

Notice of Ordinary Council Meeting and

Agenda

28 JANUARY 2020

To all Councillors

NOTICE OF MEETING

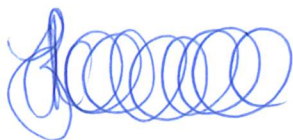
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 28 January 2020. The meeting 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 4 January 2020.

Dated at Ulverstone this 22nd day of January 2020.

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



Lou Brooke
EXECUTIVE SERVICES OFFICER

QUALIFIED PERSON'S ADVICE

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

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

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

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



Sandra Ayton
GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

OPENING PRAYER

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

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous ordinary meeting of the Council held on 16 December 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 December 2019 be confirmed.”
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2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 13.01.2020 – Ulverstone Cultural Precinct; North Reibey Street car park
- . 20.01.2020 – Libraries Tasmania; Climate Change Action Plan with Donovan Burton.

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

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

3 MAYOR'S COMMUNICATIONS

3.1 Mayor's communications

The Mayor to report:

3.2 Mayor's diary

The Mayor reports as follows:

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

- . Connect Café, Christmas Morning Tea, Ulverstone
- . Presentation Evening, Ulverstone Secondary College, Ulverstone
- . Penguin District School, End of Year Presentation, Penguin
- . Christmas Spectacular, Life Christian Church, Ulverstone
- . Mayor's Christmas Message, Carols by Candlelight, Ulverstone
- . Ulverstone Christmas Parade, Ulverstone
- . Ulverstone Secondary College, End of Year Assembly, Ulverstone
- . Central Coast Council Annual All of Staff Meeting, Ulverstone
- . Media Event, Commencement of the Coastal Pathway, Latrobe
- . Breakfast by the Leven, Australia Day Celebration, Ulverstone."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

- "That the Mayor's report 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.”

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5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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7 PETITIONS

7.1 Petitions

The Executive Services Officer reports as follows:

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

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8 COUNCILLORS' QUESTIONS

8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

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

- (a) of the chairperson; or
- (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.

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

- (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations –
- except so far as may be necessary to explain the question.

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

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

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

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

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

The Executive Services Officer reports as follows:

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

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

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

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

No questions on notice have been received.”

9 PUBLIC QUESTION TIME

9.1 Public question time

The Mayor reports as follows:

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

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

9.2 Public questions taken on notice

The Executive Services Officer reports as follows:

“At the 16 December 2019 Ordinary Council Meeting, Mr Chris Robb asked the following question without notice, which was responded to by the Mayor who advised that matter would be investigated, and a response provided.

Question 1:

“We have a fully approved house, I am owner/builder of a house on 160 acres at 2343 Loongana Road. Recent naming changes have been made to the 'end' of Loongana Road and Maxfields Road beyond Nietta.

We and our neighbours Robin and Pauline Thoy in their long established house (say about 1950) on a large block adjacent to the locked Forico gate (on the previously named 'Loongana Link Road') and A and T Swindale and the other owners of houses on the adjacent Community Title Block to me, are all very concerned about becoming 'stranded assets'.

Will Council guarantee that we will continue to have a legal, practical and public right of permanent access to our various houses and property? We are particularly concerned about the public right of access over the approximately 75 metres of road linking the 'new' Maxfields Road and the 'old' Maxfields Road that finishes at my front gate at 2343 Loongana Road?”

Response:

I refer to your correspondence dated 16 December 2019 and presented in Public Question Time at the Council Meeting held on 16 December 2019 regarding access to your property at 2343 Loongana Road.

The question asked, along with supporting information, “*Will Council guarantee that we will have a legal, practical and public right of permanent access to our various houses and property?*”.

The road to the north of your property described in your correspondence as ‘Loongana Link Road’ and the road/access linking your property between what you have described as ‘old Maxfields Road’ and ‘new Maxfields Road’, are not roads that the Council is liable to maintain under the *Local Government (Highways) Act 1982*. The Council only has a statutory responsibility to maintain those roads that are on Council’s roads register and has no duty to create road access to all rateable properties.

The responsibility of the Central Coast Council in maintaining Loongana Road ends at the bridge located 2.8km to the north-east of your property. The road beyond this point is a logging route created by forestry companies for their purposes. Much of that road appears to be through private property. The right to use an existing or formed access to a property rests with the respective landowners and is a question for private legal advice.

A road reserve appears to link between the end of the Council maintained section of Loongana Road and your property. The Council does not hold information relating to rights of access, give legal advice on title information, or advise land owners about use of reserves. If use of the reserve either by lease or license is a way forward, this is dealt with by the recently formed Parks and Wildlife Services (PWS) Property Services. Their contact number is 03 6169 9015 or email at propertyservices@parks.tas.gov.au

I trust this information clarifies the Council’s responsibilities in regard to access for these properties.

NOTES

10 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

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

The General Manager reports as follows:

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

- . Forth Community Representatives Committee – meeting held 7 November 2019
- . Cradle Coast Authority Representatives – meeting held 28 November 2019
- . Central Coast Community Safety Partnership Committee – meeting held 4 December 2019

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

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

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10.2 Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups – Emergency Management (171/2014 – 16.06.2014 and 207/2013 – 15.07.2013)

The General Manager reports as follows:

“PURPOSE

This report seeks endorsement by the Council for the nomination to the Minister for Police, Fire and Emergency Management for the appointment of the Council’s Municipal Emergency Management Coordinator and Deputy Coordinator positions.

BACKGROUND

The resignation of the currently appointed Municipal Emergency Management Coordinator and recent departmental changes within the Infrastructure Services Department require that the Council endorses a nomination to the Minister for Police, Fire and Emergency Management for the appointment of a Municipal Emergency Management Coordinator and Deputy Municipal Emergency Management Coordinator.

DISCUSSION

The previous appointments were as follows:

- 1 John Kersnovksi, Director Infrastructure Services – the Municipal Emergency Management Coordinator (Municipal Coordinator); and
- 2 Paul Breaden, Engineering Services Group Leader – the Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator).

The *Emergency Management Act 2006* (The Act) – Section 23(8) states:

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

In respect to the Municipal Coordinator role, this rests with the position of Director Infrastructure Services as it holds legislative requirements through delegation by the General Manager and is also responsible for Council’s Infrastructure Services workforce who undertake duties relevant to emergency management.

On 16 December 2019, the General Manager appointed Paul Breaden as the Council’s Director Infrastructure Services. Paul holds relevant experience, having been the Deputy Municipal Emergency Management Coordinator since July 2013. Paul has held the office of Municipal Coordinator on numerous occasions, in line with section 23 (5) of the Act. It is therefore recommended that Paul Breaden, Director Infrastructure Services be nominated as the Central Coast Council’s Municipal Emergency Management Coordinator.

The Council’s Services Group Leader Phillip Barker is responsible for overseeing works relating to Emergency Management. As Services Group Leader, Phillip is required to supervise the Council’s responses to emergency works and work closely with the Central Coast community, as well as, other Emergency departments such as the Tasmanian State Emergency Service, Tasmanian Police, Tasmanian Fire Services and

the Department of Defence, and has done so in varied forms during his employment with the Council over the past 25 years. It is therefore recommended that Phillip Barker, Services Group Leader be nominated as the Central Coast Council's Deputy Municipal Emergency Management Coordinator.

CONSULTATION

Consultation has been undertaken with the respective nominations.

RESOURCE, FINANCIAL AND RISK IMPACTS

It is unlikely there would be any resource implications relating to the appointment of the positions Municipal Emergency Management Coordinator and Deputy Municipal Emergency Management Coordinator. Funds allocated to Emergency Management provided for within the Council's 2019–2020 budget.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2009–2014 includes the following strategies and key actions:

A Connected Central Coast

- . Connect the people with services

The Environment and Sustainable Infrastructure

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision
- . Improve the Council's financial capacity to sustainably meet community expectations
- . Effective communication and engagement
- . Strengthen local–regional connections.

CONCLUSION

It is recommended that the Council:

1. nominate Paul Breaden, Director Infrastructure Services for appointment by the Minister, as the Central Coast Council's Municipal Emergency Management Coordinator (Municipal Coordinator) for a period of two years; and

- 2 nominate Phillip Barker, Services Group Leader for the appointment by the Minister, as the Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) for a period of two years.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

■ “That the Council:

- 1 nominate Paul Breden, Director Infrastructure Services for appointment by the Minister, as the Central Coast Council’s Municipal Emergency Management Coordinator (Municipal Coordinator) for a period of two years; and
 - 2 nominate Phillip Barker, Services Group Leader for the appointment by the Minister, as the Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) for a period of two years.”
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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 and the estimated percentage completed against the action's targets for the financial year. Some of the Annual Plan's achievements over the first half of the financial year included:

- . Ulverstone Recreation Ground Changerooms progressed with preferred contractor being appointed to allow for design finalisation;
- . An aspirational lifelong learning campaign was developed and will be launched in 2020, utilising the Council's digital platforms and by working with external community services and Libraries Tasmania, where possible;
- . Ulverstone Cultural Precinct saw the undertaking of the Value Management Process with the preferred builder and Architect;
- . Development Application for the Turners Beach to Forth Shared pathway submitted;
- . Food Organics and Garden Organics collection and disposal implemented in October 2019; a review of issues raised during the rollout will commence in February 2020;
- . Service Levels for Open Space and Parks Councillor Workshop held determining the level of service to be provided by the Council;
- . Consultant engaged to assist in the review of the social aspect of the Ulverstone and Penguin CBD's, the Penguin foreshore and entrance to Penguin. Community surveys relevant to this project, are being conducted in early 2020, which will assist in informing these projects.

A copy of the Quarterly Performance Report to Council – 31 December 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 31 December 2019.”

The Executive Services Officer reports as follows:

“A copy of the Quarterly Performance Report to Council – 31 December 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 31 December 2019.”
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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 December 2019 to 28 January 2020 and which was addressed to the ‘Mayor and Councillors’ is appended. Reporting of this correspondence is required in accordance with Council policy.

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

The Executive Services Officer reports as follows:

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

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

The General Manager reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 17 December 2019 to 28 January 2020 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

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

- “That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document, and that the advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities be received.”
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10.6 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 December 2019 to 28 January 2020 is

submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

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

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COMMUNITY SERVICES

10.7 Statutory determinations

The Director Community Services reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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10.8 Use of the Council’s roads for Targa Tasmania – 29 and 30 April 2020

The Director Community Services reports as follows:

“The Events Officer has prepared the following report:

PURPOSE

The purpose of this report is to consider closure and use of the Council’s roads on 29 and 30 April 2020 for Targa Tasmania 2020.

BACKGROUND

At its meeting on 25 October 2004 the Council resolved (Minute No. 402/2004) as follows:

“That the promoters of motor-vehicle rallies and trials be advised that the Council will not consider applications for road closures for rally stages in the Central Coast municipal area unless the application is

received not later than 15 weeks prior to the event and is accompanied by evidence of:

- 1 written notification having been sent to harvesting contractors and companies (including transporters of timber products), milk transport contractors and companies, and tourism authorities and operators;
- 2 written notification having been sent to all residents on that part of the road for which road closures are being requested; and
- 3 public notification of any new event having been twice advertised in a daily newspaper circulating in the municipal area;

advising that an application for road closures is being submitted, and that residents and road users should contact the promoter and the Council not later than 13 weeks prior to the event if they have concerns over the closures;

and further that, following any approval having been given by the Council for road closures, the promoter is to undertake public notification of the event by a minimum of two advertisements in a daily newspaper circulating in the municipal area in the weeks immediately preceding the event."

The Council, at its meeting on 19 February 2007 (Minute No. 75/2007), included in the motion to approve the road closures for Targa, a condition that, *"...future requests for road closures will be denied unless an annual, suitable 'Targa event', acceptable to the Council, is staged within the municipal area."*

The Council has received the following correspondence from the Clerk of Course, Targa Australia, which reads as follows:

"I wish to make application to council seeking in principal support of proposed road closures in connection with the international tarmac rally Targa Tasmania.

The event is scheduled to cover a statewide route from Monday 27th April to Saturday 2nd May 2020, with all activities relating to the Central Coast municipality concentrated on Wednesday 29th and Thursday 30th April.

In accordance with the conditions of the Tasmania Police motor sport permits policy; I request approval in principal for the use and closure of the following roads for a maximum period of four and a half hours:

LEG THREE – WEDNESDAY 29th APRIL

MUNICIPALITY OF KENTISH AND CENTRAL COAST

'CASTRA'	Road Closure: 7:53 – 12:23
ROAD CLOSED:	BETWEEN FOLLOWING ROADS:
Back Road	Wilmot Road and Spellmans Road
Spellmans Road	Back Road and Castra Road

MUNICIPALITY OF CENTRAL COAST

'ISANDULA'	Road Closure: 8:21 – 12:51
ROAD CLOSED:	BETWEEN FOLLOWING ROADS:
Isandula Road	Preston Road and Wilsonia Road
Wilsonia Road	Isandula Road and Preston Road

LEG FOUR – THURSDAY 30th APRIL

MUNICIPALITY OF CENTRAL COAST

'GUNNS PLAINS'	Road Closure: 9:56 – 14:26
ROAD CLOSED	BETWEEN FOLLOWING ROADS
Central Castra Road	Castra Road and Preston-Castra Road
Preston-Castra Road	Central Castra Road and Preston Road
Preston Road	Preston-Castra Road and Raymond Road
Raymond Road	Preston Road and Gunns Plains Road

MUNICIPALITY OF CENTRAL COAST AND CITY OF BURNIE

'RIANA'	Road Closure: 10:16 – 14:46
ROAD CLOSED:	BETWEEN FOLLOWING ROADS:
Lowana Road	Marshall's Bridge Road and South Riana Road
South Riana Road	Lowana Road and Upper Natone Road
Upper Natone Road	South Riana Road and Camena Road
Camena Road	Upper Natone Road and Stotts Road
Stotts Road	Camena Road and Wyllies Road

In accordance with councils policy regarding road closures for rally stages I can confirm Targa Australia has provided written notification of the proposed road closures and the route of Targa Tasmania 2020 to companies and

contractors including road transport, harvesting and tourism operators. As in the past this notification will be followed up by further documentation.

Targa Australia has also provided written notification to residents on the sections of roads affected by the road closures specific to the targa stage on which those roads fall. Please find copies of these attached. Further to this Targa Australia will be issuing further letters to residents.

Specifically the following Central Coast resident's addresses were issued with written advice regarding road closures on the 9th and 10th of January 2020.

Thank you in anticipation, should you require further information please do not hesitate to contact me."

Castra Targa Stage

Spellmans Rd	445
	410
	385
	310
	259
	179
	155
	99
	80
	65
	60
	6

Eastleys Rd	385
	259
	289
	75

Isandula Targa Stage

Isandula Road	19
	22
	32
	63
	98
	109
	118

138
143
154
179
203
262
273
350
397
399
420
480
527
585
595
600
650
649
654
699

Wilsonia Road 180
 175
 170
 19

Gunns Plains Targa Stage

Central Castra Rd 9
 19
 80
 109
 199
 345
 379

Preston Castra Rd 300
 299
 184
 163
 140

COMMUNITY SERVICES

Preston Rd	1633
	1634
	1636
	1638
	1641
	1647
	1648
	1668
	1667
	1709
	1747
	1749
	1777

Goulds Road	3
	65

Raymond Road	130
	150
	161
	170
	220
	299
	319
	321
	468
	510

Riana Targa Stage

Lowana Road	230
	224
	209
	180
	160
	84

South Riana Road	1730
	1655
	1603
	1601
	1512
	1462

1456
1335
1336
1275
1259
1212
1179
1137
1089
1077
1033
1002
997
996
918
862
787
759
744
743
729
617
608
542
425
414
387

South Riana road, Masters road, Loyetee road, Fielding's Road, Jansens road
and Barkers road done via Australia Post (South Riana Shop)

Stotts Road	754
	669
	576
	494
	450
	398
	329
Bennetts Road	95
	90

Hornes Road	51
	63
	214

Copies of maps provided with the correspondence are attached at Annexure 1.

DISCUSSION

Rehabilitation works are due to start soon on a section of Isandula Road which makes this part of the road unsuitable to be used as a race stage. This information has been communicated to Targa officials.

Discussions have previously been held with Targa officials, surrounding a suitable 'Targa event', to be staged within the municipal area, although this has not gained any momentum in past, Targa officials are keen to explore the option of a drive through Reibey Street, possible lunch stop during the 2020 event. These discussions are ongoing, but positive.

The Council has not received any representations.

The requested road closures in Central Coast area are as follows:

Wednesday, 29 April -

from 7.53am to 12.23pm

- Spellmans Road – from municipal boundary to Castra Road; and

from 8.21am to 12.51pm

- Isandula Road – from Preston Road to Wilsonia;
- Wilsonia Road – from Isandula Road to Preston Road; and

Thursday, 30 April -

from 9.56am to 14.26pm

- Central Castra Road – from Castra Road to Preston–Castra Road;
- Preston–Castra Road – from Central Castra Road to Preston Road;
- Preston Road – from Preston–Castra Road to Raymond Road;
- Raymond Road – from Preston Road to Gunns Plains Road; and

from 10.16am to 14.46pm

- . Lowana Road – from Marshalls Bridge Road to South Riana Road;
- . South Riana Road – from Lowana Road to Blythe River;
- . Camena Road – from Blythe River to Stotts Road;
- . Stotts Road – from Camena Road to Wyllies Road.

The proposed non-competition uses do not require approval. Closure to the public only applies to competition stages.

CONSULTATION

The Clerk of Course has advised that notifications requested by the Council have been implemented.

No representations regarding the event have been received by the Council following Targa's mail-out to affected residents.

RESOURCE, FINANCIAL AND RISK IMPACTS

The Engineering Group Leader advises as follows:

"The Council's roads are currently to a standard applicable to normal rural traffic only and are maintained accordingly.

Any damage to any of the roads used for the rally should be reinstated by the Council (or the Council's contractor) at the organiser's expense."

CORPORATE COMPLIANCE

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

The Shape of the Place

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

A Connected Central Coast

- . Improve community well-being

Community Capacity and Creativity

- . Cultivate a culture of creativity in the community

The Environment and Sustainable Infrastructure

- . Contribute to a safe and healthy environment

- . Contribute to the preservation of the natural environment.

CONCLUSION

It is recommended that no objection be offered to the requested road closures for Targa Tasmania 2020, with the exception of the Isandula Road stage, and also subject to Targa Australia:

- 1 maintaining its standard organisational arrangements;
- 2 following this approval having been given by the Council, undertaking public notification of the event by a minimum of two advertisements in a daily newspaper circulating in the municipal area in the weeks immediately preceding the event;
- 3 meeting the cost of the Council reinstating any damage to any of the roads used for the Rally;
- 4 subject to Council approval, arranging for the repair of any road or road infrastructure damage within two weeks of the event;
- 5 arranging same-day repairs of any fences damaged during the Rally;
- 6 that Targa Australia be advised that the Council's roads are currently to a standard applicable to normal rural traffic only and are maintained accordingly; and further
- 7 that Council staff will continue discussions with Targa Australia to finalise a suitable 'Targa' event within the municipal area.'

The Events Officer's report is supported."

The Executive Services Officer reports as follows:

"Copies of the promoter's Road Closure Application and support documentation, has been circulated to all Councillors."

- "That no objection be offered to the requested road closures for Targa Tasmania 2020, with the exception of the Isandula Road stage, and also subject to Targa Tasmania:
 - 1 maintaining its standard organisational arrangements;
 - 2 following this approval having been given by the Council, undertaking public notification of the event by a minimum of two advertisements in a daily newspaper circulating in the municipal area in the weeks immediately preceding the event;

- 3 meeting the cost of the Council reinstating any damage to any of the roads used for the Rally;
 - 4 subject to Council approval, arranging for the repair of any road or road infrastructure damage within two weeks of the event;
 - 5 arranging same-day repairs of any fences damaged during the Rally;
 - 6 that Targa Australia be advised that the Council's roads are currently to a standard applicable to normal rural traffic only and are maintained accordingly; and further
 - 7 that Council staff will continue discussions with Targa Australia to finalise a suitable 'Targa' event within the municipal area."
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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 Residential (dwelling and outbuilding and an ancillary dwelling) – variation to access to the site and height of building under the Forth Specific Area Plan and proximity to a watercourse at 611 Forth Road, Forth – Application No. DA2019116

The Director Community Services reports as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA2019116
<i>PROPOSAL:</i>	Residential (dwelling and outbuilding and an ancillary dwelling) – variation to access to the site and height of building under the Forth Specific Area Plan and proximity to a watercourse
<i>APPLICANT:</i>	Isabelle Skinner
<i>LOCATION:</i>	611 Forth Road, Forth
<i>ZONE:</i>	Low Density Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Scheme)
<i>ADVERTISED:</i>	30 November 2019
<i>REPRESENTATIONS EXPIRY DATE:</i>	16 December 2019
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	16 January 2020 – extension of time granted until 28 January 2020
<i>DECISION DUE:</i>	28 January 2020
<i>PURPOSE</i>	

The purpose of this report is to consider an application for Residential (dwelling and outbuilding and an ancillary dwelling) at 611 Forth Road, Forth.

Accompanying the report are the following documents:

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

- . Annexure 4 – comments from Department of State Growth;
- . Annexure 5 – TasWater Submission to Planning Authority Notice; and
- . Annexure 6 – photographs.

BACKGROUND

Development description –

Application has been made for the construction of a single dwelling with an ancillary dwelling and associated outbuilding. The land is known as 611 Forth Road, Forth as described in CT171328/1.

The proposed single dwelling would be positioned to the front of the site and 3.5m from the sites western side boundary. Due to the slope of the land, the proposed dwelling would be single level at the southern elevation and two-storeys high towards the northern elevation. The dwelling would comprise three bedrooms with the master bedroom to have an ensuite and walk-in robe, bathroom, lounge room, open plan dining/kitchen/hall and a north-eastern facing timber deck. The northern elevation of the dwelling would contain an art studio and laundry on the ground level, with the abovementioned master bedroom and lounge room to be located above.

The ancillary dwelling would be located south of the single dwelling and 2m from the western side boundary and would comprise a typically open plan studio with bathroom and bedroom facilities, separated by a partial wall to the living/kitchen facilities. The ancillary dwelling would also have a loft area upstairs and a small north-eastern facing deck off the living area.

Both the single dwelling and ancillary dwelling are to be constructed in similar materials of grey cladding and brickwork. Both would have high pitch roofs.

The proposal includes a three-bay garage with a storage area to be located to the south of the site (on the flattest part of the site) and 2m from the western side boundary. The garage would be 4m high to the pitch of the roof.

On-site wastewater system is proposed to the south-eastern portion of the site.

Access is proposed off the sites' Forth Road access point which is a right of way that burdens the subject site to the benefit of the occupants of 603 Forth Road, Forth and 14 James Street, Forth. Forth Road is a State managed road.

Site description and surrounding area –

The irregular shaped, Low Density Residential zoned property is located within the Forth Village and has a land area of 5,213m². The site is very steep, with a 20m incline up and away from Forth Road, and the land is heavily vegetated.

Hamilton Rivulet intersects along the northern boundary of the site.

The site is unique in terms of access. The site also has a benefiting right of way off an unmade portion of Gilbert Street and across 625 Forth Road, Forth. Any access off this benefiting right of way would require consent from Crown Land Services, as that portion of Gilbert Street is owned and maintained by the Crown.

The site also has a burdening right of way access off Forth Road. This right of way serves as a benefiting access to both 603 Forth Road and 14 James Street. The property at 14 James Street also has access off James Street. The application is relying on the access off Forth Road. Refer to image on below:



Image one: Yellow line shows the sites benefiting right of way. Red line shows the sites proposed access and burdening right of way which benefits 603 Fort Road and 14 James Street.

History -

The site was created in January 2006 via a subdivision between land now known as 603 and 611 Fort Road, Forth.

The burdening right of way was existing at the time of the subdivision. At the time of the subdivision, the right of way benefited not only 14 James Street, Forth but also 10 and 8 James Street, Forth. The benefit to both 8 and 10 James Street, Forth was distinguished at the approval of the subdivision. The right of way was the sole access to 603 Fort Road, Forth at the time, with this property now having benefit to the right of way and 611 Fort Road, Forth having the burden of the right of way.

DISCUSSION

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

12.0 Low Density Residential

CLAUSE	COMMENT
12.3 Use Standards	
12.3.1 Discretionary Permit Use	
12.3.1-(P1) Discretionary permit use must:	Not applicable.
(a) be consistent with local area objectives;	Residential use is Permitted.
(b) be consistent with any applicable desired future character statement; and	
(c) minimise likelihood for adverse impact on amenity for use on adjacent land in the zone.	
12.3.2 Impact of Use	
12.3.2-(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.	Not applicable. Use is Residential.

12.3.2–(A2) Permitted non–residential use must not generate more than 40 average daily vehicle movements.	Not applicable. Use is Residential.
12.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is Residential.
12.4 Development Standards	
12.4.1 Suitability of a site or lot for use or development	
<p>12.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of:</p> <p style="padding-left: 40px;">(i) not less than 500m² excluding any access strip; or</p> <p style="padding-left: 40px;">(ii) if in a locality shown in the Table to this clause, not less than the site area shown for that locality; and</p> <p>(b) contain a building area of not less than 10.0m x 15.0m:</p>	<p>(a)(i) Compliant. Site area is 5,213m².</p> <p>(a)(ii) Not applicable. Satisfied by (a)(i).</p> <p>(b)(i) Compliant. Proposed dwelling would be setback clear of all applicable setbacks.</p> <p>(b)(ii) Compliant. The single dwelling (closest development to zone boundary) would be setback 11m from Utilities zone.</p> <p>(b)(iii) Not applicable. No registered easement.</p>

<ul style="list-style-type: none"> (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right-of-way benefiting other land; (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<ul style="list-style-type: none"> (b)(iv) Compliant. All development would be clear of the registered right of way easement. (b)(v) Not applicable. No restriction imposed by a utility. (b)(vi) Not applicable. No access strip. (b)(vii) Compliant. Site is accessed over Forth Road. (b)(viii) Not applicable. Not a new lot.
<p>12.4.1–(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and 	<ul style="list-style-type: none"> (a) Non-compliant. Site has access over frontage to Forth Road. This access frontage also serves as an access for 603 Forth Road, Forth and 14 James Street, Forth. <p>Refer to the “Issues” section of this report.</p>

<p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road</p> <p style="padding-left: 40px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 40px;">(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right-of-way of not less than:</p> <p style="padding-left: 40px;">(i) 3.6m for a single dwelling development; or</p> <p style="padding-left: 40px;">(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide</p>	<p>(b) Not applicable. Not an internal lot.</p> <p>(c) Non-compliant. Site is access via a right of way (burdening to the subject site) that serves as a benefiting right of way to 603 Forth Road, Forth and 14 James Street, Forth. Refer to the "Issues" section of this report.</p> <p>(d) Compliant. Frontage to Forth Road is 102.35m.</p> <p>(e) Compliant. Department of State Growth have provided comments that they are satisfied with the proposal providing the access is upgraded to allow for two way traffic movements in order to ensure unobstructed exiting traffic from the Forth Road onto the access. Refer to Condition 5 of the Permit.</p>
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<p>vehicular access between the carriageway of a road and the frontage, access strip or right-of-way to the site or each lot on a proposed subdivision plan.</p>	
<p>12.4.1–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R4} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>(a) Compliant. The site is connected to the reticulated water system. A Submission to Planning Authority Notice has been issued by TasWater. Refer to Condition 3 of Permit.</p> <p>(b) Not applicable. Satisfied by (a).</p>
<p>12.4.1–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <p>(a) to a sewerage system provided in accordance with the</p>	<p>(a) Not applicable. Satisfied by (b)(ii) & (iii).</p> <p>(b)(i) Not applicable. Satisfied by (b)(ii) & (iii).</p>

<p><i>Water and Sewerage Industry Act 2008; or</i></p> <p>(b) by on-site disposal if:</p> <p>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development:</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>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/NZS1547:2012 On-site domestic-wastewater management, clear of any defined building area or access strip.</p>	<p>(b)(ii) Compliant. Proposal creates a total sewage and wastewater flow of not more than 1,000 litres per day (as per findings in the Geoton report).</p> <p>(b)(iii) Compliant. Application included report/assessment and certificates from GeoTon Pty Ltd. Due to landslide susceptibility, the site is considered not suitable for a septic system. An Aerated Wastewater Treatment System and sub-surface/surface irrigation is proposed. Refer to Condition 2 of the Permit.</p>
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<p>12.4.1–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m²;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and</p> <p>e. not more than 50% of the site is</p>	<p>(a) Not applicable. Satisfied by (b)(i).</p> <p>(b)(i) Compliant. The proposal is for stormwater to be discharged into Hamilton Rivulet. As per recommendations in Environmental Services & Design’s report, sediment controls are to be in place regarding stormwater run-off into Hamilton Rivulet. Refer to Condition 4 of the Permit.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(iii) Compliant. Application is for a single dwelling and ancillary dwelling.</p>
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<p>impervious surface; and</p> <p>(iii) the development is for a single dwelling.</p>	
12.4.2 Dwelling density	
<p>12.4.2-(A1) The site area per dwelling must:</p> <p>(a) be not less than 500m² if the site has:</p> <p>(i) connection to a reticulated water supply;</p> <p>(ii) connection to a reticulated sewer system; and</p> <p>(iii) connection to a stormwater system; or</p> <p>(b) if the site is in a locality shown in the Table to this clause, not less than the site area for that locality.</p>	<p>(a) Compliant. Site has an area is 5,213m².</p> <p>(a)(i) Compliant. As discussed above.</p> <p>(a)(ii) Compliant. As discussed above.</p> <p>(a)(iii) Compliant. As discussed above.</p> <p>(b) Not applicable. No Table to this Clause.</p>
12.4.3 Location and configuration of development	
<p>12.4.3-(A1) The wall of a building must be setback from a frontage:</p> <p>(a) not less than 4.5m from a primary frontage; and</p> <p>(b) not less than 3.0m from any secondary frontage; or</p>	<p>(a) Compliant. Primary frontage setback would be 11m.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Not applicable. Satisfied by (a).</p>

<p>(c) not less than and not more than the setbacks for any existing building on each of the immediate adjoining sites;</p> <p>(d) not less than for any building retained on the site;</p> <p>(e) in accordance with any building area shown on a sealed plan; or</p> <p>(f) not less than 50.0m if the site abuts the Bass Highway.</p>	<p>(e) Not applicable. No building area on a sealed plan.</p> <p>(f) Not applicable. Site does not abut the Bass Highway.</p>
<p>12.4.3–(A2) All buildings must be contained within a building envelope determined by:</p> <p>(a) the applicable frontage setback;</p> <p>(b) if the site is in a locality shown in the Table to this Clause, not less than the setback distance specific from the feature specified;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback:</p>	<p>(a) Compliant. Frontage setback would be 11m.</p> <p>(b) Not applicable. No Table to this Clause.</p> <p>(c) Non-compliant. The proposed dwelling and ancillary dwelling would be at some parts higher than 8.5m. The proposed development does not comply with the height requirements under the Forth Specific Area Plan as discussed below and addressed in the “Issues” section of this report under the height requirements for the Forth Specific Area Plan.</p> <p>(c)(i) Compliant. Satisfied by (c).</p> <p>(c)(ii) Compliant. Satisfied by (c).</p>

<p>(i) not less than 1.5m from each side boundary; or</p> <p>(ii) less than 1.5m from a side boundary if wall height is not more than 3.0m; and:</p> <p>a. built against an existing wall of an adjoining building; or</p> <p>b. the wall or walls:</p> <p>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</p> <p>ii. there is no door or window in the wall of the building; and</p> <p>iii. overshadowing does not result in:</p> <p>a. less than two hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling</p>	<p>(d) Not applicable. No building envelope on a sealed plan.</p>
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<p>between 9.00am and 3.00pm on 21 June; or</p> <p>b. a further reduction in continuous sunlight to a required minimum private open space area in an adjacent dwelling if already less than two hours between 9.00am and 3.00pm on 21 June; or</p> <p>(d) in accordance with any building envelope shown on a sealed plan.</p>	
<p>12.4.3–(A3) Site coverage must:</p> <p>(a) not be more than 50%; or</p> <p>(b) if the site is in a locality shown on Table 3, not more than the site coverage for that locality; and</p> <p>(c) not include any part of a site required for the disposal of sewage or stormwater; or</p>	<p>(a) Compliant. Site coverage would be 5%.</p> <p>(b) Not applicable. Site not on Table.</p> <p>(c) Compliant. Site coverage does not include any part of the site required for the disposal of sewage and stormwater.</p> <p>(d) Not applicable. No building area shown on a sealed plan of subdivision.</p>

(d) not be more than any building area shown on a sealed plan.	
12.4.3-(A4) A garage, carport or an external car parking area and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.	Compliant. The proposed garage is located behind the primary frontage of the dwelling and ancillary dwelling.
12.4.3-(A5) Total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of: (a) 6.0m; or (b) half the width of the frontage.	Compliant. The proposed garage is located behind the primary frontage of the dwelling and ancillary dwelling.
12.4.4 Visual and acoustic privacy for residential development	
12.4.4-(A1) A door or window to a habitable room, or any part of a balcony, deck, roof garden, parking space or carport of a building must: (a) if the finished floor level is more than 1.0m above natural ground level:	(a)(i) Compliant. Dwelling and ancillary dwelling are 6m apart. (a)(ii) Compliant for single dwelling. Single dwelling would be setback 3m from the western side boundary.

<p>(i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;</p> <p>(ii) be not less than 3.0m from a side boundary;</p> <p>(iii) be not less than 4.0m from a rear boundary;</p> <p>(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or</p> <p>(b) if less than the setbacks in clause A1(a):</p> <p>(i) be off-set by not less than 1.5m from the edge of any door or window in another dwelling;</p> <p>(ii) have a window sill height of not less than 1.8m above finished floor level;</p> <p>(iii) have fixed and durable glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above finished floor level; or</p>	<p>(a)(iii) Compliant. Ancillary dwelling (closest dwelling to rear boundary) would be setback 5m from the rear boundary.</p> <p>(a)(iv) Not applicable. Not an internal lot.</p> <p>(b)(i) Compliant. Ancillary dwelling would be setback 2m from the western side boundary but does not have a door or window to a habitable room, or any part of a balcony, deck, roof garden, parking space, or carport with a finished floor level greater than 1m above natural ground level.</p> <p>(b)(ii) Compliant. Satisfied by (b)(i).</p> <p>(b)(iii) Compliant. Satisfied by (b)(i).</p> <p>(b)(iv) Compliant. Satisfied by (b)(i).</p>
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<p>(iv) have fixed and durable external screen other than vegetation of not less than 1.8m height above the finished floor level and with a uniform transparency of not more than 25% located for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	
<p>12.4.4-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Not applicable.</p> <p>No access trip or shared driveway.</p>
<p>12.4.5 Private open space for residential use</p>	
<p>12.4.5-(A1) Each dwelling must provide private open space:</p> <p>(a) if a dwelling with a floor level of not more than 2.5m above finished ground level, a ground level area:</p> <p>(i) located adjoining the rear or side of the dwelling;</p> <p>(ii) accessible from the dwelling;</p>	<p>(a) Compliant. Satisfied by (b).</p> <p>(b)(i) Compliant. Dwelling has an attached deck that is 35.82m².</p> <p>(b)(ii) Compliant. Deck has a minimum dimension of 7m.</p> <p>(b)(iii) Compliant. Deck would be accessible from lounge/dining area.</p>

<ul style="list-style-type: none"> (iii) of not less than 25.0m²; (iv) with a minimum dimension of 4.0m; (v) on a single level; and (vi) with a gradient of not more than 1 in 10; and <p>(b) if a dwelling with a floor level of more than 2.5m above finished ground level, as an alternative to a ground level area, a private balcony, deck, terrace or roof garden:</p> <ul style="list-style-type: none"> (i) of not less than 25.0m²; (ii) with a minimum dimension of 4.0m; and (iii) accessible from the dwelling. 	<p>Note: Assessment for ancillary dwelling is not necessary as the single dwelling satisfies this Clause. The ancillary dwelling is appurtenant to the single dwelling.</p>
<p>12.4.5–(A2) The required minimum private open space area must be capable of receiving at least three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Compliant.</p> <p>Deck is north-east facing to ensure maximum sunlight can be received.</p>
<p>12.4.5–(A3) Unless there is a ground level private open space area directly accessible at grade to a shared driveway or pedestrian pathway, each dwelling in a multiple dwelling</p>	<p>Not applicable.</p> <p>Not a multiple dwelling.</p>

<p>development must have access to a waste storage area:</p> <ul style="list-style-type: none"> (a) located behind the applicable frontage setback; (b) of not less than 1.5m² per dwelling; (c) screened to view from the frontage and any dwelling by a wall of height not less than 1.2m above finished ground level; and (d) not less than 6.0 from a window, door, balcony, deck, roof garden or private open space area of a dwelling. 	
<p>12.4.6 Frontage fences</p>	
<p>12.4.6-(A1) The height of a fence, including any supporting retaining wall, on a frontage or within a frontage setback must be:</p> <ul style="list-style-type: none"> (a) not more than 1.2m if the fence is solid; or (b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%. 	<p>Not applicable.</p> <p>No fencing proposed.</p>

12.4.7 Setback of development for sensitive use	
<p>12.4.7–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the setback distance from the zone boundary as shown on the Table to this clause; and (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. 	<ul style="list-style-type: none"> (a) Compliant. Dwelling would be 11m from Forth Road (Utilities zone). (b) Compliant. Dwelling would be 11m from Forth Road (Utilities zone).
<p>12.4.7–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> (a) the Bass Highway; (b) a railway; (c) land designated in the planning scheme for future road or rail purposes; or (d) a proclaimed wharf area. 	<ul style="list-style-type: none"> (a) Compliant. Development would be approximately 3km from the Bass Highway. (b) Compliant. Development would be approximately 3km from a railway. (c) Not applicable. No land designated for road or rail purpose. (d) Not applicable. Nearest Proclaimed Wharf Area is in Devonport, some 15km to the east.

12.4.8 Subdivision	
<p>12.4.8-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<p>12.4.8-(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<p>12.4.8-(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision	
12.4.9-(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Site is not a subdivision or vulnerable or hazardous use.
E2 Airport Impact Management Code	Not applicable. No Airport Impact Management Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation proposed.
E4 Change in Ground Level Code	Code applies. Cut would be greater than 1m to allow the construction of the proposed development.
E4.6 Development Standards	
E4.6.1 Change in existing ground level or natural ground level	
E4.6.1-(A1) Cut or fill must:	(a) Compliant. Land is zoned Low Density Residential.

<p>(a) not be on land within the Environmental Living zone or the Environmental Management zone;</p> <p>(b) be required to:</p> <ul style="list-style-type: none"> (i) provide a construction site for buildings and structures; (ii) facilitate vehicular access; (iii) mitigate exposure to a natural or environmental hazard; (iv) facilitate provision of a utility; (v) assist the consolidation or intensification of development; or (vi) assist stormwater management; <p>(c) not result in a modification of surface stormwater water flow to increase:</p> <ul style="list-style-type: none"> (i) surface water drainage onto adjacent land; (ii) pooling of water on the site or on adjacent 	<p>(b)(i) Compliant. Land required for the construction of a dwelling, ancillary dwelling and outbuilding.</p> <p>(b)(ii) Not applicable. Satisfied by (i).</p> <p>(b)(iii) Not applicable. Satisfied by (i).</p> <p>(b)(iv) Not applicable. Satisfied by (i).</p> <p>(b)(v) Not applicable. Satisfied by (i).</p> <p>(b)(vi) Not applicable. Satisfied by (i).</p> <p>(c)(i) Compliant. No surface water would drain to adjoining land.</p> <p>(c)(ii) Compliant. No pooling of water to adjoining land.</p> <p>(c)(iii) Compliant. Stormwater drainage is a condition of this Permit.</p> <p>(d) Compliant. Retaining walls would be of engineered design.</p> <p>(e) Compliant. Stormwater disposal is a condition of this Permit.</p>
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land; or	
(iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;	(f) Compliant. Sediment control is a condition of this Permit through the Environmental Services & Design report.
(d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;	(g) Compliant. No retaining walls or support structure would result in a 'line of influence' of more than 450mm into adjacent land.
(e) manage disposal of intersected ground water;	(h) Compliant. No works would encroach upon or expose, disturb, or reduce cover over an underground utility.
(f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;	
(g) not require a retaining or support structure that would result in a 'line of influence' of more than 450mm into any adjacent land unless the owner of adjacent land has provided written consent to enter into an agreement under Part 5 <i>Land Use Planning and Approvals Act 1993</i> registered on the title of adjacent land to provide for the level of constraint;	

<p>and</p> <p>(h) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised:</p> <p>(i) it is satisfied the cut or fill will not result in harm to the utility; and</p> <p>(ii) any condition or requirement it determines are appropriate to protect the utility.</p>	
E5 Local Heritage Code	Not applicable. No local heritage listings in this Scheme.
E6 Hazard Management Code	Code applies. The majority of the site is within a low landslip risk overlay with a small portion within a medium landslip risk. The application was supported with a Landslide Risk Assessment Report undertaken by Geoton Pty Ltd. Providing the proposal is undertaken in accordance with the recommendations contained in Section 6 of this report, then they consider the site would have an acceptable low level of landslide risk. Refer to Condition 2 of this Permit.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunication facilities proposed.

E9 Traffic Generating Use and Parking Code	Applicable.
E9.4 Exemption	Not exempt. Code applies to all development.
E9.5 Use Standards	
E9.5.1 Provision for parking	
E9.5.1–(A1) Provision for parking must be: (a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table E9A.	Compliant. Residential use that includes a single dwelling and an ancillary dwelling requires three car parking spaces. The proposal includes a three car garage.
E9.5.2 Provision for loading and unloading of vehicles	
E9.5.2–(A1) There must be provision within a site for: (a) On-site loading area in accordance with the requirement in Table E9A; and (b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.	(a) Compliant. An on-site loading area is not required by Table E9A. (b) Not applicable. In Low Density Residential zone.

E9.6 Development Standards	
E9.6.1 Design of vehicle parking and loading areas	
E9.6.1-(A1.1) All development must provide for the collection, drainage and disposal of stormwater; and	
<p>E9.6.2-(A1.2) Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>E9.6.2-(A1.2) Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS2890.2 (2002) Parking Facilities – Off Street Commercial Vehicles;</p>	<p>Not applicable.</p> <p>Site is zoned Low Density Residential.</p>

COMMUNITY SERVICES

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

E10 Water and Waterways Code	<p>Code applies. The development would be within 30m to the Hamilton Rivulet. The application was supported with an assessment against the Water and Waterways Code undertaken by Environmental Services & Design.</p> <p>Refer to the “Issues” section of this report.</p>
SPECIFIC AREA PLANS	
F1.0 Forth Specific Area Plan	
F1 Application of Specific Area Plan	Applicable. Site falls within the Forth Specific Area Plan overlay.
F1.7 Development Standards	
<p>A1</p> <p>An addition to a building must be –</p> <p>(a) located to the rear of the existing building; and</p> <p>(b) not exceed the height of the existing building.</p>	<p>(a) Not applicable. Not an addition to a building. Proposal is for new dwelling.</p> <p>(b) Not applicable. Not an addition to a building. Proposal is for new dwelling.</p>
A2 Building height must not be more than 5.5 metres.	Non-compliant. The proposed dwelling would be 9.2m at the highest point.

	Refer to the “Issues” section of this report.
F1.7.2 Subdivision	
<p>A1</p> <p>The minimum site area must be –</p> <p>(a) 4,000m² if on land in the area marked with a cross hatch on the planning scheme map for the Forth Specific Area Plan; or</p> <p>(b) 2,000m² if on land marked with a diagonal stripe on the planning scheme map for the Forth Specific Area Plan.</p>	<p>Not applicable. The development does not involve subdivision.</p>

Issues –

1 Variation to access to the site –

Clause 12.4.1–(A2)(a) of the Scheme states that a site must have separate access from a road across a frontage over which no other land has a right of access.

The proposal relies on access from Forth Road over a burdening right of way which serves as a benefiting right of way access to 603 Forth Road, Forth and 14 James Road, Forth.

The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

A legal opinion was sought in relation to aspects regarding the right of way. The confidential legal opinion is appended to this report at agenda item 11.3.

The Scheme’s Performance Criteria for Clause 12.4.1 –(P2) states that:

(a) A site must have a reasonable and secure access from a road provided –

(i) across a frontage; or

Compliant. The site has a reasonable and secure access from Forth Road. Some upgrades are required to ensure the site access can provide two way traffic movements in order to ensure unobstructed exiting traffic from the Forth Road onto the access as per requirements by Department of State Growth (refer to Condition 5 of this Permit).

(ii) by an access strip connecting to a frontage, if for an internal lot; or

Not applicable. Satisfied by (i).

(iii) by a right of way connecting to a road over land 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

Not applicable. Satisfied by (i).

- (iv) the dimensions of the frontage and any access strip or right of way must be adequate for the type and volume of traffic likely to be generated by

- a. the intended use; and

Compliant. As stated above, the access to the site would require some upgrades to ensure the site access can provide two way traffic movements in order to ensure unobstructed exiting traffic from Forth Road onto the access as per requirements by Department of State Growth.

- b. the existing or potential use of any other land which requires use of the access as the means of access for that land; and

Compliant. The upgrade required by the Department of State Growth would allow for better site distances at the access point to the site which would benefit any party that benefits from the right of way (603 Forth Road, Forth and 14 James Street, Forth).

The actual right of way itself is narrow. The owner of 611 Forth Road, Forth is not required to make up the right of way to any particular standard or maintain it to any particular standard, this is supported by legal advice, which is provided at Agenda Item 11.3.

The property with the burden of the right of way, must ensure that the easement could be constructed to the 5.49m width and not obstruct the others use of the land, this is supported by legal advice, which is provided at Agenda Item 11.3.

- (v) the relevant road authority in accordance with the *Local Government (Highways) Act 1982* or the *Roads and Jetties Act 1935* must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway or a road and

the frontage, access strip or right of way to the site or each lot on a subdivision plan; or

Compliant. The Department of State Growth have made comments that some upgrades are required to ensure the site access can provide two way traffic movements in order to ensure unobstructed exiting traffic from the Forth Road onto the access.

The site appears to have ample area to satisfy this requirement. The site has an approximate 7.2m access width to the site, with the driveway access width approximately 3.9m. There is approximately 5m between the access width and the driveway width which if upgraded for access/driveway area would allow for two way traffic movement. Refer to photograph in Annexure 6 for images showing the sites access.

The owner of the subject site would need to work in consultation with the Department of State Growth when undertaking the upgrades. It appears the upgrades could occur with minimal vegetation removal and change in ground level.

- (b) It must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.

Not applicable. Satisfied by (a).

2 *Variation to height of building under the Forth Specific Area Plan –*

Clause F1.7.1 –(A2) states that a building height must be not more than 5.5m.

The proposed dwelling and ancillary dwelling would be higher than 5.5m. As per Elevation Plans (drawing numbers DA02.06, DA02.07 and DA02.08) by Andrew Smith Architects, the dwelling would be 9.2m at the highest point which would be 3.7m higher than the Acceptable Solution of 5.5m. As detailed in the said Elevation plans, the height of the dwelling exceeds the 5.5m height the further the dwelling is positioned north and towards the front of the site. This is because of the slope of the land and the design of the dwelling minimising cut and fill. When viewed from the southern and eastern elevations (main view from occupants at 14 James Street), the dwelling would be within and

under the 5.5m height requirement, except for a small portion of the roof line at the southern section and the entire roofline at the northern section. When viewed from these elevations, it would equate to less than 25% of the dwelling outside the 5.5m height and would appear as a single level dwelling.

When viewed from the northern elevation (Forth Road) the dwelling is at its highest point, but the visual impact would be obstructed by established vegetation.

The ancillary dwelling is similar in design as the dwelling with the southern elevation within the 5.5m height requirement and the northern elevation outside this height requirement. The ancillary dwelling would have a height of 8.5 so 3m higher than the 5.5m.

As with the dwelling, the ancillary dwelling would appear as a single storey building when viewed from the southern and eastern elevations (14 James Street).

The proposed outbuilding is 4m high and complies with the Forth Specific Area Plan height requirement.

The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

The Scheme's Performance Criteria for Clause F1.7.1-(P2) states that the height of a building must maintain the local character attributes and features of existing development in terms of –

- (a) Integrity of the fabric and structure of the building, place, or area;

Compliant. The area is of mixed dwelling designs and heights. Due to the slope of the land, the dwelling would have a height of 9.2m at the highest point. The dwelling would appear mainly as a single storey dwelling apart from the northern elevation. The dwelling and ancillary dwelling would be of grey cladding and brickwork and with pitch roofs.

- (b) Setback, scale and height of the building relative to existing development on the site and on adjacent land;

Compliant. There are no other buildings on the subject site. The proposed dwelling would be setback approximately 20m

from the closest adjoining dwelling (625 Forth Road, Forth). The dwelling would be setback from 14 James Street approximately 67m. The ancillary dwelling would be setback approximately 40m from the closest adjoining dwelling (603 Forth Road, Forth) and would be approximately 60m from 14 James Street.

The scale and height of the proposed development to adjoining properties would at most elevation points viewed appear to be of single storey. The development scale and height are greater towards to northern elevations of the buildings towards Forth Road. This elevation would be visually obstructed by established vegetation on site, as would the scale and height be visually obstructed when viewed from 625 Forth Road, Forth (western adjoining property).

- (c) Vegetation and other improvements on the site or on adjacent land;

Compliant. The site is heavily vegetated. Some vegetation is proposed to be removed to allow for the development. The site will retain vast amounts of vegetation which would reduce any visual impacts caused by the height of the development.

- (d) Separation of buildings and external activity areas from a frontage;

Compliant. The development and external activity areas would be 11m from Forth Road with the majority of the vegetation to be retained on site. The proposed development may, in pockets, be viewed from Forth Road.

- (e) Local building, place or area, including –

- (i) roof form and pitch;

Compliant. As stated, the surrounding area is of mixed dwelling designs and roofs. The proposal is for pitch roof designs which is similar to some of the dwellings within the Forth Village.

- (ii) fenestration;

Compliant. Fenestration is the arrangements of windows in a building. Both the dwelling and ancillary dwellings have ‘cottage’ style windows. As discussed

with the privacy section of this report (Clause 12.4.4), the dwelling would be setback 3m from the western side boundary and the ancillary dwelling setback 2m from the western side boundary but does not have any windows to a habitable room along this elevation.

- (iii) methods and techniques of construction;

Compliant. Due to the location of the development to Hamilton Rivulet sediment and containment control mechanisms will be in place during the construction stage. Proposal would also require a Building and Plumbing Permit.

- (iv) external fabric, materials and finish;

Compliant. The area is of mixed dwelling designs and heights. The site also will retain majority of the existing vegetation. The dwelling and ancillary dwelling would be constructed in similar materials and design, being grey cladding and brickwork and pitch roofs.

- (v) colour scheme;

Compliant. The dwelling and ancillary dwelling would be of grey cladding and brickwork and would be set in amongst the established vegetation making the actual development harder to see visually from adjoining properties.

- (vi) alterations and additions;

Not applicable. Proposal is for a dwelling, ancillary dwelling and outbuilding. No alterations and additions.

- (vii) addition;

Not applicable. Proposal is for a dwelling, ancillary dwelling and outbuilding. No addition.

- (viii) garden design, planting and any structure; and fencing

Compliant. The site is heavily vegetated with the development retaining vast amount of this vegetation. The site is of similar style regarding garden and

vegetation to the surrounding area, which will not change as a result of this proposal.

3 *Proximity to a watercourse –*

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

Hamilton Rivulet runs along the subject sites' northern frontage boundary. The proposed single dwelling would be 9m from this watercourse. There is no Acceptable Solution for E10.6.1. The relevant Performance Criteria must be satisfied.

The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application. An assessment against the Water and Waterways Code was undertaken by Environmental Service & Design who has made recommendations regarding the protection of Hamilton Rivulet.

The Scheme's Performance Criteria for Clause E10.6.1 –(P1) states that development must –

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

(i) hydraulic performance:

Compliant. The Geoton Pty Ltd landslip assessment report recommends that no uncontrolled discharge to the ground surface or absorption trenches be permitted. This will require stormwater from the buildings and impervious areas to be directed to Hamilton Rivulet. Based on all the adjacent point source inputs and diffuse upstream inputs to the rivulet, the stormwater from the proposed development would have a minimal effect on the hydraulic performance of Hamilton Rivulet.

It is noted in the Environmental Service & Design report that directing stormwater to the rivulet has the potential to cause erosion of the bank. Discharge points to the rivulet must include 'scour' protection to reduce potential erosion. Refer to the Wetlands and Waterways Works Manual for protection measures.

- (ii) economic value;

Compliant. Hamilton Rivulet has an upstream economic value as it drains through numerous dams supplying water for agricultural purposes. The proposed development does not reduce the hydraulic flow of the rivulet or flow to upstream dams.

There is an economic value relating to the downstream portions of the Forth River. The proposed development does not decrease the economic value as the input of stormwater has a negligible effect on the hydraulic performance.

- (iii) water based activity;

Not applicable. The Hamilton Rivulet does not support water based activity and is unlikely to support water based activity.

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

Not applicable. The proposal does not involve use or development that would disturb natural ground level near enough to the watercourse to cause any significant impact.

- (v) control of sediment and containments;

Compliant. Sediment and contaminant control will be required during site preparation, civil works and construction of the dwelling and ancillary dwelling and wastewater land application area.

This can be achieved by placement of protection devices to reduce flow velocities and capture sediment as recommended in the Wetlands and Waterways Works Manual.

- (vi) public access and use;

Compliant. There will be no change or impact on public access and use of the Hamilton Rivulet.

- (vii) aesthetic or scenic quality;

Compliant. The proposed development would not result in any significant change to the aesthetic or scenic qualities of the Hamilton Rivulet.

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

Compliant. The State Policy on Water Quality Management 1997, Division 3, Clause 31.2 requires stormwater management during both the construction phase and operation phase of development.

Installation of sediment fences between the dwelling location and the boundary with the rivulet prior to commencing site works will reduce the potential for sediment entering Hamilton Rivulet during construction. Any stockpiles retained on-site during construction will also require sediment fencing to retain soil within the site.

Water quality of the rivulet is further protected by the installation of an aerated wastewater management system and benched irrigation area with 30m separation to the downslope waterway as recommended by Geoton Pty Ltd as shown on the wastewater disposal plan.

