	11,853,116	(94,941)	(6,525,986)	(302,648)	-	(198,500)	-	456,670,517

Note 25 Property, plant and equipment, infrastructure (cont.)
Accounting policy
Recognition and measurement of assets

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the Property, infrastructure, plant and equipment received in the form of contributions, are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell the asset in an orderly transaction between market participants at the measurement date.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

The following classes of assets have been recognised. In accordance with Council's policy, the threshold limits detailed below have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year:

Land	\$5,000
Buildings	\$5,000
Roads and Streets	\$5,000
Bridges	\$5,000
Drainage	\$2,000
Furniture and equipment	\$2,000*
Plant and machinery	\$2,000*
Recreation	\$2,000
Environmental	\$2,000

Revaluation of property, plant and infrastructure

Council has adopted the following valuation bases for its non-current assets:

Land	fair value
Buildings	fair value
Roads and streets	fair value
Footpaths	fair value
Car parks	fair value
Bridges	fair value
Drainage	fair value
Furniture and equipment	cost
Plant and machinery	cost
Recreation	fair value
Environmental	fair value

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and machinery and furniture and equipment, are measured at their fair value in accordance with AASB 116 Property, Plant & Equipment and AASB 13 Fair Value Measurement. At balance date, Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset class materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis to ensure valuations represent fair value. The valuation is performed either by experienced Council officers or independent experts.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation surplus for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Land under roads

Council recognised the value of land under roads it controls at fair value.

2019
\$

2018
\$

Note 26 Trade and other payables

Materials and contracts	1,658,223	1,701,163
Accrued expenses	295,747	425,766
Total trade and other payables	1,953,970	2,126,929

Note 27 Trust funds and deposits

Revenue in advance	14,555	4,466
Sundry deposits	260,606	275,402
Total trust funds and deposits	275,161	279,868

Accounting policy
Tender deposits

Amounts received as tender deposits and retention amounts controlled by Council are recognised as Trust funds until they are returned or forfeited.


Note 28 Provisions

	Employee benefits	Aged Person Home Units	Resource Recovery Centre Restoration	Total
	\$	\$	\$	\$
2019				
Balance at beginning of the financial year	3,093,152	1,913,377	708,353	5,714,882
Additional provisions	(323,618)	(110,767)	1,053,760	(434,385)
Balance at the end of the financial year	2,769,534	1,802,610	1,762,113	6,334,257
2018				
Balance at beginning of the financial year	3,137,269	1,786,520	905,163	5,828,952
Additional provisions	(44,117)	126,857	(196,811)	(114,069)
Balance at the end of the financial year	3,093,152	1,913,377	708,353	5,714,883

	2019 \$	2018 \$
(a) Employee benefits		
<i>Current provisions</i>		
Annual leave	745,175	720,449
Long service leave	1,216,725	1,366,086
Employee benefits (on-costs)	451,261	482,158
	2,413,161	2,568,693
<i>Non-current</i>		
Long service leave	299,353	440,352
Employee benefits (on-costs)	57,020	84,107
	356,373	524,459
Aggregate carrying amount of employee benefits:		
Current	2,413,161	2,568,693
Non-current	356,373	524,459
Total employee benefits	2,769,534	3,093,152

(i) Current

- All annual leave and the long service leave entitlements representing 10 or more years of continuous service
- Short-term employee benefits, that fall due within 12 months after the end of the period measured at nominal value
- Other long-term employee benefits that do not fall due within 12 months after the end of the period measured at present value
- On-costs associated with employee benefits, that fall due within 12 months after the end of the period measured at present value.

745,175	720,449
1,216,725	1,366,086
451,261	482,158
2,413,161	2,568,693

(ii) Non-current

- Long service leave representing less than 10 years of continuous service measured at present value

356,373	524,459
----------------	----------------

(iii) Employee Numbers

154	153
-----	-----

Accounting policy
Employee benefits
i) Short term obligations

Liabilities for wages and salaries, including non-monetary benefits and annual leave are expected to be wholly settled within 12 months after the end of the period in which the employees render the related service. Liabilities for wages and salaries are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

ii) Other long term employee benefit obligations

The liability for long service leave and annual leave which is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service, is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, the experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

The obligations are presented as current liabilities in the Statement of Financial Position if the entity does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur.

iii) Sick leave

No accrual is made for sick leave as Council experience indicates that, on average, sick leave taken in each reporting period is less than the entitlement accruing in that period, and this experience is expected to recur in future reporting periods. Council does not make payment for untaken sick leave.


Note 28 Provisions (cont.)

	2019 \$	2018 \$
(b) Aged Person Home Units		
Current provisions		
Aged Person Home Units	1,802,610	1,913,377
Total aged person home units	1,802,610	1,913,377
<i>Movement in provision</i>		
Opening balance	1,913,377	1,786,520
Contributions received	297,000	457,000
Refunds paid	(206,467)	(193,357)
Amortisation revenue recognised	(201,300)	(136,786)
Closing balance	1,802,610	1,913,377

Accounting policy

The liability for Aged Persons Units is comprised of contributions received from tenants upon entry to units owned by the Council. The contributions are amortised over a twenty year term on a straight line basis. The balance represents the unamortised portion of contributions received that Council would have to reimburse residents should the all units be vacated at 30 June 2019.

(c) Landfill restoration

Rehabilitation of Resource Recovery Centre	1,762,113	708,353
Total rehabilitation provisions	1,762,113	708,353
<i>Movement in provision</i>		
Opening balance	708,353	905,163
Unwinding of discount	18,630	14,709
Change in discount rate	-	(211,520)
Revaluation	1,035,130	
Closing balance	1,762,113	708,353
Current provisions	4,215,771	4,482,070
Non-current Provisions	2,118,486	1,232,812
Total provisions	6,334,257	5,714,882

Accounting policy

The Council is obligated to restore the Resource Recovery Centre landfill site at Lobster Creek Road to a particular standard. Infrastructure Services projections indicate that the Resource Recovery Centre at Lobster Creek Road will cease operations in 2030 and restoration work is expected to commence shortly thereafter. The forecast life of the Resource Recovery Centre is based on current estimates of remaining capacity and the forecast rate of infill. The provision for landfill restoration has been calculated based on the present value of the expected costs of works undertaken. In calculating the present value a discount rate of 2.1% (2.3% 2017/2018) has been used. The expected cost of works has been estimated based on current understanding of work required to reinstate the site to a suitable standard and budgeted costs for that work. Accordingly, the estimation of the provision required is dependant on the accuracy of the forecast, timing of the work, work required and the related costs. The unwinding of discount is the cost of rate fluctuations and increases/decreases in inflation over the period of the calculation.

Note 29 Interest-bearing liabilities

Current loan liabilities	180,688	208,670
Non-current loan liabilities	10,009,709	10,191,305
Total interest bearing loans and borrowings	10,190,397	10,399,975

Accounting policy
Interest bearing liabilities

The borrowing capacity of Council is limited by the LGA 1993. Interest bearing liabilities are initially recognised at fair value, net of transaction costs incurred. Subsequent to initial recognition these liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Comprehensive Income over the period of the liability using the effective interest method.


Note 30 Reserves

	Balance at beginning of reporting year	Increment	(Decrement)	Balance at end of reporting year
(a) Asset revaluation reserve	\$	\$	\$	\$
2019				
Property				
Land	23,600,740	1,769,850	-	25,370,590
Buildings	38,040,511	-	-	38,040,511
	61,641,251	1,769,850	-	63,411,101
Infrastructure, Plant and Equipment				
Roads and Streets, Car parks and Footpaths	174,726,430	-	-	174,726,430
Bridges	8,332,990	538,830	-	8,871,820
Furniture and Equipment	96,760	-	-	96,760
Drainage	16,361,304	-	-	16,361,304
Plant and Machinery	78,406	-	-	78,406
Recreation	1,315,728	-	(459,483)	856,245
Environmental	808,209	1,088,647	(1,035,130)	861,726
Associate - Dulverton Waste Management Authority (note 19)	1,328,766	17,878	-	1,346,644
	203,048,593	1,645,355	(1,494,613)	203,199,334
Total asset revaluation reserve	264,689,844	3,415,204	(1,494,613)	266,610,435

Environment movement relates to the revaluation of the provision for landfill rehabilitation for the Resource Recovery Centre (note 28) and related asset (note 25).

2018				
Property				
Land	23,600,740	-	-	23,600,740
Buildings	38,040,511	-	-	38,040,511
	61,641,251	-	-	61,641,251
Infrastructure, Plant and Equipment				
Roads and Streets, Car parks and Footpaths	174,726,430	-	-	174,726,430
Bridges	8,427,931	-	(94,941)	8,332,990
Furniture and Equipment	96,760	-	-	96,760
Drainage	16,361,304	-	-	16,361,304
Plant and Machinery	78,406	-	-	78,406
Recreation	1,315,728	-	-	1,315,728
Environmental	808,209	-	-	808,209
Associate - Dulverton Waste Management Authority (note 19)	1,099,109	229,657	-	1,328,766
	202,913,877	-	134,716	203,048,593
Total asset revaluation reserve	264,555,128	-	134,716	264,689,844

The asset revaluation reserve was established to capture the movements in asset valuations upon the periodic revaluation of Council's assets.

	Balance at beginning of reporting year	Increment	(decrement)	Balance at end of reporting year
(b) Fair value reserve	\$	\$	\$	\$
2019				
Equity investments				
Investment in water corporation	9,455,442	11,067,638	-	20,523,080
Total fair value reserve	9,455,442	11,067,638	-	20,523,080
2018				
Available-for-sale assets				
Investment in water corporation	8,482,377	973,065	-	9,455,442
Total fair value reserve	8,482,377	973,065	-	9,455,442

The fair value reserve was established to capture the fair value movements in Council's investment in Tasmanian Water and Sewerage Corporation Pty Ltd.


Note 30 Reserves (cont)

	Balance at beginning of reporting year	Transfer from accumulated surplus	Transfer to accumulated surplus	Balance at end of reporting year
(c) Other reserves	\$	\$	\$	\$
2019				
Asset replacement reserve	1,795,305	1,938,937	(2,191,146)	1,543,096
Fire service reserve	23,611	4,292	(171)	27,732
Garbage collection reserve	43,939	12,668	-	56,607
Special projects reserve	1,370,437	1,439,415	(318,732)	2,491,120
Total Other reserves	3,233,292	3,395,312	(2,510,049)	4,118,555
2018				
Asset replacement reserve	1,795,305	-	-	1,795,305
Fire service reserve	23,611	-	-	23,611
Garbage collection reserve	43,939	-	-	43,939
Special projects reserve	1,302,672	-	67,765	1,370,437
Total Other reserves	3,165,527	-	67,765	3,233,292

These reserves include funds reserved for the replacement of Roads and Streets, Plant and Machinery and Furniture and Equipment. The Council also transfers to or from other reserves any funds over recovered or under recorded from the activities of Garbage Collection, Fire Services, Aged Persons Home Units and Special Projects.

	2019 \$	2018 \$
Total Reserves	291,252,070	277,378,578

Note 31 Reconciliation of cash flows from operating activities to surplus (deficit)

Result from continuing operations	1,172,175	18,106,089
<i>Cash flows from financing activities</i>		
Less Capital Grants	(1,095,642)	(4,093,850)
	76,533	14,012,239
<i>Non-cash Items</i>		
<i>Contributions - non-monetary assets</i>		
Depreciation/amortisation	6,897,917	6,557,991
(Profit)/loss on disposal of property, plant and equipment, infrastructure	1,262,391	(58,228)
Non Cash Contributions received from State Government	(727,000)	(11,853,116)
Non Cash asset transfer Contributions	417,319	417,319
Share of Profit in associate	(1,394,481)	(98,054)
	6,456,146	(5,034,088)
<i>Change in assets and liabilities:</i>		
Decrease/(increase) receivables	560,873	205,001
Decrease/(increase) in other assets	(111,355)	1,159,865
Increase/(decrease) in payables	(189,009)	(1,059,570)
Increase/(decrease) in provisions	(213,968)	(114,071)
Increase/(decrease) in other liabilities	232,596	12,622
	279,137	203,847
Net cash provided by/(used in) operating activities	6,811,816	9,181,998

Note 32 Reconciliation of cash and cash equivalents

Cash and cash equivalents (see note 21)	11,409,067	11,908,937
Total reconciliation of cash and cash equivalents	11,409,067	11,908,937



Note 33 Superannuation

Council makes superannuation contributions for a number of its employees to the Quadrant Defined Benefits Fund (the Fund), a sub-fund of the Tasplan Superannuation Fund (Tasplan). The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 34 of AASB 119 Employee Benefits, Council does not use defined benefit accounting for these contributions.

Assets accumulate in the fund to meet member benefits as they accrue, and if assets within the fund are insufficient to satisfy benefits payable, the Council is required to meet its share of the deficiency.

Rice Warner Pty Ltd undertook the last actuarial review of the Fund at 30 June 2017. The review disclosed that at that time the net market value of assets available for funding member benefits was \$58,940,000, the value of vested benefits was \$51,170,000, the surplus over vested benefits was \$7,770,000, the value of total accrued benefits was \$50,606,000, and the number of members was 134. These amounts relate to all members of the fund at the date of valuation and no asset or liability is recorded in the Tasplan Super's financial statements for Council employees.

The financial assumptions used to calculate the Accrued Benefits for the Fund were:

- Net Investment Return 7.0% p.a. '
- Salary Inflation 4.0% p.a. '
- Price Inflation n/a'

The actuarial review concluded that the value of assets of the Fund was adequate to meet the liabilities of the Fund in respect of vested benefits as at 30 June 2017. The value of assets of the Fund was adequate to meet the value of the liabilities of the Fund in respect of accrued benefits as at 30 June 2017. Based on the assumptions used, and assuming the Employer contributes at the levels described below, the value of the assets is expected to continue to be adequate to meet the value of the liabilities of the Fund in respect of vested benefits at all times during the period up to 30 June 2017.

The Actuary recommended that in future the Council contribute 9.5% of salaries in 2017/18 and 0% from 1 July 2018 to 30 June 2021.

The Actuary will continue to undertake a brief review of the financial position of the Fund at the end of each financial year to confirm that the contribution rates remain appropriate. The next full triennial actuarial review of the Fund will have an effective date of 30 June 2020 and is expected to be completed late in 2020.

Council also contributes to other accumulation schemes on behalf of a number of employees; however the Council has no ongoing responsibility to make good any deficiencies that may occur in those schemes.

During the year Council made the required superannuation contributions for all eligible employees to an appropriate complying superannuation fund as required by the Superannuation Guarantee (Administration) Act 1992.

As required in terms of paragraph 148 of AASB 119 Employee Benefits, Council discloses the following details:

- The 2017 actuarial review used the "aggregate" funding method. This is a standard actuarial funding method. The results from this method were tested by projecting future fund assets and liabilities for a range of future assumed investment returns. The funding method used is consistent with the method used at the previous actuarial review in 2014. Under the aggregate funding method of financing the benefits, the stability of the Councils' contributions over time depends on how closely the Fund's actual experience matches the expected experience. If the actual experience differs from that expected, the Councils' contribution rate may need to be adjusted accordingly to ensure the Fund remains on course towards financing members' benefits.

- In terms of Rule 27.4 of the Tasplan Trust Deed (Trust Deed), there is a risk that employers within the Fund may incur an additional liability when an Employer ceases to participate in the Fund at a time when the assets of the Fund are less than members' vested benefits. Each member of the Fund who is an employee of the Employer who is ceasing to Participate is required to be provided with a benefit at least equal to their vested benefit in terms of Rule 27.4 (b) (A). However, there is no provision in the Trust Deed requiring an employer to make contributions other than its regular contributions up to the date of cessation of contributions. This issue can be resolved by the Trustee seeking an Actuarial Certificate in terms of Rule 26.5 identifying a deficit and the Trustee determining in terms of Rule 26.3(c) that the particular employer should make the payment required to make good any shortfall before the cessation of participation is approved.

- The application of Fund assets on Tasplan being wound-up is set out in Rule 41.4. This Rule provides that expenses and taxation liabilities should have first call on the available assets. Additional assets will initially be applied for the benefit of the then remaining members and/or their Dependents in such manner as the Trustee considers equitable and appropriate in accordance with the Applicable Requirements (broadly, superannuation and taxation legislative requirements and other requirements as determined by the regulators). The Trust Deed does not contemplate the Fund withdrawing from Tasplan. However it is likely that Rule 27.4 would be applied in this case (as detailed above).

- The Fund is a defined benefit Fund.

- The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. Thus the Fund is not able to prepare standard AASB 119 defined benefit reporting.

- During the reporting period the amount of contributions paid to defined benefits schemes was \$19,158 (2017-18, \$78,925) and the amount paid to accumulation schemes was \$1,016,836.76, (2017-18, \$959,737).

- During the next reporting period the expected amount of contributions to be paid to defined benefits schemes is \$0 and the amount to be paid to accumulation schemes is \$1,047,342

- As reported at the beginning of this note, Assets exceeded accrued benefits as at the date of the last actuarial review, 30 June 2017. Moderate investment returns, since that date, make it quite probable that this is still the position. The financial position of the Fund will be fully investigated at the actuarial review as at 30 June 2020.

- An analysis of the assets and vested benefits of sub-funds participating in the Scheme, prepared by Rice Warner Pty Ltd as at 30 June 2018, showed that the Fund had assets of \$57.48 million and members' Vested Benefits were \$48.39 million. These amounts represented 0.7% and 0.6% respectively of the corresponding total amounts for Tasplan.

- As at 30 June 2018 the fund had 119 members and the total employer contributions and member contributions for the year ending 30 June 2018 were \$1,515,272 and \$266,000 respectively.

Council adopted reduced disclosure in relation to the Fund based on an assessment that the impact of non-disclosure is insignificant to users of the accounts. The assessment was based on the number of Council employees (8) that are members of the Fund and Council's contributions to the Fund (as noted above) in comparison to both the Fund's total members and contributions and Council's total employee numbers and superannuation contributions. In addition, the Fund is currently in surplus. If the Fund's position changes, the need for increased disclosure will be considered.

	2019 \$	2018 \$
Fund		
Defined benefits fund		
Employer contributions to (TasPlan)	19,158	78,925
	19,158	78,925
Accumulation funds		
Employer contributions to Accumulation funds *	1,016,837	959,737
	1,035,994	1,038,662

* Accumulated funds are not disclosed in detail due to the private nature of individual self managed superannuation schemes.

i) Defined benefit plans

A liability or asset in respect of defined benefit superannuation plans would ordinarily be recognised in the Statement of Financial Position, and measured as the present value of the defined benefit obligation at the reporting date plus unrecognised actuarial gains (less unrecognised actuarial losses) and less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost. The present value of the defined benefit obligation is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, the experience of employee departures and periods of service. However, when this information is not reliably available, Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable.

Council makes superannuation contributions for a number of its employees to the TasPlan Defined Benefits Fund, which is a sub-fund of the Quadrant Superannuation Scheme. The TasPlan Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 32(b) of AASB 119 Employee Benefits, Council does not use defined benefit accounting for these contributions.

ii) Defined contribution plans

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Note 34 Commitments

Capital Expenditure Commitments

Less than 12 months	651,230	2,160,685
Total Capital expenditure commitments	651,230	2,160,685

Contractual commitments

Less than 12 months	855,035	2,869,736
Between 12 months and 2 years	-	236,147
Total contractual commitments	855,035	3,105,883

Note 35 Operating leases

(a) Operating lease commitments

At the reporting date, Council had the following obligations under non-cancellable operating leases for the lease of equipment for use within Council's activities (these obligations are not recognised as liabilities):

Not later than one year	46,679	47,376
Later than one year and not later than five years	144,343	11,844
Later than five years	-	-
	191,022	59,220

Accounting policy

Operating leases as lessee

Leases in which a significant portion of the risks and rewards of ownership are not transferred to Council as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

Council leases several parcels of Crown land under lease agreements with the State Government. These leases, in general, do not reflect commercial arrangements, are long-term and have minimal lease payments.

Operating leases as lessor

Council owns a range of facilities that are available for lease by not-for-profit sport, recreational and community organisations. Leases to not-for-profit organisations, in general, do not reflect commercial arrangements and have minimal lease payments. Land and buildings which are leased under these arrangements are recognised within Property, Plant and Equipment in the Statement of Financial Position and associated rental income is recognised in accordance with Council's revenue recognition policy.

Furthermore, the Council leases some of its land and buildings on commercial terms which may include incentives for the lessee to enter in the agreement, for example rent-free period or discounted rent. The Council does not account for the cost of incentives because the amounts are unlikely to be material and/or cannot be reliably measured. Rental income is recognised in accordance with the Council's Revenue Recognition Policy.

Where leasing of a property is incidental to Council's use of it, the associated land and buildings are recognised within Property, Plant and Equipment in the Statement of Financial Position and valued in accordance with Council's Valuation Policy.

Note 36 Contingent liabilities and contingent assets

Council is not aware of any contingent assets or liabilities at 30 June 2019.

Note 37 Financial Instruments

(a) Accounting Policy, terms and conditions

Recognised financial instruments	Note	Accounting Policy	Terms and Conditions
Financial assets			
Cash and cash equivalents	21	<p>Cash on hand and at bank and money market call accounts are valued at face value.</p> <p>Interest is recognised as it accrues.</p> <p>Investments are held to maximise interest returns of surplus cash.</p>	<p>The interest rate on on call deposits at balance date ranged between 0.5% and 1% (0.25% and 1.1% in 2017-18).</p> <p>Funds returned fixed interest rate of between 1.75% and 3.6% (1.92% and 3.1% in 2017-18) net of fees.</p>
Trade and other receivables			
Other debtors	22	<p>An impairment loss is not recognised on rates receivable.</p> <p>Receivables are carried at amortised cost using the effective interest method. A provision for impairment is recognised when there is objective evidence that an impairment loss has occurred.</p> <p>Collectability of overdue accounts is assessed on an ongoing basis.</p>	<p>Unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.</p> <p>General debtors are unsecured and arrears do not attract interest.</p>
Equity investments			
Investment in Water Corporation	20	<p>The investment in TasWater is valued at its fair value at balance date. Fair value was determined by using Council's ownership interest against the water corporation's net asset value at balance date.</p>	<p>Investment in TasWater provided return of 1.86 % excluding unrealised gains/losses</p>
Financial Liabilities			
Trade and other payables	26	<p>Liabilities are recognised for amounts to be paid in the future for goods and services provided to Council as at balance date whether or not invoices have been received.</p>	<p>General Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt.</p>
Interest-bearing loans and borrowings	29	<p>Loans are carried at their principal amounts, which represent the present value of future cash flows associated with servicing the debt. Interest is accrued over the period it becomes due and recognised as part of payables.</p>	<p>Borrowings are secured by way of mortgages over the general rates of the Council.</p> <p>The weighted average interest rate on borrowings is 3.62 % in 2018-19 (3.65% in 2017-18).</p>



Note 37 Financial Instruments (cont.)

(b) Interest Rate Risk

The exposure to interest rate risk and the effective interest rates of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

2019	Fixed interest maturing in:					Total
	Floating interest rate	1 year or less	Over 1 to 5 years	More than 5 years	Non-interest bearing	
Financial assets						
Cash and cash equivalents	11,409,067	-	-	-	-	11,409,067
Trade and other receivables	-	-	-	-	627,057	627,057
Accrued Revenue	-	-	-	-	281,823	281,823
Investment in water corporation	-	-	-	-	87,013,228	87,013,228
Total financial assets	11,409,067	-	-	-	87,922,107	99,331,174
Financial liabilities						
Trade and other payables	-	-	-	-	1,953,970	1,953,970
Trust funds and deposits	-	-	-	-	275,161	275,161
Interest-bearing loans and borrowings	-	180,688	8,229,624	1,780,085	-	10,190,397
Total financial liabilities	-	180,688	8,229,624	1,780,085	2,229,131	12,419,528
Net financial assets (liabilities)	11,409,067	(180,688)	(8,229,624)	(1,780,085)	85,692,977	86,911,647

2018	Fixed interest maturing in:					Total
	Floating interest rate	1 year or less	Over 1 to 5 years	More than 5 years	Non-interest bearing	
Financial assets						
Cash and cash equivalents	11,908,937	-	-	-	-	11,908,937
Trade and other receivables	-	-	-	-	1,187,929	1,187,929
Accrued Revenue	-	-	-	-	307,956	307,956
Investment in water corporation	-	-	-	-	75,945,590	75,945,590
Total financial assets	11,908,937	-	-	-	77,441,475	89,350,412
Financial liabilities						
Trade and other payables	-	-	-	-	2,126,929	2,126,929
Trust funds and deposits	-	-	-	-	279,868	279,868
Interest-bearing loans and borrowings	-	208,670	8,487,690	1,703,615	-	10,399,975
Total financial liabilities	-	208,670	8,487,690	1,703,615	2,406,797	12,806,772
Net financial assets (liabilities)	11,908,937	(208,670)	(8,487,690)	(1,703,615)	75,034,678	76,543,640

Note 37 Financial Instruments (cont.)

(c) Fair Value

The aggregate net fair values of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

Financial Instruments	Total carrying amount as per Balance Sheet		Aggregate net fair value	
	2019 \$	2018 \$	2019 \$	2018 \$
<i>Financial assets</i>				
Cash at bank and on hand	1,015,913	2,204,467	1,015,913	2,204,467
Cash management account	4,797,851	6,338,676	4,797,851	6,338,676
Investments in income fund	5,595,302	3,365,794	5,595,302	3,365,794
Trade and other receivables	627,057	1,187,929	627,057	1,187,929
Accrued revenue	281,823	307,956	281,823	307,956
Investment in water corporation	87,013,228	75,945,590	87,013,228	75,945,590
Total financial assets	99,331,174	89,350,412	99,331,174	89,350,412
<i>Financial liabilities</i>				
Payables	1,953,970	2,126,929	1,953,970	2,126,929
Interest-bearing loans and borrowings	10,190,397	10,399,975	10,190,397	10,399,975
Other liabilities	275,161	279,868	275,161	279,868
Total financial liabilities	12,419,528	12,806,772	12,419,528	12,806,772

(d) Credit Risk

The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of those assets as indicated in the Statement of Financial Position.

(e) Risks and mitigation

The risks associated with our main financial instruments and our policies for minimising these risks are detailed below.

Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk. Components of market risk to which we are exposed are discussed below.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that we use. Non derivative interest bearing assets are predominantly short term liquid assets. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk.

We manage the interest rate exposure on our debt portfolio by appropriate budgeting strategies and obtaining approval for borrowings from the Department of Treasury and Finance each year.

Investment of surplus funds is made with approved financial institutions under the LGA 1993. We manage interest rate risk by adopting an investment policy that ensures:

- conformity with State and Federal regulations and standards,
- capital protection,

Note 37 Financial Instruments (cont.)***Credit risk***

Credit risk arises from Council's financial assets, which comprise cash and cash equivalents, and trade and other receivables. Council's exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments. Exposure at balance date is addressed in each applicable policy note. Council generally trades with recognised, creditworthy third parties, and as such collateral is generally not requested, nor is it Council's policy to securitise its trade and other receivables.

It is Council's policy that some customers who wish to trade on credit terms are subject to credit verification procedures including an assessment of their credit rating, financial position, past experience and industry reputation.

In addition, receivable balance are monitored on an ongoing basis with the result that Council's exposure to bad debts is not significant.

Council may also be subject to credit risk for transactions which are not included in the Statement of Financial Position, such as when Council provides a guarantee for another party. Details of our contingent liabilities are disclosed in note 36.

Credit quality of contractual financial assets that are neither past due nor impaired

	Financial Institutions	Government agencies	Other	Total
2019				
Cash and cash equivalents	11,409,067	-	-	11,409,067
Trade and other receivables	-	241,234	385,823	627,057
Investments and other financial assets	-	-	281,823	281,823
Total contractual financial assets	11,409,067	241,234	667,646	12,317,947
2018				
Cash and cash equivalents	11,908,837	-	-	11,908,837
Trade and other receivables	-	-	1,187,929	1,187,929
Investments and other financial assets	-	-	307,956	307,956
Total contractual financial assets	11,908,837	-	1,495,885	13,404,722

Ageing of Trade and Other Receivables

At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's Trade and Other Receivables was:

	2019 \$	2018 \$
Current (not yet due)	78,802	54,504
Past due by up to 30 days	7,006	41,685
Past due between 31 and 60 days	6,739	452,960
Past due between 61 and 90 days	1,275	28,560
Past due by more than 90 days	91,742	157,575
Rates receivable	198,359	226,845
Net GST and loans	243,134	225,800
Total Trade & Other Receivables	627,057	1,187,929

Ageing of individually impaired Trade and Other Receivables

At balance date, other debtors representing financial assets with a nominal value of \$0.00 (2017-18: \$0.00) were impaired. The amount of the provision raised against these debtors was \$0.00 (2017-18: \$0.00). The individually impaired debtors relate to general and sundry debtor and have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- we will not have sufficient funds to settle a transaction on the date;
- we will be forced to sell financial assets at a value which is less than what they are worth; or
- we may be unable to settle or recover a financial assets at all.

Note 37 Financial Instruments (cont.)

To help reduce these risks we:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The table below lists the contractual maturities for Financial Liabilities.

These amounts represent the discounted cash flow payments (ie principal only).

2019	less than 1 year	1-5 Years	More than 5 years	Contracted Cash Flow	Carrying Amount
	\$	\$	\$	\$	\$
Trade and other payables	1,953,970	-	-	1,953,970	1,953,970
Trust funds and deposits	275,161	-	-	275,161	275,161
Interest-bearing loans and borrowings	180,688	8,148,937	1,780,085	10,109,710	10,109,710
Total financial liabilities	2,409,819	8,148,937	1,780,085	12,338,841	12,338,841

2018	less than 1 year	1-5 Years	More than 5 years	Contracted Cash Flow	Carrying Amount
	\$	\$	\$	\$	\$
Trade and other payables	2,126,929	-	-	2,126,929	2,126,929
Trust funds and deposits	279,868	-	-	279,868	279,868
Interest-bearing loans and borrowings	208,670	8,487,690	1,703,615	10,399,975	10,399,975
Total financial liabilities	2,615,467	8,487,690	1,703,615	12,806,772	12,806,772

(f) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the Council believes the following movements are 'reasonably possible' over the next 12 months (Base rates are sourced from Reserve Bank of Australia):

- A parallel shift of + 1% and -2% in market interest rates (AUD) from year-end rates of 4.4%.

The table below discloses the impact on net operating result and equity for each category of financial instruments held by Council at year-end, if the above movements were to occur.


Note 37 Financial Instruments (cont.)

		Interest rate risk			
		+1 % 100 basis points		-0.5 % -50 basis points	
		Profit	Equity	Profit	Equity
2019		\$	\$	\$	\$
Financial assets:					
Cash and cash equivalents	11,409,067	114,091	114,091	(57,045)	(57,045)
Financial liabilities:					
Interest-bearing loans and borrowings	10,109,710	(101,097)	(101,097)	50,549	50,549

		Interest rate risk			
		+1 % 100 basis points		-0.5 % -50 basis points	
		Profit	Equity	Profit	Equity
2018		\$	\$	\$	\$
Financial assets:					
Cash and cash equivalents	11,908,937	119,089	119,089	(59,545)	(59,545)
Financial liabilities:					
Interest-bearing loans and borrowings	10,399,975	(106,004)	(106,004)	53,002	53,002

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2019



Note 38 Events occurring after balance date

(a) There were no events occurring after balance date that will affect these accounts.

Note 39 Related party transactions

(i) Responsible Persons

Names of persons holding the position of a Responsible Person at the Council at any time during the year are:

Jan Bonde - Mayor
 John Bloomfield
 Garry Carpenter - Deputy Mayor from November 2018
 Amanda Diprose
 Kathleen Downie - Deputy Mayor to October 2018
 Gerry Howard
 Rowen Tongs
 Tony van Rooyen
 Philip Viney
 John Beswick
 Cheryl Fuller
 Casey Hiscutt
 Annette Overton

General Manager Sandra Ayton

(ii) Remuneration and Emolument of Councillors

						2019	2018
2019	Allowances \$	Vehicles ² \$	Super-annuation ¹ \$	Total Compensation AASB 124 \$	Expenses \$	Total allowances and expenses section 72 \$	
Mayor	76,413	-	-	76,413	-	76,413	
Deputy Mayor	39,404	-	-	39,404	-	39,404	
Councillors	152,566	-	-	152,566	44,547	196,241	
Total	268,383	-	-	268,383	44,547	312,058	

2018	Allowances \$	Vehicles ² \$	Super-annuation ¹ \$	Total Compensation AASB 124 \$	Expenses \$	Total allowances and expenses section 72 \$	
Mayor	75,610	-	-	75,610	-	75,610	
Deputy Mayor	38,487	-	-	38,487	-	38,487	
Councillors	149,413	-	-	149,413	39,535	188,948	
Total	263,510	-	-	263,510	39,535	303,045	

¹ Superannuation is not provided for or paid on Councillor allowances.

² Includes total cost of providing and maintaining vehicles provided for private use, including registration, insurance, fuel and other consumables, maintenance cost and parking (including notional value of parking provided at premises that are owned or leased and fringe benefits tax). The vehicle provided to the Mayor is for Council business only.

³ Councillor expense items detailed in the table above, relate to all Councillors, including the Mayor and Deputy Mayor. These costs are not allocated to individual positions and relate to expenses such as Councillor laptops, phones and phone allowances and conferences, accommodation and LGAT registrations. Section 72(1)(b) of the Local Government Act 1993 requires the disclosure of expenses paid to Councillors.

(iii) Key Management Personnel Remuneration

2019	Number of employees Note (a)	Short term employee benefits				Post employment benefits			Total \$
		Salary ¹ \$	Short-term Incentive Payments ² \$	Vehicles ³ \$	Other Allowances and Benefits ⁴ \$	Super- annuation ⁵ \$	Termination Benefits ⁶ \$	Other Long- term Benefits ⁷ \$	
\$140 000 - \$160 000	1	143,007	-	12,337	-	17,876	-	(14,162)	159,058
\$160 001 - \$180 000	1	142,915	-	15,360	479	18,343	-	2,439	179,536
\$180 001 - \$200 000	1	150,227	-	15,086	-	14,271	-	5,446	185,030
\$200 001 - \$220 000	-	-	-	-	-	-	-	-	-
\$240 001 - \$260 000	-	-	-	-	-	-	-	-	-
\$260 001 - \$280 000	-	-	-	-	-	-	-	-	-
\$280 001 - \$300 000	1*	233,680	-	17,960	-	755	-	36,147	288,542
Total		669,829	-	60,743	479	51,245		29,870	812,166

* Total package inclusive of salary and superannuation 2018-19 \$234,435 (2017-18 \$226,174).

Note 39 Related party transactions (cont.)

2018	Number of employees	Short term employee benefits				Post employment benefits			Total
		Salary ¹	Short-term Incentive Payments ²	Vehicles ³	Other Allowances and Benefits ⁴	Super-annuation ⁵	Termination Benefits ⁶	Other Long-term Benefits ⁷	
		\$	\$	\$	\$	\$	\$	\$	\$
\$160 001 - \$180 000	3	427,586	-	30,497	387	46,054		7,521	512,045
\$180 001 - \$240 000	1	206,552	-	11,824	-	19,622		(21,403)	216,595
Total		634,138	-	42,321	387	65,676		(13,882)	728,640

¹ Gross Salary includes all forms of consideration paid and payable for services rendered, compensated absences during the period and salary sacrifice amounts.

² Short term incentive payments are non-recurrent payments which depend on achieving specified performance goals within specified timeframes.

³ Includes total cost of providing and maintaining vehicles provided for private use, including registration, insurance, fuel and other consumables, maintenance cost and parking (including notional value of parking provided at premises that are owned or leased and fringe benefits tax).

⁴ Other benefits includes all other forms of employment allowances (excludes reimbursements such as travel, accommodation or meals), payments in lieu of leave, and any other compensation paid and payable.

⁵ Superannuation means the contribution to the superannuation fund of the individual. Superannuation benefits for members of a defined benefit scheme were calculated using a notional cost base as advised by the individual fund.

⁶ Termination benefits include all forms of benefit paid or accrued as a consequence of termination.

⁷ Other non-monetary benefits include annual and long service leave movements and non-monetary benefits.

(iv) Remuneration Principles
Councillors

Councillors Emoluments have been made in accordance with Council's decision regarding payment of Councillors Allowances and the reimbursement of any expenses to the Councillors.

Senior Employees

The Council has designated the General Manager and the Directors as being senior employees. The employment terms and conditions of senior employees are contained in either individual employment contracts or detailed letters of appointment and prescribe total remuneration, superannuation, annual and long service leave, vehicle and salary sacrifice provisions. In addition to their salaries, the Council contributes to post-employment superannuation plans on their behalf.

The performance of each senior employee, including the General Manager, is reviewed annually which includes a review of their remuneration package.

(v) In accordance with s84(2)(b) of the LGA 1993, no interests have been notified to the General Manager in respect of any body or organisation with which the Council has major financial dealings.

(vi) Transactions with related parties - 2019

During the period Council entered into the following transactions with related parties.

Nature of the transaction	Amount of the transactions during the year	Outstanding balances, including commitments at year end	Terms and conditions	Provisions for doubtful debts related outstanding balances
Towing services ¹	\$9,963	-	30-day terms on invoices	
Supply of metal fabrication services and materials ²	\$5,932	-	30-day terms on invoices	

¹ Council utilised the services of Tongsy Hire during the 2018-19 financial year. It is a company which is controlled by a member of Council's KMP as a Councillor.

² Council purchased metal fabrication services and materials from Tongs Sheetmetal during the 2018-19 financial year. It is a company which is owned by a member of Council's KMP as a Councillor. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms.

Note 39 Related party transactions (cont.)
Transactions with related parties - 2018

During the period Council entered into the following transactions with related parties.

<i>Nature of the transaction</i>	<i>Amount of the transactions during the year</i>	<i>Outstanding balances, including commitments at year end</i>	<i>Terms and conditions</i>	<i>Provisions for doubtful debts related outstanding balances</i>
<i>Towing services¹</i>	\$7,547	-	<i>30-day terms on invoices</i>	
<i>Supply of metal fabrication services and materials²</i>	\$129,690	-	<i>30-day terms on invoices</i>	

1 Council utilised the services of Tongsy Hire during the 2017-18 financial year. It is a company which is controlled by a member of Council's KMP as a Councillor. The total value of transactions with this company was \$7,547.

2 Council purchased metal fabrication services and materials from Tongs Sheetmetal during the 2017-18 financial year. It is a company which is owned by a member of Council's KMP as a Councillor. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms.

(vii) Transactions with Associates - 2019

Council's interest in associates are detailed in Note 18.

The following transactions occurred with Dulverton Regional Waste Management Authority:

<i>Nature of the transaction</i>	<i>Amount of the transactions during the year</i>	<i>Outstanding balances, including commitments at year end</i>	<i>Terms and conditions</i>
<i>Waste disposal services</i>	\$1,113,522	\$82,493	<i>30-day terms on invoices</i>
<i>National Taxation Equivalent Regime (NTER)</i>	\$845,107	\$0	<i>As per Section 71 of the Government Business Enterprises Act 1995</i>
<i>Dividends</i>	\$1,409,106	\$0	<i>As determined by the Board of Dulverton Regional Waste Management Authority</i>

Transactions with Associates - 2018

Council's interest in associates are detailed in Note 18.

The following transactions occurred with Dulverton Regional Waste Management Authority:

<i>Nature of the transaction</i>	<i>Amount of the transactions during the year</i>	<i>Outstanding balances, including commitments at year end</i>	<i>Terms and conditions</i>
<i>Waste disposal services</i>	\$994,808	\$81,945	<i>30-day terms on invoices</i>
<i>National Taxation Equivalent Regime (NTER)</i>	\$417,394	Council recorded accrued revenue of \$104,313	<i>As per Section 71 of the Government Business Enterprises Act 1995</i>
<i>Dividends</i>	\$357,154	\$0	<i>As determined by the Board of Dulverton Regional Waste Management Authority</i>

(viii) Transactions with related parties that have not been disclosed

Most of the entities and people that are related parties of council live and operate within the municipality. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include:

- Payment of rates on a primary residence
- Dog registration

Council has not included these types of transaction in its disclosure, where they are made on the same terms and conditions available to the general public.

Note 40 Significant Business Activities

The operating capital and competitive neutrality costs of the Council's significant business activities.