- (ix) modification of a natural drainage channel;

Not applicable. The proposal would not result in any modification of Hamilton Rivulet.

- (x) biodiversity and ecological function;

Compliant. Hamilton Rivulet does not have any specific irrigated conservation values listed on the DPIPWE Conservation of Freshwater Ecosystem database and there are no threatened species listed for the area. Control of sediments and contaminants, as noted, will minimise potential effects on the adjacent and downstream biodiversity and ecological function of the creek,

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

Compliant. The proposed dwelling and ancillary dwelling would be constructed between the 30m and 35m above the level of the Forth River and approximately 5m above the exiting level of Hamilton Rivulet. At the location of the proposed development, Hamilton Rivulet is 30m above the level of Forth River. The risk of flooding and inundation of the property at an elevation of 30m–35m above the Forth River is very low.

- (xii) community risk and public safety; and

Compliant. There would be no significant impact on the community and public safety profile.

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

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

Compliant. The site is not subject to any known advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation.

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

Compliant. The site is not subject to any known advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Okay for Planning. Will be subject to a Plumbing Permit.
Infrastructure Services	Road Authority – the section of Forth Road is not a Council maintained road and is under the control of the Department of State Growth. Stormwater Authority – no issues.
TasWater	Submission to Planning Authority Notice was received 19 December 2019. Refer to Condition 3 of this Permit.
Department of State Growth <i>N.B access to the subject site is off a portion of Forth Road that is owned and maintained by the Department of State Growth.</i>	Department of State Growth states the following: It is noted that the narrow right of way will not only service the proposed development and 603 Forth Road but also 14 James Road. In this regard, the access from this right of way onto the Forth Road must allow for two-way traffic movement in order to ensure unobstructed exiting traffic from the Forth Road onto the access. All access works within the State road reservation will require approval from the Department of State Growth. Refer to Annexure 4 for the Department of State Growth's email. Refer to Condition 5 of this Permit addressing the Department of State Growth's requirements.

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

CONSULTATION

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

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

Representations –

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

The issues raised in the representation are in relation to the discretionary elements of the application, being access, height and proximity to a watercourse.

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
1 Concern regarding height of proposed development and loss of view over the valley and ocean.	<p>As per comments made within Issue 2, the proposed development would appear from the southern and eastern elevations (14 James Street) as single storey.</p> <p>The height of the development increases to the northern elevation due to the slope of the land and the</p>

	<p>design of the dwelling and ancillary dwelling minimising cut and fill.</p> <p>With the design of the dwelling and ancillary dwelling taking into account the slope of the land and the vast amount of vegetation, the proposed development would not impede on the local area attributes, considering the varying heights, pitches and external materials and finishes of buildings surrounding the development site.</p>
<p>2 Increase number of vehicles using the access/driveway would be make it more difficult to enter property at 14 James Street.</p>	<p>As per comments made within Issue 1, the access would be required to be upgraded to ensure the site access can provide two-way traffic movements in order to ensure unobstructed exiting traffic from the Forth Road onto the access as per requirements by the Department of State Growth. This would enable clearer vision when entering and exiting the access.</p> <p>Refer to comments made within Issue 1 and also within the legal opinion regarding use along the right of way.</p>
<p>3 Concern regarding occupants of 14 James Street access to the right of way would be impeded or blocked by the development.</p>	<p>Refer to comments made within Issue 1 and also within the legal opinion regarding use along the right of way.</p>
<p>4 Concern regarding the protection of the watercourse from pollutions and how the natural flow and clarity would be preserved.</p>	<p>The protection of the Hamilton Rivulet has been addressed by Environmental Service & Design.</p> <p>Several recommendations have been imposed within this report to ensure the ongoing protection of Hamilton</p>

	<p>Rivulet during and after the construction stage.</p> <p>Condition 4 of this Permit includes this report and recommendations.</p> <p>Refer to Issue 3 above regarding comments in relation to the proximity of development and protection of Hamilton Rivulet.</p>
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RESOURCE, FINANCIAL AND RISK IMPACTS

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting, and possibly costs associated with an appeal against the Council's determination should one be instituted. Legal opinion was sought and gained from Mr. Glynn Williams to clarify matters pertaining to the right of way. 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 representation does not contain sufficient merit to justify the addition of any restrictive condition to a Permit issued, or refusal of the development.

The proposed dwelling and outbuilding and ancillary dwelling is Permitted in the Low Density Residential zone. The application was discretionary due to access to the site over a right of way and variation to building height and the proximity of development to a watercourse. The proposed development as discussed in the "Issues" section of this report is considered to have satisfied the applicable Scheme's Performance Criteria.

The proposed development is considered to be a reasonable development in the Low Density Residential zone and would be in keeping with the characteristics of the surrounding area. It is considered appropriate that the

proposed dwelling, outbuilding and ancillary dwelling be approved, subject to conditions.

Recommendation –

It is recommended that the application for Residential (dwelling and outbuilding and an ancillary dwelling) – variation to access to the site and height of building under the Forth Specific Area Plan and proximity to a watercourse at 611 Forth Road, Forth be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Andrew Smith Architects, Project No. 00436, Drawing Nos. DA2.01, DA2.02, DA2.03, DA2.04, DA2.05, DA2.06, DA2.07, DA2.08, DA2.09, DA2.10, DA2.11, DA2.12, DA2.13, DA2.14, DA2.15 and DA2.16, Revision No. D dated 13 November 2019.
- 2 The development must be in accordance with the recommendations in the Landslide Risk Assessment & Wastewater Assessment as prepared by Geoton Pty Ltd, Reference No. GL13207Ac dated 17 October 2019.
- 3 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2019/01769-CC dated 19 December 2019.
- 4 The development must be in accordance with the recommendations in the Water and Waterways Code Assessment as prepared by Environmental Service & Design dated 15 October 2019.
- 5 The access from the right of way onto the Forth Road must allow for two-way traffic movements in order to ensure unobstructed exiting traffic from the Forth Road onto the access.
All access works within the State road reservation will require approval from the Department of State Growth, as described in the link <https://www.transport.tas.gov.au/road/permits/road-access>.
The access upgrade is to occur prior to the lodgement of a Building Permit. Confirmation is to be provided to the Council from the Department of State Growth stating that they are satisfied with the access upgrade.
- 6 The development must provide for the on-site collection, storage and disposal of stormwater clear of any defined building area, wastewater disposal area and access driveway.

- 7 A minimum of three car parking spaces must be provided on-site and enable the forward movement of vehicles entering and egressing the site.
- 8 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

Please note:

- 9 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.
- 10 “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.
- 11 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.’

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.”

■ “That the application for Residential (dwelling and outbuilding and an ancillary dwelling) – variation to access to the site and height of building under the Forth Specific Area Plan and proximity to a watercourse at 611 Forth Road, Forth be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Andrew Smith Architects, Project No. 00436, Drawing Nos. DA2.01, DA2.02, DA2.03, DA2.04, DA2.05, DA2.06, DA2.07, DA2.08, DA2.09, DA2.10, DA2.11, DA2.12, DA2.13, DA2.14, DA2.15 and DA2.16, Revision No. D dated 13 November 2019.

- 2 The development must be in accordance with the recommendations in the Landslide Risk Assessment & Wastewater Assessment as prepared by Geoton Pty Ltd, Reference No. GL13207Ac dated 17 October 2019.
- 3 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2019/01769-CC dated 19 December 2019.
- 4 The development must be in accordance with the recommendations in the Water and Waterways Code Assessment as prepared by Environmental Service & Design dated 15 October 2019.
- 5 The access from the right of way onto the Forth Road must allow for two-way traffic movements in order to ensure unobstructed exiting traffic from the Forth Road onto the access.

All access works within the State road reservation will require approval from the Department of State Growth, as described in the link https://www.transport.tas.gov.au/road/permits/road-access_

The access upgrade is to occur prior to the lodgement of a Building Permit. Confirmation is to be provided to the Council from the Department of State Growth stating that they are satisfied with the access upgrade.

- 6 The development must provide for the on-site collection, storage and disposal of stormwater clear of any defined building area, wastewater disposal area and access driveway.
- 7 A minimum of three car parking spaces must be provided on-site and enable the forward movement of vehicles entering and egressing the site.
- 8 Driveways and vehicle parking and manoeuvring areas must be formed and constructed with a compacted sub-base and an all-weather surface.

Please note:

- 9 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.
- 10 "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.

- 11 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."
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INFRASTRUCTURE SERVICES

10.11 Tenders – Kings Parade Upgrade Project, Ulverstone (326A/2019 – 21.10.2020)

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 Kings Parade upgrade project.

BACKGROUND

The site of these improvement works has been reported on since as early as 1987 in the Ulverstone CBD Proposal. Since that time many improvements have been made, with this project to be the final stage.

This stage includes the section of Kings Parade between the Crescent Street and Reibey Street intersection and the Grove Street roundabout, inclusive of the Kings Parade slip lane to improve the traffic flow and safety for pedestrians, cyclists and drivers. It also addresses pavement failures along Kings Parade and the rehabilitation of the historic Queen’s Garden. Additionally, the access to the Anglican Church and existing car park is to be realigned to suit the new layout with minor upgrades to the existing car park area.

An extensive consultation process was commenced in 2017 with several options considered. The final design was agreed to in early 2019, the community was advised of the outcome and detailed designs were completed.

Tenders were originally called on Saturday, 24 August 2019 and closed at 2.00pm on Tuesday, 24 September 2019. One tender was received and presented to the Council Meeting in October 2019 in Closed Session. No Tender was approved, it was determined to revise the scope and re-advertise.

DISCUSSION

Tenders were re-advertised on Saturday, 16 November 2019 and closed at 2.00pm on Tuesday, 17 December 2019.

Tender documents included designs and specifications prepared by 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.

Submissions from three tenderers were received as follows:

TENDERER	PRICE \$ (Exc. GST)
Civilscape Contracting Tasmania Pty Ltd	854,133.65
Hardings Hotmix Pty Ltd	1,338,520.01
Hazell Bros Pty Ltd	1,479,006.00
<i>ESTIMATE (EXCLUDING GST)</i>	<i>922,000.00</i>

Based on clarification with the tenderers on several items and mathematical corrections, the amounts have been revised as follows:

TENDERER	PRICE \$ (Exc. GST)
Civilscape Contracting Tasmania Pty Ltd	1,061,927.43
Hardings Hotmix Pty Ltd	1,338,520.01
Hazell Bros Pty Ltd	1,437,668.65
<i>BUDGET (EXCLUDING GST)</i>	<i>922,000.00</i>

All tenderers are deemed competent to perform the works.

Following is an outline of each conforming option from the three tenderers:

All tenders submitted were above the budget for the Contract component of the project.

Only one of the tenderers (Civilscape) offered a construction program in compliance with the specified construction period of 12 weeks.

The other two tenderers, Hardings Hotmix and Hazell Bros, offered a 27 and 15 week construction period respectively, the time requested in the tender is 12 weeks to prevent a lengthy inconvenience to the Ulverstone CBD area.

Hardings Hotmix and Civilscape have recently carried out work successfully for the Council. Hazell Bros have not carried out work for the Council in recent times.

The Council uses a weighted tender assessment method based on:

Compliance with tender documents	5%
Experience	5%
Personnel (Management)	3%
Personnel (Field)	2%
Construction period	15%
Methodology	15%
Local	5%
WHS system and record	10%
Tender price/value for money	40%

Civilscape Contracting Tasmania Pty Ltd achieved the highest rating based on this method (a copy of the confidential tender assessment is attached).

CONSULTATION

Extensive consultation with key stakeholders including the Anglican church, McDonald's, other adjacent businesses and the community has been conducted throughout the process of negotiating the final design layout and scoping of the project.

RESOURCE, FINANCIAL AND RISK IMPACTS

This project is included in the 2019–2020 capital budget. The budget for the project is \$1,150,000 and comprises of the following:

BUDGET ALLOCATION	AMOUNT \$ Exc. GST
Contract	922,000
Telstra – Relocation Works	30,000
TasNetworks – New Pole Works	10,000
Design and Project Management Costs (12%)	138,000
Contingency	50,000
<i>TOTAL BUDGET</i>	<i>1,150,000</i>

There is a budget shortfall between the Contract budget \$922,000.00 and the revised Tender Price \$1,061,927.43 of \$139,927.43. Additional funding is required to complete the project.

Roads to Recovery (R2R) funding is able to be brought forward from the later financial years of the programme to fund larger projects. Due to the nature of this project it complies with the eligibility requirements for R2R funding. There is justification to utilise the funding as offered by the Department of Infrastructure, Regional Development and Cities, rather than affect other projects in this year's works program.

The previous round of R2R funding provided for an annual allocation of \$571,775. The current round provides for an increased annual allocation of \$771,586. Bringing forward the shortfall amount of approximately \$140,000 will still result in a higher yearly allocation for the remainder of the program. The \$140,000 will reduce the amount allocated to safety improvements in Urban Roads over the four years remaining of the R2R program from \$1,000,000 to \$860,000.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- Provide for a diverse range of movement patterns.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

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

CONCLUSION

It is recommended that:

- 1 the tender from Civilscape Contracting Tasmania Pty Ltd for the sum of \$854,133.65 (exc. GST) [\$939,547.02 (incl. GST)] for the Kings Parade upgrade, be accepted and approved by the Council; and

- 2 that the budget shortfall be funded by the Roads to Recovery Programme by bringing forward part of the remaining allocation from future years.'

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:

- 1 the tender from Civilscape Contracting Tasmania Pty Ltd for the sum of \$854,133.65 (exc. GST) [\$939,547.02 (incl. GST)] for the Kings Parade upgrade, be accepted and approved by the Council; and
- 2 that the budget shortfall be funded from the Roads to Recovery Programme by bringing forward part of the remaining allocation from future years."

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10.12 Tenders for street sweeper replacement – F601

The Director Infrastructure Services reports as follows:

"The Engineering Group Leader has prepared the following report:

PURPOSE

The purpose of this report is to provide information and recommendation for the replacement of the current Street Sweeper Truck F601.

BACKGROUND

Tenders were called using the Local Government Association of Tasmania (LGAT) approved MAV procurement system. MAV is the LGAT's procurement service, established in 2001 to aggregate the buying power of local government authorities, shorten procurement timeframes and streamline interactions between business and local government without the time

consuming and administrative burden of following the *Local Government Act 1993* requirements for seeking tenders or quotes.

The tender documents were lodged on 10 September 2019 and closed on 8 October 2019.

Tenders were received as follows:

INFRASTRUCTURE SERVICES

TENDERER	MAKE	GROSS PRICE \$ (Exc. GST)	TRADE-IN PRICE \$ (Exc. GST)	NET PRICE \$ (Exc. GST)
BUCHER Municipal	Isuzu FSR 140-260	317,973.00	45,255.00	272,718.00
BUCHER Municipal	Hino FE 1426	311,200.00	45,255.00	265,945.00
Webster Trucks	Isuzu FSR 140-260-SWB	323,094.00	45,255.00	277,839.00
Mike Trace Engineering	Isuzu FSR 140-260-SWB	309,950.00	0,000.00	309,950.00
Rosmech	Hino 500 FE 1426	324,009.00	0,000.00	324,009.00
Rosmech	Hino 500 FG 1628	333,051.00	0,000.00	333,051.00
Rosmech	Isuzu FSR 140-260-SWB	331,091.00	0,000.00	331,091.00
<i>ESTIMATE</i>		<i>325,000.00</i>	<i>50,000.00</i>	<i>275,000.00</i>

DISCUSSION

A total of seven units from four suppliers were offered for consideration. Along with the base pricing, there were several options offered by the different suppliers that may enhance the operation of the unit.

The Council fleet operates one street sweeper equipped truck, the current unit being 10 years old and is being used as a trade on the new unit under consideration. After examination of the specifications provided with the offers the seven units were evaluated.

The Council uses a weighted tender assessment method based on:

Compliance with tender documents	15%
Operational assessment	20%
Safety assessment	15%
Service costs and warranty	15%
Financial offer	25%
Previous experience	10%

The tender assessment panel consisted of the Technical Officer – Fleet and Infrastructure, Roadworks Maintenance Team Leader and the current unit operator.

After the evaluation of the seven units and subsequent tender scoring (confidential copies attached), the submission of BUCHER Municipal for a Hino FE 1426 achieved the highest rating based on this method (a copy of the confidential tender assessment report is appended).

It was agreed that the BUCHER Hino FE 1426 unit offered the options and specifications required and was preferred as being the most suitable of those units for the intended Road Maintenance duties. While several other units had comparable features, the lack of rear side quarter windows or higher service and running costs (as well as initial and overall cost) produced lower scoring. The numerous refinements and standard specifications on the BUCHER Hino deemed the unit most suitable and best value for Council.

CONSULTATION

This item has followed a tendering process and consultation has been undertaken with the tenderers and operators in respect to options and safety aspects.

RESOURCE, FINANCIAL AND RISK IMPACTS

The cost for the BUCHER Municipal Hino FE 1426 unit is within budget estimates and the trade in offered is slightly less than what was expected but still within budget, therefore the preferred option can be accommodated well within the plant replacement budget.

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Contribute to a safe and healthy environment
- . Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

- . Improve corporate governance.

CONCLUSION

It is recommended that the Council:

- 1 accept and approve the tender from BUCHER Municipal for plant item F601, being a Hino FE 1426 model in the amount of \$311,200 (excluding GST [\$342,320 including GST]); and
- 2 accept the trade-in offer from BUCHER Municipal for fleet item F601, being a DAF LF45/VS500 Sweeper, in the amount of \$45,255 (excluding GST [\$49,780 including GST]).'

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 Council:

- 1 accept and approve the tender from BUCHER Municipal for fleet item F601, being a Hino FE 1426 in the amount of \$342,320 (including GST); and
- 2 accept the trade-in offer from BUCHER Municipal for fleet item F601, being a DAF LF45/VS500 Street Sweeper, in the amount of \$49,780 (including GST)."

10.13 Tenders for road maintenance truck replacement – F603

The Director Infrastructure Services reports as follows:

“The Engineering Group Leader has prepared the following report:

‘PURPOSE

The purpose of this report is to provide information and recommendation for the replacement of the current Road Maintenance Truck F603.

BACKGROUND

Tenders were called using the Local Government Association of Tasmania (LGAT) approved MAV procurement system. MAV is the LGAT's procurement service, established in 2001 to aggregate the buying power of local government authorities, shorten procurement timeframes and streamline interactions between business and local government without the time consuming and administrative burden of following the *Local Government Act 1993* requirements for seeking tenders or quotes.

The tender documents were lodged on 10 September 2019 and closed on 8 October 2019.

Tenders were received as follows:

INFRASTRUCTURE SERVICES

TENDERER	MAKE	GROSS PRICE \$ (Exc. GST)	TRADE-IN PRICE \$ (Exc. GST)	NET PRICE \$ (Exc. GST)
Ausroad	Ausroad Isuzu FVD 165-300	323,517.00	25,454.00	298,062.00
First Choice Engineering	First Choice Engineering (Body Only)	170,520.00	-	170,520.00
CJD Equipment	Flocon Fuso Fighter 1627	338,526.00	25,454.00	313,071.00
CJD Equipment	Flocon Daf LF 290	352,117.00	25,454.00	326,662.00
FRM	Flocon Hino FG 1628	326,352.00	25,454.00	300,897.00
Webster Trucks	Flocon Isuzu FVD 165-300	344,807.00	25,454.00	319,352.00
<i>ESTIMATE</i>		<i>300,000.00</i>	<i>50,000.00</i>	<i>250,000.00</i>

DISCUSSION

A total of six Units from five suppliers were offered for consideration. Along with the base pricing, there were several options offered by the different suppliers that may enhance the operation of the unit.

The Council fleet operates one road maintenance truck, the current unit being 10 years old and being used as a trade on the new unit under consideration. After examination of the specifications provided with the offers, the trucks were evaluated.

The Council uses a weighted tender assessment method based on:

Compliance with tender documents	15%
Operational assessment	20%
Safety assessment	15%
Service costs and warranty	15%
Financial offer	25%
Previous experience	10%

The tender assessment panel consisted of the Technical Officer – Fleet and Infrastructure, Road Maintenance Team Leader and the current unit operators.

After the assessment of the six units and subsequent tender scoring the submission of CJD for a Fuso Fighter 1627 with Flocon achieved the highest rating based on this method (a copy of the confidential tender assessment report is appended).

It was agreed that the Fuso Fighter 1627 with Flocon offered the options and specifications required and was preferred as being the most suitable of those units for the intended Road Maintenance duties. While several other units had comparable features the numerous refinements and standard specifications on the Fuso deemed the unit most suitable and best value for Council. The Fuso was the only unit that came standard with the 3500 Allison Transmission, all other units would require a transmission upgrade for lower 1st gear ratio requirements if retaining automatic transmissions. (Only the Ausroad tender included options for transmission upgrades.)

The Ausroad Isuzu was well regarded and initially lower in cost, but when taking into account the optional (but required) gearbox upgrade cost of \$11,900 (for 3500 Allison) or \$24,000 (for Eaton Joey Box) and being assessed

as less operator friendly by the operators, the difference in price was considered negligible.

CONSULTATION

This item has followed a tendering process and consultation has been undertaken with the tenderers and operators in respect to options and safety aspects.

RESOURCE, FINANCIAL AND RISK IMPACTS

The cost for the Fuso Fighter 1627 with Flocon unit is more than the budget estimate and the trade in offered is less than what was expected. The nett cost is a total of \$63,000 over the budget estimates. Estimates of cost are decided prior to budgets being set and adopted using a combination of historical and current information that is believed correct at that time. Differences between estimates and actuals are subject to market demand and in the case of specialist road maintenance vehicles state and national road construction projects. It is believed these factors have affected the trade-in price and gross sale price in this instance.

The assessment of tenders for the replacement of a further five trucks is currently being undertaken. Two will be reported to the February 2020 Council meeting, while the other three will be approved internally as they fall within the Director of Infrastructure's delegation limits for purchasing. Assessments show that of the five proposed trucks, two will come in on budget, the other three will show an estimated net savings of \$51,000. There is also an approximate saving of \$9,000 for F601 Street Sweeper, and \$5,000 received from selling surplus vehicle F116, a total saving of \$65,000 which covers the \$63,000.

Therefore, the preferred option can be accommodated within the current plant replacement budget.

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Contribute to a safe and healthy environment
- . Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

- Improve corporate governance.

CONCLUSION

It is recommended that the Council:

- 1 accept and approve the tender from CJD Equipment for plant item F603, being a Fuso Fighter 1627 with Flocon in the amount of \$338,526 (excluding GST [\$372,379 including GST]); and
- 2 accept the trade-in offer from CJD Equipment for fleet item F603, being an Isuzu FVR1000 with Flocon, in the amount of \$25,454 (excluding GST [\$28,000 including GST]).'

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 Council:

- 1 accept and approve the tender from CJD Equipment for fleet item F603, being a Fuso Fighter 1627 with Flocon in the amount of \$372,379 (including GST); and
 - 2 accept the trade-in offer from CJD Equipment for fleet item F603, being an Isuzu FVR1000 with Flocon, in the amount of \$28,000 (including GST)."
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10.14 Cradle Coast Waste Management Group – Annual Report 2018–2019

The Director Infrastructure Services reports as follows:

"PURPOSE

The purpose of this report is to provide the Council with a copy of the Cradle Coast Waste Management Group (CCWMG) Annual Report 2018–2019 (a copy is appended to this report).

BACKGROUND

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

The key objectives are as follows:

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

DISCUSSION

During 2018–2019 CCWMG progressed a number of key projects which included:

- 1 Illegal Dumping Funding – \$23,800 worth of illegal dumping funding was awarded for signage, surveillance cameras and funding assistance for clean ups;
- 2 Best Practice Improvements – Approximately \$55,000 of funding was awarded for improvements at a number of regional Waste Transfer Stations. The Councils to receive this funding included: Central Coast, Devonport City, Circular Head and Waratah Wynyard;
- 3 Community Based Recycling Initiatives – Community groups were provided funding opportunities for implementation of waste collection and diversion initiatives. \$3,562 worth of funding was awarded to 4 community groups;
- 4 Recycling Bin Assessments – A total of 13,734 properties were visited and 11,887 bins assessed, properties assessed had 36% of which had bins with some form of contamination;
- 5 Education & Promotion – State-wide waste education continued through the Rethink Waste Facebook page and website and well as resource development;
- 6 Public Events – CCWMG held a waste educational stall at Ecofest in Ulverstone, which was estimated to have over 1,500 attendees; and
- 7 WTS Diversion Initiatives – roll out of resource recovery services in each Municipality included:
 - (a) Household batteries;
 - (b) E-waste;

- (c) Paint; and
- (d) Fluoro Globes and Tubes.

A \$2/tyre subsidy was also implemented, to assist Councils with recycling tyres collected at WTS, with 4,319 tyres were recycled under this initiative.

The Chairperson's Report provided an overview of the group's activities during the year, the following key points outlined were highlighted in the report:

“ ...

This year has seen a focus on progressing the review of governance and waste management arrangements for waste management services within the region. All seven Councils agreed to investigate and determine the most appropriate governance model to be implemented by the Cradle Coast Waste Management Group. It is pleasing to be able to report that this project has moved forward and all Councils resolved to transition the management of the regional waste management services, including administration and financial services to a separate project arm of the Dulverton Regional Waste Management Authority. This will allow greater opportunities within our regional through the availability of specialist skills within the waste area. Once the new governance model has proven successful, Councils will then consider the next stage, which includes the regional delivery of waste management services.

It is pleasing that the State Government is committed to the development of a Waste Action Plan for the State. In June 2019, the Tasmanian Government released its draft Waste Action Plan for comment. We will be watching the development of this Plan with interest as it will have implications for our Regional Waste Management Groups in the strategic areas that the state wishes the EPA, Local Government and the Waste Industry to progress and work together on.

...”

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

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

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

CONCLUSION

It is recommended that the Council note and receive the Cradle Coast Waste Management Group Annual Report for 2018–2019.”

The Executive Services Officer reports as follows:

“A copy of the Cradle Coast Waste Management Group Annual Report 2018–2019 has been provided to all Councillors.”

- “That the Council note and receive the Cradle Coast Waste Management Group Annual Report for 2018–2019.”

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NOTES

ORGANISATIONAL SERVICES

10.15 Financial statements

The Director Organisational Services reports as follows:

“The following principal financial statements of the Council for the period ended 31 December 2019 are submitted for consideration:

- . Summary of Rates and Fire Service Levies
- . Statement of Comprehensive Income
- . Financial Statement
- . Management Operating Budgets
- . Capital Works Schedule and Progress Report.

Relevant commentary has been provided within the Operating Budget balances and Capital Works Progress reports. The Management Operating Budget balance report explains variations between year to date actuals and budget allocations. Some variations will exist in all reports where the phasing of the budget has not been in line with actual expenditure. Variations will also occur in operating areas, and specifically the outdoor areas where the work carried out is often dictated to by the environmental conditions.”

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 for the period ending 31 December 2019 (copies being appended to and forming part of the minutes) be received.”

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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
Qualified Persons Advice 10.10 – Residential (dwelling and outbuilding and an ancillary dwelling) – variation to access to the site and height of building under the Forth Specific Area Plan and proximity to a watercourse at 611 Forth Road, Forth – Application No. DA2019116	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 Dulverton Waste Management Board – meeting held 18 December 2019	
Ulverstone Cultural Precinct Guaranteed Maximum Price Expression of Interest –	15(2)(b) information that, if disclosed, is likely to confer a commercial advantage

Consideration of the appointment of building contractor (359A/2019 – 18.11.2019)	or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business.”
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A suggested resolution is submitted for consideration.”

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015 reference</i>
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Qualified Persons Advice 10.10 – Residential (dwelling and outbuilding and an ancillary dwelling) – variation to access to the site and height of building under the Forth Specific Area Plan and proximity to a watercourse at 611 Forth Road, Forth – Application No. DA2019116	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 Dulverton Waste Management Board – meeting held 18 December 2019	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Ulverstone Cultural Precinct Guaranteed Maximum Price Expression of Interest – Consideration of the appointment of building contractor (359A/2019 – 18.11.2019)	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.”

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

Forth Community Representatives Committee

Minutes of the 76th meeting held at Forth Hall
Thursday, 7 November 2019 – commencing at 4.00pm

1 PRESENT

Forth Community Representatives: Peter Miller, Tim Pierce, John French.

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

2 WELCOME/APOLOGIES

Apologies received: Alan Wheeler and Neil Armstrong (**Community Representative**)

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

3 MINUTES OF PREVIOUS MEETING

Peter Miller moved, Tim Pierce seconded, "That the minutes of the meeting held on Thursday, 1 August 2019 be confirmed".

Carried

4 MATTERS ARISING FROM PREVIOUS MINUTES

4.1

a Traffic concerns Highway intersection (continuing item)

State Growth now have a plan developed. They will shortly talk to those directly affected before community engagement takes place toward the end of November.

b Turners Beach to Forth Shared Pathway

The lease for the Tas Rail bridge is at the Crown Law Solicitor for processing. Tender process for the works to be carried out has been done and a Development Application is being prepared. Council will undertake the works and be reimbursed.

c Newsletter – info for community

Jackie has developed a newsletter shell which the group have approved. This will go into the Forth Hotel and the Forth Shop. Time Pierce agreed to be the contact person. First newsletter will introduce group members and explains groups purpose. This will also be used to call for applications for the two vacant positions of recreational precinct representative and school representative.

5 MATTERS FOR CONSIDERATION

5.1 Council Update

- a Strategic Plan Review** – Collation of the Central Coast Strategic Plan 2014–2024 feedback has been completed and is available for view on the Council website. There were no conflicts between the Strategic Plan and feedback from the community. Links for all groups are available on the website.
- b Signage for truck parking** – Paul Breaden to review – general signs to be used at first so as not to mark the spaces as truck only parking.
- c Cattle yards, visibility** – Paul Breaden to review.
- D Service station at Turners Beach** – Council has permission to sell the service station site.

5.2 Community Update

• **Peter Miller**

Kindred road signs

The road signs – particularly the ones pointing up Kindred Road from Forth Road need replacing. Council has agreed to a five-year plan to undertake an upgrade of signage. A merit request will be submitted.

Update on Devonport Maternity Hospital material – Council is waiting on legal advice before proceeding with a Part 5 agreement. Once completed all dates which relate to the Part 5 will be enforceable.

• **John French**

Drainage/(culvert) – North East corner of Forth Main road and George Street intersection – grate blocks up in heavy rain and rubbish spills over the road creating a hazard. Can Council please review – happy to meet on site if that helps.

- **Tim Pierce**

Due to inappropriate use of the BBQs they have been turned off. A sign will be put in the shed to explain why.

New bunting and fencing has been put in place to limit the number of RV's that can park at any particular time.

6 GENERAL BUSINESS

Sandra thanked the group for their contribution for the year and wished them and their families a safe holiday season.

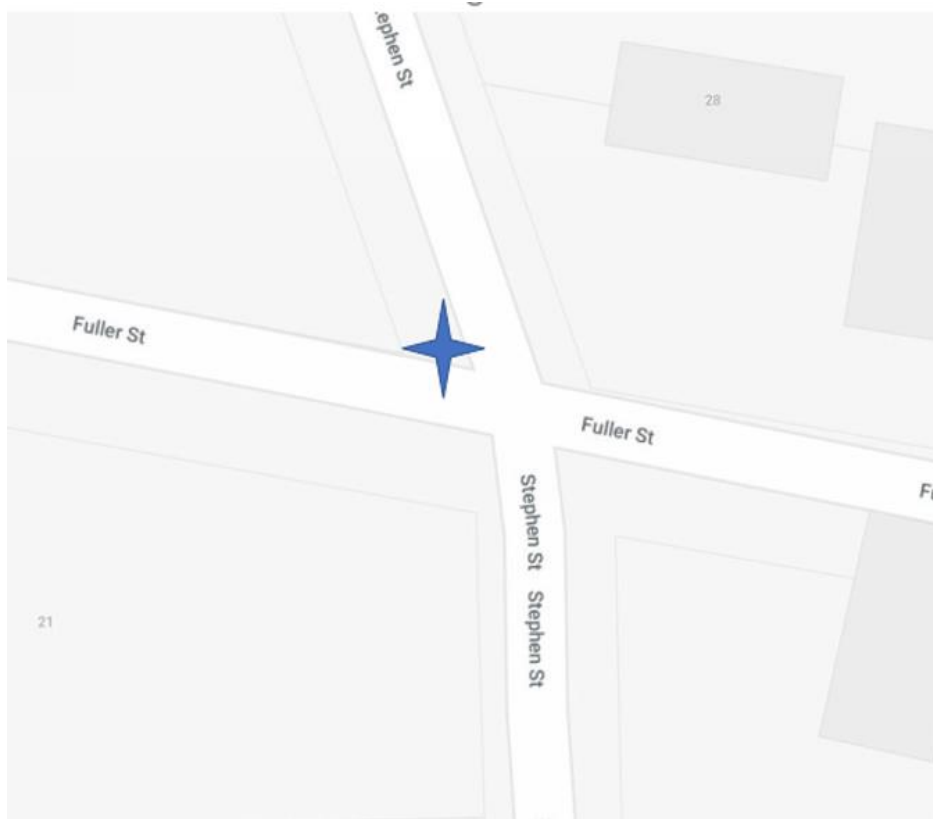
7 NEXT MEETING

The next meeting will be held on Thursday, 6 February 2019 at the Forth Community Hall commencing at 4.00pm.

8 MEETING CLOSED

As there was no more business to discuss the meeting closed at 5.00pm.

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



MEETING MINUTES

REPRESENTATIVES MEETING

Date: 28 November 2019
Time: 10:00am
Location: Cradle Coast Authority, Function Room

1. AGM MEETING OPEN

2. STANDING ITEMS

2.1. Welcome and Apologies

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

Attendees and apologies are noted at Attachment 1.

2.2. Declarations

Nil

2.3. Confirmation of 2018/19 Annual General Meeting Minutes

Minutes of the 2018 Representatives AGM Meeting were presented.

RESOLUTION

The Representatives accept the minutes of the meeting held 22 November 2018.

Moved: D Quilliam / Seconded: G Monson / CARRIED

2.4. Review the 2018/19 Annual Report

Moved: D Quilliam / Seconded: G Monson / CARRIED

S Sidebottom congratulated the CEO, team and Board on the successful organisational reform. He also thanked the Chief Representative and Deputy Chief Representative for their input during 2019. J Arnold credited the changes that have been made within the last 12 months and noted they are very happy members of CCA.

The CEO to clarify outstanding debtors on page 37 of the Annual Report.

3. FOR DECISION

Nil.

The AGM closed at 10:13am.

4. REPRESENTATIVES MEETING OPEN

Meeting opened at 10:14am.

5. STANDING ITEMS

5.1. Confirmation of Previous Minutes

Minutes of the 22 August 2019 Representatives Meeting were presented.

RESOLUTION

The Representatives accepted the minutes of the meeting held 22 August 2019.

Moved: M Atkins / Seconded: S Riley / CARRIED

5.2. Declarations

A Jarman declared a conflict of interest at agenda item 7.1.

6. CRADLE COAST AUTHORITY UPDATE

6.1. Quarterly Progress Report

The CEO spoke to the quarterly progress report. He provided a brief update on current projects, said the Coastal Pathway is tracking well and that he can't speak highly enough of the three General Managers and Council engineers who are involved. The turning of the sod will be held later in December.

The CEO said the Regional Employment Trials have been a success with participants already being offered internships. Councils can receive \$1,000 per internship. The CEO said he is also in the process of finalising an MoU with Economic Development Australia which will allow two representatives from each Council to receive membership benefits.

The CEO advised that the Tasting Trail is likely to decide to move over to the new RTO. CCA are in the process of facilitating this transfer.

RESOLUTION

The Representatives accepted the Quarterly Progress Report.

Moved: A Jarmen / Seconded: / S Riley / CARRIED

6.2. Quarterly Financial Report

The CEO spoke to the financial report and requested feedback on the new financial reporting. T Wilson said that he liked the new format and G Monson suggested it would be good to highlight and explain any variances.

The CEO said that the Board are starting to look at developing a financial management strategy and will consider the goal of having an underlying surplus. He also Spoke about changes to the way that grant funding is being treated on the balance sheet. A Rockliff noted there are cashflow risks associated with NRM, as the deliverables are affected by weather and other external factors.

RESOLUTION

The Representatives accepted the Quarterly Financial Report.

Moved: T Wilson / Seconded: S Ayton / CARRIED

7. FOR DECISION

7.1. Coastal Pathway Development Plan

A Jarman left the meeting at 10:34 am.

Representatives committed to providing at the next Representatives meeting, sections of the pathway that they can have preliminary designs and costings for completed by September 2020. It was agreed CCA would increase communication around the Coastal Pathway to renew community enthusiasm.

It was raised that there should be a focus on preparing for the 2022 elections. The Representatives agreed they would meet in February to discuss the Regional Investment Framework and to prepare for the 2022 elections.

RESOLUTION

The Representatives accepted the Management Recommendation

Moved: D Quilliam / Seconded: M Atkins / CARRIED

7.2. Shared Services

The CEO spoke to the document provided and presented a PowerPoint presentation on Shared Services.

A Rockliff and M Atkins left the meeting at 10:52am.

The Chair said this is an opportunity to provide a more efficient and effective workforce. S Ayton stressed shared services won't provide cash savings but will instead allow councils to deliver more and improved services.

S Sidebottom said the Premier was of the opinion that we would have a better case to approach the Treasurer to receive resources.

The Representatives suggested that opportunities exist to standardise fees, policies and procedures and that the CEO is to work alongside the General Manager's to work on the Shared Services Strategy.

8. Representatives Local Government Update

D Midson thanked the CEO and the Chair for attending the West Coast Council workshop.

P Voller gave an update on the NRM Committee's recent decision to move to a more conventional structure whereby NRM staff clearly report to the CEO rather than the Committee.

9. General Business

9.1. RTO Board Positions

The CEO said the RTO reached out and would like CCA to nominate two local government representatives for the RTO Board. It was agreed one representative would be representing the community and the other to represent Cradle Coast Authority.

RESOLUTION:

The Representatives agreed that at the February meeting, they will select two local government representatives to recommend to the RTO Board, via a process to be determined by the Chief Representative in consultation with the Deputy Chief Representative, Chairman and CEO.

Moved: D Quilliam / Seconded: M Duniam / CARRIED

9.2. CCA's Approach to Criticism

The Chief Representative asked of ways CCA can approach criticism by its members and there was a discussion. The Representatives agreed they need to be quick to respond and ensure they are proactive in promoting good news.

9.3. Professor Eversole to give a brief overview of Swinburne University

Professor Eversole and Sebastian Geers entered the meeting at 11:54am.

Professor Eversole provided an update on the work Swinburne University are currently doing in the area of social impact. Swinburne University are developing a program that focusses on regional areas, the Cradle Coast region being one. There will be a launch in early 2020 for this program.

10. GUEST

10.1. Sebastian Geers, Manager of Welcoming Cities

S Geers presented on Welcoming Cities and provided two documents, the Steps to Settlement Success tool kit, outlining key blocks to ensure immigration success and the Welcoming Cities Standards, used to encourage local migration and retention. Accreditation to become a Welcoming City is done via an online portal and they currently have 42 members and over 90 Councils have expressed interest. There is an international network of more than 250 municipalities

across Australia, NZ, USA, Canada, Germany, UK. Welcoming Clubs is branching from Welcoming Cities and has been established to grow networks within sporting teams.

S Geers will provide information on Queensland Councils which are currently recognising new migrants entering their region. The CEO is to look into how Councils can be notified when migrants enter the region.

11. MEETING CLOSE

Meeting closed at 1:00pm. The next meeting will be held on 20th February 2020 at the Cradle Coast Authority offices.

UNCONFIRMED

Attachment 1: Attendees and Apologies

Representatives

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

Cradle Coast Authority

Andrew Wardlaw	Director
Daryl Connelly	Chief Executive Officer
Katherine Schaefer	Director (via video conference)
Mayor Annette Rockliff	Director
Peter Voller	NRM Chair
Sid Sidebottom	Chairperson
Sophie Wright	Executive Assistant

Apologies

Claire Smith	Cradle Coast Authority
Giovanna Simpson	Deputy Mayor, Burnie City Council
Greg Alomes	General Manager, King Island
Malcolm Wells	CCA Director
Mayor Phil Vickers	West Coast Council
Mayor Robby Walsh	West Coast Council
Mayor Steve Kons	Burnie City Council
Sheree Vertigan	REDSG Chair
Don Thwaites	Deputy Mayor, Kentish Council

Central Coast Community Safety Partnership Committee

Minutes of a meeting held in the Central Coast Council Chamber,
19 King Edward Street, Ulverstone

Thursday, 4 December 2019 – Commencing at 10.00am

1 PRESENT

Cr Jan Bonde (Mayor – CCC); **Sandra Ayton** (General Manager – CCC); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Dr Sharon Condon** (Central Coast Chamber of Commerce & Industry CCCCCI); **Garth Johnston** (Penguin Neighbourhood Support/Penguin Rep); **Kathryn Robinson** (Housing Choices Tasmania Ltd); and **Sergeant Dean Snooks** (Tasmania Police);

2 WELCOME

Cr Jan Bonde welcomed everyone to the meeting. The Mayor presented a letter of resignation from the committee from Julie Milne. A letter of thanks to be sent to Julie on behalf of the committee.

Cr Jan Bonde welcomed Sergeant Dean Snooks to the meeting who has taken over from Sergeant Kim Turale.

3 APOLOGIES

Paul Breaden (Engineering Group Leader CCC); **Glen Lutwyche** (Principal Ulverstone Secondary College [USC] Schools Representative); **Barry Issac** (Community Representative); **John Deacon** (Central Coast Community Shed); **Inspector Shane Le Fevre** (Tasmania Police – Ulverstone); **Simon Douglas** (Ulverstone Neighbourhood House); **Julie Milnes** (Health Promotion Coordinator [Mersey] DHHS); **Cr Cheryl Fuller** (Councillor – CCC) and **Sergeant Brett Saarinen** (Tasmania Police);

4 MINUTES OF PREVIOUS MEETING

■ Garth Johnston moved, and Sharon Condon seconded, "That the minutes from the meeting held on Wednesday, 30 October 2019 be confirmed".

Carried

Sharon Condon (CCCCI) reported that regarding item 6.2 of the minutes of 30 October 2019 which was presented to the CCCCCI meeting and after receiving legal advice at this meeting the Chamber advised it would be best not to share the Business Audit with the Council and Police because of privacy issues.

5 MATTERS ARISING FROM PREVIOUS MEETING

a *Confirmation of the regulation of a caravan parked on roadside in front.*

Sandra Ayton reported Council officers have spoken with the owner, he has moved the van off the street. There may be times of smaller duration that he may have the van on the street, but he is now aware of the risk of liability. The matter is now closed.

b *Community Forum on CCTV usage*

Melissa Budgeon to liaise with Sergeant Brett Saarinen and the CCCC discuss possible dates. The presentation would also be open for members of the community to come along to and learn more about CCTV, purposes, benefits, law implications etc. Suggested that if possible, a date in February 2020 would be ideal.

c *Old Service Stations*

Main Road, Penguin – Sandra Ayton spoke with the Planning Department and was informed the information Tasmania police had received on ownership of the property was incorrect.

Esplanade, Turners Beach – Will now be sold by auction. The auction will take place in February or March 2020.

d *Protection Railing on Leven River Bridge Hobbs Parade*

Railing has been investigated and requested in the past and will not be installed. An edge strip to indicate the kerb and road interface has been approved in principle by DSG. Council are investigating options and costs and will list for 2020–2021 budget process.

e *Committee Representatives*

Membership representation on the committee –Trevor Reeves from No.34 to be invited. Melissa to confirm with Sergeant Brett Saarinen that he was going to contact Trevor as a protentional guest speaker and further if it was of benefit for No. 34 to be represented on the committee.

Garth Johnston advised he is involved with a group that represents disabilities/amputees and as there is no representation on the committee for this area, he is happy to be a representative and bring to the meeting any representation required.

Sandra Ayton had spoken to Barry Issac who is finding it difficult to continue to be a representative on the committee. As there is no one representing the Turners Beach community the committee agreed that perhaps Barry could assist with a suggestion of someone who could take his place.

6 COMMUNITY SAFETY ACTION PLAN 2017–2022

6.1 Action Plan update (attached)

Melissa provided to the meeting a snapshot of the projects and activities that have been shared throughout the community over the past 12 months, as listed in the Action plan.

7 REPRESENTATIVE REPORTS

6.1 Crime Report

Sergeant Dean Snooks

Sergeant Dean Snooks reported that thieves are targeting shed and garages that are unlocked. There have been a few attempts of shed burglaries in Henslowes Road, Ulverstone. The Police are working with owners to solve these crimes.

He advised that at this time of the year it can be a busy time for the police who will be out and about holding roadside inspections for alcohol and drug tests and vehicle inspections.

6.2 Central Coast Chamber of Commerce & Industry Report Dr Sharon Condon

Sharing of CCTV footage of shoplifters over social media – Sharon Condon advised she will revisit with the Chamber the idea of CCTV footage being shared amongst businesses. The meeting advised that If businesses are keen to do this they go ahead through their own social media.

Sharon thanked the Tasmania Police for sharing their Business Security Audit forms.

Sharon reported recently an artist opened a popup shop at the Red Cross Hall in King Edward Street, Ulverstone. Sharon asked what assistance the Council can provide to help people who would be interested renting an empty shop in the CBD. The Council is unable to give out details of who owns the empty shops in the CBD. Suggestions were to contact other councils (e.g. Devonport, Bridport) that have had set up this type of business and see what the approached was in their town and perhaps contact real estate businesses to see what is available for rent.

Cr Jan Bonde advised that the new Cultural Precinct building will have available rooms where an artist would be able to set up and sell and show their products.

6.3 Primary Health Report

Julie Milnes

Nil.

6.4 Education (all schools) Report

Glen Lutwyche

Nil

6.5 Ulverstone Neighbourhood House Report **Simon Douglas**

Nil.

6.6 Housing Choices Tasmania (HCT) Report **Kathryn Robinson**

Housing Choices are offering scholarship to HCT residents and assist in the supply of course books, laptops. Over the last three years there has been a 99% completion rate to year 12. Housing Choices also pay for Working Vulnerable People Checks for HCT residents who are interested in volunteering.

Housing Choices will be holding their Community Christmas function around the state once again.

6.7 Community Housing Report **Tameka Dornauf**

Nil

6.8 Community Reports **Garth Johnston**

New pedestrian cross over on South Road Penguin – At the meeting held on 30 October it was noted in the minutes that Paul Breden would look at the area but could not see why this would be a problem intersection. Garth asked if there was any further information.

Action: Paul to advise at the next meeting his findings with the pedestrian cross over in South Road, Penguin.

Garth advised that a report has been handed in to the Council of two ducks which had been mauled by dogs in Hiscutt park. He has been advised that Darrell Hind the Council Inspector is aware of this and is dealing with the situation.

Garth reported that for Amputees Week 2019 he attended the AMP-ED Up" National Amputee Conference. Next year the conference will be held in Melbourne. Garth would like to bring the conference to Tasmania using Penguin and Ulverstone in 2021 or 2022. He was advised to contact the Council's Events Officer who may be able to assist him with grants that maybe available and other information.

Action: Garth to contact Andrea Carey the Events Officer at the Council.

6.9 Central Coast Community Shed **John Deacon**

Nil.

6.10 Council Report **Jan Bonde/Sandra Ayton**

Reibey Street and Main Road Penguin Revitalisation Program – Sandra Ayton reported a community workshop is to be held in February 2020. Everyone is welcome to come along and contribute.

Kings Parade/Reibey Street/ Queens Garden Redevelopment – This project has been put back out for tenders.

Ulverstone Skate Park Consultation – Design work has been done and is out on display. The Council is now seeking funding for the project.

8 GENERAL BUSINESS

Bush fire awareness – A comment was made at a Mayor's Community Supper regarding a deliberately lit bush fire in River Road, Ulverstone and if the Council is bushfire ready for the warmer months. A question was asked how the Council can assist the younger people of our community to be aware of the dangers of fire and the devastation it can cause to land and human life.

Melissa Budgeon posed this to the Youth Engaged Steering Committee. The Student Representatives suggested it would be good to organise a guest speaker, preferably someone that has experienced a bushfire situation, someone that would talk to the student rather than talk at the students with lived experience had the greatest impact and lasting impression.

Sergeant Dean Snooks confirmed that there are only two or three youths that may be the cause for concern at this time, they are known to Police, and any other arsonists that are involved currently in the area are on watch when there is an episode of high fire danger and fire ban. Tas Fire Service do run a program that is aimed at educating offenders to understand the consequences of their action and hopefully rehabilitate them.

Sharon Condon advised that UTAS may have file footage on how to prepare and react in times of fire.

Paved area in Main Road Penguin – Garth Johnston reported that the paving area in Penguin southern side of Main Road which are brick pavers are uneven. Can Council look at these and assess them.

Bike Park – Melissa Budgeon suggested that it may be useful to run a community awareness program on the right way to use the bike park – send positive messages and promote the safe use of the park.

9 NEXT MEETING:

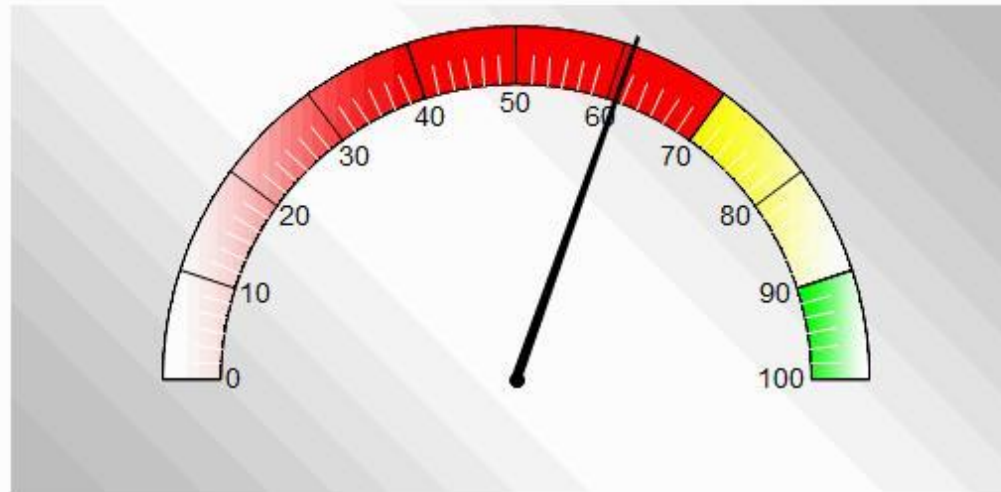
As there was not further business to discuss the meeting closed at 11.40am. The next meeting will be held on 26 February 2020 in the Council Chamber, 19 King Edward Street, Ulverstone, commencing at 10.00am.



Quarterly Performance Report to Council

July to December 2019

Quarterly Progress against Corporate Folder Actions



Description

- 72 Corporate Folder Actions reported on
- 28 Corporate Folder Actions at least 90% of monthly target
- 7 Corporate Folder Actions between 70 and 90% of monthly target
- 37 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



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

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	1	0	0	1	0	0	0	0
2 A Connected Central Coast	8	6	0	2	0	0	0	0
3 Community Capacity and Creativity	5	1	2	2	0	0	0	0
4 The Environment and Sustainable Infrastructure	5	2	1	2	0	0	0	0
5 Council Sustainability and Governance	4	0	1	3	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. DATE	TARGET	ACTUAL	PROGRESS
Future Direction: 1 The Shape of the Place						
Strategy:	1.1.7 Implement the Central Coast Cycling Strategy					
1.1.7.3 Review and update the Central Coast Cycle Strategy 2014-2019	Has not commenced.	Community Services	30/04/2020	45	0	
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 is now ready to go to Councillor Workshop.	Community Services	31/12/2019	100	100	
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. Ready to go to SLT. Some minor changes suggested. To be resubmitted. Campaign approved - will commence in January.	Community Services	31/05/2020	48	98	
2.3.2.3 Implement recommendations for Women planning for Retirement Day	Working with Volunteer Tas, Burnie Womens legal service, and other interested players to organise day around International Women's Day 2020. RAW identified as possible speaker. Working group members to be identified and invited. Exploring using International women's day as proposed date to hold. Meeting with Barefoot Investor coordinator planned for 28.11.2020 to ascertain availability for early next year. Meeting held, developing proposal to be sent mid December. Barefoot Investor not available until April / May if confirmed. Expression of interest in development.	Community Services	30/06/2020	36	79	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
2.3.2.4 Work with organisations on ways to reach those in the community at risk of isolation and loneliness	<p>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.</p> <p>Weekly the Connect Café provides 2 hours in a safe space that is inviting and supports individuals, carers and volunteers to meet, check in and have conversation and feel connected to the community.</p> <p>Connect Care project outcomes target accessible health and social care information is shared.</p>	Community Services	30/06/2020	48	80	
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.	Assessment report with Group Leader for review.	Community Services	31/12/2019	100	90	
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	48	45	
2.3.3.3 Implement a charging station in CBD in Ulverstone and Penguin	This action commenced 1 January 2020.	Community Services	31/03/2020	45	1	
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	100	50	
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	<p>Burnbright Leadership Camp Sydney - attended by 2 students from the Committee.</p> <p>100 day challenge forum, held with over 80</p>	Community Services	30/06/2020	48	69	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
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participants. A working group has been developed to facilitate the challenge over the next 100 days.

Strategy: 3.1.3 Develop and implement a local volunteering strategy


3.1.3.1 Promote health and social benefits of volunteering.	<p>Identified opportunities to promote with and engage with volunteers and their respective groups.</p> <p>Developed localised posters for display throughout the community that promote the benefits of the health, social, emotional and community value of volunteering.</p> <p>Met with new NW representative of Volunteer Tas, and discussed initiatives in the pipeline, going to work together on promotion.</p> <p>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.</p>	Community Services	31/10/2019	100	88	
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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	<p>The Wharf Precinct Management plan has been developed and will be used as a blueprint for other venues. Google photography has taken images of the Civic Centre, Ulverstone Sports and Leisure Centre and Wharf Precinct. These images will be used to assist in showing prospective hire groups through it via their computer.</p>	Community Services	30/04/2020	85	50	
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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	<p>The Council appointed Fairbrother as the preferred building contractor at its meeting on 18 November 2019. The Value Management process has been undertaken a revised Guaranteed Maximum Price detailed.</p>	Community Services	30/06/2020	48	40	
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ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
	<p>The VM process and revised pricing was presented at the Councillor's workshop on Monday 13 January.</p> <p>Approval for the final budget and to appoint the preferred bidder will be sought at the January 2020 Council meeting.</p>					
3.3.4.3 Develop operational masterplan for the Ulverstone Cultural Precinct	<p>History Museum Coordinator has commenced work on the operation plan.</p> <p>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.</p> <p>This will be progressed when the outcome of the Cultural Precinct tender is finalised.</p>	Community Services	31/03/2020	60	31	





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	<p>Recreational Planners Inspiring Place have been contracted to prepare the master plan. They have met with all precinct stakeholders and surveyed them to obtain information to assist in developing the plan. The plan is currently being prepared and once drafted will be used to consult with the site stakeholders to ascertain their thoughts once more. This stage will see local residents included in the consultation as there may be potential impacts from the construction of new infrastructure.</p>	Community Services	31/03/2020	55	60	
4.3.1.13 Upgrade of the Ulverstone Recreation Ground Changerooms	<p>Mead Con were selected as the preferred building contractor and will work with the Council and building designer Tasmanian Consulting Service to finalise the detailed design. Mead Con is currently fine tuning the design.</p>	Community Services	30/06/2020	48	40	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE	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 Other Leadership Team (OLT) on 10 September. Feedback has been incorporated in the Brief. The draft Brief has been sent to Crown Lands in Hobart and a telephone discussion has been held with the manager of the Department. Feedback and endorsement of the Brief, from the Crown, is expected in February 2020.	Community Services	30/06/2020	100	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 draw to a close, this task can be commenced., Review commenced	Community Services	31/03/2020	75	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 final recommendations were endorsed at the Council meeting held September 2019. The representations have been sent to the TPC who will now examine the draft LPS and submissions made. A public Hearing was held 27, 28 & 29 November 2019. A second Hearing will be held 21, 22 & 23 January 2020.	Community Services	31/12/2019	100	72	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
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	48	16	
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 has been altered to comply with new guidelines and legislation produced by the Department of Health Tasmania. All businesses are classified into four risk-based categories. 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	100	100	
Strategy: 4.3.3 Improve recreational amenities and play equipment in the Council's key foreshore parks						
4.3.3.3 Implement a Recreational Water monitoring program in line with Department of Health guidelines	Has not commenced.	Community Services	31/03/2020	40	0	
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	100	25	

Quarterly Progress against Future Directions



1 The Shape of the Place



2 A Connected Central Coast



4 The Environment and Sustainable Infrastructure



5 Council Sustainability and Governance

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	0	1	1	0	0	0	0
4 The Environment and Sustainable Infrastructure	14	3	2	9	0	0	0	0
5 Council Sustainability and Governance	4	1	0	3	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. DATE	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 completed. A tender for construction was advertised during September 2019, closing on 8 October 2019. A report was prepared for the October Council meeting, the successful Tender being AJR Construct. 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	48	60	
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. Latrobe to Devonport section tender process has been completed, media release 19 December 2019 turning first sod.	Infrastructure Services	30/06/2020	48	50	
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 year's budget. The process is likely to take around five years to complete.	Infrastructure Services	31/12/2019	100	60	







ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
	In 2019, the SES commenced the Tasmanian Flood Mapping Project which will assist State and Local Government to better understand flooding throughout the state.					
2.3.4.22 Complete and implement the Central Coast Emergency Management Plan	<p>Project officer attempting to obtain comments on documentation from EM agencies prior to Plan being formally adopted.</p> <p>Issue of Councils not being the lead agency in Emergency event has complicated the Plan and how Councils will deal with emergencies in future. Advice from SES and LGAT sought, may require a legal decision by Crown.</p> <p>Lower Forth Plan to be discussed and finalised during February 2020.</p>	Infrastructure Services	30/06/2020	48	35	

Future Direction: 4 The Environment and Sustainable Infrastructure

Strategy:

4.3.1 Conduct a review of all Council community/operational assets

4.3.1.3 Undertake footpath survey (visual) of our footpaths and review Footpaths Forward Plan	<p>Development of a new compatible mobile data recording method is required prior to conducting surveys. Software compatible with Council's Asset Management system has been purchased and is currently being set up for the surveys.</p> <p>A Councillor Workshop was held on 11 February 2019 to inform of, and discuss, a proposed list of footpaths to be considered for the long term financial plan. Following the survey data collection and analysis footpaths will be prioritised and considered during this year's budget estimates process for 2020-2021.</p>	Infrastructure Services	30/04/2020	50	35	
4.3.1.4 Complete redesign of the North Reibey Street Car Park/refurbishment/upgrading	<p>Survey of the area including boundary and tenure through Carpark Lane is complete.</p> <p>Preliminary concept ideas for parking layout are being developed and considered. Traffic count data has been collected. A councillor workshop scheduled for 13 January 2020 to discuss options.</p>	Infrastructure Services	31/12/2019	100	30	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
4.3.1.7 Complete the review of the Council's arterial roads and list planned upgrades in the Long-term Financial Plan	Has not commenced.	Infrastructure Services	31/12/2019	48	0	
4.3.1.9 Refine the Asset Management processes and procedures for road assets including pathways.	Will commence once the Assets Group Leader has commenced in their role.	Infrastructure Services	31/01/2020	80	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	45	0	
4.3.1.11 Prepare an Ulverstone pathways plan and ensure appropriate connectivity between areas within the town	Footpath surveys are a required to inform this process. Currently delayed.	Infrastructure Services	30/06/2020	48	0	
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	85	45	
4.3.3.2 Continue upgrading beach accesses to current access standards	The Johnsons Beach access will be upgraded this year using the available budget. Additional structural elements have been ordered.	Infrastructure Services	31/03/2020	45	40	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
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	To be finalised in 2020 when Graduate Stormwater Engineer commences.	Infrastructure Services	31/05/2020	50	1	
4.3.5.2 Continue to invest in the Council's stormwater infrastructure	Council has an annual capital budget for stormwater projects and operational budget for ongoing maintenance. The budget is adopted annually based on current requirement.	Infrastructure Services	30/06/2020	48	50	
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 takes 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. Councillor Workshop scheduled for 20 January 2020.	Infrastructure Services	30/06/2020	40	25	
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	The FOGO collection has now been introduced with a review commencing inr February/March to consider all issues raised during the rollout.	Infrastructure Services	31/12/2019	100	100	
4.4.2.2 Implement a revised Rural Waste Management system	Rural Waste Management group to consider further	Infrastructure Services	30/06/2020	45	21	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
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 with further funding to be allocated for completion in 2020-2021. Marked complete as no further reporting this financial year.	Infrastructure Services	30/06/2020	48	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 SLT, no further action can be undertaken.	Infrastructure Services	31/12/2019	100	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	48	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 was 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	100	100	
Strategy: 5.3.1 Review existing asset investment and performance						
5.3.1.7 Undertake an assessment of the Council's roads system	This item will require more clarity around scope	Infrastructure Services	31/05/2020	36	0	

Quarterly Progress against Future Directions



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

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	7	3	0	4	0	0	0	0
2 A Connected Central Coast	6	3	0	3	0	0	0	0
3 Community Capacity and Creativity	2	2	0	0	0	0	0	0
4 The Environment and Sustainable Infrastructure	1	0	0	1	0	0	0	0
5 Council Sustainability and Governance	6	3	0	3	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. DATE	TARGET	ACTUAL	PROGRESS
Future Direction: 1 The Shape of the Place						
Strategy:	1.1.3 Progress the consolidation of equestrian activities to Batten Park					
1.1.3.1 Completion of business plan and estimates to ascertain feasibility of consolidation of equestrian activities to Batten Park	A feasibility plan has been developed.	Office of General Manager	30/06/2020	20	99	
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	<p>The Council is working with Parks and Wildlife on the review of the Dial Recreation Management Plan. As part of this process we are also reviewing our walking experiences from the Dial Range to the Leven Canyon then ultimately continue on to Cradle Mountain.</p> <p>By reviewing these tracks and looking at further development of trails will allow the Council and the Walking Group to identify areas for future funding.</p>	Office of General Manager		29/02/2020	65	
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	<p>Investigating and preparing submission for Tasmanian Community Fund Large Infrastructure grant funding.</p> <p>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. Council were advised by Tasmanian Communities Fund that the Large Infrastructure Round 39 grant application had been unsuccessful.</p>	Office of General Manager	31/12/2019	100	100	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
	In collaboration with stakeholders, a project plan for the Penguin to Cradle Trail is under development. The Plan will assist with maintenance and reducing fragmentation of tracks and related assets. Outcomes would benefit the local community and stakeholders of the visitor economy.					
Strategy:	1.3.1 Identify and promote appropriate land for industrial and commercial use					
1.3.1.1 Develop an Investment Prospectus for the Penguin Recreation Ground redevelopment	Has not commenced.	Office of General Manager	29/02/2020	50	0	
1.3.1.2 Further investigation of funding/developer opportunities with the former Penguin Recreation Ground redevelopment	Has not commenced.	Office of General Manager	29/02/2020	50	0	
1.3.1.3 Identify further commercial/industrial land for future growth	An expansion of industrial land to South Road, Penguin will be examined under the Central Coast LPS process. Planning staff will also, during 2020-2021, identify further commercial and industrial land for consideration by the Planning Authority.	Office of General Manager	30/06/2020	30	14	
1.3.1.4 Undertake a 7-Day makeover at Turners Beach	Contact made with 7 Day Makeover group, and David Engwicht. Waiting to hear back from David.	Office of General Manager	31/03/2020	45	15	
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		Office of General Manager	30/04/2020	75	8	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
2.1.3.2 Review and update the Penguin CBD/foreshore plan including the entrance into Penguin	Undertaking the review of the Penguin CBD/foreshore plan and entrance into Penguin as part of the work being undertaken by Steven Burgess. Surveys are being completed so we can move on to the next stage.	Office of General Manager	30/04/2020	44	42	
2.1.3.3 Review the social aspect of the Ulverstone CBD	<p>Consultant has been engaged and a Councillors Workshop in conjunction with the Central Coast Chamber of Commerce and Industry was undertaken during October 2019.</p> <p>Surveys are currently being undertaken for both Ulverstone and Penguin CBDs with culmination of these surveys leading to a further community workshop to work towards developing the plan.</p>	Office of General Manager	31/12/2019	100	69	
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> <p>The Connect Café enjoys ongoing good patronage. While visitor numbers vary from week to week, attendance remains on average around 35 people per café.</p> <p>The Connect Café held a Christmas card making workshop on 12 December 2019. A Christmas party was held 17 December and is the final Connect Café for 2019. The café reopens 4 February 2020.</p>	Office of General Manager	30/06/2020	48	56	

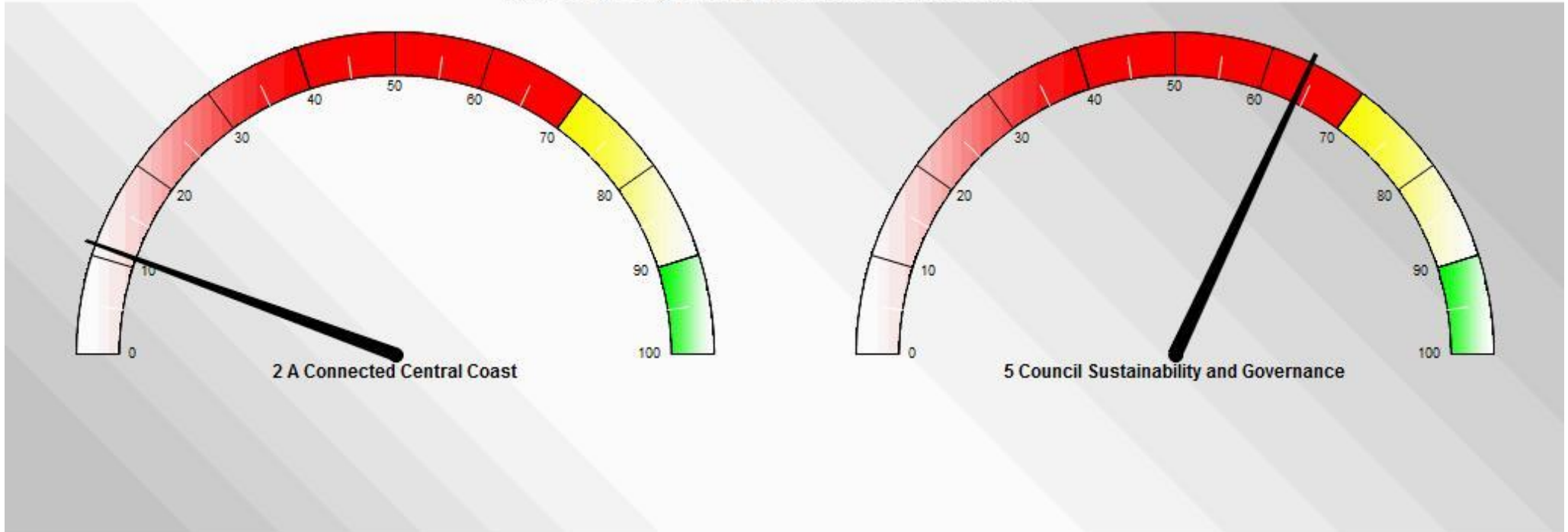
ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
2.3.2.6 Facilitate training for businesses in handling people with dementia	<p>Promotional materials for the second Dementia-Friendly Inclusion Training session that will be held 13 November have been developed. A social media campaign has commenced and a bulk email to around 150 local community groups has been sent. The event will be cross-promoted by the Central Coast Chamber of Commerce and Industry and Switch Tasmania.</p> <p>The second Dementia-Friendly Inclusion Training was held in conjunction with Tasmanian Health Services on 13 November 2019. Around 15 representatives of businesses and community groups attended and three project boards outlining their own community-led strategies to progress towards becoming dementia-friendly were created.</p>	Office of General Manager	30/11/2019	100	100	
2.3.2.7 Upgrade signage in Ulverstone and Penguin CBDs as part of the Dementia Friendly framework	<p>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. In collaboration with Dementia Australia, the Council have identified key planning principles that can be used to upgrade community signage in order to improve the way people living with dementia interpret their physical environment.</p>	Office of General Manager	31/12/2019	100	65	
Future Direction: 3 Community Capacity and Creativity						
Strategy: 3.1.6 Investigate feasibility of developing/supporting intermediate labour market programs						
3.1.6.1 Implement a traineeship program within the workforce to cater for workforce needs	<p>Participating in the Regional Employment Trials project with Cradle Coast Authority. We were part of the interview process to select the right jobseekers and currently have three work experience placements within the Outdoor Workforce. Will also be participating in the Cradle Coast Authorities school based apprenticeship program and have already identified one student to undertake an apprenticeship.</p>	Office of General Manager	30/04/2020	30	50	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
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	Presenting Place Brand to CCCCCI 4 September. Presentation delivered and offers of assistance for implementation given, ideas for workshops discussed.	Office of General Manager	29/02/2020	60	73	
Future Direction: 4 The Environment and Sustainable Infrastructure						
Strategy: 4.3.4 Proactively seek/optmise 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	Has not commenced.	Office of General Manager	30/06/2020	48	0	
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. The Communication Policy went to SLT in December and will go to OLT in January.	Office of General Manager	30/06/2020	100	90	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
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	
5.4.3.2 Develop a social media campaign to encourage outdoor recreation in Central Coast parks and areas managed by Parks and Wildlife	Parks and Wildlife Service were approached and responded positively to the collaborative development of a social media campaign. The campaign will be aimed at assisting with promotion of Parks and Wildlife's recently launched website. Local messaging including a call to action for walking, camping and exploring hidden local gems will encourage outdoor recreation in our natural environments. Social media assets (tiles) are under development.	Office of General Manager	31/12/2019	100	66	
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 Residents' Kit (print copy) is being undertaken for digitalisation and placement on the website. The format of the Guide's website layout is being considered. The online New Residents' Kit tool will aim to be welcoming, user-friendly, readable and easy to navigate. The layout has been drafted and following approval by the General Manager, will be circulated for comment by a working group selected for their knowledge of end-user needs.	Office of General Manager	31/12/2019	100	100	

ACTION	PROGRESS	DEPARTMENT	COMP. DATE TARGET	ACTUAL	PROGRESS
	<p>The New Residents' Kit web page has been created and has been approved by the General Manager. It is now intended that the comment period will follow a soft launch.</p> <p>The online New Residents' Kit was launched on the Council's website 17 December 2019.</p>				
<p>5.4.4.6 Facilitate a roundtable forum with industry, tourism and non-governmental sector partners to collectively consider local and regional opportunities for current and future generations</p>	Has not commenced.	Office of General Manager	30/06/2020	30	0
<p>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</p>					
<p>5.5.1.3 The Council will work with the Cradle Coast Authority on the development of the Futures Plan.</p>	<p>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.</p>	Office of General Manager	30/06/2020	48	19

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
2 A Connected Central Coast	1	0	0	1	0	0	0	0
5 Council Sustainability and Governance	4	2	0	2	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. DATE	TARGET	ACTUAL	PROGRESS
Future Direction: 5 Council Sustainability and Governance Strategy: 5.1.3 Undertake a Compliance Audit						
5.1.3.5 Review Strategic Risk Register to ensure compliance to relevant legislation and standards	The commencement of developing a Risk Management Charter and Committee commenced in 2019. The finalisation of the Charter is likely to be undertaken February/March 2020.	Organisational Services	30/06/2020	100	25	
Strategy: 5.2.1 Continue program of business unit service and process reviews						
5.2.1.10 Review IT systems to maximise their usage to provide better service	Director Organisational Services has obtained copy of report prepared by the former Director Community Services for the GM regarding the review of IT systems and will review the recommendations contained in that report.	Organisational Services	30/06/2020	48	15	
Future Direction: 5 Council Sustainability and Governance Strategy: 5.1.3 Undertake a Compliance Audit						
5.1.3.4 Develop an Internal Works Program and audit tools	Preliminary discussions have occurred in regard to internal audit topics and methodology. A report in regard to these discussions will be presented to SLT with a recommendation for the next topic to be audited prior to the end of the financial year.	Organisational Services	30/06/2020	30	30	
Strategy: 5.2.1 Continue program of business unit service and process reviews						
5.2.1.9 Review framework for calculation of Fees and Charges	Work on this action has commenced with the framework being documented and consultation will occur as part of the budget estimates process.	Organisational Services	30/06/2020	60	60	



ACTION	PROGRESS	DEPARTMENT	COMP. DATE	TARGET	ACTUAL	PROGRESS
Future Direction: 2 A Connected Central Coast						
Strategy: 2.2.1 Improve access for the disabled and disengaged in our community to key social and community support services						
2.2.1.2 Create a Disability Advisory Group which will assist with determining the priorities relating to Disability Access	Preparation of an action plan determining the Council's priorities relating to disability access will commence during the second half of the financial year.	Organisational Services	30/06/2020	45	5	

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

Period: 17 December 2019 to 28 January 2020

- . An email to updated Councillors on Caravan Park application and continuing breeches at 225 Penguin Road, West Ulverstone
- . A letter requesting that the Council consider buying 4 Turners Beach Road, Turners Beach to preserve as parkland



Sandra Ayton
GENERAL MANAGER

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

Period: 17 December 2019 to 28 January 2020

Documents for affixing of the common seal under delegation

- . Final Survey Plan
33 Risby Street, Ulverstone
Reconfiguration of boundaries
DA2018283
- . Final Survey Plan
Lots 1 and 2 (Boyes Street) Arcadia Avenue, Turners Beach
DA211037
- . Final Survey Plan
68A Main Street, Ulverstone
Strata Subdivision
DA211080



Sandra Ayton
GENERAL MANAGER

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 17 December 2019 to 28 January 2020

Contracts

- . *Nil*

Agreements

- . Grant Agreement
The Australian Government Department of Health and Central Coast Council
Community Development Grants Program – Ulverstone Recreation Ground
Change Room upgrade
Total amount: \$ 150,000.00
Activity Completion Date: 30 June 2020
- . Minor Grants Program 2018–2019 – Round 1
Department of Communities and Central Coast Council
Acquittal Declaration
Purpose: For the Ulverstone Soccer Ground goal replacement
Grant amount: \$7,332 (GST exclusive)



Sandra Ayton
GENERAL MANAGER

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

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2018125 – 1	66A Main Street ULVERSTONE,TAS,7315	Minor amendment of a Permit.	Residential (demolition of existing dwellings x two and outbuildings and construction of multiple dwellings x three)	15/11/2019	10/12/2019	15	\$0.00
*DA2019047	109 Main Road PENGUIN,TAS,7316	Discretionary	Residential (demolition of building including remediation works and construction of multiple dwellings x four)	16/08/2019	17/12/2019	72	\$973,400.00
DA2019066	381 & 383 South Road WEST ULVERSTONE, TAS,7315	Discretionary	Resource development & Extractive industry – (subdivision – two lots).	9/09/2019	3/12/2019	22	\$20,000.00
DA2019103	14E Beach Road ULVERSTONE,TAS,7315	Discretionary	Residential (dwelling)	4/10/2019	10/12/2019	27	\$145,000.00
DA2019114	Hays Road SPALFORD,TAS,7315	Discretionary	Utilities (Balance tank and pipeline for Kindred North Motton Irrigation Scheme)	17/10/2019	6/12/2019	28	\$100,000.00
DA2019117	54A Main Road PENGUIN,TAS,7316	Discretionary	Residential (dwelling extension)	21/10/2019	5/12/2019	27	\$50,000.00
DA2019120	3 Mission Hill Road PENGUIN,TAS,7316	Discretionary	Residential (roof over existing deck and deck addition)	24/10/2019	12/12/2019	31	\$18,000.00
DA2019121	6 Fairlight Place WEST ULVERSTONE,TAS,7315	Discretionary	Residential (multiple dwellings x two)	24/10/2019	17/12/2019	24	\$500,000.00
DA2019124	22 Bowman Drive PENGUIN,TAS,7316	Discretionary	Residential (outbuilding – shed)	29/10/2019	3/12/2019	25	\$20,000.00

***DA2019047**

Extension of time granted by the applicant due to issues raised with TasRail. Agreement was established between the applicant and TasRail which allowed the application to be approved after re-advertising the application with revised plans.

Central Coast Council

List of Development Applications Determined

Period from: 1 December 2019 to 31 December 2019

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2019130	5 Corbetts Road RIANA,TAS,7316	Discretionary	Residential – Replacement shed	11/11/2019	13/12/2019	22	\$28,000.00
DA2019131	126 Preservation Drive PRESERVATION BAY,TAS,7316	Discretionary	Residential (outbuilding – shed)	13/11/2019	18/12/2019	21	\$40,000.00
DA2019134	1032 Pine Road RIANA,TAS,7316	Discretionary	Resource development – replacement farm shed	14/11/2019	13/12/2019	21	\$13,040.00
DA2019144	10 Tasma Parade WEST ULVERSTONE,TAS,7315	Discretionary	Residential (dwelling)	22/11/2019	18/12/2019	23	\$700,000.00
DA2019151	5 Amy Street WEST ULVERSTONE,TAS,7315	Permitted	Visitor accommodation	29/11/2019	12/12/2019	7	\$1,000.00
DA2019152	29 Esplanade TURNERS BEACH,TAS,7315	Permitted	Visitor accommodation	29/11/2019	12/12/2019	13	\$1,000.00
DA2019156	28 Grove Street ULVERSTONE,TAS,7315	Permitted	Visitor Accommodation (part of dwelling)	9/12/2019	18/12/2019	6	\$5,000.00
DA2019166	U 1/1 Long Street U 1/PENGUIN,TAS,7316	Permitted	Residential (dwelling extension and deck)	16/12/2019	23/12/2019	3	\$40,000.00
DA2019167 – 1	45 Coroneagh Street PENGUIN,TAS,7316	Minor amendment of a Permit.	Residential (Dwelling and outbuildings – garden shed & skillion and retaining walls)	16/12/2019	20/12/2019	2	\$0.00
DA2019170	9 Leven Street ULVERSTONE,TAS,7315	No permit Required	Residential (dwelling addition –deck)	17/12/2019	24/12/2019	5	\$3,500.00

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 December 2019 to 31 December 2019

Building Permits – 5

·	New dwellings	2	\$525,000
·	Outbuildings	0	\$0.00
·	Additions/Alterations	3	\$595,000
·	Other	0	\$0.00
·	Units	0	\$0.00

Demolition Permit – 0

Permit of Substantial Compliance – Building – 1

Notifiable Work – Building – 5

·	New dwellings	2	\$870,000
·	Outbuildings	1	\$65,000
·	Additions/Alterations	1	\$12,000
·	Other	1	\$16,806

Building Low Risk Work – 1

Certificate of Likely Compliance – Plumbing – 11

No Permit Required – Plumbing – 3

Food Business registrations (renewals) – 8

Food Business registrations – 0

Temporary Food Business registrations – 1

Temporary 12 month Statewide Food Business Registrations – 8

Public Health Risk Activity Premises Registration – 0

Public Health Risk Activity Operator Licences – 0

Temporary Place of Assembly licences – 0

SCHEDULE OF COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Period: 1 December 2019 to 31 December 2019

Abatement notices issued

ADDRESS	PROPERTY ID
24 Kywong Crescent, Ulverstone	100950.0460
40 William Street, Ulverstone	101870.0940
152 Upper Maud Street, West Ulverstone	101710.1780
57 Lovett Street, West Ulverstone	101050.0600
44 Richardson Street, West Ulverstone	101450.0540
83 Olvers Road, West Ulverstone	101270.0180
35 Walker Street, Forth	302530.0120
4 Reid Street, West Ulverstone	101430.0040

Kennel Licence issued

ADDRESS	OWNER
7 Finch Street, Ulverstone	Tracey Aldridge

Permits issued under Animal By-Law 1 – 2018

ADDRESS	PERMIT ISSUED FOR
Nil	

SCHEDULE OF OTHER STATUTORY RESPONSIBILITIES OF COMMUNITY SERVICES

Period: 1 November to 30 November 2019 and 1 December to 31 December 2019

Infringement notices issued for Dog Offenses

	1-30 Nov 2019	1-31 Dec 2019
Claimed	2	3
Burnie Dogs Home	1	2
Destroyed	0	0
Heldover	2	2

Infringements for dogs and impoundments etc.

1 - 30 November 2019	5
1 - 31 December 2019	3

Traffic Infringement Notices for Parking Offences

1 - 30 November 2019	69
1 - 31 December 2019	48



Jackie Harvey

DIRECTOR COMMUNITY SERVICES



Targa Australia Pty Ltd
3/31 Davey Street
Hobart TAS 7000
Tel 03 6144 9500

Central Coast Council
Sandra Ayton General Manager
PO Box 220
ULVERSTONE TAS 7315

10th January 2020

Dear Sandra

Targa Tasmania 2020 – Road Closure Application

I wish to make application to council seeking in principal support of proposed road closures in connection with the international tarmac rally Targa Tasmania.

The event is scheduled to cover a statewide route from Monday 27th April to Saturday 2nd May 2020, with all activities relating to the Central Coast municipality concentrated on Wednesday 29th and Thursday 30th April.

In accordance with the conditions of the Tasmania Police motor sport permits policy; I request approval in principal for the use and closure of the following roads for a maximum period of four and a half hours:

LEG THREE – WEDNESDAY 29th April

MUNICIPALITY OF KENTISH AND CENTRAL COAST

Stage Name: **CASTRA**

Road closure time: 7:53 – 12:23

Roads Closed

Back Road
Spellmans Road

Between the following Roads

Wilmot Road and Spellmans Road
Back Road and Castra Road

MUNICIPALITY OF CENTRAL COAST

Stage Name: **ISANDULA**

Road closure time: 8:21 – 12:51

Roads Closed

Isandula Road
Wilsonia Road

Between the following Roads

Preston Road and Wilsonia Road
Isandula Road and Preston Road

LEG FOUR – THURSDAY 30th April

MUNICIPALITY OF CENTRAL COAST

Stage Name: **GUNNS PLAINS**

Road closure time: 9:56 – 14:26

Roads Closed

Central Castra Road
Preston Castra Road
Preston Road
Raymond Road

Between the following Roads

Castra Road and Preston Castra Road
Central Castra Road and Raymond Road
Preston Castra Road and Raymond Road
Preston Road and Gunns Plains Road

MUNICIPALITY OF CENTRAL COAST AND CITY OF BURNIE

Stage Name: **RIANA**

Road closure time: 10:16 – 14:46

Roads Closed

Lowana Road
South Riana Road
Upper Natone Road
Camena Road
Stotts Road

Between the following Roads

Marshalls Bridge Road and South Riana Road
Lowana Road and Upper Natone Road
South Riana Road and Camena Road
Upper Natone Road and Stotts Road
Camena Road and Wyllies Road

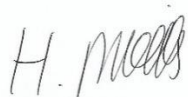
In accordance with councils policy regarding road closures for rally stages I can confirm Targa Australia has provided written notification of the proposed road closures and the route of Targa Tasmania 2020 to companies and contractors including road transport, harvesting and tourism operators. As in the past this notification will be followed up by further documentation.

Targa Australia has also provided written notification to residents on the sections of roads affected by the road closures specific to the targa stage on which those roads fall. Please find copies of these attached. Further to this Targa Australia will be issuing further letters to residents

Specifically the following Central Coast resident's addresses were issued with written advice regarding road closures on the 9th and 10th of January 2020.

Thank you in anticipation, should you require further information please to not hesitate to contact me on 0419 349 656.

Yours sincerely



Hamish Marquis
Clerk of the Course

Castra Targa Stage

Spellmans Rd

445

410

385

310

259

179

155

99

80

65

60

6

Eastleys Rd

385

259

???

???

289

75

Isandula Targa Stage

Isandula Road

19

22

32

63

98

109

118

138

143

154

179

203

262

273

350

397

399

420

480

527

585

595

600

650

649

654

699

Wilsonia Road

180

175

170

19

Gunns Plains Targa Stage

Central Castra Road

9

19

80

109

199

345

379

Preston Castra Road

300

299

184

163

?

140

Preston Road

1633

1634

1636

1638

1641

1647

1648

1668

1667

1709

1747

1749

1777

Goulds Road

3

65

Raymond Road

130
150
161
170
220
299
319
321
468
510

Riana Targa stage

Lowana Road

230
224
209
180
160
84

South Riana Road

1730
1655
1603
1601
1512
1462
1456
1335
1336
1275
1259
1212
1179
1137
????
1089
1077
1033
1002
997
996
918
???
862
787
759
744
743
729

???

617

608

542

???

425

414

387

South Riana road, Masters road, Loyetea road, Fielding's Road, Jansens road and Barkers road done via Australia Post (South Riana Shop)

Stotts Road

754

669

576

494

450

398

329

Bennetts Road

95

90

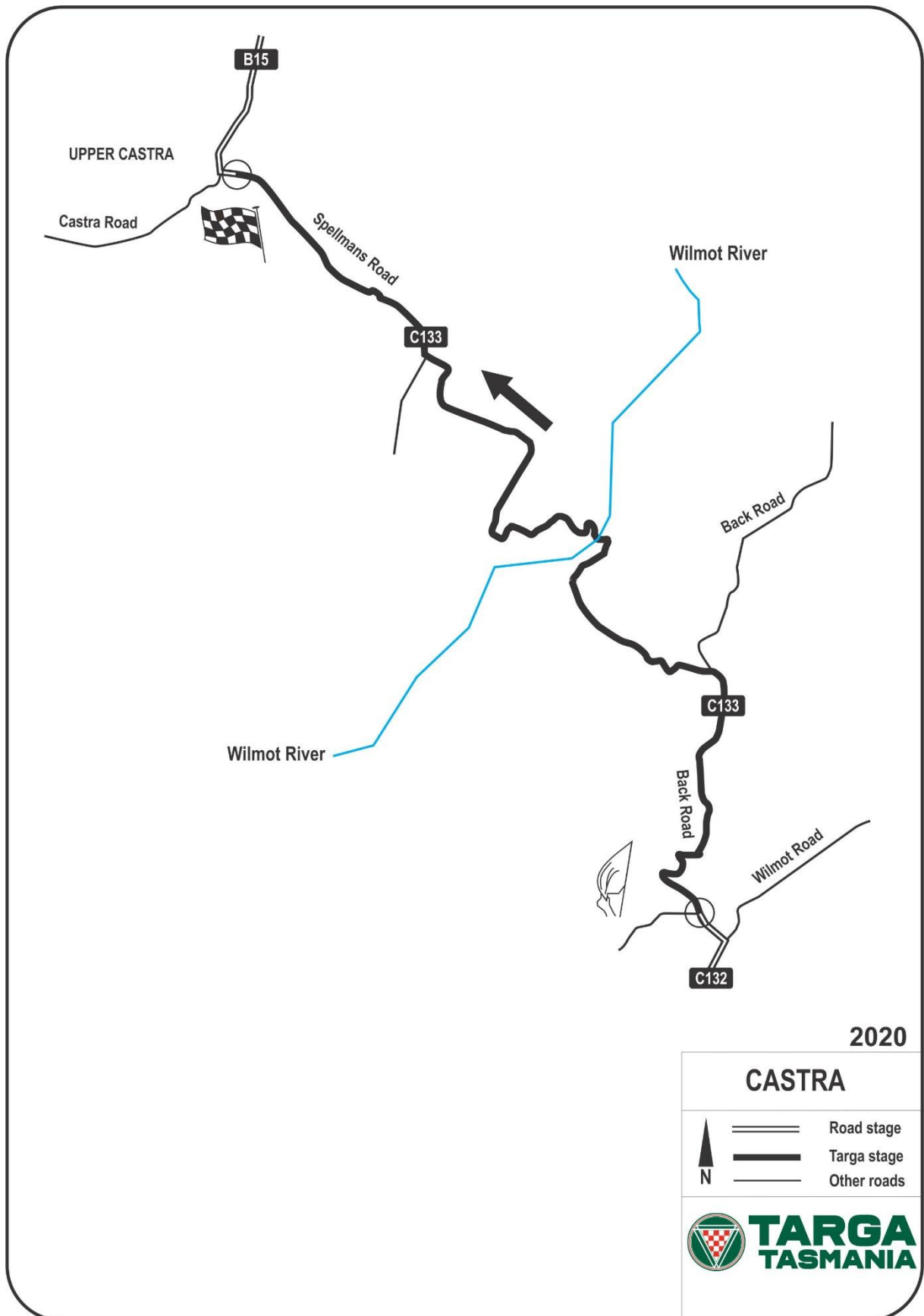
Hornes Road

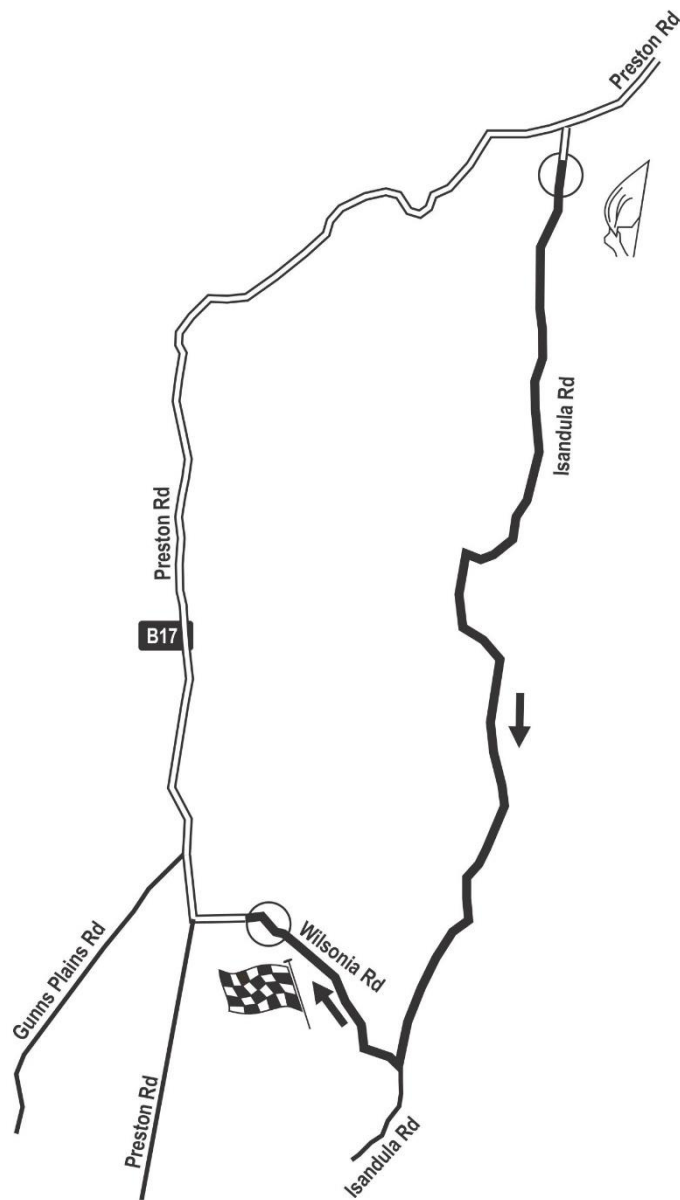
51

63

214

214





2020

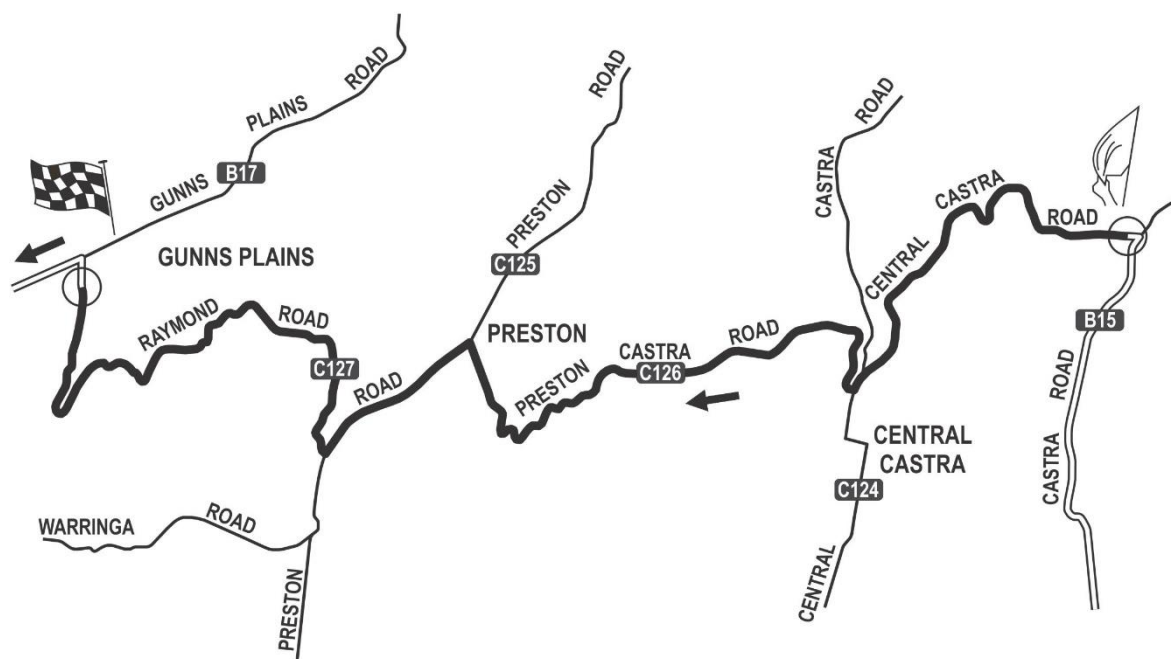
ISANDULA



Road stage
Targa stage
Other roads






TARGA
TASMANIA



2020

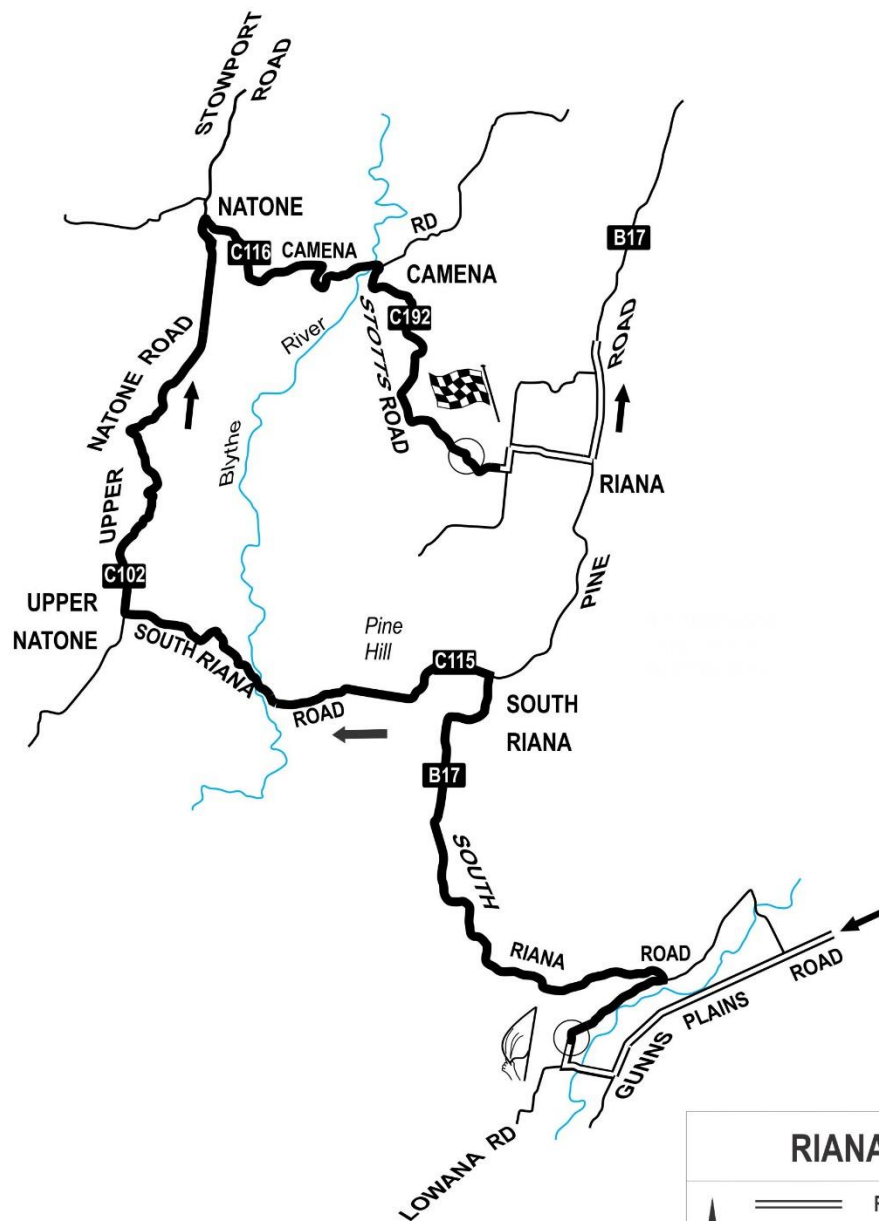
GUNNS PLAINS



 Road stage
 Targa stage
 Other roads






TARGA
TASMANIA



2020

RIANA

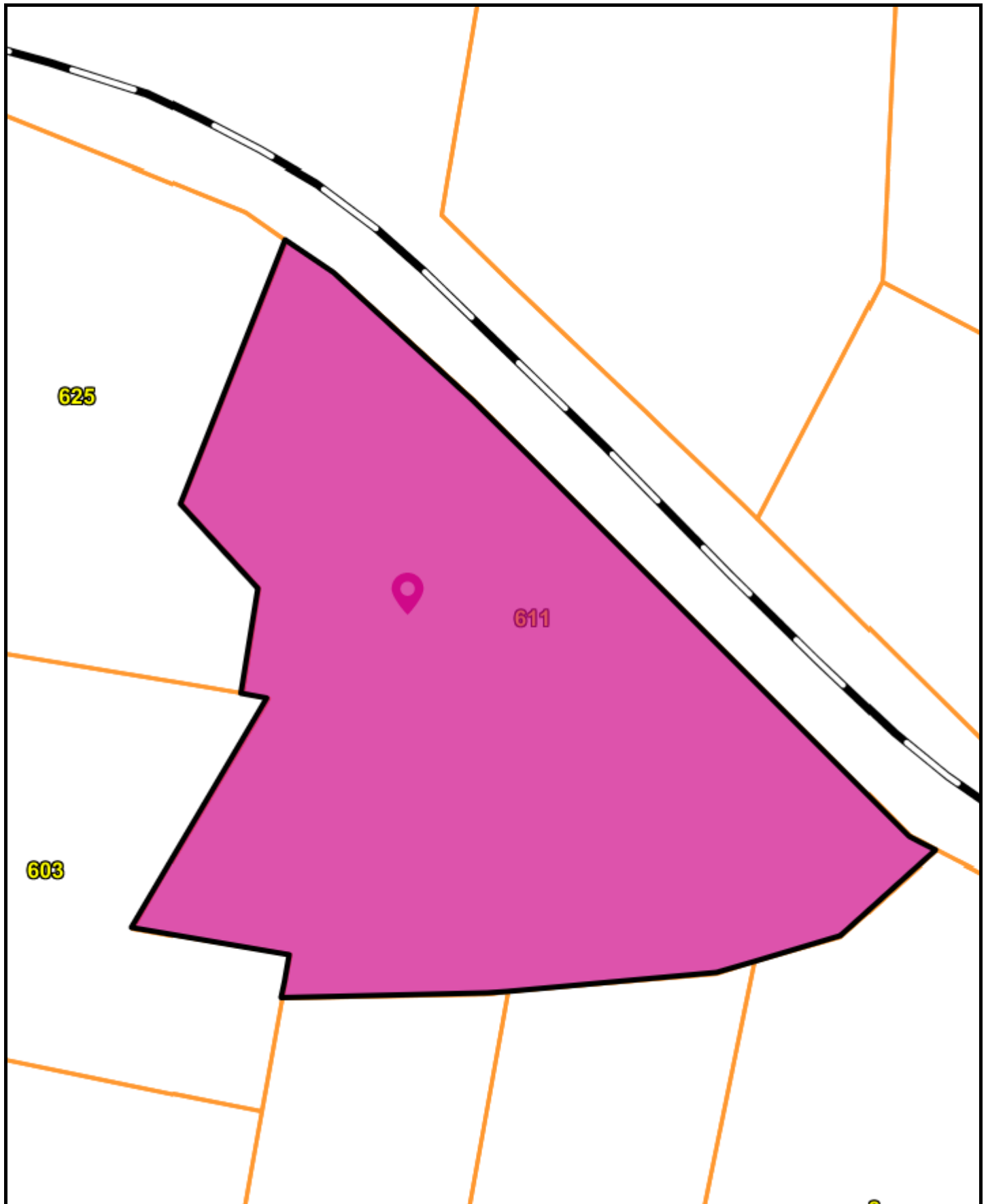


-  Road stage
-  Targa stage
-  Other roads



TARGA
TASMANIA

Annexure 1



20 m



CENTRAL COAST
COUNCIL

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

Scale = 1 :
653.940



28-Nov-2019

Important

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

Disclaimer

This map is not a precise survey document

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© The List 2017.

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611 FORTH ROAD, FORTH
DA2019116

Annexure 2

611CENTRAL 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 Interim Planning Scheme 2013

PLANNING PERMIT APPLICATION

Office Use Only

Application No _____

Date Received _____

Zone _____

Fee \$ _____

Permitted ☐

Discretionary ☐

NPR ☐

Use or Development Site:

Site Address

611 Forth Road Forth 7310

Certificate of
Title Reference

171328 / 1

Land Area

5213m²

Heritage Listed Property

NO ☒

☐

Applicant/s

First Name

ISABELLE

Middle
Name

KATHLEEN

Surname or
Company name

SKINNER.

Mobile

0439951247

Postal Address:

1/9 JOAN ST

Phone No:

MORNINGTON QLD

4825.

Email address:

isabelle.skinner@health.qld.gov.au

☒ Please tick box to receive correspondence and any relevant information regarding your application via email.

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

First
Name

ISABELLE

Middle
Name

KATHLEEN

Surname

SKINNER.

Phone No

0439951247

Postal Address:

1/9 JOAN ST

MORNINGTON QLD

4825.

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

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

Proposed Use

RESIDENTIAL

Use Class

Office use only

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

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

CONSTRUCTION OF A DWELLING AND ANCILLIARY
BUILDING.

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

\$ 318,200 Estimate/~~Actual~~

Total floor area of the development 215m²

Notification of Landowner**If land is NOT in the applicant's ownership**

I, _____, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land within a Strata Corporation

I, _____, declare that the owner/each of the owners of the body corporation 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 _____

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.

Applicants Declaration	
I/we <u>ISABELLE SKINNER</u> 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 <u>Isabelle Skinner</u>	Date <u>18/10/2019</u>

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

SEARCH OF TORRENS TITLE

VOLUME 171328	FOLIO 1
EDITION 1	DATE OF ISSUE 16-May-2016

SEARCH DATE : 19-Sep-2019

SEARCH TIME : 02.57 PM

DESCRIPTION OF LAND

Town of FORTH

Lot 1 on Plan 171328

Derivation : Part of Lot 7, 4A-3R-0Ps & Part of Lot 5

8A-1R-12Ps (Section E) Gtd to W Brean

Prior CTs 158864/2 and 158864/3

SCHEDULE 1

M397169 TRANSFER to ISABELLE KATHLEEN ELLIS Registered
10-Jan-2013 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP150482 & SP158864 COVENANTS in Schedule of Easements

SP127778, SP150482 & SP158864 FENCING COVENANT in Schedule of
Easements

SP158864 BENEFITING EASEMENT: a service easement over the land
marked Service Easement 2.00 Wide on Plan 171328

SP158864 BENEFITING EASEMENT: (appurtenant to the land marked
ABCDEF on Plan 171328) a right of carriageway over the
land marked Right of Way 4.00 Wide on Plan 171328

SP158864 BURDENING EASEMENT: a right of carriageway
(appurtenant to Lot 1 on Sealed Plan 3770) over the
land marked Right of Way 5.49 Wide on Plan 171328

SP158864 BURDENING EASEMENT: a right of carriageway
(appurtenant to Lot 1 on Sealed Plan 158864) over the
land marked Right of Way 5.49 Wide on Plan 171328

SP158864 BURDENING EASEMENT: a right of drainage (appurtenant
to Lot 2 on Sealed Plan 110184) over the land marked
Drainage Easement 2.00 Wide on Plan 171328

SP158864 BURDENING EASEMENT: a right of drainage (appurtenant
to Lot 1 on Diagram 110185) over the land marked
Drainage Easement 2.00 Wide on Plan 171328

SP150482 SEPTIC TANK NOTIFICATION

D73306 MORTGAGE to Commonwealth Bank of Australia
Registered 10-Jan-2013 at 12.02 PM

E48432 ADHESION ORDER under Section 110 of the Local

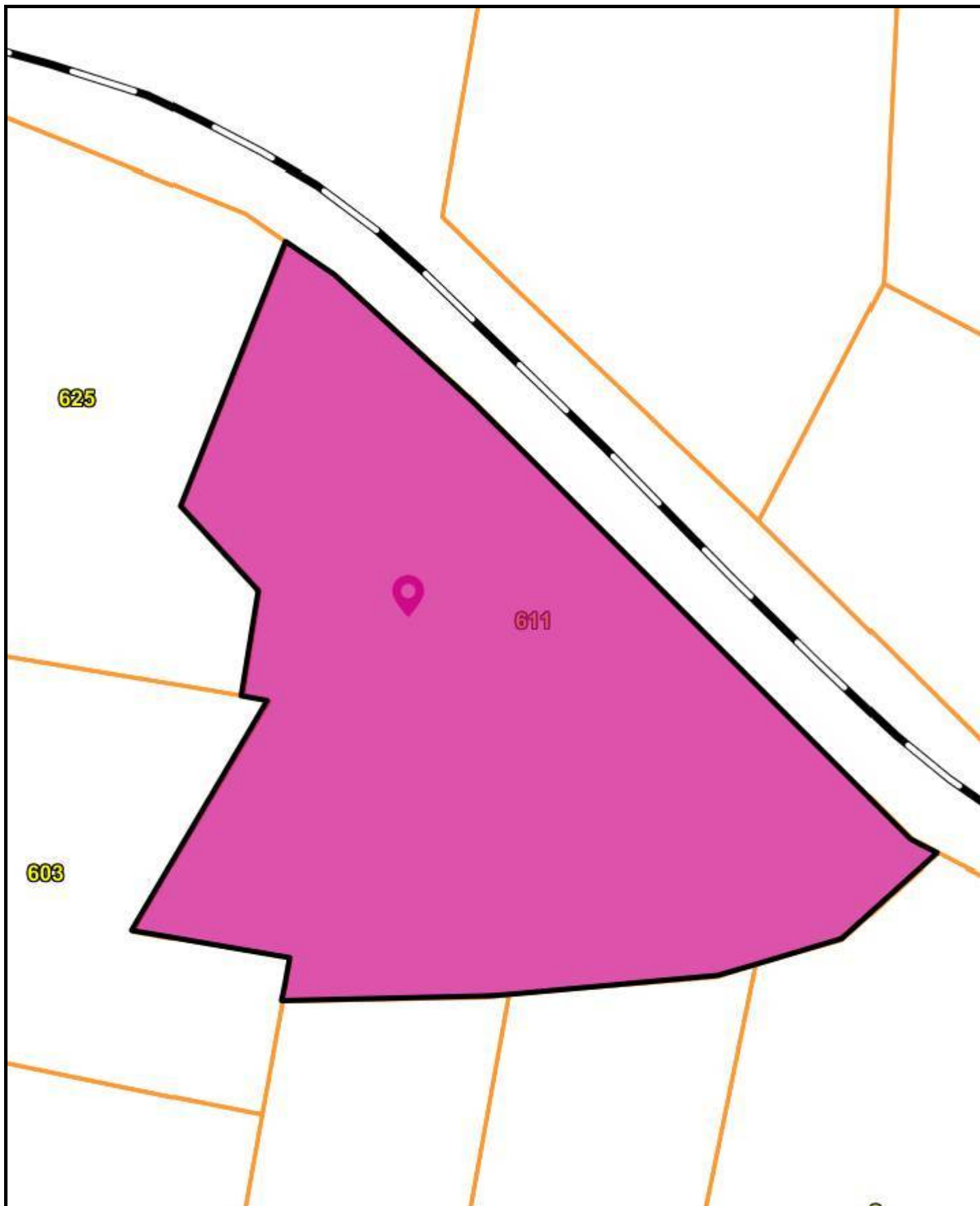
Government (Building and Miscellaneous Provisions)

Act 1993 Registered 16-May-2016 at noon

M716997 CAVEAT by Jonathon Charles Root, Commissioner of
State Revenue (including Power of Sale) Registered
29-Aug-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



20 m



Scale = 1 :
653.940



Central Coast Council
19 King Edward St
Ullaredine
TAS 7315
Telephone 03 6425 8000
Facsimile 03 6425 1224
edwin@centralcoast.tas.gov.au

28-Nov-2019

Important

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611 FORTH ROAD, FORTH
DA2019116



DESIGN RATINGS	
WIND SPEED	REFER GEOTON REPORT
SOIL CLASSIFICATION	REFER GEOTON REPORT
BAL RATING	EXEMPT, REFER REPORT BY T SM...
ALPINE REGION	NO
CORROSION ENVIRONMENT	MEDIUM
SITE HAZARDS	LANDSLIP, REFER GEOTON REPO...