	Child Care Services	
	2019	2018
	\$	\$
<i>Revenue</i>		
Child care fees	527,466	640,054
Contributions	1,058,339	757,391
Total Revenue	1,585,805	1,397,445
<i>Expenditure</i>		
Employee Costs	845,407	768,315
Materials and Contracts	255,205	247,995
<i>Indirect</i>		
Administration overhead	353,204	310,180
Total Expenses	1,453,816	1,326,490
<i>Capital Costs</i>		
Depreciation and amortisation	11,470	11,707
Opportunity cost of capital	94,498	86,102
Total Capital Costs	105,968	97,809
Competitive Neutrality Costs	36,156	17,774

Accounting policy

Significant business activities

Council is required to report the operating, capital and competitive neutrality costs in respect of each significant business activity undertaken by the Council. Council's disclosure is reconciled above. Council has determined that the provision of Child cares services, as defined above, is considered a significant business activity. Competitive neutrality costs include notional costs i.e. income tax equivalent, rates and loan guarantees. In preparing the information disclosed in relation to significant business activities, the following assumptions have been applied:

- The notional opportunity cost of capital was calculated by applying an interest rate of 6.5 % which the Council has determined as an appropriate interest rate adjusted for a risk margin.
- Taxation equivalents were calculated by an applicable taxation rate of 30 % applied to the activity's notional accounting profit before abnormal items.
- Notional Council rates and land tax have been calculated using actual rates and charges set by the Council and government for the current financial period.
- Loan guarantee fees were calculated on the average loan outstanding for each activity multiplied by the loan guarantee fee rate of 0.45% that is determined by the Department of Treasury and Finance.
- The impact of Fringe Benefit Tax credits, stamp duty and other taxes were deemed to be immaterial and have not been included.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2019



Note 41 Management indicators

	Benchmark	2019 \$'000	2018 \$'000	2017 \$'000	2016 \$'000
(a) Underlying surplus or deficit					
Recurrent income* less		28,378	27,401	26,417	25,480
Recurrent expenditure		28,296	26,414	24,989	24,671
Underlying surplus/deficit	>0	82	987	1,428	809

*Recurrent income excludes income received specifically for new or upgraded assets, physical resources received free of charge or other income of a capital nature.

		2019	2018	2017	2016
(b) Underlying surplus ratio					
Underlying surplus or deficit		82	987	1,428	809
Recurrent income		28,378	27,401	26,417	25,480
Underlying surplus ratio %	>0%	0.29%	3.60%	5.41%	3.18%

This ratio serves as an overall measure of financial operating effectiveness and is an expression of the quality of the underlying surplus.

The Council targets achieving an underlying surplus as a key financial strategy as set out in the long-term financial planning.

		2019	2018	2017	2016
(c) Net financial liabilities					
Liquid assets less		12,036	13,095	16,264	7,602
total liabilities		-18,754	-18,482	-19,843	-11,172
Net financial liabilities	0	-6,718	-5,387	-3,579	-3,570

This measure shows whether Council's total liabilities can be met by its liquid assets. An excess of total liabilities over liquid assets means that, if all liabilities fell due at once, additional revenue would need to fund the shortfall.

		2019	2018	2017	2016
(d) Net Financial liabilities ratio					
Net financial liabilities		-6,718	-5,387	-3,579	-3,570
Recurrent income*		28,378	27,401	26,417	25,480
Net financial liabilities ratio %	0% - (50%)	-23.7%	-19.7%	-13.5%	-14.0%

This ratio indicates the net financial obligations of Council compared to its recurrent income. This is a measure of the quality of the net financial liability position.

		2019 \$'000	2018 \$'000	2017 \$'000	2016 \$'000
(e) Asset consumption ratio					

An asset consumption ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

<i>Buildings</i>					
Depreciated replacement cost		71,390	66,245	66,553	67,696
Current replacement cost		110,272	105,980	105,196	105,344
Asset consumption ratio %	60%	64.7%	62.5%	63.3%	64.3%
<i>Roads and Streets</i>					
Depreciated replacement cost		232,780	233,141	223,856	215,058
Current replacement cost		286,404	286,226	268,621	258,377
Asset consumption ratio %	60%	81.3%	81.5%	83.3%	83.2%
<i>Footpaths</i>					
Depreciated replacement cost		24,733	23,254	23,297	23,267
Current replacement cost		38,711	37,026	36,502	35,582
Asset consumption ratio %	60%	63.9%	62.8%	63.8%	65.4%
<i>Bridges</i>					
Depreciated replacement cost		18,079	16,761	15,418	14,431
Current replacement cost		32,707	30,845	28,513	26,123
Asset consumption ratio %	60%	55.3%	54.3%	54.1%	55.2%
<i>Drainage</i>					
Depreciated replacement cost		26,758	26,027	26,236	25,732
Current replacement cost		43,077	41,957	41,803	40,461
Asset consumption ratio %	60%	62.1%	62.0%	62.8%	63.6%


Note 41 Management indicators (cont.)

		2019 \$'000	2018 \$'000	2017 \$'000	2016 \$'000
<i>Other Infrastructure assets</i>					
<u>Depreciated replacement cost</u>		19,594	26,309	13,389	12,681
Current replacement cost		31,388	36,440	23,069	21,273
Asset consumption ratio %	60%	62.4%	72.2%	58.0%	59.6%

This ratio indicates the level of service potential available in Council's existing asset base.

The Council has an overall asset consumption rate of 62.3% which is above the benchmark of 60%. Bridges is the only category that falls below this benchmark and it is only marginally below. This is due to an asset renewal and upgrade program in place for Bridges in the Long-term Financial Plan and this ratio should improve overtime above the benchmark.

(f) Asset renewal funding ratio

An asset renewal funding ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

<i>Buildings</i>					
<u>Projected capital funding outlays**</u>		6,328	6,122	6,530	5,907
Projected capital expenditure funding***		6,328	6,122	6,530	5,907
Asset renewal funding ratio %	100%	100%	100%	100%	100%
<i>Roads and Streets</i>					
<u>Projected capital funding outlays**</u>		21,868	26,140	27,717	23,711
Projected capital expenditure funding***		21,868	26,140	27,717	23,711
Asset renewal funding ratio %	100%	100%	100%	100%	100%
<i>Footpaths</i>					
<u>Projected capital funding outlays**</u>		2,500	2,390	2,400	2,450
Projected capital expenditure funding***		2,500	2,390	2,400	2,450
Asset renewal funding ratio %	100%	100%	100%	100%	100%
<i>Bridges</i>					
<u>Projected capital funding outlays**</u>		6,390	3,595	3,090	4,340
Projected capital expenditure funding***		6,390	3,595	3,090	4,340
Asset renewal funding ratio %	100%	100%	100%	100%	100%
<i>Drainage</i>					
<u>Projected capital funding outlays**</u>		2,223	2,606	2,346	2,323
Projected capital expenditure funding***		2,223	2,606	2,346	2,323
Asset renewal funding ratio %	100%	100%	100%	100%	100%
<i>Car parks</i>					
<u>Projected capital funding outlays**</u>		2,995	2,853	3,300	3,525
Projected capital expenditure funding***		2,995	2,853	3,300	3,525
Asset renewal funding ratio %	100%	100%	100%	100%	100%
<i>Recreation</i>					
<u>Projected capital funding outlays**</u>		5,146	6,665	6,332	5,233
Projected capital expenditure funding***		5,146	6,665	6,332	5,233
Asset renewal funding ratio %	100%	100%	100%	100%	100%
<i>Other infrastructure assets</i>					
<u>Projected capital funding outlays**</u>		610	1,275	1,925	790
Projected capital expenditure funding***		610	1,275	1,925	790
Asset renewal funding ratio %	100%	100%	100%	100%	100%

** Current value of projected capital funding outlays for an asset identified in Council's long-term financial plan.

*** Value of projected capital expenditure funding for an asset identified in Council's long-term strategic asset management plan.

This ratio measures Council's capacity to fund future asset replacement requirements.

For the 2016, 2017, 2018 and 2019 financial years the Council prepared Long term Financial Plans based on the information that the Infrastructure Services Department used to develop their 10 year forward works programs for renewals and upgrades of existing assets. Consequently the funding for renewals and upgrades in the Long-term Financial Plan and the projected outlays for renewals and upgrades in the asset management plans are identical.


Note 41 Management indicators (cont.)

(g) Asset sustainability ratio		2019	2018	2017	2016
		\$'000	\$'000	\$'000	\$'000
Capex on replacement/renewal of existing assets		5,641	8,790	7,767	6,078
Annual depreciation expense		6,898	6,558	6,165	6,107
Asset sustainability ratio %	100%	82%	134%	126%	100%

This ratio calculates the extent to which Council is maintaining operating capacity through renewal of their existing asset base.

2019	Capital renewal expenditure	Capital new/upgrade expenditure	Total capital expenditure
	\$	\$	\$
Asset Renewal program	5,641	2,818	8,459
Total	5,641	2,818	8,459

2018	Capital renewal expenditure	Capital new/upgrade expenditure	Total capital expenditure
	\$	\$	\$
Asset Renewal program	8,790	8,944	17,734
Total	8,790	8,944	17,734

Fair Value Measurements

Council measures and recognises the following assets at fair value on a recurring basis:

- Land
- Buildings
- Roads and streets including footpaths and car parks
- Bridges
- Drainage
- Other infrastructure assets
- Investment in Water Corporation

Council does not measure any liabilities at fair value on a recurring basis. Council also has assets measured at fair-value on a non-recurring basis as a result of being classified as Assets held for sale.

(a) Fair Value Hierarchy

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a level in the fair value hierarchy as follows:

Level 1	Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.
Level 2	Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3	Unobservable inputs for the asset or liability.

The table below shows the assigned level for each asset and liability held at fair value by the Council. The table presents the Council's assets and liabilities measured and recognised at fair value at 30 June 2019.

The fair values of the assets are determined using valuation techniques which maximise the use of observable data, where it is available, and minimise the use of entity specific estimates. If one or more of the significant inputs is not based on observable market data, the asset is included in level 3. This is the case for Council infrastructure assets, which are of a specialist nature for which there is no active market for similar or identical assets. These assets are valued using a combination of observable and unobservable inputs.

As at 30 June 2019					
	Note	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
Recurring fair value measurements					
Land	25	-	60,878,915	-	60,878,915
Buildings	25	-	71,390,395	-	71,390,395
Roads, including footpaths and carparks	25	-	-	260,417,451	260,417,451
Bridges	25	-	-	18,078,702	18,078,702
Drainage	25	-	-	26,757,756	26,757,756
Other Infrastructure	25	-	-	20,081,811	20,081,811
Investment in Water Corporation	20	-	-	87,013,228	87,013,228
		-	132,269,310	325,335,719	457,605,029
Non-recurring fair value measurements					
Assets held for sale	23	-	395,500	-	395,500
		-	395,500	-	395,500

As at 30 June 2018					
	Note	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
Recurring fair value measurements					
Land	25	-	59,221,254	-	59,221,254
Buildings	25	-	66,244,645	-	66,244,645
Roads, including footpaths and carparks	25	-	-	258,354,459	258,354,459
Bridges	25	-	-	16,761,076	16,761,076
Drainage	25	-	-	26,027,388	26,027,388
Other Infrastructure	25	-	-	24,349,757	24,349,757
Investment in Water Corporation	20	-	-	75,945,590	75,945,590
		-	125,465,899	401,438,270	526,904,169
Non-recurring fair value measurements					
Assets held for sale	22	-	198,500	-	198,500
		-	198,500	-	198,500

All assets valued at fair value in this note are being used for their highest and best use.

(b) Valuation techniques and significant inputs used to derive fair values

Land

Land fair values were determined by the Valuer-General's valuation at 30 June 2019. The Valuer-General also publishes adjustment factors on an annual basis which are used to revalue land held by the Council. At 30 June 2017 land was revalued using the Valuer-General adjustment factors. Level 2 valuation inputs were used to value land in freehold title as well as land used for special purposes, which is restricted in use under current planning provisions. Sales prices of comparable land sites in close proximity are adjusted for differences in key attributes such as property size. All freehold land owned by the Council reserved for public open space is valued by the Valuer-General as part of the periodic municipal revaluation process.

Land held for sale

Land classified as held for sale during the reporting period is measured at the lower of its carrying amount and fair value less cost to sell at the time of reclassification. The fair value of the land was determined using the approach described in the preceding paragraph.

Land under roads

Land under roads is based on Council valuations at 30 June 2019 using site values provided for by the Valuer-General and adjusted at 30 June 2019 using the adjustment factor provided by the Valuer-General. This adjustment is an observable input in the valuation.

Fair Value Measurements (cont.)

Buildings

Buildings were revalued at 30 June 2016 by David Johnston, Assoc Dip Val, FAPI, CPV of Opteon Property Group Pty Ltd. The revaluation included an assessment of the replacement cost of buildings. An assessment of the useful lives of the building assets is made by Council staff taking into account the condition of the asset and its ability to provide future services.

Infrastructure assets

All Council infrastructure assets were fair valued at 30 June 2017 using written down current replacement cost (CRC). This valuation comprises the asset's gross replacement cost less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Council first determined the gross cost of replacing the full service potential of the asset and then adjusted this amount to take account of the expired service potential of the asset.

CRC was measured by reference to the lowest cost at which the gross future economic benefits of the asset could currently be obtained in the normal course of business. The resulting valuation reflects the cost of replacing the existing economic benefits based on an efficient set of modern equivalent assets to achieve the required level of service output.

The unit rates (labour and materials) and quantities applied to determine the CRC of an asset or asset component were based on a "Greenfield" assumption meaning that the CRC was determined as the full cost of replacement with a new asset including components that may not need to be replaced, such as earthworks.

The level of accumulated depreciation for infrastructure assets was determined based on the age of the asset and the useful life adopted by Council for the asset type. Estimated useful lives and residual values are disclosed in Note 15.

The calculation of CRC involves a number of inputs that require judgement and are therefore classed as unobservable. While these judgements are made by qualified and experienced staff, different judgements could result in a different valuation.

The methods for calculating CRC are described under individual asset categories below.

The methods for calculating CRC are described under individual asset categories below.

Roads, including footpaths & cycleways

Council categorises its road infrastructure into urban and rural roads and then further sub-categorises these into sealed and unsealed roads. Urban roads and rural roads are managed in segments on a consistent basis within each category. All road segments are then componentised into formation, pavement, sub-pavement and seal (where applicable). Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment. Council also assumes a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials.

CRC is based on the road area multiplied by a unit price; the unit price being an estimate of labour and material inputs, services costs and overhead allocations. Council assumes that pavements are constructed to depths of 30cm for all roads. For internal construction estimates, material and services prices are based on existing supplier contract rates or supplier price lists and labour wage rates are based on Council's Enterprise Agreement (EA). Where construction is outsourced, CRC is based on the average of completed similar projects over the last few years.

Bridges

A full valuation of bridges assets was undertaken by TasSpan, effective 30 June 2019. Each bridge is assessed individually and componentised into sub-assets representing the deck and sub-structure. The valuation is based on the material type used for construction and the deck and sub-structure area.

Drainage

A full valuation of drainage infrastructure was undertaken by Council's Infrastructure Services Department, effective 30 June 2017. Similar to roads, drainage assets are managed in segments; pits and pipes being the major components.

Consistent with roads, Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment and that a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials.

CRC is based on the unit price for the component type. For pipes, the unit price is multiplied by the asset's length. The unit price for pipes is based on the construction material as well as the depth the pipe is laid.

Other Infrastructure

Other infrastructure is not deemed to be significant in terms of Council's Statement of Financial Position.

(c) Valuation processes

Council's current policy for the valuation of property, infrastructure, plant and equipment and investment in water corporation (recurring fair value measurements) is set out in notes 20 and 25. Respectively Non-recurring fair value measurements are made at the point of reclassification by a registered valuer.

(d) Assets and liabilities not measured at fair value but for which fair value is disclosed

Council has assets and liabilities which are not measured at fair value, but for which fair values are disclosed in other notes. (refer note 37)

Council borrowings are measured at amortised cost with interest recognised in profit or loss when incurred. The fair value of borrowings disclosed in note 37 is provided by Tascorp (level 2).

The carrying amounts of trade receivables and trade payables are assumed to approximate their fair values due to their short-term nature (Level 2).

**Note 43 Material Budget Variations**

Council's original budget was adopted by the Council on 25 June, 2018. The original projections on which the budget was based have been affected by a number of factors. These include State and Federal Government decisions including new grant programs, changing economic activity, the weather, and by decisions made by the Council. Variances are considered material where the variance exceeds the greater amount of 10% of the budget estimate. Material budget variations are explained below.

Revenues**1 Contributions**

This increase of \$894,451 on budget was mainly due to the contribution of non-cash assets as detailed in note 8. No budget is estimated for non-cash asset contributions.

2 Share of net profits/(losses) of associates

The increase of \$894,481 on budget relates to the share of net profits in Dulverton Waste Management Authority and is due to a conservative estimate being made within the budget.

3 Interest

The increase of \$169,101 on budget is due to a conservative estimate being made within the budget.

3 Investment Revenue

The increase of \$229,106 on budget is due to a conservative estimate being made within the budget.

5 Net gain/(loss) on disposal of assets

The decrease of \$2,173,391 on budget is due to two key factors; the demolishing of both building and roads assets relating to the Dial Road Sports Complex, and the deferment in the sale of land for the Dial Road Subdivision.

Expenses**1 Materials and services**

An increase of \$1,136,762 on budget relates to an increase in corporate administration and governance, Roads, footpaths and carparks and Other waste management costs. A further break down is available in Note 14.

2 Finance Costs

An increase on budget of \$241,257 is due to a mis-statement within the budget process.

3 Capital Contribution

This increase of \$100,000 on budget is due to the transfer of land for Pine Rd Penguin Reservoir to TasWater. Due to the nature of this type of asset no budget estimate is accounted for.



Note 44 Other significant accounting policies and new accounting standards

(a) Taxation

Council is exempt from all forms of taxation except Fringe Benefits Tax, Payroll Tax and the Goods and Services Tax.

Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the Statement of Cash Flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(b) Impairment of non-financial assets

At each reporting date, Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the Statement of Profit or Loss and Other Comprehensive Income, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation reserve in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset. For non-cash generating assets of Council such as roads, drains, public buildings and the like, value in use is represented by the deprival value of the asset approximated by its written down replacement cost.

(c) Allocation between current and non-current

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next twelve months, being Council's operational cycle, or if Council does not have an unconditional right to defer settlement of a liability for at least 12 months after the reporting date.

(d) Contingent assets, contingent liabilities and commitments

Contingent assets and contingent liabilities are not recognised in the Statement of Financial Position, but are disclosed by way of a note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

Commitments are not recognised in the Statement of Financial Position. Commitments are disclosed at their nominal value inclusive of the GST payable.

(e) Budget

The estimated revenue and expense amounts in the Statement of Comprehensive Income represent revised budget amounts and are not audited.

(f) Adoption of new and amended accounting standards

In the current year, Council has adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board that are relevant to its operations and effective for the current annual reporting period. These include:

(i) AASB 9 Financial Instruments

This standard replaces the existing standard, AASB139: Financial Instruments: Recognition and Measurement and revises classification, measurement and disclosure of financial assets and liabilities. It reduces the number of categories for financial assets and simplifies the measurement choices, including the removal of impairment testing of assets measured at fair value. Classification of financial assets is determined by Council's business model for holding the particular asset and its contractual cash flows.



Note 44 Other significant accounting policies and new accounting standards (cont)

Council has applied this standard from 1 July 2018 using a retrospective approach with cumulative catch-up. This does not require Council to restate comparative figures, but does require the presentation of both qualitative and quantitative disclosures for affected items, along with a corresponding adjustment to the opening balance of Accumulated surpluses for transitional effects of re-measurement. There was no impact on transition.

- Council has not designated any financial liabilities at fair value through profit or loss. There are no changes in the classification and measurement for Council's financial liabilities.

(g) Pending Accounting Standards

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2019 reporting periods. Council's assessment of the impact of the relevant new standards and interpretations is set out below. (Note: standards are applicable to reporting periods beginning on or after to effective date referred to below).

(i) AASB 15 *Revenue from Contracts with Customers* (The standard is applicable to annual reporting periods beginning on or after 1 January 2019)

AASB 15 introduces a five-step process for revenue recognition, with the core principle of the new standard being for entities to recognise revenue to depict the transfer of goods or services to customers in amounts that reflect the consideration (that is, payment) to which the entity expects to be entitled in exchange for those goods or services.

Accounting policy changes will arise in the timing of revenue recognition, treatment of contracts costs and contracts which contain a financing element.

Council has analysed the new revenue recognition requirements noting that future impacts include:

Depending on the respective contractual terms, the new requirements of AASB 15 may result in a change to the timing of revenue from sales of goods and services such that some revenue may need to be deferred as a liability to a later reporting period to the extent that Council has received cash, but has not met its associated performance obligations, (a promise to transfer a good or service).

- Grants received to construct non-financial assets controlled by Council will be recognised as a liability, and subsequently recognised progressively as revenue as Council satisfies its performance obligations under the grant. At present, such grants are recognised as revenue upfront.

- Other grants presently recognised as revenue upfront may be eligible to be recognised as revenue progressively as the associated performance obligations are satisfied, but only if the associated performance obligations are enforceable and sufficiently specific.

For Council there will be a significant effect in the treatment of all grants with sufficiently specific performance obligations where the conditions have yet to be fulfilled at year end.

Council will apply the standard from 1 July 2019 using a retrospective approach with cumulative catch-up with an adjustment to Accumulated surpluses for the difference in accounting treatment on initial adoption.

(ii) AASB 1058 *Income of Not-for-Profit Entities*

This standard has been deferred until the 2019-20 reporting period.

**Note 44 Other significant accounting policies and new accounting standards (cont)**

AASB 1058 supersedes all the income recognition requirements relating to councils, previously in AASB 1004 *Contributions*. The timing of income recognition under AASB 1058 depends on whether a transaction gives rise to a liability or other performance obligation, or a contribution by owners, related to an asset (such as cash or another asset) received.

AASB 1058 applies when Council receives volunteer services or enters into other transactions in which the consideration to acquire an asset is significantly less than the fair value of the asset, and where the asset is principally to enable Council to further its objectives. In cases where Council enters into other transactions, Council recognises and measures the asset at fair value in accordance with the applicable Australian Accounting Standard (e.g. AASB 116 *Property, Plant and Equipment*).

If the transaction is a transfer of a financial asset to enable Council to acquire or construct a recognisable non-financial asset to be controlled by council (i.e. an in-substance acquisition of a non-financial asset), Council recognises a liability for the excess of the fair value of the transfer over any related amounts recognised. Council will recognise income as it satisfies its obligations under the transfer, similarly to income recognition in relation to performance obligations under AASB 15 as discussed above.

AASB 1058 also encompasses non-contractual statutory income such as rates, taxes and fines. Council currently recognises income when received. Under AASB 1058, income is recognised when the taxable event has occurred. An impact for Council is that prepaid rates received prior to the beginning of a rating period, will now be recognised as a financial liability until the commencement of that rating period. The impact to Council will be that revenue recognised when received from *Rates and charges in advance* as disclosed in note 5, will now be recorded as a liability, with revenue deferred until the commencement of the applicable rating period.

AASB 1058 requires the recognition of Volunteer services where they would have been purchased if not donated and the fair value of those services can be reliably measured.

Council will apply the standard from 1 July 2019 using a retrospective approach with cumulative catch-up with an adjustment to Accumulated surpluses for the difference in accounting treatment on initial adoption.

(iii) AASB 16 Leases

This standard is applicable to annual reporting periods beginning on or after 1 January 2019. Council will apply the standard from 1 July 2019. Exemptions allow councils to apply AASB 117 for the 30 June 2019 reporting year.

AASB 16 introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. A lessee is required to recognise a right-of-use asset representing its right to use the underlying leased asset and a lease liability representing its obligations to make lease payments.

AASB 16 will result in most of Council's operating leases being brought onto the statement of financial position. There are limited exceptions relating to short-term leases and low-value assets which may remain off the balance sheet. Council's existing lease commitments are disclosed in Note 35.

The calculation of the lease liability will take into account appropriate discount rates, assumptions about the lease term, and increases in lease payments. A corresponding right to use assets will be recognised, which will be amortised over the term of the lease. Rent expense will no longer be shown. The profit and loss impact of the leases will be through amortisation and interest charges. Council's current operating lease expenditure is shown at Note 6. In the Statement of Cash Flows lease payments will be shown as cash flows from financing activities instead of operating activities.

**Note 44 Other significant accounting policies and new accounting standards (cont)**

Lessor accounting under AASB 16 remains largely unchanged. For finance leases, the lessor recognises a receivable equal to the net investment in the lease. Lease receipts from operating leases are recognised as income either on a straight-line basis or another systematic basis where appropriate.

Council will apply the standard from 1 July 2019 using a retrospective approach with cumulative catch-up with an adjustment to Accumulated surpluses for the difference in accounting treatment on initial adoption.

- (iv) AASB 2017-5 *Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Correction*, applicable to annual reporting periods beginning on or after 1 January 2022.

The amendments address an acknowledge inconsistency between the requirements in AASB10, and those in AASB128 (2011) in dealing with the sale or contribution of assets between an investor and its associate or joint venture.

The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business (whether it is housed in a subsidiary or not). A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary.

All other Australian accounting standards and interpretations with future effective dates are either not applicable to Council's activities, or have no material impact.



Certification of the Financial Report

The financial report presents fairly the financial position of the Central Coast Council as at 30 June 2019, the results of its operations for the year then ended and the cash flows of the Council, in accordance with the *Local Government Act 1993* (as amended), Australian Accounting Standards (including interpretations) and other authoritative pronouncements issued by the Australian Accounting Standards Board.

A handwritten signature in dark ink that reads "Sandra Ayton". The signature is fluid and cursive.

Sandra Ayton
GENERAL MANAGER

27 September 2019



Independent Auditor's Report

To the Councillors of Central Coast Council

Report on the Audit of the Financial Report

Opinion

I have audited the financial report of Central Coast Council (Council), which comprises the statement of financial position as at 30 June 2019 and statements of comprehensive income, changes in equity and cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, other explanatory notes and the statement of certification by the General Manager.

In my opinion the accompanying financial report:

- (a) presents fairly, in all material respects, Council's financial position as at 30 June 2019 and its financial performance and its cash flows for the year then ended
- (b) is in accordance with the *Local Government Act 1993* and Australian Accounting Standards.

Basis for Opinion

I conducted the audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of Council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

The *Audit Act 2008* further promotes the independence of the Auditor-General. The Auditor-General is the auditor of all Tasmanian public sector entities and can only be removed by Parliament. The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

My audit responsibility does not extend to the budget figures included in the financial report, the asset renewal funding ratio disclosed in note 41(f), nor the Significant Business Activities disclosed in note 40 to the financial report and accordingly, I express no opinion on them.

To provide independent assurance to the Parliament and Community on the performance and accountability of the Tasmanian Public sector.
Professionalism | Respect | Camaraderie | Continuous Improvement | Customer Focus

Strive | Lead | Excel | To Make a Difference



I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key Audit Matters

Key audit matters are those matters that, in my professional judgement, were of most significance in my audit of the financial report of the current period. These matters were addressed in the context of my audit of the financial report as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

Why this matter is considered to be one of the most significant matters in the audit	Audit procedures to address the matter included
Land, buildings and Infrastructure Assets <i>Refer to Notes 15, 25 and 42</i>	
<p>At 30 June 2019 Council's assets included land, buildings and infrastructure assets including recreation, environmental, roads and streets, bridges, footpaths, car parks and drainage assets totalling \$454.21m. The fair value of land is derived from observable market information while the fair values of buildings and infrastructure assets are based on current written down replacement cost.</p> <p>Council undertakes formal revaluations on a regular basis to ensure valuations represent fair value. In 2018-19, Council revalued land using market values and bridges, environmental and recreation assets on a current written down replacement cost basis. The valuations were determined by internal and external experts. The valuations are highly dependent upon a range of assumptions and estimated unit rates.</p> <p>The calculation of depreciation includes estimation of useful lives and residual values, which involves a high degree of subjectivity. Changes in assumptions and depreciation policies can significantly impact the depreciation charged.</p> <p>Capital payments in 2018-19 totalled \$8.47m on a number of significant programs to upgrade and maintain assets. Capital projects can contain a combination of enhancement and maintenance activity which are not distinct and therefore the allocation of costs between capital and operating expenditure is inherently judgemental.</p>	<ul style="list-style-type: none"> Assessing the scope, expertise and independence of experts involved in the valuations. Evaluating the appropriateness of the valuation methodology applied to determine fair values. Assessing assumptions and other key inputs in the valuation model. Ensuring the mathematical accuracy of the valuation model's calculations. Evaluating management's assessment of the useful lives. Performing substantive analytical procedures on depreciation expenses. Testing, on a sample basis, expenditure on maintenance and capital works to corroborate appropriate treatment. Testing, on a sample basis, capital work-in-progress to ensure that active projects will result in usable assets and that assets commissioned are transferred in a timely manner. Evaluating the adequacy of disclosures made in the financial report, including those regarding key assumptions used.

...2 of 4

To provide independent assurance to the Parliament and Community on the performance and accountability of the Tasmanian Public sector.
 Professionalism | Respect | Camaraderie | Continuous Improvement | Customer Focus

Strive | Lead | Excel | To Make a Difference



Responsibilities of the General Manager for the Financial Report

The General Manager is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the *Local Government Act 1993* and for such internal control as determined necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the General Manager is responsible for assessing Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Council is to be dissolved by an Act of Parliament or the Councillors intend to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the General Manager.
- Conclude on the appropriateness of the General Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusion is based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause Council to cease to continue as a going concern.

...3 of 4

To provide independent assurance to the Parliament and Community on the performance and accountability of the Tasmanian Public sector.
Professionalism | Respect | Camaraderie | Continuous Improvement | Customer Focus

Strive | Lead | Excel | To Make a Difference



- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the General Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

From the matters communicated with the General Manager, I determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Leigh Franklin
Assistant Auditor-General, Financial Audit Services
Delegate of the Auditor-General

Tasmanian Audit Office

3 October 2019
Hobart

...4 of 4

To provide independent assurance to the Parliament and Community on the performance and accountability of the Tasmanian Public sector.
Professionalism | Respect | Camaraderie | Continuous Improvement | Customer Focus

Strive | Lead | Excel | To Make a Difference



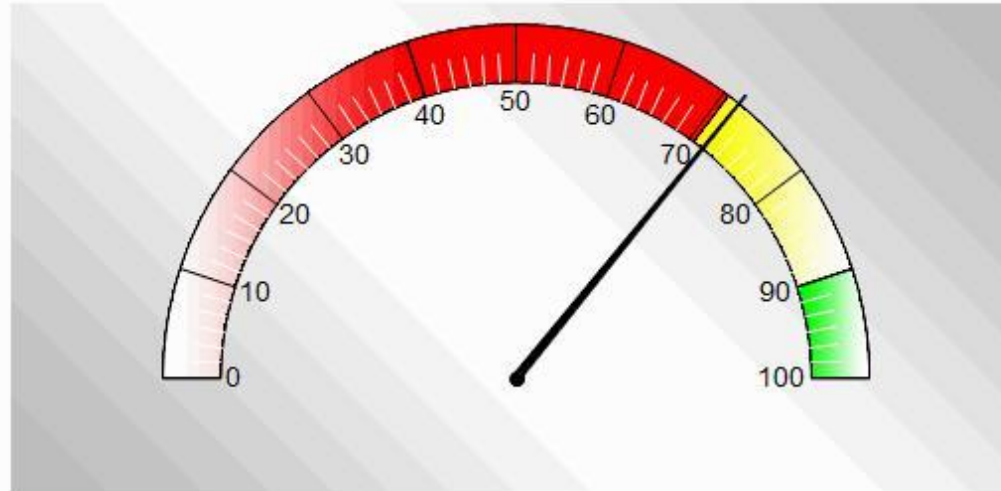
PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900
Fax 03 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au



Quarterly Performance Report to Council

July to September 2019

Quarterly Progress against Corporate Folder Actions

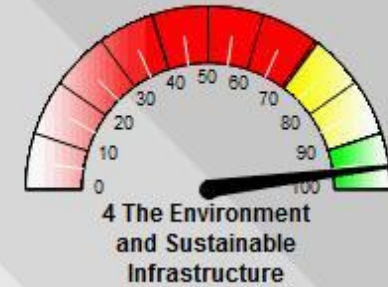
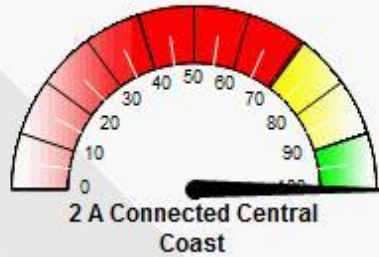


Description

- 50 Corporate Folder Actions reported on
- 25 Corporate Folder Actions at least 90% of monthly target
- 7 Corporate Folder Actions between 70 and 90% of monthly target
- 18 Corporate Folder Actions less than 70% of monthly target
- 0 Ongoing Actions
- 0 Deferred Actions
- 0 Corporate Folder Actions with no target set
- 0 Incomplete Actions

Indicator

Quarterly Progress against Future Directions



FUTURE DIRECTION	NO. OF ACTIONS REPORTED ON	NO. OF ACTIONS AT LEAST 90% OF TARGET	NO. OF ACTIONS BETWEEN 70 & 90% OF TARGET	NO. OF ACTIONS LESS THAN 70% OF TARGET	NUMBER OF DEFERRED ACTIONS	NUMBER OF ONGOING ACTIONS	ACTIONS INCOMPLETE WITH NO ACTIONS
2 A Connected Central Coast	6	3	3	0	0	0	0
3 Community Capacity and Creativity	5	2	0	3	0	0	0
4 The Environment and Sustainable Infrastructure	4	2	0	2	0	0	0
5 Council Sustainability and Governance	4	1	0	3	0	0	0



At least 90% of monthly Action target achieved












Between 70 and 90% of monthly Action target achieved













Less than 70% of monthly Action target achieved



Corporate Folder Actions

ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Future Direction: 2 A Connected Central Coast						
Strategy:	2.1.1 Develop a range of promotional activities to encourage greater use of walking routes					
2.1.1.1 Develop a marketing plan for Central Coast walking trails	Walking trails marketing plan completed and presented to SLT and Councillor Workshop.	Community Services	31/12/2019	40	86	
Strategy:	2.3.2 Engage with the community to achieve meaningful positive local ageing outcomes					
2.3.2.1 Implement the lifelong learning campaign	Posters developed for approval on the pathways to lifelong learning. Provided to SLT, minor changes suggested. To be resubmitted.	Community Services	31/05/2020	24	85	
2.3.2.4 Work with organisations on ways to reach those in the community at risk of isolation and loneliness	Provided advice through the identification of a possible location for access to power for a food van to operate from. The van will be run by volunteers providing meals for homeless or those in need of support in the local community.	Community Services	30/06/2020	24	20	
Strategy:	2.3.3 Engage with the community to achieve meaningful local youth outcomes					
2.3.3.1 Undertake assessment of the viability of a Research Youth First Employment program within Central Coast.	Preliminary assessment report with Group Leader for review.	Community Services	31/12/2019	60	70	
2.3.3.2 Pursue youth mental health options	Guest speaker to the Youth Engaged Meeting from Headspace - shared resources, provided information and contact details.	Community Services	30/06/2020	24	21	
Strategy:	2.3.5 Review Council's role in the direct provision of community related events and programs					
2.3.5.1 Review the 'Events' approval process	The events approval process is being considered in conjunction with the review of the Festival and Events Strategy and Events Support Criteria.	Community Services	30/11/2019	60	50	

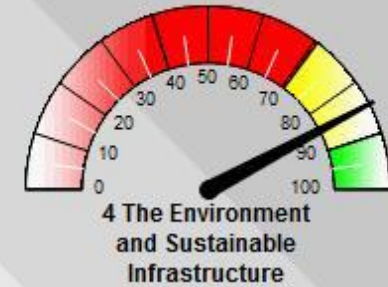
ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Future Direction: 3 Community Capacity and Creativity						
Strategy:	3.1.1 Support actions that improve education attainment, retention and engagement					
3.1.1.1 Work with the Youth Engaged Steering Committee to identify actions to help achieve outcomes	Burnbright Leadership Camp Sydney - attended by 2 students from the Committee. 100 day challenge forum, held with over 80 participants. A working group has been developed to facilitate the challenge over the next 100 days.	Community Services	30/06/2020	24	69	
Strategy:	3.1.3 Develop and implement a local volunteering strategy					
3.1.3.1 Promote health and social benefits of volunteering.	Identified opportunities to promote with and engage with volunteers and their respective groups. Developed localised posters for display throughout the community that promote the benefits of the health, social, emotional and community value of volunteering. Met with new NW representative of Volunteer Tas, and discussed initiatives in the pipeline, going to work together on promotion. Working with the Beacon foundation, Tas Volunteering on a Retirement health event and promoting volunteering as being a tool in avoiding isolation and it's positive impacts on mental health.	Community Services	31/10/2019	85	88	
Strategy:	3.3.1 Review Council venue management plans to improve promotion of venues for major community, sporting and corporate events					
3.3.1.1 Update venue management plans and promote on the Council's website and relevant events literature	The priority venues were identified based on usage and the extent that the Council manages the facility. The Wharf Precinct Venue Management Plan has been completed and work commenced on Civic Centre Venue Management plan.	Community Services	30/04/2020	55	34	

ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Strategy:	3.3.4 Progress the implementation of the Ulverstone History Museum Strategic Plan					
3.3.4.2 Progress implementation of the Ulverstone Cultural Precinct development	The development application was approved on 19 September 2019. Expressions of interest for the construction contractor closed on 18 September 2019 and are currently being assessed for October Council meeting.	Community Services	30/06/2020	24	16	
3.3.4.3 Develop operational masterplan for the Ulverstone Cultural Precinct	History Museum Coordinator has commenced work on the operation plan. This work is complicated and really unable to be progressed in a meaningful way, given the changes to the scope and scale of the precinct due to budget constraints.	Community Services	31/03/2020	30	10	
Future Direction: 4 The Environment and Sustainable Infrastructure						
Strategy:	4.3.1 Conduct a review of all Council community/operational assets					
4.3.1.12 Develop Showground Sports and Community Precinct Master Plan	Inspiring Place has been selected as the recreational planning consultant to oversee the project. They have commenced the early background information and research phase before commencing the stakeholder consultation phase during October. Council staff are currently identifying budget savings to fund the project.	Community Services	31/03/2020	25	15	
4.3.1.13 Upgrade of the Ulverstone Recreation Ground Changerooms	Final schematic designs have been completed and the project issued for expressions of interest for a construction contractor via Tenderlink. A guaranteed maximum price contract will be used to ensure the project is completed within the budget parameters. A development application to be submitted with an outcome expected to be known during October 2019.	Community Services	30/06/2020	24	16	

ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Future Direction: 4 The Environment and Sustainable Infrastructure Strategy:						
4.1.1 Upgrade of Leven River embankments						
4.1.1.1 Develop a high-level Riparian Zone Development Plan for the Forth and Leven Rivers.	A Brief, outlining matters a consultant would need to address in the formulation of a Rivercare Plan for the Leven & Gawler Rivers, was reviewed by the Community Reference Group on 27 August 2019 and the OLT on 10 September. Feedback has been incorporated in the Brief. Further work to be undertaken including consultation with Crown Land Services prior to being submitted to Council.	Community Services	30/06/2020	45	69	
Future Direction: 5 Council Sustainability and Governance Strategy:						
5.3.1 Review existing asset investment and performance						
5.3.1.2 Review and update a Local Settlement Plan.	Now that the primary work of collating all LPS submissions draws to a close, this task has Commenced and is in very early stages.	Community Services	31/03/2020	30	10	
5.3.1.3 Implement the Tasmania Planning Scheme	The Central Coast Local Provisions Schedule (LPS) public exhibition period closed on 9 August 2019. 109 submissions were received. The Planning Authority reviewed all representations and were endorsed at the September 2019 Council Meeting. The representations have been sent to the TPC who will contact those who made a submission and advise representors of a date and location for a public hearing, most likely in November 2019, to examine and consider the merits of all representations received.	Community Services	31/12/2019	45	72	
5.3.1.4 Undertake a Cultural Heritage Study for the Central Coast area	We have commenced a process and spoken with Heritage TAS.	Community Services	31/05/2020	24	16	

ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Future Direction: 4 The Environment and Sustainable Infrastructure						
Strategy:	4.2.1 Continue to work with community event organisers to improve safety standards at community events					
4.2.1.2 Implement a risk based Food Business registration process in line with the Department of Health guidelines	The food business registration process needs to be altered to comply with new guidelines and legislation produced by the Department of Health Tasmania. All businesses are to be classified into four risk-based categories. Most businesses have now been assessed against the new guidelines to determine the level of risk. As each registration is renewed it will assign a risk classification.	Community Services	31/12/2019	48	50	
Future Direction: 5 Council Sustainability and Governance						
Strategy:	5.2.1 Continue program of business unit service and process reviews					
5.2.1.8 Review of the Dog Management Policy	A presentation at a Councillor Workshop was held 30 September 2019. A review by the Director of the Policy sees much of the actual legislation in the policy; a number of actions that are resource driven, i.e. brochures, education; and a review of the decision making level being required.	Community Services	31/12/2019	40	25	

Quarterly Progress against Future Directions



FUTURE DIRECTION	NO. OF ACTIONS REPORTED ON	NO. OF ACTIONS AT LEAST 90% OF TARGET	NO. OF ACTIONS BETWEEN 70 & 90% OF TARGET	NO. OF ACTIONS LESS THAN 70% OF TARGET	NUMBER OF DEFERRED ACTIONS	NUMBER OF ONGOING ACTIONS	ACTIONS WITH NO TARGET	INCOMPLETE ACTIONS
1 The Shape of the Place	2	2	0	0	0	0	0	0
2 A Connected Central Coast	2	2	0	0	0	0	0	0
4 The Environment and Sustainable Infrastructure	12	4	1	7	0	0	0	0
5 Council Sustainability and Governance	3	2	1	0	0	0	0	0