TITLE		
VOLUME / FOLIO		AREA
171328 / 1		5,213.90

FLOOR AREAS		
COTTAGE / DECK		AREA
ANCILLARY DWELLING	33.93	
DWELLING	124.95	



andrew smith
architects

CC2762M
STUDIO - 78 WHITE HILLS RD, PENGUIN
0410034501
asarchitects@bigpond.com

NEW DWELLING & ANCILLARY DWELLING

I. K. SKINNER

611 FORTH RD FORTH

13.11.19

DA2 2019 ISSUE

00436-D



SITE PLAN
LOCATION
SCALE: 1:500



FLOOR AREAS	
COTTAGE / DECK	AREA
ANCILLARY DWELLING	33.93
DWELLING	124.96

andrew smith
architects

CC2762V
STUDIO - 73 WHITE HILLS RD PENGUIN
0413034507
asarchitects@bigpond.com

NEW DWELLING &
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I. K. SKINNER
611 FORTH RD FORTH

Project No: 00436

Drawing No: DA2.01 D

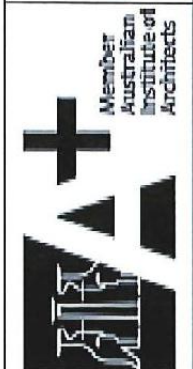
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SITE PLAN
LOCATION, FLOOR AREAS

STATUS: DA2 2019 ISSUE

SCALE: 1:500, 1:1
DRAWN: ACS
DATE: 13.11.19

SITE PLAN
DEMOLITION
SCALE: 1:250



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architects
CC2762M
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0410034501
asarchitects@bigpond.com



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I. K. SKINNER
611 FORTH RD FORTH

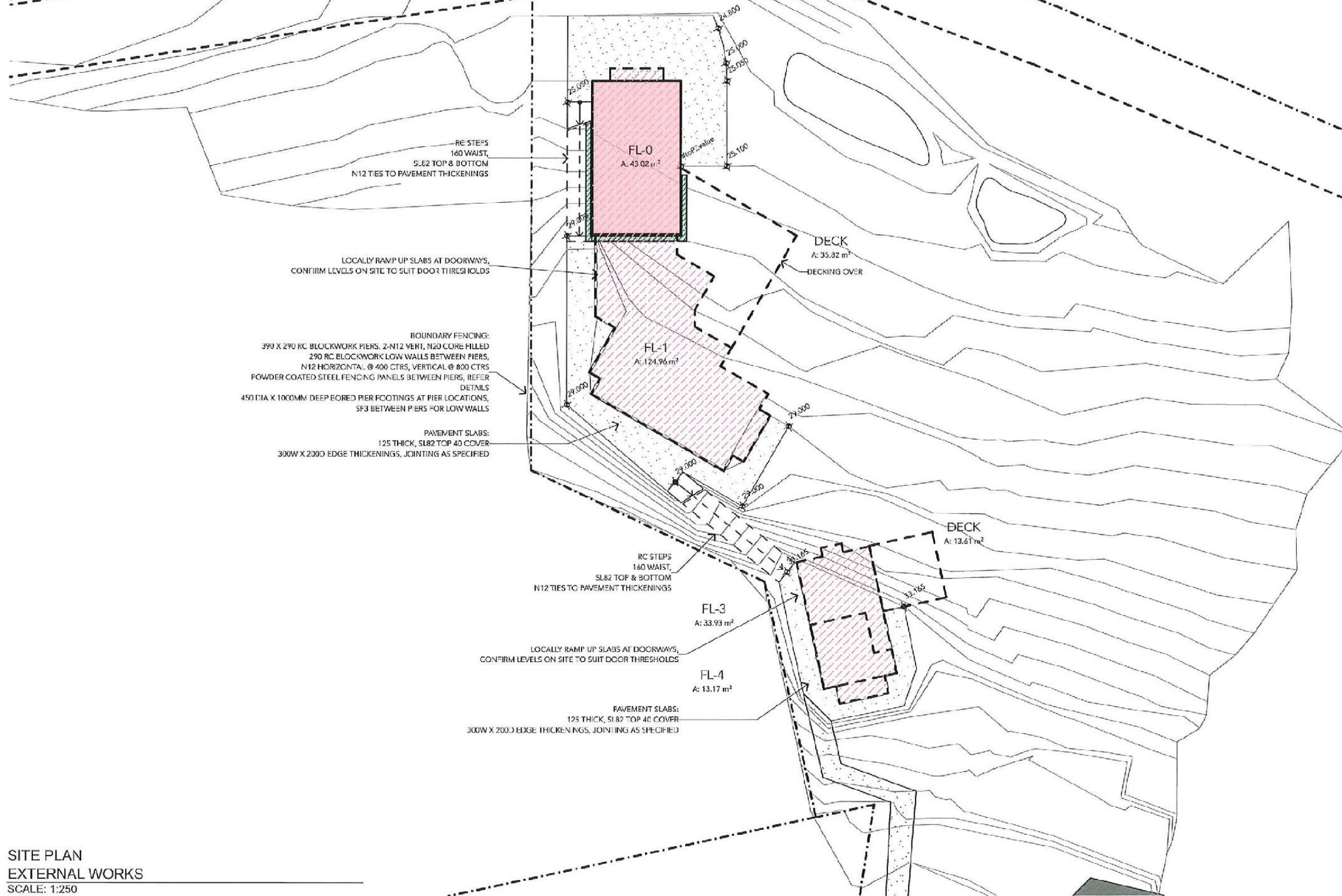
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STATUS:
DA2 2019 ISSUE

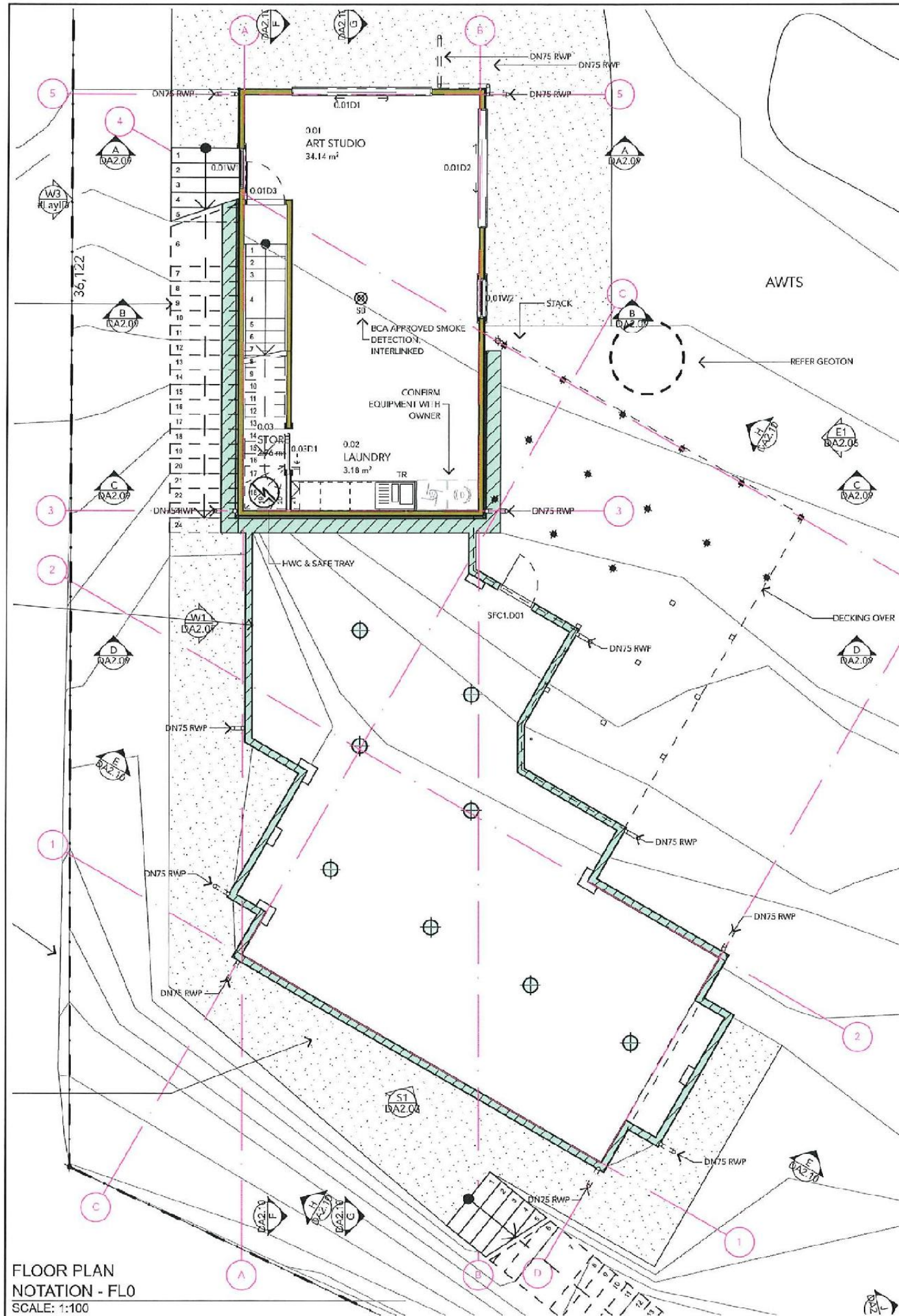
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DATE: 13.11.19

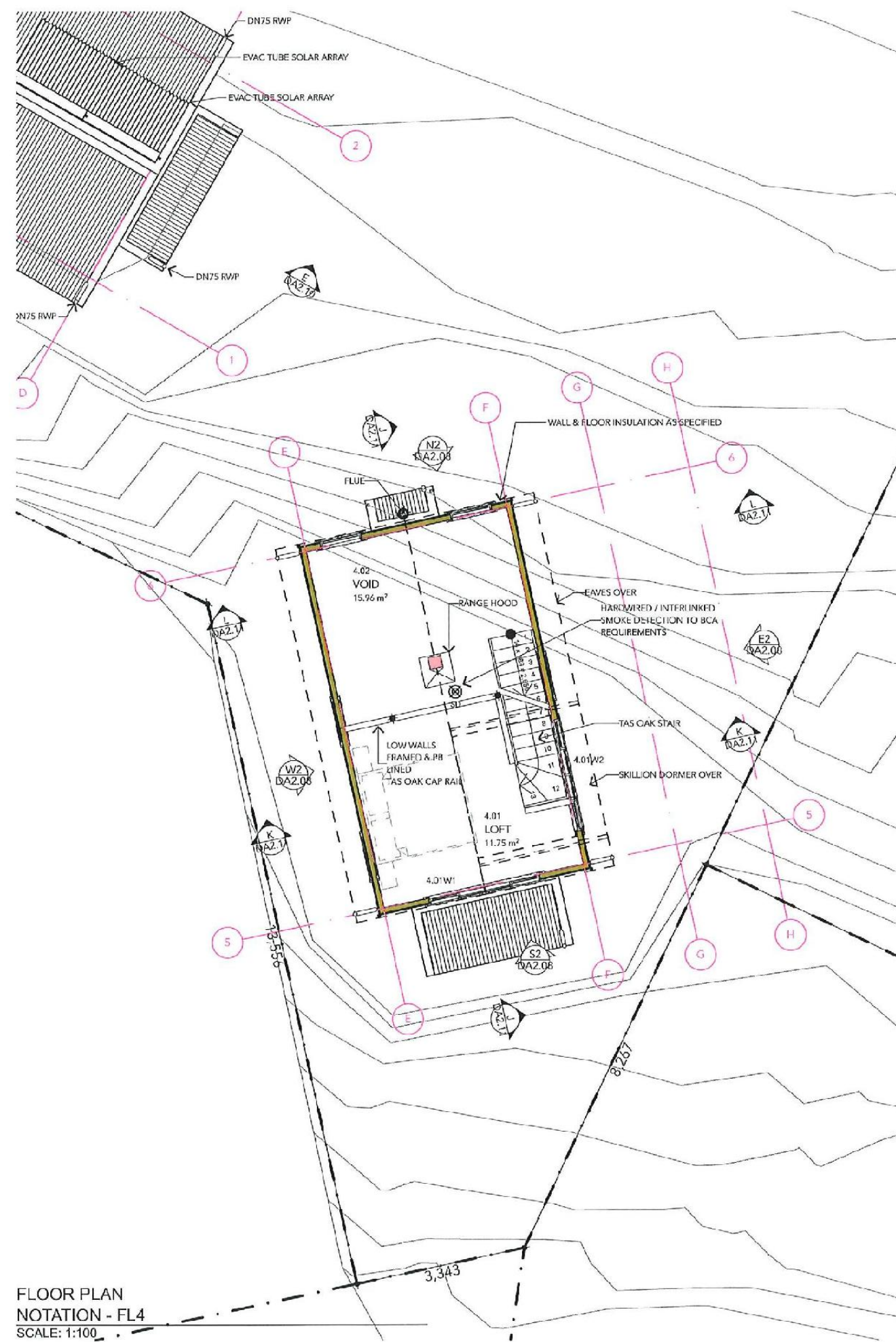
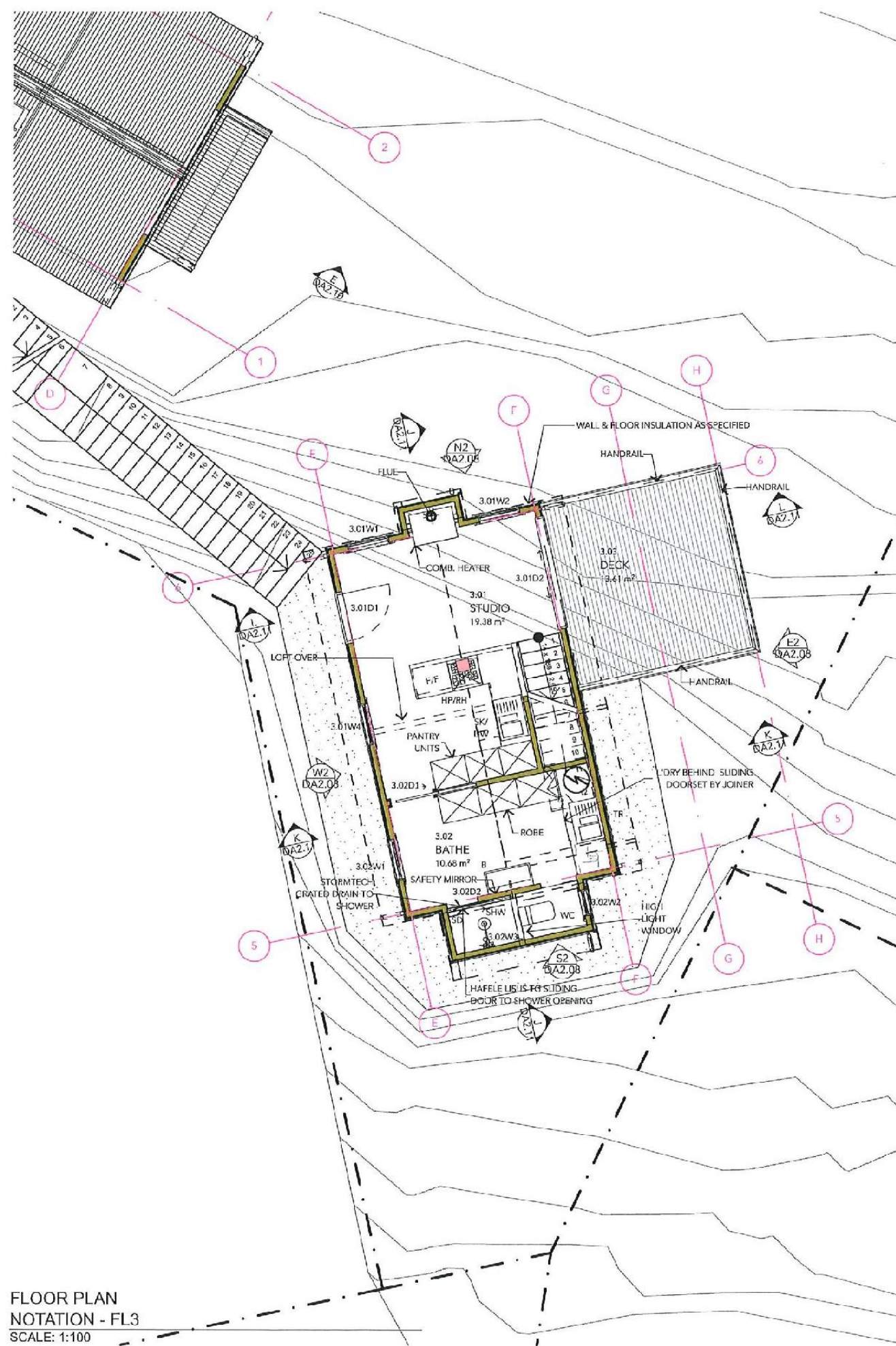
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Project No:
00436
Drawing No:
DA2.02 D

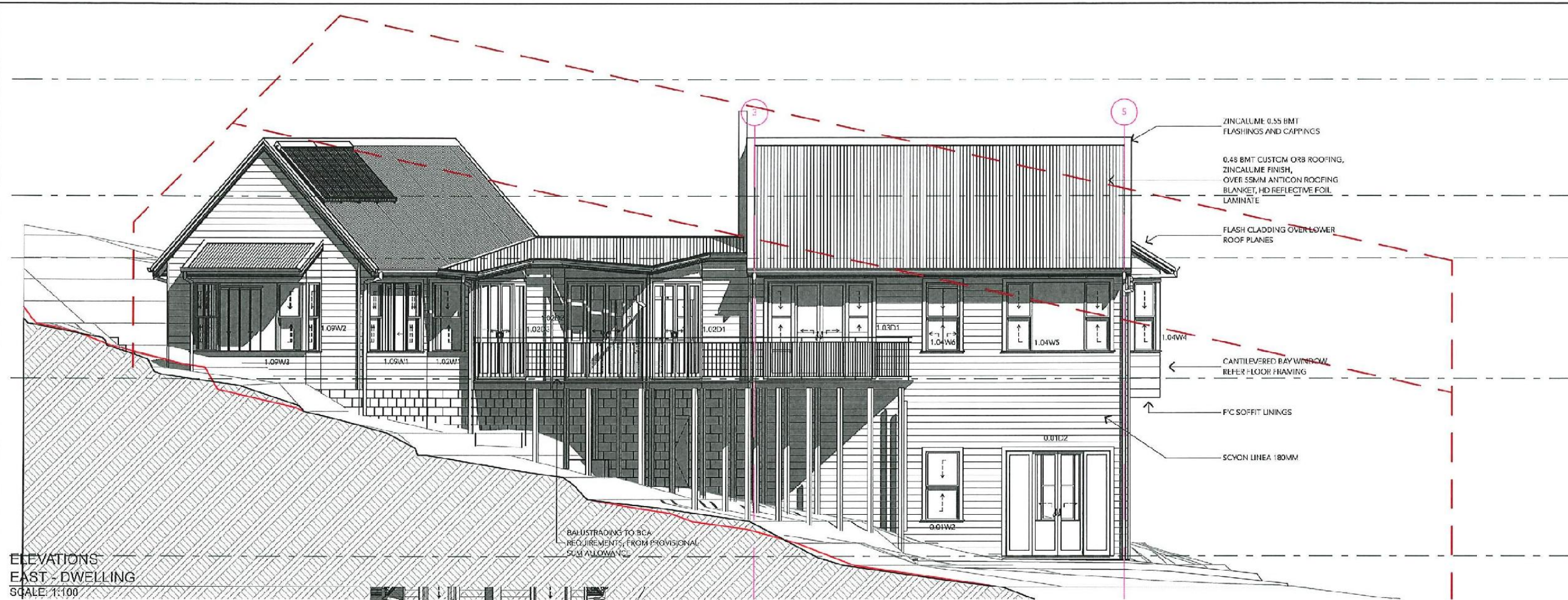
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EXTERNAL WORKS
SCALE: 1:250



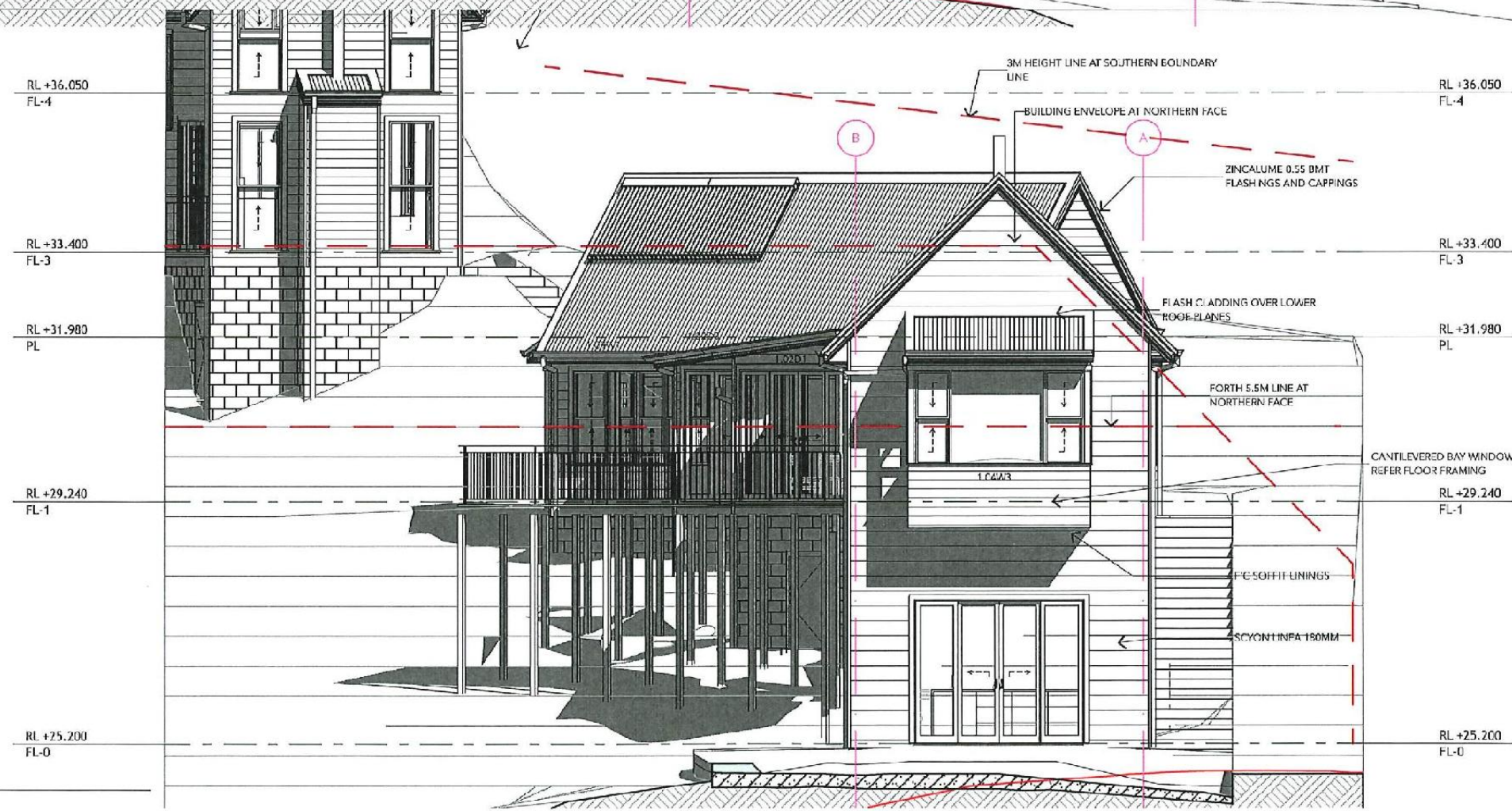




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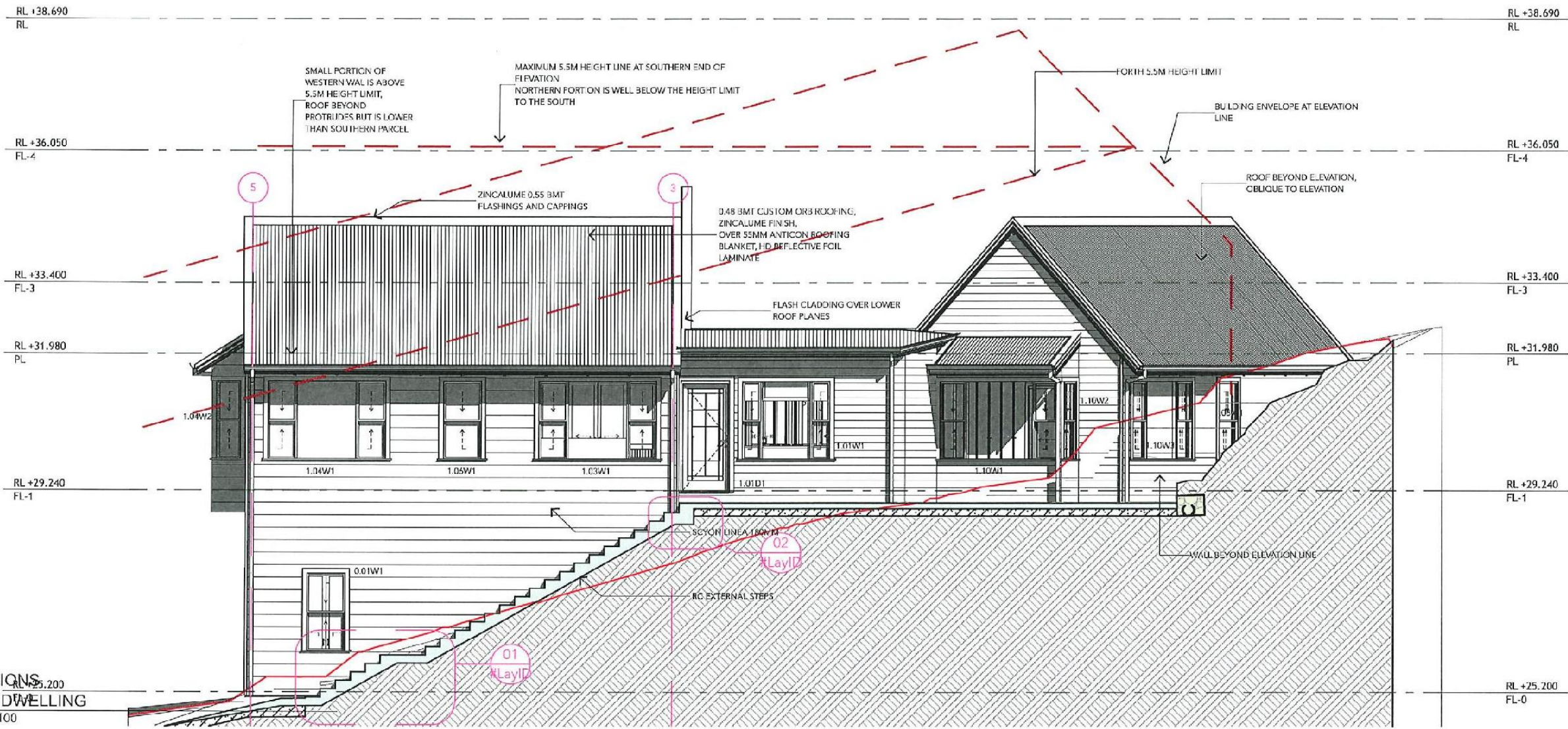
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EAST - DWELLING
SCALE: 1:100



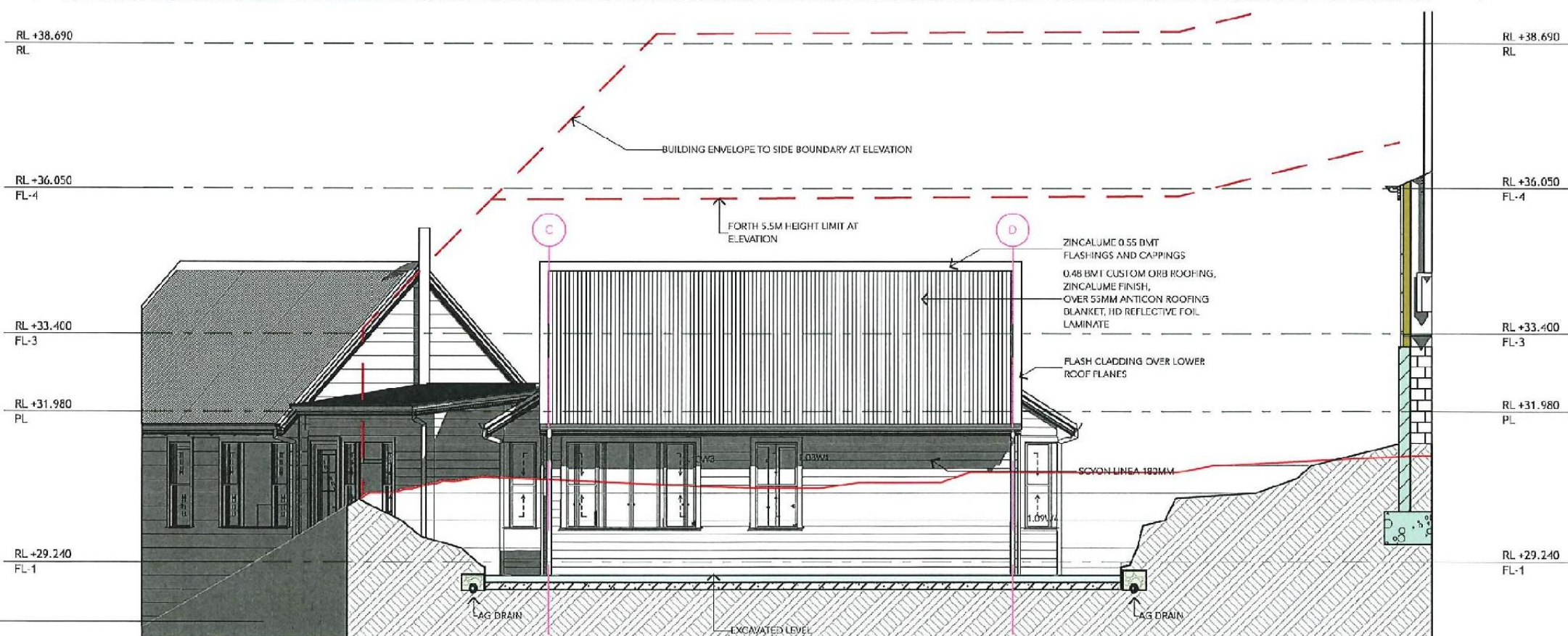
ELEVATIONS
NORTH - DWELLING
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Project No:	00436
Drawing No:	DA2.06 D
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ELEVATIONS EAST - DWELLING, NORTH - DWELLING	SCALE: 1:100 DRAWN: ACS DATE: 13.11.19
STATUS: DA2 2019 ISSUE	
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ELEVATIONS
WEST - DWELLING
SCALE: 1:100



ELEVATIONS
SOUTH - DWELLING
SCALE: 1:100



Project No: 00436
Drawing No: DA2.07 D

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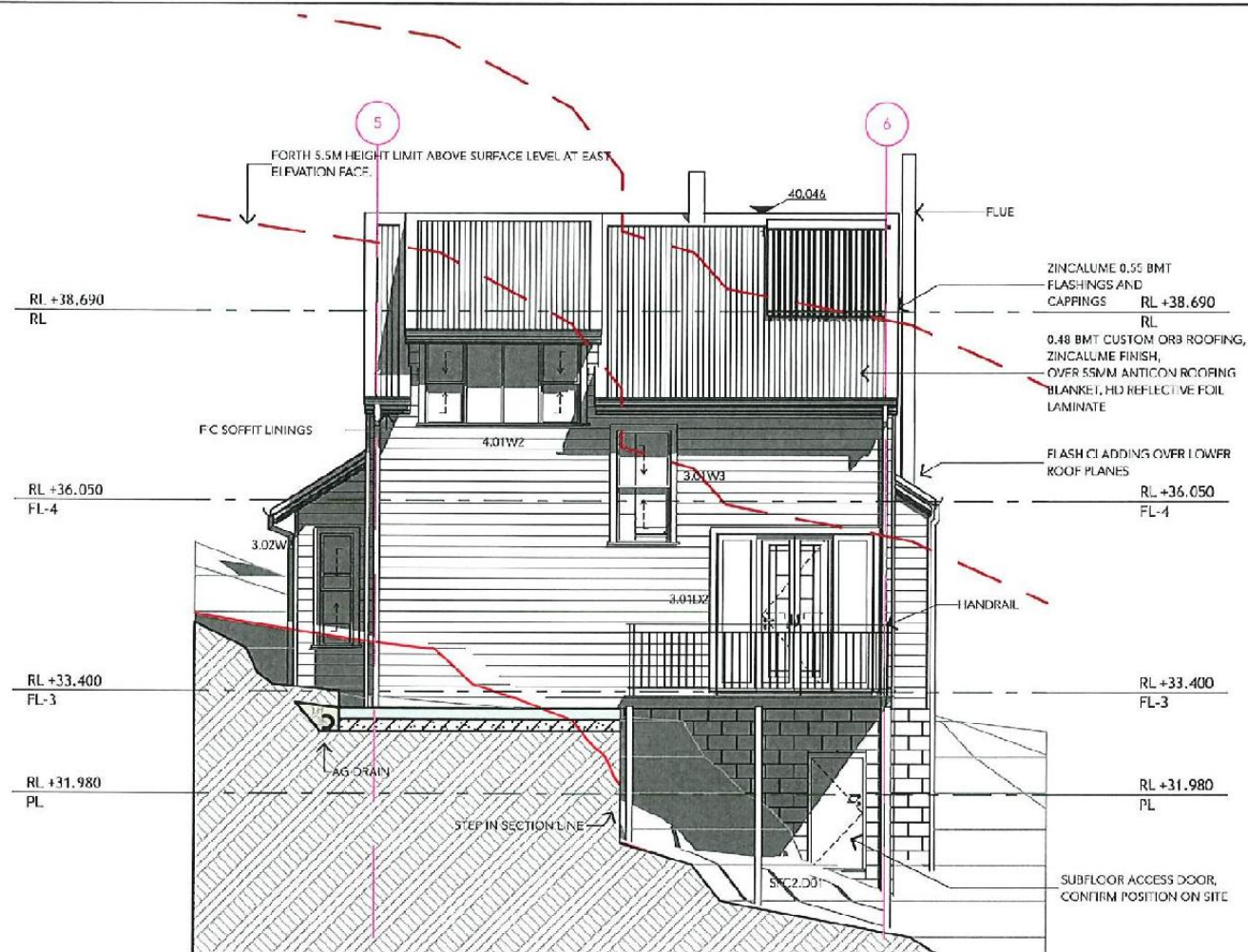
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WEST - DWELLING, SOUTH - DWELLING
STATUS: DA2 2019 ISSUE
SCALE: 1:100
DRAWN: ACS
DATE: 13.11.19

NEW DWELLING &
ANCILLARY DWELLING
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611 FORTH RD FORTH

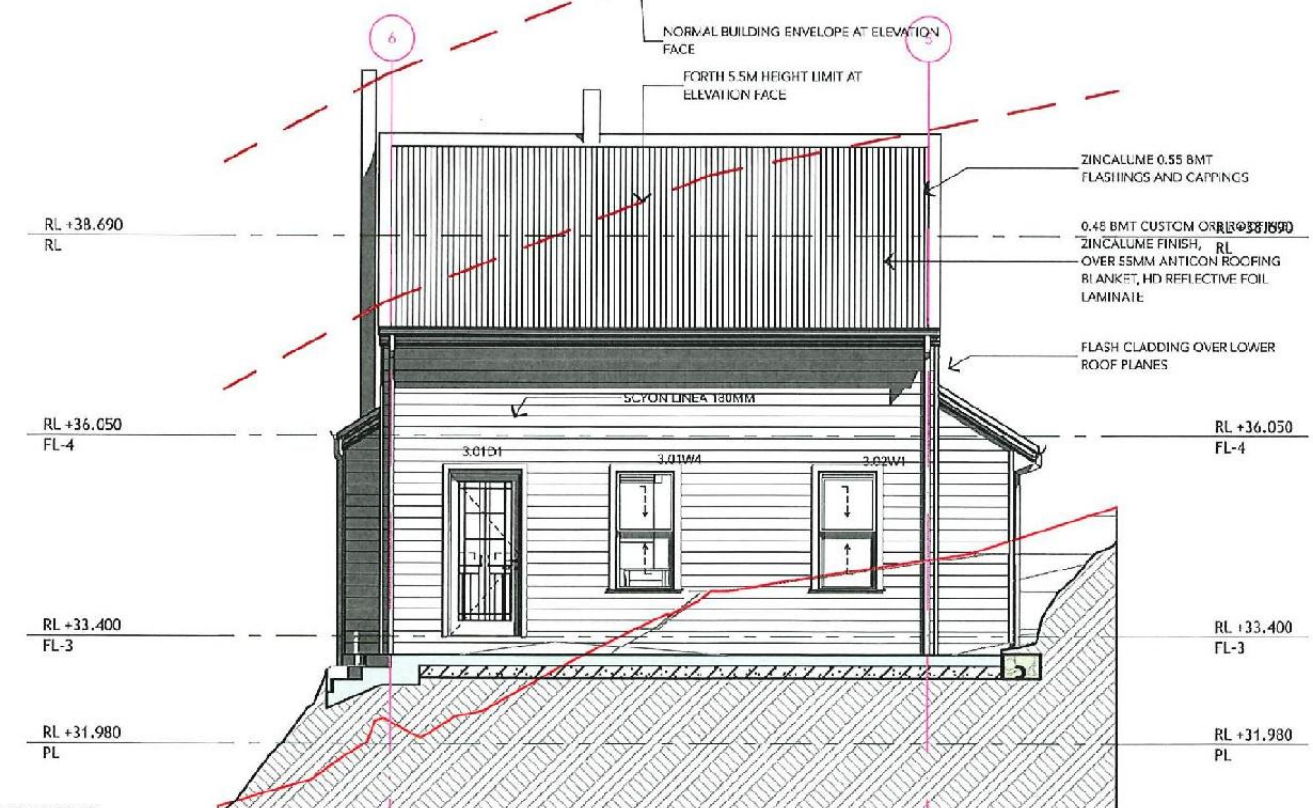


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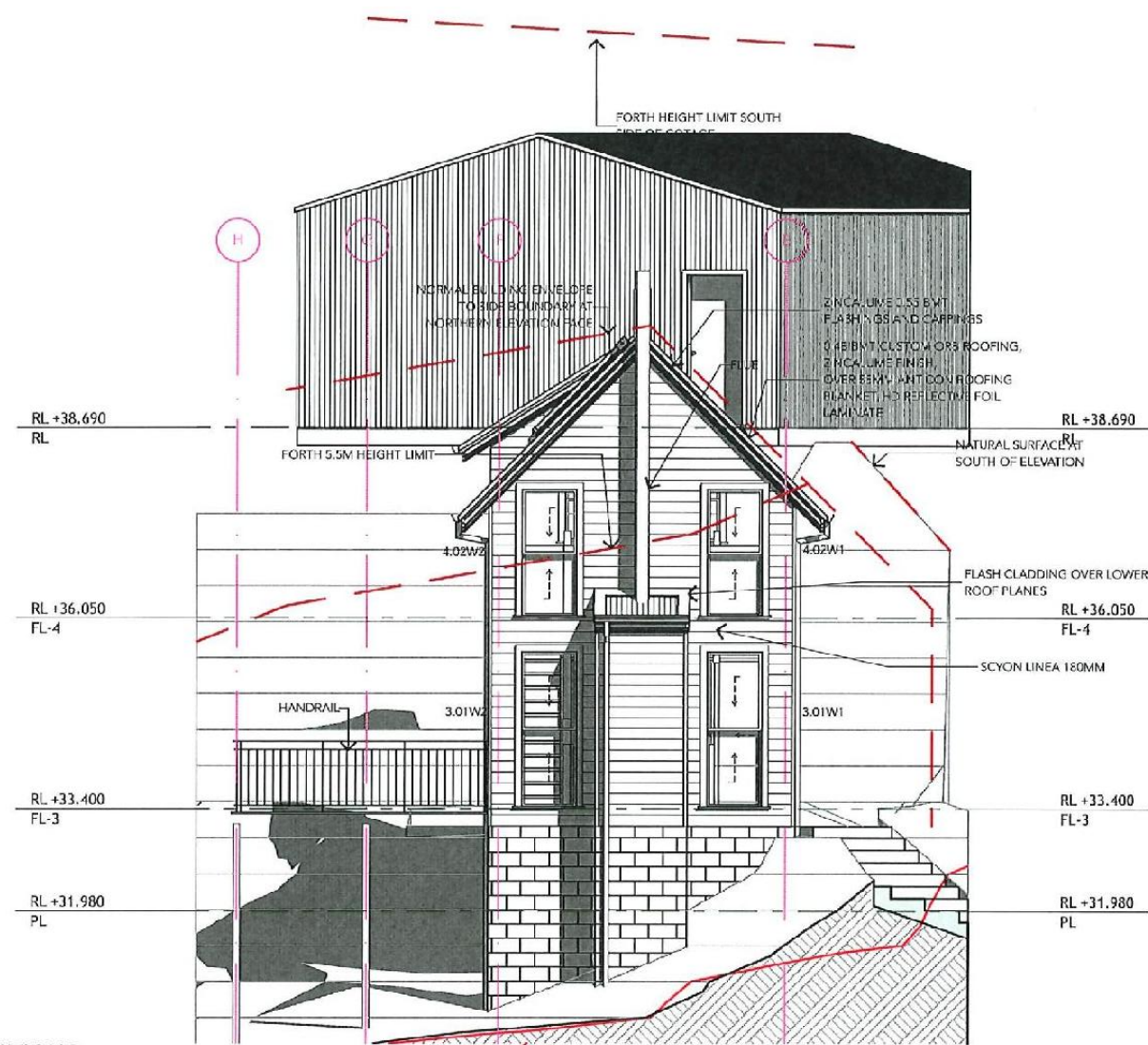




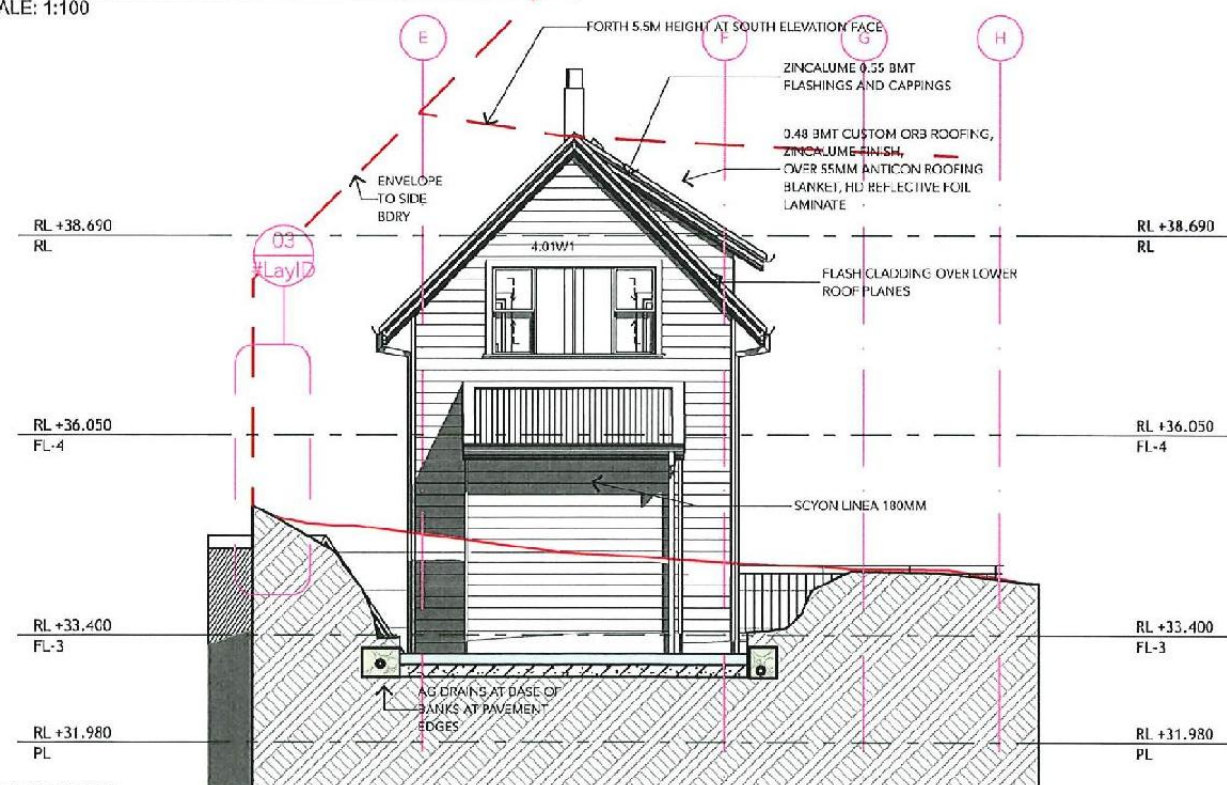
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EAST - ANCILLARY DWELLING
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ELEVATIONS
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SCALE: 1:100



ELEVATIONS
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SCALE: 1:100



ELEVATIONS
SOUTH - ANCILLARY DWELLING
SCALE: 1:100

00436
Project No:

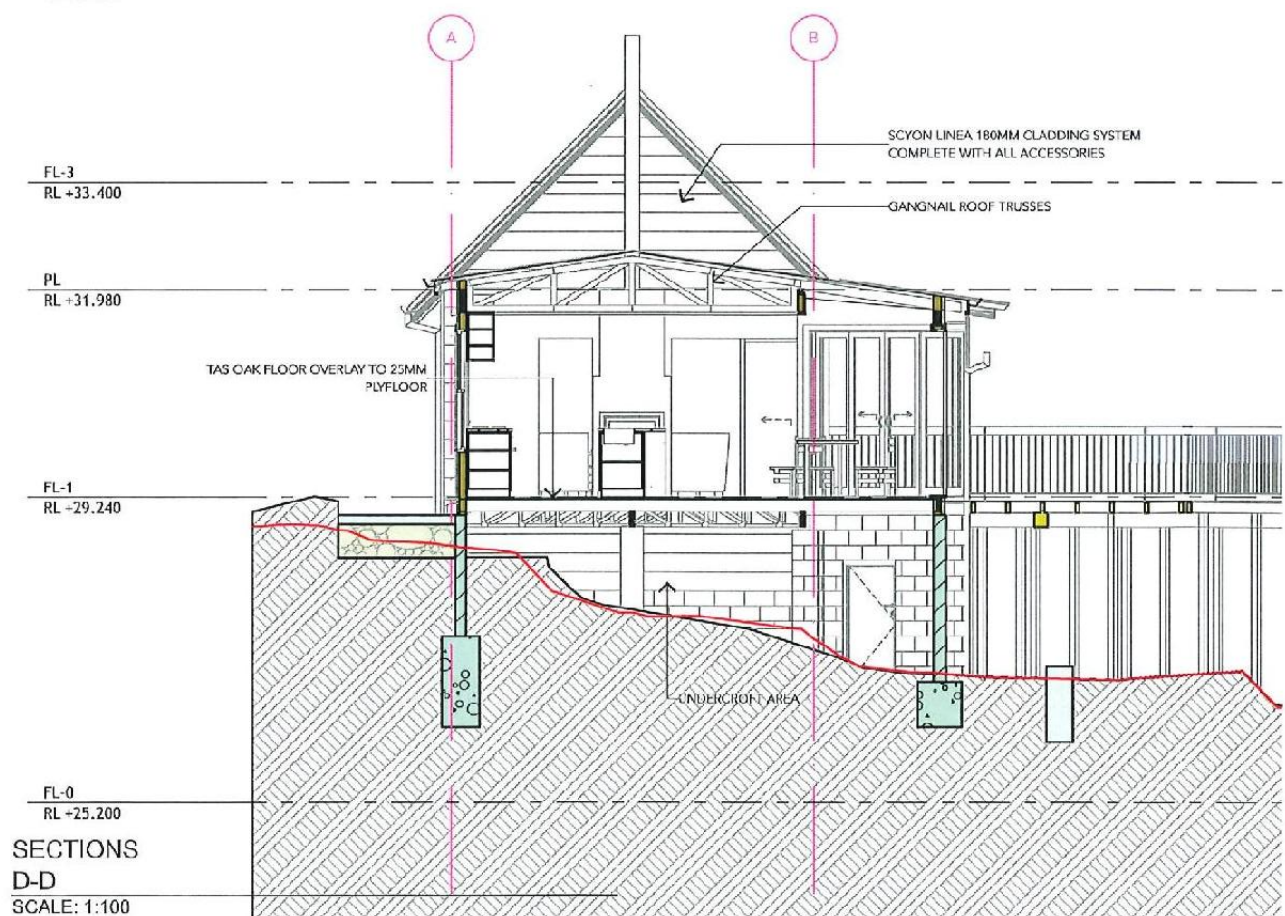
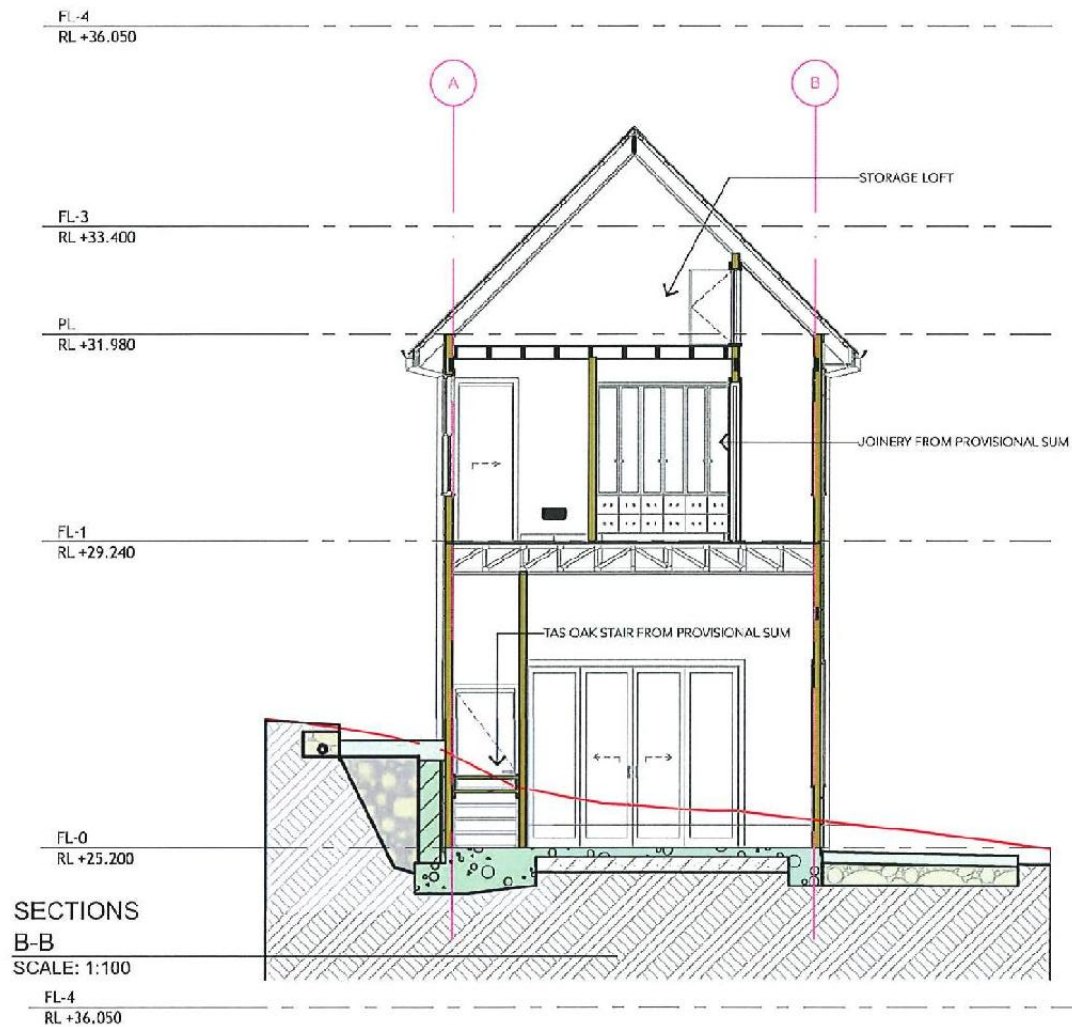
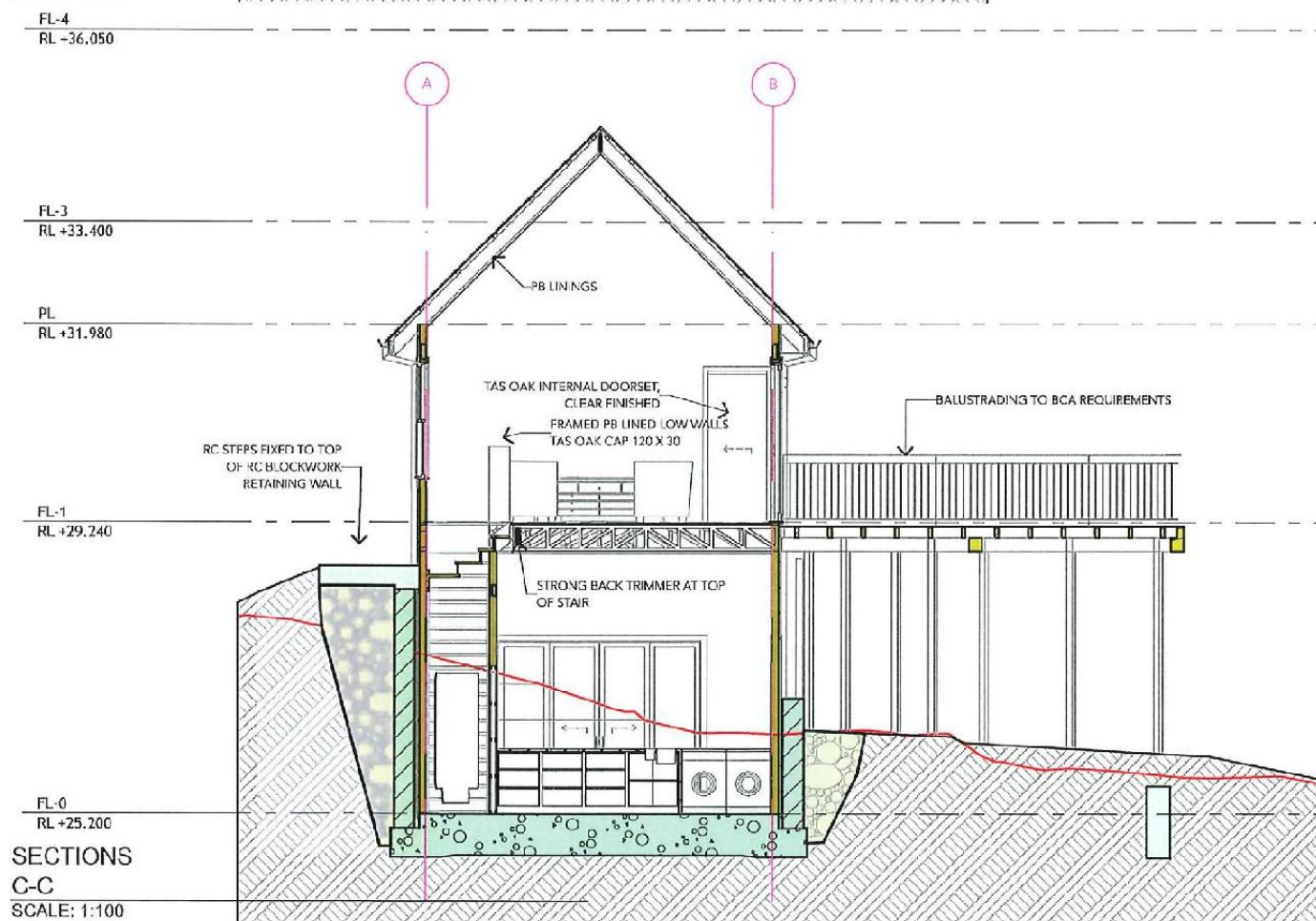
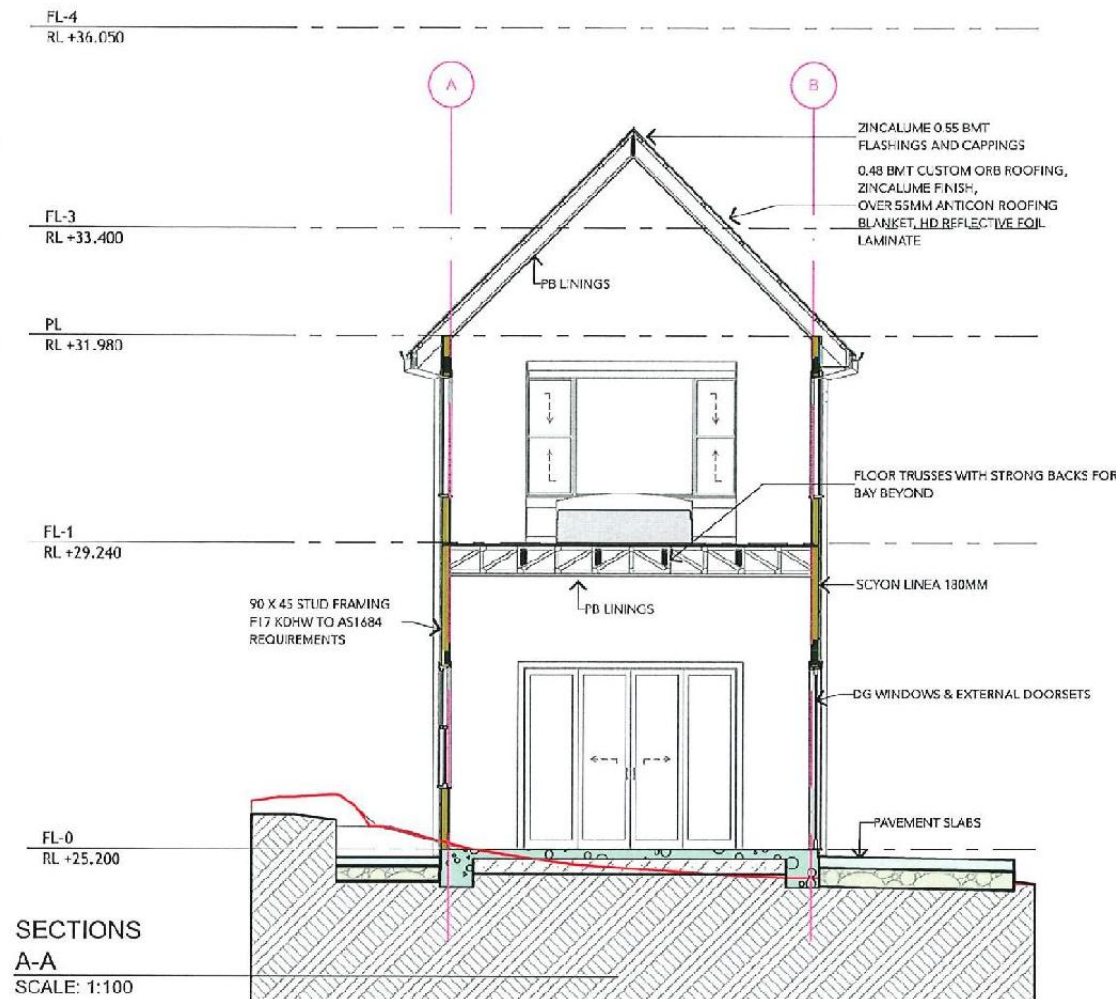
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Drawing No:

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ELEVATIONS
EAST - ANCILLARY DWELLING, NORTH -
ANCILLARY DWELLING, WEST - ANCILLARY
DWELLING, SOUTH - ANCILLARY DWELLING
STATUS: DA2 2019 ISSUE
SCALE: 1:100
DRAWN: ACS
DATE: 13.11.19

NEW DWELLING &
ANCILLARY DWELLING
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SECTIONS
A-A, B-B, C-C, D-D

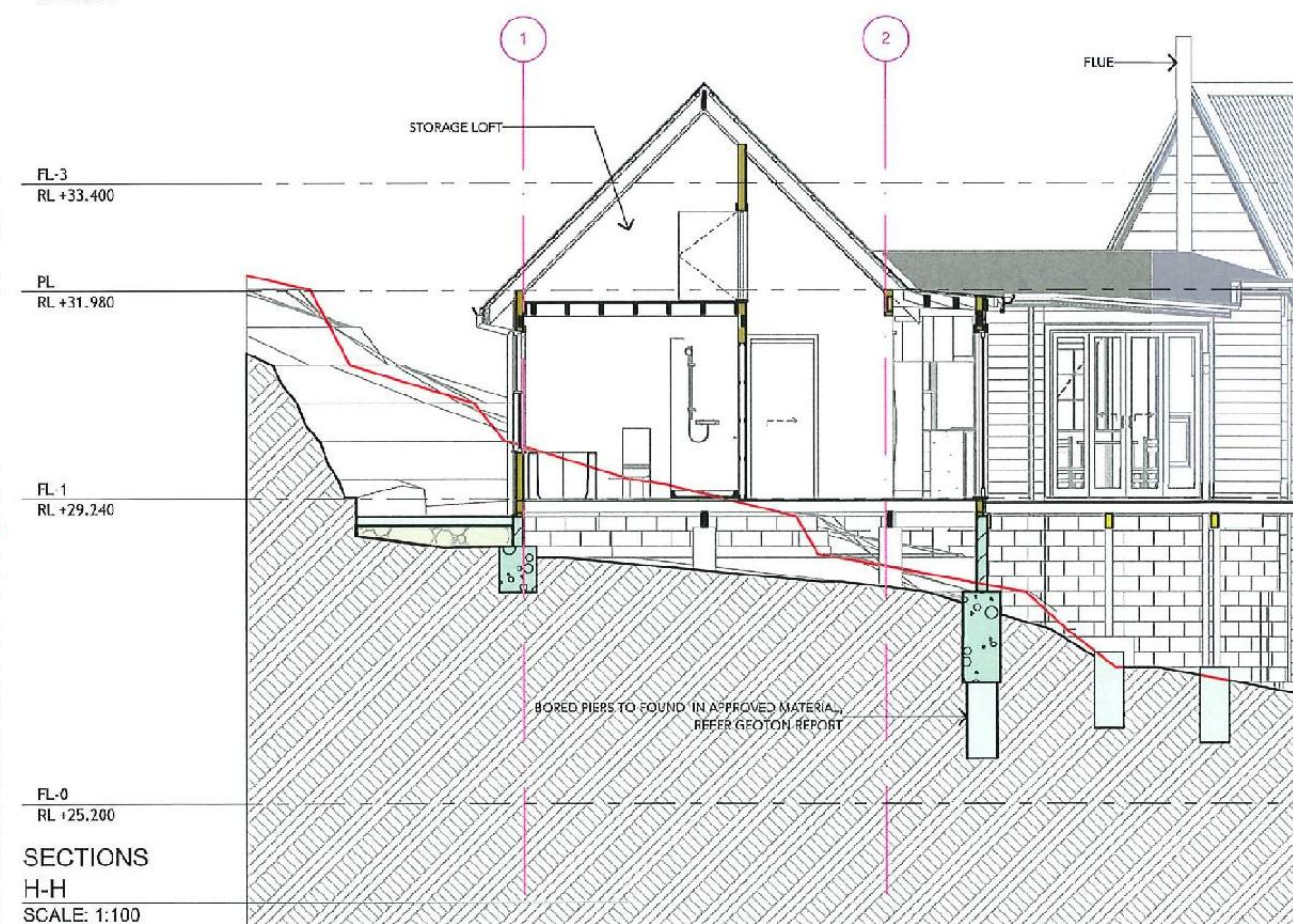
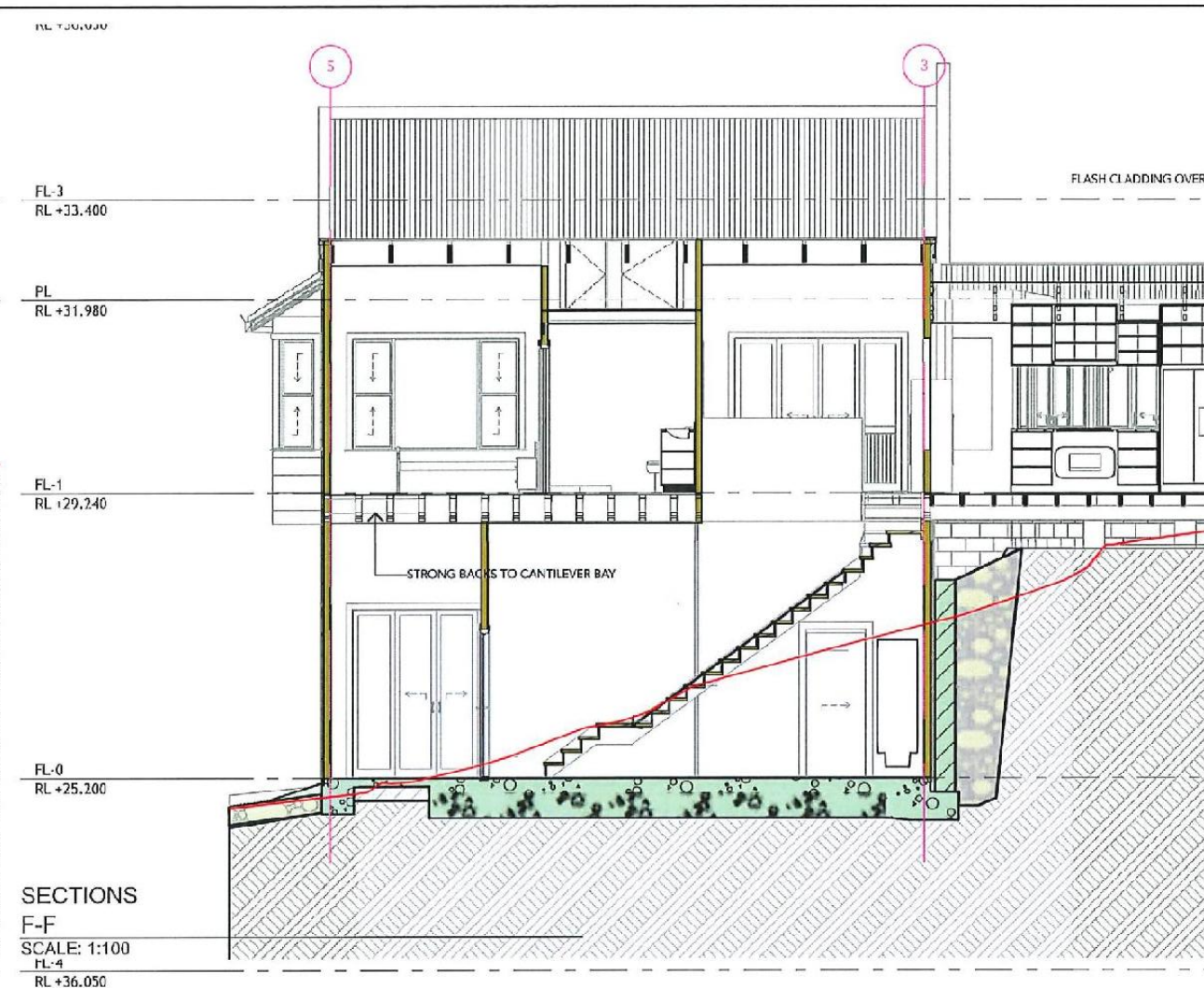
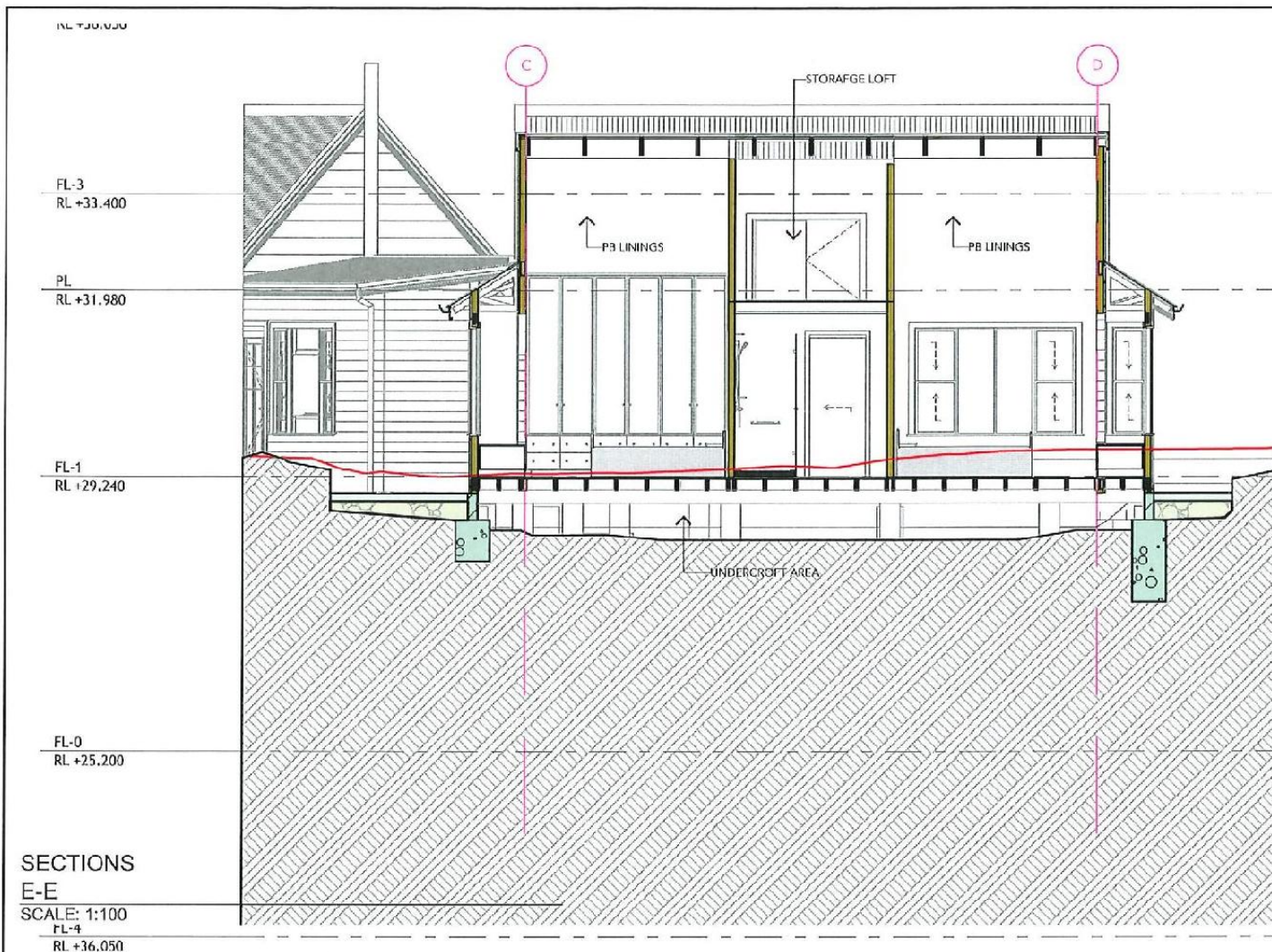
STATUS:
DA2 20'9 SSLE

SCALE: 1:100
DRAWN: ACS
DATE: 13.11.19

NEW DWELLING &
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I. K. SKINNER
611 FORTH RD FORTH

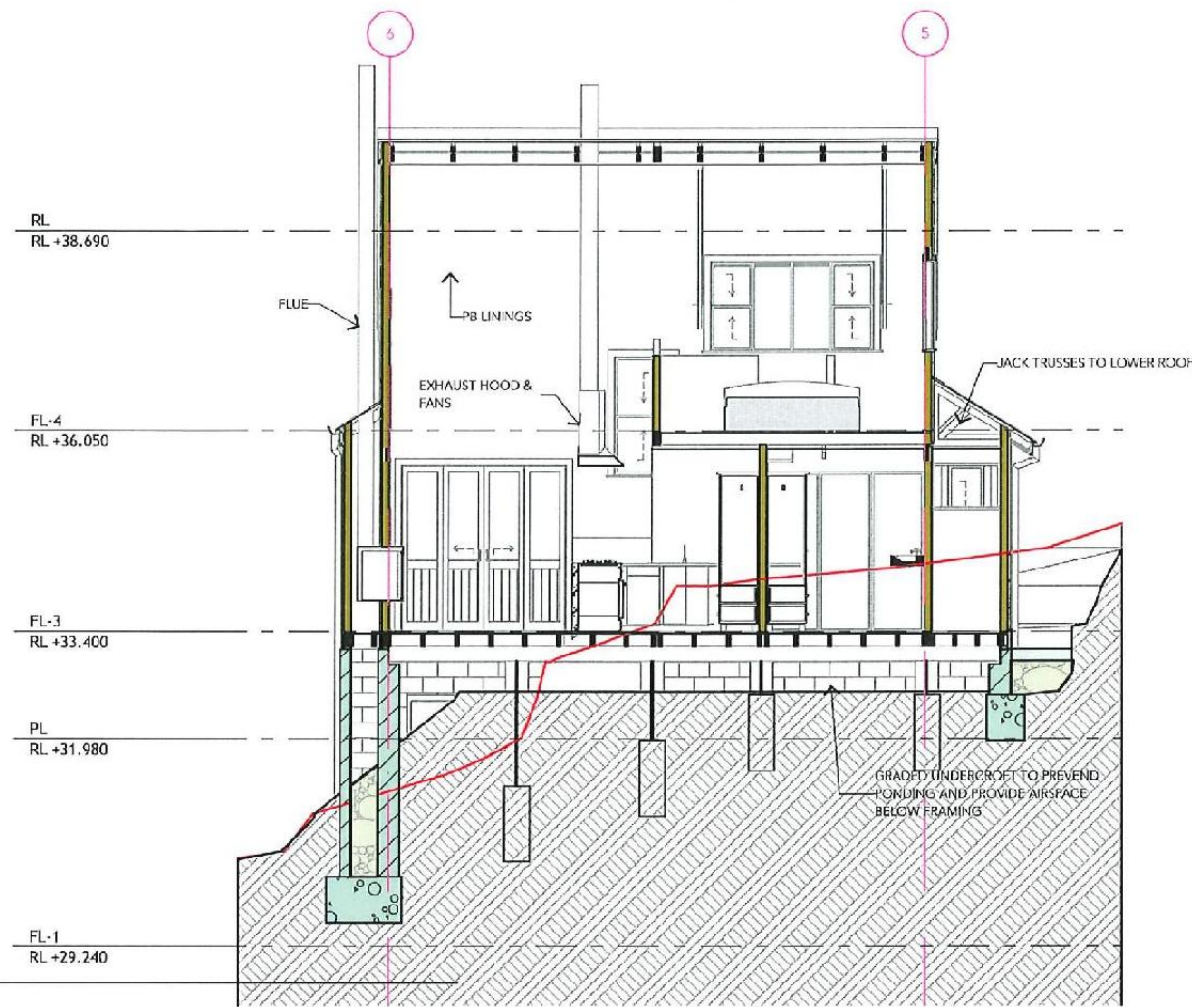
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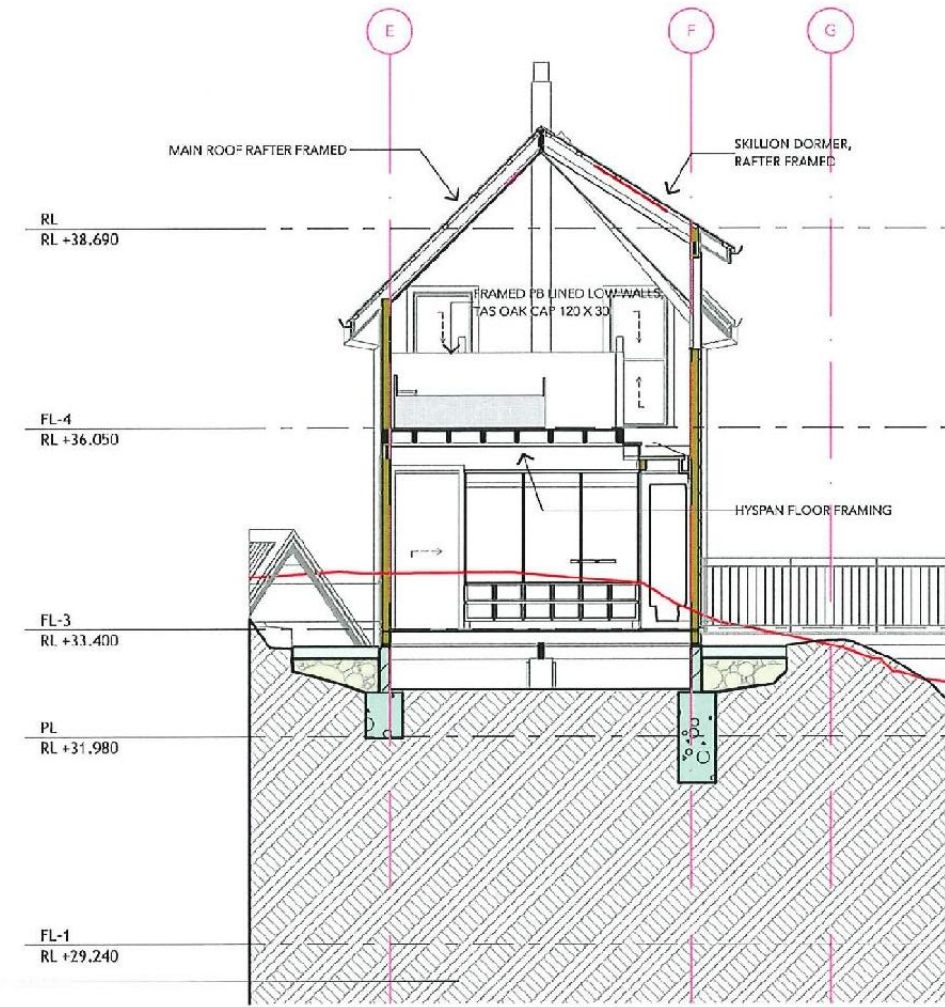


Project No: 00436 Drawing No: DA2.10 D	
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SECTIONS E-E, F-F, G-G, H-H	STATUS: DA2 2019 ISSUE
SCALE: 1:100 DRAWN: ACS DATE: 13.11.19	
NEW DWELLING & ANCILLARY DWELLING I. K. SKINNER 611 FORTH RD FORTH	
	
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SECTIONS
J-J
SCALE: 1:100



SECTIONS
K-K
SCALE: 1:100



SECTIONS
L-L
SCALE: 1:100



Project No: 00436
Drawing No: DA2.11 D

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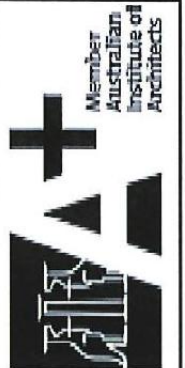
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STATUS:
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SECTIONS
J-J, K-K, L-L
NEW DWELLING &
ANCILLARY DWELLING
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6/11 FORTH RD FORTY



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asmith@bigpond.com





FORM
FORM 01
SCALE: 1:200

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Drawing No: DA2.12 D

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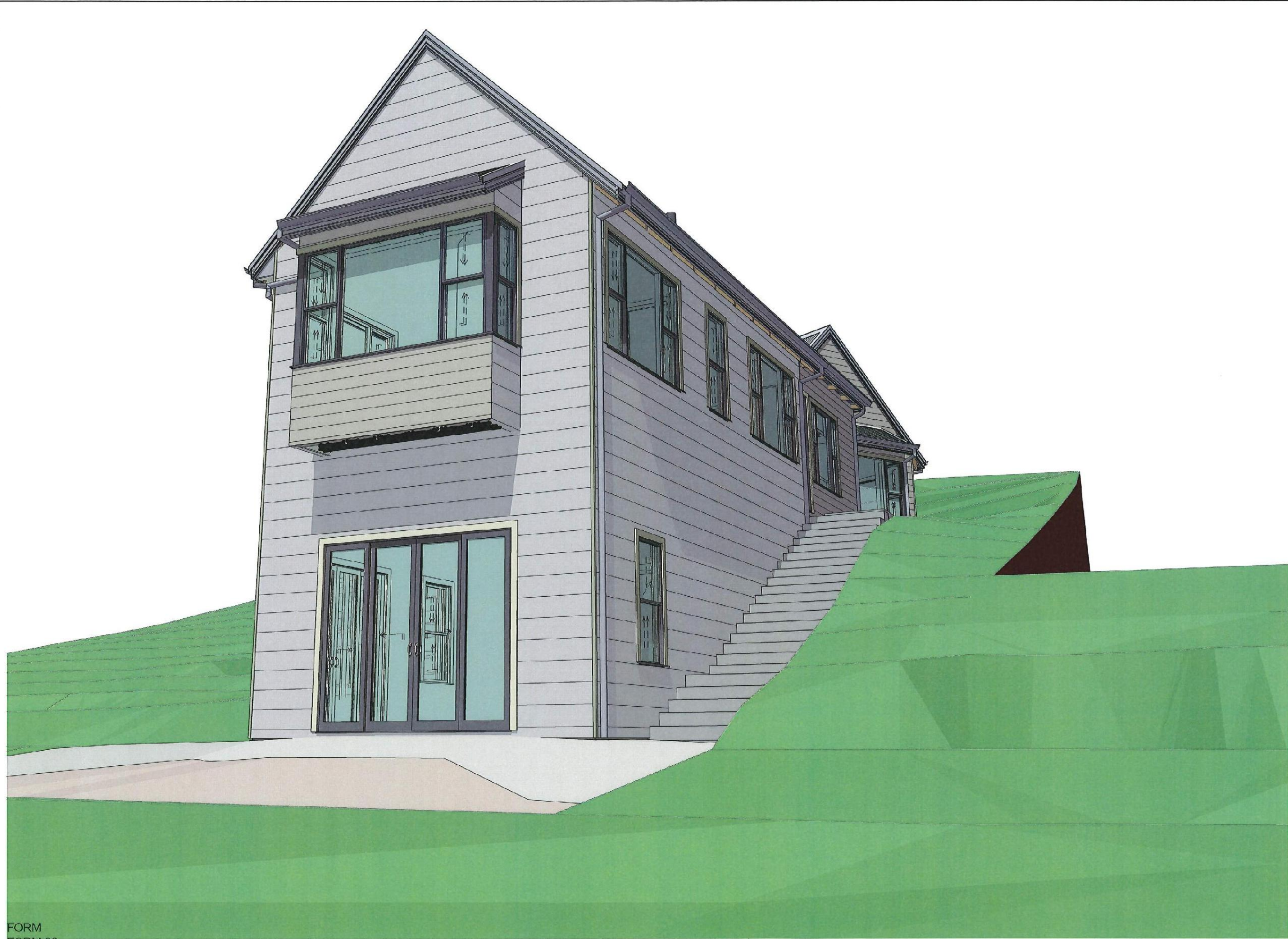
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FORM 01
STATUS:
DA2 2019 ISSUE
SCALE: 1:200
DRAWN: ACS
DATE: 13.11.19

NEW DWELLING &
ANCILLARY DWELLING
I. K. SKINNER
411 FORTH RD FORTH



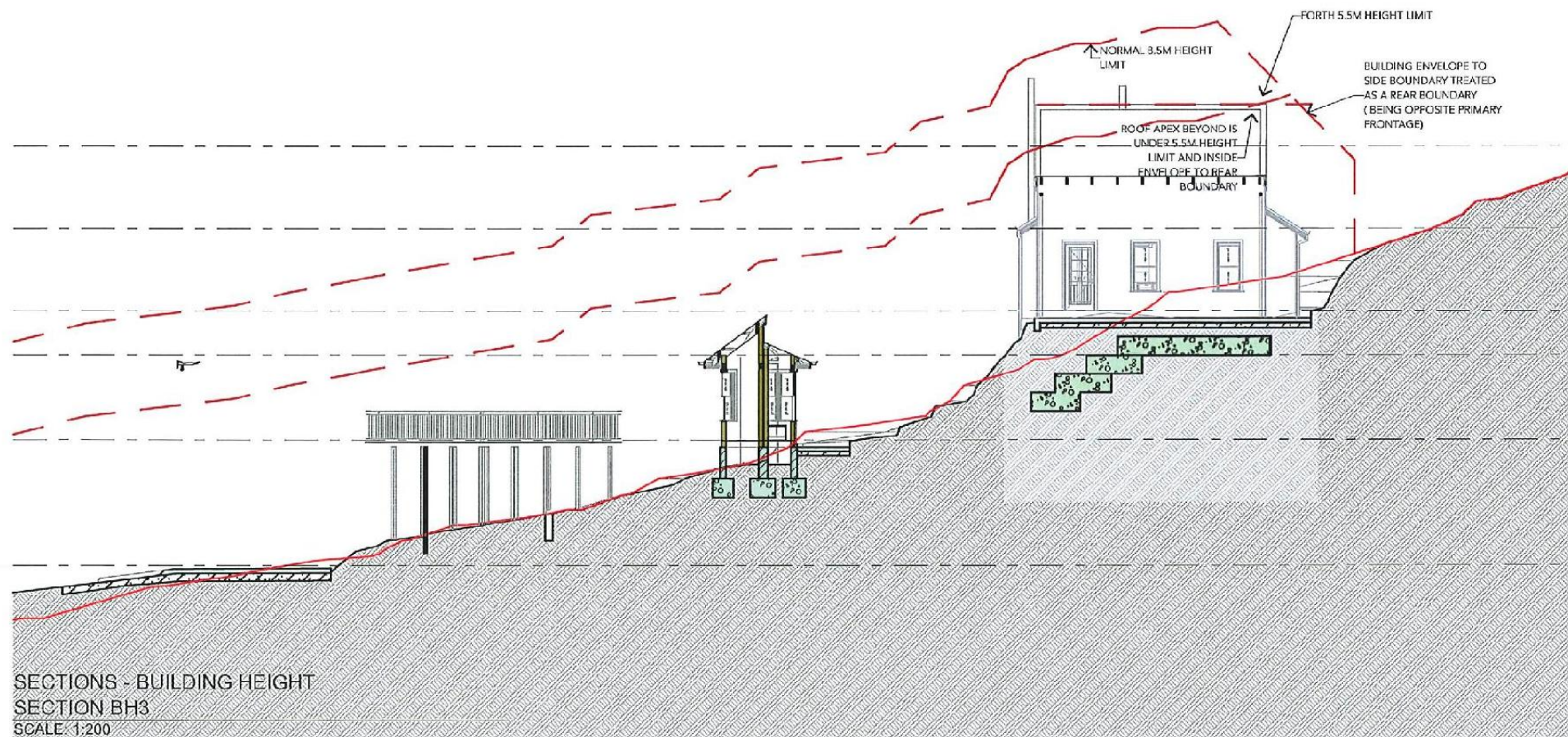
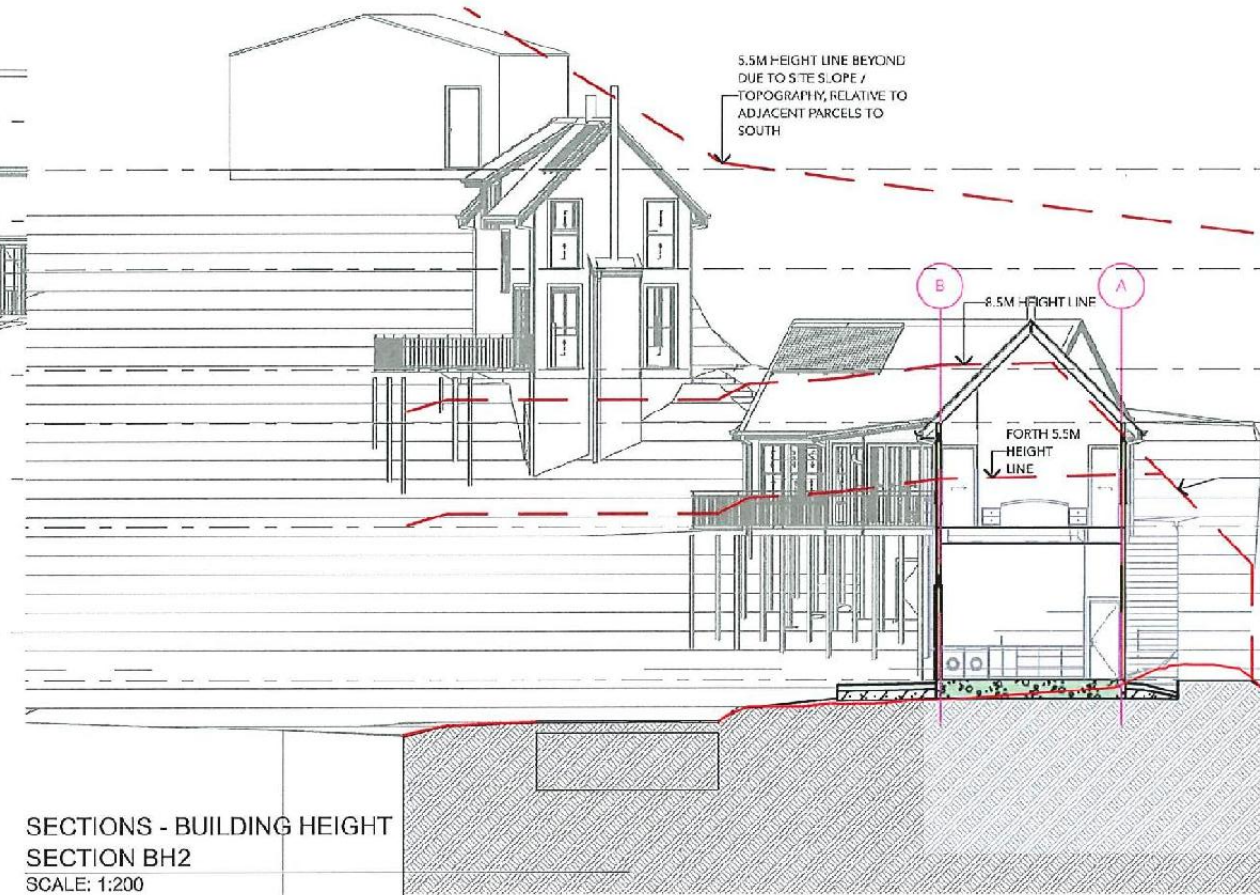
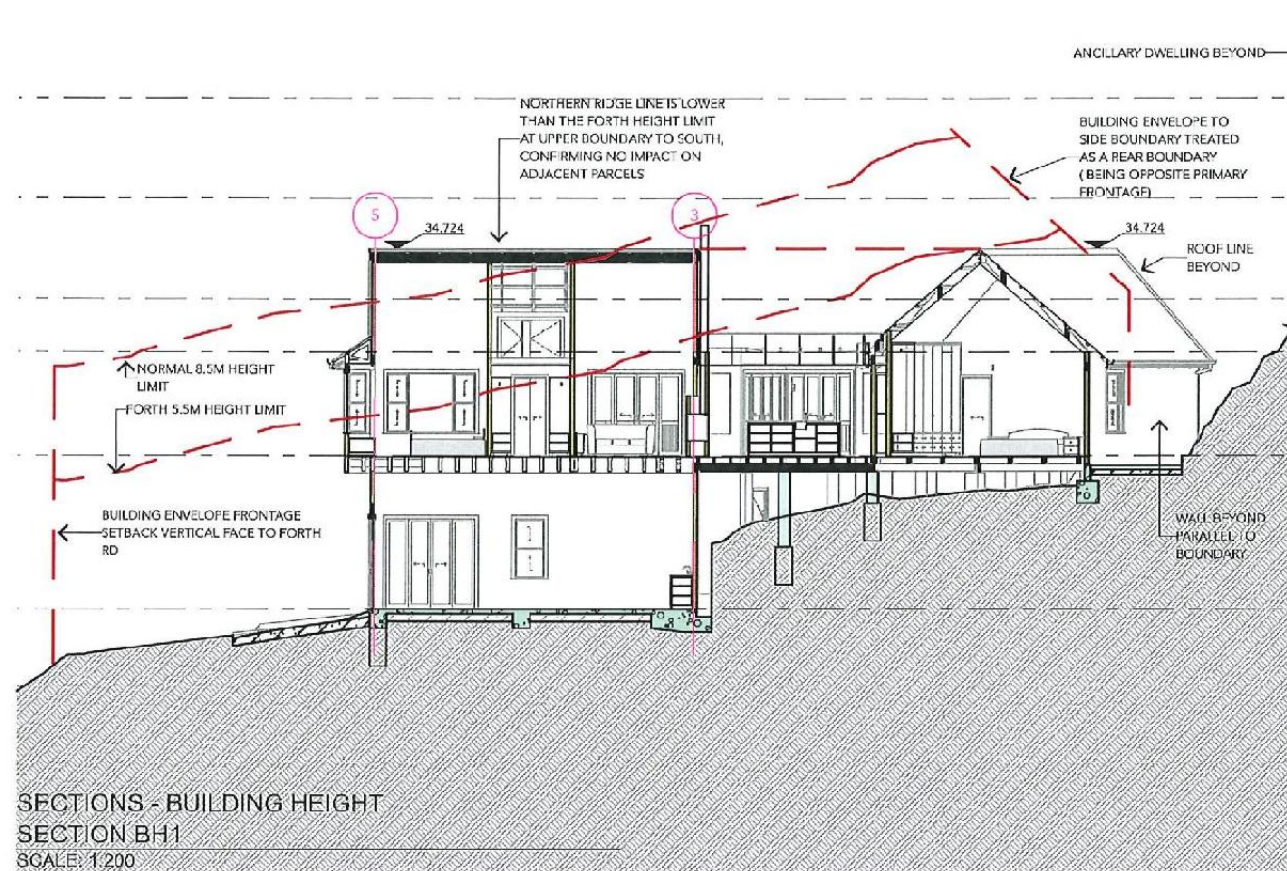
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04 0344501
asarchitects@bigpond.com



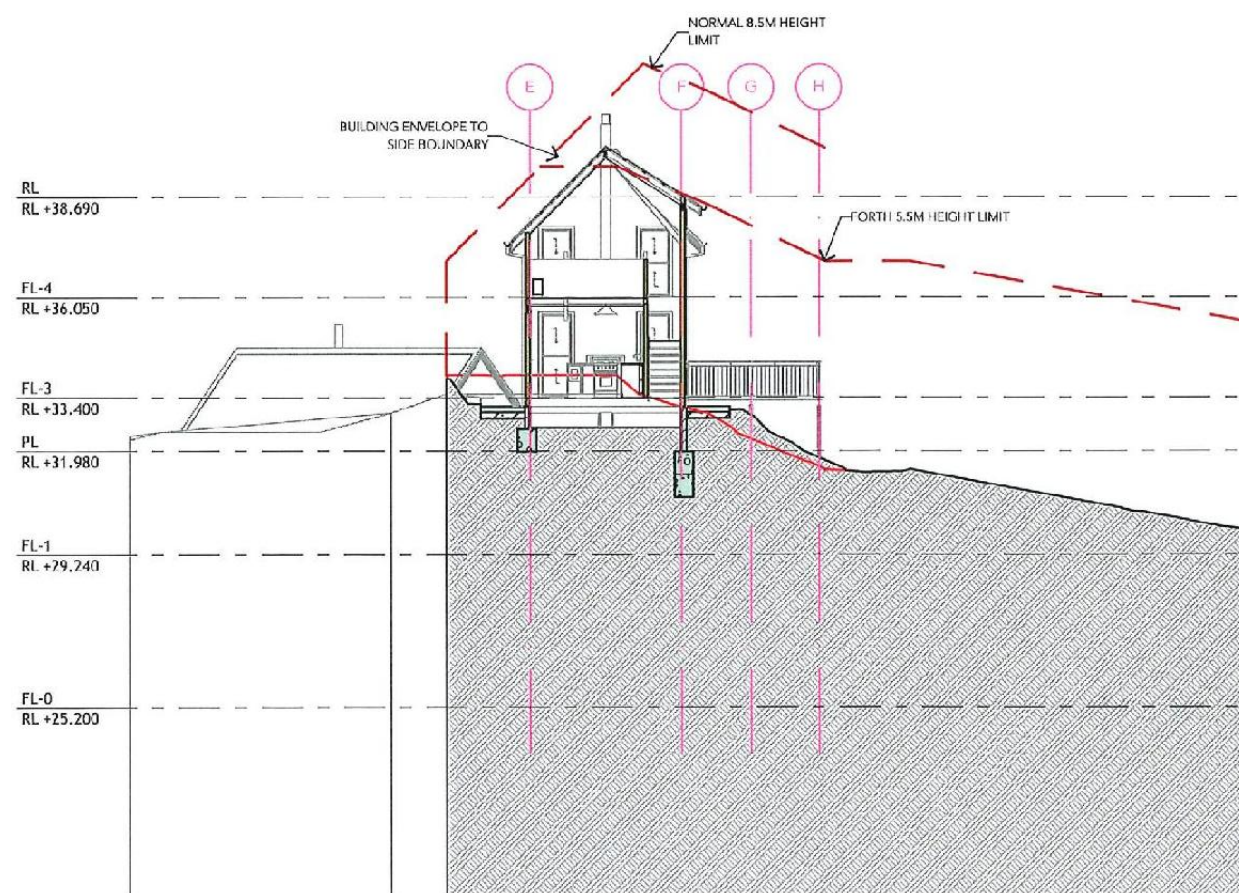
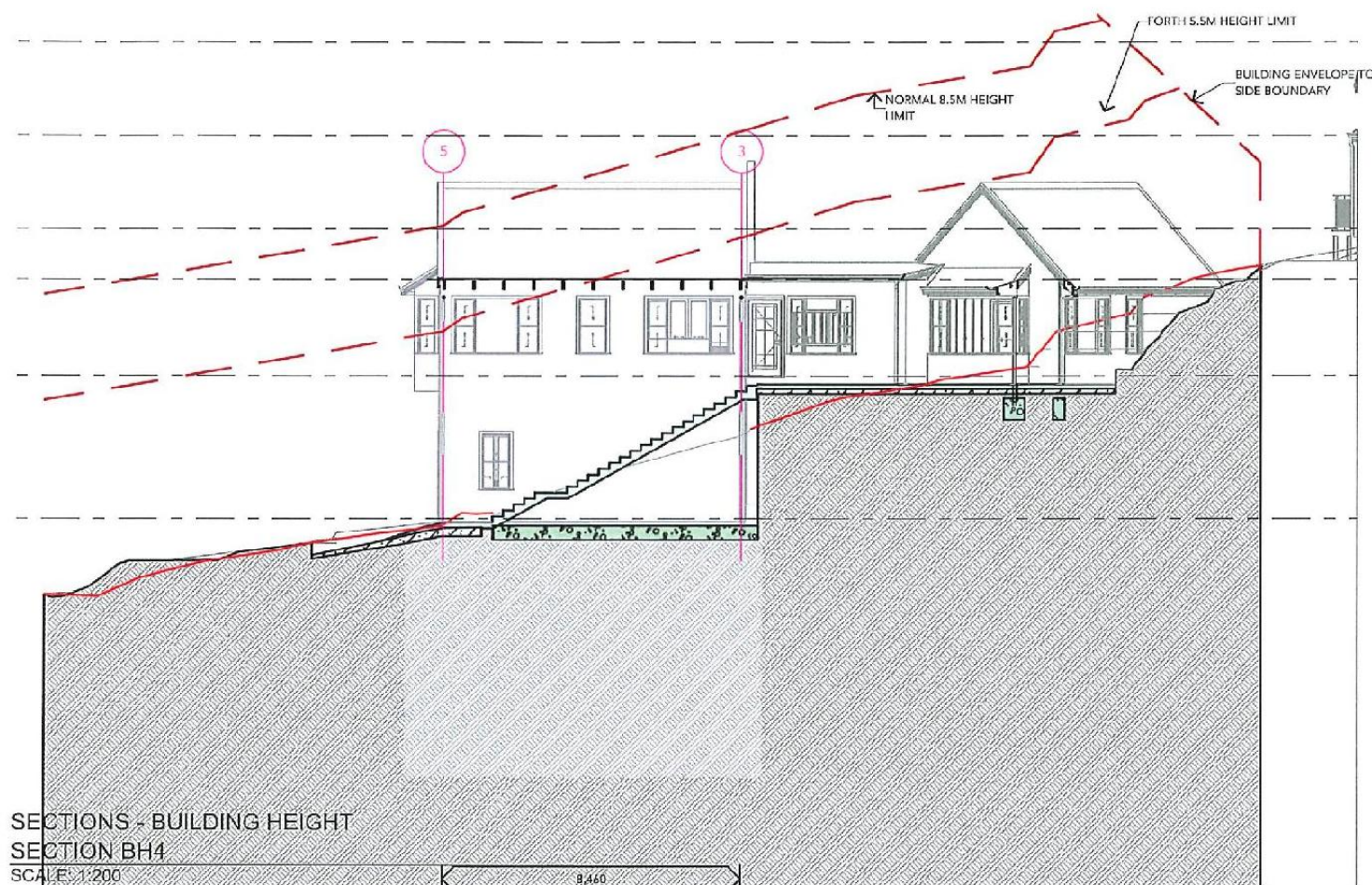


FORM
FORM 02
SCALE: 1:200

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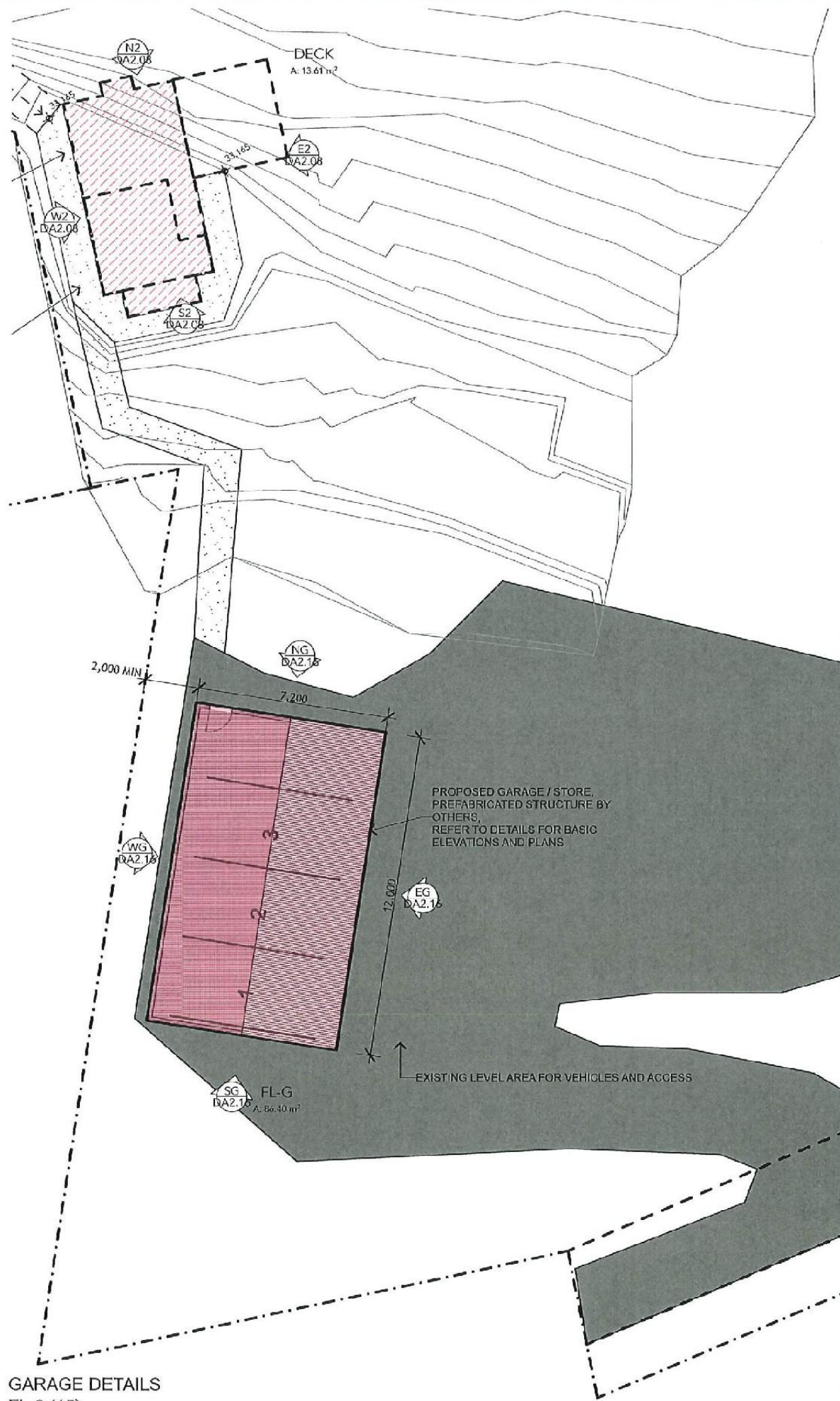


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SECTIONS - BUILDING HEIGHT SECTION BH1, SECTION BH2, SECTION BH3		SCALE: 1:200 DRAWN: ACS DATE: 13.11.19	
NEW DWELLING & ANCILLARY DWELLING I. K. SKINNER 611 FORTH RD FORTH			
			
andrew smith architects CC2762M 0410034501 sarah.tect@bigpond.com STUDIO - 78 WHITE HILLS RD PENGUIN			
			



 andrew smith architects <small>CC27 62M STUDIO - 76 WHITE HILLS RD PENGUIN 0410034501 asarchitects@opend.com</small>	NEW DWELLING & ANCILLARY DWELLING I. K. SKINNER <small>611 FORTH RD FORTH</small>	SECTIONS - BUILDING HEIGHT SECTION BH4, SECTION BH5	Project No: 00436 Drawing No: DA2.15 D
		STATUS: DA2 2019 ISSUE SCALE: 1:200 DRAWN: ACS DATE: 13.11.19	DO NOT SCALE IF IN DOUBT ASK SITE CHECK DIMENSIONS REPORT DISCREPANCIES REPORT OMISSIONS COPYRIGHT 13/11/19 3D IMAGES ARE ARTISTIC IMPRESSIONS ONLY

SECTIONS - BUILDING HEIGHT
SECTION BH5
SCALE: 1:200



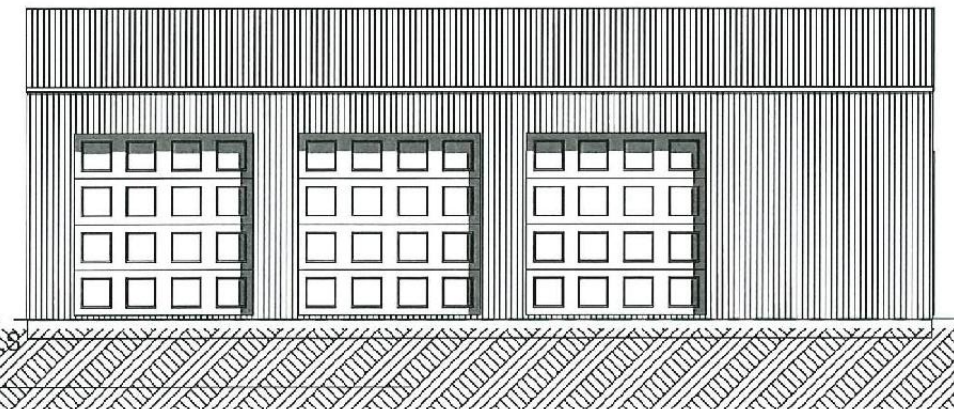
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SCALE: 1:200