At least 90% of monthly Action target achieved







Between 70 and 90% of monthly Action target achieved








Less than 70% of monthly Action target achieved





Corporate Folder Actions










ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Future Direction: 1 The Shape of the Place						
Strategy: 1.1.7 Implement the Central Coast Cycling Strategy						
1.1.7.2 Construction of the Turners Beach to Forth Shared Pathway including the old railway bridge	Design Work is completed. A tender for construction was advertised during September 2019, closing on 8 October 2019. A report will be prepared for the October Council meeting. An MOU for the lease of the bridge is yet to be completed. Concurrently with these processes a development application is being progressed.	Infrastructure Services	30/06/2020	24	40	
Strategy: 1.2.2 Continue to develop the Central Coast shared pathways network						
1.2.2.2 Assist with the implementation of the Cradle Coast Shared pathway within the Central Coast area	Ongoing liaison with Cradle Coast Authority and attendance at pathway group meetings. Design of Penguin to Sulphur Creek is substantially complete. Designs are being progressed with TasRail for their approval.	Infrastructure Services	30/06/2020	24	25	
Future Direction: 2 A Connected Central Coast						
Strategy: 2.3.4 Continue to plan for/mitigate potential community risks and maintain business continuity capacity associated with natural disasters and emergencies						
2.3.4.1 Complete investigations into urban and rural flood catchments, including the Leven River, Forth River and Penguin Creek.	Awaiting approval of Councils Stormwater Management Plan. Once complete, any additional studies to comply with current state legislation will need to be funded in each years budget. The process is likely to take around five years to complete. In 2019, the SES have also commenced the Tasmanian Flood Mapping Project which will assist State and Local Government to better understand flooding throughout the state.	Infrastructure Services	31/12/2019	40	60	

ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
2.3.4.22 Complete and implement the Central Coast Emergency Management Plan	Project Officer attempting to obtain comments on documentation from EM agencies prior to Plan being formally adopted. Issue of Councils not being the lead agency in Emergency event has complicated Plan and how Councils will deal with emergencies in future. Advice from SES and LGAT sought, may require a legal decision by Crown.	Infrastructure Services	30/06/2020	24	26	

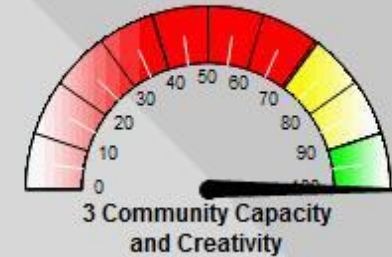
Future Direction: 4 The Environment and Sustainable Infrastructure

Strategy: 4.3.1 Conduct a review of all Council community/operational assets						
4.3.1.4 Complete redesign of the North Reibey Street Car Park/refurbishment/upgrading	Survey of the area including boundary and tenure through Carpark Lane is complete. Preliminary concept ideas for parking layout are being developed and considered.	Infrastructure Services	31/12/2019	55	25	
4.3.1.7 Complete the review of the Council's arterial roads and list planned upgrades in the Long-term Financial Plan		Infrastructure Services	31/12/2019	24	0	
4.3.1.9 Refine the Asset Management processes and procedures for road assets including pathways.		Infrastructure Services	31/01/2020	20	0	
4.3.1.10 Staged implementation of upgrade of Road signage across the municipal area to current standards	The first stage of this project is to establish an inventory of current signage. A data collection system will require development for this purpose.	Infrastructure Services	30/06/2020	18	0	
4.3.1.11 Prepare an Ulverstone pathways plan and ensure appropriate connectivity between areas within the town		Infrastructure Services	30/06/2020	24	0	

ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Strategy:	4.3.3 Improve recreational amenities and play equipment in the Council's key foreshore parks					
4.3.3.1 Implementation of the Perry-Ling Gardens Master Plan.	Funding has now been allocated in the 2019/2020 budget for the completion of the Master Plan, the development of a Management Plan and implementing the Master Plan. Contact has been made with TasRail to ascertain their concerns with the area, however the meeting was cancelled by TasRail and now awaiting an alternative meeting date.	Infrastructure Services	31/01/2020	55	45	
Strategy:	4.3.5 Continue to invest in the Council's stormwater infrastructure					
4.3.5.1 Complete studies and implement stormwater management plans in accordance with the Urban Drainage Act 2013		Infrastructure Services	31/05/2020	20	1	
4.3.5.2 Continue to invest in the Council's stormwater infrastructure		Infrastructure Services	30/06/2020	24	0	
Strategy:	4.4.1 Investigate and plan for the effects of climate change on our local areas					
4.4.1.1 Commence implementation of the Council's Climate Change Action Plan	Climate Change Action Plan workshop in September delayed by consultant not being available. On completion of workshop, final community consultation will take place and then the Plan will be adopted by Council. Although implementation formally can't commence until the Plan is adopted, some of the measures are already underway and this will continue in conjunction with the State and federal Governments e.g. Penguin Foreshore Project.	Infrastructure Services	30/06/2020	10	25	

ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Strategy:	4.4.2 Increase diversion of waste from landfill and increase waste stream recycling capacity					
4.4.2.1 Implementation of the Food Organic and Garden Organics (FOGO) collection and disposal		Infrastructure Services	31/12/2019	60	60	
4.4.2.2 Implement a revised Rural Waste Management system	Rural Waste Management group to consider further at their meeting in November 2019	Infrastructure Services	30/06/2020	18	21	
4.4.2.3 Complete upgrade of leachate collection and treatment facilities at the Lobster Creek Resource Recovery Centre	Funding for this project is to be carried forward and further funding allocated for completion in 20/21. Marked complete as no further reporting this year.	Infrastructure Services	30/06/2020	24	100	
Future Direction: 5 Council Sustainability and Governance						
Strategy:	5.2.1 Continue program of business unit service and process reviews					
5.2.1.3 Implement the actions of the Fleet Review	Fleet Review nearing completion and implementation will commence on its completion. Some actions in the review have been completed but until the Review is signed off by the SLT, no further action can be undertaken.	Infrastructure Services	31/12/2019	60	60	
5.2.1.7 Implement 'Lean' into Infrastructure Services Department	Implementation commenced in Engineering Services in August and will be rolled out across the Department during the year.	Infrastructure Services	30/06/2020	24	20	
Strategy:	5.2.2 Develop service levels for all services delivered by the Council					
5.2.2.1 Document and implement service levels for the Open Space and Parks area (including CPTED)	Service Levels for Open Space have been developed and will be workshopped with Council at the end of October. This has established a framework of determining the Levels of Service for all Council services will be undertaken.	Infrastructure Services	31/12/2019	70	75	

Quarterly Progress against Future Directions



FUTURE DIRECTION	NO. OF ACTIONS REPORTED ON	NO. OF ACTIONS AT LEAST 90% OF TARGET	NO. OF ACTIONS BETWEEN 70 & 90% OF TARGET	NO. OF ACTIONS LESS THAN 70% OF TARGET	NUMBER OF DEFERRED ACTIONS	NUMBER OF ONGOING ACTIONS	ACTIONS INCOMPLETE WITH NO ACTIONS
1 The Shape of the Place	2	1	0	1	0	0	0
2 A Connected Central Coast	4	2	1	1	0	0	0
3 Community Capacity and Creativity	1	1	0	0	0	0	0
4 The Environment and Sustainable Infrastructure	1	0	0	1	0	0	0
5 Council Sustainability and Governance	4	3	1	0	0	0	0



At least 90% of monthly Action target achieved







Between 70 and 90% of monthly Action target achieved






Less than 70% of monthly Action target achieved

Corporate Folder Actions

ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Future Direction: 1 The Shape of the Place						
Strategy:	1.1.5 Review the Dial Range Recreation Management Plan in conjunction with land managers					
1.1.5.1 Review and map Dial Range and Leven Canyon Walking experiences with WildCare	Work has not commenced.	Office of General Manager	29/02/2020	20	0	
Strategy:	1.1.6 Investigate feasibility of further development of the Leven Canyon Floor Walk as a major adventure tourism experience					
1.1.6.1 Investigate funding options for the Preston Falls and/or Pinnacle Lookout	Investigating and preparing submission for Tasmanian Community Fund Large Infrastructure grant funding. An application to the TCF Large Infrastructure grants funding - round 39 was submitted 21 August 2019. Applications are being assessed by the TCF Committee. Council will be notified on 11 October 2019 if they have been successful in stage one and will progress to stage two of the application.	Office of General Manager	31/12/2019	32	75	
Future Direction: 2 A Connected Central Coast						
Strategy:	2.1.3 Develop a 'sense of place' within our central business districts					
2.1.3.1 Review and update the Wharf Precinct Plan	Undertaking Expressions of Interest for Wharf Restaurant area. Council currently considering submissions	Office of General Manager	30/04/2020	60	8	
2.1.3.3 Review the social aspect of the Ulverstone CBD	Consultant has been engaged and a Councillors Workshop in conjunction with the Central Coast Chamber of Commerce and Industry is planned for 29 October.	Office of General Manager	31/12/2019	40	30	

ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Strategy:	2.3.2 Engage with the community to achieve meaningful positive local ageing outcomes					
2.3.2.5 Continuation of Memory Café concept in Central Coast for dementia clients and carers	<p>The Connect Café continues in 2019, attracting around 40 participants and seven volunteers weekly funded by the TCF grant.</p> <p>The State Government funded Create Wellbeing activity is now complete. Activities held at the café have included making handmade memory books, photo books, bookmarks, heart cards and popup cards as well as creating paper designs with Japanese floating inks.</p> <p>The Connect Café has been included in Senior Week activities that will be held 14 to 20 October 2019.</p>	Office of General Manager	30/06/2020	24	24	
2.3.2.7 Upgrade signage in Ulverstone and Penguin CBDs as part of the Dementia Friendly framework	An environmental assessment based on a Dementia Australia tool has been developed to assist identification of signage upgrade areas/needs through the lens of for people living with dementia.	Office of General Manager	31/12/2019	45	50	
Future Direction: 3 Community Capacity and Creativity						
Strategy:	3.2.3 Work with local business leaders to increase business development and investment in Central Coast, particularly new/niche opportunities					
3.2.3.1 Support the business community to align with the place marketing brand to maximise place marketing potential	<p>Presenting Place Brand to CCCI 4 September. Presentation delivered and offers of assistance for implementation given, ideas for workshops discussed.</p>	Office of General Manager	29/02/2020	15	58	
Future Direction: 4 The Environment and Sustainable Infrastructure						
Strategy:	4.3.4 Proactively seek/optimize grant funding opportunities to invest in assets					
4.3.4.1 Review grant opportunities as they arise in relation to the Council's Strategic Plan 2014-2024 and Forward Programs	Grant opportunities are discussed monthly at OLT meetings, as an ongoing basis. As opportunities arise, submissions are prepared.	Office of General Manager	30/06/2020	24	0	

ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Future Direction: 5 Council Sustainability and Governance						
Strategy: 5.1.1 Complete and implement the Strategic Human Resource Plan						
5.1.1.1 Continue the implementation of the Workforce Culture Plan	Stage 1 and 2 nearing completion. Stage 3 will focus on ensuring that all implementation plans are fully implemented. The Reward and Recognition team have nearly finished implementation, they will review the processes In December. The Performance Management and Development team are approx. 70% through implementation. The Workforce Planning team are approx. 50% through implementation and further work needs to be undertaken with the Communication Team to finalise their implementation plan.	Office of General Manager	30/06/2020	90	90	
Strategy: 5.4.3 Develop a Social Media and Digital Marketing Plan						
5.4.3.1 Review digital strategy/collateral and consider integrating consortia approach into planned marketing	Tasmanian Community Fund grant funding will enable the development of visitor interpretations in the Leven Valley area applying the consortia approach. This will create foundations for further marketing activities using the approach. Key Leven Valley stakeholders have agreed to be involved with the project if it is successful with TCF funding, which applies the consortia approach.	Office of General Manager	30/09/2019	100	100	
Strategy: 5.4.4 Implement the Council's Communication and Engagement Plan, including the development of a community engagement toolkit						
5.4.4.3 Develop a guide to Relocation to the Central Coast and provide digitally on Council's website	A review of the Council's New Resident's Kit (print copy) is being undertaken for digitalisation and placement on the website. The format of the Guide's website layout is being considered.	Office of General Manager	31/12/2019	25	49	

ACTION	PROGRESS	DEPARTMENT	COMP. DAT	TARGET	ACTUAL	PROGRESS
Strategy: 5.5.1 Investigate strategic alliance opportunities to improve economies of scale and scope in service delivery and the further development of Central Coast						
5.5.1.3 The Council will work with the Cradle Coast Authority on the development of the Futures Plan.	The Council has signed an MOU with CCA in relation to the development of the Futures Plan. Meetings have been held and the Strategic Policy Officer is on the working group.	Office of General Manager	30/06/2020	24	19	

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

Period: 17 September to 21 October 2019

- . Letter of protest against the proposed FOGO collection and request that the letter be tabled at the next Council meeting
- . A letter from the Department of State Growth in relation to feedback information on the North West Consultation for Bus Services
- . A letter seeking support from the Council and the Councillor's at the 2019 Ulverstone Show
- . Letter expressing disappointment of the introduction of the FOGO bin and the impact it will have on small business
- . Letter requesting to opt-out of the FOGO service
- . Email in relation to the Penguin District School's presentation to Council regarding the proposed construction of a shared usage multi-purpose facility in Central Coast.



Sandra Ayton
GENERAL MANAGER

SCHEDULE OF DOCUMENTS FOR AFFIXING OF
THE COMMON SEAL

Period: 17 September to 21 October 2019

Documents for affixing of the common seal under delegation

- Staged Strata Plan
36 Risby Street, Ulverstone
Application No. DA214055
- Final Plan of Survey and Schedule of Easement
Browns Lane, Penguin
Council Reference: ENG1 872
- Final Plan of Survey and Schedule of Easement
Lowanna Road, Gunns Plains
Council Reference: ENG1 939
- Final Plan of Survey
Explorer Drive, Turners Beach – subdivision – lots 8, 14 and 20
Application No. SUB2007.29
- Deed of Surrender of Land
Central Coast Council and The Crown in Right of Tasmania
100 Queen Street, West Ulverstone
Register Volume 121241 Folio 1
- Schedule of Easements
1A Main Road Penguin – subdivision – two lots
Application No. DA215140



Sandra Ayton
GENERAL MANAGER

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

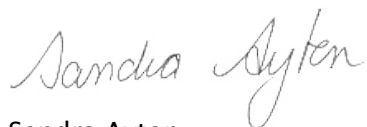
Period: 17 September to 21 October 2019

Contracts

- . Aldridge Traffic Systems Pty Ltd
Energy Efficient Street Lighting Hardware (luminaires and associated components) and Installation Services
Length of Agreement – 12 September 2019 until 31 December 2019
Net Price \$199,432.00 (inc. GST)
- . IronBark Group Pty Ltd
Project management and additional ancillary services relating to the provision of the Energy Efficient Street Lighting Installation Project/Great Southern Lights Project
Length of Agreement – 4 June 2019 until 30 June 2021
Net Price \$30,076.00 (plus GST)

Agreements

- . Deed of Variation to Grant Deed
Department of State Growth and Central Coast Council
Construction/extension of pedestrian cycle pathway between Blackburn Drive, Turners Beach and Allport Street, Leith (including re-decking of former Forth River Rail Bridge into a usable pathway)
Item 3 – Payment Method for Grant Instalments 2 and 3
Item 4 – Conditions precedent to payment of the Grant 2 and 3
Item 6 – Date for completion of the approved purpose
Item 7 – Reporting requirements
Item 8 – Special terms and conditions glossary



Sandra Ayton
GENERAL MANAGER

Central Coast Council
List of Development Applications Determined
Period from: 1 September 2019 to 30 September 2019

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2018163 – 1	3 Boathouse Lane HEYBRIDGE,TAS,7316	Minor amendment of a Permit.	Residential (redevelopment of existing dwelling and new shed)	13/08/2019	19/09/2019	1	\$300,000.00
DA2018169	16 Stephen Street FORTH,TAS,7310	Discretionary	Residential (dwelling)	4/12/2018	11/09/2019	28	\$300,000.00
DA2018226	340 Preservation Drive SULPHUR CREEK,TAS,7316	Discretionary	Residential (subdivision – 16 lots)	1/03/2019	17/09/2019	20	\$210,000.00
DA2018294	257 Penguin Road WEST ULVERSTONE,TAS,7315	Discretionary	Residential (subdivision x two and dwelling on Lot 1)	8/05/2019	16/09/2019	39	\$300,000.00
DA2018318	2A Gilbert Street FORTH,TAS,7310	Discretionary	Residential (dwelling)	5/06/2019	16/09/2019	41	\$500,000.00
DA2018328 – 1	6 Ling Street PENGUIN,TAS,7316	Discretionary	Residential (outbuilding – carport)	19/09/2019	24/09/2019	5	\$0.00
DA2018332	190 Preston Road GAWLER,TAS,7315	Discretionary	Residential (building envelope for non-required dwelling)	13/06/2019	11/09/2019	33	\$300,000.00
DA2018333	95A Leven Street ULVERSTONE,TAS,7315	Discretionary	Residential (multiple dwelling)	14/06/2019	26/09/2019	6	\$180,000.00
DA2019004	256 Preservation Drive SULPHUR CREEK,TAS,7316	Discretionary	Residential (dwelling)	2/07/2019	13/09/2019	29	\$0.00
DA2019021	229 Clerke Plains Road KINDRED,TAS,7310	Discretionary	Residential (outbuildings – carport and shed)	23/07/2019	24/09/2019	29	\$52,000.00

Central Coast Council
List of Development Applications Determined
Period from: 1 September 2019 to 30 September 2019

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2019024	109 Reibey Street ULVERSTONE,TAS,7315	Discretionary	Community meeting and entertainment, Food Services and General Retail and Hire	24/07/2019	16/09/2019	49	\$7,500,000.00
DA2019026	30 Hogarth Road SULPHUR CREEK,TAS,7316	Discretionary	Residential (outbuilding) – shed – proximity to the Bass Highway	25/07/2019	6/09/2019	30	\$60,000.00
DA2019027	6 Hill View Way WEST ULVERSTONE,TAS,7315	Discretionary	Residential (multiple dwellings – two)	26/07/2019	9/09/2019	35	\$236,000.00
DA2019030	Clara Street (CT 252413/1) WEST ULVERSTONE,TAS,7315	Discretionary	Residential (subdivision – 3 lots)	30/07/2019	16/09/2019	38	\$20,000.00
DA2019031	16 Boyes Street TURNERS BEACH,TAS,7315	Discretionary	Residential (ancillary dwelling/studio)	31/07/2019	9/09/2019	31	\$30,000.00
DA2019034	468 Raymond Road GUNNS PLAINS,TAS,7315	Permitted	Residential (dwelling additions)	1/08/2019	30/09/2019	12	\$220,000.00
DA2019035	36 Explorer Drive TURNERS BEACH,TAS,7315	Discretionary	Residential (dwelling and outbuilding – shed)	5/08/2019	11/09/2019	28	\$400,000.00
DA2019036	5 Gumnut Place ULVERSTONE,TAS,7315	Discretionary	Residential (dwelling additions)	5/08/2019	4/09/2019	26	\$150,000.00
DA2019037	2 Tasma Parade WEST ULVERSTONE,TAS,7315	Discretionary	Residential (dwelling)	7/08/2019	13/09/2019	30	\$350,000.00
DA2019039	333 South Road WEST ULVERSTONE,TAS,7315	Permitted	Residential (adjustment of a boundary)	5/08/2019	3/09/2019	21	\$5,000.00

Central Coast Council
List of Development Applications Determined
Period from: 1 September 2019 to 30 September 2019

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2019042	Shop 3/23 Alexandra Road ULVERSTONE,TAS,7315	Discretionary	Sports and Recreation (Gym)	12/08/2019	11/09/2019	29	\$15,000.00
DA2019046	20 Southern Cross Drive ULVERSTONE,TAS,7315	Discretionary	Residential (outbuilding – shipping container)	15/08/2019	18/09/2019	27	\$5,000.00
DA2019049	121 Cullens Road SOUTH PRESTON,TAS,7315	Discretionary	Residential (outbuilding – shed)	19/08/2019	24/09/2019	29	\$7,000.00
DA2019051	51 Susan Street TURNERS BEACH,TAS,7315	Discretionary	Residential (outbuilding – carport)	16/08/2019	18/09/2019	23	\$3,400.00
DA2019052	42 Explorer Drive TURNERS BEACH,TAS,7315	Discretionary	Residential (dwelling)	21/08/2019	26/09/2019	6	\$300,000.00
DA2019054	29 Ashwater Crescent PENGUIN,TAS,7316	Discretionary	Residential (outbuilding – shed)	23/08/2019	24/09/2019	25	\$6,000.00
DA2019056	1 Arcadia Avenue TURNERS BEACH,TAS,7315	Permitted	Residential (dwelling)	23/08/2019	18/09/2019	16	\$400,000.00

SCHEDULE OF STATUTORY DETERMINATIONS

MADE UNDER DELEGATION

Period: 1 September 2019 to 30 September 2019

Building Permits – 5

• New dwellings	3	\$968,895
• Outbuildings	0	\$0.00
• Additions/Alterations	2	\$145,000
• Other	0	\$0.00
• Units	0	\$0.00

Demolition Permit – 0

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 8

• New dwellings	2	\$715,000
• Outbuildings	1	\$35,000
• Additions/Alterations	3	\$82,200
• Other	2	\$84,000

Building Low Risk Work – 8

Certificate of Likely Compliance – Plumbing – 10

No Permit Required – Plumbing – 4

Food Business registrations (renewals) – 6

Food Business registrations – 3

Temporary Food Business registrations – 0

Temporary 12 month Statewide Food Business Registrations – 1

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 0

Temporary Place of Assembly licences – 0

Kennel Licences issued –

Address

Owner

1704 Pine Road, South Riana

Emily Fielding

16 Helen Street, Ulverstone

Amanda Lewis

Animal Permits

Nil

Abatements

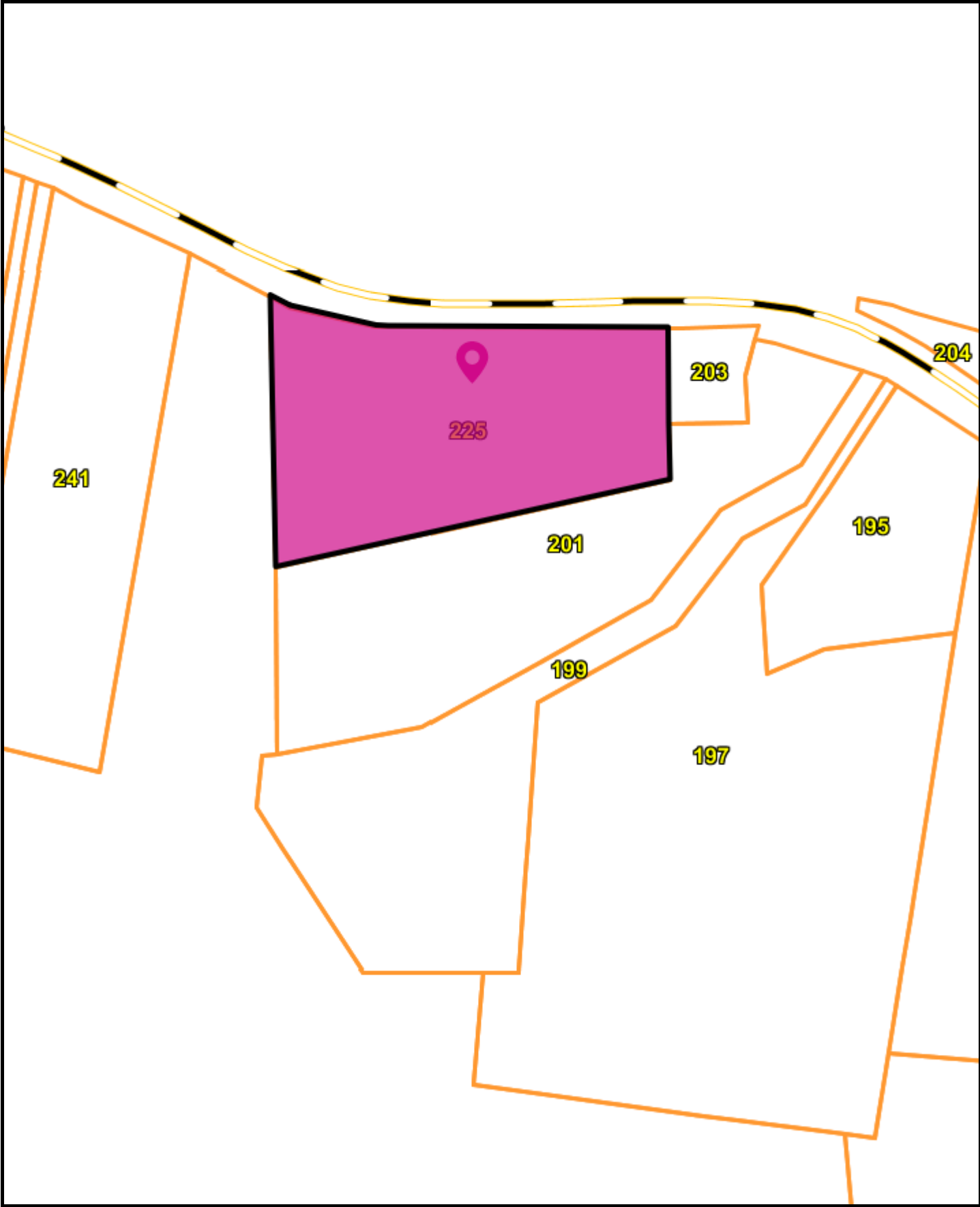
2 River Road, West Ulverstone

Declan Banim

A handwritten signature in dark ink, appearing to read 'Barry Omundson', is written over the printed name and title. The signature is stylized with a large loop at the beginning and a long horizontal stroke.

Barry Omundson
DIRECTOR COMMUNITY SERVICES

Annexure 1



50 m



CENTRAL COAST
COUNCIL

Scale = 1 :
2611.980



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

27-Aug-2019

Important

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/64). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document

Disclaimer

This map is not a precise survey document

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

© The List 2017.
© Central Coast Council 2017.

225 PENGUIN ROAD, WEST
ULVERSTONE
DA2019010

Annexure 2

CENTRAL COAST COUNCIL
PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au



CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993

CENTRAL COAST COUNCIL
Central Coast Interim Planning Scheme 2013

DEVELOPMENT & REGULATORY SERVICES
PLANNING PERMIT APPLICATION

Received: - 8 JUL 2019

Application No:

Doc. Id

Office Use Only

Application No

Date Received

Zone

Fee \$

Permitted ☐

Discretionary ☐

NPR ☐

Use or Development Site:

Site Address

225 Penguin Road,

West Ulverstone

Certificate of
Title Reference

Land Area

2.023ha

Heritage Listed Property

YES

☐

NO



Applicant/s

First Name

Ross & Peta

Middle
Name

Surname or
Company name

Jacobson

Mobile

0455 533 979

Postal Address:

225 Penguin Rd
West Ulverstone TAS 7315

Phone No:

0428 990 223

Email address:

peta.whale@gmail.com

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

First
Name

Ross & Peta

Middle
Name

Surname

Jacobson

Phone No

0455 533 979

Postal Address:

225 Penguin Rd
West Ulverstone

TAS

7315

PERMIT APPLICATION INFORMATION

(If insufficient space, please attach separate documents)

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

Proposed Use ESTABLISHMENT OF CARAVAN PARK;
INSTALLATION OF A HOLIDAY CABIN AND CAFE DECKUse Class
Office use only

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

Proposed Development

See application supporting documentation

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

\$ 200,000.00 Estimate/ ActualTotal floor area of the development 95m²**Notification of Landowner**If land is NOT in the applicant's ^{ED}₉₀ ownership

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

Signature of Applicant

Date

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

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

General Managers Signature _____ Date

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

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

Minister (Signature) _____ Date

Applicant's Declaration

I/ we Ross + Peta Jacobson

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

Signature of Applicant/s R.m. Jacobson Date 9/7/19
Jacobson

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

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

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
65465		3
EDITION	DATE OF ISSUE	
7	24-Jan-2019	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON
Lot 3 on Sealed Plan 65465 (formerly being SP3747)
Derivation : Part of Lot 327 Gtd. to J. Walker
Prior CT 3191/66

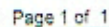
SCHEDULE 1

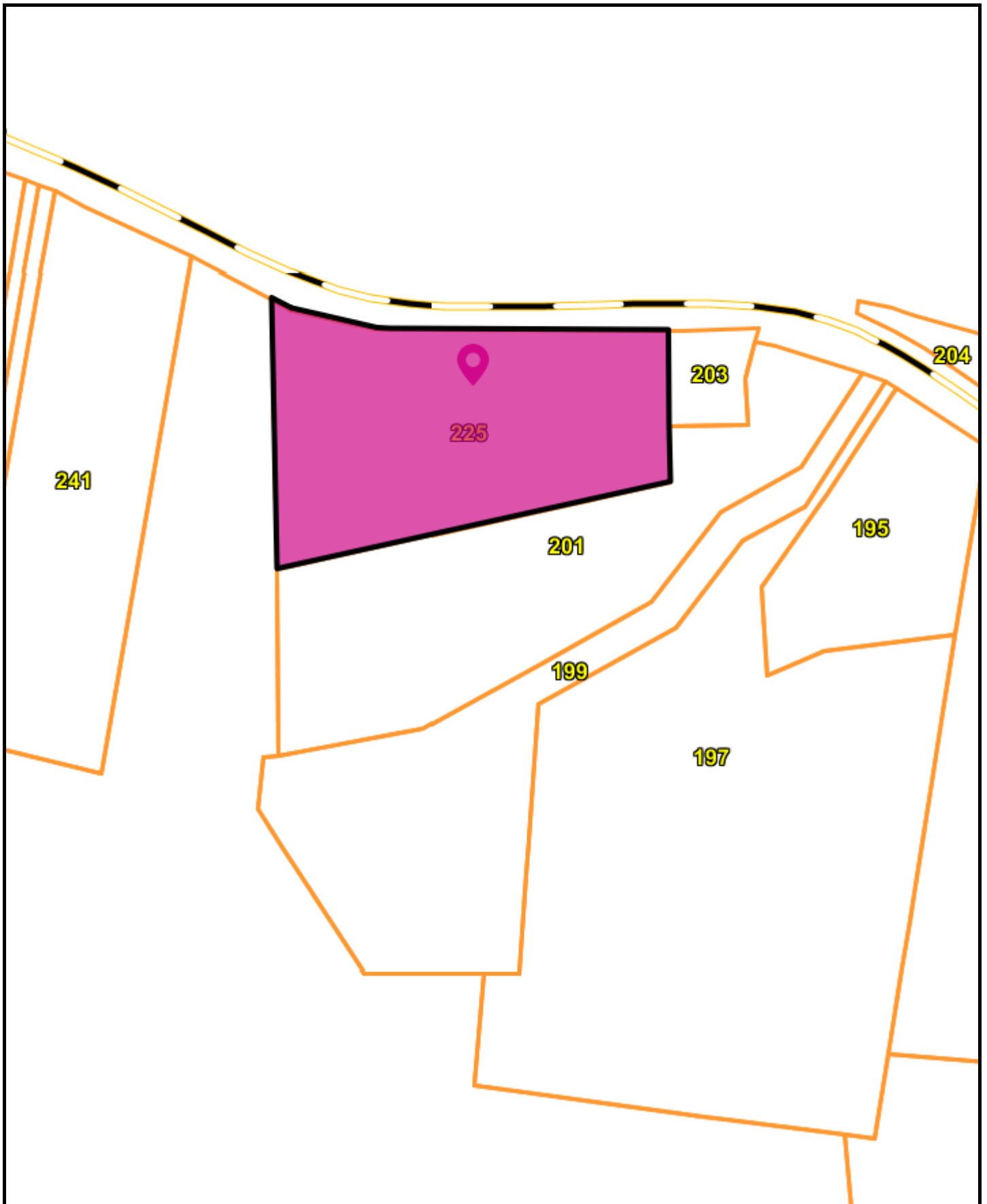
M728881 TRANSFER to ROSS MARTIN JACOBSON and PETA AUDREY
JACOBSON Registered 24-Jan-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 3747 FENCING PROVISION in Schedule of Easements

65465





50 m



**CENTRAL COAST
COUNCIL**

Scale = 1 :
2611.980



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

27-Aug-2019

Important

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/64). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document

Disclaimer

This map is not a precise survey document

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

© The List 2017.

© Central Coast Council 2017.

**225 PENGUIN ROAD, WEST
ULVERSTONE
DA2019010**

SUPPORTING DOCUMENTATION

225 PENGUIN ROAD, WEST ULVERSTONE

PLANNING SUBMISSION TO THE CENTRAL COAST COUNCIL FOR

ESTABLISHMENT OF CARAVAN PARK; INSTALLATION OF A HOLIDAY CABIN; AND CAFE DECK

ON LAND ZONED RURAL LIVING

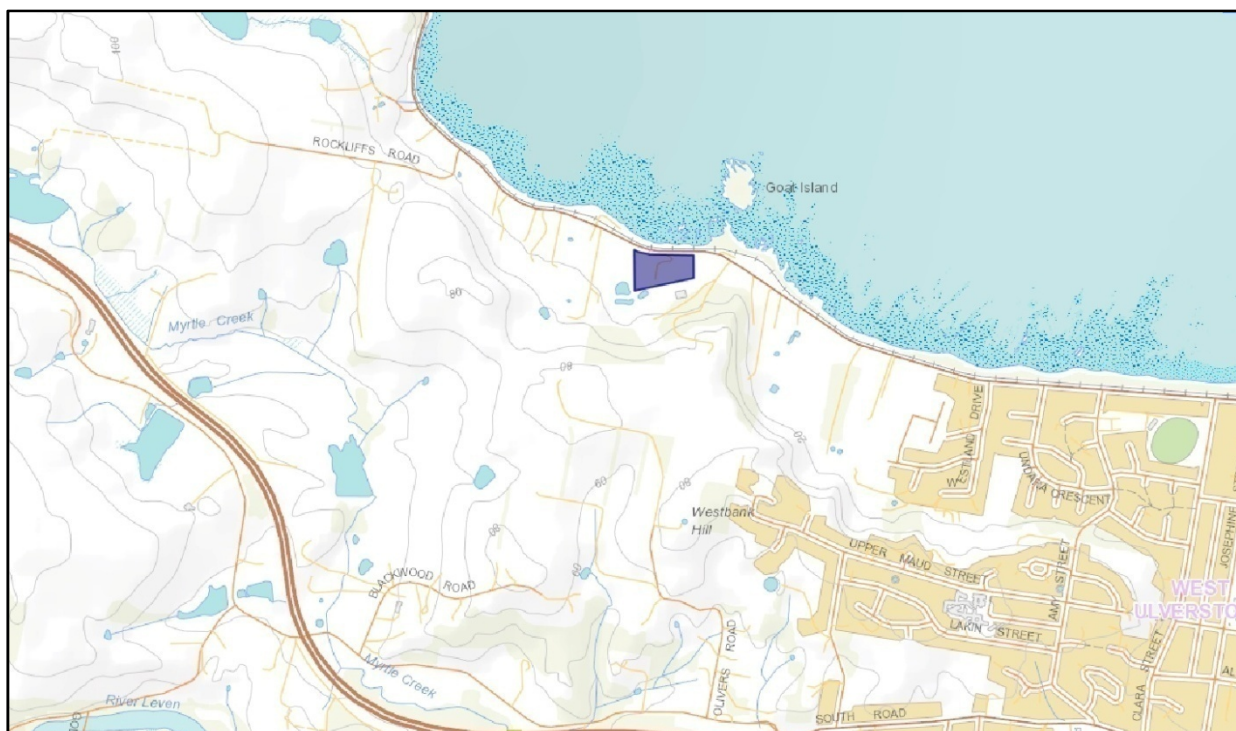


Plate 1 Image showing the site (blue shaded area) and surrounding area

JULY 2019

This document is subject to copyright the owner of which is Ian Newman 4Planning. All unauthorised copying or reproduction of this document or any part of it is forbidden by law and is subject to civil and criminal penalties as set out in the Copyright Act 1968. All requests for permission to reproduce this document or its content must be directed to Ian Newman



TABLE OF CONTENTS

1.0	Purpose for documentation	2
2.0	The Site	
2.1	Site Description and Area	2
2.2	Site's Physical Attributes	3
2.3	Land Use History	3
2.4	Current land use and development	3
2.5	Surrounding land uses	4
2.6	Access	4
2.7	Infrastructure provision	4
3.0	Planning Controls	
3.1	The Planning Instrument	5
3.2	Zoning	5
3.3	Applicable Codes	5
4.0	Development Proposal	5
5.0	Compliance Appraisal	8
5.1	Part B - Administration	8
5.2	Zone Provisions	10
5.3	Relevant Part E Code Standards	12
6.0	Conclusion	14

ATTACHMENTS

Attachment 1 – Land Title documents

Attachment 2 – Caravan Park, Holiday Cabin and Cafe Deck Plans

Attachment 3 – Blue Wren Gardens Accommodation Camping Information & rules

Attachment 4 – ES&D - Water, on-site Wastewater and Stormwater disposal Assessment

1.0 Purpose for documentation

This documentation supports a request by the owners of the land at 225 Penguin Road, West Ulverstone. The purpose of this report is to request Council to consider an application for visitor accommodation use and development in the form of caravan park and a holiday cabin plus a deck addition to the existing cafe, pursuant to the Planning Scheme and Section 57 of LUPAA.

2.0 The Site

2.1 Site Description and Area

The land CT 65465/3 (refer to Attachment 1) is located at 225 Penguin Road, West Ulverstone (PID 6977349). Across from the small bay to the west of Goat Island.

The land measures 2.023ha in area.

The site is owned by R & P Jacobson.

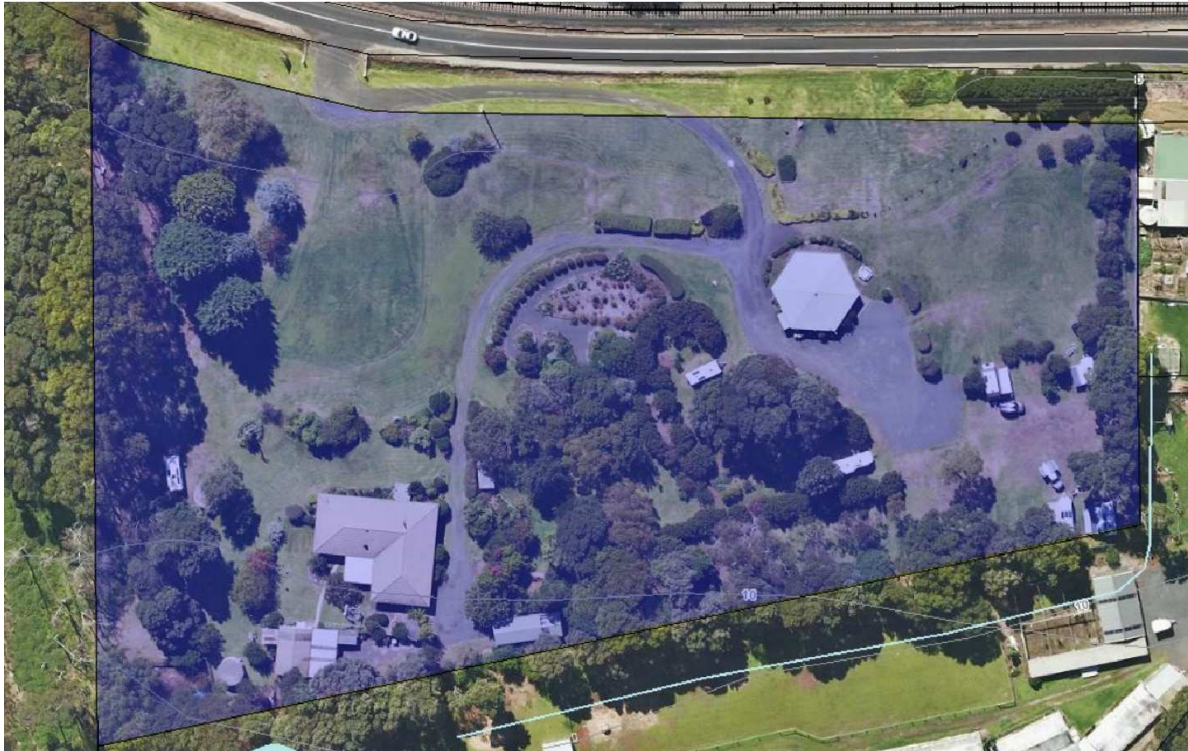


Plate 2 Image showing the site. The site is depicted with blue shading

2.2 Site's Physical Attributes

Topography

The land is characterised by its coastal aspect being located between 5m and 12m above high water mark. The land is elevated 2.5m above the road reserve by a steep rising change in elevation to where existing development is located on a gentle sloping area that falls from the south to the north.

Drainage

The site primarily drains north toward the road reserve. There is no natural watercourse on the site.

2.3 Land use history

The site has been used and developed as a residential site since early 1970's with the tea rooms established in the 1990's and the Visitor Accommodation in the form of campground for self-contained campervans and motorhomes established in 2014.