GARAGE DETAILS
EAST GARAGE
SCALE: 1:100

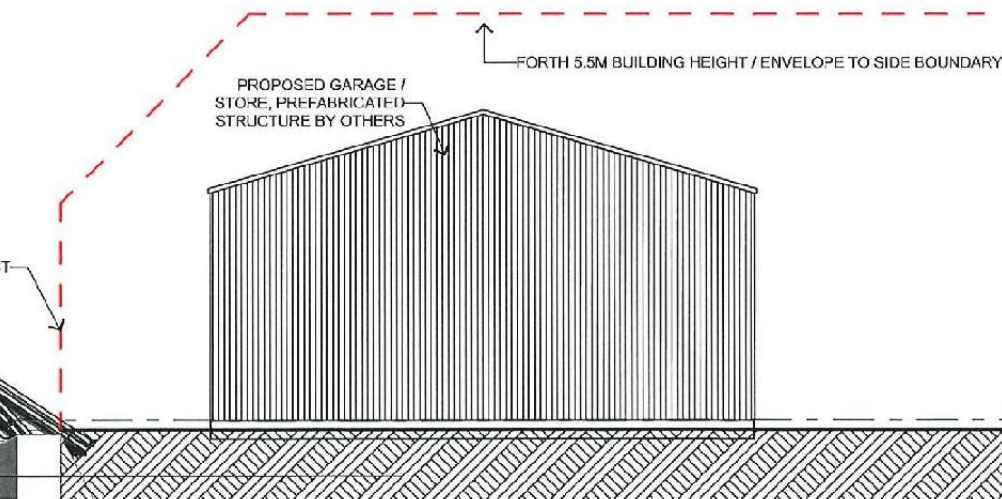
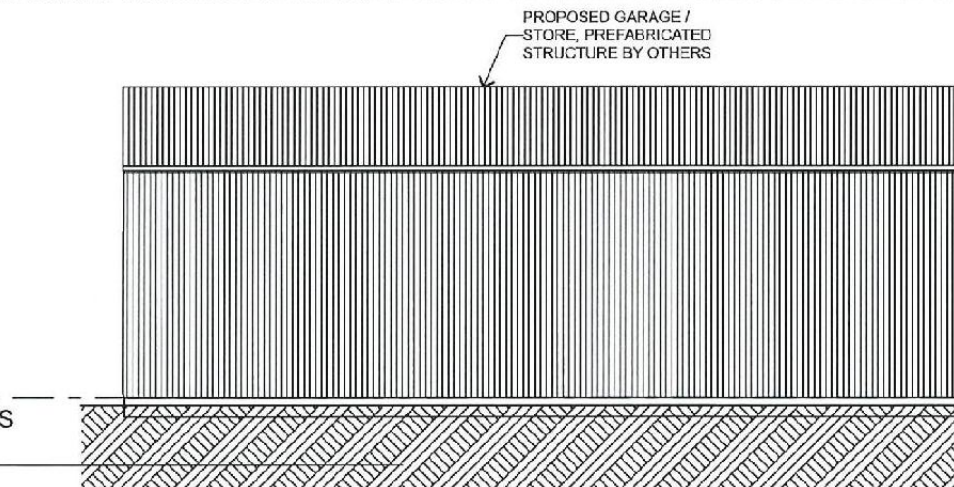
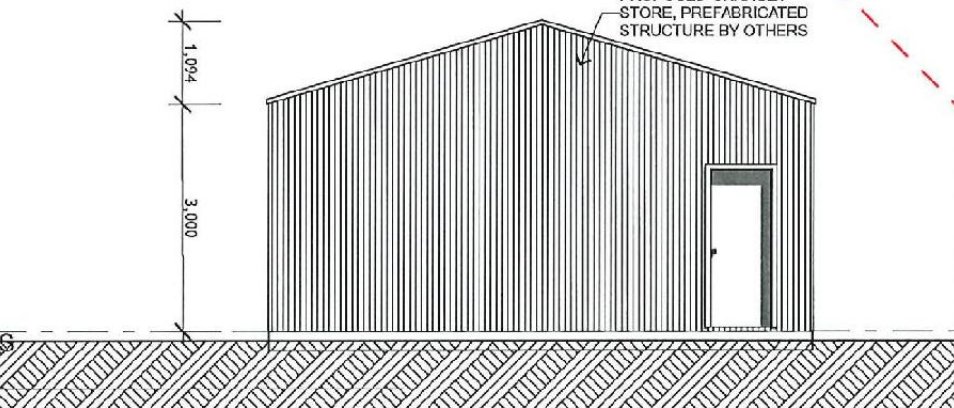
GARAGE DETAILS
NORTH GARAGE
SCALE: 1:100

GARAGE DETAILS
WEST GARAGE
SCALE: 1:100

GARAGE DETAILS
SOUTH GARAGE
SCALE: 1:100



FORTH 5.5M BUILDING HEIGHT / ENVELOPE TO SIDE BOUNDARY



Project No: 00436
Drawing No: DA2.16 D

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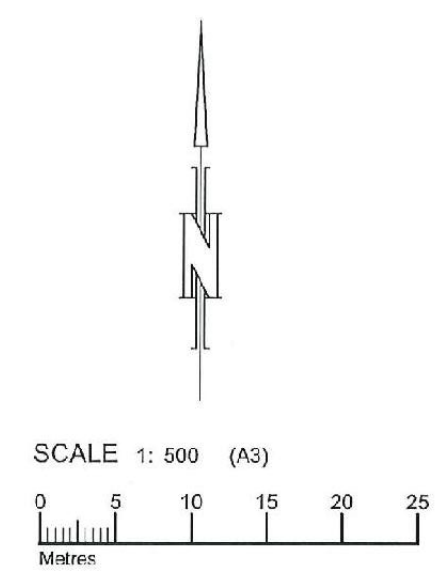
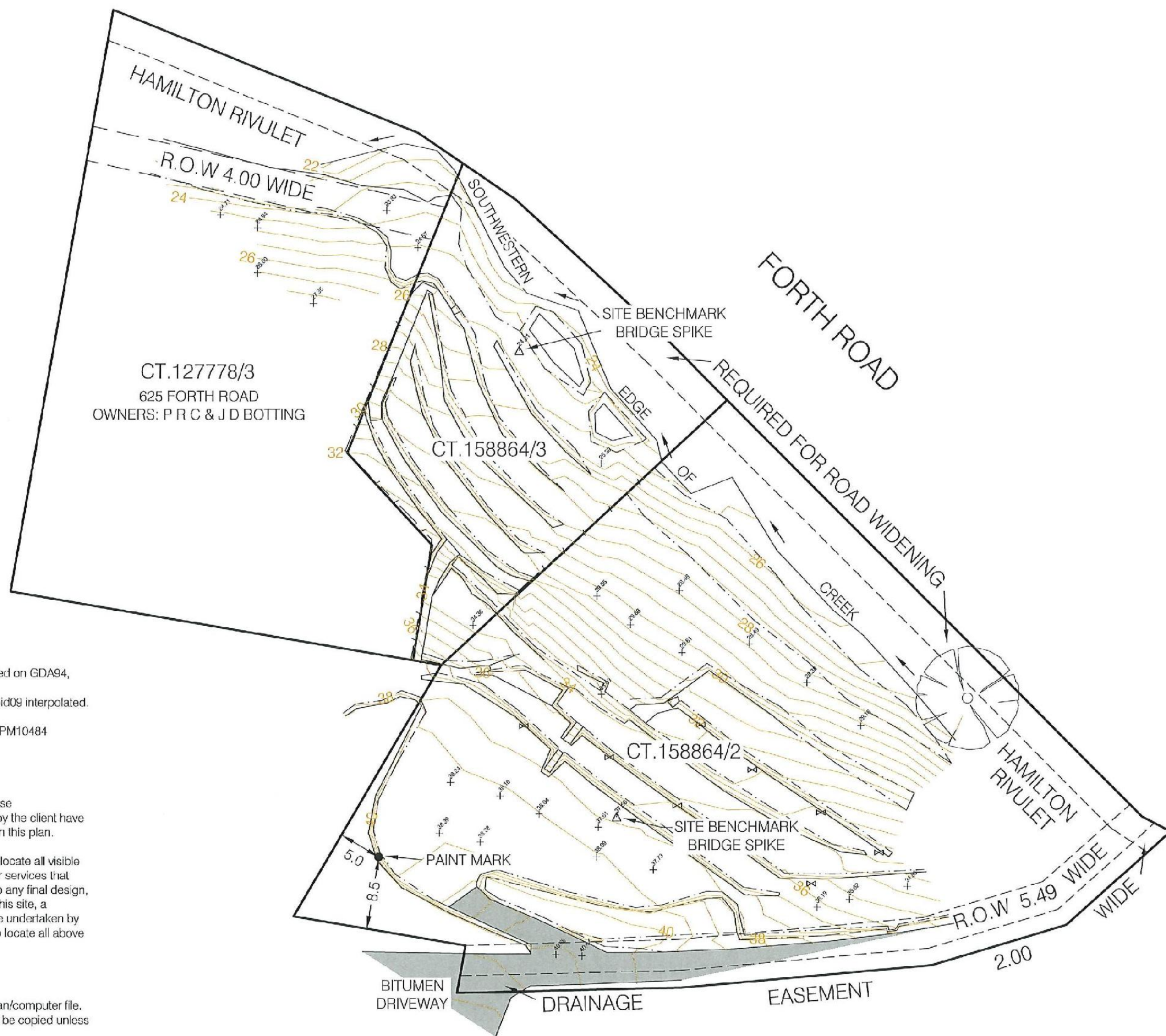
GARAGE DETAILS
FL-0 (15), EAST GARAGE, NORTH GARAGE, WEST
GARAGE, SOUTH GARAGE
STATUS: SCALE: 1:200, 1:100
DRAWN: ACS
DA2 2019 ISSUE
DATE: 13.11.19

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I. K. SKINNER
6/1 FORTH RD FORTH



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0410034501
asmith@asmitharchitects.com.au





NOTES:

Horizontal coordinate datum in Planar based on GDA94,
MGA zone 55
Vertical datum is AHD (Tas) 1983, AusGeoid09 interpolated.

Coordinates are scaled from MGA origin SPM10484
E: 437718.292
N: 5439428.986
RL: 72.974 (AHD83)

This is not a complete detail plan. Only those
structures/features specifically requested by the client have
been surveyed and subsequently shown on this plan.

While reasonable effort has been made to locate all visible
above ground services, there may be other services that
were not located during the survey. Prior to any final design,
demolition, excavation or construction on this site, a
comprehensive site investigation should be undertaken by
the relevant engineers and/or authorities to locate all above
and underground service infrastructure.

Contour interval: 0.50m.

These notes form an integral part of the plan/computer file.
As such, the plan/computer file should not be copied unless
these notes are included.

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

NOTES:

SURVEYOR	NC & ML	GEODOL	15926
DRAWN	JM	CHECKED	ALL
DATE	9 MAY 2014		

DETAIL SURVEY
CT.158864/2 & CT.158864/3 (OWNER: I K ELLIS)
607 FORTH ROAD, FORTH
ANDREW SMITH ARCHITECTS



PDA Surveyors
Surveying, Engineering & Planning

6 Queen Street,
Burnie, Tasmania, 7320
www.pda.com.au Also at: Hobart,
Launceston & Kingston
AEN 71 217 000 325
PHONE: +61 03 6431 4400
FAX: +61 03 6431 6663
EMAIL: pda.bne@pda.com.au

SCALE	PAPER
1: 500	(A3)
JOB NUMBER	DRAWING
15926	- 1

Our Ref: 00436 – DA2



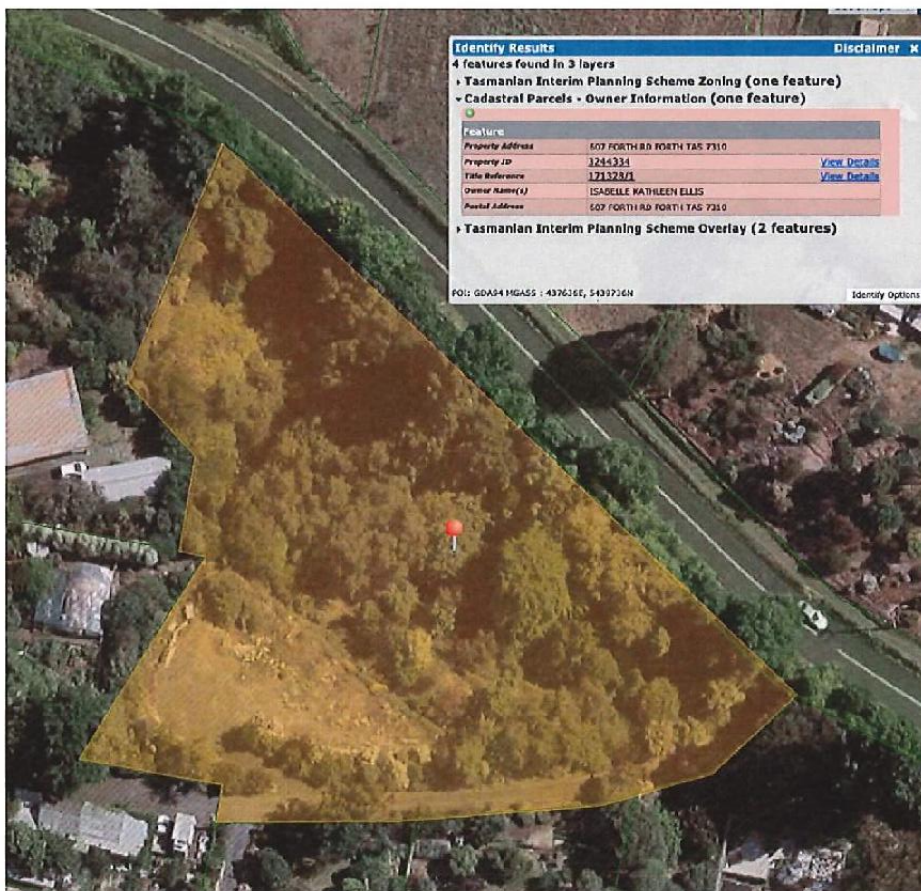
Monday, 14 October 2019

Development Services
Central Coast Council
PO Box 220
ULVERSTONE, TAS 7315

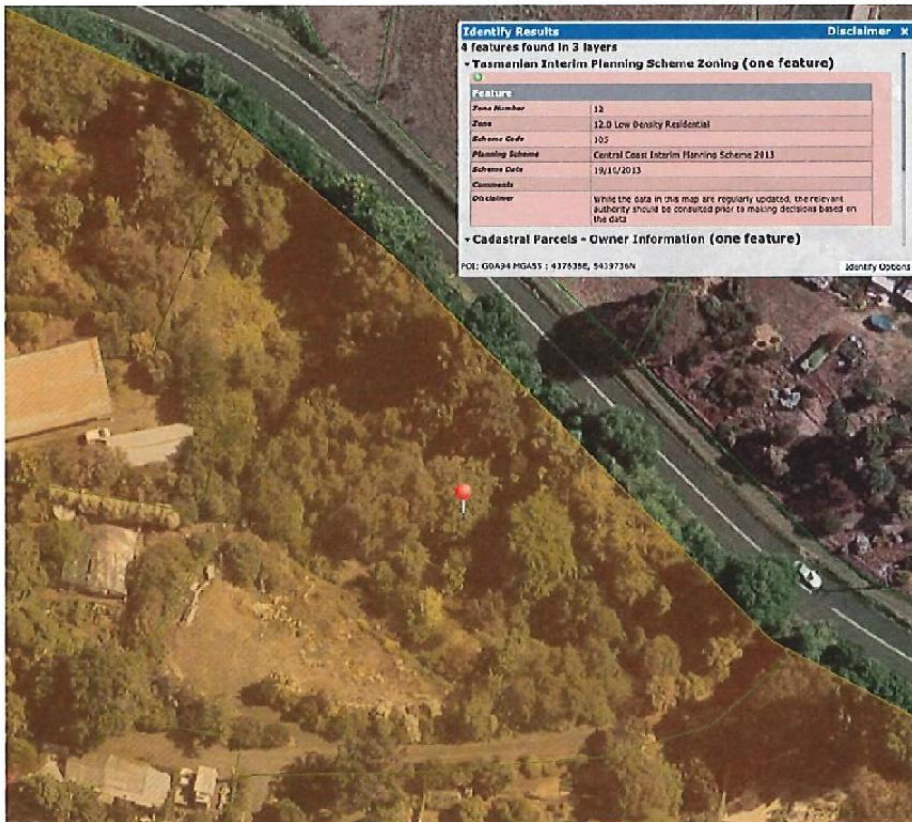
New Dwelling – 611 Forth Rd, Forth

Please find attached development application documentation for a new dwelling at 611 Forth Rd, Forth.

The site is defined by title reference 171328 / 1, and has an area of 5,213 sqm.

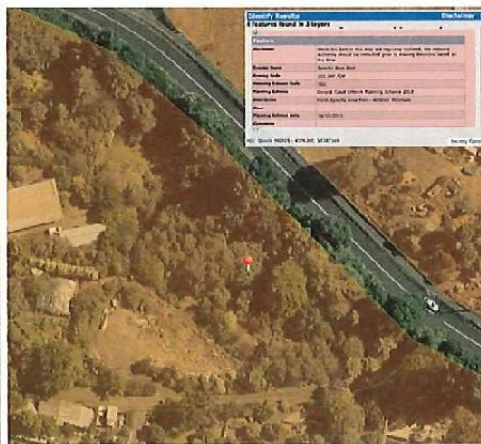
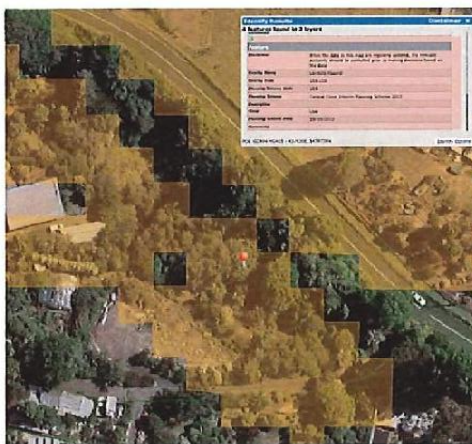


The site is within zone 12.0, Low density Residential.



The site has 2 overlays;

- Forth Specific Area Plan – 4,000 sqm minimum.
- Landslip Hazard – Low.



The following Codes may apply to this site;

- E4 Change in Ground Level Code, Refer to GEOTON
- E6 Hazard management Code, Refer to GEOTON
- E9 Traffic Generating Use and Parking Code,
- E10 Water and waterways code, Refer ES&D.

The site has 2 access points from Forth Road, with the second being over a legal ROW.

The site has been surveyed, prior to the recent adhesion, and a copy of the survey plan is enclosed.

The site has had a geotechnical and wastewater system report prepared by GEOTON, copy enclosed.

A Water and waterways code assessment & report has been prepared by ES&D, copy enclosed.

12.0 Low Density Residential Zone

12.1 Zone Purpose Statements

12.1.1 Zone Purpose Statements

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

The proposed single dwelling is a residential use on a 5,213 sqm lot, with limited infrastructure, and is compatible with other residential uses on adjacent lots.

The proposal meets the zone purpose statements.

12.1.2 Local Area Objectives

- (a) Land is available for residential use in urban and semi-urban settings;*
- (b) Low density residential areas make efficient use of land and optimise available infrastructure provision through a balance between infill and redevelopment of established residential areas and by incremental release of new land;*
- (c) The type, scale, and intensity of use or development are consistent with the level of permanent constraint on residential use at suburban densities.*
- (d) New or intensified use or development is restricted if the limit of a known constraint on residential use is uncertain;*
- (e) Low density residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public, and social investment.*
- (f) Low density residential areas enable opportunity for convenient access to basic level services and facilities for education, health care, retail, social, and recreation purposes;*
- (g) Low density residential areas provide small-scale employment opportunities in home occupation and home based business.*
- (h) The amenity and character of low density residential areas is commensurate with the location of housing and support activity within a shared urban or semi-urban living space, and is to take into account –*
 - (i) the likely impact on residential use from the occurrence and operation of non-housing activity;*
 - (ii) suitability of a site for intended use;*
 - (iii) possible absence in provision or capacity of community services, transport infrastructure and utilities;*
 - (iv) restriction imposed by an environmental constraint;*
 - (v) the level of risk from exposure to a natural hazard; and*
 - (vi) the effect of location and configuration of buildings within a site on –*
 - a. apparent bulk and scale of buildings and structures;*
 - b. opportunity for on-site provision of private open space and facilities for parking of vehicles;*
 - c. opportunity for access to daylight and sunlight;*
 - d. visual and acoustic privacy between adjacent dwellings; and*
 - e. consistency of the streetscape; and*
 - f. the relationship between new sensitive use and the use of land in an adjoining zone*

The proposal follows these local area objectives.

12.1.3 Desired Future Character Statements

Use or development in a low density residential area is to provide –

- (a) sites that are typically larger than suburban lots, although size is dependent on availability of utilities and land capability;
- (b) choice and diversity in the design, construction, and affordability of buildings;
- (c) housing as a predominant but not exclusive form of development;
- (d) buildings that are typically of one or two storeys;
- (e) a streetscape in which buildings are setback consistently from the frontage;
- (f) buildings that are set apart from adjacent buildings to –
 - (i) reduce apparent bulk and scale;
 - (ii) enable each an opportunity for access to sunlight; and
 - (iii) assist visual and acoustic privacy of adjoining residents;
- (g) site coverage that retains unbuilt area for recreation, service activity, vehicle parking, and on-site disposal of sewage or stormwater; and
- (h) an ordered pattern of lots and an internal road network



The site area is 5,213 sqm.

The site provides diversity in the design, construction and affordability of buildings.

The proposed use is residential, a single house, including an ancillary dwelling.

The proposed dwelling is 1-2 storeys in proportion.

The dwelling is setback from the frontage and follows the local area theme.

The proposed dwelling is set apart from adjacent buildings.

The design, siting and split floor levels reduce the apparent bulk and scale.

The design is within the building envelope for the rear upper portion of site, and follows the acceptable solution for access to sunlight for adjacent sites.

The northern lower area of the site and topography of the site render portions of the northern upper walls outside the 5.5m height limit.

The protrusions have no impact on higher positioned sites / dwellings adjacent to the site.

The design complies with privacy setbacks to adjacent sites.

Site coverage permits ample area for recreation, services, vehicle parking and access.

The proposal complies with the *Desired Future Character Statements* for this zone.

12.2 Use Table

Residential Use is permitted, with no qualifications



12.3 Use Standards

12.3.1 Discretionary Permit Use

Objective:

Use in this zone that is a discretionary permit use is to service and support the routine requirements of the local community

The protrusion of wall elements above the 5.5m height limit forms a discretion, and is reliant on performance criteria.

12.3.2 Impact of Use

Use in this zone that is a discretionary permit use is required to serve local needs and must minimise adverse impact on the amenity of residential use.

The northern portions of the proposal that due to the site topography and available building areas (to retain the established gardens) protrude above the 5.5m height limit are well below the level of adjacent sites.

The northern position and lower level renders these protrusions as having no impact on the amenity of adjacent residential uses.

12.4 Development Standards

12.4.1 Suitability of a site or lot for use or development

Objectives:

- (a) provide a suitable development area for the intended use;
- (b) provide access from a road; and
- (c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater

Complies with Acceptable Solution A1

- (a) Site area is greater than 500 sqm.
- (b) Site is able to contain a building area of not less than 10.0m x 15.0 m.

Complies with Acceptable Solution A2

The site has legal access from Forth Road.

Complies with Acceptable Solution A3

The site is capable of connection to water supply and or a rechargeable drinking water system of a minimum 10,000L capacity.

Complies with Acceptable Solution A4

Refer to Geoton reports, which confirm the site capability for on-site disposal of domestic wastewater.

Complies with Acceptable Solution A5

Refer to Geoton reports, which confirm the site capability for draining and disposal of stormwater.

12.4.2 Dwelling Density

Objective:

Residential dwelling density is to –

- (a) make efficient use of land for housing;*
- (b) optimise utilities and community services; and*
- (c) be consistent with any constraint on suitability of the land for residential use*

The proposed single dwelling follows these objectives.

Complies with Acceptable Solution A1

The site area of 5,213 sqm is greater than 500 sqm.

12.4.3 Location and configuration of development

Objective:

The location and configuration of development is to –

- (a) be consistent with land capability;*
- (b) provide a consistent separation between the development area on adjacent sites and between development and a road;*
- (c) provide consistency in the apparent scale, bulk, massing, and proportion of adjacent buildings;*
- (d) provide sufficient site area for open space, utilities, and vehicle parking;*
- (e) provide for the facade of a residential building to remain the dominant architectural element in the streetscape; and*
- (f) separate adjacent buildings to provide reasonable opportunity for daylight and sunlight to habitable rooms and to private open space areas; and*

The proposed single dwelling follows these objectives.

Complies with Acceptable Solution A1

Complies with setback of 4.5m to primary frontage.

Complies with Performance criteria P2

The proposed single dwelling walls are not contained in the reduced height (5.5m) building envelope for the local area, and in accordance with this clause.

Wall and roof projections that protrude through this reduced height building envelope satisfy the performance criteria and or are in a position that will not impact on adjacent residential use.

Complies with Acceptable solution A3.

Site coverage equates to 3%, which is less than 50%.

Complies with Acceptable solution A4

The garage is contained within the footprint of the main floor level, is setback at the prescribed distance from the primary frontage.

The garage is behind the primary frontage of the dwelling.

Complies with *Acceptable solution A5*

The garage door opening is less than 6m in width.

12.4.4 Visual and acoustic privacy for residential development

Objective:

The location and configuration of development is to minimise likelihood for –

(a) overlooking of a habitable room, balcony, deck, or roof garden in an adjacent dwelling;

(b) intrusion of vehicle noise from an access strip or communal driveway

The proposed single dwelling follows these objectives.

Complies with *Acceptable Solution A1*

Doors, windows and balcony areas with a floor level greater than 1m above ground are setback a minimum of 3m from the side boundary of the closest adjacent residential use, or are greater than 6m from this structure.

Complies with *Acceptable Solution A2*

The proposed dwelling is setback a greater than 1.5m from ROW.

12.4.5 Private open space for residential use.

Objective:

Private open space is available in development for residential use to meet the reasonable private and communal needs of residents for garden, recreation, service, and storage purposes.

The proposed single dwelling follows these objectives.

Complies with *Acceptable Solution A1*

The proposed dwelling has private open space exceeding the requirements of this clause.

Complies with *Acceptable Solution A2*

The private open spaces are capable of receiving more than 3 hours sunlight on the 21st June.

Complies with *Acceptable Solution A3*

The driveway provides direct access at grade from the dwelling to the ROW and roadway beyond for waste collection activities.

12.4.6 Frontage fences

Objective:

A frontage fence is to –

(a) assist privacy and security for occupants of a dwelling;

(b) assist to attenuate likely impact from activity on a road, on the site, or on adjacent land;

The proposed single dwelling follows these objectives.

Complies with *Acceptable Solution A1*

The design does not incorporate a frontage fence, or our client is not requesting a frontage fence outside of the acceptable solution.

Future frontage fencing if any will comply with *Acceptable Solution A1*.

12.4.7 Setback of development for sensitive use.

N/A, the use is not a sensitive use.

12.4.8 Subdivision.

N/A, the site exists, and the proposal does not involve subdivision.

12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision.

N/A, the site exists, and the proposal does not involve subdivision.

E4 Change in ground level code.

E4.4 Development exempt from this code.

Clause E4.4.1 (b) of this code applies.

(b) a change in ground level –

(i) if more than 1.5m from a boundary to the site –

- a. has a depth of less than 1.0m;*
- b. is not within a water course;*
- c. is more than 1.0m from any easement, road, or right-of-way;*
- d. is more than 1.0m from an underground utility service;*
- e. involves an area of less than 200m²;*
- f. has a finished slope batter of less than 25% or is supported by a retaining wall of less than 1.0m height; and*
- g. is not on land to which Code E6 of this planning scheme applies*

The garage area excavations are greater than 1.5m from a boundary, and are less 200sqm in area.

The works are not within a mapped watercourse.

The excavation works have an area less than 200 sqm.

The site overlay of code E6, is exempt for the residential use, as the risk level is low.



E6 Hazard management code.

E6.4 Development exempt from this code.

Clause E6.4.3 (b) of this code applies.

(b) residential use other than residential use defined as vulnerable use on land within an area shown on a natural hazard map forming part of this planning scheme to have a low level of risk from exposure to a natural hazard;

The proposal is exempt from this code.

E9 Traffic generating use and parking code.

This code applies to all developments.

E9.6.1 Design of vehicle parking and loading areas.

Objective:

Vehicle circulation, loading, and parking areas–

(a) protect the efficient operation and safety of the road from which access is provided;

(b) promote efficiency, convenience, safety, and security for vehicles and users; and

(c) provide an appropriate layout and adequate dimension to accommodate passenger or freight vehicle associated with use of the site

(b) residential use other than residential use defined as vulnerable use on land within an area shown on a natural hazard map forming part of this planning scheme to have a low level of risk from exposure to a natural hazard;

The proposed single dwelling follows these objectives.

Complies with *Acceptable Solution A1.1.*

The site and works are capable of collection, drainage and disposal of stormwater.

The proposed single dwelling in the Low Density Residential zone, forms an exemption under *Acceptable Solution A1.2.*

The proposed single dwelling in the Low Density Residential zone, forms an exemption under *Acceptable Solution A2.*

Table E9.1 Provision of Parking Spaces and Loading Areas

The residential use, of a single dwelling in other than general residential zone, requires 2 carparking spaces.

The garage provides 2 parking spaces onsite.

The proposal complies with *Code E9.*



Part F Specific Area Plans

F1.0 Forth Specific Area Plan.

F1.1 Purpose of Specific Area Plan

The Forth Specific Area Plan provides a framework to guide the future use and development of the Forth village and protect the character and amenity of the Forth village.

F1.3 Local Area Objectives

Use and development in the Forth settlement area is to -

- (a) be designed and located so that it consistent with the established character and amenity of the village;*
- (b) be in accordance with the availability and capacity of utilities; and*
- (c) be contained within a compact urban form without expansion on the boundaries of the established settlement area*

The proposed single dwelling follows these objectives.

F1.4 Desired future character statements.

Use and development in the Forth settlement area retain and respect -

- (a) the atmosphere of Forth as a compact village embedded within the picturesque setting of the rural Forth River valley; and*
- (b) the visual characteristics and features of an earlier period of settlement, including -*
 - (i) an internal network of narrow laneways; and*
 - (ii) architectural detailing in the form and finish of buildings*

The proposed single dwelling follows these future character statements.

F1.5 Use Table

Residential use is permitted (permit required), if a single dwelling.

F1.6 Use Standards

N/A, there are no use standards.

F1.7 Development Standards.

F1.7.1 Design and location of development.

Objective:

The design and location of new development is consistent with the attributes and features contributing to local character of Forth.

Is exempt from Acceptable Solution A1, as a new dwelling not an addition.

Is reliant in performance criteria P2, as the building envelope height is more than 5.5m.



P2

The height of a building must maintain the local character attributes and features of existing development in terms of -

(a) integrity of the fabric and structure of the building, place or area;

The proposed dwelling and ancillary dwelling structures are small-scale traditional gable roofed forms that follow the traditional weatherboard structures of the local area.

(b) setback, scale, and height of the building relative to existing development on the site and on adjacent land;

The large site area, ample setbacks and topography of the site render the small areas of protrusion below the site levels of adjacent sites and dwellings.

The quarry like site formation and siting of the proposed dwelling, to maintain the established gardens ensures adjacent sites are not impacted by the proposal.

The site sections show the steepness of the site and position of roof and walls lines relative the higher sites to the south.

(c) vegetation and other improvement on the site or on adjacent land;

The proposal is based on the desire to keep and maintain the well-established gardens of the site and to minimise any impact on adjacent sites.

(d) separation of buildings and external activity areas from a frontage;

The proposal at its closest point is setback greater than 1m from the frontage to Forth Rd., with external activity areas set back a greater distance.

(e) local building, place or area, including -

(i) roof form and pitch;

The proposal is traditional in form and scale

(ii) fenestration;

The proposal includes traditional fenestration and forms.

(iii) methods and techniques of construction;

Traditional timber framed clad construction.

(iv) external fabric, materials and finish;

Traditional form of external fabric, weatherboard cladding

(v) colour scheme;

Traditional colours for the form and materials.

(vi) additions

N/A, the proposal is new construction

(vii) any outbuilding;

N/A,

(viii) garden design, planting and structures; and

Maintains the well established gardens

(ix) fencing

The proposed fencing is traditional in form.

F1.7.2 Subdivision.

N/A, and existing site.

The proposal is discretionary on 1 performance criteria, that has been addressed,
F1.7.1 P2 , building height exceeding 5.5m.

On behalf of our clients we seek Councils approval of this application.

Please call if you require any further information.

Yours faithfully

A handwritten signature in black ink, appearing to be 'AS' or 'Andrew Smith', written in a cursive style.

Andrew Smith B. Env Design, B. ARCH., FRAIA
Registered Architect
Managing Director
Email: asarchitects@bigpond.com

15 October 2019

Isabelle Skinner
Unit 1 9 Joan Street
MOUNT ISA QLD 4825

Dear Isabelle,

RE: Proposed Residential Development 611 Forth Road Forth – Code E10 - Water and Waterways Code Assessment

The development proposes construction of a residence and ancillary dwelling on land at 611 Forth Road Forth CT171328/1. As the proposed development is within 30m of Hamilton Rivulet there is a requirement to assess compliance of the proposal under the Central Coast Interim Planning Scheme 2013 in relation to Code E10 – Water and Waterways Code.

A site assessment was conducted on 14 October 2019 to inspect the site and view the existing conditions of Hamilton Rivulet.

Hamilton Rivulet is a highly modified watercourse receiving surface water and stormwater inputs from upstream agricultural land, existing residential development and adjacent residential roads.

Current Surface and Stormwater Inputs

Stormwater inputs to Hamilton Rivulet consist of the following:

- Run-off from Forth Road;
- Run-off from Badcocks Road;
- Run-off from Forthside Road;
- Run-off from George Street;
- Run-off from Grove Street;
- Run-off from agricultural uses; and
- Existing older residential development.

Assessment Against Performance Criteria

E10.6.1 P1

Performance criteria states that - Development must –

- (a) *minimise risk to the function and values of a water body, watercourse or wetland, including for –*
 - (i) *hydraulic performance;*
 - (ii) *economic value;*
 - (iii) *water based activity;*
 - (iv) *disturbance and change in natural ground level;*
 - (v) *control of sediment and contaminants;*
 - (vi) *public access and use;*
 - (vii) *aesthetic or scenic quality;*
 - (viii) *water quality management arrangements for stormwater and sewage disposal;*
 - (ix) *modification of a natural drainage channel;*
 - (x) *biodiversity and ecological function;*
 - (xi) *level of likely risk from exposure to natural hazards of flooding and inundation; and*
 - (xii) *community risk and public safety; and*
- (b) *be consistent with any advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for –*
 - (i) *impact of the development on the objectives and outcomes for protection of the water body, watercourse or wetland; and*
 - (ii) *any condition or requirement for protection of the water body, water course or wetland*

E10.6.1 P1 (a)

In relation to sub-clauses (iii) and (vi) Hamilton Rivulet is a highly modified minor stream constrained by proximity to the Forth Road, existing residential uses and agricultural uses and there are no water-based activities and minimal public access or use.

In relation to sub-clauses (iv) and (vii) the proposed development does not alter the aesthetic or scenic value or significantly disturb or change the natural ground level. The existing vegetation along Hamilton Rivulet and forth Road is not being removed and any remaining aesthetic value will be unchanged.

In relation to sub-clause (ix) the proposal does not require modification of the natural drainage channel of the rivulet.

In relation to sub-clause (xii) the community risk and public safety is not altered by the proposed development on private land as access to the land is restricted to the owners and visitors.

In relation to the requirements of clause (a) the relevant sub-clauses are:

- (i) *hydraulic performance;*
- (ii) *economic value;*
- (v) *control of sediment and contaminants;*
- (viii) *water quality management arrangements for stormwater and sewage disposal;*
- (x) *biodiversity and ecological function; and*
- (xi) *level of likely risk from exposure to natural hazards of flooding and inundation.*

Hydraulic performance

The Geoton Pty Ltd landslip assessment report recommends that no uncontrolled discharge to the ground surface or absorption trenches be permitted. This will require stormwater from the buildings and impervious area to be directed to Hamilton Rivulet.

The 3 bed room dwelling, ancillary dwelling and impervious areas would have an area of approximately 200m². A roof has the potential to harvest 1L of water/m² for each mm of rainfall. The mean annual rainfall for the area is 972mm (BOM Data – Forthside 1966-2019). This would result in a potential annual rainfall of 194,400L directed to the rivulet annually. On average this equates to 16,200L/month.

Based on all the adjacent point source inputs and diffuse upstream inputs to the rivulet the stormwater from the proposed development would have a minimal effect of the hydraulic performance of Hamilton Rivulet.

It must be noted that directing stormwater to the rivulet has the potential to cause erosion of the bank. Discharge points to the rivulet must include 'scour' protection to reduce potential erosion. Refer to the Wetlands and Waterways Works Manual for protection measures.

Economic Value

Hamilton Rivulet has an upstream economic value as it drains through numerous dams supplying water for agricultural purposes. The proposed development does not reduce the hydraulic flow of the rivulet or flow to upstream dams.

There are numerous existing 'point source' and 'diffuse' discharges to the rivulet from agricultural and residential uses. These result in potential pesticide, herbicide and fertiliser run-off as well as potentially polluted roadway run-off and stormwater inputs from existing residential uses.

When compared to the volume of water draining through the rivulet from upstream sources, the stormwater input from the proposed development is negligible.

The proposed residential development, within an existing approved subdivision, is 330m upstream of the rivulet discharge to the Forth River. This reach of the rivulet has minimal economic value.

The upstream economic value of the rivulet is maintained based on the upstream hydraulic flow of the rivulet remaining unchanged other than normal seasonal variations.

There is an economic value relating to the downstream portions of the Forth River. The proposed development does not decrease the economic value as the input of stormwater has a negligible effect on the hydraulic performance.

Control of Sediments and Contaminants

Sediment and contaminant control will be required during site preparation, civil works and construction of the dwelling and ancillary dwelling and wastewater land application area.

This can be achieved by placement of protection devices to reduce flow velocities and capture sediment as recommended in the Wetlands and Waterways Works Manual.

Water Quality Management

The State Policy on Water Quality Management 1997 Division 3 clause 31.2 requires stormwater management during both the construction phase and operational phase of development.

Installation of sediment fences between the dwelling location and the boundary with the rivulet prior to commencing site works will reduce the potential for sediment entering Hamilton Rivulet during construction. Any soil stockpiles retained on-site during construction will also require sediment fencing to retain soil within the site.

At the completion of the construction phase collected sediment is required to be removed from the site prior to removal of the fences.

The installation of sediment fences along the rivulet and around any stockpiles significantly reduces the potential for sediment to enter Hamilton Rivulet.

Water quality of the rivulet is further protected by the installation of an aerated wastewater management system and benched irrigation area with 30m separation to the downslope waterway as recommended by Geoton Pty Ltd as shown on the wastewater Disposal plan.

Biodiversity and Ecological Function

Hamilton Rivulet does not have any specific integrated conservation values listed on the DPIPWE Conservation of Freshwater Ecosystems database and there are no threatened species listed for the area.

There is a species observation for non-threatened flora species *Salix sp.* (Willow) 160m west of the proposed development. The proposal does not require clearing of vegetation on land not in the same ownership therefore the willows will not be affected.

Control of sediments and contaminants, as noted above, will minimise potential effects on the adjacent and downstream biodiversity and ecological function of the creek.

Flooding and Inundation

The proposed dwelling and ancillary dwelling is to be constructed between the 30m and 35m above the level of the Forth River and approximately 5m above the existing level of Hamilton Rivulet. At the location of the proposed development Hamilton Rivulet is 30m above the level of the Forth River.

The risk of flooding and inundation of the property at an elevation of 30m-35m above the Forth River is very low.

E10.6.1 P1 (b)

Reference was made to the Tasmanian Environment Protection Authority protected environmental values (PEV's) and there are no specific PEV's for Hamilton Rivulet.

The 2003 Final Paper – Environmental Management Goals for Tasmanian Surface Waters – North Central Coast Catchments and Greater Rubicon Catchment does not list specific PEV's for Hamilton Rivulet.

The final paper does make comment regarding diffuse point sources. The paper states *"In general, diffuse source pollution can be managed to protect the PEVs by compliance with approved codes of practice, or by development and implementation of best practice environmental management guidelines where codes are not available"*.

Compliance with the recommendations for sediment control adjacent to waterways contained in the Wetlands and Waterways Works Manual and use of sediment control adjacent to the property boundary and around stockpiles is best practice environmental management.

Compliance with the Wetlands and Waterways Works Manual and use of sediment fences complies with the EPA requirements for protection of the waterway and the associated protected environmental values published in 2003.

Installation of a secondary treatment wastewater system, as recommended by Geoton Pty Ltd, is best practice and complies with the requirements of AS/NZS1547-2012 and the Director's Guidelines for On-site Wastewater Management.

No information could be found that indicates the EPA has specified any conditions for protection of Hamilton Rivulet.

Recommendations

1. On-site disposal of wastewater by a secondary treatment system as recommended by Geoton Pty Ltd is required; and
2. Sediment control devices must be installed prior to commencement of site works; and
3. Sediment control must comply with the recommendations of the Wetlands and Waterways Works Manual; and
4. Collected sediment must be removed from site prior to removal of the sediment control devices;
5. Scour protection of the rivulet bank is required at the discharge point of the stormwater disposal pipe.

Conclusion

The proposed development has the capability to comply with the Central Coast Interim Planning Scheme 2013 in relation to Code E10 – Water and Waterways Code.

Yours Faithfully



Bruce Harpley
Technical Consultant

Ba App Sci (Environmental Health)
Building Services Design – Hydraulic Domestic CC6481
Accredited Bushfire Risk Assessor – BFP-140

**LANDSLIDE RISK ASSESSMENT &
WASTEWATER ASSESSMENT**

Andrew Smith Architects

611 Forth Road
Forth

GL13207Ac
17 October 2019

17 October 2019

Reference No. GL13207Ac

Andrew Smith Architects
54 Main Road
Penguin TAS 7316

Attention: Mr Andrew Smith

Dear Sir

RE: Landslide Risk Assessment & Wastewater Assessment

611 Forth Road, Forth

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Matthew Street or the undersigned on (03) 6326 5001.

For and on behalf of

Geoton Pty Ltd



Tony Barriera

Director

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Figure 2: Shallow Slide and Flow Susceptibility

Figure 3: Deep-Seated Landslide Susceptibility

Figure 4: Site Plan

Figure 5: Wastewater Disposal Plan

Figure WW-05: Typical AWTS Section

Appendices

Appendix A: Borehole and Test Pit logs & Explanation Sheets

Appendix B: Site Photographs

Appendix C: Qualitative Terminology for Use in Assessing Risk to Property

Appendix D: Some Guidelines for Hillside Construction

Appendix E: Certificates

1 INTRODUCTION

At the request of Mr Andrew Smith of Andrew Smith Architects, Geoton Pty Ltd has carried out a geotechnical investigation for a proposed residential development at 611 Forth Road, Forth.

It is understood that the Council has indicated that the site is located within an area of doubtful stability, and as such a landslide risk assessment is required to satisfy ground hazard code requirements (Code E6) for the Central Coast Interim Planning Scheme.

The investigation has been conducted to provide the following:

- A landslide risk assessment;
- An assessment of the general subsurface conditions at the site and consequently assigning a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- An assessment of the surrounding topography and provide a Wind Classification in accordance with AS 4055:2012 “Wind Loads for Housing”; and
- The suitability of the site for disposal of domestic wastewater and the design of an on-site wastewater disposal system in accordance with AS/NZS 1547:2012 “On-site domestic wastewater management”.

A site plan prepared by Andrew Smith Architects showing the proposed development was provided (Drawing No.DA2.02 A, dated 25/9/19). We understand the development consists of a 3 bedroom dwelling and a 1 bedroom ancillary dwelling.

2 BACKGROUND

2.1 Geology

The Mineral Resources Tasmania (MRT) Tasmanian Landslide Map Series, Devonport Geology Map, 1:25,000 Scale, indicates that the site is within an area mapped as predominantly deeply-weathered basalt, with this being generally confirmed by the field data.

2.2 Landslide Susceptibility

Examination of the MRT Tasmanian Landslide Map Series, Devonport – Landslide Inventory Map, 1:25,000 scale, indicates that at the northern extent of the site, fronting Forth Road, there is a recent or active rock or soil slide (No. 2749) that caused damage to buildings or infrastructure (presumably the road).

Examination of the MRT Tasmanian Landslide Map Series, Devonport – Geomorphology Map, 1:25,000 scale, indicates that the site predominantly has slopes angles of between 7° to 13° in the southern half of the site and steeper slopes angles of between 13° to 35° in the northern half of the site. An extract of the Geomorphology Map is provided as Figure 1.

Examination of the MRT Tasmanian Landslide Map Series, Devonport – Shallow Slide and Flow Susceptibility Map, indicates that the site is predominantly within a moderate

susceptibility source area for shallow landslides. An extract of the Shallow Slide and Flow Susceptibility Map is provided as Figure 2.

Examination of the MRT Tasmanian Landslide Map Series, Devonport – Deep Seated Landslide Susceptibility Map, indicates that the site is predominantly within a source zone for first time deep seated failures. An extract of the Deep Seated Landslide Susceptibility Map is provided as Figure 3.

2.3 MRT Reports

No reports specifically relating to the subject site were found on the MRT database. However, a number of reports on landslides in other areas of Forth, with similar geology and geomorphology, were reviewed. The reports provide a good historical background to the area in addition to their technical content. Data and findings of the reports relevant to this study are summarised in point form below:

- Stevenson (UR1974_51) outlines stability zones in the Leith-Forth area. The report defines two stability zones: Areas of active or dormant movement where limited building/development is recommended; and areas of potential movement where building developments require special considerations. The site (611 Forth Road) is not within either of these zones.

In addition, the report outlines that the instability of the slopes within the Leith-Forth area arises from the nature of the Tertiary basalt rocks and the underlying sediments. Within these two units there are numerous impermeable and permeable beds. Springs are situated at the conjunction between the permeable and impermeable beds that cause softening and weakening of the soils and sometimes resulting in slope failure.

- Donaldson (UR1977_29) describes the landslides between Leith and Forth. Much of the hillslopes that lie east of the Forth River between the township of Leith and Forth have been subject to extensive mass movement in the past. The age, type and scale of movement varies from old large scale rotational landslides to more recent active shallow translatory earth flows, generally of a smaller nature.
- Burns (TR3_122_135) describes the landslides along Don Hill. The major landslides are ancient and are probably related to a period of higher sea level (about 6,000 years ago) where the landslides occurred due to undercutting by wave action. As there is no longer any undercutting large-scale movements are considered to be unlikely.

3 FIELD INVESTIGATION

The field investigation was conducted on 25 November 2013 and involved the excavation of 6 test pits to the refusal depths of 0.8m to 2.2m with a 6 tonne excavator, and the drilling of 4 boreholes by hand auger to the refusal depths of 0.8m to 1.1m. Insitu vane shear strength tests were conducted in clay layers encountered in the investigation, with sampling of these soils being conducted for subsequent laboratory testing. In addition, the permeability of the site was tested using a Constant Head Permeameter.

A further site walkover was conducted on 1 October 2019 to ensure the site conditions had not significantly altered since the initial investigation.

The results of the field and laboratory tests are shown on the test pit and borehole logs, whilst the laboratory tests are also summarised in Table 1 within Section 4.3 below.

The logs of the boreholes and test pits are included in Appendix A and their locations are shown on Figure 4 & 5 attached.

4 SITE CONDITIONS

4.1 Surface Conditions

The site is located on a moderately sloping north facing hill slope with Hamilton Rivulet running along the northern boundary of the site.

The southern portion of the site is located along the shoulder area of the hill crest and has been modified by past earthworks to create a near level platform (see Plate 1). Downslope to the north, the site has been altered by past cut to fill to create a series of landscaped terraced benches with hand stacked rock garden walls up to 1.5m high (see Plate 2). The benches are typically 4m wide with the overall slope angle of the terraced area being approximately 18°.

Within the north western portion of the site (including the proposed dwelling location) the site has been extensively modified by past cut to fill to create a series of landscaped terraced benches with hand stacked rock garden walls at varying heights of between 0.7m and 2.2m (see Plate 3). The ground surface was heavily vegetated making it difficult to properly inspect for any past landslide activity or seepage areas.

The remainder of the site (that has not been terraced) typically has only very minor subdued undulations with smooth slopes and does not show any distinct signs of recent or past landslide activity.

Photographs of the site are provided in Appendix B.

4.2 Subsurface Conditions

The investigation indicated that the soil profile was relatively uniform over the site. The test pits on the upper platform within the southern portion of the site (TP5 to TP7) encountered fill consisting of either sandy gravel or clayey silt to depths of 0.1m to 0.2m, overlying high plasticity clayey silt to depths of 0.5m to 0.7m, underlain by highly weathered rock (basalt) to the excavator refusal depths of 0.8m to 1.3m.

The boreholes for the wastewater disposal field (BH1 and BH2) encountered clayey silt fill to depths of 0.15m and 0.3m, overlying clayey silt to the hand auger refusal depths of 0.8m and 1.0m.

The test pits for the proposed dwellings (TP8 to TP10) encountered clayey silt fill to depths of 0.4mm to 0.5m, overlying high plasticity clayey silt to depths of 1.0m to 1.85m, underlain by cobbles and boulders in a clayey silt matrix to depths of 1.25m to 2.05m, underlain by highly weathered rock (basalt) to the excavator refusal depths of 1.4m to 2.2m.

Minor groundwater seepage was encountered at the rock interface within test pits TP9 and TP10 at depths of 1.2m and 2.0m.

A photograph of the test pit spoil from Test Pit TP6 is provided as Plate 4.

Full details of soil conditions encountered are presented on the borehole and test pit logs.

4.3 Laboratory Testing

The table below presents a summary of the test results.

Summary of Laboratory Test Results

Sample	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Class
TP5 – 0.4m to 0.6m	56%	35%	21%	MH
TP10 – 0.8m to 1.0m	69%	40%	29%	MH

An assessment of the plasticity characteristics of the materials encountered indicates that the clayey silt soils at this site possess a high shrink/swell potential.

Published correlations between Plastic Index and angle of internal friction indicated that the laboratory tested clayey silt soils would have a peak strength angle of internal friction values of between approximately 28° to 31°.

5 SLOPE STABILITY

The qualitative likelihood, consequence and risk terms used in this report for risk to property are given in Appendix C. The risk terms are defined by a matrix that brings together different combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making. The notes attached to the tables and terms and the comments on response to risk in Appendix C are intended to help explain the risk assessment and management process.

In our experience, regulating authorities allow developments to proceed with VERY LOW to LOW risk.

The qualitative likelihood, consequence and risk terms used in this report for risk to property are given in Appendix C. The risk terms are defined by a matrix that brings together different combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making. The notes attached to the tables and terms and the comments on response to risk in Appendix C are intended to help explain the risk assessment and management process.

The slope stability assessment has been conducted on the proposed building/wastewater envelope as shown on Figure 4 and 5.

In order to address any potential land instability hazards within the proposed development area a landslide risk assessment has been conducted on the following:

- **Small to Medium Scale Failures** – The landslide risk assessment for small to medium scale failures typically relates to shallow slides and earth or debris flows. Shallow slides are typically small (<1,000m³) and are usually less than 5m in depth. Earth or debris flows are often triggered by the action of torrential rain and often occur as a consequence of an initial slide failure which, if ground conditions are wet enough, then develop into a rapidly moving flow.

- Large Scale Failure – The landslide risk assessment for large scale failure typically relates to deep-seated landslides. Deep-seated landslides are typically large ($>1,000\text{m}^3$) and are usually greater than 5m in depth. Deep-seated landslides typically consist of the following landslide types: rotational soil slides, translational soil slides, soil slides that can be transitional into soil flows, and block or complex spreads.

In our experience, regulating authorities allow developments to proceed with VERY LOW to LOW risk.

The outcomes of the landslide risk assessment conducted below only apply if the recommendations within Section 6 of this report are adhered to.

5.1 Small to Medium Scale Failure

In light of the findings of this investigation, we consider that the likelihood of small to medium scale failures affecting the proposed development is considered UNLIKELY due to the following:

- The investigation and site walk-over did not reveal any indication of any recent landslide activity within the proposed building/wastewater envelope;
- No spring activity or seeps were identified within the proposed building/wastewater envelope;
- The subsurface investigation encountered stiff and medium dense residual soils;
- The subsurface investigation encountered shallow highly weathered insitu rock.
- The proposed building envelope (dwelling and wastewater disposal) is located on slopes that are significantly lower than the indicative angle of internal friction values; and
- The proposed dwellings will be founded on highly weathered rock (or better), located at depths below 1.25m to 2.05m (see Section 6.5 below).

The potential consequences of small to medium scale failures affecting the proposed development is assessed to be MEDIUM.

Therefore, subject to compliance with the recommendation within Section 6 of this report, the corresponding qualitative risk for a small to medium failure occurring on the site is assessed as LOW.

5.2 Large Scale Failure

In light of the findings of this investigation (shallow rock) the likelihood of large scale failures affecting the proposed development is considered RARE, with the potential consequences assessed to be MAJOR.

Therefore, subject to compliance with the recommendation within Section 6 of this report, the corresponding qualitative risk for a large-scale failure occurring on the site is assessed as LOW.

6 DISCUSSION AND RECOMMENDATIONS

6.1 General

We consider that for the site to be developed and to have an acceptable LOW level of landslide risk the following recommendations are required to be adhered to:

6.2 Cuts and Fills

We recommend that:

- Un-retained cuts and fills on the site should be minimised and battered at slope angles no steeper than 1 vertical to 3 horizontal (1V:3H) or alternatively these should be retained; and
- Any new cuts and fills greater than 1.5m in height should be retained with retaining walls designed by a suitably qualified engineer.

6.3 Drainage

We recommend that:

- Runoff from paved surfaces such as driveways should be collected and piped to the Council stormwater system, street drainage system or Hamilton Creek;
- Should any seepage or groundwater be encountered during site or footing excavations, it is recommended that subsoil drainage be provided to discharge to the Council stormwater system, street drainage system or Hamilton Creek;
- No uncontrolled discharge of water onto the ground surface or through absorption trenches is permitted; and
- All wastewater is to be disposed of using an Aerated Wastewater Treatment System and subsurface irrigation (see Section 10 below for further information).