2.4 Current land use and development

Internally the land accommodates an existing house with an attached bed and breakfast unit on the western half of the land, and the Blue Wren Garden Tearooms (50 Seats) and Visitor Accommodation in the form of campground for 16 self-contained campervans and motorhomes on the eastern half of the property. The land contains substantial gardens of bushes, trees of both natives and ornamental varieties.



2.5 Surrounding land uses

The surrounding land use is characterised by rural lifestyle residential fronting Penguin Road with agricultural activity to the south and a water storage facility for agricultural purposes abutting the site on the west side.

The nearest dwelling in other ownership is to the east and located 3.3m off the sites east boundary.

To the rear and south east corner of the site, a flower nursery operates having a large workshop shed within 5.5m of the southern boundary and another large workshop shed 20m from the east boundary of the site. The flower nursery also having several hot houses and covered growing areas located over 28m from the southern boundary.

2.6 Access

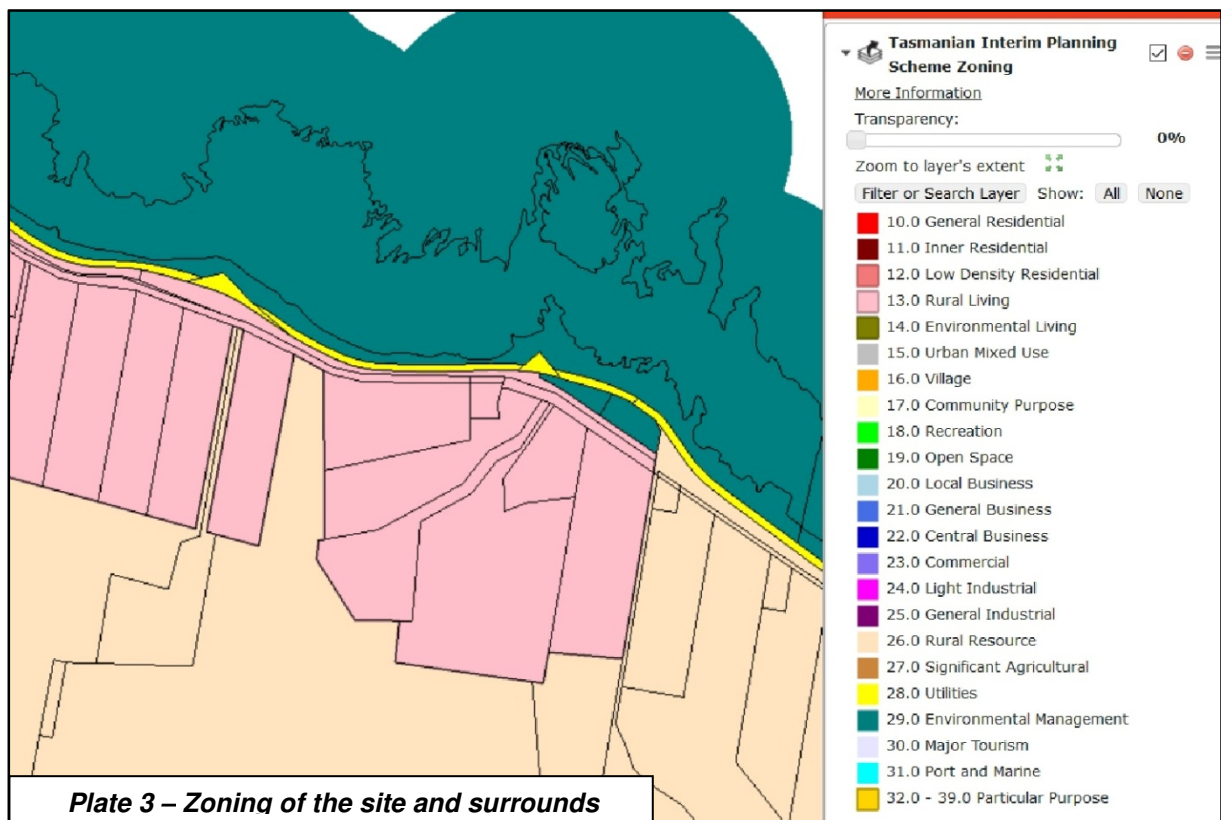
The site has 203.8m frontage to Penguin Road from which there is a formal access crossover. The speed limit along this section of Penguin Road is 70kmh. From the crossover the sightlines are approx 260m to the west and approximately 200m to the east.

2.7 Infrastructure provision

The site is outside the Taswater service areas for reticulated water and reticulated sewerage system. The site is connected to Tasnet Electricity grid and the telecommunication network along Penguin Road.

There are two wastewater treatment and disposal systems operated on the site. One for the existing dwelling and the other for the tearooms business.

Potable water is provided by a bore and water storage tanks.





3.0 Planning Controls

3.1 The Planning Instrument

The relevant planning instrument is the Central Coast Interim Planning Scheme 2013 as administered by the Central Coast Council, the responsible Planning Authority.

3.2 Zoning

The site is located within the 'Rural Living' zone under the Central Coast Interim Planning Scheme 2013. The surrounding lands to the east and south also zoned Rural Living. Land to the west is zoned Rural. To the north is the land is bounded by the road reserve zoned Rural Living. North of that the railway reserve is zoned Utilities with the coastal foreshore zoned Environmental Management.

13.0 Rural Living Zone

13.0 Rural Living Zone

13.1 Zone Purpose

13.1.1.1 - To provide for residential use or development on large lots in a rural setting where services are limited.

13.1.1.2 - To provide for compatible use and development that does not adversely impact on residential amenity.

3.3 Applicable Codes

Code E1, Bushfire-Prone Areas Code

Code E 7, Sign Code

Code E9 Traffic Generating Use and Parking Code

4.0 Development Proposal

The applicant is applying to Central Coast Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of Section 57 of the Land Use Planning and Approvals Act 1993. Accordingly, a planning permit for use and development of the following matters is respectfully sought from the Central Coast Planning Authority:

1. Visitor Accommodation in the form of caravan park for caravans, campervans and motorhomes providing stays for a limited time. The caravan park to have the following features:
 - (a). Provision of 27 van sites –
 - 22 – 15m x 6m
 - 5 – 10m x 5m;
 - (b). Van sites setback:
 - i). 10m from the road boundary;
 - ii). 7m from the east and southern boundaries of the site; and
 - iii). 5m from the western side boundary.
 - (c). Amenities block 8m x 3.4m containing two ensuites (1 disability facility) and 2 toilet cubicles along with a laundry facility for guests.
 - (d). Provision of power to 10 of the sites.
 - (e). A wastewater dump facility located at the west end of the amenities block for park guests to empty both grey water and black water holding tanks.



- (f). A potable water supply from the onsite bore
2. Visitor Accommodation in the form of a self contained holiday cabin located in the north west portion of the site. The cabin having dimensions of 3.6m x 12m containing a living area, kitchen, bathroom and 1bed room. The holiday cabin setback 22m from the road boundary and 25m from the western side boundary.
 3. Deck to existing cafe across the northern facade is to be 8.25m x 6m, roofed with transparent blinds to provide wind break as and when required. The deck to provide alternative seating area rather than additional seating.
 4. On site Parking will be boosted as required. There are currently 27 parking spaces on site. The proposal includes an additional 20 parking spaces to have 47 spaces in total. The parking space allocated to the on site activities as indicated below:

Use/activity	current	additional provision
Dwelling	2	0
B&B	1	0
Van sites	16	11
Holiday cabin	0	1
Cafe	10	7
TOTAL parking spaces	27	20

5. *As part of this proposal the vehicle access crossover will be upgraded to the standard in accordance with IPWEA Standard Drawings TSD-R03 & TSD-R04 - Rural Roads Typical Property Access.*
6. Site signage in form of replacement panels on the existing sign at the entrance updating the sign with simplified message. The new signage to have same panel size as the existing signage. The wording to be very similar to the existing.

The proposal is for a re-arrangement and intensification of the visitor accommodation activity on site.

The proposal reliant on the following performance criteria:

Zone Provisions		Code Provisions	
13.3.1	P1	E9.5.1	P1
13.3.2	P2		
13.4.1	P1, P3, P4, P5		
13.4.3	P3		
13.4.6	P1, P2		

See Attachment 2 for detailed proposal plans

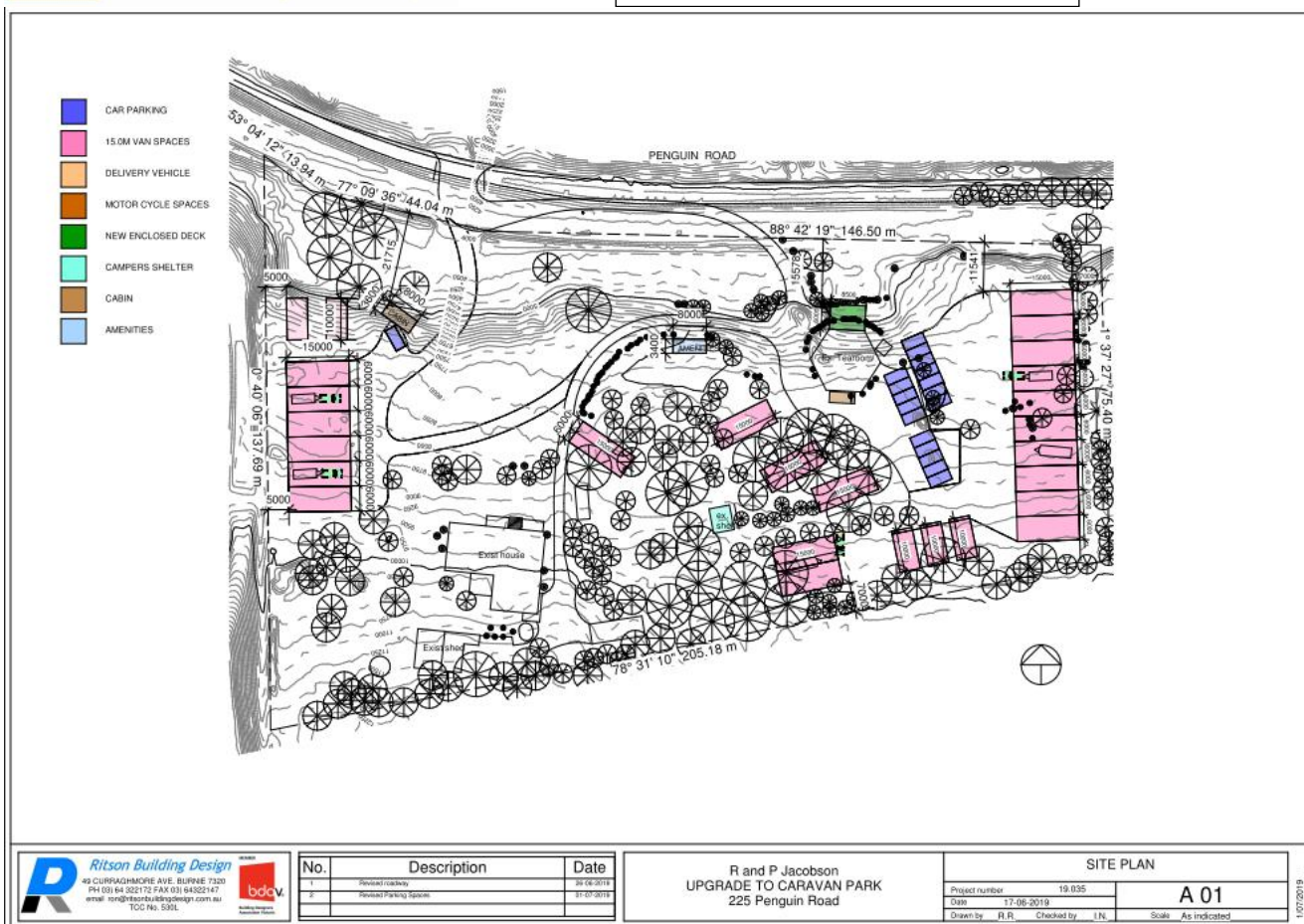


Plate 4 –Image Showing site layout of proposed caravan park and holiday cabin

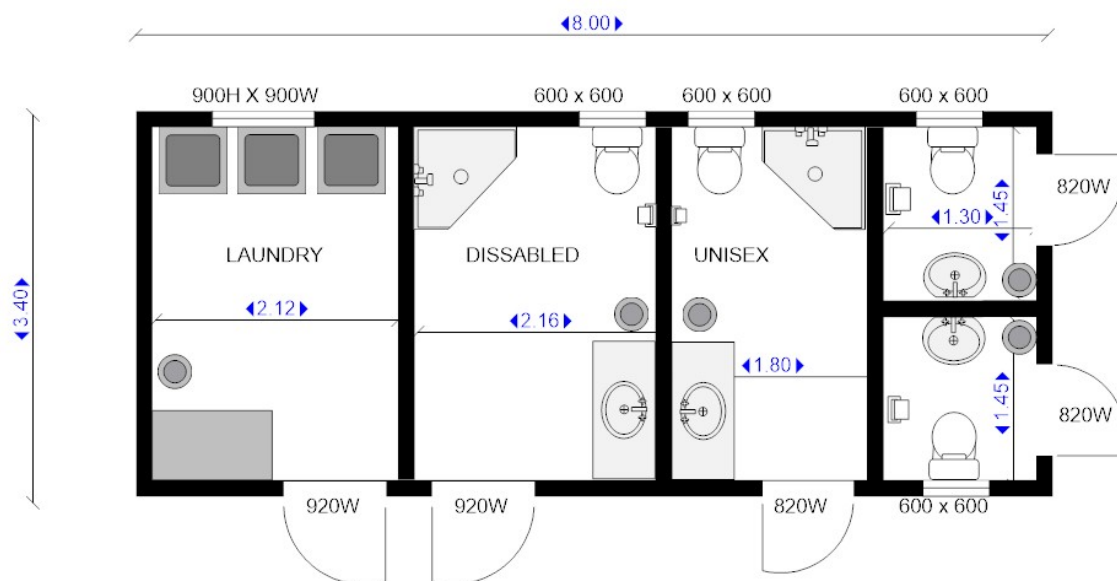


Plate 5 Amenities block Floor plan



Base:
250 UB steel base
100mm under floor insulation / Sisalation wrapped
Steel purlins / Green tongue floor boards

Steel frame wall and roof / Skillion roof minimal fall
R2 bat in walls - R4 bats in ceiling / Sisalation wrapped
Gyprok walls and ceiling finished square set

Cladded with 125mm Future wood Enviroslat planks
Colour bond corrugated iron roof
Aluminum windows, single glaze sliding frame
920mm internal sliding doors

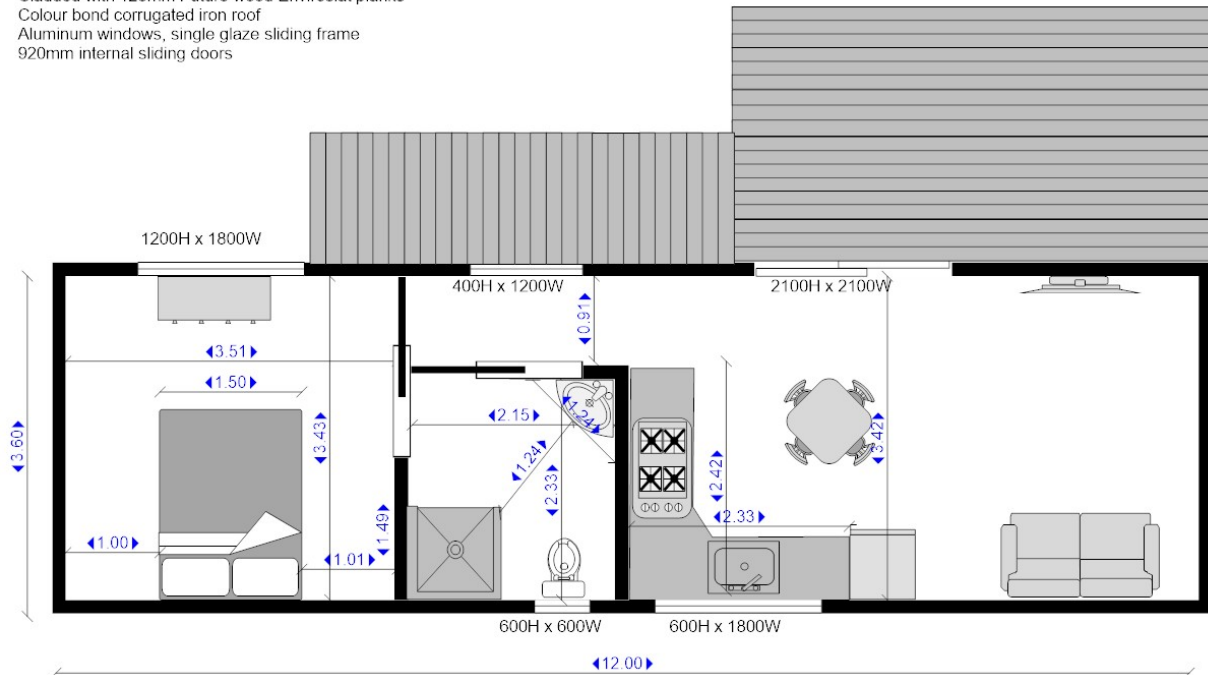


Plate 6 Holiday Cabin Floor plan

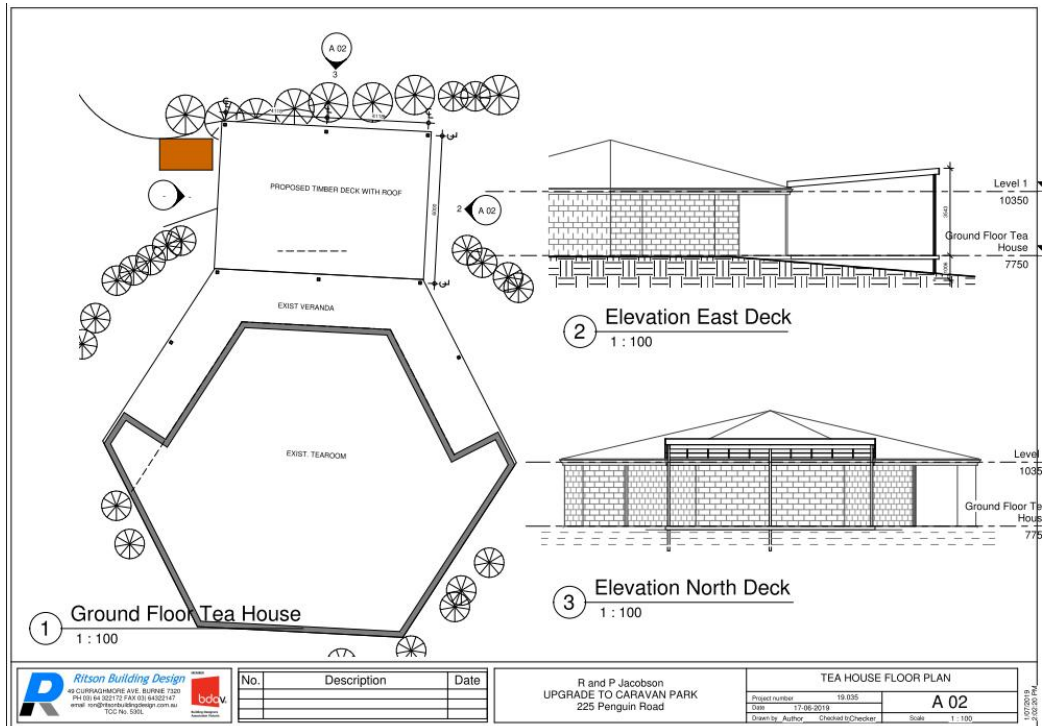


Plate 7 Cafe Deck plan

5.0 Compliance Appraisal

Compliance with relevant provisions of the planning scheme is as set out below. Those provisions and standards of the planning scheme that are not applicable to the proposed use and development are not included.

5.1 Part B - Administration

5.0 General Exemptions

Not applicable as the proposal does not meet any of the criteria.

6.0 Limited Exemptions

Not applicable as the proposal does not meet any of the criteria.

8.0 Assessment of an Application for Use or Development

8.2 Categorising Use or Development

The categorising of the proposed use and development is "Visitor Accommodation" defined as –

the use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.

Camping and caravan park and holiday cabin are the relevant use forms applicable to this development application.

8.4 Requirement for a Permit

A permit is required as the proposed visitor accommodation does not meet any exempt requirement and is a discretionary use class.

8.5 Exempt Use or Development

The visitor accommodation proposal does not satisfy the criteria to be exempt from the planning scheme provisions under Clauses 5.0 or 6.0.

8.8 Discretionary Use or Development

The proposed visitor accommodation is discretionary use class as it does not satisfy the permitted use class qualification. The proposed existing Food services cafe deck addition is discretionary being compliant with the Discretionary use qualification.

The proposal is also discretionary due to being reliant on the below performance criteria:

Zone Provisions		Code Provisions	
13.3.1	P1	E9.5.1	P1
13.3.2	P2		
13.4.1	P1, P3, P4, P5		
13.4.3	P3		
13.4.6	P1, P2		



Photo 1 – from adjacent to the cafe looking southeast of the parking and van site area

5.2 Zone Provisions

13.0 Rural Living Zone

13.1 Zone Purpose

13.1.1.1 - The proposal does not alter the capacity to provide for residential use or development on large lots in a rural setting where services are limited.

13.1.1.2 - The proposed visitor accommodation will not adversely impact on the residential amenity of the area as it is that residential amenity that contributes to the visitor accommodation amenity. Caravan park guests will be provided with a copy of the Blue Wren Gardens Accommodation Camping Information & rules as a means of ensuring the residential amenity of adjacent properties is not unduly impacted upon by the park activities. See attachment 3

13.1.2 Local Area Objectives

13.1.2.1 The proposal does not hinder, constrain or restrict the attainment of the Local Area objectives. The specific local area objectives that the proposal furthers are:-

- (a) The use and development retains the existing semi rural setting of the area through maintaining a large separation distance between the buildings on site as viewed from the road. This limits the visual bulk of development on the site.
- (b) the proposal is an efficient use of the land and optimises use of available infrastructure through reconfiguration and intensification of the existing land use.
- (c) The type, scale and intensity of use or development is consistent with the capacity of infrastructure services, land capability, the level of risk from exposure to natural hazards, and the protection of land significant for primary production;
- (e) The proposal provides for small-scale employment;
- (f) The proposal is for intensification of the existing use and development in accordance with the limitations of the site capacity for onsite waste water and surface water disposal.
- (g) The proposal is not for primary industry use.



- (h) The proposal to have residential amenity and character commensurate with the rural coastal location taking into account:–
 - (i) likely compromise as a result of factors arising from –
 - a. operational practices of primary industry on adjacent western rural land;
 - b. the absence of facilities for convenience retail, entertainment, and for sports; and
 - c. relative remoteness from the Ulverstone urban centre
 - (ii) the effect of location and configuration of buildings within a site on –
 - a. apparent mass of mobile homes within the rural setting;
 - b. on-site provision of private open space and facilities for parking of vehicles;
 - c. visual and acoustic privacy between adjacent dwellings; and
 - e. consistency of the streetscape.

Landscape planting across the frontage will (when mature) provide sufficient screening for passing motorists to only gain a glimpse of the caravans a camper vans on site. The overall vision of the site from the road being one of residential structures in a landscaped setting. For a considerable portion of the year the caravan park will not be occupied as permanent occupation of a site will not be provided for.

13.1.3 Desired Future Character Statements

13.1.3.1 Use or development in a rural living area –

The proposed caretakers dwelling is consistent and complimentary with the Desired Future Character Statements as will be demonstrated in the following:

- (a) The site and development is part of an existing contiguous, and ordered cluster of dwellings and associated buildings and activities embedded in the coastal rural setting;
- (b) The site is larger than a suburban lot, and has capacity within its boundaries to provide for the development while retaining a rural setting;
- (c) the proposal is to have residential as the predominant but not exclusive use;
- (d) the proposal maximises opportunities for choice and diversity in the type and form of residential development;
- (e) all buildings and structures proposed are of single storey;
- (f) the minimum distance between buildings is greater than 10m with existing and additional landscaping ensuring a visual separation from the road
- (g) there will be maintained sufficient unbuilt area to accommodate the required on-site disposal or sewage or stormwater along with outdoor recreation space.
- (h) The proposed use to be self-sufficient with respect to water supply and arrangements for the treatment and disposal of sewage and stormwater

13.2 Use Table

The proposed Visitor Accommodation use does not comply with the category qualification for Permitted as the use does not occur in a building. However, the use is compliant with the Discretionary use requirement. The Food services use is discretionary is compliant with the Discretionary use requirement.



The proposal does not include a change of use class or introduction of a new use class. It is for a re-arrangement and intensification of the visitor accommodation activity on site.

13.3 Use Standards

13.3.1 Discretionary permit use

P1 - As there is no acceptable solution the proposal is reliant on and satisfies the performance criteria as detailed below.

- (a) is consistent with the local area objectives as noted above;
- (b) is consistent with the applicable desired future character statement as noted above;
- (c) The nearest residential development is located to the east setback 23m with associated sheds positioned 3.3m from the site east boundary. The 7 metre setback of the van sites from the eastern and southern boundaries will provide over 30m separation between the van sites and the nearest residential development. The residential development on the property to the south and southeast is located 50m to the east.

Both these houses will have sufficient separation distance for the proposed development will not unreasonably impact on the residential use. Further, the use is considered to represent a low impact activity. Directly to the southern boundary is the location of a number of nursery shelters. Being as these shelters are not for residential use, there will be no amenity impact. The house on the land to the west of the subject property is some 300m distant and therefore will be no amenity impact. The house up the hillside south of the property containing the nursery is 110m distant.

13.3.2 Impact of use

A1 - There are no caravan parks or visitor accommodation on adjacent properties.

P2 - The proposal is reliant on the performance criteria as it is anticipated the onsite activity will generate up to 186 vehicle movements per day when fully occupied based on the calculation indicated in the below table. It will generate over 40 vehicle moments per day at a minimum.

Daily vehicle movements to and from the site

Use/activity	vehicle movements	current
Dwelling	10	10
B&B	4	4
27 van sites	108	72
Holiday cabin	4	
Cafe	60	60
Maximum anticipated	186 vehicle movements per day	146

The performance criteria are satisfied as detailed below

- (a) is consistent with the local area objectives as noted above;
- (b) is consistent with the applicable desired future character statement as noted above and is dependant on the site for the environmental outlook over the coast to benefit the local community employment and economic activity;
- (c) is required as a consequence of being positioned between the coastal foreshore and coastal escarpment to have access to Penguin Road.



- (d) has minimal likelihood for unreasonable impact on amenity for residential use on adjacent land in the zone due to the residential nature of the proposal and the low impact activity it is in terms of disruption to residential amenity. Caravan park guests will be provided with a copy of Blue Wren Gardens Accommodation Camping Information & rules as a means of ensuring the residential amenity of the park is enjoyed by all and the amenity of adjacent properties is not unduly impacted upon by the park activities. See attachment 3
- A3 - The proposed use of visitor accommodation is exempt from this use standard. The cafe has operating hours of 9am to 7pm compliant with the acceptable solution.

13.4 Development Standards

13.4.1 Suitability of a site or lot for use or development

- A1 - The area of the existing site is greater than 2ha. The proposed is reliant on the performance criteria in regards to (b)(ii) and (iii). Otherwise the proposal satisfies the acceptable solution standards having a site area greater than 2ha access directly from Penguin Road frontage and there is no easement; right of way benefiting other land; restriction imposed by a utility or access strip over the site. The proposed visitor accommodation and cafe deck clear of the areas set aside for on-site disposal of sewage and stormwater.
- P1 - The performance criteria are satisfied as follows:
- (a) As outlined above the proposal is consistent with clauses 13.1.1, 13.1.2 and 13.1.3. In regard to –
 - (i) the number, size and distribution of existing and approved lots in the vicinity;
 - (ii) the established land use and development in the area of high intensity for a rural living enclave characterised by single dwellings and a clustering of associated outbuildings.
 - (iii) there is ample capacity with the available communication and electricity utilities and there are no existing or planned water, sewerage and stormwater utilities. The site and surrounding sites have capacity for on-site sewer and stormwater disposal.
 - (iv) the land is capable of accommodating residential use as demonstrated by the existing on site activity. This document demonstrates the site's capacity to accommodate more intense residential use.
 - (b) the site is of sufficient size for the intended visitor accommodation use and cafe addition to the effect of the following: –
 - (i) topography of the land and land in the vicinity is near level such that required earthworks are minimal.
 - (ii) natural drainage of the land and land in the vicinity is enhanced by the sandy soil and gentle northern aspect.
 - (iii) there is no remanant native vegetation, landscape features or natural and cultural values known on the site.
 - (iv) the site only has low exposure to coastal erosion hazard.
 - (v) Most of the site can be considered an accessible building area.
 - (vi) the proposed buildings are compliant with the acceptable solution criteria in all applicable standards for location and separation of a building.



- (vii) there is convenient road and access to the site off Penguin Rd.
- (viii) arrangements for the provision of a water supply and for the drainage and disposal of sewage and stormwater are compliant. (Attachment 5)
- (ix) there are no restrictions or requirements of a lawful easement or statutory interest in the land; and
- (x) the proposal will not detract from opportunity for solar access to a building area.

A2 - *The Acceptable solution is satisfied as the site has separate access from Penguin Road over which no other land has a right of access .*

The relevant road authority has advised that the access crossover will need to be upgraded to be compliant with the IPWEA Standard Drawings TSD-R03 & TSD-R04 - Rural Roads Typical Property Access.. This involves removing the current dip to provide better verticle alignment when turning off the road.

A3 - As the proposal is for development to accommodate more than 10 people per day the proposal is reliant on the performance criteria.

P3 - The property has its own water supply in the form of 45,000l header tank filled from a bore. The water supply capacity to comply with Australian drinking water guidelines and be sufficient for the proposal was assessed by ES&D (Attachment 4).

ES&D conclude the water supply complies with clause 13.4.1 A3 (Attachment 4).



Photo 2 – from the driveway adjacent to the amenities building site looking west toward the holiday cabin site.

A4 - As the proposal is for development to accommodate more than 10 people per day the proposal is reliant on the performance criteria.

P4 - The performance criteria is satisfied as per the assessment by ES&D which concludes there is adequate area within the lot to support the wastewater and greywater land application area. That the proposal has capacity to comply with clause 13.4.1A4. (Attachment 4)

A5 - The site has an area greater than 5,000m² and stormwater disposal area is not within any defined building area, sewerage disposal area or access strip. The



proposal site coverage is 34.5% with impervious site area being 17% of the site area. However the proposal is not for a single dwelling, being for development to accommodate more than 10 people per day the proposal is reliant on the performance criteria.

- P5 - The performance criteria is satisfied as per the assessment by ES&D notes stormwater from the additional development can be directed to the existing downslope stormwater drain along the northern boundary. (Attachment 4)

13.4.2 Dwelling density

- A1 - The acceptable solution is satisfied as the site area is over 2ha and there will only be one permanent dwelling and one holiday cabin. All other visitor accommodation will be temporary.

13.4.3 Location and Configuration of Development

- A1 - The acceptable solution is satisfied as although the Caravan park footprint area is 10m and the café deck addition 15m from the road frontage, point (b) is complied with. The existing buildings on the adjoining eastern property are less than 3m from the frontage and there are properties in the vicinity with buildings less than 10m from the road boundary if not to the boundary. The proposal is for activity to be located over 11.5m from the road boundary in keeping with activity to the east with visitor accommodation activity at the western side of the site setback over 20m to visually maintain the expansive rural setting ambience.

The nature of the structures less than 20m from the road boundary needs to be taken into consideration. The caravan park is for temporary location of vans on the site with periods with no vans. The café deck will be an open roofed addition to an existing structure. The caravan park site and café deck being positioned to respect the setback of the eastern abutting property setback in a manner that provides visual harmony. The holiday cabin is 22m from the road frontage

- A2 - All proposed buildings will be contained within a building envelope determined by:
- (a) a frontage setback compliant with 13.4.3 A1;
 - (b) a setback of not less than 10.0m from each side boundary;
 - (c) a setback of not less than 10.0m from the rear boundary;
 - (d) a setback of not less than 20.0m from any designated building area on each adjacent site; or
 - (e) building height of not more than 8.5m

- A3 - The existing site coverage is 3354m² comprised of 720m² buildings area, 1250m² van parking area and 1384m² driveway/parking area.
The proposal is for an additional site coverage of 3350.4m² comprised of 150.4m² building area, 880m² driveway/parking area and 2320m² van parking area
The final site coverage being 6704.4m² comprised of 1121m² building area, 3570m² van parking area and 2264m² driveway/parking area.
The proposed buildings are less than 8m in height. The proposal is reliant on the performance criteria in respect to site coverage as the proposal is for an additional development footprint of 3350.4m².



P3 - The performance criteria is satisfied as the development site coverage of 17% impervious surface area does not impinge on the area set aside for on site sewage or stormwater disposal. As assessed by ES&D (Attachment 5) there is adequate capacity for on site disposal of sewage and stormwater retained. With the site development coverage being less than 34% of the site and the pervious van parking area being over 51 percent of the site development coverage the proposal is consistent with the rural setting and streetscape of adjacent properties zoned Rural Living.

A4 - The acceptable solution is satisfied as the proposal does not include a utility structure and has no building:

- (i) located not less than 15m below the level of any adjoining ridgeline; and
- (ii) less than 30m from any shoreline to a marine or water body, water course, or wetland; and
- (iii) clad and roofed with materials with a light reflectance value of less than 40%.

The buildings to be clad with Future wood Enviroslat planks with Color Bond roof

A5 - The acceptable solution is satisfied as *no area less than 20m from the frontage is to be utilized for the display, handling of goods storage or waste.*

13.4.4 Acoustic and visual privacy for residential development

A1 - The acceptable solution is satisfied as no door or window to a habitable room or any part of a balcony, deck, parking space or carport of a building of an adjacent dwelling is less than 10m from a caravan / campervan site. The 7m separation between caravan / campervan sites and the eastern and southern boundaries combined with the landscape planting within that area will minimize the opportunity for overlooking of adjacent residential outdoor areas.

A2 - *Not applicable as there will be no shared driveway.*

13.4.5 This provision is not applicable as no multiple dwelling residential use is proposed.

13.4.6 Setback of sensitive use development

This provision is applicable as a sensitive use development is proposed. By definition "sensitive use" means a residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school.

A1 - The proposal is reliant on the performance criteria as the visitor accommodation is setback 5m from the Rural Resource zone boundary.

P1 - The required separation distance is considered to be 10m as the lot was *approved for residential use on a plan of subdivision sealed before this planning scheme came into effect and residential development occurred prior to this planning scheme.*

The performance criteria is satisfied on the basis of the following:



- 1) *the sensitive use to be undertaken is of a temporary nature where by residents control their expose to agricultural;*
- 2) *the agricultural activity abutting the western boundary is that of a farm water storage dam. There is no livestock, cropping or machinery operations within 30m of the sites western boundary. That activity being a vehicle access track and irrigation pump, both considered as having a low impact on the proposed visitor accommodation. There will be minimal conflict constraint or interference to the agricultural activity by the visitor accommodation use.*

A2 - The proposal is reliant on the performance criteria as the visitor accommodation is to be separated from the railway reserve by a distance of approximately 30m for the caravan park and 42m for the holiday cabin.

P2 - *The performance criteria is satisfied as:*

- (a) the site does not abut the railway reserve and therefore does not impact on the safety and efficient operation of the railway; and
- (b) the likely impacts of the railway on the visitor accommodation are noise and vibration emissions. The temporary nature of the land use in terms of visitors will not be exposed to long periods of noise or vibration and the visitors are in control of the length of exposure means minimal impact of the railway will occur to the visitors.
- (c) be temporary nature of the use, as noted above, couples with the site not abutting the railway reserve renders the need for arrangements being made with the relevant transport infrastructure entity unnecessary for removal of the visitor accommodation. No situation will occur requiring compensation from the transport infrastructure entity in regards to removal of the visitor accommodation within 3 years of the proposal being approved unless it involves re alignment of the railway over 5 metres to the south.

13 4.7 Subdivision

Not applicable as no subdivision is proposed

5.3 Relevant Part E Code Standards

The relevant code standards of the Scheme have been analysed. Those codes and code standards that are not applicable to the proposal have not been discussed.

E1 Bushfire-Prone Areas Code

E1.5 Use Standards

Not applicable to the proposed visitor accommodation

E1.6 Development Standards

Not required to achieve compliance as part of this application as the building permit application requires to be accompanied with a bushfire hazard management plan and emergency evacuation plan that will be more detail specific.

E4 Change in Ground Level Code

The only earthworks required for the development to proceed is that necessary to install footings for the holiday cabin, amenities block and restaurant deck along with surface soil removal for driveway extension

E4.4 Development exempt from this Code

The necessary earthworks for the proposed development are exempt from the code for the following reasons:

- a) All earthworks for the proposed development works will be over 5m from a boundary.
- b) has a depth of less than 1.0m. The depth of footings not required to be more than 1m due to the site soil conditions at the location of proposed building works. The earthworks for driveway extension do not require a cut or fill greater than 200mm depth;
- c) is not within a water course;
- d) all earthworks more than 10m from any easement, road, or right-of-way;
- e) is more than 1.0m from an underground utility service;
- f) involves an area of less than 200m². The area of footings limited due to the near level site conditions at the location of proposed building works not requiring any cut and fill.
The earthworks for driveway extension not exceeding 200m² in area due to utilisation of a prior gravel base for 50m length of the internal driveway extension;
- g) All earthworks will have a finished slope less than 10%; and
- h) no earthworks to be on land to which Code E6 applies.

The earthworks required to provide footings for buildings and structures or to facilitate vehicular access and provision of on site wastewater disposal system.

E6 Hazard Management Code

E6.4 Use or Development Exempt from this Code

E6.4.1 - There is no record and no site evidence that the site was used for an activity likely to be the source of contamination listed in Table E6.1 to this Code.



E6.4.3 - The natural hazard map forming part of this planning scheme has no areas of natural hazard on the site. At worst the site could have a low level of risk from exposure to the natural hazard of coastal erosion.

E7 Sign Code

E7.4 Use or development exempt from this Code

E7.4.1 – The proposed replacement signage panels are exempt under E7.4.2(p) of this Code.

The proposed new signage is to replace the existing approved sign panel with a simplified sign aimed at identifying / confirming the Blue Wren site and the land uses provided on the site. The new sign having a simplified message rather than any detailed information. The sign considered a means to confirm location rather than for promotion advertising purposes. This is because it is considered potential guests have pre determined where they are going through media and off site promotion material and just need confirmation that they are at the right place.



E9 Traffic Generating Use and Parking Code

This Code applies for all use or development. The proposed visitor accommodation will generate additional on-site parking requirement.

E9.5 Use Standards

E9.5.1 Provision for parking

A1 – The cafe use already has approved 10 bitumised parking for the existing approved café use. This means that only parking needs to be provided for the additional seating on the deck floor area and the additional visitor accommodation. *The on site parking requirement and provision is as set out in the below table: –*

On site parking

Use/activity	requirement	On site provision
Dwelling - 2 x space / dwelling	2	2
B&B - 1 x space / bedroom	1	1
Van sites - 1 x space / caravan	27	27
Holiday cabin - 1 x space / unit	1	1
Cafe – existing approved parking;	10	10
Deck extension	8	7
TOTAL parking spaces	49	48

The two parking spaces closest to the cafe building are to be designated disabled parking. There is space for motor bike parking to the west of the cafe deck adjacent to the deck and bicycle parking around the cafe building. Because of the shortfall in cafe parking the proposal is reliant on the performance criteria.



P1 - The performance criteria is satisfied as there is ample space on site for the expected parking demand of the café. There being adequate parking on site for all the visitor accommodation provided.

Based on the deck floor area the parking requirement of the café increases by 8 spaces or based on increased seating capacity by no more than 5 spaces. Given that some café seating will be occupied by on site occupants of the visitor accommodation provision along with motorcycle parking and bicycle parking, it is considered there is ample parking on site for the café seating capacity of 45 persons. The lawn area west of the amenities block able to park several vehicles if necessary.

E9.5.2 Provision for loading and unloading of vehicles

A1 - The acceptable solution is satisfied as there is space adjacent to the cafe on the southern side where a delivery vehicle can park for a short time that is suitable for a small rigid truck as per the requirement of Table E9.1. There is also space for a passenger coach to park on site west of the amenities block with capacity to access and exit in a forward direction.

See Attachment 2 site plan for parking layout

Development Standards

E9.6.1 Design of vehicle parking and loading areas

A1.1 - The acceptable solution is satisfied as the on site parking surface water is drained for disposal via the on site stormwater system

A1.2 - The acceptable solution is satisfied as parking spaces are 5.5m x 2.6m in accordance with AS/NZS 2890.1 (2004) with a driveway/isle width no less than 10m. The bicycle facilities and parking for People with Disabilities are to be compliant with AS/NZS 2890.3 1993) and AS/NZS 2890.6 respectfully. The loading area for deliveries in accordance with AS/NZS2890.2 (2002). All parking spaces having separate access from the internal circulation aisle with all vehicles able to enter and leave the site in a forward direction. The parking, driveway and manoeuvring areas formed and constructed with compacted sub-base and an all-weather surface.

9.0 Conclusion

This supporting documentation has sought to demonstrate that the proposed visitor accommodation use and development in the form of caravan park and a holiday cabin plus a deck addition to the existing cafe is capable of being undertaken in compliance with the requirements of the Central Coast Interim Planning Scheme 2013.

On the basis that this report, and submitted associated documents have demonstrated the visitor accommodation use and development in the form of caravan park and a holiday cabin plus a deck addition to the existing cafe has the ability to be undertaken in compliance with the Planning Scheme standards, it is requested that Council support the permit application to allow visitor accommodation use and development in the form of caravan park and a holiday cabin plus a deck addition to the existing cafe in accordance with the plans submitted.



planning
pty ltd

Supporting Documentation
224 Penguin Road, West Ulverstone
development application

Ian Newman 4Planning

Mobile: 0429 011 753

Ph : 03 6442 3088

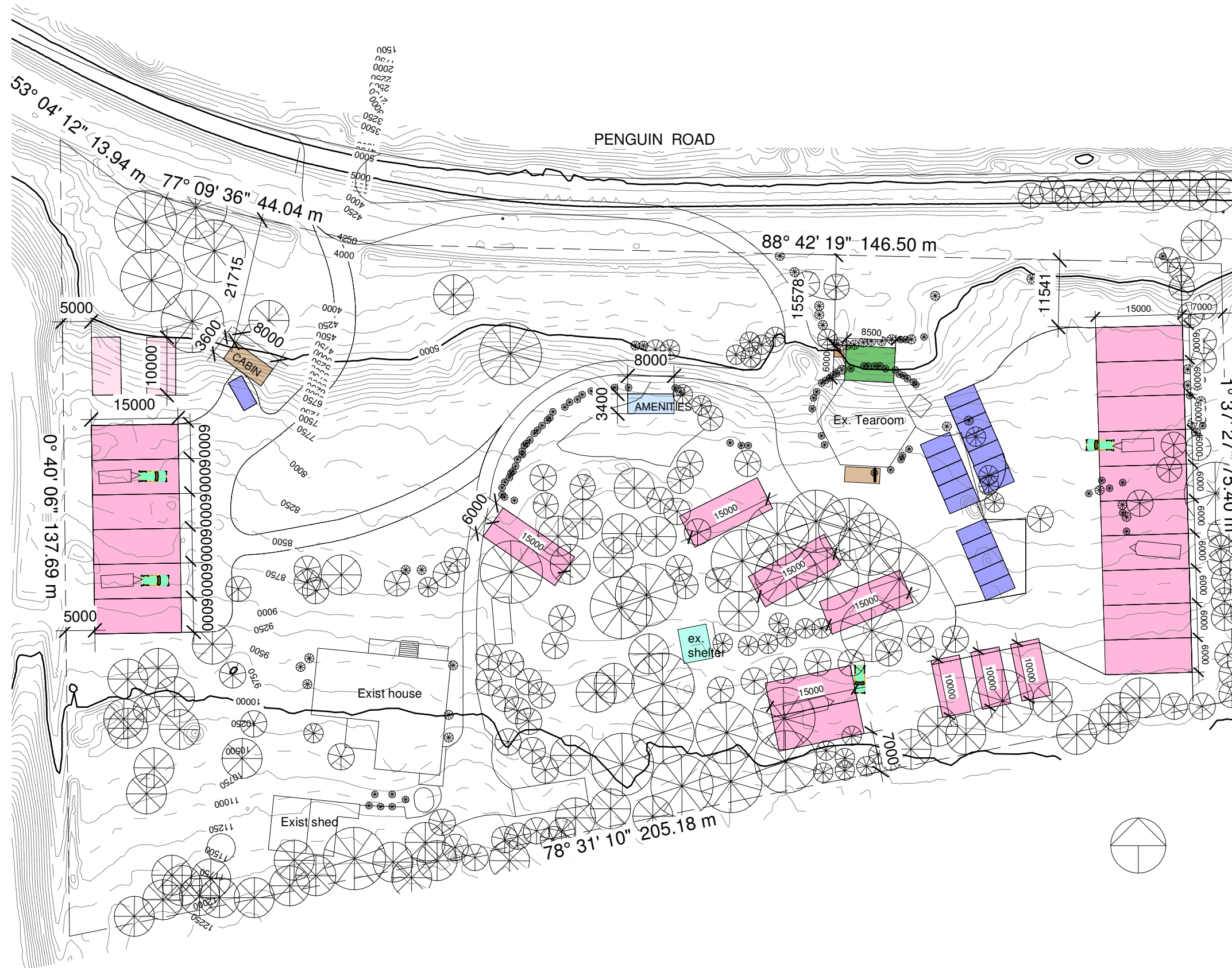
9th July 2019

Email: inewman@zoho.com

39 Hales Street, Wynyard 7325

This document is and shall remain the property of Ian Newman 4Planning.
All requests for permission to reproduce this document or its content must be directed to Ian Newman
Unauthorised use of this document is prohibited.

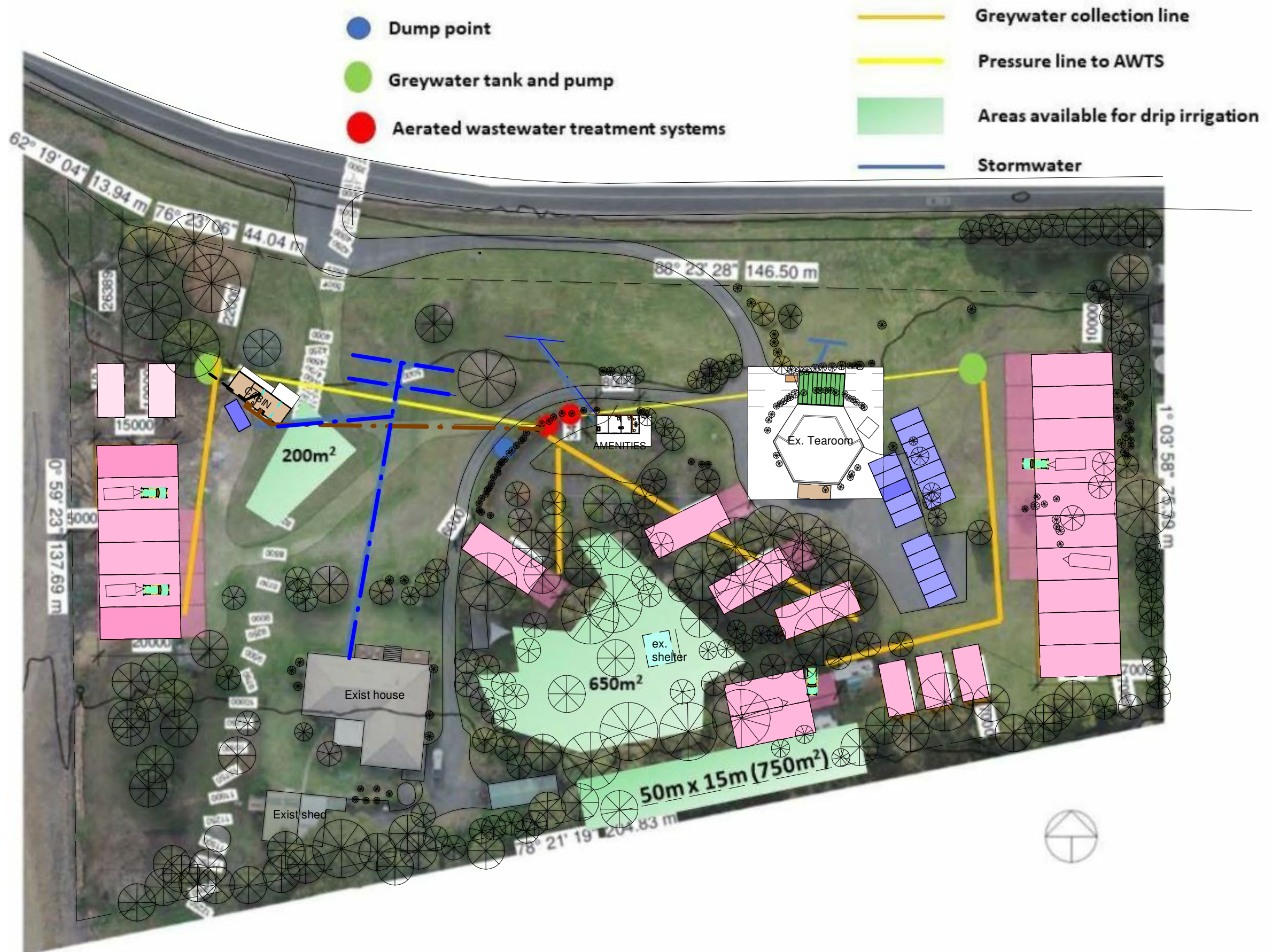
- CAR PARKING
- 15.0M VAN SPACES
- DELIVERY VEHICLE
- MOTOR CYCLE SPACES
- NEW ENCLOSED DECK
- CAMPERS SHELTER
- CABIN
- AMENITIES



No.	Description	Date
1	Revised roadway	26-06-2019
2	Revised Parking Spaces	01-07-2019

R and P Jacobson
 UPGRADE TO CARAVAN PARK
 225 Penguin Road

SITE PLAN			
Project number	19.035	A 01	
Date	17-06-2019		
Drawn by	R.R.	Checked by	I.N.
		Scale	As indicated



1

Waste Water Plan

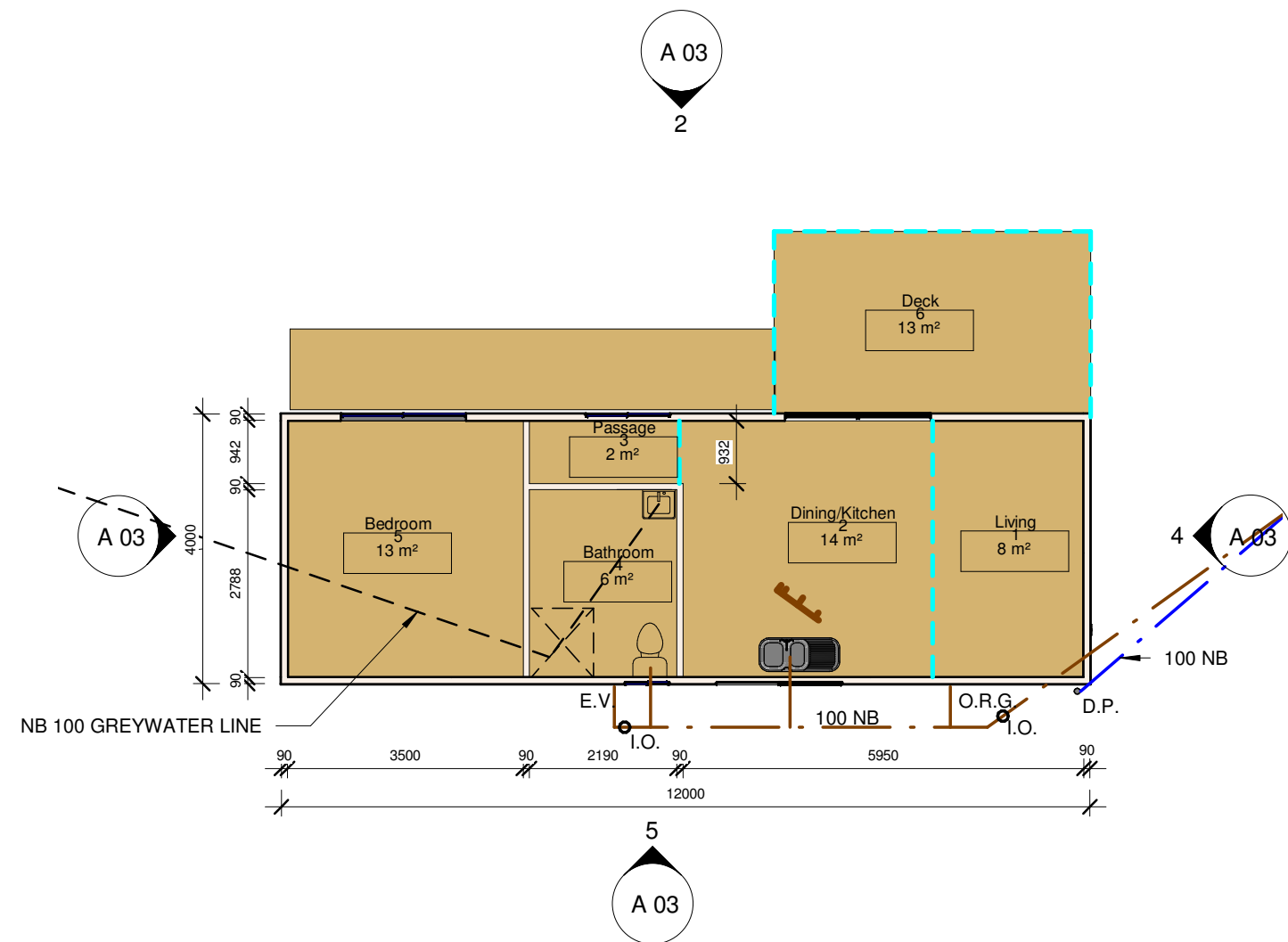
1 : 750

No.	Description	Date

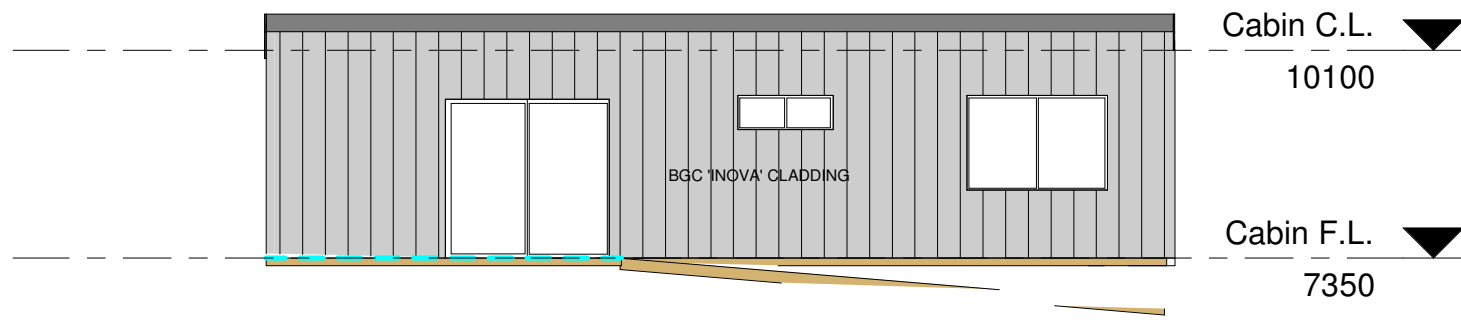
R AND P JACOBSON
 UPGRADE TO CARAVAN PARK
 225 PENGUIN ROAD

WASTE WATER MANAGEMENT PLAN

Project number	19.035	A 02
Date	17-06-2019	
Drawn by	R.R.	
Checked by	B.H.	Scale
		1 : 750

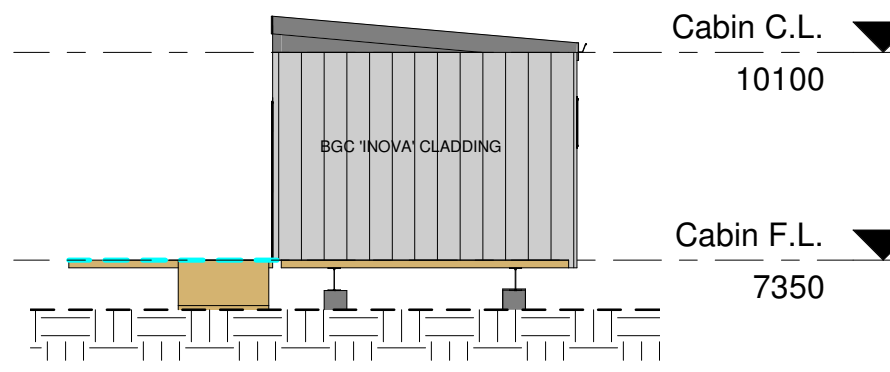


1 Cabin F.L.
1 : 100

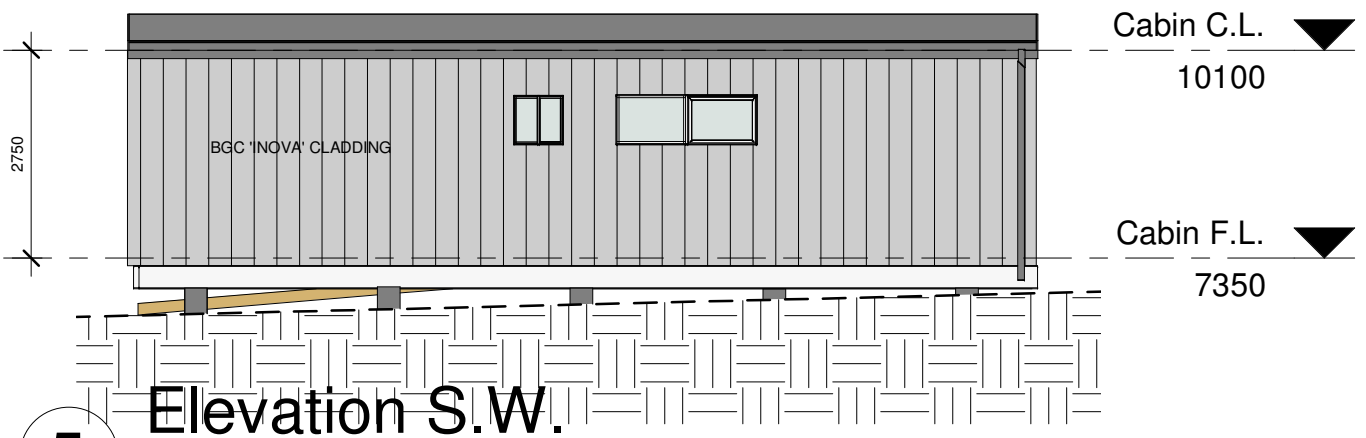
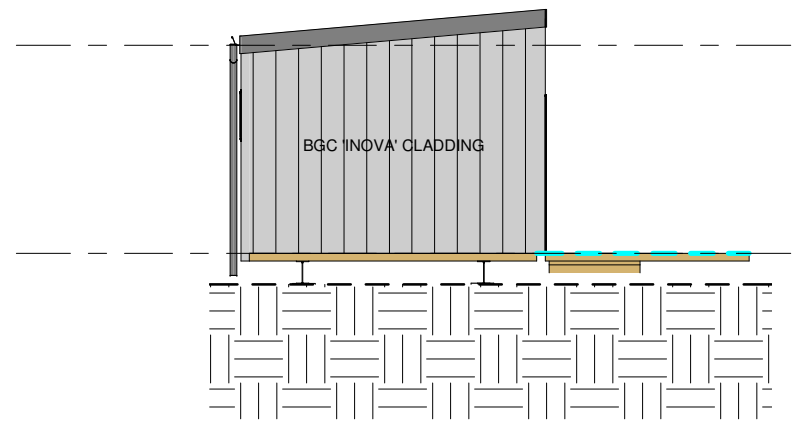


2 Elevation N.E.
1 : 100

3 Elevation N.W.
1 : 100



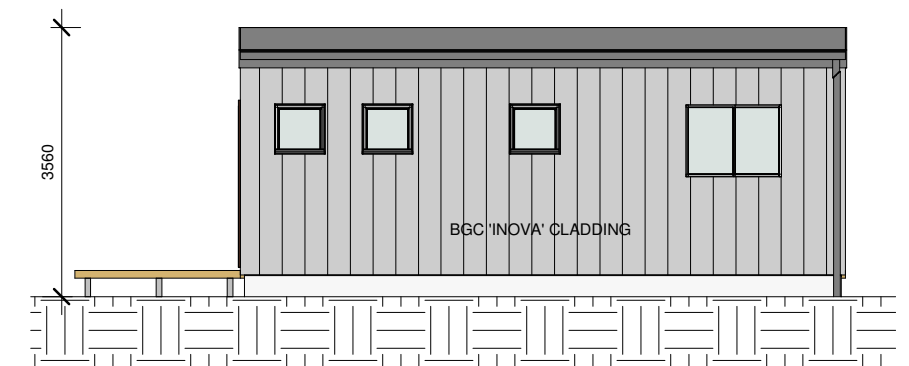
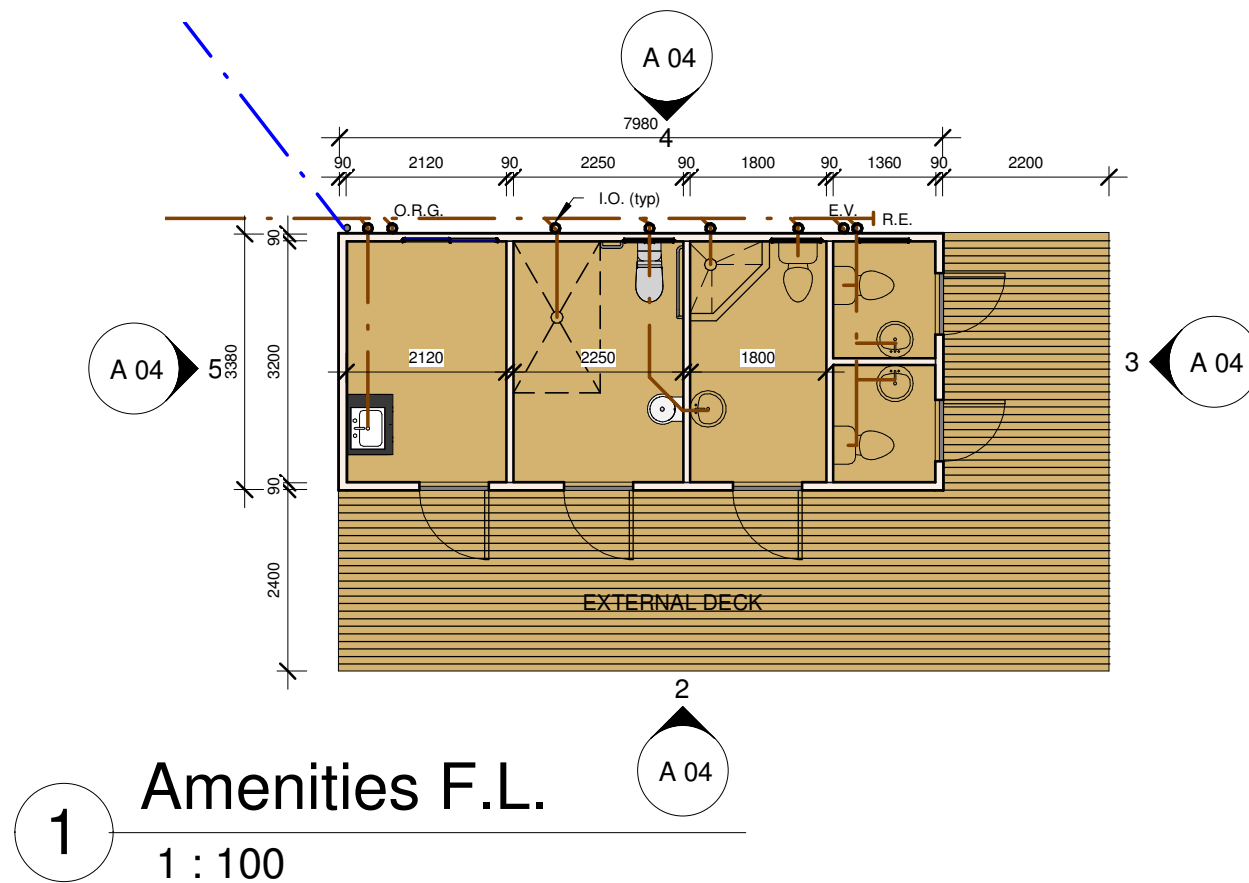
4 Elevation S.E.
1 : 100

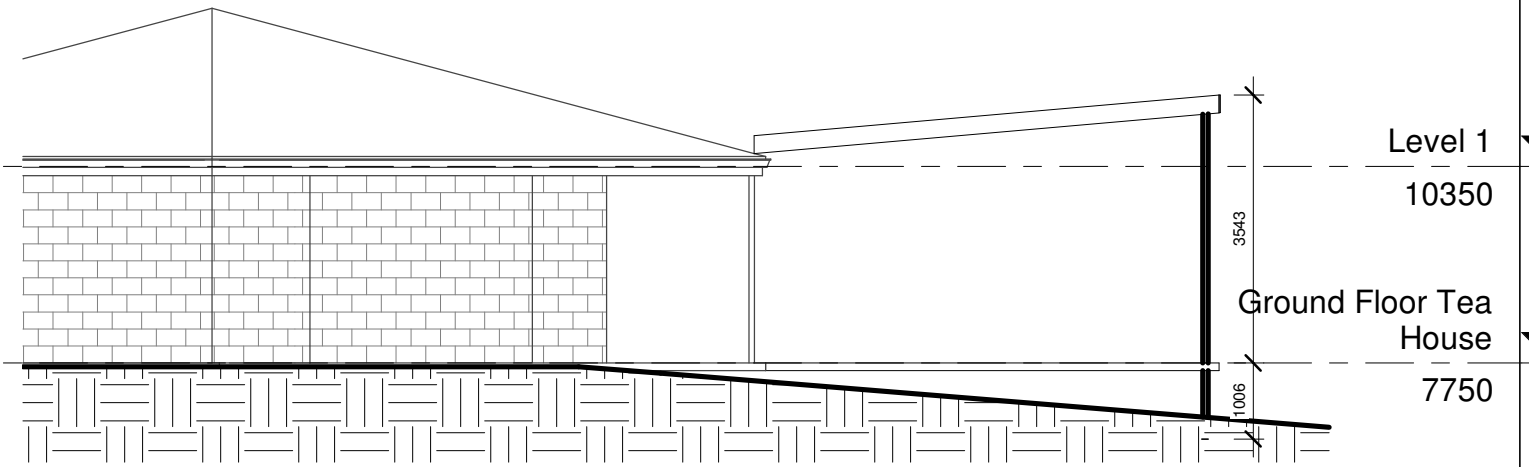
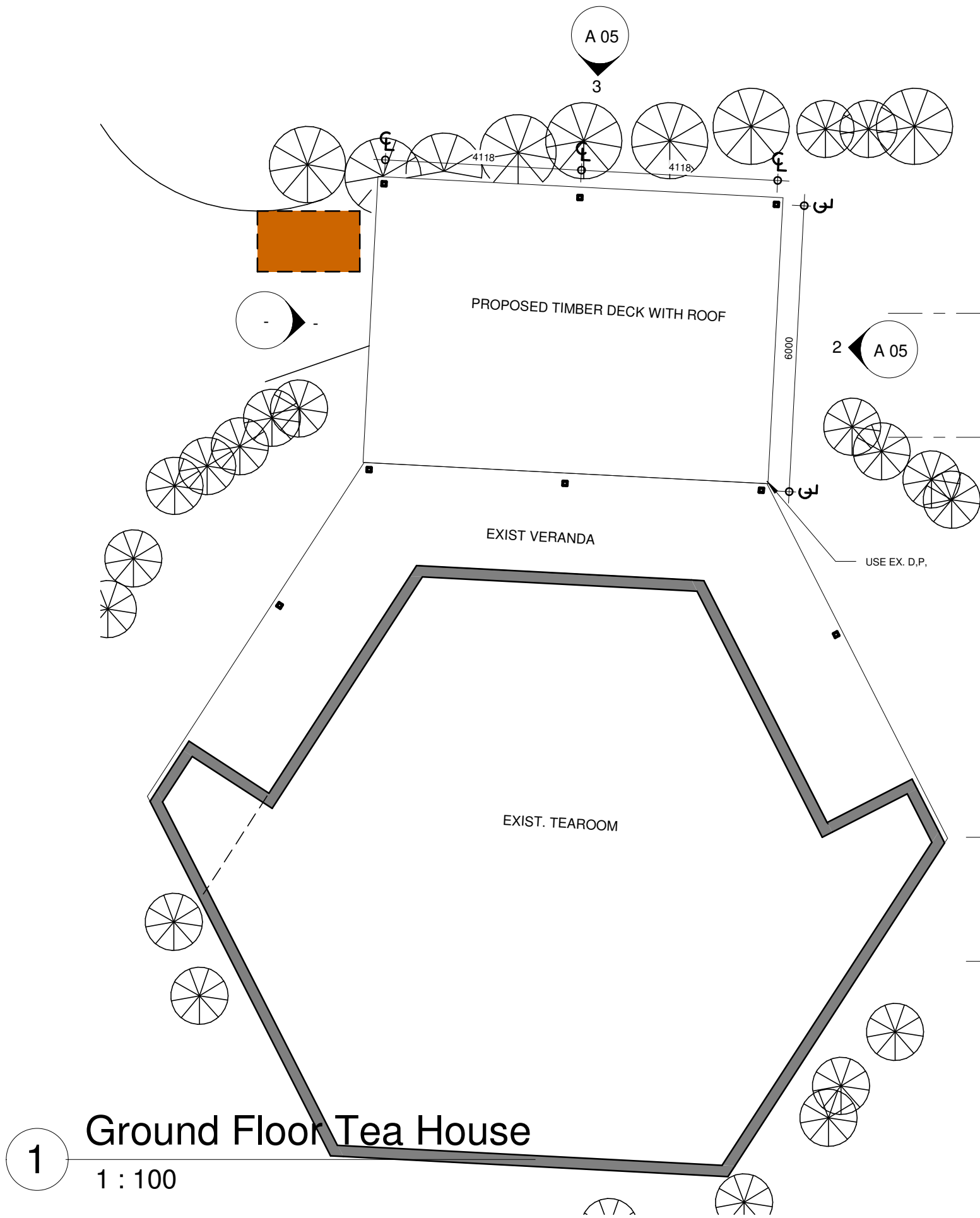


5 Elevation S.W.
1 : 100

No.	Description	Date

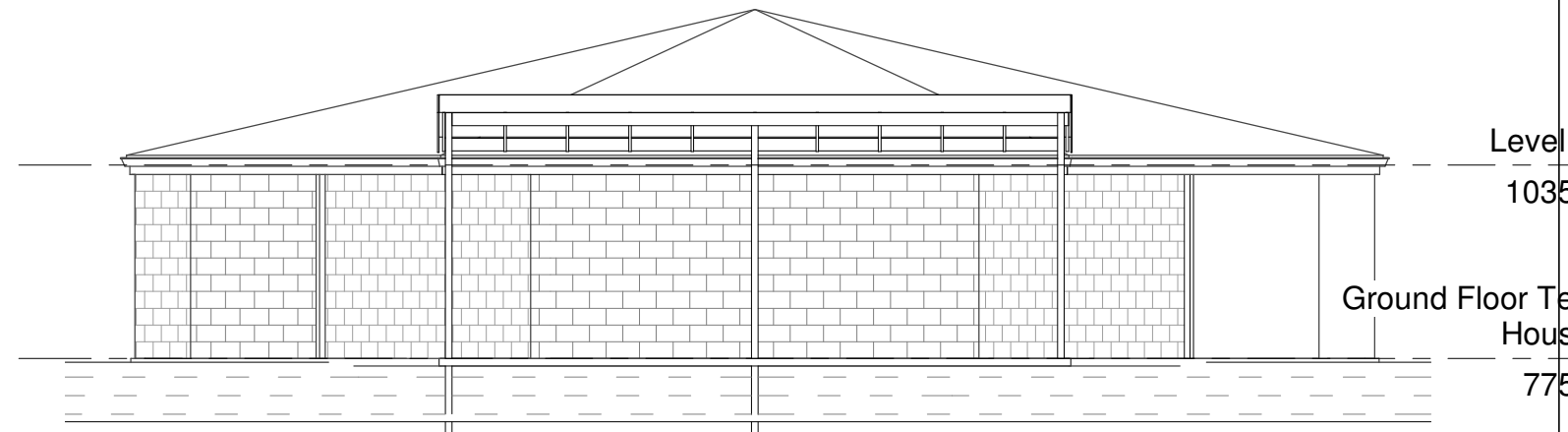
CABIN PLANS			
Project number	19.035	A 03	
Date	17-06-2019		
Drawn by	R.R.	Checked by	I.N.
		Scale	1 : 100





2 Elevation East Deck

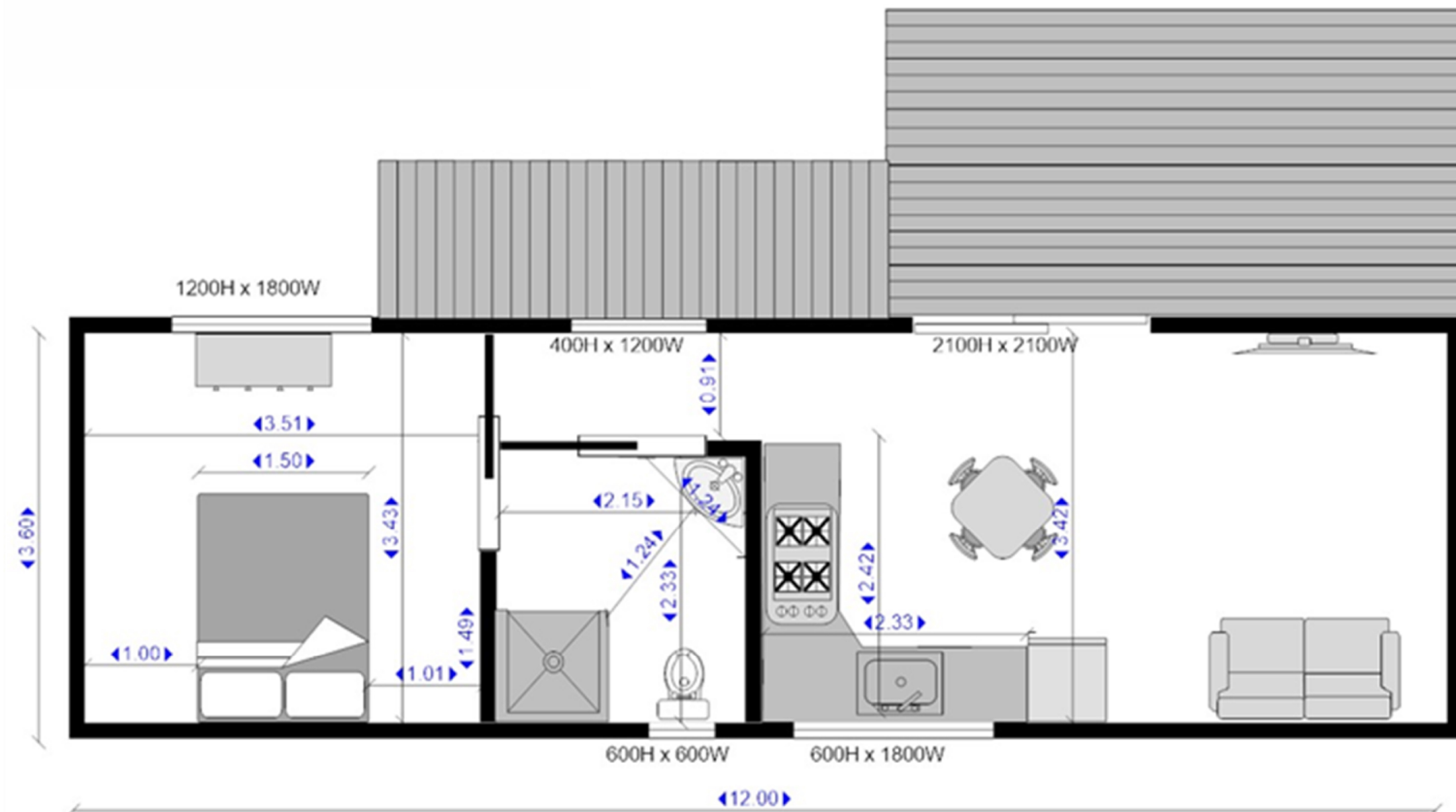
1 : 100



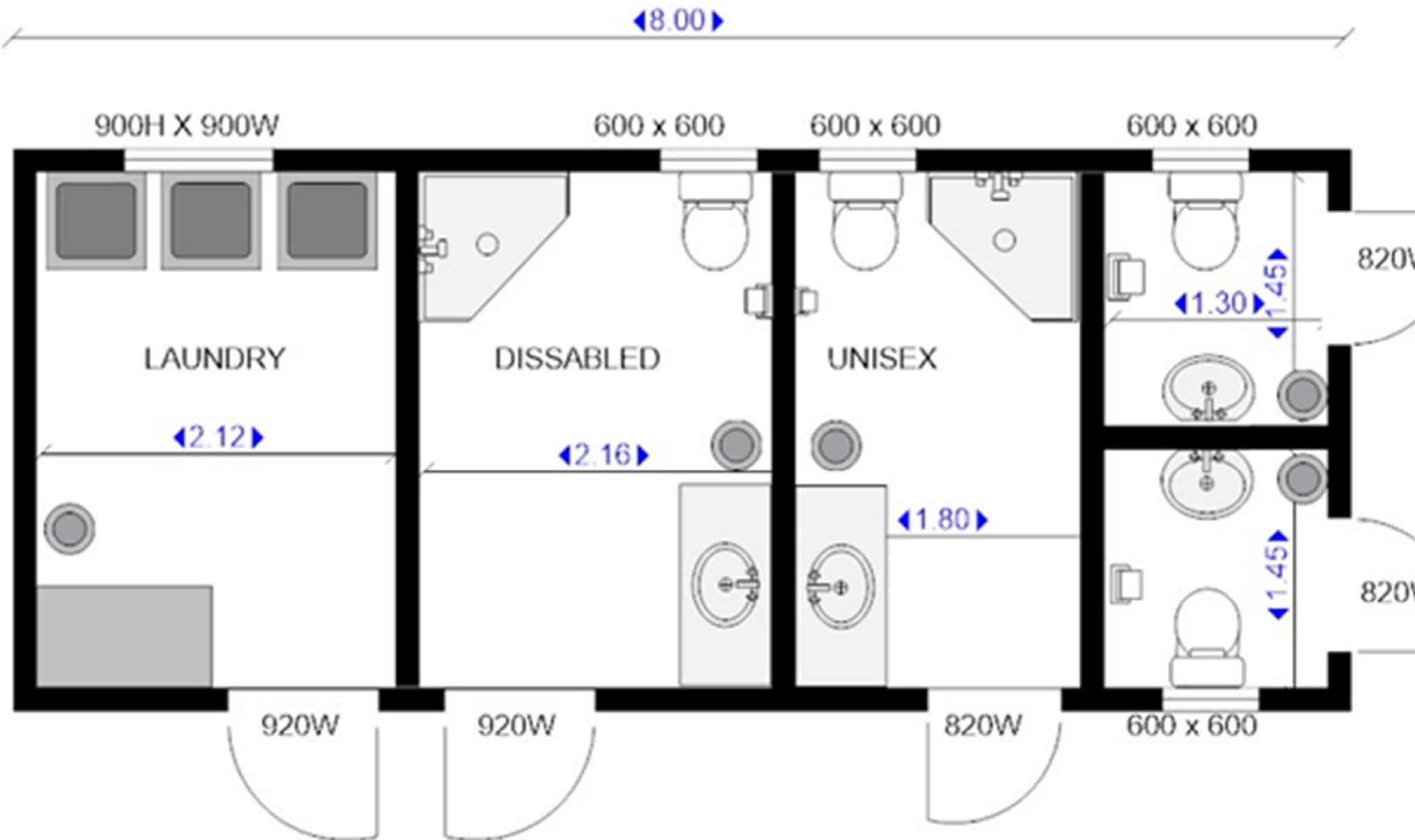
3 Elevation North Deck

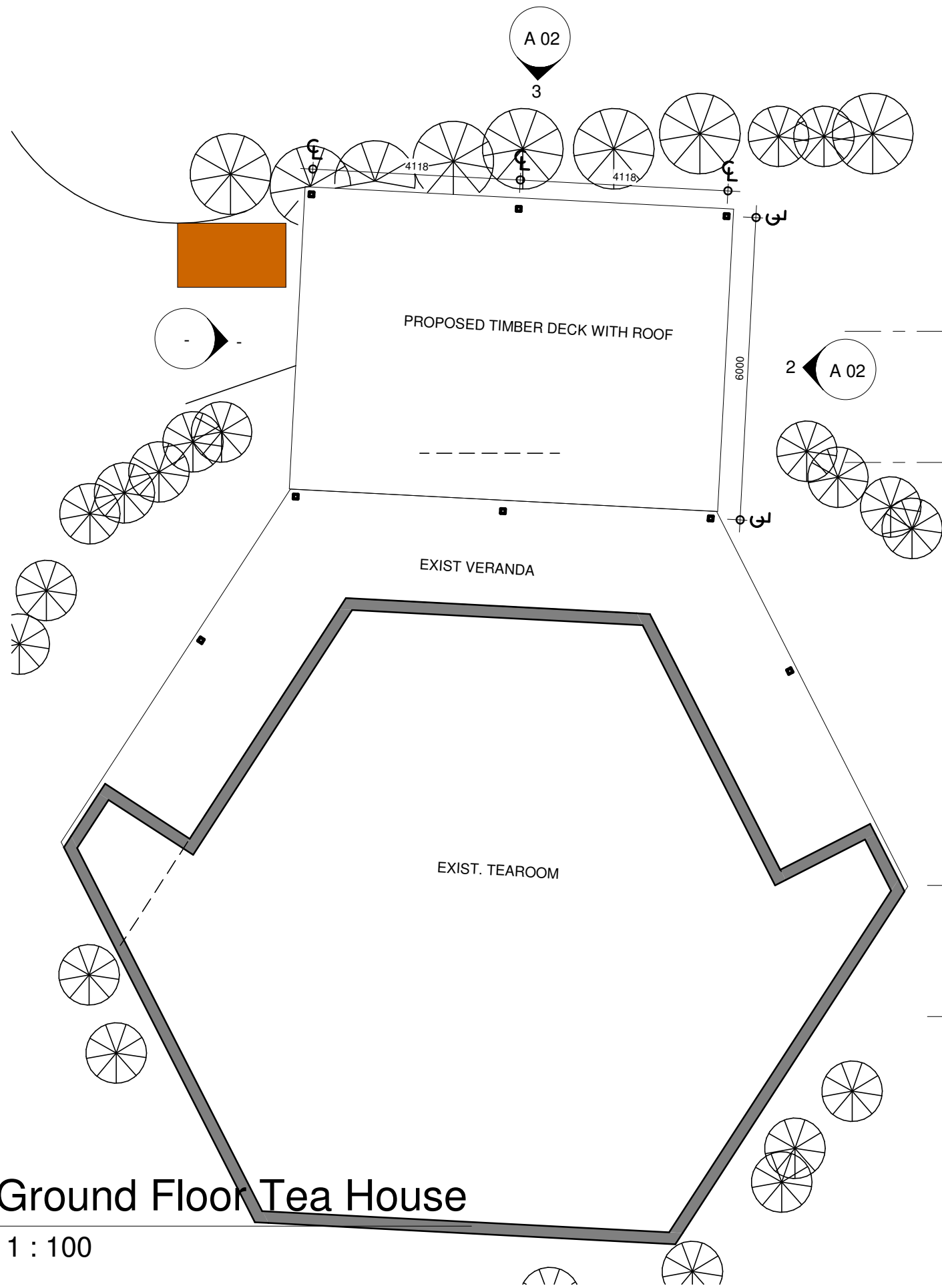
1 : 100

Holiday Cabin Floor Plan

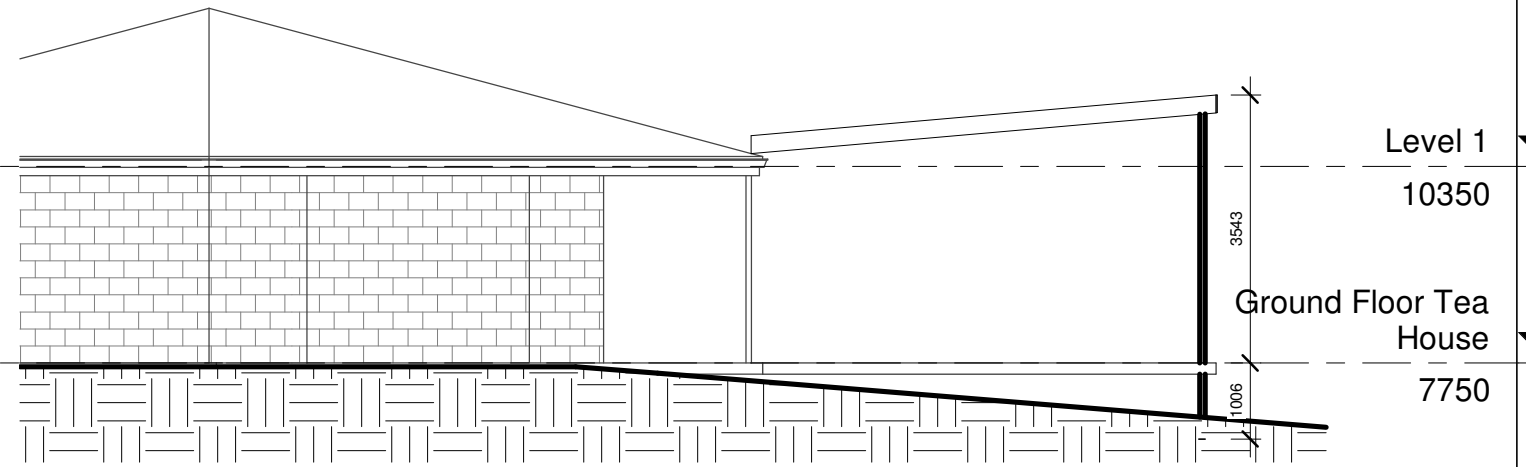


Amenities Block - floor Plan.