6.4 Erosion control

We recommend that vegetation should be maintained on the surrounding slopes.

6.5 Buildings

We recommend that:

- **All footings should be founded through the fill and clayey silt material and socketed into the highly weathered or better rock. The highly weathered rock is located at depths below 1.25m to 2.05m;**
- Footings should be designed by a suitably qualified engineer; and
- Buildings of flexible and lightweight material are preferable, however articulated brick veneer construction may be tolerated provided they are founded on stiff footing systems.

6.6 Conclusion

Based on the findings of the investigation and the above landslide risk assessment, we consider that development of the site would not adversely impact on the slope stability of the site and immediate surroundings nor significantly increase its current assessed landslide risk, provided the development adheres to the principles of good hillside practice, and the recommendations above. An information sheet entitled "Some Guidelines for Hillside Construction" adapted from the Journal of the Australian Geomechanics Society, volume 42, Number 1, dated March 2007, is presented in Appendix D.

Therefore, provided the development of the site is in accordance with good hillside practices and the recommendations within our report, we consider that a tolerable level of risk can be achieved for the development of the site in accordance with section E6.6.2 (Development on land exposed to a natural hazard) of the Hazard Management Code of the Interim Planning Scheme 2013.

An Engineering Certificate addressing the Hazard Management Code is provided in Appendix E.

7 CHANGE IN GROUND LEVEL

We consider that the development can be conducted in accordance with Section E4.6.1 (Change in existing ground level or natural ground level) provided the recommendations above are adhered to. That is the proposed cut on the site will have an acceptable risk from a natural hazard provided it is retained with a suitable retaining wall. In addition, all subsurface and surface drainage from the retaining wall will be collected and discharged to the stormwater system.

8 SITE CLASSIFICATION

Because of the potential landslide risk area and because of variable depths of uncontrolled fill, the site has been classified as:

CLASS P (AS 2870)

Foundation designs in accordance with this classification are to be subject to the overriding conditions of the Foundations Section below.

This classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks are carried out, then the Site Classification will need to be re-assessed, and possibly changed.

9 FOUNDATIONS

An allowable bearing pressure of at least **200 kPa** is available for edge beams, strips, pads, bored piers or screw piles founded into the highly weathered rock encountered below depths of 1.25m to 2.05m.

Bored piers or screw piles may encounter cobbles and boulders before encountering the rock and may require the use of larger earthmoving equipment.

Although the borehole and test pit data provides an indication of subsurface conditions at the site, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements referenced herein with respect to type and strength of founding material.

10 WIND CLASSIFICATION

After allowing due consideration of the region, terrain, shielding and topography, the site has been classified as follows:

WIND CLASSIFICATION N1 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2.5	PS	T0

11 EFFLUENT DISPOSAL

11.1 Wastewater Volume

The AS/NZS 1547:2012 provides a guide to typical wastewater flow allowances under a range of circumstances. As a general guide, the standard recommends a typical wastewater flow of 150L/person/day for households on town water. As the proposed development is to consist of a total of four bedrooms a population equivalent of 6 has been adopted. As such, a wastewater daily flow of **900L/day** is required.

11.2 Permeability of Soil and Soil Classification

The soil has been classified as follows:

- Texture - Clayey Silt (Table E1 from AS1547-2012);
- Structure- Moderately Structured (Table E4 from AS1547-2012); and
- Category - 4 (Table 5.1 from AS1547-2012).

The average permeability (K_{sat}) was measured at 0.6m/day. For moderately structured Category 4 soils the indicative permeability from AS/NZS1547 Table 5.1 is 0.5 to 1.5m/day. Therefore, the permeability is within the range for moderately structured Category 4 soils.

- Adopted Permeability – 0.6m/day.

11.3 Disposal and Treatment Method

The soil within the proposed effluent disposal area on both lots is assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

As the site has moderate slopes and is within a susceptibility zone for landslides we consider that introducing fluids into the soil mass via traditional absorption trenches is not advisable. In addition, as the site is in close proximity to Hamilton Creek, primary treated effluent (septic tank systems) cannot be disposed of on-site due to the required large setbacks.

As such, to overcome the environmental limitations, as well as the land stability limitations, an Aerated Wastewater treatment System (AWTS) with a sub-surface irrigation disposal field is proposed.

11.4 Design Irrigation Rate

From Table M1 (AS/NZS1547:2012) for category 4 soils the adopted design irrigation rate (DIR) for sub-surface irrigation has been set at 3.5mm/day (3.5L/sq m/day).

11.5 AWTS and Sub-surface Irrigation

The disposal area is calculated using the following equation:

$$A = Q/DIR,$$

where A is area in m²;
 Q is design daily flow in L/day; and
 DIR is design irrigation rate in mm/day.

As the DIR has been set at 3.5mm/day and the Q at 900L/day, the area required for the effluent disposal field is **257m²** as per the equation above.

There is adequate area for effluent disposal on site.

In addition, there is adequate reserve (back-up) area of 257m².

The sub-surface irrigation is to be constructed as per the cross sections detailed in Figure WW-05 attached. The design details for the irrigation area are as follows:

- The irrigation lines are generally installed at a depth of 100mm into a minimum depth of 150mm of good quality topsoil;
- The irrigation lines are to have a typical line spacing of 1m; and
- The irrigation area is not to be located through any poorly drained depressions. As such, minor filling/mounding of the irrigation area may be required to ensure there is no localised saturated area.

Guidelines for the design of sub-surface irrigation are outlined in AS/NZS 1547 Appendix M.

The risk management process is an inherent part of the on-site wastewater disposal design. The onsite wastewater disposal system has been designed by considering the site characteristics and with risk identification in accordance with AS1547:2012. The risk reduction measures are detailed in the report and form the basis of the system selection and design.

As part of the Building Act, the client must specify the AWTS model and provide the Certificate of Accreditation for that particular model before the proposed development gets approval. A list of accredited AWTS models can be found on the Tasmanian Government Department of Justice website.

http://www.justice.tas.gov.au/building/plumbing/accredited_waste_water_management_systems

11.6 Setbacks

The minimum separation distances between the disposal area and downslope features are based on Appendix R from AS/NZS 1547 "Recommended Setback Distances for Land Application Systems" and the Directors Guidelines for On-site Wastewater Management (2016). The Directors Guidelines state that setbacks to surface water for secondary treated wastewater is 15m plus 2m for every degree of average gradient. As such, the setback for the site on the natural slopes would be approximately 43m, consequently making wastewater disposal difficult. However, in order to reduce the setback distances the irrigation area has been placed on the terraced benches in the eastern portion of the site. The benches are near level and therefore the downslope travel distances of the irrigated effluent would be significantly reduced. **As such, we consider a reduced setback of 25m from the Hamilton Rivulet would be appropriate.**

In addition, the following minimum setbacks are required:

- 15m from downslope property boundaries;
- 2m from buildings;
- 1.5m from cross slope and upslope boundaries; and
- 1m from the downslope hand stacked rock walls.

11.7 Wastewater Recommendations

It is recommended that the following actions are undertaken in looking after your system:

- Minimise domestic water use;
- Minimise the use of non-biodegradable detergents;
- Minimise the use of detergents containing phosphorous (eg calgon and similar);
- Avoid discharging polluting chemicals into wastewater systems; and
- Monitor quality of groundwater.

12 REFERENCES

Burns, K. L., 1959 – Unstable Slopes and the Forth Pipeline. *Tech. Rep. Dep. Min. Tas. TR3_122_135*

Burns, K. L., 1960 – The Forth Pipeline Supplementary Report. *Tech. Rep. Dep. Min. Tas. TR4_121_122*

Stevenson, P. C., 1972 – Landslip risk in an area to the south of Leith. *Tech. Rep. Dep. Min. Tas. UR1972_25*

Stevenson, P. C., 1974 – Stability zones in the Leith-Forth area. *Tech. Rep. Dep. Min. Tas. UR1974_51*

Donaldson, R. C., 1977 – Investigation of land proposed for subdivision, Leith-Forth landslip area. *Tech. Rep. Dep. Min. Tas. UR1977_29*

Australian Geomechanics Society (2007) – Practice Note Guidelines For Landslide Risk Management 2007, Australian Geomechanics Journal, Vol 42, No. 1

AS 1726 - 2017 Geotechnical site investigation

AS 2870 - 2011 Residential Slabs and Footings Construction

AS 4055 - 2012 Wind Loads for Housing

AS/NZS 1547- 2012 On-site domestic-wastewater management

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

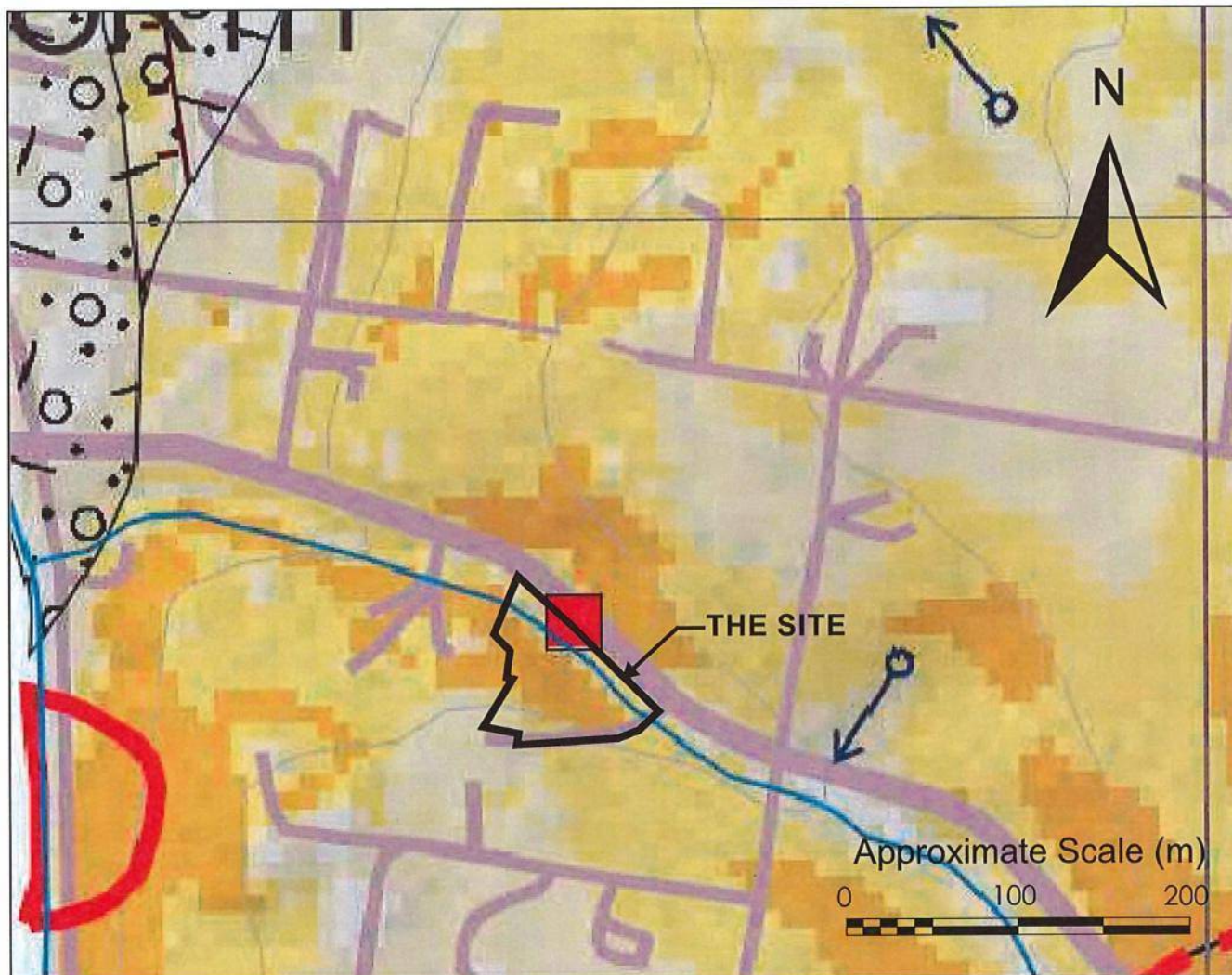
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

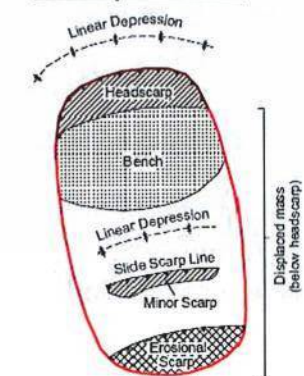
Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.



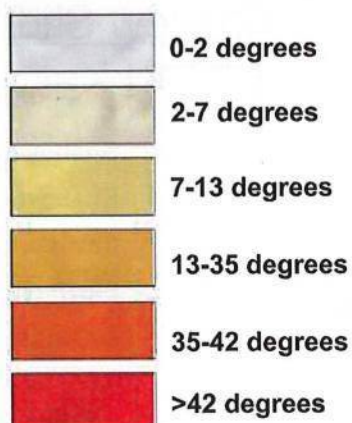
MAP EXTRACT FROM - MRT TASMANIAN
LANDSLIDE MAP SERIES : DEVONPORT -
GEOMORPHOLOGY

Landslide Components



- Affected area of landslide
- - - Affected area of Possible Landslide
- Landslide shown as a point where too small for map's scale (eg. small earth and debris flows)

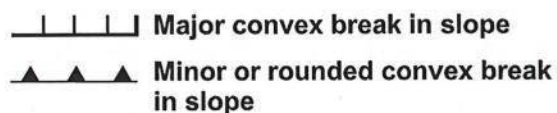
Slope Categories



Coastal Units



Linear Geomorphic Features



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client: ANDREW SMITH ARCHITECTS

project: 611 FORTH ROAD
FORTH

date: 17/10/19 drawn: MS

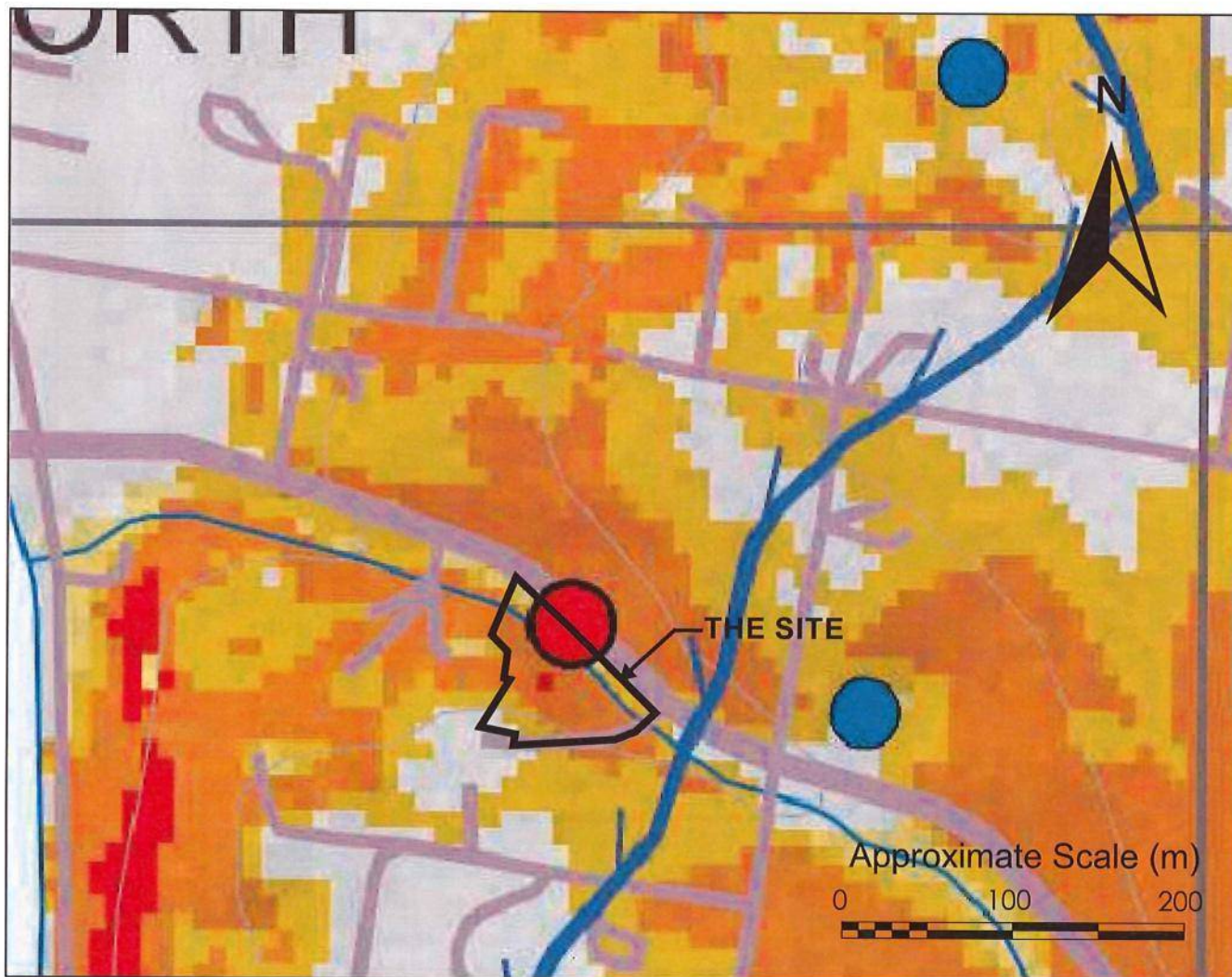
scale: As Shown approved: TB

original size: A4 rev:

title: GEOMORPHOLOGY

project no: GL13207A

figure no. 1



Susceptibility Zones

- High susceptibility source area
- Moderate susceptibility source area
- Low susceptibility source area
- Flow runout area

Source area: An area of hillside with the potential to form a slope failure, identified largely on the basis of slope angle and geology

Runout area: An area down-slope of a source area where the moving earth, debris or rock can potentially travel

MAP EXTRACT FROM - MRT TASMANIAN
LANDSLIDE MAP SERIES : DEVONPORT -
SHALLOW SLIDE AND FLOW SUSCEPTIBILITY

Shallow Slide or Flow Features

- Shallow slide or flow affected area
- Shallow slide, recent or active
- Shallow slide, activity unknown
- Earth or debris flow, recent or active
- Earth or debris flow, activity unknown
- Unclassified shallow slides or flows
- Spring or seep - which have a known association with landslides in many cases

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FORTH**

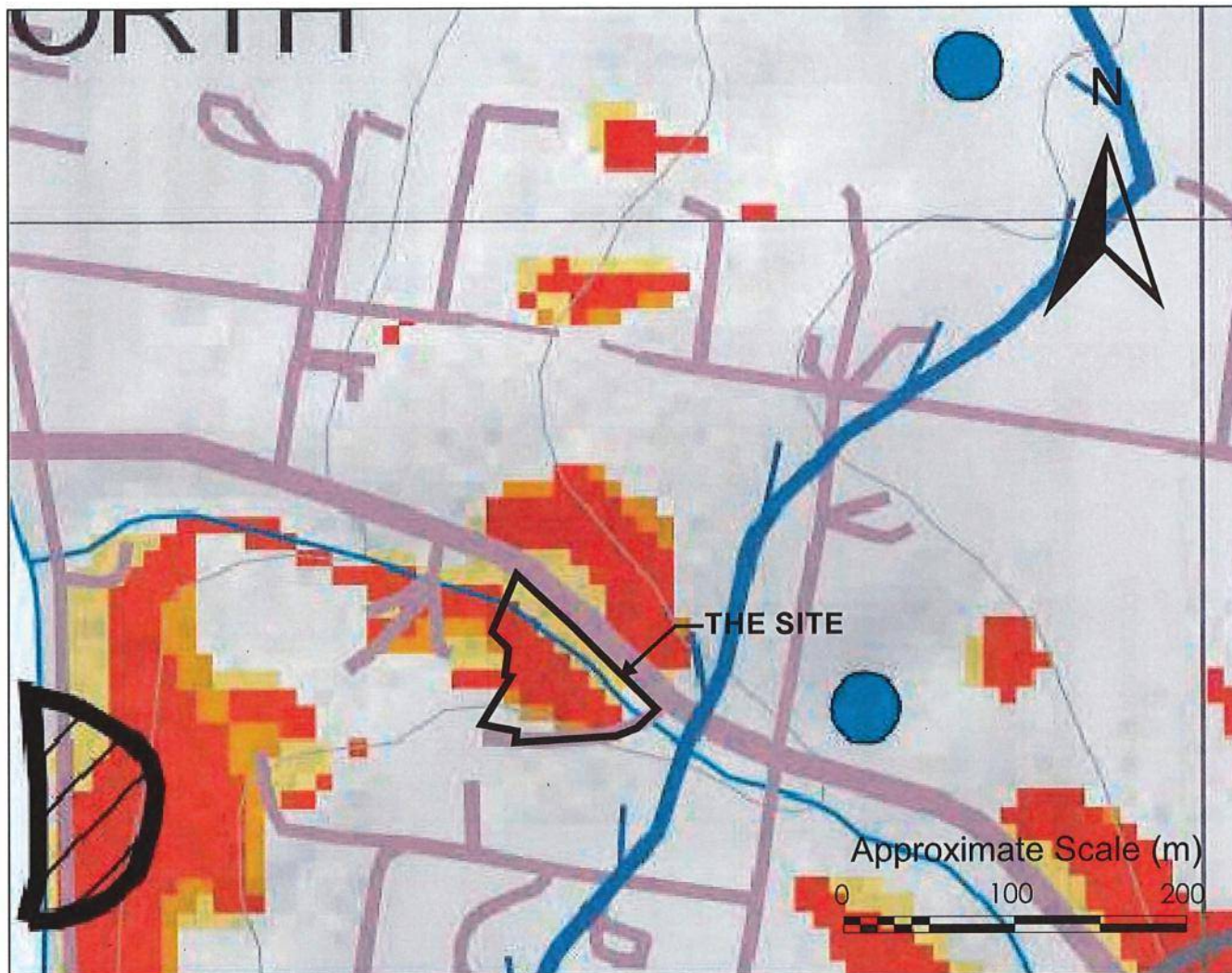
date: **17/10/19** drawn: **MS**

scale: **As Shown** approved: **TB**

original size: **A4** rev:

title: **SHALLOW SLIDE AND FLOW SUSCEPTIBILITY**

project no: **GL13207A** figure no. **2**



Susceptibility Zones for First Time Failure

- Regression area
- Source area
- Runout area

Regression area: An area up-slope of a source area that could fail following a deep-seated landslide movement (a.k.a retrogression or set-back area)

Source area: An area of hillside with the potential to form a slope failure, identified largely on the basis of slope angle and geology

Runout area: An area down-slope of a source area where the moving earth, debris or rock can potentially travel

MAP EXTRACT FROM - MRT TASMANIAN
LANDSLIDE MAP SERIES : DEVONPORT -
DEEP-SEATED LANDSLIDE SUSCEPTIBILITY

Susceptibility Zones for Landslide Reactivation

- Landslide, recent or active
- Landslide, activity unknown
- Possible landslide, activity unknown

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project: **611 FORTH ROAD
FORTH**

date: **17/10/19** drawn: **MS**

scale: **As Shown** approved: **TB**




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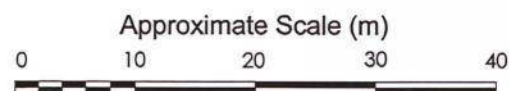
title: **DEEP-SEATED LANDSLIDE SUSCEPTIBILITY**

project no: **GL13207A**

figure no. **3**

Legend

- BH 1  Approximate Borehole Location
- TP 1  Approximate Test Pit Location
- Change of slope
- $\leftarrow 22^\circ$ Uniform slope
- $\curvearrowright 35^\circ$ Concave slope
- $\curvearrowleft 32^\circ$ Convex slope
- (01)  Approximate photograph location
- photo number and direction
- Hand stacked rock garden wall



GEOTON Pty Ltd				client: ANDREW SMITH ARCHITECTS	
				project: 611 FORTH ROAD FORTH	
date	17/10/19	drawn	MS	title: SITE PLAN	
scale	As Shown	approved	TB		
original size	A3	rev	1	project no: GL13207A	figure no. Figure 4

NOTES



PLUMBING CONNECTIONS TO BE CARRIED OUT IN ACCORDANCE WITH PLUMBING CODES AND REGULATIONS

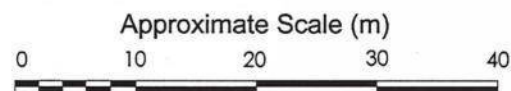
VENTS, OVERFLOW RELIEF GULLY AND INSPECTION OPENINGS TO BE PROVIDED AS PER THE PLUMBING CODES AND REGULATIONS

SUB-SURFACE IRRIGATION TO BE SET BACK 25m FROM DOWNHILL SENSITIVE FEATURES SUCH AS WATER COURSES, 2.0m FROM BUILDINGS, 15m FROM DOWNSLOPE PROPERTY BOUNDARIES, 1.0m FROM DOWNSLOPE ROCK WALLS AND 1.5m FROM UPHILL AND CROSS SLOPE BOUNDARIES.

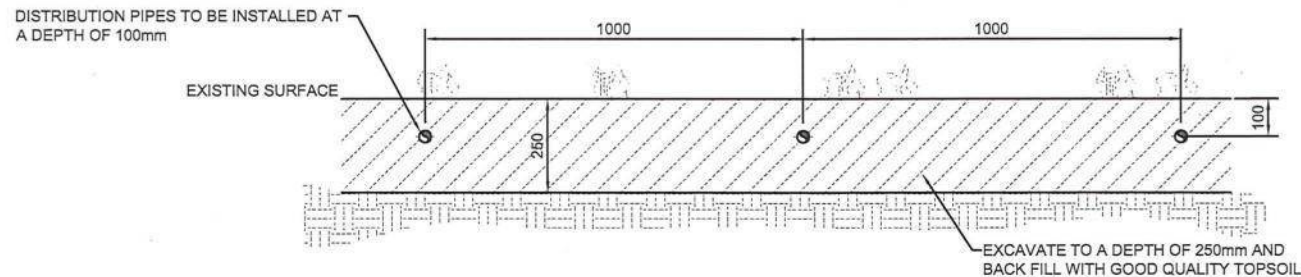


Legend

-  BH 1 Approximate Borehole Location
-  TP 1 Approximate Test Pit Location

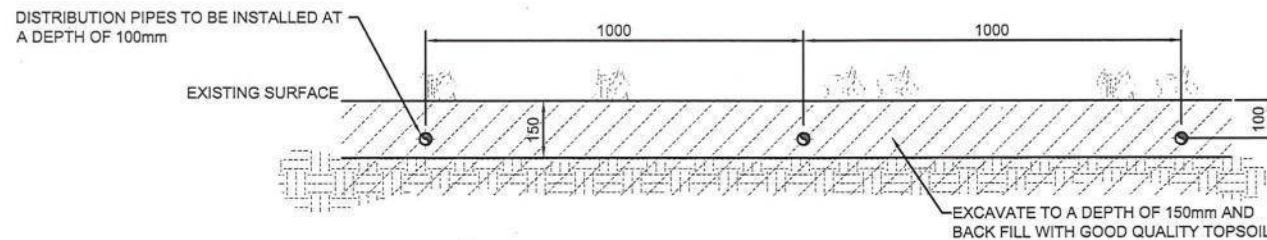


GEOTON Pty Ltd				client: ANDREW SMITH ARCHITECTS		
				project: 611 FORTH ROAD FORTH		
date	11/10/19	drawn	MS	title: WASTEWATER DISPOSAL PLAN		
scale	As Shown	approved	TB			
original size	A3	rev	2	project no:	GL13207A	figure no. Figure 5

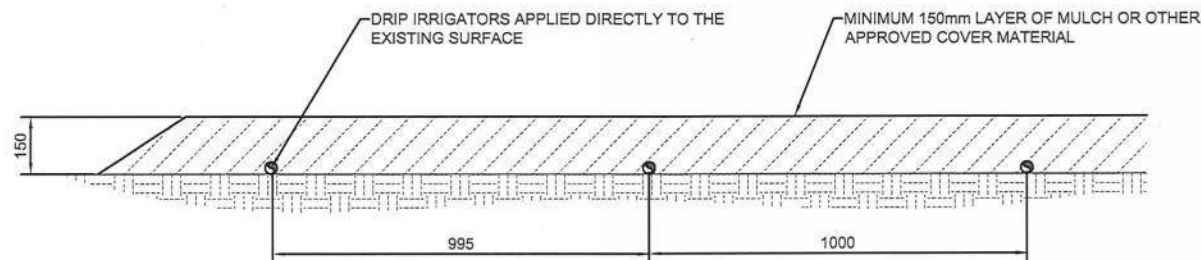


SHALLOW SUB-SURFACE DRIP IRRIGATION
CATEGORY 1,2 & 6 SOILS

SCALE 1:20



SHALLOW SUB-SURFACE DRIP IRRIGATION
CATEGORY 3,4 & 5 SOILS



COVERED SURFACE DRIP IRRIGATION

SCALE 1:20

SCALE

0mm 250mm 500mm 750mm 1000mm

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 GEOTECHNICAL CONSULTANTS

- GEOTECHNICAL INVESTIGATIONS
- SITE CLASSIFICATION
- WASTEWATER ASSESSMENT
- ROADWORKS
- LANDSLIDE RISK ASSESSMENT
- DAMS
- ENVIRONMENTAL ASSESSMENT
- FOUNDATION INVESTIGATION

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FIGURE:	WW-05
DATE:	18/10/17
REVISION:	A
SCALE:	@ A4
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA

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Appendix A

Borehole & Excavation Logs

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Borehole no. BH1
Sheet no. 1 of 1
Job no. GL13207A

Client :		Andrew Smith Architects				Date :		25/11/13		
Project :		Geotechnical Investigation				Logged By :		MS		
Location :		611 Forth Road, Forth								
Drill model :		Hand Auger		Easting:		Slope: 90°		RL Surface :		
Hole diameter :		80mm		Northing:		Bearing: -		Datum :		
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
HA	N				0.25		FILL - Clayey Silt, medium plasticity, dark brown, with some gravel/cobbles and a trace of organic material	M	F	FILL
					0.50	MH	CLAYEY SILT - high plasticity, orange/brown, with some gravel/cobbles and a trace of boulders	M	St	NATURAL
					0.75					
					1.00					
					1.25		Borehole terminated at 1.0m Auger refusal on inferred boulder			
					1.50					
					1.75					
					2.00					
					2.25					

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Borehole no. BH2
Sheet no. 1 of 1
Job no. GL13207A

Client : Andrew Smith Architects Date : 25/11/13
Project : Geotechnical Investigation Logged By : MS
Location : 611 Forth Road, Forth


Drill model : Hand Auger Easting: Slope: 90° RL Surface :
Hole diameter : 80mm Northing: Bearing: - Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
HA	N							FILL - Clayey Silt, medium plasticity, dark brown, with some gravel/cobbles and a trace of organic material	M	F	FILL
					0.25		MH	CLAYEY SILT - high plasticity, orange/brown, with some gravel/cobbles and a trace of boulders	M	St	NATURAL
					0.50						
					0.75						
					1.00			Borehole terminated at 0.8m Auger refusal on inferred boulder			
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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Borehole no. BH3
Sheet no. 1 of 1
Job no. GL13207A

Client :		Andrew Smith Architects				Date :		25/11/13	
Project :		Geotechnical Investigation				Logged By :		MS	
Location :		611 Forth Road, Forth							
Drill model :		Hand Auger		Easting:		Slope: 90°		RL Surface :	
Hole diameter :		80mm		Northing:		Bearing: -		Datum :	

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
HA	N							FILL - Clayey Silt, medium plasticity, dark brown, with some gravel/cobbles and a trace of organic material	M	F	FILL
					0.25		MH	CLAYEY SILT - high plasticity, orange/brown, with some gravel/cobbles and a trace of boulders	M	St	NATURAL
					0.50						
					0.75						
					1.00						
					1.25						
					1.50						
					1.75						
					2.00						
					2.25			Borehole terminated at 0.9m Auger refusal on inferred boulder			

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Borehole no. BH4
Sheet no. 1 of 1
Job no. GL13207A

Client :		Andrew Smith Architects				Date :		25/11/13	
Project :		Geotechnical Investigation				Logged By :		MS	
Location :		611 Forth Road, Forth							
Drill model :		Hand Auger		Easting:		Slope: 90°		RL Surface :	
Hole diameter :		80mm		Northing:		Bearing: -		Datum :	

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
HA	N				0.25			FILL - Clayey Silt, medium plasticity, dark brown, with some gravel/cobbles and a trace of organic material	M	F	FILL
					0.50	MH	CLAYEY SILT - high plasticity, orange/brown, with some gravel/cobbles and a trace of boulders	M	St	NATURAL	
					0.75						
					1.00						
					1.25			Borehole terminated at 1.0m Auger refusal on inferred boulder			
					1.50						
					1.75						
					2.00						
					2.25						

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Test Pit no. TP5
Sheet no. 1 of 1
Job no. GL13207A

Client :		Andrew Smith Architects				Date :		25/11/13	
Project :		Geotechnical Investigation				Logged By :		MS	
Location :		611 Forth Road, Forth							
Excavator:		6 Tonne		Bucket:		0.3m		Easting:	
				Length:		2m		Northing:	
						RL Surface :			
						Datum :			

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
E	N			D LL=56% PL=35% PI=21%				FILL - Sandy Gravel Roadbase, fine to coarse, brown/grey	D/M	L	FILL
					0.25		MH	CLAYEY SILT - high plasticity, orange/brown, with some gravel	M	St	NATURAL
					0.50						V-refusal (gravels)
					0.75			HIGHLY WEATHERED ROCK (Basalt), low strength, fine grained, grey/brown, with some pockets of clayey silt	D/M	H	
					1.00						
					1.25			Test pit terminated at 1.1m Excavator refusal on moderately weathered rock			
					1.50						
					1.75						
					2.00						
					2.25						

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Test Pit no. TP6
Sheet no. 1 of 1
Job no. GL13207A


Client :		Andrew Smith Architects				Date :		25/11/13	
Project :		Geotechnical Investigation				Logged By :		MS	
Location :		611 Forth Road, Forth							
Excavator:		6 Tonne		Bucket:		0.3m		Easting:	
				Length:		2m		Northing:	
						RL Surface :			
						Datum :			

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
E	N							FILL - Clayey Silt, medium plasticity, dark brown, with some sand/gravel and a trace of organic material	M	F/S	FILL
					0.25	MH	CLAYEY SILT - high plasticity, orange/brown, with some gravel	M	St	NATURAL V-90kPa	
					0.50						
					0.75						
					1.00			HIGHLY WEATHERED ROCK (Basalt), low strength, fine grained, grey/brown, with some pockets of clayey silt	D/M	H	
					1.25						
					1.50			Test pit terminated at 1.3m Excavator refusal on moderately weathered rock			
					1.75						
					2.00						
					2.25						

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Test Pit no. TP7
Sheet no. 1 of 1
Job no. GL13207A

Client :		Andrew Smith Architects				Date :		25/11/13	
Project :		Geotechnical Investigation				Logged By :		MS	
Location :		611 Forth Road, Forth							
Excavator:		6 Tonne		Bucket:		0.3m		Easting:	
				Length:		2m		Northing:	
						RL Surface :			
						Datum :			

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
E	Z							FILL - Sandy Gravel Roadbase, fine to coarse, brown/grey	D/M	L	FILL
					0.25	MH	CLAYEY SILT - high plasticity, orange/brown, with some gravel	M	St	NATURAL	
					0.50						
					0.75			HIGHLY WEATHERED ROCK (Basalt), low strength, fine grained, grey/brown, with some pockets of clayey silt	D/M	H	
					1.00			Test pit terminated at 0.8m Excavator refusal on moderately weathered rock			
					1.25						
					1.50						
					1.75						
					2.00						
					2.25						

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Test Pit no. TP8
Sheet no. 1 of 1
Job no. GL13207A

Client :		Andrew Smith Architects				Date :		25/11/13	
Project :		Geotechnical Investigation				Logged By :		MS	
Location :		611 Forth Road, Forth							
Excavator:		6 Tonne		Bucket:		0.3m		Easting:	
				Length:		2m		Northing:	
						RL Surface :			
						Datum :			

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
E	N				0.25			FILL - Clayey Silt, medium plasticity, dark brown, with some sand/gravel and a trace of organic material	M	F/S	FILL
							Becoming orange/brown and dark brown				
					0.50						
						MH	CLAYEY SILT - high plasticity, orange/brown, with some gravel/cobbles	M	St	NATURAL	
					0.75					V-80kPa	
					1.00						
				1.25			COBBLES & BOULDERS in a clayey silt matrix, medium plasticity fines, mottled brown and yellow	M	MD		
				1.50			HIGHLY WEATHERED ROCK (Basalt), low strength, fine grained, grey/brown, with some pockets of clayey silt	D/M	H		
					1.75			Test pit terminated at 1.5m Excavator/auger refusal on moderately weathered rock			
					2.00						
					2.25						

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Test Pit no. TP9
Sheet no. 1 of 1
Job no. GL13207A

Client :		Andrew Smith Architects				Date :		25/11/13	
Project :		Geotechnical Investigation				Logged By :		MS	
Location :		611 Forth Road, Forth							
Excavator:		6 Tonne		Bucket:		0.3m		Easting:	
				Length:		2m		Northing:	
						RL Surface :			
						Datum :			

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations	
E	N				0.25		FILL - Clayey Silt, medium plasticity, dark brown, with some gravel/cobbles and a trace of organic material	M	F	FILL	
					0.50						
					0.75	MH	CLAYEY SILT - high plasticity, orange/brown, with some gravel/cobbles and a trace of boulders	M	St	NATURAL	
					1.00						
					1.25		COBBLES & BOULDERS in a clayey silt matrix, medium plasticity fines, mottled light brown and blue	M	MD	Minor seepage at 1.2m (rock interface)	
							HIGHLY WEATHERED ROCK (Basalt), low strength, fine grained, grey/brown, pockets of clayey silt	D/M	H		
1.50		Test pit terminated at 1.4m Excavator/auger refusal on moderately weathered rock									
					1.75						
					2.00						
					2.25						

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Test Pit no. TP10
Sheet no. 1 of 1
Job no. GL13207A

Client :		Andrew Smith Architects				Date :		25/11/13			
Project :		Geotechnical Investigation				Logged By :		MS			
Location :		611 Forth Road, Forth									
Excavator:		6 Tonne		Bucket:		0.3m		Easting:			
				Length:		2m		Northing:			
								RL Surface :			
								Datum :			
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
E	N			D LL=69% PL=40% PI=29%	0.25			FILL - Clayey Silt, medium plasticity, dark brown, with some gravel/cobbles and a trace of organic material	M	F	FILL
					0.50		MH	CLAYEY SILT - high plasticity, orange/brown, with some gravel/cobbles and a trace of boulders	M	St	NATURAL
					0.75						
					1.00						V-84kPa
					1.25						V-90kPa
					1.50			increase in gravels (Gravelly Clayey Silt)			V-refusal (gravels)
					1.75						
					2.00			COBBLES & BOULDERS in a clayey silt matrix, medium plasticity fines, mottled brown and yellow	M	MD	Slight increase in moisture V.Minor seepage at 2.0m
								HIGHLY WEATHERED ROCK (Basalt), low strength, fine grained, grey/brown, pockets of clayey silt	D/M	H	
								2.25			

Investigation Log Explanation Sheet

METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

* Bit shown by suffix e.g. ADT


METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator




SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

Symbol	Description
	Water inflow
	Water outflow
	17/3/08 water on date shown

NOTES, SAMPLES, TESTS

TERM	Description
U ₅₀	Undisturbed sample 50 mm diameter
U ₆₃	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N _C	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B _s	Bulk sample
E	Environmental Sample
R	Refusal
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense

Soil Description Explanation Sheet (1 of 2)

DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

Moist Soil feels cool, darkened in colour.
Soil tends to stick together.

Wet As for moist but with free water forming when handling.

Fine Grained Soils

Moist, dry of Plastic Limit – $w < PL$

Hard and friable or powdery.

Moist, near Plastic Limit – $w \approx PL$

Soils can be moulded at a moisture content approximately equal to the plastic limit.

Moist, wet of Plastic Limit – $w > PL$

Soils usually weakened and free water forms on hands when handling.

Wet, near Liquid Limit – $w \approx LL$

Wet, wet of Liquid Limit – $w > LL$

CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH s_u (kPa)	FIELD GUIDE
Very Soft	≤ 12	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	≤ 15
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/ gravel	
Minor	≤ 5	≤ 15	≤ 15	Trace
	$> 5, \leq 12$	$> 15, \leq 30$	$> 15, \leq 30$	With
Secondary	> 12	> 30	> 30	Prefix

SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely weathered material	Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.

Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)					GROUP SYMBOL	PRIMARY NAME	
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes	GW	GRAVEL	
				Predominantly one size or a range of sizes with some intermediate sizes missing	GP	GRAVEL	
			GRAVEL WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	GM	SILTY GRAVEL	
				Plastic fines (for identification procedures see CL, CI and CH below)	GC	CLAYEY GRAVEL	
		SAND More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes	SW	SAND	
				Predominantly one size or a range of sizes with some intermediate sizes missing	SP	SAND	
			SAND WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	SM	SILTY SAND	
				Plastic fines (for identification procedures see CL, CI and CH below)	SC	CLAYEY SAND	
FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
		SILT & CLAY (low to medium plasticity, LL ≤ 50)	DRY STRENGTH	DILATANCY	TOUGHNESS		
			None to Low	Slow to Rapid	Low	ML	SILT
			Medium to High	None to Slow	Medium	CL, CI	CLAY
		SILT & CLAY (high plasticity, LL > 50)	Low to Medium	Slow	Low	OL	ORGANIC SILT
			Low to Medium	None to Slow	Low to Medium	MH	SILT
			High to Very High	None	High	CH	CLAY
			Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
		Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT
		• LL – Liquid Limit.					

• LL – Liquid Limit.

COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.	

TERM	DEFINITION	DIAGRAM
SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

Appendix B

Photographs



Plate 1 - Site looking east at the proposed wastewater reserve area



Plate 2 - Site looking north east at the terraced garden beds. Proposed wastewater disposal area.

GEO TON Pty Ltd				client:	ANDREW SMITH ARCHITECTS	
				project:	611 FORTH ROAD FORTH	
title: PHOTOGRAPH				project no:	GL13207A	figure no. Plates 1 & 2
date:	25/11/13	original size	A4			



Plate 3 - Site looking east at the terraced garden beds near the proposed 3 bedroom dwelling



Plate 4 - Spoil from Test Pit TP6

GEOTON Pty Ltd				client:	ANDREW SMITH ARCHITECTS	
				project:	611 FORTH ROAD FORTH	
title: PHOTOGRAPH				project no:	GL13207A	figure no. Plates 3 & 4
date:	25/11/13	original size	A4			

Appendix C

Qualitative Terminology for Use in Assessing Risk to Property

QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval		Description	Descriptor	Level
Indicative Value	Notional Boundary					
10 ⁻¹	5x10 ⁻²	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10 ⁻²		100 years		The event will probably occur under adverse conditions over the design life.	LIKELY	B
10 ⁻³	5x10 ⁻³	1000 years	200 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10 ⁻⁴	5x10 ⁻⁴	10,000 years	2000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10 ⁻⁵	5x10 ⁻⁵	100,000 years	20,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10 ⁻⁶	5x10 ⁻⁶	1,000,000 years	200,000 years	The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate Cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%		Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	40%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	10%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%	1%	Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

- Notes:**
- (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.
 - (3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilization works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.
 - (4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not *vice versa*

QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY (CONTINUED)

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A – ALMOST CERTAIN	10 ⁻¹	VH	VH	VH	H	M or L (5)
B - LIKELY	10 ⁻²	VH	VH	H	M	L
C - POSSIBLE	10 ⁻³	VH	H	M	M	VL
D - UNLIKELY	10 ⁻⁴	H	M	L	L	VL
E - RARE	10 ⁻⁵	M	L	L	VL	VL
F - BARELY CREDIBLE	10 ⁻⁶	L	VL	VL	VL	VL

Notes: (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.

(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

Note: (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide

Appendix D

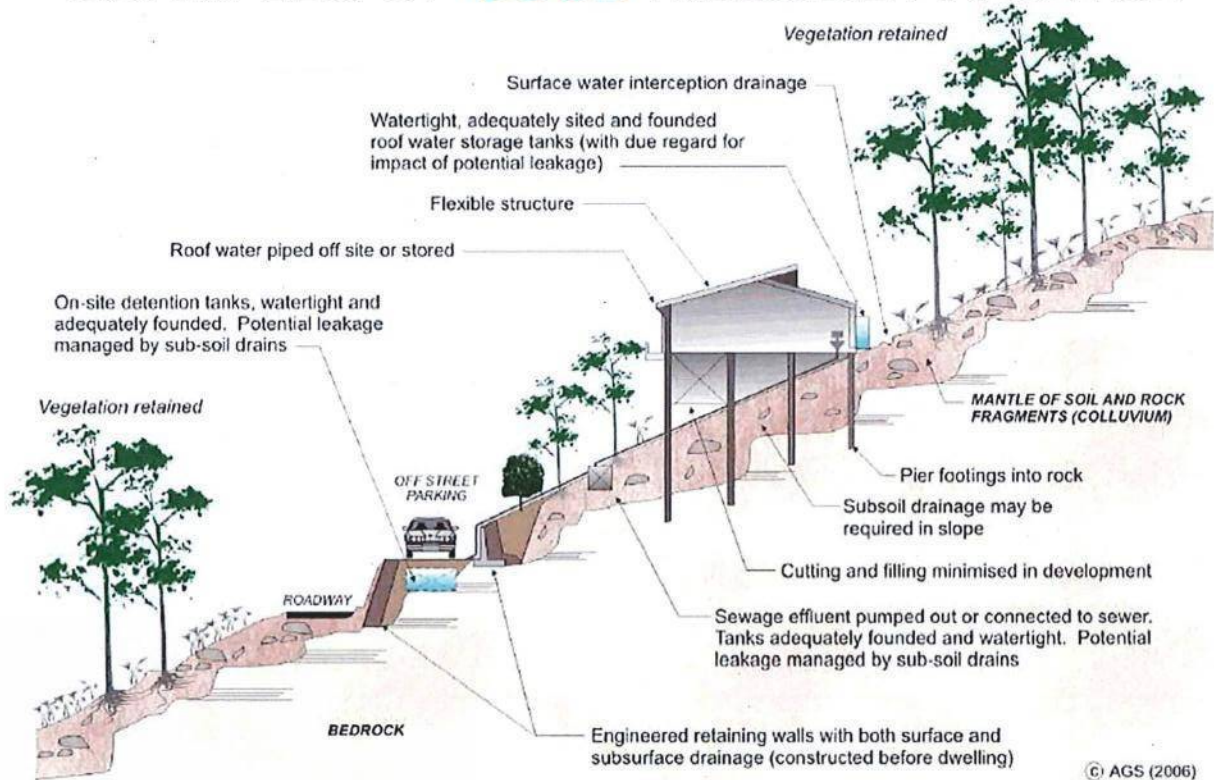
Some Guidelines for Hillside Construction

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

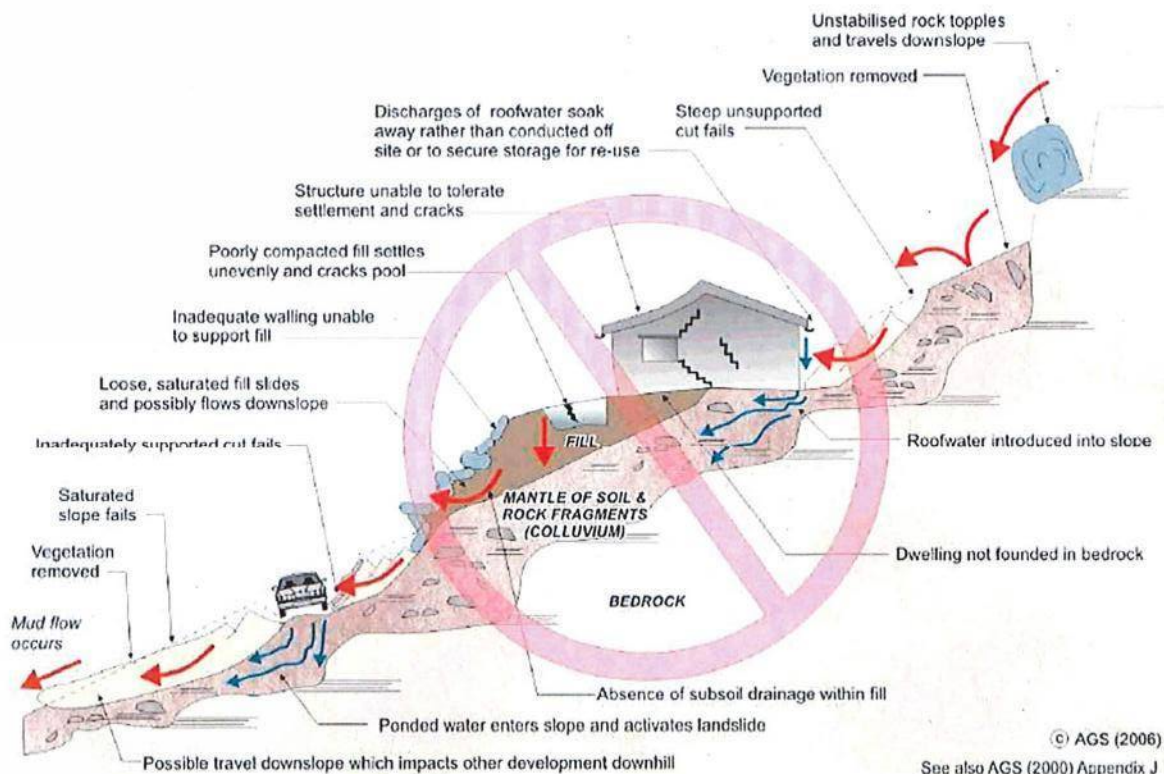
APPENDIX - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

ADVICE		GOOD ENGINEERING PRACTICE	POOR ENGINEERING PRACTICE
GEOTECHNICAL ASSESSMENT		Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING			
SITE PLANNING		Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION			
HOUSE DESIGN		Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING		Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
EARTHWORKS		Retain natural contours wherever possible.	Indiscriminatory bulk earthworks.
CUTS		Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements
FILLS		Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS		Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS		Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS		Found within rock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS		Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SURFACE		Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SUBSURFACE			
SEPTIC & SULLAGE		Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING		Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION			
DRAWINGS		Building Application drawings should be viewed by geotechnical consultant	
SITE VISITS		Site Visits by consultant may be appropriate during construction/	
INSPECTION AND MAINTENANCE BY OWNER			
OWNER'S RESPONSIBILITY		Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident see advice. If seepage observed, determine causes or seek advice on consequences.	

EXAMPLES OF **GOOD** HILLSIDE PRACTICE



EXAMPLES OF **POOR** HILLSIDE PRACTICE



Appendix E

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's
Determination - Certificates by Qualified Persons
for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's
Determination - Certificates by Qualified Persons
for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the
Director's Determination - Certificates by Qualified
Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work: ☐

or

a building, temporary structure or plumbing installation: ☒

In issuing this certificate the following matters are relevant –

Documents:

Geoton Pty Ltd, Report Reference No. GL13207Ac,
dated 17/10/2019

Relevant
calculations:

Refer to report

References:

AS 2870 – 2011 Residential Slabs and Footings Construction
AS 4055 – 2012 Wind Loads for Housing
CSIRO Building Technical File 18

Substance of Certificate: (what it is that is being certified)

Site Classification in accordance to AS2870 - 2011
Wind Loading in accordance to AS 4055 - 2012
Findings and recommendations of report

Scope and/or Limitations

The classification applies to the site as investigated at the time and does not account for any future alteration to foundation conditions resulting from earthworks, drainage condition changes or site maintenance variations.

I certify the matters described in this certificate.

Signed:

Qualified person:



Certificate No:

GL13207Ac

Date:

17/10/2019

Engineering Certificate

To: Andrew Smith Architects Owner /Agent
54 Main Road Address
Penguin Tas 7316 Suburb/postcode

Certifier details:

From: Geoton Pty Ltd
Address: PO Box 522 Phone No: (03) 6326 5001
Prospect 7250 Fax No:
Accreditation No: CC6220P Email address: tbarriera@geoton.com.au
(if applicable)
Or qualifications and Insurance details: Tony Barriera – BEng, MSc, CPEng, NER – IEAust 471929, Civil, Geotechnical, Certain Underwriters at Lloyd's – N17000416
(description from Column 4 of the Director of Building Control's determination)

Speciality area of expertise: Geotechnical Engineering
Landslide Risk Assessments (description from Column 5 of the Director of Building Control's determination)

Details of work:

Address: 611 Forth Road Lot No: 1
Forth Tas 7310 Certificate of title No: 171328/1
The work related to this certificate: Landslide Risk Assessment (description of the work or part work being certified)

Certificate details:

Certificate type: Geotechnical (description from Column 2 of the Director of Building Control's determination)

In issuing this certificate the following matters are relevant –

Documents: Geoton Pty Ltd, Report Reference No. GL13207Ac, dated 17/10/2019.

Relevant calculations: Refer to report

References: Australian Geomechanics Society – Practice Note Guidelines for Landslide Risk Management, 2007

Substance of Certificate:

Findings and recommendations of report (Report Reference No. GL13207Ac).

From the Interim Planning Scheme 2013 the site is partially mapped within a Medium landslide hazard band. As such, a landslide risk assessment is required to determine if the level of risk from exposure to the landslide hazard is to be tolerable for the type, form, scale and duration of the development.

The landslide risk assessment was conducted in accordance with Australian Geomechanics Society (AGS) – Practice Note Guidelines For Landslide Risk Management, 2007. Our report concluded that the qualitative landslide risk for the site is at worst a LOW risk provided the development of the site is in accordance with the recommendations within our report. In our experience, regulating authorities allow developments to proceed with VERY LOW to LOW risk.

Therefore, provided the development of the site is in accordance with the recommendations within our report, then we consider that a tolerable level of risk can be achieved for the development of the site in accordance with section E6.6.2 (Development on land exposed to a natural hazard) of the Hazard Management Code of the Interim Planning Scheme 2013. That is, the level of likely risk from exposure to the natural hazard (landslide) is considered to be tolerable for the proposed residential development.