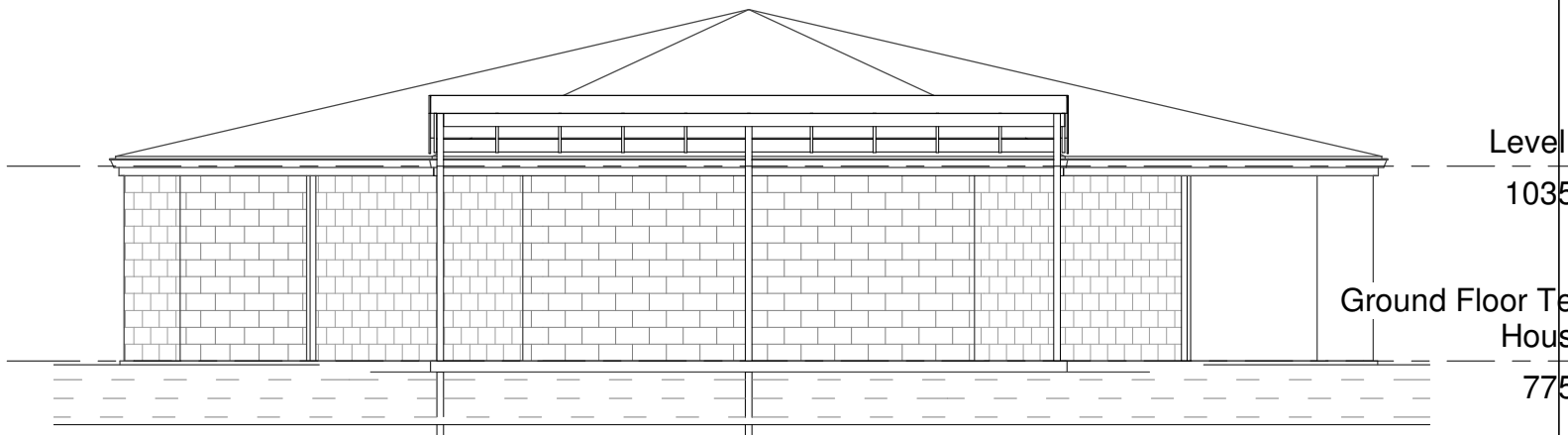




1 Ground Floor Tea House
1 : 100



2 Elevation East Deck
1 : 100



3 Elevation North Deck
1 : 100

No.	Description	Date

TEA HOUSE FLOOR PLAN			
Project number	19.035	A 02	
Date	17-06-2019		
Drawn by	Author	Checked by	Checker
Scale			1 : 100

THE BLUE WREN GARDENS & ACCOMMODATION CAMPING

INFORMATION AND RULES

1. ALL CAMPERS... Are asked to please be respectful of fellow campers in all aspects. Please keep noise to minimum to ensure every camper has a good experience.
2. PLEASE... Drive slowly at all times.
3. CAR WASHING... Is permitted, but please think water wise when doing so.
4. PETS... Are permitted but they must be controlled at all times and not a nuisance to any other campers. Owners must pick and dispose of animal waste promptly and appropriately.
5. RUBBISH... Please assist us in keeping grounds clean and tidy. Please bag and tie of all general rubbish before placing in bin and don't forget to recycle. There also is a small grey bin provided for loose food scraps (please no packaging or plastic in this bin)Thank you.
6. GENERATORS... Can be used, but please don't abuse. Do not leave generators running if not attended or for long lengths of time. Generators can only be used between the hours of 10am and 4pm. This is for everyone's comfort.
7. FIRE POTS... Are provided by us if needed. They are \$50 cash bond which will be fully refunded upon return or for purchase at \$70. We sell firewood if required, tubs of wood are \$6 each. Fire pots must be elevated off the ground as to not burn the grass and must not be left unattended under any circumstances. Campers must comply with Tas Fire Bans when necessary. For information ask management or call 1800 000 699.
8. There is a communal fire pit provided free in the gardens daily except fire ban days. This is normally lit around 4pm to 5pm, closer to 4pm after day light savings ends. Ross will set the fire daily, so if you are the first there feel free to light it.
9. GARDENS.... Our gardens are here for all to enjoy. Feel free to walk the gardens at anytime and wander around. We welcome visitor's to our garden, but we ask that you do not pick flowers. We have the occasional wedding on a Saturday afternoon over the summer months. We ask for the short period of the ceremony to please respect the bride and groom and their guests and not wander through at that time. Thank you.
10. CHECK OUT... Is at 10am. But other arrangements can be made due to certain time frames for people departing on the spirit. Please discuss this with management if you are affected by departure times.
11. Unfortunately we have had issues with people urinating in the bushes around the property. This is unacceptable and if caught you will be asked to leave. Lets all keep this place clean and happy.

THANK YOU FOR YOUR CO-OPERATION

THE BLUE WREN EMERGENCY EVACUATION INFORMATION SHEET

The attached information sheets outline the following for your safety during your stay.

- In event of a fire emergency, please dial 000
- The emergency assembly area is item 1.
- Water taps are item 2.
- Exit points and evacuation routes are marked as item 3.
- As the vehicle owner it is your obligation to carry an appropriate maintained fire extinguisher.
- Emergency owner contact phone numbers are...
Peta 0428 990223
Ross 0409330736

Thankyou for staying with us.

Ross & Peta Jacobson

Email peta.whale@gmail.com

BLUE WREN RV PARK

PENGUIN ROAD

NORTH



SOME HELPFUL INFORMATION

DUMP POINT....

Is located on the corners of Victoria Street and Beach Road, Ulverstone.
Opposite the water slide.

DAY TRIPS... There are many day trips that you can do from here. Such as...

- Penguin is the next little town from us. Full of little eateries, coffee shops and little boutiques. They also have the largest undercover market in Tasmania which is every Sunday starting at 9am
- Drive down the Bass Highway to Devonport or Launceston. In Launceston you can do the Cataract Gorge and chair lift to the top or walk over the suspension bridge to the top where you will find beautiful gardens and a café surrounded by peacocks.
- Leven Falls
- Burnie
- Stanley and the chair lift up the Nut. This town is steeped in history and worth the walk around.
- The Tarkine and the Dismal swamp, which has a great café and slides down into the rainforest. The walks around the forest are full of little art treasures. Well worth the look.
- Cradle Mountain and the beautiful nature walks.
- Braddons lookout.
- Sheffield town, which is famous for the walls of mural's. Artists come from everywhere to paint their artwork on the walls of this lovely little town.
- All along this coast there are Penguins to see on sunset or just after. We have them right across the road or you can take a trip 10 minutes down the Bass Highway to Lillico Beach where the Parks and Wildlife have platforms for viewing of the Penguins when they come in to feed their young.

BUT PLEASE NOTE, NO WHITE LIGHTS are to be used on Penguins. You can place red cellophane over your torch so that you don't upset or disturb.

- Latrobe shopping is great and the shop known, as Relic Ware is fantastic. One owner who has spent her whole life travelling the world for her collections.
- There are many towns not far from here, which are well worth the look. Sulphur Creek, Wynyard (Famous for their Tulip Festival), Smithton and many more.

If you require any further information, just ask one of us either Ross or Peta. We will help any way we can. There are some travel brochures located in the Campers toilet for all to look at or take.

LOCAL SERVICES

MECHANICAL SERVICES

Central Coast Motors
6 James Street,
ULVERSTONE.

RACT Agent
TACC Member
Ph. 6425 2666

ELECTRICAL & SOLAR PANELS Etc

Clark Auto Electric
Shed 1/25 Mason Street,
ULVERSTONE.

Jeff@clarkautoelectric.com.au
6425 2712
Mob 0418 140 144

CARAVAN & MOTOR HOMES

C.P. Motor Homes
4a Dyson Lane,
EAST ULVERSTONE.

www.cpmotorhomes.com.au
Ph. 6425 4222

Lifestyle Caravans
104 Eastland Drive
East Ulverstone.

www.lifestylecaravans.com
Ph. 6425 1786

LAUNDRETTE

The Wash Shop
25 King Edward Street,
ULVERSTONE.

www.washshop.com.au
0418 711 870

30 July 2019

Peta and Ross Jacobson
225 Penguin Road
WEST ULVERSTONE TAS 7315

Dear Peta & Ross,

RE: Development Proposal – 225 Penguin Road West Ulverstone

Water, On-site Wastewater and Stormwater disposal: Assessment against Acceptable Solutions

The development proposes expansion of the motor home and caravan park areas and construction of an amenities block. The amenities block is to incorporate toilets, showers and laundry. There is potential for a 1 bedroom cabin toward the north west portion of the property.

There is a requirement to demonstrate the proposal complies with the 'Rural living' zone development standards, section 13.4, of the Central Coast Interim Planning Scheme 2013 relating to water, wastewater and storm water.

A site visit was conducted on 22 January 2019 to determine the soil category for on-site wastewater disposal and options for stormwater disposal and to identify any site constraints. A further site visit, in relation to the revised proposal, was conducted on 20 June 2019.

13.4 Development Standards

13.4.1 (c) *'make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater';*

A3 - Water

A site or each lot on a plan of subdivision must be capable of connecting to a water supply –

- (a) provided in accordance with the Water and Sewerage Industry Act 2008; or*
- (b) from a rechargeable drinking water system with a storage capacity of not less than 10,000 litres if –*
 - (i) there is not a reticulated water supply; and*
 - (ii) development is for –*
 - a. a single dwelling; or*
 - b. a use with an equivalent population of not more than 10 people per day*

A4 - On-site Wastewater Disposal

A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and trade waste –

- (a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or*
- (b) by on-site disposal if –*
 - (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and*
 - (ii) the development -*
 - a. is for a single dwelling; or*
 - b. provides for an equivalent population of not more than 10 people per day; or*
 - (iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip*

A5 - Stormwater

A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater –

(a) to a stormwater system provided in accordance with the Urban Drainage Act 2013; or

(b) if stormwater cannot be drained to a stormwater system –

(i) for discharge to a natural drainage line, water body, or watercourse; or

(ii) for disposal within the site if –

- a. the site has an area of not less than 5000m²;*
- b. the disposal area is not within any defined building area;*
- c. the disposal area is not within any area required for the disposal of sewage;*
- d. the disposal area is not within any access strip; and*
- e. not more than 50% of the site is impervious surface*

Assessment Against Acceptable Solutions

A3 – Water

There is an existing bore water supply available and reticulation system installed to all areas of the accommodation development therefore a rechargeable drinking water supply is not required.

The existing system consists of a 45,000L concrete header tank filled from the bore which is then fed through the distribution system to the existing dwelling, caravan park and tea rooms.

Water samples taken from the bore on 1 April 2019 were analysed by a NATA accredited laboratory. Results revealed the bore water complies with the requirements of the Australian Drinking Water Guidelines.

A Drinking Water Management Plan has been prepared as part of the registration requirements for a 'supplier of private water'.

Water supply complies with clause 13.4.1 A3 (b) of the Central Coast Interim Planning Scheme 2013.

A4 – On-site Wastewater Disposal

There is no reticulated sewer connection to the proposed development. The proposed caravan park expansion and the potential cabin do not involve discharge of liquid trade waste.

The site visit was conducted on 22 January 2019 to determine soil category and note any site constraints under AS1547-2012. Two core samples, to a depth of 1.3m, were taken to assess soil category for effluent disposal under AS1547-2012.

The core samples revealed a slightly moist sand/clay soil from 600mm to 1100mm. From 1100mm to 130mm the soil graded from slightly moist to very moist. Hand rolled sample resulted in ribbon 40mm length.

Soil for wastewater disposal design is assessed as a strongly structured category 5 light clay.

The existing bore is located upslope of the existing dwelling and the proposed caravan site and cabin.

Existing Dwelling

The existing residence has an approved on-site wastewater management system consisting of a septic tank and trenches. During site assessments in January 2019 and June 2019 there was no seepage or odour or other signs of failure.

There is adequate area downslope to the north of the existing residence to replace the trenches should the need arise in the future.

As an approved on-site wastewater system, the existing dwelling requires no further consideration.

Caravan Site Expansion

The owners intend to construct an amenities block containing toilets, showers and a laundry to cater for existing and additional sites. The proposal also includes installation of a toilet dump point for self-contained caravans and a van site greywater disposal system.

1. Amenities Block

Table 4 of the Directors Guidelines for On-site Wastewater Management Systems Table 4 requires a design hydraulic loading of 100L/person/day for a campground with toilets and showers.

The design hydraulic loading based on a total 27 van sites and assuming 21 x 2 people/site and 1 person/site (6 x 1) is 100L/person/day x 48 people = 4,800L/day.

WELS 4 star rated fixtures can reduce water usage by between 25-40% compared to standard fixtures. WELS 4 star appliances can reduce water usage by between 25-30% compared to standard appliances. Using WELS 4 star fixtures and appliances and aerated taps can have an overall reduction in water usage by an average 30% compared to standard or un-rated equipment.

A more conservative 25% reduction for WELS 4 Star fixtures and fittings results in a maximum design hydraulic loading of 3,600L/day from the amenities block.

It is proposed to treat wastewater from the amenities block through an aerated wastewater treatment system and dispose of the wastewater through drip irrigation in the existing gardens.

A conceptual layout of the wastewater system is shown on the site plan at attachment A.

2. Greywater

Caravans and motor homes contain smaller sinks than a dwelling. Based on 2 washes a day with water usage of 8L/wash the greywater hydraulic flow is calculated at 27 sites x 16L/day = 432L/day.

It is proposed to create a greywater collection system consisting of a disposal point with a water trap (P or S trap) at each van site connected to a main pipe draining downslope to the north. The greywater pipe will discharge to an interceptor to remove oils and greases and food scraps. The interceptor to drain to a septic tank.

Gravity feeding the greywater to the north will require packaged pump stations to direct the wastewater to the aerated wastewater treatment system.

A conceptual layout of the greywater system is shown on the site plan at attachment A.

3. Dump Point

It is intended to install a proprietary caravan waste dump point west of the proposed amenities block for use by self-contained motor homes and caravans staying within the caravan park. The dump point is not intended for and will not be made available for public use.

The estimated daily flow is based on 2 self-contained vans per day. Motor home toilet waste tanks typically have a capacity of 19-20L. The design hydraulic flow for the dump point is estimated at 50L/day. This includes 2 x 40L toilets plus 10L for washdown of the dump point if required.

The minimal waste tank volume and disinfectant entering the treatment system is not expected to affect the overall operation as dilution will occur from the washdown water and wastewater from the amenities block and greywater.

Cabin

The cabin will be a 1 bed room facility without a laundry and a potential occupancy of 2 persons. A daily flow allowance of 100L/person/day on bore water supply would result in a maximum design flow rate of 200L/day.

Existing Tea Rooms

The design daily flow allowance for the tea rooms is 450L/day based on:

- 45 seat tearoom/café at 10L/seat is 450L/day.

Information supplied by Council indicates the existing wastewater disposal system consists of a 2,500L concrete septic tank and a 20m trench downslope of the septic tank. This was confirmed during site inspections in January and June 2019.

The existing septic tank and trench showed no obvious signs of seepage or failure during summer and winter site assessments. It is considered that the existing septic tank and trench have adequate volume to treat the existing hydraulic flow.

The previously approved wastewater system for the tearooms did not require a grease trap to be installed. Although the system is operating effectively, Council are now requiring a grease trap be installed between the kitchen and the septic tank.

The tearoom renovations and installation of the grease trap do not form part of the current proposal however it is mentioned here to satisfy Council that the kitchen wastewater system will be upgraded.

The site visit revealed that there is adequate area to the north/northeast to locate a reserve area if required. Refer photo of potential reserve area below.



Potential reserve if required for tea rooms

The tearooms require no further consideration in relation to the current development proposal.

Overall Wastewater Concept

Hydraulic loading calculations must be carried out based on 100% occupancy. The overall design hydraulic flow from the amenities block, caravan greywater, dump point and cabin has been calculated at 4,282L/day.

This exceeds the treatment capacity of a single aerated wastewater treatment system. It is proposed to install 2 aerated wastewater treatment system (AWTS) to ensure adequate volume to treat the design flow rate.

All wastewater from the amenities block and dump point will be directed under gravity to the treatment systems and the cabin wastewater and greywater from the caravan sites will be pumped to the treatment systems.

Environmental Service & Design Pty Ltd

ABN: 97 107 517 144 ACN: 107 517 144

PO Box 651, Burnie TAS 7320 (80 Minna Road, Heybridge TAS 7316)

T: (03) 6431 2999 E: admin@esandd.com.au W: www.esandd.com.au

For a design hydraulic flow of 4,282L/day a land application area of approximately 1,400m². There is adequate area within the lot to support the land application area. The attached concept plan shows a total area available of 1,600m² which excludes small structures within the garden area.

The location of the AWTs's, greywater tanks and land application area size is dependent upon a site specific wastewater system design in accordance with AS/NZS1547-2012.

The proposal has the capacity to comply with clause 13.4.1 A4 (b) of the Central Coast Interim Planning Scheme 2013.

A5 - Stormwater

There is an existing stormwater drain available along the northern boundary with Penguin Road. The existing stormwater system previously accepted and approved by Council from impervious areas and roadways, café and existing dwelling discharge to the existing stormwater drain.

Councils' Environmental Engineer has advised that Council will no longer permit the previously approved stormwater to discharge to the existing drain nor will Council permit stormwater from the proposed cabin and amenities block to be directed to the existing downslope stormwater drain.

An on-site stormwater disposal system for all buildings will be required. Caravans and motor homes do not have gutters and downpipes to capture stormwater therefore no stormwater system will be required for the caravan sites.

Calculating the volume of stormwater based on the wettest month of the year (July - 122mm) ensures the system is sized to accommodate months of lower rainfall.

On-site wastewater systems will be required for the existing dwelling and proposed cabin and for the existing café and proposed amenities block.

Existing dwelling and cabin

The roof area of the existing dwelling is approximately 320m² and the cabin roof area is 13m² resulting in a total roof area of 333m².

A roof can harvest 1L/m² of water for every mm of rainfall - 333m² x 122mm results in a stormwater volume of 40,626L for the highest rainfall month of July. This is an average of 1,310L/day.

Stormwater is of a far higher quality and can be applied to the soil at higher rates than wastewater.

Area of the stormwater disposal system is calculated as:

Length = 1310L/(50mm x 1.0m)

Length = 1310/50

Environmental Service & Design Pty Ltd

ABN: 97 107 517 144 ACN: 107 517 144

PO Box 651, Burnie TAS 7320 (80 Minna Road, Heybridge TAS 7316)

T: (03) 6431 2999 E: admin@esandd.com.au W: www.esandd.com.au

Length = 44m

Area required for stormwater disposal from the existing dwelling and cabin is:

2 x 22m x .06 x 1.0m beds

Suggested location is shown on the site plan however, this may be altered to suit the existing pipe from the existing dwelling.

Existing café and proposed amenities

The roof area of the existing café is approximately 23m² and the amenities roof area is 27.2m² resulting in a total roof area of 50.2m².

A roof can harvest 1L/m² of water for every mm of rainfall – 50.2m² x 122mm results in a stormwater volume of 6,124L for the highest rainfall month of July. This is an average of 198L/day.

Area of the stormwater disposal system is calculated as:

Length = 198L/(50mm x 0.6m)

Length = 198/30

Length = 7.0m

Area required for stormwater disposal from the existing café and amenities is:

1 x 7.0mm x .06 x 0.6m trench

Suggested location is shown on the site plan however, this may be altered to suit the existing pipe from the café.

This meets the requirement of clause 13.4.1 A5 (b) (ii) of the Central Coast Interim Planning Scheme 2013.

Recommendations

Based on the proposed development it is recommended that:

- The cabin, amenities block and additional van sites be connected to the bore water supply;
- On-site wastewater management system design should be based on secondary treated effluent; and
- Site specific wastewater design incorporating the cabin, amenities block, dump point and greywater is required in accordance with AS/NZS1547-2012; and
- Land application area be located in the existing gardens and grassed areas; and
- Stormwater be disposed of on-site through beds and trench.

Environmental Service & Design Pty Ltd

ABN: 97 107 517 144 ACN: 107 517 144

PO Box 651, Burnie TAS 7320 (80 Minna Road, Heybridge TAS 7316)

T: (03) 6431 2999 E: admin@esandd.com.au W: www.esandd.com.au

Conclusion

The lot has the capacity for a drinking water supply, to drain and dispose of wastewater on-site and to dispose of stormwater on site as required by clause 13.4.1 A3, A4 and A5 of the Central Coast Interim Planning Scheme 2013.

Yours faithfully



Bruce Harpley
Technical Consultant

Attachment A: Wastewater and Stormwater Concept Layout



1 Site
1 : 750

No.	Description	Date

SITE PLAN	
Project number 19.035	A 01
Date 17-06-2019	Scale 1 : 750
Drawn by R.R.	Checked by I.N.



Church Notices

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

ALL welcome to tradi-
tional HC Services each
Sunday, 9.30 am, 150
Waverley Rd, Don.

SASSAFRAS BAPTIST
10.30am Sunday School
10.30am H.C. Service
Rev. Bill Magor

Local Government



DEVONPORT CITY COUNCIL
137 Roke Street, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

APPLICATION FOR PLANNING PERMIT

Planning applications have been made for the following proposals:

Application No: PA2019.0122
Proposal: Residential (single dwelling extension)
Address: 1 Clare Court, Devonport
Application No: PA2018.0132
Proposal: Residential (dwelling addition - Heritage Conservation area)
Address: 25 Hillier Street, Devonport

The applications can be viewed at the Council offices or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 16 September 2019.

Matthew Atkins
ACTING GENERAL MANAGER

KENTISH COUNCIL
APPLICATION FOR PLANNING PERMIT

The following application has been received under Section 57 of the Land Use Planning & Approvals Act 1993:

APPLICATION NO.: DA 2019/61
SITE: Cradle Mountain Road, Middlesex (CT 108209/1)
PROPOSAL: Proposed single dwelling and shed with reliance upon Performance Criteria under the Rural Resource Zone (residential use).

The application and associated material will be available for inspection at the Council office during normal office hours or at www.kentish.tas.gov.au for a period of 14 days from the date of publication of this notice. During this time any person may make representation in relation to the proposal by letter addressed to the General Manager or email addressed to council@kentish.tas.gov.au by 13 September 2019.

Dated at Sheffield this 31 August 2019.

Gerald Monson
General Manager



CIRCULAR HEAD COUNCIL

APPLICATION FOR PLANNING PERMIT
(s.57(3) Land Use Planning and Approvals Act 1993)

Circular Head Interim Planning Scheme 2013

Application No DA 2019/077
Location 19 Wells Road, Stanley
Applicant/Owner C.A. Bellinger
Use Class Resource development
Proposal Dwelling and Outbuilding (Farm Shed)
Discretionary Matter 26.4.1 (P2) Suitability of a site or lot on a plan of subdivision for use or development

Application No DA 2019/082
Location 48 Nelson Street, Smithton
Applicant/Owner CBM Sustainable Design Pty Ltd / Circular Head Christian School Incorporated
Use Class Educational and occasional care
Proposal School Extension (Amenities & Deck)
Discretionary Matter 17.4.4 (P1) Setback of development for sensitive use

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton or Council's website till the date listed below. In accordance with s.57(5) of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and received by 5.00pm 16/09/2019.

Scott Riley
GENERAL MANAGER
Ph: 03 6452 4800
www.circularhead.tas.gov.au



Local Government

NOTICE OF APPLICATION FOR
PERMIT UNDER S.57 OF THE LAND USE
PLANNING AND APPROVAL ACT 1993

Notice is given that applications have been made for the following discretionary permits: -

No: DA 114/2019
Proposal: CROSS LAMINATED TIMBER PANEL FACILITY, WYNYARD
Location: 3 Waterworth Street
Wynyard, 29-31 Reservoir Drive Wynyard and CT 159531/100.

Details- Cross Laminated Timber Panel Facility proposes to increase production.

The above application has been referred to the Board of the Environment Protection Authority (the Board) for assessment under the Environmental Management and Pollution Control Act 1994 (EMPC Act). An Environmental Effects Report (EER) has been lodged in support of the application.

Discretionary Matters- Provision for parking E9.5.1 (P1), Provision for parking and unloading of vehicles E9.5.2 (P1), Design of vehicle parking and loading areas E9.6.1 (P1).

Public exhibition of documentation

A copy of the EER for the above application will be available for public inspection during the notification period and may be examined during normal business hours at:

- The Waratah-Wynyard Council Offices:
21 Saunders Street, Wynyard TAS 7325
- Service Tasmania Hobart:
134 Macquarie Street Hobart, TAS 7000

The EER can also be viewed on the internet at:

- <http://epa.tas.gov.au/assessment/assessments-in-progress>
- <http://www.warwyn.tas.gov.au/page.aspx?u=226>

A guide for preparing a public submission can be found on the internet at:

<http://epa.tas.gov.au/assessment/guide-for-preparing-a-public-submission>

Copies of the EER may be requested from Dan Elson, GHD, 2 Salamanca Square, Hobart, TAS 7000, Ph: 03 6210 0734

Public representations

In accordance with section 57(5) of the Land Use Planning and Approvals Act 1993 any person may make a representation relating to the above proposal and the supporting documentation.

Any representation must:

- Be received by **Monday 16 September 2019**;
- Be in writing to the General Manager or emailed to the General Manager at council@warwyn.tas.gov.au;
- Include the reasons for your representation;
- Include the application number; and
- Be addressed to the undersigned.

Dated at Wynyard this 31st day of August 2019.

Shane Crawford, General Manager
PO Box 168, Wynyard 7325

Email: council@warwyn.tas.gov.au
www.warwyn.tas.gov.au



Local Government



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

NOTICE OF INTENTION TO SELL LAND FOR UNPAID
RATES - SECTION 137 LOCAL GOVERNMENT ACT 1993

In accordance with section 137 of the Local Government Act 1993, the Central Coast Council gives notice that it intends to sell the land described below for non-payment of rates with respect to each described land if the full amount of rates are not paid in full by 28 October 2019:

Ratepayer: DJ & SE Templar
Property Address: 382 Willmot Road, Forth
Title Reference: 119989/1
Period of Outstanding Rates: 2013-2019
Amount Owed: \$4,214.31

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

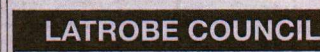
- Location: 340 Preservation Drive, Sulphur Creek
Proposal: Residential (subdivision - 16 lots) - comprising internal allotments and proximity to a watercourse and utility zone boundary
Application No.: DA2018226
- Location: 225 Penguin Road, West Ulverstone
Proposal: Food services (roofed deck) and Visitor accommodation (27 van sites, cabin, amenities block and a wastewater dump facility) - discretionary use and variation to front boundary setback standard, suitability of site, site coverage and car parking standards
Application No.: DA2019010
- Location: 229 Clerke Plains Road, Kindred
Proposal: Residential (outbuildings - carport and shed) - variation to front boundary setback standard and use of materials with light reflectance value greater than 40%
Application No.: DA2019021
- Location: 25 Ozanne Drive, Gawler
Proposal: Residential (subdivision - two lots) - access to balance lot via a right-of-way and overhead electricity supply
Application No.: DA2019040
- Location: 121 Cullens Road, South Preston
Proposal: Residential (outbuilding - shed) - variation to use of materials with light reflectance value greater than 40%
Application No.: DA2019049
- Location: 51 Susan Street, Turners Beach
Proposal: Residential (outbuilding - carport) - variation to side boundary setback standard
Application No.: DA2019051

The applications may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the applications (in accordance with s.57(5) of the Act) by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015. Representations must be made on or before 16 September 2019.

Date of notification: 31 August 2019.

SANDRA AYTON
General Manager

Local Government



APPLICATIONS FOR PLANNING PERMIT

The following applications have been received under Section 57 of the Land Use Planning & Approvals Act 1993:

Application No.: DA 128/2019 (Re-Advertised)
Site: 2 Arnold Street, Tarleton
Proposal: Proposed shed with reliance upon Performance Criteria under the Rural Living Zone (reduction in setback).

Application No.: DA 160/2019
Site: 1a Pitcairn Street, Port Sorell
Proposal: Proposed visitor accommodation units with reliance upon Performance Criteria under the Planning Directive No 6 - Exemptions and Standards for Visitor Accommodation and Traffic Generating Use and Parking Code.

Application No.: DA 162/2019
Site: 5 Sankey Street, Hawley Beach
Proposal: Proposed extension to dwelling and shed with reliance upon Performance Criteria under the General Residential Zone (reduction in setback).

Application No.: DA 163/2019
Site: 38 Cotton Street, Latrobe
Proposal: Proposed day care in existing building with reliance upon Performance Criteria under the Traffic Generating and Use and Parking Code (reduction in car parking) and Sign Code.

Application No.: DA 164/2019
Site: 19 Elphin Drive, Squeaking Point
Proposal: Proposed dwelling and shed with reliance upon Performance Criteria under the General Residential Zone (reduction in setback and stormwater management).

The applications and associated materials will be available for inspection at the Council office during normal office hours or at www.latrobe.tas.gov.au for a period of 14 days from the date of publication of this notice. During this time any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to council@latrobe.tas.gov.au by 13 September 2019.

Dated at Latrobe this 31 August 2019

Gerald Monson
General Manager

NOTICE OF APPLICATION
FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Applications for use and development of land have been received:-

Application No: DA 2019/72
Site: 21 Nairana Avenue SHOREWELL PARK - CT 174176/110
Proposal: Development of a second dwelling to form Multiple Dwelling development

Discretionary Matter: Reliant on assessment against performance criteria for grant of permit - Clause 10.4.2 (P3) - Clause 10.4.3 (P2) - Clause 10.4.6 (P3) and Clause 10.4.9 (P1).

Application No: DA 2019/73
Site: 28 Hillfarm Drive PARK GROVE - CT 176127/1
Proposal: Single Dwelling

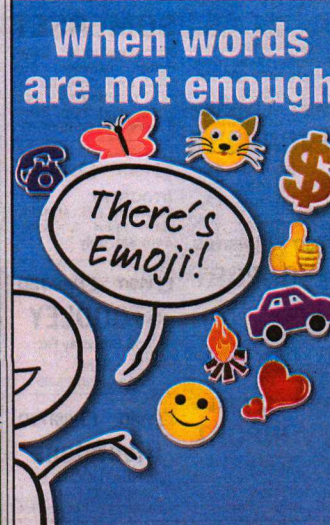
Discretionary Matter: Reliant on assessment against performance criteria for grant of permit - Clause 10.4.2 (P3).

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

Any person may make representation relating to an application in writing addressed to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or burnie@burnie.net by no later than 5.00pm on 16 September 2019.

Dated: 31 August 2019
Andrew Wardlaw
GENERAL MANAGER

www.burnie.net



Division

Rec'd 09 SEP 2019

File No

Doc. Id

125 Penguin Road
Ulverstone

Dear Jan,

For your consideration please
find enclosed my representation
to Council in response to the
current Application by the
owners of 125 Penguin Road.

Kind regards,

Robyn Lamprey

09.09.19

195 Penguin Road
(Post Office Box 395)
Ulverstone Tasmania 7315

The General Manager
Central Coast Council
Post Office Box 220
Ulverstone Tasmania 7315

September 9, 2019

Dear Ms Ayton

APPLICATION NUMBER DA2019010

For Council's consideration I am writing my objections to the above Application for Planning Permit under *S.57 Land Use Planning and Approval's Act 1993* advertised in *The Advocate*, Saturday August 31, 2019, namely DA2019010 : 225 Penguin Road, West Ulverstone (Visitor Accommodation).

I draw Council's attention to my following objections and to my safety concerns:

☐ **The Site** **2.6 Access**

Penguin Road is a narrow, uneven and winding two-lane road where sight distances at the point of access to 225 Penguin Road are compromised to the East by the rise and blind corner of the road and to the West by the curve and rise of the road. I reference the document *Guide to Intersection and Domestic Access Sight Distance Requirements* produced by The Institute of Public Works, Engineering Australia (TAS Division) as supportive of my concern.

IPWEA Standard Drawings TRD-RF01-v1

In addition to restaurant and wedding vehicles to the site, increased traffic of slow-moving caravans under tow and of motorhomes accessing and exiting this narrow curved entry to the property presents a clear risk to the safety of road users.

During my 20 years' residence in this neighbourhood, two road fatalities have occurred within sight of The Blue Wren; one a motorcycle fatality and more notably, on December 26 (Boxing Day) 1999 a fatality when a driver was incinerated in her car directly opposite the Blue Wren Tea Gardens after colliding in wet conditions with the steep rail embankment. This was in very close proximity and full view of all guests in the restaurant that afternoon.

During 2004 and 2005, a number of Penguin Road residents in our neighbourhood, including myself, lobbied state and federal politicians to have the speed limit along Penguin Road reduced from 80 kilometres per hour to 70 k.p.h. to address existing safety issues. In response to our concerns about unsafe road conditions near our homes, the current lowered speed limit of 70 k.p.h. was imposed and continues to apply.

- ☐ **3.2 Zoning** **13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.**

Proposing to increase its accommodation sites, the Application intends to place ten caravan sites close to the eastern and southern boundary bordered by residential homes which, along with other neighbours, myself included, will be significantly and adversely impacted by this high density accommodation's noise from people, machinery, vehicles, generators and by smoke and odour from the Applicant's advertised daily fire pot and fire pit usage near our homes.

I also question the inclusion in The Application for a single cabin to be built on site, perhaps to establish precedent for Council's approval of future cabin development. It seems odd to build only one cabin. Further development has the potential to increase high-density accommodation use and inherent issues around heightened noise and human activity levels very near to our quiet and established neighbourhood.

□ 4.0 Development Proposal

This Application states its request for planning permission for *"Visitor Accommodation providing stays for a limited period of time"* but does not define what *"a limited period of time"* constitutes in real terms. I challenge whether this Application has the potential to permit long term residence of the site by people living in temporary accommodation under this non-specific and unenforceable arrangement.

I am concerned for the safety and well-being of the elderly or infirm for whom this could become a housing solution created by the technicality loophole of the Application's lack of determination about what the unspecified *"limited period of time"* represents.

I am concerned for how the tone of our neighbourhood and the safety of Penguin Road residents is impacted by random people staying at this accommodation facility for unspecified duration.

□ 8.2 Categorising use or development

The categorising of the proposed use and development is "Visitor Accommodation" defined as – the use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers' hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartments.

Camping and caravan park and holiday cabin are the relevant use forms applicable to this development application.

I question whether this development application establishes a precedent or test case and is potentially the first of ensuing Applications for use of the site as other types of "Visitor Accommodation".

Our neighbourhood to the east of the proposed development is zoned Rural Residential, an area of low-density established private housing generally on small acreages. No precedent for high-density accommodation either built, mobile, permanent or even of a temporary nature as the Application implies, exists.

- 5.2 Zone Provisions 13.1.1.2 *The proposed visitor accommodation will not adversely impact on the residential amenity of the area as it is that residential amenity that contributes to the visitor accommodation amenity. Caravan park guests will be provided with a copy of the Blue Wren Gardens Accommodation Camping Information & rules as a means of ensuring the residential amenity of adjacent properties is not unduly impacted upon by park activities. See attachment 3*

Nothing currently 'unduly impacts' on the residents of this section of Penguin Road. We are a small community of respectful neighbours for whom no noise, activity, intrusion or behaviour impacts on

our lifestyle. It is unreasonable to imply that there is a level whereby an acceptable degree of intrusion on neighbours of the proposed Application's development must be tolerated by them. To state this in the submission disregards how residents live their lives here.

- I draw Council's attention to *Attachment 3 'Blue Wren Gardens Accommodation Camping Information and rules'* which states in Point 11: ***Unfortunately we have had issues with people urinating in the bushes around the property. This is unacceptable and if caught you will be asked to leave. Let's all keep this place clean and happy.***

By their own admission on their Information and Rules sheet *Attachment 3*, the venue already has this existing problem with people indecently exposing themselves in public areas around the property. The Applicant's flippant, naive and dismissive attitude ('*let's keep this place clean and happy*') to an act of public indecency which is illegal, morally offensive and punishable by law astounds me. It highlights the Applicant's limited background knowledge, un-professionalism and disregard for established Accommodation Industry Standards.

I note the Applicants ironically but clearly admit their lack of experience in the accommodation industry in the introduction to their own website www.bluewrengardens.com

Handing campers a sheet of Rules and hoping for the best does not minimise the risk to neighbouring residents in these crucial areas of personal safety and public decency. I strongly object to this anti-social behaviour, of which the Applicant is obviously already well aware to the extent where they have necessarily identified it as an existing issue that warrants a warning in their own literature.

Families with young children are among the permanent residents of our neighbourhood. All children deserve our protection.

- I object to *Attachment 3 'Blue Wren Gardens Accommodation Camping Information and Rules'* about the availability, hire and unsupervised use of fire pots. This document states:

7. FIRE POTSare provided by us if needed. They are \$50 cash bond which will be fully refunded upon return or for purchase at \$70. We sell firewood if required, tubs of wood are \$6 each. Fire pots must be elevated off the ground as to not burn the grass and must not be left unattended under any circumstances. Campers must comply with Tas Fire Bans where necessary. For information ask management or call 1800 000 699.

8. There is a communal fire pit provided free in the gardens daily except fire ban days. This is normally lit around 4 p.m. to 5 p.m., closer to daylight saving ends. Ross will set the fire daily, so if you are the first there feel free to light it.

The Application promotes the use of an unspecified number of movable outdoor open fire pots at locations on-site chosen by visitors on all evenings except those of Total Fire Ban.

Close to our homes, this reality manifests as multiple nightly unregulated gatherings where voices, alcohol consumption, cigarette smoke, laughter, music and singing could continue into the night. Generated wood-fire smoke and smell will also impact our homes on the prevailing westerly wind.

Ours is not a party neighbourhood, but the Application could be interpreted that unregulated nightly outdoor parties are encouraged to be held near our homes.

(Presumably moveable) fire pots plus firewood are available for sale from the Applicant.

Because of this, I encourage Council to review and enforce its Policy and Legislation about fires on and near beaches, especially in environmentally sensitive areas such as ours which is a protected Little Penguin breeding and nesting sanctuary.

Attachment 3 also informs that: *A free fire pit will be lit most days in the late afternoon by management or by whomever is 'first there'.*

I draw Council's attention to the topography and natural vegetation of the Applicant's neighbouring properties to the East. A number of our homes, mine included, are located on blocks where the natural bushland typifies Tasmanian dry sclerophyll forest, endemic to coastal regions and identified by hard-leaf dry and spiky trees, eucalypts and dry vegetation undergrowth adapted to regions of moderate annual rainfall. Over half of my hectare block consists of natural dry sclerophyll forest. Located to the east and elevated above (*heat rises!*) where the fire pit and fire pots are proposed to be used, I am concerned that embers blown on the prevailing westerly 'Roaring Forties' wind towards the east will impact the dry sclerophyll under-storey on neighbouring properties, smouldering undetected over time and placing homes, residents and property at direct and unanticipated risk.

Whether it is a day officially designated as Total Fire Ban or not is irrelevant to this fire hazard. The dry under-storey vegetation characterised by bracken and dry leaf material is susceptible to embers throughout much of the year.

- ☐ I also draw Council's attention to **5.2 Zone Provisions 13.1.2 h.) 1.) c.)** where the Applicant's proposed development is justified by them because it is "*commensurate with the rural coastal location taking into account:- c.) relative remoteness from the Ulverstone urban centre.*"

This directly contradicts the Applicant's own website www.bluewrengardens.com which currently advertises 27 camping sites and which states under **Location and Nearby Attractions:** "*Ulverstone is 5 minutes away where you have easy access to supermarkets, banks, great eateries and restaurants, beaches, parks and children's activities*"

"Five minutes" of continuous residential occupancy exists between Ulverstone's urban centre and the Applicant's site. Our neighbourhood is neither remote nor isolated. I strongly object that the Applicant has enhanced their proposal with the suggestion that certain elements of it should be appropriate, tolerated and reasonable because of the site's "relative remoteness."

I draw Council's attention to **Attachment 3, Point 6** of the *Information and rules* which states that: **Generators can only be used between the hours of 10 a.m. and 4 pm.**

Although this on-site noise has the Applicant's approval, it is a clear affront to the reasonable expectation of neighbouring residents to enjoy their properties and homes in peace. The business and professional people who, as long term residents of this neighbourhood, as rate payers and contributors in vast ways to the social fabric of the Central Coast community and who have paid a premium to own homes in this peaceful neighbourhood, must not be subjected to and made to endure potentially six hours of machinery noise from generators daily. It is completely unreasonable that the Applicant believes that this a respectful and environmentally safe behaviour. This noise pollution factor is not in compliance with the Application's stated **low impact activity** mentioned in **13.3.1 P 1 c)** and violates every neighbour's reasonable expectation that the quiet environment in which we live will be maintained.

It is my understanding that at separate addresses, two of my close neighbours are shift workers employed in the medical field. They sleep during the day.

- The Application proposes an independent camping ground, and by their own admission on their website and literature, the owners have limited or no previous experience in operating such a facility.

Unlike other local camping grounds in Central Coast, the Application will be neither franchised as part of a national industry corporation which regulates and monitors Standards; owned, supervised and operated by the Board of Management or committee of an incorporated Service Organisation or Club nor will it be managed as a seasonal/summer camping ground by a local government authority. A 'caretaker' is referenced in the Application and it is assumed that this will be an employee paid by the owner, who lives on site (the caretaker's accommodation is referenced in the Application, implying an absentee owner) and whose purpose is to maintain the site's income generation.

My forty year teaching career in Tasmanian government high schools informs my opinion that independent camping grounds are often accommodation for people with limited financial capacity, the mentally ill, people with substance and addiction issues and recently paroled prisoners. Welfare agencies routinely make emergency placement in independent camping grounds for homeless people and those whose challenging social behaviours excludes them from Public Housing. Laxity around industry standards and Duty of Care at independent camping grounds generally facilitates this.

Any one of these social risk factors introduced into our neighbourhood by this Application compromises the safety and security of Penguin Road residents.

I note with interest the absence of Risk Management planning, investigation outcomes, strategies and documentation relating to Health, Safety and Wellbeing issues such as:

- *Fire Risk Management and Procedure.*
Dot Point 5 of The Blue Wren Emergency Evacuation sheet states: "As the vehicle owner it is your obligation to carry an appropriate maintained fire extinguisher" which makes transient people responsible for their own and other people's safety. The Emergency Evacuation sheet makes no reference to the Applicant's fire risk management plan for the expected number of people on this proposed high-density populated site, beyond writing about where taps are and where the emergency assembly point is. I note the absence of a fire siren on site to warn neighbouring residents of risk to their property and personal safety. I note the absence of communication with neighbouring residents about proposed safety and evacuation strategies in the event of fire or gas explosion on the Applicant's site.

Please note my objection (above) to the Applicant's promotion of fire pots and fire pit close to homes and to this bushfire vulnerable location.

- *Ongoing scientific monitoring* on the impact of the Pollen Count from the adjacent commercial flower growing property on the Applicant's proposed development
- *Ongoing scientific monitoring* of possible agricultural and industrial over-spray of chemicals and substances from the adjacent commercial flower growing property on the Applicant's proposed development.
- *Ongoing scientific and engineering monitoring* around the impact of any leaching from the proposed greywater and blackwater dump overflow into the existing aquifer water bores accessed and utilised by neighbouring residents on their properties for drinking, domestic and agricultural purposes.

This must consider the safety and wellbeing of the neighbouring residents, not just the Applicant's property

- *Ongoing scientific and engineering monitoring* around the impact of leaching from increased onsite septic tank usage, runoff and drainage on existing aquifer water bores accessed and utilised by **neighbouring residents** on their properties for drinking, domestic and agricultural purposes.

This must consider the safety and wellbeing of the neighbouring residents, not just the Applicant's property.

- *Ongoing scientific monitoring* of the environmental impact on the adjacent Little Penguin colony due to Applicant's proposed generator noise and vibration between 10 a.m. and 4 p.m.
- *Ongoing scientific monitoring* of the Applicant's proposed unregulated night-time observation by campers of the adjacent Little Penguin colony and the effect of increased unregulated human activity there. This also should include the intrusion and impact of campers' pets (pets are permitted under the proposed Application) on this environmentally sensitive breeding and nesting area for Little Penguins.
- *Risk management evaluation, planning and evacuation procedures* to ensure the safety of people on site in the event of failure of the adjacent water storage facility abutting and elevated above the Applicant's western boundary, and any subsequent inundation.

In conclusion, my special thanks to the elected members of Central Coast Council for taking the time to read and address my objections and concerns about the proposed development at 225 Penguin Road, West Ulverstone. I will follow with great interest Council's investigation findings, discussions and public response into the concerns and objections around public and environmental health, safety and wellbeing which I have raised.

Central Coast Council is strongly discouraged from imposing this Application's inappropriate proposal for increased-density accommodation for random transients on our peaceful, stable and environmentally sensitive Penguin Road neighbourhood.

Your support of this Representation is valued.

Yours sincerely

A handwritten signature in black ink, reading 'Robyn Lamprey'. The signature is fluid and cursive, with the first name 'Robyn' and last name 'Lamprey' clearly distinguishable.

Robyn Lamprey

CENTRAL COAST COUNCIL

The General Manager
Central Coast Council
Post Office Box 220
Ulverstone Tasmania 7315

Division
Rec'd 16 SEP 2019
File No
Doc. Id

Dear Ms Ayton

APPLICATION NUMBER DA2019010

For Council's consideration I am writing my objections to the above Application for Planning Permit under *S.57 Land Use Planning and Approval's Act 1993* advertised in *The Advocate*, Saturday August 31, 2019, namely DA2019010 : 225 Penguin Road, West Ulverstone (Visitor Accommodation).

Please take in my objections and safety concerns for the proceeding points:

☐ **The Site** **2.6 Access**

Penguin Road is a narrow, uneven and winding two-lane road where sight distances at the point of access to 225 Penguin Road are compromised to the East by the rise and blind corner of the road and to the West by the curve and rise of the road. I reference the document *Guide to Intersection and Domestic Access Sight Distance Requirements* produced by The Institute of Public Works, Engineering Australia (TAS Division) as supportive of my concern.
IPWEA Standard Drawings TRD-RF01-v1

The amount off cyclers that use this road its a great safety concern for them as well.

The central coast council also promotes this as cycling section off the road, cycling races are held on this road as well. (see Cycle Central Coast under the Community and Recreation section of your council website.) I also bring attention the proposed North west coastal pathway plan 2010 that is planned to connect towns with cycling track in conjugation with cycling Tasmania, this shows the pathway going along the old coast highway linking Ulverstone to penguin. Committee members are your own Sandra Austin, Keith Price chairman off safer road Tasmania and Allan Johnson safer Road Tasmania incorporated. Plus a number off other committee members.

The proposal states that on high compacity times it could be up to 186 vehicles a day using this road, its not a highway any more. With cyclers and the exciting traffic especially weekends it will make this road very dangerous for all users and we don't want to see unnecessary accidents or worse case deaths.

In addition to restaurant and wedding vehicles to the site, increased traffic of slow-moving caravans under tow and of motor homes accessing and exiting this narrow curved entry to the property presents a clear risk to the safety of road users.

5 residents share one access drive which is difficult now to exit at times, it will be very dangerous for us to try and get out off our drives if this proposal goes ahead, all this extra traffic added to this already hard to exit section off this road is asking for an accident to happen, no body wants this.

There has been a number off accidents on this road fatalities have occurred within sight of The Blue Wren; one off the accidents was in very close proximity and full view of all the wedding guests in the restaurant that afternoon. We have had a number off Trains that have derailed along this section off road as well.

During 2004 and 2005, a number of Penguin Road residents in our neighbourhood, lobbied state and federal politicians to have the speed limit along Penguin Road reduced from 80 kilometres per hour to 70 k.p.h. to address existing safety issues. In response to our concerns about unsafe road conditions near our homes, the current lowered speed limit of 70 k.p.h. was imposed and continues to apply. This road is classes as the old coast road scenic drive as we already have tourist that constantly use this for that purpose as well as every day traffic, adding more will make this road so unsafe for all uses.

□ **3.2 Zoning 13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.**

Proposing to increase its accommodation sites, the Application intends to place ten caravan sites close to the eastern and southern boundary bordered by residential homes which, along with other neighbours, myself included, will be significantly and adversely impacted by this high density accommodation's noise from people, machinery, vehicles, generators and by smoke from the Applicant's advertised daily fire pot usage on or near what is currently vacant land. These 10 vans will be directly on our boundary fence. They state in proposal it will not affect us, but none off us have been approach to discuss this issue.

I also question the inclusion in The Application for a single cabin to be built on site, perhaps to establish precedent for Council's approval of future cabin development. It seems odd to build only one cabin. Further development has the potential to increase high-density accommodation use and inherent issues around heightened noise and human activity levels very near to our quiet and established neighbourhood.

□ **4.0 Development Proposal**

This Application states its request for planning permission for "*Visitor Accommodation providing stays for a limited period of time*" but does not define what "*a limited period of time*" constitutes in real terms. I question whether this Application has the potential to permit long term residence of the site by people living in temporary accommodation under this non-specific and unenforceable arrangement.

By not having a pacific time limit on what short term stays means for park uses, this can become a safety issue for penguin road residents and our safety. Over the last few years the amount off

rodents that visit our place now has increased due to campers food waste, I am forever putting bait in my sheds to try to keep them from destroying my property.

- **5.2 Zone Provisions 13.1.1.2** *The proposed visitor accommodation will not adversely impact on the residential amenity of the area as it is that residential amenity that contributes to the visitor accommodation amenity. Caravan park guests will be provided with a copy of the Blue Wren Gardens Accommodation Camping Information & rules as a means of ensuring the residential amenity of adjacent properties is not unduly impacted upon by park activities. See attachment 3*

Nothing currently 'unduly impacts' on the residents of this section of Penguin Road. We are a small community of respectful neighbours for whom no noise, activity or behaviour impacts on our lifestyle. To imply that there is a level whereby an acceptable degree of intrusion exists by the Application shows no regard for how people live their lives here.

I draw Council's attention to *Attachment 3 'Blue Wren Gardens Accommodation Camping Information and rules'* which states in Point 11: ***Unfortunately we have had issues with people urinating in the bushes around the property. This is unacceptable and if caught you will be asked to leave. Let's all keep this place clean and happy.***

By their own admission on their Information and Rules sheet *Attachment 3*, the venue already has this existing issue with people indecently exposing themselves in public areas around the property. The Applicant's flippant, naive and dismissive attitude ('let's keep this place clean and happy') to an act of public indecency which is illegal, morally offensive and punishable by law astounds me. It highlights the Applicant's limited background knowledge, un-professionalism and disregard for established Accommodation Industry Standards, which is also ironically clearly identified by them in the introduction their own website www.bluewrengardens.com

8.2 Categorising use or development

The categorising of the proposed use and development is "Visitor Accommodation" defined as – the use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers' hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartments.

Camping and caravan park and holiday cabin are the relevant use forms applicable to this development application.

I question whether this development application establishes a precedent or test case and is potentially the first of ensuing Applications for use of the site as other types of "Visitor Accommodation".

Our neighbourhood is zoned Rural ~~Living~~, an area of low-density established private housing generally on small acreages. No precedent for high-density accommodation either built, mobile, permanent or even of a temporary nature as the Application implies, exists.

Why when we already have two large caravan parks in Ulverstone do we need to make another one, there is also lots off free areas between Ulverstone and Burnie to park a self contained vans. Which is what they are suggesting. All these are areas are distances from private residential properties. Not on there back steps, so noise and other issues don't need to be taken into concern. But putting this proposal is close to private home and will affect the residences greatly.

Handing campers a sheet of Rules and hoping for the best does not minimise the risk to neighbouring residents in these crucial areas of personal safety and public decency. I strongly object to this anti-social behaviour, of which the Applicant is obviously well aware. Families with young children are among the permanent residents of our neighbourhood. All children deserve our protection.

The application for **communal outdoor fire pit** are

Encourages night time use of their outdoor fire pit area is available on non fire permit days, concern is about unregulated nightly outdoor visitor voices, alcohol, laughing, music singing (a party) most nights until all hours and management closes at 7pm.

Unsupervised fire-smoke- embers- fire hazards to the dry schlerophyll bush land in the neighbouring properties East of their site. Wind blows west to east here, carrying noice and embers.

I also draw Council's attention to

5.2 Zone Provisions 13.1.2 h.) 1.) c.) where the Applicant's proposed development is justified by them because it is *"commensurate with the rural coastal location taking into account:- c.) relative remoteness from the Ulverstone urban centre.* This directly contradicts the Applicant's website www.bluewrengardens.com which currently advertises 27 camping sites and which states under Location and Nearby Attractions : *"Ulverstone is 5 minutes away where you have easy access to supermarkets, banks, great eateries and restaurants, beaches, parks and children's activities"*

"Five minutes" of continuous residential occupancy exists between Ulverstone's urban centre and the Applicant's site. Our neighbourhood is neither remote nor isolated. I strongly object that the Applicant has enhanced their proposal with the suggestion that certain elements of it should be appropriate because of the site's "relative remoteness."

I draw Council's attention to **Attachment 3, Point 6** of the *Information and rules* which states that: **Generators can only be used between the hours of 10 a.m. and 4 pm.**

Although this on-site noise has the Applicant's stated approval, it is a clear affront to the reasonable expectation of neighbouring residents to enjoy their properties and homes in peace. The business and professional people who, as long term residents of this neighbourhood, as rate payers and contributors in vast ways to the social fabric of the Central Coast community and who have paid a premium to own homes in this peaceful neighbourhood, must not be subjected to and made to endure potentially six hours of machinery noise from generators daily. It is completely unreasonable that the Applicant believes that this a respectful and environmentally safe behaviour. This noise pollution factor is not in compliance with the Application's stated **low impact activity** mentioned in **13.3.1 P 1 c)** and violates every neighbour's reasonable expectation that the quiet environment in which we live will be maintained.

- The Application proposes an independent camping ground, and by their own admission on their website, the owners have limited or no previous experience in operating such a facility. Unlike other local camping grounds, the Application will be neither franchised as part of a national industry corporation which regulates and monitors Standards, owned, supervised and operated by the Board of Management or committee of an incorporated Service Organisation or Club nor will it be managed as a seasonal/summer camping ground by a local government authority. A 'caretaker' is referenced in the Application and it is assumed that this will be an employee paid by the owner, who lives on site (the caretaker's accommodation is referenced in the Application, implying an absentee owner) and whose purpose is to maintain the site's income generation .

Independent camping grounds are often accommodation for people with limited financial capacity, the mentally ill, people with substance and addiction issues and recently paroled prisoners. Welfare agencies routinely make emergency placement in independent camping grounds for homeless people and those whose challenging social behaviours excludes them from Public Housing. Laxity around industry standards and Duty of Care at independent camping grounds generally facilitates this.

Any one of these social risk factors introduced into our neighbourhood by this Application compromises the safety and security of Penguin Road residents.

I note with interest the absence of Risk Management planning , investigation outcomes, strategies and documentation relating to Health, Safety and Wellbeing issues such as:

- *Fire Risk Management and Procedure.*

Dot Point 5 of The Blue Wren Emergency Evacuation sheet states: *"As the vehicle owner it is your obligation to carry an appropriate maintained fire extinguisher"* which makes transient people responsible for their own and other people's safety. The Emergency Evacuation sheet makes no reference to the Applicant's fire risk management plan for the expected number of people on this proposed high-density populated site, beyond writing about where taps are and where the emergency assembly point is. I note the absence of a fire siren on site to warn neighbouring residents of risk to their property and personal safety. I note the absence of communication with

neighbouring residents about proposed safety and evacuation strategies in the event of a fire on the Applicant's site.

- *Ongoing scientific monitoring* on the impact of the Pollen Count from the adjacent commercial flower growing property on the Applicant's proposed development
- *Ongoing scientific monitoring* of possible agricultural and industrial over-spray of chemicals and substances from the adjacent commercial flower growing property on this Applicant's proposed development.
- *Ongoing scientific and engineering monitoring* around the impact of any leaching from the proposed greywater and blackwater dump overflow into the existing aquifer water bores accessed and utilised by neighbouring residents on their properties for drinking, domestic and agricultural purposes.
This must consider the safety and wellbeing of the neighbouring residents, not just the Applicant's property
- *Ongoing scientific and engineering monitoring* around the impact of leaching from increased onsite septic tank usage, runoff and drainage on aquifer water bores accessed and utilised by neighbouring residents.

This must consider the safety and wellbeing of the neighbouring residents, not just the Applicant's property.

- *Ongoing scientific monitoring* of the environmental impact on the adjacent Little Penguin colony due to Applicant's permitted generator noise and vibration between 10 a.m. and 4 p.m.
- *Ongoing scientific monitoring* of the Applicant's proposed unregulated night-time observation by campers of the adjacent Little Penguin colony and the effect of increased unregulated human activity there. This also should include the intrusion and impact of campers' pets (permitted under the terms of the Application) on this environmentally sensitive nesting area for Little Penguins.
- *Risk management evaluation, planning and evacuation procedures* to ensure the safety of people on site in the event of failure of the adjacent water storage facility abutting the western boundary, and any subsequent inundation.

I thank the elected members of Central Coast Council for taking the time to read and address our objections and concerns about the proposed development at 225 Penguin Road, West Ulverstone. We will follow with great interest their investigation, discussions and public response into the concerns and objections around public and environmental health, safety and well being which has been raised by all residents around this area of proposal.

Central Coast Council is strongly discouraged from imposing this Application's inappropriate proposal for increased-density accommodation for random transients on our peaceful, stable and environmentally sensitive Penguin Road neighbourhood. Your support of this Representation is valued.

Note: We have no objection to proposing off extending their cafes with a deck area. But it needs to be noted that the current cafe exceeds its limit already with 50 seats. (permitted food services in a rural Zone have a set seating capacity of not more than 20 people.)

Yours sincerely

Allison Ranson and Mark Bennett
203 Penguin Road Ulverstone

Carolyn Harris

From: Mary-Ann Edwards
Sent: Friday, 13 September 2019 11:33 AM
To: Carolyn Harris
Subject: FW: Planning Application DA 2019010

Mary-Ann Edwards

Land Use Planning Group Leader

CENTRAL COAST COUNCIL

PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315

03 6429 8951

www.centralcoast.tas.gov.au |  Find us on Facebook[Subscribe to the Central Coast Council eNewsletter](#)

CENTRAL COAST COUNCIL

Disclaimer This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which it is addressed and contains information that is privileged and confidential. If you are not the named addressee you should not disseminate, distribute, copy or alter this email. Any views or opinions presented in this email are solely those of the author and might not represent those of Central Coast Council. Warning: Although Central Coast Council has taken reasonable precautions to ensure no viruses are present in this email, the Council cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

Please consider the environment before printing this email.

From: sem53176@bigpond.net.au <sem53176@bigpond.net.au>
Sent: Thursday, 12 September 2019 4:55 PM
To: switch <switch@centralcoast.tas.gov.au>
Subject: Planning Application DA 2019010

Ian and Helen Emmett

197 Penguin Rd

PO Box 159

Ulverstone 7315

09/09/2019

Re: Current planning application DA2019010 – Blue Wren Café and RV park, 225 Penguin Rd, Ulverstone.

To the General Manager,

We are residents of a property close to the proposed planning application. We would like to take this opportunity to comment on and seek further clarification on aspects of this planning application. We also wish to register our objection to some of the application as outlined below.

The Blue Wren Café and RV park are proposing to extend their café with a decked area. We have no objection to this part of their application.

They are also seeking to increase the number of RV/caravan sites on their property from 16 to 27 and add infrastructure to support this with an amenities block, septic tanks, storm water system etc as outlined in their submission.

We firstly wish to draw to the Councils attention the fact that the Blue Wren are already advertising that they have 27 sites available (5 powered; 22 unpowered) – see their website <https://bluewrengardens.com.au/>

We would like to know how this is possible when their application has yet to receive council approval and they have not yet put the required infrastructure in place that is needed for the increase in number of RV's sites at their property.

Can the Council please explain this anomaly?

There are many points in their application that are either inaccurate or are of concern to us and need to be addressed in relation to the Central Coast Interim Planning Scheme 2013 (Rural Living Zone).

13.1.2 Local Area Objectives

- Other residents of surrounding addresses at Penguin Rd have one or two buildings per property. Although the café has many day visitors, the evenings are generally quiet after 7pm which is in keeping with the Rural Living Zone lifestyle. We believe the increase in RV/caravan numbers together with the new and existing cabins will result in a population density that is not in keeping with the current area or the Rural Living Zone. Their current cabin plus the new proposed one and 27 vans has the potential for in excess of 60 people at any given time. When combined with the 50 seat café, there can be in excess of 110 people on any given day.
- The applicant states *"for a considerable portion of the year the caravan park will not be occupied as permanent occupation of the site will not be provided for"*. Can we have some clarification as to the intended months of operation for the caravan park? Can we also ask whether there is a maximum length of stay for RV's/caravans? The feedback on the Blue Wren Facebook page indicates people stay up to 2 weeks or more.
- The owners of the Blue Wren have never approached us to gauge any impact of their business or future business on us and yet their application states *"the proposed visitor accommodation will not adversely impact on the residential amenity of the area"*. We are puzzled as to how they have arrived at this conclusion when they have not sought feedback from the neighbouring properties.

13.2 Use Table

- *Permitted food services in a Rural Living Zone have a set seating capacity of not more than 20 people.* We note that the current café exceeds this limit as it has a seating capacity of 50.

13.3.2 Impact of use

- The Application states that there are *"no caravan parks or other visitor accommodation on adjacent properties"*. This is incorrect as 203 Penguin Rd operates as an Air BnB and 204 Penguin Rd operates Goat Island Bungalows.

- *Permitted non-residential use must not generate more than 40 average daily vehicle movements per day.* The applicant already exceeds this figure and the proposed increase in RV's will further increase the vehicular movement to 186 per day (as per their application figures). We believe this will impact on the safety of Penguin Rd especially in relation to the driveway access for property numbers 195,197,199, 201 and 203 Penguin Road. These 5 properties all share the same access via a recognised concealed entrance. In 2004 we successfully lobbied to obtain a speed reduction on Penguin Rd from 80km/hr to the current 70 km/hr. This decision recognised the unsafe aspect of our concealed driveway. We object to the proposed application because the increased vehicular traffic will be large RV's and caravans under tow. We are especially concerned about our safety as this section of road has seen 2 fatalities in the last 20 years and we have personally experienced many "near misses". We would also like to highlight that Penguin Rd is a regular training and leisure circuit for coastal road cycling. This includes athletes, social groups and families on bikes. Cycling Tasmania hold races along this section of road and the Road Safety Advisory Council have designated this section of road to be a high use cycling route. The Central Coast council also promotes Penguin Road as a cycling route (see Cycle Central Coast under the Community and Recreation section of your council website). Needless to say, large vehicles like caravans under tow and RV's do not mix with cyclists on such a narrow road. Are such large vehicles able to safely overtake cyclists on Penguin Rd (allowing the required 1.5m clearance)? The increase in large vehicular traffic and its impact on our safety is our main concern and objection to this planning application.

13.4.2 Dwelling density

- The Central Coast Interim Planning Scheme 2013 only takes into account permanent dwellings and not RV's and caravans. We would like to see the Council take caravan/camping and other temporary accommodation into consideration as part of the Interim Planning Scheme. Although the planning application will only add one cabin, we maintain that a fully occupied caravan park of 27 RV's/caravans sites will result in a population density that is not in keeping with our Rural Living Zone. We calculate that, when operating at capacity, there will be in excess of 110+ people at the Blue Wren on any given day (assuming 2 people per RV, fully occupied cabins and a full café plus staff). Their current capacity already exceeds the permitted food services seating numbers and we believe the current number of RV's is more than enough for the rural living area zone.

E9.1.1 Purpose of the traffic generating use and parking code.

- The purpose of this provision is to "*assist to protect the operational efficiency and safety of roads*". As we have outlined in the Impact of Use above, we strongly believe that our safety would be undermined by the increase of large RV/caravan traffic. Our concealed entrance is not able to be altered and so we are vulnerable to an increase in vehicular traffic.

Other items:

- The Blue Wren Café and RV Park advertise as being pet friendly and welcoming of dogs. This creates a potential for there to be a large number of dogs present at any given time.
- Is the Blue Wren RV park a member of any industry specific accredited associations? (eg the Caravan Industry Association of Australia). These types of associations ensure industry standards are maintained and are also of benefit to consumers. As nearby residents we would like to know that they are maintaining the highest standards possible.
- The Blue Wren application describes the seating capacity of the café generally at 50, but at other parts of the application it is stated at 45. Is this a deliberate attempt to understate the capacity in order to decrease the required parking space numbers?

In conclusion, we would appreciate the council taking the issues we have raised into consideration.

The applicant already exceeds permitted standards under the Central Coast Interim Planning Scheme 2013 - namely the generation of more than 40 vehicle movements per day and the seating capacity of a food service. We do not

believe that expanding the number of RV/caravan sites at the Blue Wren is either in keeping with the Rural Living Zone of the area or should be permitted in light of the safety issues that we have raised.

Regards

Ian and Helen Emmett

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 16 SEP 2019

PETER W BLESSON

Application No:

Doc. ID:

Home Address:

Postal Address:

e-mail Address:

Telephone:

"Westbank" 199 Penguin Road
Ulverstone, Tasmania. 7315
Australia

P O Box 512
Ulverstone, Tasmania. 7315
Australia

westone@tassie.net.au

03 6425 4974
0497261179

14 September 2019

The General Manager
Central Coast Council
PO Box 220
Ulverstone 7315
Tasmania

Dear Ms Ayton

Reference Application Number DA2019010 (225 Penguin Road, West Ulverstone (Visitor Accommodation))

I draw the Councils attention to the following concerns (specific and general) relative to the above Application.

SPECIFIC

Although my property does not immediately abut the applicant's property the configuration of the landscape acts as a funnel for noise generated on the applicant's property. In the past the Blue Wren Tearooms were subject to a curfew thus limiting the noise generated by the patrons to acceptable hours. On two occasions this curfew was broken and I had need to contact the proprietor as the noise reached an unacceptable level. I am very concerned that the noise generated by up to 50 people will impinge unacceptably on the peacefulness and tranquility of my property. This tranquility was one of the factors considered when I purchased the property. I am also concerned that unacceptable noise could impact the value of my property.

GENERAL

The applicant's property is elevated from Penguin Road by up to one to two metres with the northern edge largely being a steep bank and ditch adjacent to the road. A narrow drive connects the higher part from the road. I submit that should a fuel fire occur evacuation by visiting vehicles could be seriously hampered and the drive blocked thus denying access to emergency vehicles.

Further, the evacuation of visitors (many of whom are likely to be elderly) could be seriously impacted in that there is the steep bank to the north, a high wooden fence to the east and barbed wire fences to the south and west.

At the eastern end 10 bays are adjacent to the paling fence with a dwelling close on east side.

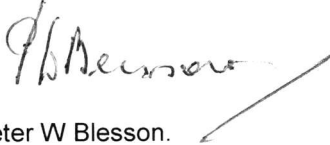
The issuance of a letter placing firefighting obligations on the visitors does not, in my opinion, change what I seriously consider to be a potentially hazardous potential situation.

There is a major underground water source under the property that is used as a water supply by the applicant and other nearby properties and presumably by the visitors.

I assume that the dumping of waste water, grey and black, will be in some type of sump. I **submit** this sump could percolate into the ground water thus leading to its potential contamination over a period of time.

Question. Will this sump smell?

Yours faithfully

A handwritten signature in cursive script, appearing to read 'P. Blesson', followed by a long, sweeping horizontal stroke.

Peter W Blesson.

The General manager
Central Coast Council
Post Office Box 220
Ulverstone Tasmania 7315

CENTRAL COAST COUNCIL

Division
Rec'd **16 SEP 2019**
File No
Doc. Id

Dear Ms Ayton

RE: APPLICATION NUMBER DA2019010

As residents of 201 Penguin Road, Ulverstone, and adjacent landowners to the proposed development, we are writing to formally submit our strongest objections to the above application for Planning Permit.

We have employed a senior consultant from Macquarie Franklin to represent us to convey our deep concerns over the inappropriateness of this application.

This development will have serious implications on the future of our family business and will have a detrimental impact on the way in which we live.

Furthermore, we do not have confidence that the Central Coast Council has the ability to enforce any regulations imposed on this intended caravan park, as evidenced by the current ongoing breaches to the existing permit held by these land owners.

We have approached the Mayor, yourself and staff from planning by mail and personal meetings about these breaches over the last 4 years. The first acknowledgement of our concerns was in the form of a letter dated 21st August 2019 - some 4 years after we first raised these issues with council.

Because of the serious implications this proposal has to us, we will be seeking all avenues of legal representation to defend our right to continue running our family business and continue to enjoy the living amenity which we have worked hard to afford and enjoy.

I trust that you will consider this application carefully.

Yours sincerely,

Chris and Caroline Kottaras



16th September 2019

Central Coast Council
19 King Edward Street, Ulverstone

Re: representation to DA2019010

This representation has been prepared on behalf of Chris and Caroline Kottaras (owner and residents 201 Penguin Road) and covers a range of issues and information relating to the inappropriateness and Central Coast Interim Planning Scheme (CCIPS) compliance of the proposed development caravan park, holiday cabins and café deck as outlined in DA2019010 at 255 Penguin Road, West Ulverstone.

In summary this representation includes;

- Loss of residential amenity for their property including noise.
- Negative impact and fettering of immediately adjacent primary industry land use activities
- The significant imposition and likely increased in dam safety compliance to the irrigation water storage dams on immediately adjacent land.
- Inappropriate use of rural living zoned land for an intensive visitor accommodation enterprise.
- Inability to satisfy certain clauses of the CCIPS including 13.1.1.2, 13.1.2.1, 13.1.3.1, 13.3.1, 13.3.2, 13.4.3, 13.4.4 and 13.4.6.

This letter addresses the DA2019010 development application prepared by 4 Planning Pty Ltd and provides supporting information and considerations that provide a dissenting view of the proposed development and the significant negative impacts on the residential amenity, ability for primary production on adjacent and nearby land and subsequent significant loss of income.

Please refer to Appendix 1 which provides background and information on the floriculture enterprise and the likely consequences and negative impacts on this business if the proposed development is allowed to occur.

Yours sincerely,

Jason Lynch
Senior Consultant
MACQUARIE FRANKLIN

Response to 2.3

It is not disputed that 255 Penguin Road property has been used as a location for a residential dwelling since the 1970s and the site of the Blue Wren Tea Rooms since from the 1990s onwards.

In 2014 DA214097 was granted for a subdivision of the 255 Penguin Road into two lots, extension of the Blue Wren tea rooms operating hours and visitor accommodation for campervan parking. The visitor accommodation was allowed based on the parking of campervans and mobile homes with the intensity of the use limited by the campers using the services provided by the tea rooms (reference performance criteria P1 response to code E9.6.2 Design of vehicle parking and loading areas).

DA214097 does not designate the 255 Penguin Road property for use as a caravan park.

Since 2014 numerous breaches of the DA214097 planning permit have occurred including;

- Frequent and ongoing parking of campervans and motor homes well within 10m of the rear and eastern boundary of the 255 Penguin Road property.
- Camper trailers and tents used by campers which are not a permitted and/or acceptable method of camping.
- Campers being observed urinating and disposing of buckets of fluid in the immediate vicinity of the rear and eastern side boundary areas, and therefore they have not been operating as per the self-sufficient requirement for a toilet or use of these facilities.
- Several occasions where campers' dogs have created nuisance and conflict with the neighbours.
- Campers being charged to park their campervans and mobile homes and the advertisement of this service, which was supposed to be provided free of charge and hence an additional commercial enterprise has been operated without authority.
- Increased amount of rodent activity has been observed along the boundary interface area between the 255 and 201 Penguin Road.

Response to 2.4

As stated previously in the response to 2.3 the 255 Penguin Road property was issued with a planning permit for a subdivision, extension of the tea room operating hours and for parking of campervans and mobile homes with the intensity of the use limited by the campers using the services provided by the tea rooms.

The vegetation on the 255 Penguin Road property has been substantially reduced in recent times, particularly along the southern boundary area and this has significantly diminished the visual privacy of the campervan and mobile homes parking area.

Response 2.5

We contend this does not provide a sufficient level of detail on the adjacent land use.

A more detailed review of the surrounding land features;

- A node of high density residential use, with 9 dwellings located within 300m of the Blue Wren tea rooms, with the nearest being 23m from the nearest boundary. See Figure 1.
- Land immediately adjacent to the south of the 255 South Road property that is used for an intensive floriculture production system that involves the use of both field and protected (greenhouse and polyhouse) production systems and a small capacity irrigation dam (dam ID 3425 at 1.8 ML capacity) See Appendix 1 for detail regarding the floriculture enterprise.
- Land immediately adjacent to the west of the 255 South Road property is zoned as rural resource and is covered by a number of dams used for irrigation water storage (dam ID 9296 at 5 ML capacity, dam ID 9669 at 10ML capacity and dam ID 6609 8 ML capacity).
- To the north is located Goat Island which forms the 37 hectare Three Sisters Goat Island reserve, and is home to a Little Penguin breeding colony.



Figure 1; residential dwellings (blue dots) located within a 300m radius of the Blue Wren Tea Room

Response 4.0

The description of the proposed development is a clear and obvious significant adjustment to the land use activities currently permitted and conducted on the property.

The central coast council municipality has six caravan parks;

1. Turners Beach, located on environment zoned land, caravan/visitor accommodation minimum setback distance to the nearest residential dwelling of 25m.
2. West Ulverstone, located on located on environment zoned land, caravan/visitor accommodation minimum setback distance to the nearest residential dwelling of 50m.
3. Ulverstone, located on recreation zoned land, caravan/visitor accommodation minimum setback distance to the nearest residential dwelling of 25m.
4. Penguin, located on recreation zoned land, caravan/visitor accommodation minimum setback distance to the nearest residential dwelling of 70m.
5. Riana, located on rural resource zoned land caravan/visitor accommodation minimum setback distance to the nearest residential dwelling of 20m.
6. Gunns Plains, located on rural resource zoned land caravan/visitor accommodation minimum setback distance to the nearest residential dwelling of 500m.

No caravan park is located on rural living zoned land in the municipality.

As outlined in the response to 2.3 the proposed development is quite different from the description and intent of the 2014 planning permit, and therefore this new proposed use is not an intensification of the current land use activity rather it is entirely new land use activity.

Response to 5.2

13.0 Zone Purpose

Compliance with clause 13.1.1.2

Already the operation and management of the current visitor accommodation has created significant disruptions and negatively impacted the residential amenity in the vicinity of the 255 Penguin Road property. These issues have been outlined in detail previously in the response to 2.3.

It is therefore almost inevitable that as a consequence of the proposed caravan park and associated intensive land use activity with 27 van parking sites, visitor accommodation cabin and amenities block that it would lead to profound negative impacts and disruption of the residential amenity of the dwellings in the vicinity of the 255 Penguin Road property, and these impacts include;

- Substantially increased noise produced as created by the significant increase in the number visitors which would lead to a loss of the current tranquillity and peacefulness of the area. This includes a guaranteed increase in the amount of noise produced at night which would be highly disruptive to the residential amenity of the area. The source of the noise would include generators, campers' voices and pets and the substantial increase in vehicle movements (increased by 22% as per the planning development indicates).
- Significant visual impact of the development on the residential properties to the immediate east,
 - o Caravans and mobile homes parked and campers present along the eastern boundary of the 255 Penguin Road property would be visible from the lounge room of the dwelling at 201 Penguin Road.
 - o Easterly facing residential dwellings located to the west on Robertsons and Rockliffs Road would be able to see the caravan parking sites on the eastern boundary area of the 255 Penguin Road property.
- Increase in the potential for dog menace and conflict with neighbours who have had previously had issues with campers' dogs moving onto their property and generally creating conflict with adjacent land holders. The adjacent Three Sisters Goat Island reserve has a little penguin breeding colony present, and the risk of dog disturbance on this land would potentially have severe environmental consequences. No guarantees and assurance have been provided to ensure protection of security for the Three Sisters Goat Island reserve against campers' pets.

Response to 13.1.2 Local Area Objectives

Compliance with clause 13.1.2.1

- a) The proposed development is not consistent with maintaining a rural setting, rather it is a caravan development, and would inevitably result in visual disruption and lead to a loss of residential amenity in this semi rural setting.

There are six caravan sites in the Central Coast municipality, and they are located on environmental management, rural resource and recreation zoned land, are typically located in areas on the periphery of nearby and adjacent residential areas or well away from residential areas. The proposed development at 255 Penguin Road property will be clearly visible from Penguin Road, and to the west on the elevated easterly facing residential dwellings on Rockcliffs and Robertsons Roads.

- b) The proposed caravan park development is clearly not consistent with the 2014 DA214097, and therefore, not an intensification of the current land use activity, rather it is wholly a new land use activity. Already the existing land use on the 255 Penguin Road property has led to a loss of residential amenity in the area.
- c) It is very important to understand the implication of this proposed development on the adjacent rural resource zoned land and the irrigation water dams that are located to the immediate west and south west of the boundary and associated proposed van parking sites on the 255 Penguin Road property. At the time when these irrigation dams were approved they were assessed at a lower hazard rating, as per not rated, 1 and 2. However the proposed development and associated increase in the number of persons located downstream of any potential dam breach could necessitate a review of the dams' hazard rating and therefore could create additional complexity and compliance requirements for dam owners (as per the property at 83 Olivers Road and 201 Penguin Road). The development imposes an undue and unwanted requirement for new dam safety compliance on these land holders.
- d) Has not been addressed.
- e) It would be reasonable to gain an appreciation of the business case to support the reasoning that the proposed development would provide for small scale employment. It is important to have sufficient detail for provision due to the potential for loss of small scale employment due to the likely negative financial impact on the field production capacity of the floriculture enterprise located to the immediate south of the 255 Penguin Road property. The immediately adjacent field production area alone provides a gross income of \$30,000 to the owner of the property at 201 Penguin Road. It must be determined if there is a net loss or neutral financial position as result of the development.
- f) As outlined in point b) above the proposed development is a completely new land use activity and as such is not.
- g) Compliant.

h) i)

- a) As outlined in the response to point e) the negative impact and consequence to the irrigation water dams to the immediate west and south west of the 255 Penguin Road property are unknown and a review of the hazard dam rating risk assessment would be appropriate to understand what imposition it may have.

The proposed development would clearly have a significant negative impact on the floriculture enterprise such that the ability to freely undertake crop production activities on the field based production area would be greatly constrained. Issues including;

- the opportunity and ability to apply crop protection products on an as needs basis could be compromised by the presence of nearby campers and complaints over the application of agricultural chemicals.
- opportunity to undertake ground preparation activities in a timely manner may involve the use of machinery to cultivate ground and this could create conflict with campers due to noise and/or dust production.
- requirement to harvest flower crops early in the day during summer means picking occurs during the early morning and this could create conflict with campers due to the noise associated with harvesting and processing crops, vehicle movements and cool room compressors.

ii)

- a) The proposed development is a new land use activity on the 255 Penguin Road property, as per a caravan park, and involves a large amount of infrastructure (parking sites, amenities block, etc...) that would not be normally associated in rural living zoned land. The caravan parking sites on the eastern boundary area of the property in question would be visible from the inside the dwelling at 201 Penguin Road and from the west on easterly facing dwellings located on Robertsons and Rockliffs Road.
- b) Whilst open space is provided as per the proposed development plan it comes at a cost of the loss of visual amenity and subsequent disruption to the neighbouring residential dwellings.
- c) See point b) above.
- d) There is already a negative impact on the visual and acoustic privacy between adjacent dwellings to the immediate east of the 255 Penguin Road property. For more detail please refer to point disputed compliance with clause 13.1.1.2
- e) A caravan park as proposed in the development plan is not consistent with the existing street scape. In comparison to the other caravan parks in the municipality this site would be more visible and obvious than at other locations.

We therefore contend that the proposed development application does not have sufficient detail, nor does it comply with the intent and description stated in the Local Area Objectives.

13.1.3 Desired Future Character Statements

Compliance with clause 13.1.3.1

We disagree that the proposed development is compliant and complimentary with the Desired Future Character Statements.

- a) The proposed development is not similar and unlike the other existing residential dwellings that are present and/or located on adjacent and nearby land. The caravan parking sites on the eastern boundary area of the property in question would be visible from the inside the dwelling at 201 Penguin Road and from the west on easterly facing dwellings located on Robertsons and Rockliffs Road.
- b) Compliant.
- c) The predominant land use activity would not be to provide housing rather it would be as a caravan park and for visitor accommodation. As indicated in the planning application the proposed new development would cover 34% of the available land on the property in question.
- d) Compliant.
- e) Compliant.
- f) It is highly probable that the parking sites and associated caravans and campervan would still be visible from Penguin Road, with clear sight lines of the development to the immediate east (as per from inside the dwelling at 201 Penguin Road) and to the west on nearby dwellings along Penguin Road and further to the west on easterly facing dwellings located on Robertsons and Rockliffs Road.
- g) The proposed development would result in a significant increase in the amount of unbuilt land available on the property at 255 Penguin Road and would not be compliant with the definition has having a “very low site coverage”. As indicated in the planning application the proposed new development would cover 34% of the available land on the property in question.
- h) Compliant.

13.3 Use standards

Compliance with clause 13.3.1

As per the development application a discretionary permit would be required and hence the response to P1.

We content the proposed development is not compliant with the Local Area Objectives nor the Desired Future Character Statements.

- a) Not compliant as detailed in the response to 13.1.2 Local Area Objectives
- b) Not compliant as detailed in the response to 13.1.3 Desired Future Character Statements
- c) As detailed previously the current land use activity, as per caravan parking, has caused interference and loss of residential amenity to the adjacent property owner. It is inevitable that the proposed new use, nature and scale of development would cause negative impacts and disruption to the residential amenity of adjacent and nearby residential dwellings. These impacts include;
 - Substantially increased noise produced as created by the significant increase in the number visitors which would lead to a loss of the current tranquillity and peacefulness of the area. This includes a guaranteed increase in the amount of noise produced at night which would be highly disruptive to the residential amenity of the area. The source of the noise would include generators, campers' voices and pets and the substantial increase in vehicle movements (increased by 22% as per the planning development indicates).
 - Significant visual impact of the development on the residential properties to the immediate east,
 - o Caravans and mobile homes parked and campers present along the eastern boundary of the 255 Penguin Road property would be visible from the lounge room of the dwelling at 201 Penguin Road. Furthermore, a significant portion of the property will e constant view of campers.
 - o Easterly facing residential dwellings located to the west on Robertsons and Rockliffs Road would be able to see the caravan parking sites on the eastern boundary area of the 255 Penguin Road property.
 - Increase in the potential for dog menace and conflict with neighbours who have had previously had issues with campers' dogs moving onto their property and generally creating conflict with adjacent land holders. The adjacent Three Sisters Goat Island reserve has a Little Penguin breeding colony present, and the risk of dog disturbance on this land would potentially have severe environmental consequences. No guarantees and assurance have

been provided to ensure protection of security for the Three Sisters Goat Island reserve against campers' pets.

13.3.2 Impact of use

Compliance with clause 13.3.2

A1: compliant

P1: The increase in traffic movements represents a 22% increase beyond the current activity up to 186 movements per day.

- a) Not compliant as detailed in the response to 13.1.2 Local Area Objectives.
- b) Not compliant as detailed in the response to 13.1.3 Desired Future Character Statements.
- c) It is difficult to connect and/or appreciate that the caravan park must be located in the near vicinity of the Three Sisters Goat Island reserve for it be operational. It is actually a liability to have a caravan park close to this reserve due to the increased for potential interference and disruption to the Little Penguins (light pollution, noise and dogs) and the impact this could have on the future sustainability of the breeding colony could be severe. The other caravan parks in the municipality are not located adjacent to and/or in the vicinity of a coastal reserve. No business case is included in the development application plan that would demonstrate the additional employment benefits and/or economic activity. It is important to note the proposed development is likely to result in a significant negative impact on the ability for the floriculture enterprise adjacent to the south of the 255 Penguin Road property to continue field produced cut flowers. This field production area provides a current gross income of \$30,000 and this would in jeopardy.
- d) As detailed previously the current land use activity, as per caravan parking, has caused interference and loss of residential amenity to the adjacent property owner. It is inevitable that the proposed new use, nature and scale of development would cause negative impacts and disruption to the residential amenity of adjacent and nearby residential dwellings. These impacts include;
 - Substantially increased noise produced as created by the significant increase in the number of visitors which would lead to a loss of the current tranquillity and peacefulness of the area. This includes a guaranteed increase in the amount of noise produced at night which would be highly disruptive to the residential amenity of the area. The source of the noise would include generators, campers' voices and pets and the substantial increase in vehicle movements (increased by 22% as per the planning development indicates).
 - Significant visual impact of the development on the residential properties to the immediate east,



- Caravans and mobile homes parked and campers present along the eastern boundary of the 255 Penguin Road property would be visible from the lounge room of the dwelling at 201 Penguin Road.
 - Easterly facing residential dwellings located to the west on Robertsons and Rockliffs Road would be able to see the caravan parking sites on the eastern boundary area of the 255 Penguin Road property.
- Increase in the potential for dog menace and conflict with neighbours who have had previously had issues with campers' dogs moving onto their property and generally creating conflict with adjacent land holders. The adjacent Three Sisters Goat Island reserve has a little penguin breeding colony present, and the risk of dog disturbance on this land would potentially have severe environmental consequences. No guarantees and assurance have been provided to ensure protection of security for the Three Sisters Goat Island reserve against campers' pets.

13.4 Development standards

Compliance with clause 13.4.1 Suitability of a site or lot for use or development

A1: Complaint

P2

- a) We contend the proposed development is not compliant with clause 13.1.1 and 13.1.2 and 13.1.3, as per the reasoning provided previously.
- b) The proposed development is likely to result in an increase compliance and potential hazard rating risk imposed upon the irrigation water dams located to the west and south west of the 255 Penguin Road property. The campers could be at a higher risk from the presence of these irrigation dams.

A2: compliant.

P3: complaint.

A4: The neighbouring land owner is particularly concerned who will ensure that that the proponent and campers comply and are able to ensure that all waste management guidelines and rules are complied with. Previously this has not occurred.

P4: The neighbouring land owner is particularly concerned who will ensure that that the proponent and campers comply and are able to ensure that all waste management guidelines and rules are complied with. Will the proponents undertake bore water testing on neighbouring properties to ensure they are being contaminated by waste disposal activities.

A5: The neighbouring land owner is particularly concerned how will ensure that that the proponent and campers comply and are able to ensure that all waste management guidelines and rules are complied with and what guarantees are provided to ensure compliance and rules will be abided by.

A6: The neighbouring land owner is particularly concerned how will ensure that that the proponent and campers comply and are able to ensure that all waste management guidelines and rules are complied with.

Compliance with clause 13.4.2 Dwelling density

A1: compliant.

Compliance with clause 13.4.3 Location and configuration of development

A1: Not compliant as the development will be within the required 20m setback distance as per the caravan parking footprint and café deck would be within this distance.

The argument that adjacent properties have buildings which do not comply with this 20m setback cannot be considered as at the time when these dwellings were built, they were not considered under the same current planning scheme, and it is not appropriate to reflect on past circumstances to allow for non-compliance of future development applications.

We contend that P1 would need to be addressed.

A2: as stated above we contend the development is not compliant with A1 and therefore P2 would need be addressed. Additionally, previously and at present there are campers which are parked within 10m of the rear boundary. We contend that even with a 10m setback from the rear boundary it will inevitably lead to conflict and disruption of the existing field based floriculture production systems due to the inability to apply crop protection products and complaints associated with noise generated from machinery used for ground preparation activity, picking of flowers early in the morning during summer and autumn and vehicle movements used to deliver of flowers.

A3: not complaint. The proposed development would cover an additional 3,350m² and comprise a total of 6,700m² which is significantly above the required maximum site coverage of 500m².

A4: compliant.

A5: compliant.

Compliance with clause 13.4.4 Acoustic and visual privacy for residential development

A1: not compliant.

The caravan parking sites on the eastern boundary area of the property in question would be visible from the inside the dwelling at 201 Penguin Road, and therefore it is likely that campers in this position will also be able to have clear visual sight of this property as well.

Furthermore, the campers will have a clear visual line of sight across the majority of the adjoining property directly south of there boundary. This has had and would continue to have a negative impact on the quality of living and working conditions of the owners of the 201 Penguin Road property.

Substantially increased noise produced as created by the significant increase in the number of visitors which would lead to a loss of the current tranquillity and peacefulness of the area. This

includes a guaranteed increase in the amount of noise produced at night which would be highly disruptive to the residential amenity of the area. The source of the noise would include generators, campers' voices and pets and the substantial increase in vehicle movements. The current use of the campervan parking facility has already been disruptive at times and has exposed neighbouring residents and their young children to coarse and offensive language. The encouraged use of fire pots and social gatherings of an evening increases the likelihood of this behaviour continuing.

A2: not applicable.

Compliance with clause 13.4.5 Private open space for multiple dwelling residential use

Not applicable.

Compliance with clause 13.4.6 Setback of development for sensitive use

Response to P1 performance criteria.

The rural resource zoned land adjacent to the immediate west of the 255 Penguin Road property are covered by a number of dams used for irrigation water storage (dam ID 9296 at 5 ML capacity, dam ID 9669 at 10ML capacity and dam ID 6609 8 ML capacity. These dams are of vital importance to facilitate high value irrigated agriculture on the 83 Olivers Road property and make a substantial contribution to productivity of this property.

At the time when these irrigation dams were approved they were assessed at lower hazard rating, as per not rated, 1 and 2. However the proposed development and associated increase in the number of persons located downstream of any potential dam breach could necessitate a review of the dams' hazard rating and therefore could create additional complexity and compliance requirements for dam owners (as per the property at 83 Olivers Road). The development imposes an undue and unwanted requirement for dam safety compliance on these land holders.

Response to P2 performance criteria: complaint.

Compliance with clause 13.4.7 Subdivision

Not applicable.

Compliance with clause 13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision

Not applicable.

Appendix 1

Floriculture enterprise details

The floriculture enterprise at 201 Penguin Road is a small scale family run business which has been in operation at this property since 1994.

The floriculture enterprise is the primary source of income for the property owner Chris Kottaras and is the principal means of his livelihood.

This floriculture enterprises produces over 15 different types of cut flower and filler crops on a year round basis.

The floriculture enterprise involves the use of protected (glasshouses and polyhouse) and field production systems and allows for the diversity of cut flower and filler crops with a key emphasis on the ability to grow and supply crops throughout the year to satisfy flower markets throughout Tasmania.

The field grown cut flower and filler crops are a key component of the floriculture enterprise as it allows for the maximisation of the available production area, low cost production system and is particularly well suited to the production of certain flower crops including sunflowers, zantadeschia, ornamental kale, chrysanthemums and gypsophila.

To successfully grow flower crops in both field and protected systems requires the use of crop protection products, such as herbicides, insecticides and fungicides, which are applied throughout the growing season.

The potential for having campers in close proximity, as per the development as this plan states this would be 10m, would clearly result in a major negative impact in the ability for the freedom to apply crop protection products as required. Chris has and will always abide by the Code of Practice for Ground Spaying, and this involves having the appropriate conditions when spraying agricultural chemicals and to alert neighbours to spraying activity. Clearly if Chris abides by the code he will have a significant interruption to his spraying duties and as a consequence the ability to successfully grow cut flower and filler crops would be severely negatively impacted.

Typically, Chris sprays crop protection products appropriately 3 times a week from mid spring until mid autumn, and this usually carried out early in the morning when conditions are most suitable.

Other commonly undertaken activities involved in the production of cut flower and filler crops includes;

- operation of machinery for the preparation of soil for field production activities.
- harvesting of cut flower crops occurs early in the days during summer and autumn to maximise product quality.
- operation of irrigation pumps, which occurs twice daily from spring to autumn.
- the application soil amendments to the field production sites, including compost and other organic products to maximise the productivity and sustainability of the soil.
- Vehicle movements on and off the property to deliver flower crops and various consumables including fertiliser and packaging.

It is very concerning that the potential development would lead to conflict between Chris and campers, the high likelihood for disruption to a business that has been in operation for over 25 years and the negative financial consequence of not being able to use the land for productive purposes and/or limit production to only the protection (glasshouse and polyhouse) systems. This loss would not be economically sustainable for this family business.

Annexure 4



225 Penguin Road, West Ulverstone – photo taken on internal driveway access looking west.



225 Penguin Road, West Ulverstone – photo taken on internal driveway access looking south towards approximate location of proposed new amenities block.



225 Penguin Road, West Ulverstone – photo taken on internal driveway access looking east towards eastern boundary. 203 Penguin Road dwelling can be seen in the background.



225 Penguin Road, West Ulverstone – photo taken on-site looking towards the south-east boundary.



225 Penguin Road, West Ulverstone – photo taken on-site looking along eastern boundary.



225 Penguin Road, West Ulverstone – photo taken on-site looking along southern boundary that adjoins 201 Penguin Road.



225 Penguin Road, West Ulverstone – photo taken on-site looking along eastern boundary.



225 Penguin Road, West Ulverstone – photo taken on-site looking along southern boundary.



225 Penguin Road, West Ulverstone – photo taken on-site looking towards southern boundary.



25 September 2019

Our ref.: DA2019010, paa:kaa
Doc ID: 335519

Mr R M & Mrs P A Jacobson
225 Penguin Road
WEST ULVERSTONE TAS 7315

Dear Mr & Mrs Jacobson

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013
STATEMENT OF COMPLIANCE FOR VEHICULAR ACCESS AND DRAINAGE ACCESS
DECK AND VISITOR ACCOMMODATION – 225 PENGUIN ROAD, WEST ULVERSTONE

I refer to your application DA2019010 for a roofed deck and Visitor Accommodation at 225 Penguin Road, West Ulverstone and based on the information supplied with the application make the following determination in respect to vehicular access and stormwater disposal.

Access can be provided to the road network at Penguin Road, West Ulverstone, subject to the following:

- R1 The existing access located towards the western end of the Penguin Road frontage may be used as access to the property;
- R2 The existing access must be reconstructed in accordance with Tasmanian Standard Drawings TSD-R03-v1 Rural Roads – Typical Property Access and TSD-R04-v1 Rural Roads – Typical Driveway Profile or in accordance with an alternative design provided by a suitably qualified person and approved in principle by the Councils Director Infrastructure Services;
- R3 A separate conditioned approval (Road Reserve Permit) from the Council acting in its capacity as the Road Authority will be required for any works or activity in the road reservation, and must be arranged prior to any work associated with the development being undertaken. Please contact the Council's Public Safety Officer on tel. 0419 103 887;
- R4 A suitably qualified person must certify that the access works have been completed in accordance with Tasmanian Standard Drawings TSD-R03-v1 Rural Roads – Typical Property Access, and TSD-R04-v1 Rural Roads – Typical Driveway Profile;

- R5 Any work associated with roads, road verges, or roadside vegetation will be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services or his representative;
- R6 Any damage or disturbance to roads, road verges, roadside vegetation or other services and infrastructure resulting from activity associated with the development must be rectified;
- R7 All works or activity listed above shall be completed to the satisfaction of the Council's Director Infrastructure Services or his representative;
- R8 All works or activity listed above shall be at the property owner's cost.

Access cannot be provided to a Council stormwater network for the development at 225 Penguin Road, West Ulverstone. The disposal of concentrated stormwater drainage from all buildings and hard surfaces on the property should be contained on-site and be dealt with by in-ground absorption to the satisfaction of the Council's Regulatory Services Group Leader or his representative.

This 'Statement of Compliance' is not an approval to work on any access or work in the road reservation, nor is it a planning permit for the development. This 'Statement of Compliance' is valid for a period of 2 years from the date of this letter.

A copy of this 'Statement of Compliance' has been provided to the Council's Land Use Planning Group for consideration with planning permit application DA2019010.

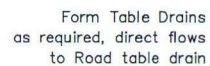
Please contact Council's Environmental Engineer, Philip Adams, on tel. 6429 8977 should you have any further enquires.

Yours sincerely



John Kersnovski
DIRECTOR INFRASTRUCTURE SERVICES

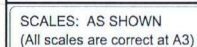
Encl.



KEY

HW - Head Wall

DCE - Driveable Culvert Endwall



REFERENCES

This drawing and the information it contains is, and remains the property of the Local Government Association of Tasmania, and may only be used for the purpose of which it was intended. Reproduction of this drawing or its content in any format other than printed hard copies is strictly prohibited.

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



GPO Box 1521, Hobart, Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000
T: 03 6233 5966 F: 03 6233 5986 Email: admin@lgat.tas.gov.au

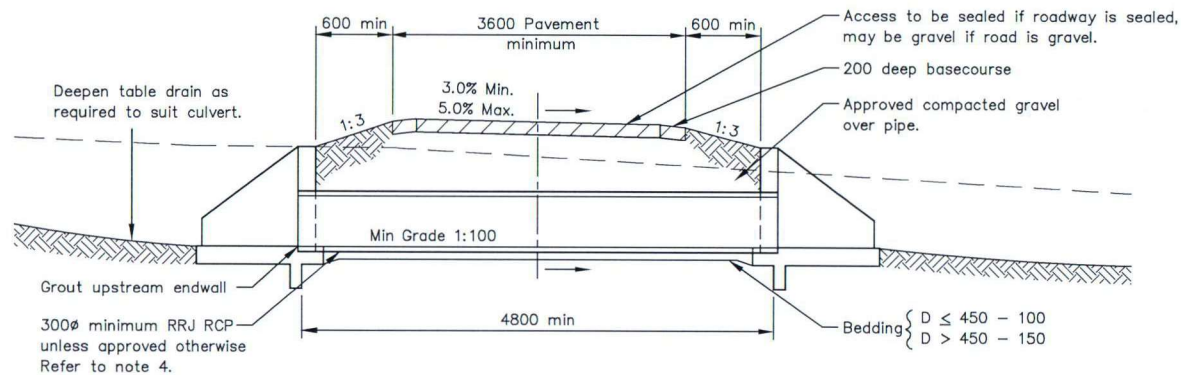
ISSUE DATE:
30-11-2013

DWG No.	
---------	--

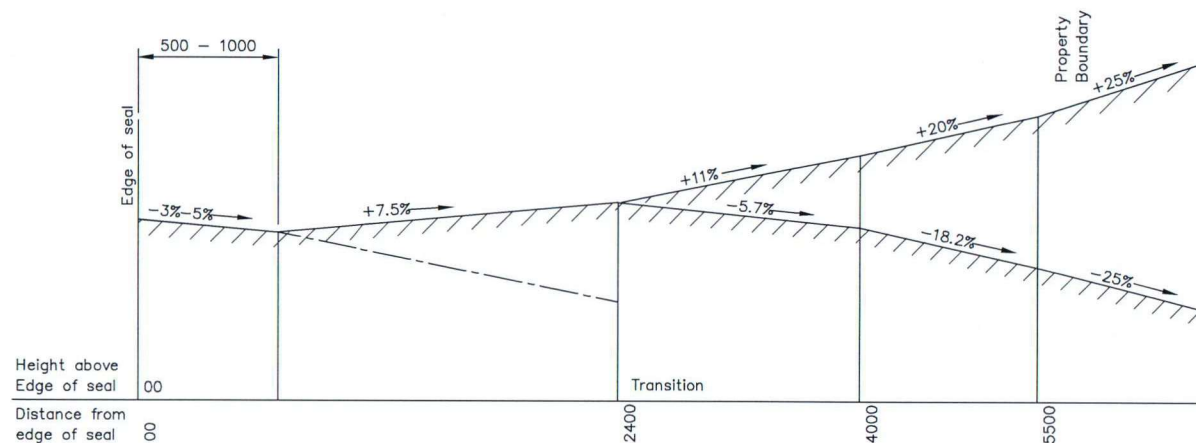
TSD-R03-v1



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



CROSS SECTION



DRIVEWAY PROFILE

Culvert removed for clarity

NOTES

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

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

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

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

XRef File: TSD-R04-v1.dwg

REFERENCES

© 2012

This drawing and the information it contains is, and remains the property of the Local Government Association of Tasmania, and may only be used for the purpose of which it was intended. Reproduction of this drawing or its content in any format other than printed hard copies is strictly prohibited.

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



TAS Division
IPWEA
INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA



Local Government Association Tasmania

STANDARD DRAWING
RURAL ROADS
TYPICAL DRIVEWAY PROFILE

GPO Box 1521, Hobart Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000
T: 03 6233 5966 F: 03 6233 5986 Email: admin@lgat.tas.gov.au

ISSUE DATE: 30-11-2013

DWG No.

TSD-R04-v1

Central Coast Council
Statement of Comprehensive Income for the period ended 30 September 2019

Note	Budget 2020 \$	YTD Budget 2020 \$	Actual 2020 \$	Variance \$
Income				
Recurrent Income				
1 Rates and charges	16,364,182	16,364,182	16,190,080	(174,102)
2 Fees and charges	4,236,862	1,059,216	1,032,449	(26,767)
3 Government grants	4,013,000	1,003,250	1,471,083	467,833
4 Contributions - cash	781,669	195,417	207,029	11,612
5 Share of net profits/(losses) of associates	650,000	-	-	-
6 Interest	301,500	75,375	12,050	(63,325)
7 Other income	274,113	68,528	(28,734)	(97,262)
8 Investment revenue	1,200,000	-	-	-
	27,821,326	18,765,968	18,883,956	117,988
Capital income				
9 Capital grants	770,000	192,500	100,000	(92,500)
10 Capital contributions	10,297,038	-	-	-
11 Net gain/(loss) on disposal of assets	2,930,000	-	-	-
	13,997,038	192,500	100,000	- 92,500
Total Income	41,818,364	18,958,468	18,983,956	25,488
Expenses				
12 Employee benefits	10,571,553	2,642,888	2,644,481	(1,593)
13 Materials and services	9,803,241	2,450,810	2,739,428	(288,618)
14 Depreciation and amortisation	6,247,603	1,561,901	1,562,169	(268)
15 Finance costs	361,298	90,325	69,349	20,974
16 Other expenses	373,000	93,250	75,913	17,337
Total expenses	27,356,695	6,839,174	7,091,340	(252,168)
Operating result	14,461,669	12,119,294	11,892,616	226,678
Other comprehensive income				
Items that will not be reclassified to surplus or deficit				
Net asset revaluation increment/(decrement) Council	-	-	-	-
Net asset revaluation increment/(decrement) Associates	-	-	-	-
Fair Value adjustment on equity investment	-	-	-	-
Total Other Comprehensive Income	-	-	-	-
Comprehensive Income	14,461,669	12,119,294	11,892,616	226,678

Notes

Recurrent Income

- 1 Rates is above budget expectations due to the 2019-2020 rates being generated using the general land revaluation effective from 29 June 2019.
- 2 Is within budget expectations.
- 3 Government grants is above budget expectation due to receipt of the Federal Assistance Grant instalment.
- 4 Is within budget expectations.
- 5 Is within budget expectations.
- 6 Interest on term deposit investments are due to mature in October 2019.
- 7 Is within budget expectations.
- 8 Is within budget expectations.

Capital income

- 9 Revenue relates to Urban Roads RTR quarterly payment.
- 10 Is within budget expectations.
- 11 Is within budget expectations.

Expenses

- 12 Is within budget expectations.
- 13 Is within budget expectations.
- 14 Is within budget expectations.
- 15 Interest bearing liabilities are due to a combination of the timing of interest payments due in October and the accrued interest payments relating to the previous financial year.
- 16 Other expenses is below budget expectation due to the accrual of Other Expenses in the previous year and the timing of the related payment to be paid in October 2019.

Central Coast Council
Statement of Financial Position
as at 30 September 2019

Note	30 June 2019	30 September 2019	Movement
	\$	\$	\$
Assets			
Current assets			
1 Cash and cash equivalents	11,409,067	18,959,211	7,550,145
2 Trade and other receivables	627,057	4,376,180	3,749,123
3 Assets held for sale	395,500	395,500	-
4 Other assets	469,134	700,519	231,384
Total current assets	12,900,758	24,431,410	11,530,652
Non-current assets			
5 Investment in Regional Waste Management Authority	6,130,257	6,130,257	-
6 Investment in Water Corporation	87,013,228	87,013,228	-
7 Property, infrastructure, plant and equipment (PIPE)	457,605,030	456,043,129	(1,561,901)
8 Capital work in Progress	2,053,930	2,996,182	942,252
Total non-current assets	552,802,445	552,182,796	(619,649)
Total assets	565,703,203	576,614,206	10,911,003
Liabilities			
Current liabilities			
9 Trade and other payables	1,953,970	57,674	1,896,296
10 Trust funds and deposits	275,161	276,575	(1,414)
11 Provisions	4,215,771	4,215,771	(0)
12 Interest bearing liabilities	180,688	156,133	24,555
Total current liabilities	6,625,590	4,706,153	1,919,437
Non-current liabilities			
13 Provisions	2,118,486	2,118,486	-
14 Interest bearing liabilities	10,009,709	10,009,709	-
Total non-current liabilities	12,128,195	12,128,195	-
Total liabilities	18,753,785	16,834,348	(1,919,437)
Net Assets	546,949,418	559,779,858	12,830,441
Equity			
15 Accumulated surplus	255,697,348	268,527,788	12,830,440
16 Reserves	291,252,070	291,252,070	-
Total Equity	546,949,418	559,779,858	12,830,440

Notes

Current Assets

- 1 Payments of rates during this quarter has significantly increased the cash balance.
- 2 Increase is due to rates debtors being raised at the start of this period.
- 3 No Land held for sale has been sold to date.
- 4 Other Asset movements relate to 2018-2019 prepaid expenses.

Non Current Assets

- 5 Nil movement
- 6 Nil movement
- 7 PIPE movement relates to depreciation accruals relating to this period.
- 8 Capital works program expenditure as at the end of this reporting period.

Current Liabilities

- 9 This is the amount of accounts payable at 30 September 2019.
- 10 This is the amount of trust funds payable at 30 September 2019.
- 11 Nil movement
- 12 This amount relates to the payments made on loans due during this period.

Non Current Liabilities

- 13 Nil movement
- 14 Nil movement

Equity

- 15 Movement reflects Comprehensive Income Statement surplus as at 30 September 2019.
- 16 Nil movement

Central Coast Council
Operating budgets as at 30 September 2019

	Adopted Budget 2020 \$	Current Budget 2020 \$	YTD Budget 30 Sept 2019 \$	YTD Actuals 30 Sept 2019 \$	Variation \$	% Variation	Note
GENERAL MANAGEMENT							
Office of General Manager							
Strategic Projects	- 9,742,500	- 9,742,500	10,000	7,791	- 2,209		
Property Management	- 13,500	- 13,500	- 3,375	- 1,910	1,465		
Elected Members	596,373	596,373	149,100	164,186	15,086		
General Managers Office	1,027,926	1,027,926	256,968	266,347	9,379		
	- 8,131,701	- 8,131,701	412,693	436,414	23,721	6%	1
INFRASTRUCTURE SERVICES							
Engineering Services							
Engineering	-	-	-	377,964	377,964		
Fleet	-	-	-	17,899	17,899		
Plant	-	-	-	116,140	116,140		
	-	-	-	512,003	395,863		2
Works							
Private Works	- 20,000	- 20,000	- 5,006	- 18,020	- 13,014		
Roads - Urban Sealed	1,342,000	1,342,000	335,476	31,037	- 304,439		
Roads - Rural Sealed	1,996,500	1,996,500	499,089	213,615	- 285,474		
Roads - Rural Unsealed	409,500	409,500	102,303	17,116	- 85,187		
Footpaths	707,000	707,000	176,711	45,263	- 131,448		
Bridges	300,000	300,000	74,991	19,778	- 55,213		
Carparks	96,000	96,000	24,000	4,194	- 19,806		
Street Lighting	440,000	440,000	109,997	36,767	- 73,230		
Drainage	700,000	700,000	174,931	30,166	- 144,765		
Parks	1,790,000	1,790,000	447,299	354,661	- 92,638		
Public Amenities	440,400	440,400	110,037	65,917	- 44,120		
Cemeteries	257,500	257,500	64,342	43,814	- 20,528		
	8,458,900	8,458,900	2,114,170	844,308	- 1,269,862	-60%	3
Depot							
Works Depot and Store	-	-	-	260,037	260,037		
Emergency Services	161,000	161,000	40,229	6,932	- 33,297		
Household Garbage	3,432,500	3,432,500	858,104	474,733	- 383,371		
Non-Household Garbage	362,500	362,500	90,619	61,017	- 29,602		
	3,956,000	3,956,000	988,952	802,719	- 186,233	-19%	4
COMMUNITY SERVICES							
Community Services							
Community Development	739,677	739,677	184,908	161,774	- 23,134		
Housing	- 34,320	- 34,320	- 8,571	3,657	12,228		
Cultural Amenities	330,750	330,750	82,701	84,990	2,289		
Public Halls and Buildings	179,750	179,750	44,768	6,025	- 38,743		
Swimming Pool and Waterslide	4,000	4,000	976	- 3,839	- 4,815		
Active Recreation	1,053,262	1,053,262	263,224	104,573	- 158,651		
Recreation Centres	440,522	440,522	110,105	37,105	- 73,000		
Cultural Activities	154,500	154,500	38,607	44,262	5,655		
Community Contribs & Supt	47,100	47,100	11,784	15,476	3,692		
Visitor Information Services	189,500	189,500	47,354	35,315	- 12,039		
	3,104,741	3,104,741	775,856	489,338	- 286,518	-37%	5
Childrens Services							
Child Care	- 26,620	- 26,620	- 6,703	- 128,990	- 122,287		
Penguin Play Centre	- 4,000	- 4,000	- 1,003	320	1,323		
	- 30,620	- 30,620	- 7,706	- 128,670	- 120,964	1570%	6
Regulatory Services							
Building and Plumbing	258,066	258,066	64,521	58,193	- 6,328		
Environment and Health	238,334	238,334	59,603	71,115	11,512		
Parking Control	52,950	52,950	13,215	15,199	1,984		
Animal Control	44,962	44,962	11,239	- 9,542	- 20,781		
	594,312	594,312	148,578	134,965	- 13,613	-9%	7
Land Use Planning							
Land Use Planning	346,809	346,809	86,709	77,673	- 9,036		
	346,809	346,809	86,709	77,673	- 9,036	-10%	8
ORGANISATIONAL SERVICES							
Corporate Services							
Administration	429,400	429,400	107,353	122,251	14,898		
Administration Centre	231,400	231,400	57,817	254,142	196,325		
Caravan Parks	- 48,700	- 48,700	- 12,178	- 33,703	- 21,525		
Corporate Support Services	785,500	785,500	196,387	267,136	70,749		
	1,397,600	1,397,600	349,379	609,826	260,447	75%	9
Finance							
Finance	- 1,715,800	- 1,715,800	- 428,944	- 15,433	413,511		
Rates	- 16,364,182	- 16,364,182	- 16,364,182	- 17,127,904	- 763,722		
Government Contributions	- 3,188,000	- 3,188,000	- 796,997	- 1,391,327	- 594,330		
Labour Oncosts	-	-	-	- 141,732	- 141,732		
	- 21,267,982	- 21,267,982	- 17,590,123	- 18,676,396	- 1,086,273	6%	10
Organisational Services Director							
Organisational Services Directo	234,887	234,887	58,730	27,036	- 31,694		
	234,887	234,887	58,730	27,036	- 31,694	-54%	11

Central Coast Council
Notes for Operating Budgets @ 30 September 2019

Note	Area	Comment
1	Office of General Manager	The Office of General Manager is within budget expectations.
	Engineering Services	Due to the relationship between on-costs recovery and completed works it is anticipated that the YTD actuals for Engineering Services will not match budget until the completion of the reporting period 2019-20.
2		
3	Works	The Works budget is well below budget expectations due to the seasonal structure of the major works program with major works not being scheduled over the winter months.
4	Depot	The Depot expenditure is within budget expectation.
	Community Services	Community Services is below budget expectation due to both revenue and expenditure being impacted by seasonal usage, usage is expected to be low during the winter months.
5		
	Children's Services	Government contributions for families has resulted in higher than budgeted revenue for Children's services.
6		
7	Regulatory Services	Regulatory Services is within budget expectations.
8	Land Use Planning	Land Use Planning is within budget expectations.
9	Corporate Service	Corporate Services is above budget expectations due to payment of the 2019-2020 insurance premium being allocated solely to this cost centre with the allocation yet to be distributed to the relevant cost centre budgets.
10	Finance	Finance is within budget expectations.
	Organisational Services Director	The Organisational Services Director budget is below budget expectation due to the current vacancy of this position.
11		

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 30 SEPTEMBER 2019**

	2018/2019		2019/2020	
	\$	%	\$	%
Rates paid in Advance	- 1,087,032.00	-7.08	- 1,202,988.01	-7.46
Rates Receivable	226,686.72	1.48	198,235.42	1.23
Rates Demanded	16,167,949.24	105.36	17,102,786.24	106.07
Supplementary Rates	37,464.45	0.24	25,572.37	0.16
	15,345,068.41	100.00	16,123,606.02	100.00
Collected	11,539,645.90	75.20	12,262,255.65	76.05
Add Pensioners – Government	875,880.50	5.71	903,069.90	5.60
Pensioners – Council	34,300.00	0.22	34,755.00	0.22
	12,449,826.40	81.13	13,200,080.55	81.87
Discount Allowed	630,813.23	4.11	666,815.50	4.14
Paid in advance	- 402,336.03	-2.62	- 412,977.36	-2.56
Outstanding	2,666,764.81	17.38	2,669,687.33	16.56
	15,345,068.41	100.00	16,123,606.02	100.00



Rachel Stratton
ASSISTANT ACCOUNTANT

3-Sep-2019

Works Program 2019-2020

(Schedule indicates site construction only)

Status	Task Name	Budget	Actual Expenditure	Notes	Scheduling Comments	July	August	September	October	November	December	January	February	March	April	May	June
	Works Schedule 2019-2020	\$26,454,497	\$843,001														
	CAPITAL WORKS PROGRAM 2019-2020	\$26,454,497	\$843,001														
	Strategic Projects	\$16,431,000	\$188,445														
	Coastal Pathway	\$6,600,000	\$24,139		Delayed due to TasRail approval												
	LED Street Lighting	\$1,000,000	\$0														
	Turners Beach - Leith Shared Pathway	\$1,331,000	\$0														
	Ulverstone Cultural Precinct	\$7,500,000	\$164,306														
	Property Management	\$900,000	\$24,649														
	Dial Road Development	\$700,000	-\$439	Subdivision construction & drainage line													
	East Ulverstone Industrial Estate	\$100,000	\$0														
	Penguin Depot decommission	\$100,000	\$25,088														
	Works Depot	\$115,000	\$0														
	Ulverstone Depot - painting	\$5,000	\$0														
	Ulverstone Depot - shed roof renewal	\$10,000	\$0	Building upgrade													
	Ulverstone Depot - Trevor Street wall	\$100,000	\$0	Scope increase to include window replacement													
	Emergency Services	\$70,000	\$9,367														
	Emergency power supply	\$60,000	\$9,367	Generator and switchboard on order													
	SES Equipment Upgrade	\$10,000	\$0														
	Roads - Urban Sealed	\$2,044,000	\$167,974														
	Street Resealing	\$0	\$0	Preparation works													
	Street Resealing	\$300,000	\$14,113	As per program													
	Carpark Lane Improvements	\$250,000	\$0														
	CBD Bollards	\$30,000	\$0	Event safety													
	Cluan Crescent/Neil Crescent - rehabilitation	\$200,000	\$10,934	Road rehabilitation	Delayed due to TasNetwork spotter availab												
	Kerb Ramp Improvements	\$20,000	\$0	As per program													
	King Edward Street, Ulverstone - kerb and channel	\$200,000	\$0	King Edward St/Grove St corner improvements													
	Kings Parade	\$150,000	\$157	Bridge RAB to Jermyn Street													
	Kings Parade/Queen's Gardens	\$595,000	\$0	Access improvements													
	Queen Street/Hobbs Parade - intersection	\$50,000	\$1,638	Kerb and drainage improvements													
	Railway Crossings	\$20,000	\$0														
	Reibey Street/Kings Parade	\$159,000	\$0	Intersection realignment													
	Safe Cycling Routes	\$5,000	\$0														
	South Road/Dial Road, Penguin - safety improvements	\$50,000	\$23,364	Pedestrian safety under VRUP													
	South Road, Ulverstone - retaining wall	\$5,000	\$0	Retaining Wall Design east of Hears													
	Sports Complex Avenue	\$0	\$115,415	C/O Widen and K&C													
	Traffic Management/Safety Improvements	\$10,000	\$2,353	Works as required from TMC													
	Roads - Rural Sealed	\$1,561,000	\$223,359														
	Road Resealing	\$0	\$0	Preparation works													
	Road Resealing	\$800,000	\$23,259	Sealing works													
	Beinefelts Road	\$96,000	\$159,419	C/O Widen & Seal													
	Guidepost installation program	\$200,000	\$0														
	Intersection Improvements	\$20,000	\$0														
	Isandula Road	\$380,000	\$0	Road rehabilitation (slip)													
	McKenna's Road	\$0	\$20,711	Site distance improvements													
	Penguin Road Landslip	\$50,000	\$0	As required													
	Penguin Road Safe Cycle Use	\$0	\$19,970	Signage and overtaking facilities													
	Raymond Road Landslip	\$10,000	\$0	As required													
	Traffic Management	\$5,000	\$0	Works as required from TMC													
	Footpaths	\$440,000	\$0														
	Lovett Street	\$140,000	\$0	New footpath in vicinity of school													
	Turners Avenue	\$300,000	\$0	Turners Bch Rd to Albert St													
	Bridges	\$520,000	\$3,091														
	Castra Road bridge approaches	\$60,000	\$0	Barrier upgrade													
	Claytons Rivulet, Rodmans Road	\$320,000	\$3,091	Bridge replacement													
	Forth River, Forth Road Flood Opening	\$60,000	\$0	Concrete repairs & joint re-seal													
	Leven River, South Riana Road	\$80,000	\$0	Abutment sheeting repair													
	Car Parks	\$325,000	\$0														
	Anglican Church car park	\$220,000	\$0	Regrade, resurface & linemark...													
	North Reibey Street	\$105,000	\$0	Investigations, Layout Improvements													

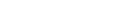
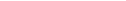
Date: Tue 8/10/19

+ Task

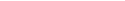
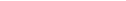
Progress

Page 1 of 3

(Schedule indicates site construction only)

Date: Tue 8/10/19 + Task  Progress  Page 2 of 3

(Schedule indicates site construction only)

Date: Tue 8/10/19 + Task  Progress  Page 3 of 3