Scope or Limitations

The report provides a qualitative landslide risk assessment which identifies the landslide risks at the site and provides recommendations to maintain, improve and possibly reduce the risk of landslides so as not cause or contribute to the risk of landslides on the site and lands in the locality.


The site is within an area of inherent doubtful slope stability and landslides are a natural ongoing geological process. There will be always some level of landslide risk within an area of inherent doubtful slope stability. The recommendations of the report are provided to maintain, improve and possibly reduce the risk of landslides on the site and lands in the locality.

The recommendations for the design of the proposed works are in accordance with prevailing geological conditions described in the report for the site, assessed landslide risks and recommended good hillside practices.

I certify the matters described in this certificate.

Certifier:

Signed:



Date:

17/10/2019

Certificate No.

GL13207Ac

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Owner name
 Address
 Suburb/postcode

Form **35**

Designer details:

Name: Category:

Business name: Phone No:
Business address:
 Fax No:
Licence No: Email address:

Details of the proposed work:

Owner/Applicant: Designer's project reference No.
Address: Lot No:

Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

Description of work:

New building
on-site wastewater management system

(new building / alteration /
addition / repair / removal /
re-erection
water / sewerage /
stormwater /
on-site wastewater
management system /
backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	□ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (X the appropriate box)

Other details:

All design documents provided in Report GL13207Ac, dated 17/10/2019

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:


All design documents are contained within report
AS/NZS1547:2012 On-site domestic-wastewater management

Any other relevant documentation:**Attribution as designer:**

I Matthew Street of Geoton Pty Ltd am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Matthew Street		17/10/2019
Licence No:	CC6221N		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I Matthew Street being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	Signed	Date
Designer:	Matthew Street		17/10/2019

LOADING CERTIFICATE

To:	Andrew Smith Architects	Owner /Agent	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2
	54 Main Road	Address	
	Penguin TAS	Suburb/postcode	
	7316		

Details of work:

Address:	611 Forth Road	Lot No:	1
	Forth TAS	Certificate of title No:	171328/1
	7310		
The work related to this certificate:	On-site domestic-wastewater management	(description of the work or part work being certified)	

Certificate details:

In issuing this certificate the following matters are relevant –

Documents:	Report GL13207Ac, dated 17/10/2019 Figure 5 – Site Plan Figure WW-05 – Typical AWTs Section
Relevant calculations:	Contained in the above
References:	AS/NZS1547:2012 On-site domestic-wastewater management

Substance of Certificate:

This certificate sets out the design criteria and the limitations associated with use of the system.

Wastewater Characteristics

Population equivalent used for this assessment = 6 (4 bedrooms)
Wastewater volume (L/day) used for this assessment = 900 (150 Litres per person)
Approximate blackwater volume (L/day) = 300
Approximate greywater volume (L/day) = 600

Soil Characteristics/Design Criteria

Texture (Table E4 from AS/NZS 1547) = Clayey Silt
Soil category (Table E1 from AS/NZS 1547) = 4
Soil structure (Table E4 from AS/NZS 1547) = Massive
Indicative permeability (Table 5.1 from AS/NZS 1547) = 0.5-1.5m/day
Measured permeability = 0.6m/day
Adopted permeability = 0.6m/day
Adopted Design Irrigation Rate = 3.5mm/day
Soil thickness for disposal = >0.8m
Minimum depth (m) to water = >1.0m

Dimensions for On-Site Treatment System

Disposal and treatment methods and sub-surface irrigation = Aerated Wastewater Treatment System (AWTS)

Site modification and specific design = Not required

Primary disposal area required = 257m²

Reserve disposal area required = 257m²

Location and use of Reserve area = Reserve area located to the south of the proposed wastewater disposal area.

Is there sufficient area available on site for disposal (including reserve) = Yes

Notes

The purpose of the reserve area is to allow for future extension of the land application system to allow a factor of safety against unforeseen malfunction or failure, perhaps following increased household occupancy or inadvertent misuse of the system.

The land application area may be reduced to account for flow reductions by water-saving devices, provided the organic loading rate is not higher than it would have been without the flow reduction.

Allowable Variation from Design Flow

Based on an approved AWTS 10 EP system (10 equivalent persons) rated at 1500 litres per day and a wastewater design volume of 900L/day the allowable variation from design flow (peak loading events) would be an additional 600L.

System Limitations

Consequences of overloading the system:

- (A) Adverse effects on soil properties and plant growth through excess salt accumulation in the root zone during extended dry periods
- (B) Harmful long-term environmental effects to the soil of land application system or the adjacent surface water and groundwater; or
- (C) Increased risk to public health from surface ponding in the land application area or channelling or seepage beyond the land application area.

Consequences of underloading the system:

Not applicable to this type of system.

Operation Requirements

Refer to operation manual of preferred aerated wastewater treatment system.

Maintenance Requirements

Refer to operation manual of preferred aerated wastewater treatment system.

I certify the matters described in this certificate.

Certifier:

Signed:



Date:

17/10/2019

Certificate No.

GL13207Ac

Local Government

BURNIE CITY COUNCIL

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 2019/127
Site: 126 Bird Street MONTELLO CT 60213/47
Proposal: Retrospective approval for Multiple Dwellings and associated Parking

Discretionary Matter: Reliant on performance criteria for grant of permit - Clause E9.5.1 (P1) and E9.6.1 (P1)

Application No: DA 2019/138
Site: 463 West Ridgley Road, WEST RIDGLEY - CT 21927/1
Proposal: Outbuilding associated with existing Residential use

Discretionary Matter: Reliant on performance criteria for grant of a permit - Clause 26.3.3 (P1), 26.4.1 (P1) and 26.4.2 (P1 & P5)

The application 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 December 2019.

Dated: 30 November 2019

Andrew Wardlaw
GENERAL MANAGER

www.burnie.net



Local Government

BURNIE CITY COUNCIL

LOCAL GOVERNMENT NOTICE
BURNIE INTERIM PLANNING SCHEME 2013
Urgent Amendment UA1-2019
Land Use Planning and Approvals Act 1993
Notice under Section 301A (6)
'Romaine Reserve'

13 Amanda Court, ROMAINE

The Tasmanian Planning Commission has made an urgent amendment to the Burnie Interim Planning Scheme 2013 in respect of part of 'Romaine Reserve', 13 Amanda Court Romaine.

The approved amendment rezones part of 'Romaine Reserve' 13 Amanda Court Romaine (CT 40951/5) from Rural Resource to Open Space.

The approved amendment became effective on 28 November 2019. A copy of the urgent amendment, is available for examination at the Burnie City Council and the Tasmanian Planning Commission offices and on website www.burnie.net for a period of 14 days from 30 November 2019.

Enquiries - phone 6430 5700 or call at the City Offices, 80 Wilson Street, Burnie.

Andrew Wardlaw

GENERAL MANAGER

www.burnie.net



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

TEMPORARY ROAD CLOSURE - PENGUIN CHRISTMAS PARADE

Notice is given that the following streets will be closed to vehicles, other than emergency vehicles, on Friday 6 December 2019 for the purpose of staging the Penguin Christmas Parade:

- Main Road - from east of the junction with Johnsons Beach Road to east of the junction with Dooley Street, from 6.30pm to 7.40pm;
- Dooley Street - between Main Road and King Edward Street including the junctions, from 6.30pm to 7.40pm;
- King Edward Street - between Dooley Street and Arnold Street, including the junctions, from 6.30pm to 7.40pm;
- Arnold Street - between King Edward Street and Main Road, including the junctions, from 6.30pm to 7.40pm;
- Main Road - from the turning circle opposite the IGA Supermarket to the eastern railway crossing, from 7.40pm to 8.00pm

No vehicles are to remain parked in the closed areas.

APPLICATIONS FOR PLANNING PERMITS

5.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Location: 611 Forth Road, Forth
Proposal: Residential (dwelling and outbuilding and an ancillary dwelling) - variation to access to the site and height of building under the Forth Specific Area Plan and proximity to a watercourse
Application No.: DA2019116

Location: 6 Fairlight Place, West Ulverstone
Proposal: Residential (multiple dwellings x two) - reliance on right-of-way access that is also relied upon by another lot
Application No.: DA2019121

Location: 126 Preservation Drive, Preservation Bay
Proposal: Residential (outbuilding - shed) - variation to the rear boundary setback standard
Application No.: DA2019131

Location: 10 Tasma Parade, West Ulverstone
Proposal: Residential (dwelling) - variation to rear boundary setback and building envelope and reliance on E6 Hazard Management Code and E10 Water and Waterways Code
Application No.: DA2019144

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 December 2019.

Date of notification: 30 November 2019.

SANDRA AYTON
General Manager

Local Government

WARATAH WYNARD COUNCIL

TEMPORARY CLOSURE OF PUBLIC STREETS

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982
I give notice that under the provisions of Section 19(1) (b) of the Local Government (Highways) Act 1982, I will be closing the following streets on Friday, 6 December 2019 between 5.00pm and 8.00pm for the Somerset Christmas Pageant:

- Wragg Street, between Bass Highway and Simpson Street
- Simpson Street, between George Street and Falmouth Streets
- Simpson Street, between Falmouth and Athol Streets
- George Street, between Simpson Street and Bass Highway

Such event being declared to be a public function for the purpose of the section.

TEMPORARY CLOSURE OF PUBLIC ROAD

LOCAL GOVERNMENT (HIGHWAYS) ACT 1982
I give notice that in exercise of powers conferred upon me under the provisions of Section 19(1)(b) of the Local Government (Highways) Act 1982, I will be closing: Deaytons Lane, Elliot, nominally 300m from the intersection with Murchison Hwy from 9:00am to 3:00pm on Monday 9th December.

The purpose of this closure is to undertake municipal works to install a new drainage culvert. Works are weather permitting and if cancelled will be rescheduled for the same day but on the following week. Please note that by default access to Gladwells Lane from the Murchison Highway will also be restricted during this period. Further information can be obtained by telephoning Engineering on (03) 6443 8370.

Council regrets any inconvenience to residents and road users and thanks you in advance for your patience and cooperation.

APPLICATIONS FOR PLANNING PERMITS

Notice is given that applications have been made for the following discretionary permits:-

No: DA 170/2019
Location: 10 Austin Street Wynyard
Applicant: R P & I G van Raay
Zoning: General Residential
Use Class: Residential
Proposal: New Roof
Discretionary Matter: Setbacks and building envelope for all dwellings 10.4.2 (P3)

No: DA 173/2019
Location: 21 Irby Boulevard Sisters Beach
Applicant: Potter Projects Building and Interior Design
Zoning: Low Density Residential
Use Class: Residential
Proposal: Outbuilding
Discretionary Matter: Suitability of a site or lot for use or development 12.4.1 (P1) & Dwelling density 12.4.2 (P1)

No: SD 2071 (RE-ADVERTISED)
Location: Bridge Street Sisters Beach (CT 178029/1) and Irby Boulevard Sisters Beach (CT 169593/2 & CT 145850/4)
Applicant: P Irby
Zoning: Rural Living & Low Density Residential
Use Class: Residential
Proposal: 9 Lot Subdivision (3 Lots & Balance)

Discretionary Matter: Suitability of a site or lot for use or development 12.4.1 (P1), Dwelling density 12.4.2 (P1), Reticulation of an electricity supply to new lots on a plan of subdivision 12.4.9 (P1), Subdivision 13.4.7 (P2) (Lots 4, 6 & 7 only) Reticulation of an electricity supply to new lots on a plan of subdivision 13.4.8 (P1) & Development in proximity to a water body, watercourse or wetland E10.6.1 (P1)

The application and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website www.warwyntas.gov.au. Any person who wishes to make representations in accordance with the Land Use Planning and Approvals Act 1993, must do so during the exhibition period. Representations in writing will be received by the General Manager, P.O. Box 168, Wynyard, 7325, email council@warwyntas.gov.au by Monday 16 December 2019.

Dated at Wynyard, 30 November 2019.

Shane Crawford, General Manager
PO Box 168, WYNYARD 7325
Email: council@warwyntas.gov.au

www.warwyntas.gov.au

Local Government

LATROBE COUNCIL

APPLICATIONS FOR PLANNING PERMIT

The following applications have been received under Section 57 of the Land Use Planning & Approvals Act 1993:

Application No.: DA 233/2019

Site: 11 Gull Court, Shearwater
Proposal: Proposed garage and carport with reliance upon the Performance Criteria under the General Residential zone (reduction in setback and outbuilding floor area).

Application No.: DA 234/2019

Site: 5 Merlot Court, Hawley Beach
Proposal: Proposed visitor accommodation with reliance upon the Performance Criteria under the Planning Directive No. 6.

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 16 December 2019.

Dated at Latrobe this 30 November 2019

Gerald Monson
GENERAL MANAGER

KENTISH COUNCIL
APPLICATIONS FOR PLANNING PERMIT

The following applications have been received under Section 57 of the Land Use Planning & Approvals Act 1993:

APPLICATION NO.: DA 2019/89

SITE: Foleys Road, Claude Road (CT 4984/1)

PROPOSAL: Proposed dwelling with reliance upon the Performance Criteria under the Rural Resource zone (residential use and location of sensitive use).

APPLICATION NO.: DA 2019/90

SITE: 7A Johnson Street, Sheffield.

PROPOSAL: Proposed dwelling extension with reliance upon the Performance Criteria under the General Residential zone (reduction in setback).

APPLICATION NO.: DA 2019/91

SITE: 2, 3 & 4 Austin Place, Sheffield.

PROPOSAL: Proposed eight (8) unit development with reliance upon the Performance Criteria under the Traffic Generating Use and Parking Code (reduction in car parking).

APPLICATION NO.: DA 2019/92

SITE: 18 Penzance Place, Acacia Hills.

PROPOSAL: Proposed dwelling and outbuilding with reliance upon the Performance Criteria under the Rural Living zone (reduction in setback).

APPLICATION NO.: DA 2019/93

SITE: 10 Station Street, Sheffield.

PROPOSAL: Proposed four (4) unit development with reliance upon the Performance Criteria under the Traffic Generating Use and Parking Code (reduction in car parking).

The applications and associated materials 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 proposals by letter addressed to the General Manager or email addressed to council@kentish.tas.gov.au by 16 December 2019.

Dated at Sheffield this 30 November 2019.

Gerald Monson
GENERAL MANAGER



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14 James Street,
Forth 7310
13.12.2019

Re:

Application for
Planning Permit
at 611 Forth Road,
Forth. Reference DA2019116

CENTRAL COAST COUNCIL

Division

Rec'd 16 DEC 2019

File No

Doc. Id

Dear Sir/Madam,

I am an owner/occupier
adjoining 611 Forth Road, Forth.
I have brewed the application
at the Administration Centre,
19 King Edward Street.

My concerns are as follow:

- a) variation from the Forth 5.5
metre height of building to
8.5 i.e. three metres
- b) variation to access to side.

I am concerned that the
height would intrude or
block the view /p2 —>

from my property across the².
valley and down to the ocean.

• I am concerned that the
increase in the number of
vehicles using the access/
driveway would make it
more difficult for me to
enter my property and
therefore, my garage under the
house.

• I am concerned that my
Right of Way via the
Driveway be virtually
impeded / blocked by the
proposed variation to
the access to the site

• I am concerned that the
watercourse / creek —————> p3

be protected from pollution³.
and that its natural
flow and clarity be
preserved.

I now request
reassurance from the
General manager that
my concerns will be
addressed.

Yours sincerely,
Clare Kely Hoyer

Annexure 4

Kellie Malone

From: Siale, Vili <Vili.Siale@stategrowth.tas.gov.au>
Sent: Monday, 9 December 2019 10:35 AM
To: Admin
Cc: Development; Elmer, Douglas
Subject: Development Application DA2019116 - 611 Forth Road, Forth

General Manager
Central Coast Council
PO Box 220
Ulverstone TAS 7315

Our Reference: D19/303097

Dear Sir/Madam,
Thank you for your letter of 29 November 2019 regarding the above matter.

Following a review of the related development application, it is noted that the narrow Right Of Way (ROW) will not only service the proposed development and 603 Forth Road but also 14 James Road. In this regard, the access from this ROW onto the Forth Road must allow for two way traffic movements in order to ensure unobstructed exiting traffic from the Forth Road onto the access. All access works within the State Road Reservation will require approval, as described in the link <https://www.transport.tas.gov.au/road/permits/road-access>.

If you have any further queries, please contact me.

Regards,
Vili

Vili Siale | Traffic Engineer
Network Management | Department of State Growth
11A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001
Ph. (03) 6777 1951 | Mb. 0419 165 934
www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



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Submission to Planning Authority Notice

Council Planning Permit No.	DA2019116	Council notice date	28/11/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01769-CC		Date of response
TasWater Contact	Rachael Towns	Phone No.	03 6345 6346
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning@centralcoast.tas.gov.au		
Development details			
Address	607 FORTH RD, FORTH	Property ID (PID)	3244334
Description of development	New dwelling & ancillary building		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Andrew Smith Architects	00436 Dwg DA2.01 D	DA2 2019 Issue	13/11/2019
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 3. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. <p>The payment is required by the due date as noted on the statement when issued by TasWater.</p>			
Advice			
<p>General</p> <p>For information on TasWater development standards, please visit https://www.taswater.com.au/Development/Technical-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>Service Locations</p> <p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.</p> <ul style="list-style-type: none"> • A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. 			

Further information can be obtained from TasWater

- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

Annexure 6



Photo taken from Forth Road looking south to the site's access.



Photo taken from Forth Road looking south to the site's access.
Access width is larger than driveway width.



Photo taken from subject site looking north to Forth Road.



Photo taken from subject site looking along the driveway.

14 James Street is located to the far left of this photo with subject site to the right.



Photo taken on subject site looking across the site.
Photo taken at the approximate location of the proposed outbuilding.

Annual Report

Cradle Coast Waste Management Group



2018-19



This report was prepared by:

Cradle Coast Waste Services
Level 1/17 Fenton Way
Devonport TAS 7310
Email: admin@dulverton.com.au
Web: www.dulverton.com.au

ABN: 11 784 477 180

For: Cradle Coast Waste Management Group

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GLOSSARY OF ABBREVIATIONS

BCC	Burnie City Council
CCA	Cradle Coast Authority
CCC	Central Coast Council
CHC	Circular Head Council
CCWMG	Cradle Coast Waste Management Group
CCWS	Cradle Coast Waste Services
DCC	Devonport City Council
DPIPWE	Department of Primary Industries, Parks, Water and Environment
DWM	Dulverton Waste Management
EPA	Environmental Protection Authority
ERF	Emissions Reduction Fund
FOGO	Food Organics Garden Organics
KC	Kentish Council
LC	Latrobe Council
LGAT	Local Government Association of Tasmania
MRA	MRA Consulting Group
MRF	Materials Recycling Facility
MSW	Municipal Solid Waste
NSRF	National Stronger Regions Fund
NTWMG	Northern Tasmania Waste Management Group
WGPC	Waste Governance Project Coordinator
WSS	Waste Strategy South
WTS	Waste Transfer Station
WWC	Waratah Wynyard Council

1 INTRODUCTION

1.1 WHO WE ARE

The Cradle Coast Waste Management Group (CCWMG) was formed in 2007 and represents seven northwest Tasmanian municipal councils participating in the voluntary waste levy including: Burnie City (BCC), Central Coast (CCC), Circular Head (CHC), Devonport City (DCC), Latrobe (LC), Kentish (KC) and Waratah Wynyard (WWC).

It is made up by a representative from each council and includes practitioners skilled in engineering, environmental health, waste management, corporate governance and general management.

The 2018/19 CCWMG representatives include:

- > **Rowan Sharman**, Engineering Representative from the BCC.
- > **Sandra Ayton (Chair)**, General Manager Representative from the CCC.
- > **James Brewer**, Engineering Representative from the CHC.
- > **Matthew Atkins**, Management Representative from the DCC.
- > **Adam Gardner**, Environmental Health Representative from LC & KC.
- > **Dana Hicks**, Service Officer Representative from the WWC.

The Cradle Coast Authority's Chief Executive Officer (CEO) is an ex-officio member of the CCWMG, providing corporate governance support and expertise. The CCA Representatives Group nominate an observer to attend the meetings on their behalf. These members include:

- > **Daryl Connelly**, CEO from the CCA; and
- > **Don Thwaites**, Observer on behalf of the CCA Representatives Group.

The Cradle Coast Waste Services (CCWS), operated by Dulverton Waste Management (DWM), provides project management support and waste expertise to the CCWMG and is represented by:

- > **Mat Greskie**, CEO; and
- > **Mel Pearce**, Project Officer (PO).

The CCWMG's vision is to deliver a sustainable community in the Cradle Coast region of Tasmania by implementing strategies which minimise waste through increases in waste diversion and recovery.



1.2 OUR PRINCIPLES, GOALS AND TARGETS

The CCWMG's *5 Year Strategy 2017 – 2022* was ratified in June 2017 by the Cradle Coast Council's participating in the voluntary waste levy of \$5 per tonne.

The Strategy's four goals are:

- 1. Waste diversion:** Diversion of materials from landfill to increase resource recovery, extend the life of existing landfills and reduce greenhouse gas emissions from waste.
- 2. Regional planning & efficiencies:** Provide regional planning and coordination of waste infrastructure and services to provide improved resource recovery, delivering efficiencies and reducing costs of services/waste infrastructure.
- 3. Partnerships:** Maintain partnerships with government, planning authorities and the 3 waste regions to shape waste management policies and regulation to influence future regulatory requirements and to identify programs and infrastructure best delivered with a state-wide approach.
- 4. Community engagement:** Work with the community and industry, through education and feedback, to take ownership of waste avoidance and reuse to improve the use of existing and future services.

The CCWMG have also set measurable and achievable objectives in the Strategy which will allow the CCWMG and member councils to track their progress over the 5-year plan. The objectives take the form of Key Performance Indicators (KPIs), which include:

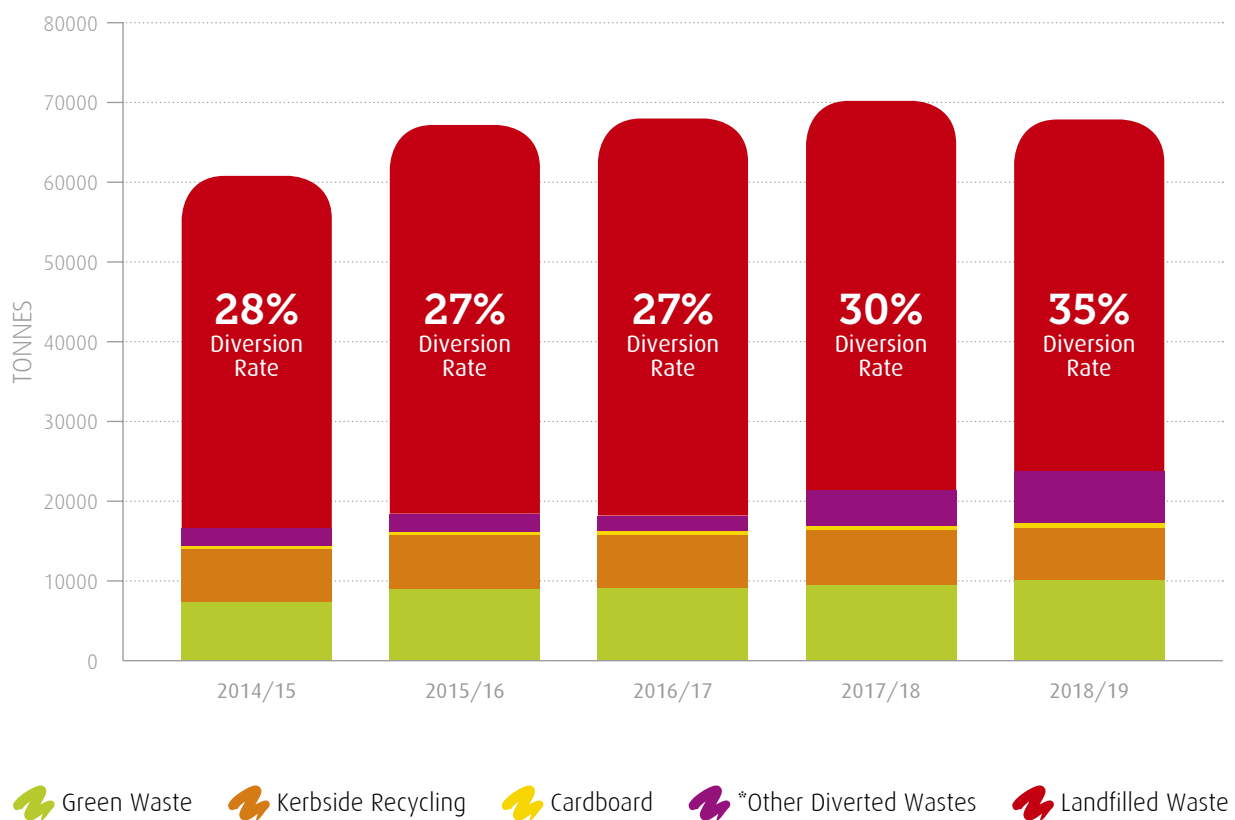
- 1.** By 2022, divert 50% of all MSW from local government landfill facilities across the region.
- 2.** By 2022, increase the proportion of recycling bin receiving a pass mark as part of the recycling bin assessments to 90% across the region (based on the 2015-16 assessment pass rate of 81%).
- 3.** By 2022, reduce incidents of illegal dumping at hotspot sites by 25% across the region (upon first establishing baseline data from council reports).
- 4.** By 2022, member councils to be collection and reporting a standardised set (for material types, units, etc.) of data in relation to waste and resource recovery activities.

The interim MSW diversion target of 50% took into account the implementation of a kerbside Food Organic Garden Organic (FOGO) collection service, which was estimated to divert approximately 50% (20,000 tonnes) of waste placed into kerbside bins from landfill into composting. In early 17/18 councils determined not to proceed with a FOGO collection and are likely to revisit this project again into the future.

The region continues to perform well achieving a waste diversion rate of 35% in 2018/19, which is a testament to the efforts made to improve resource recovery across the region. The diversion rates should be considered conservative as there are still some Councils who are yet to input data into the regional data collection portal.

Figure 1 displays the tonnes of MSW landfilled by the region compared with the tonnes of wastes diverted.

**Figure 1 – Tonnes of Regional Municipal Waste:
Landfilled vs Diverted**

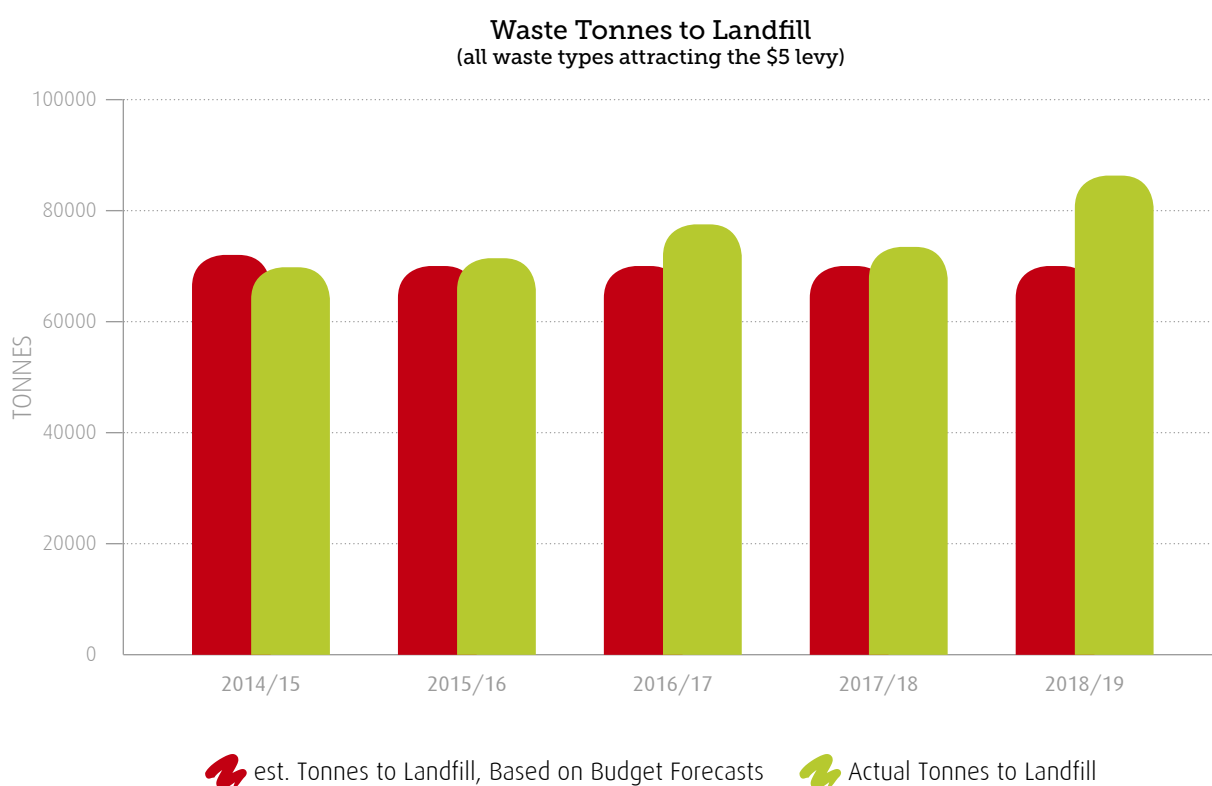


**Other diverted wastes includes the smaller scale recycling initiatives carried out by the regional transfer stations including the recycling of steel, e-waste, tyres, concrete and oil for example.*

1.3 Regional Waste Trends

Waste landfilled at the DWM, Ulverstone (inert) and Port Latta Landfills is charged the voluntary waste levy of \$5 per tonne. Figure 2 displays the tonnes of waste (attracting the \$5 levy) landfilled annually compared with the budgeted waste projections.

Figure 2 – Tonnes to Landfill vs Budgeted Waste Projections



A total of 86,281 tonnes of waste was recorded in 2018/19, a 14% increase from 2017/18 which recorded 73,441 tonnes.

Approximately 50% of this waste is made up of MSW and the remainder is a mixture of waste types generated by the commercial sector.

A number of factors can influence the tonnages of waste to landfill, over the years some standout events include:

- > The mono-cell special project at DWM in 2016/17, resulting in an additional 6,306 tonnes of waste landfilled;
- > Extreme weather events such as the flooding in June 2016, resulting in significant property damage which consequently required landfilling; and
- > Another special project at DWM in 2018/19 charged by cubic meter, resulting in excess of 11,000 cubic metres of waste landfilled.

Figure 3 – Tonnes of Municipal Solid Waste to Landfill – Specific Tonnes Received for Each Landfill

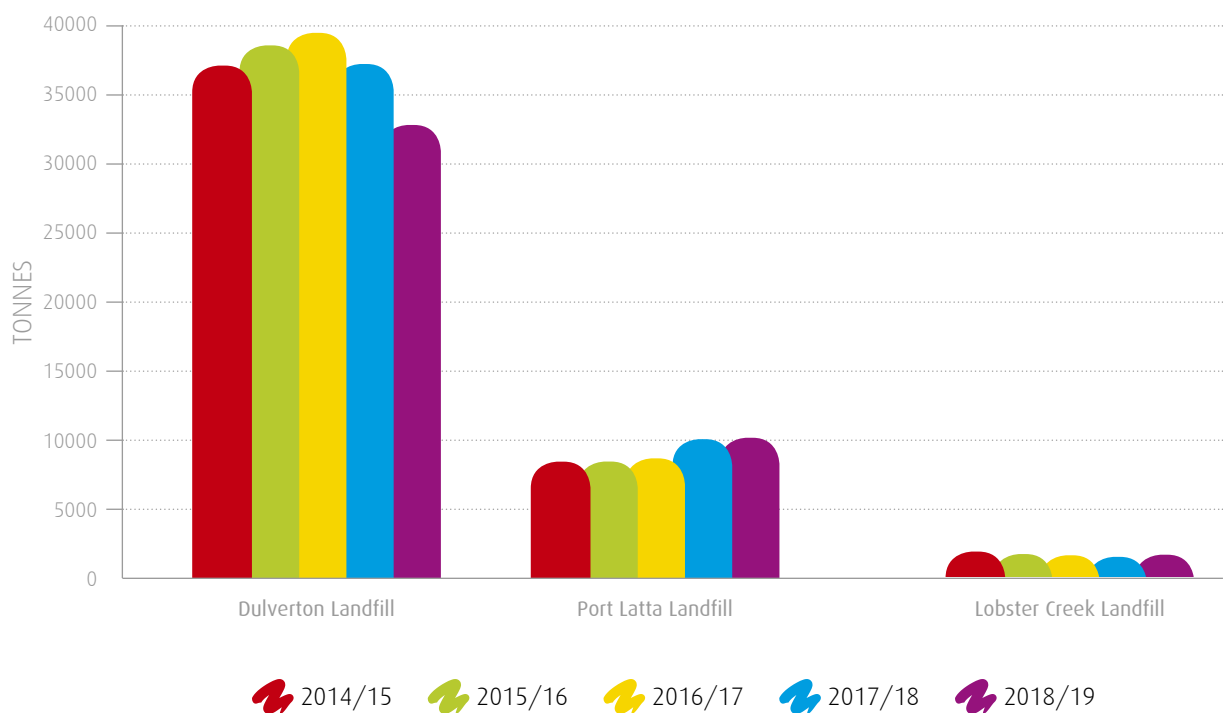


Figure 3 displays the MSW tonnages received at each Council owned landfill since 2012/13. Municipal waste is the term used to describe the waste collected at waste transfer stations (WTS) and from kerbside waste bins.

The Dulverton Landfill predominately receives MSW from BCC, CCC, DCC, KC and LC. In 2018/19 the waste received at the Dulverton Landfill decreased by 12%. This decrease was predominately due to an improved alignment of landfill waste codes conducted by DWM, where waste previously reported by a customer as MSW was reassigned to the Commercial & Industrial Waste category.

Both Lobster Creek (predominately MSW from CCC) and Port Latta (MSW from CHC and WWC) saw a slight increase in MSW landfilled.

2 REPORTS

CHAIRPERSON'S REPORT

I have pleasure in presenting the Cradle Coast Waste Management Group's Annual Report on behalf of the Group to member Councils.

The report provides an overview of the Group's activities throughout the 2018-2019 financial year, to deliver on the objectives and actions of the 5 Year Strategic Plan for our region. The Group have actioned many projects this last year and I implore you to read through the rest of the Annual Report to understand the activities that have been undertaken. These activities are funded via a voluntary levy on waste deposited to landfill which at present is \$5 per tonne.

Our four key focus areas as highlighted in the Strategic Plan for 2017-2022: • waste diversion; • regional planning and efficiencies; • partnerships; and • community engagement.

The report also provides information that all councils should be aware of to help us in strategically preparing for the future, both within our region and at individual council level. Information such as the tonnes of municipal waste landfilled, green waste mulched, kerbside recycling and cardboard recycling provide targets and trends that should be at the forefront of our thinking, particularly as our Strategic Plan is centred around a major waste diversion target.

This year has seen a focus on progressing the review of governance and waste management arrangements for waste management services within the region.

All seven Councils agreed to investigate and determine the most appropriate governance model to be implemented by the Cradle Coast Waste Management Group. It is pleasing to be able to report that this project has moved forward and all Councils resolved to transition the management of the regional

waste management services, including administration and financial services to a separate project arm of the Dulverton Regional Waste Management Authority. This will allow greater opportunities within our regional through the availability of specialist skills within the waste area. Once the new governance model has proven successful, Councils will then consider the next stage, which includes the regional delivery of waste management services.

It is pleasing that the State Government is committed to the development of a Waste Action Plan for the State. In June 2019, the Tasmanian Government released its draft Waste Action Plan for comment. We will be watching the development of this Plan with interest as it will have implications for our Regional Waste Management Groups in the strategic areas that the state wishes the EPA, Local Government and the Waste Industry to progress and work together on.

The Cradle Coast Waste Management Group is a Local Government skills-based group hosted by the Cradle Coast Authority (CCA). Participation in the CCWMG is voluntary with representation from Burnie City Council, Central Coast Council, Devonport City Council, Circular Head Council, Latrobe Council, Kentish Council and Waratah-Wynyard Council.

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

Sandra Ayton, Chair

3 ACTIVITIES UNDERTAKEN FOR YEAR

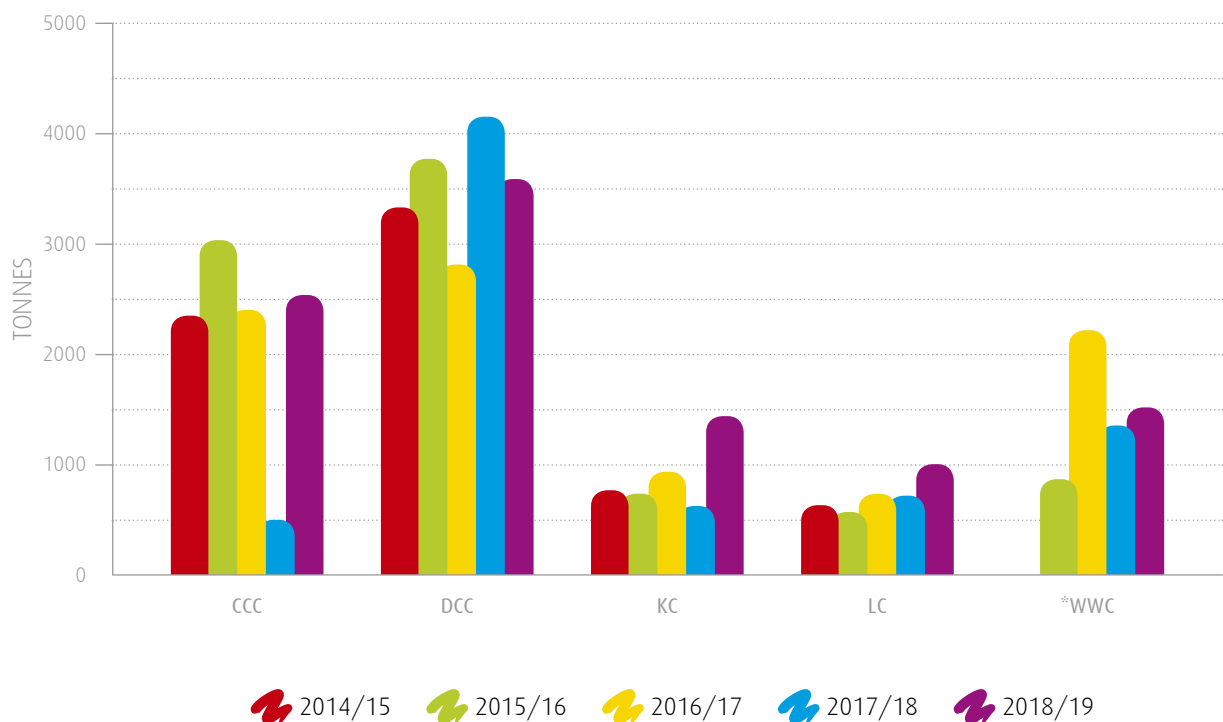
3.1 REGIONAL CONTRACTS

a) Mulching of Green Waste Contract

The current green waste mulching contract with Fieldwicks Crushing and Screening is in place until 2020, participating councils include CCC, CHC, DCC, LC, KC and WWC. Green waste collected at each participating Council's WTS is mulched and unless Council has a specific use for it, it is transported to the DWM Organics Recycling Facility (DORF) for composting. Green waste is a critical ingredient in the composting process and the efforts being made to keep contamination minimised is evident by the high quality green waste received at the DORF over the past 12 months.

Figure 4 displays the total tonnages of green-waste mulched through the Mulching of Green Waste contract from 2014/15 to 2018/19.

Figure 4 – Tonnes of Green Waste Mulched Under Contract



*Waratah Wynyard Council commenced utilising the service in 2015/16.

NOTE: Circular Head Council are not included in Figure 4 as they have not yet utilised the mulching service.

b) Regional Recycling Contract

A regional recycling contract was implemented in 2009, between Veolia Environmental Services and the CCWMG Councils. This contract currently services approximately 42,973 tenements across the region.

Table 1 compares the average number of tenements eligible for a kerbside recycling service with the average number of bin collections per month during 2018/19.

Table 1 – 18/19 Kerbside Recycling Collection, Average Tenement and Bin Collection Breakdown by Council

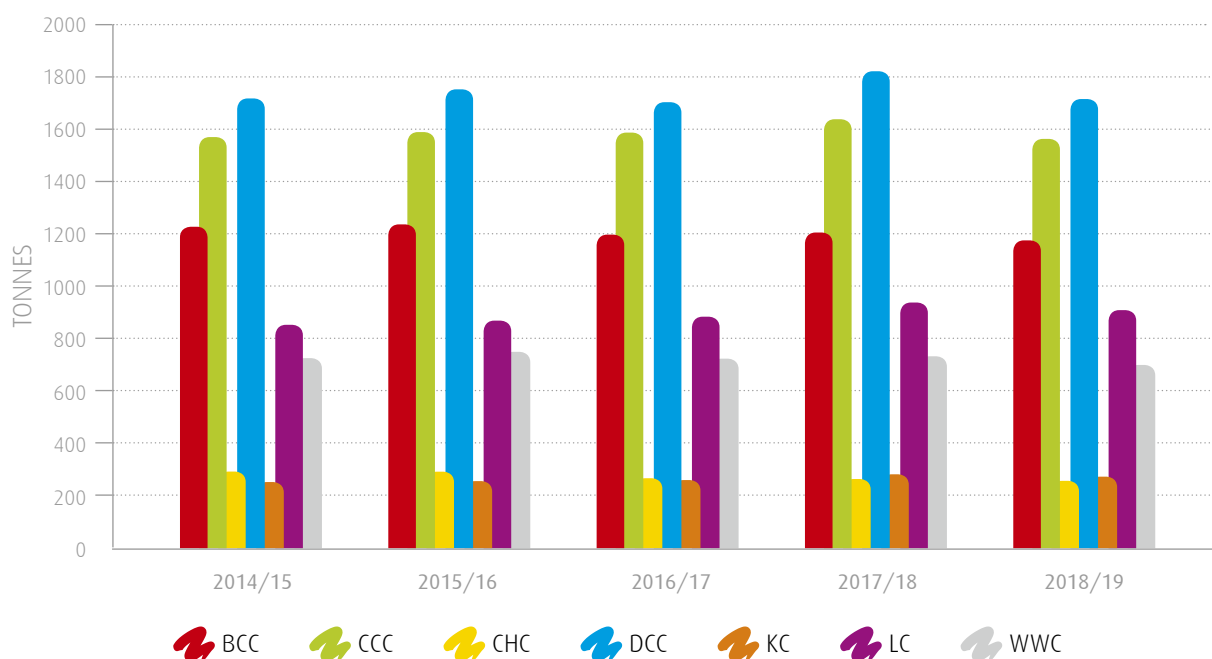
Council	*Average Number of Tenements Eligible for Collection	Average Bin Pickups per Month	Bin Presentation Rate
Burnie City Council	8,238	10,816	76%
Central Coast Council	8,775	13,797	64%
Circular Head Council	2,137	2,418	88%
Devonport City Council	11,758	16,207	73%
Kentish Council	1,708	2,370	72%
Latrobe Council	5,346	7,996	67%
Waratah Wynyard Council	5,011	6,688	75%

**Every month the quantity of tenements within the kerbside recycling collection service zone increases as new properties are built and subdivisions are developed. The average number of tenements is therefore calculated taking an average of the monthly recorded tenements for each Council in 2018/19, using information provided by Veolia.*

A bin presentation rate was determined for each Council by comparing the average tenements with average bin pickups per month. From a regional perspective, the average presentation rate for 2018/19 was 74%. This is lower than the presentation rate recorded in the kerbside recycling assessments of 86%. The difference may be due to the kerbside assessments only capturing approximately 12 weeks of residential activity in select Council areas, avoiding known holiday areas (shacks) and locations under development.

An annual breakdown of the tonnes of kerbside recycling received by Veolia from each Council is detailed in Figure 5.

Approximately **42,973**
households across the region are
participating in kerbside recycling.

Figure 5 – Tonnes of Kerbside Recycling by Council

In 2018/19 6,585 tonnes of recyclables were collected under the kerbside recycling contract across the region, a 4% decrease when compared to 2017/18.

The types of waste being recycled can have an impact on the annual tonnages of recycling, for example less weighty items such as newspapers/magazines and more plastic bottles (which are lighter) can result in a reduction in total weight.

The total tonnes of kerbside recycling collected since 2012 is detailed in Table 2.

Table 2 – Annual Regional Kerbside Recycling Collection Tonnages

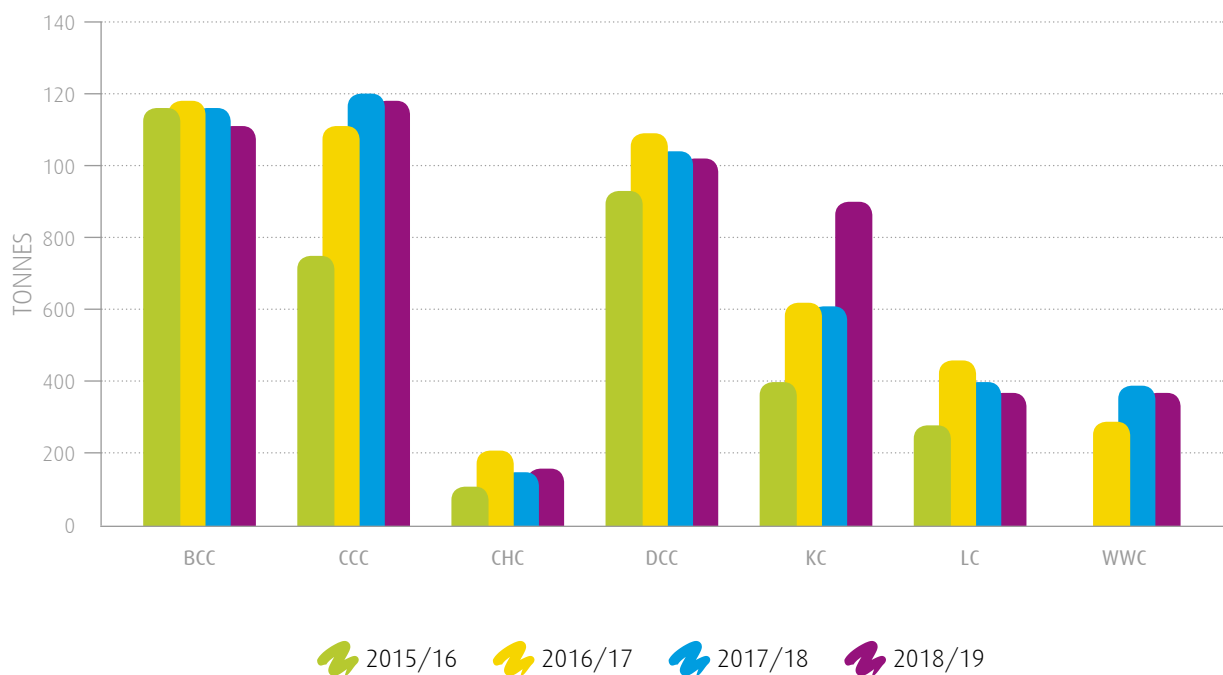
Year	Tonnes
2012/13	6,974
2013/14	6,807
2014/15	6,631
2015/16	6,737
2016/17	6,613
2017/18	6,874
2018/19	6,585

c) Regional Cardboard Recycling Contact

In 2015 a regional cardboard recycling contract was established with Veolia, providing a cardboard collection bin at all Council WTS (except the small rural sites). This service was discounted by Veolia due to the participation of all CCWMG Councils.

In 2018/19, 512 tonnes of cardboard was collected, a 3% increase when compared to 2017/18 (495 tonnes). Cardboard collection data for each Council is displayed in Figure 6.

**Figure 6 – Tonnes of Cardboard Recycled by Council
(Under the Regional Recycling Contract)**



3.2 KEY PROJECTS

A significant number of projects were completed by the CCWMG in 2018/19, with the complete list detailed under Section 6. Each project can be referenced back to the Annual Plan and Budget 2018/19 using the project number detailed within each heading.

a) Illegal Dumping Funding (2.2)

Two rounds of illegal dumping funding were conducted, with up to \$90,000 available to assist Councils with implementing illegal dumping reduction initiatives. Applications were received from the CCC, LC and DCC, all of which were approved either in part or in full. A total of \$23,800 worth of signage, surveillance cameras and funding assistance for clean ups was awarded

A portion of the remaining budget was allocated to a regional illegal dumping education campaign and conducting a security camera installation workshop for Council staff.

Feedback on the illegal dumping funding program received to-date has been positive. Particularly pleasing was DCC's report that they have seen a dramatic decrease in dumping incidents since conducting clean-ups and erecting signage in 2017/18.

A total of **\$23,800** worth of illegal dumping funding was awarded for signage, surveillance cameras and funding assistance for clean ups.

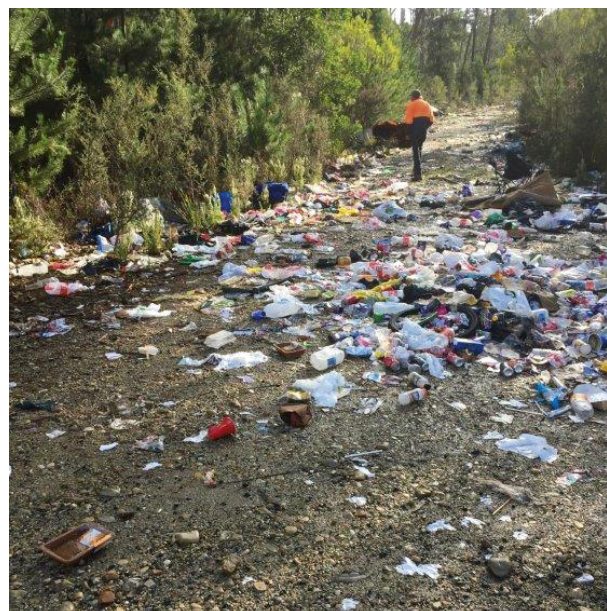


Figure 7 – Clean-up before and after images in the Latrobe Municipality.



**Figure 8 –
Undercover storage
area at White Hills WTS.**



**Figure 9 –
New bins at the
Spreyton WTS.**

b) Best Practice Improvements (2.3)

Another round of funding was made available to Council in 2018/19, aimed at improving WTS across the region. Councils were encouraged to refer to the independent audit conducted in 2014, against the Transfer Station Best Practice Guidelines, for improvement ideas and to suggest other initiatives which will improve the safety, environmental impact and/or functionality of their WTS.

A total of 11 applications were received from CCC, CHC, DCC and WWC, all of which applied for more than one improvement.

CCC received funding to install a block wall and concrete pad to place a co-mingled recycling skip bin at the Preston WTS. Additionally the CCC installed Armco railing, to improve the safety for visitors at the Preston WTS.

CHC tackled safety risks at the White Hills WTS by receiving part funding for installation of a security boundary fence. Funding was also received for an undercover storage shed to house the paint, batteries and gas bottle collection points and a trolley jack to assist the operator to safely move pallets of waste.

DCC utilised the funding to replace their old open top domestic recycling bins with new bins that have a pedal lid, providing safe and easy access to residents and to keep the recyclables out of the elements.

A signage upgrade was conducted by WWC at the Wynyard WTS, who also received funding to install a safety rail at the general waste disposal drop off point.

**Approximately \$55,000
of funding was awarded for
improvements at a number of
regional WTS.**

c) Community Based Recycling Initiatives (2.5)

Community groups had the opportunity to apply for funding to implement waste collection and diversion initiatives.

A number of applications were received and \$3,562 worth of funding was awarded to 4 community groups whose applications met the criteria.

The following initiatives were funded:

- > TS Mersey Australian Navy Cadets: purchase of bins for recycling.
- > Lorinna Residents & Ratepayers Association: purchase of bins to collect soft plastic and co-mingled waste for recycling.
- > Live Well Tasmania: funding to conduct a repair café which was free to access by the community and involved workshops by people experienced in repairing clothing, furniture, electrical appliances, bicycles and toys.
- > Wynyard Men's Shed: purchase of tools to process waste timber into furniture.

Additionally, a number of Councils made an application for bin toppers to use at community events. As a consequence of this interest, bin toppers were supplied to each Council and a marketing campaign conducted to raise awareness and assist people with using them.



Figure 10 – Bin topper education campaign poster/handout.

d) Recycling Bin Assessments (2.6)

Residential recycling bin assessments and contamination education was completed across the region in October/November 2018 and again in April 2019. A total of 13,734 properties were visited and 11,887 bins assessed, 36% of which had bins with some form of contamination. Soft plastic was the most common contaminant found with 129 occurrences recorded per 1,000 bins. Recycling packed inside plastic bags was the second most commonly occurring contaminant, followed by garbage and/or garbage in bags, foil food bags (a form of soft plastic) and foam meat trays.

Overall the region performed well with an 85% pass rate, which was slightly less than 86% which was achieved in 2017/18. With the passion for improving waste management practices evident across the community, it is looking promising that a 90% pass rate will be achieved by the year 2022 target.

36% of properties assessed had bins with some form of contamination.



**Figure 11 –
Some lucky residents
who won a Facebook
competition to visit the
Materials Recycling Facility
in Spreyton.**



**Figure 12 –
The display at Ecofest.**

e) Education & Promotion (2.11)

The three regional waste groups continued the state-wide waste education with some great content regularly published on both the Rethink Waste Facebook and Website.

A number of resources were developed to assist people in improving resource recovery including fact sheets, mini videos, education about the waste hierarchy and case studies, to name a few.

f) Public Events (2.14)

The CCWMG held a waste educational stall at Ecofest in Ulverstone, which was estimated to have over 1,500 attendees.

The stall inspired some great discussions and learning experiences, particularly around compostable packaging and how it is not recyclable in the kerbside recycling bin.

Over **1,500**
people attended Ecofest

g) WTS Diversion Initiatives (2.24)

A number of 2018/19 projects targeted at reducing waste to landfill and improving resource recovery rates had their budgets merged into the WTS Diversion Initiatives project. Doing so allowed the CCWMG to roll out a number of resource recovery services at a WTS in each Municipality and to conduct a supporting awareness campaign.

The services include providing residents with the opportunity to dispose of and recycle the following items for free:

- > Household batteries;
- > E-waste;
- > Paint; and
- > Fluoro Globes and Tubes.

A 2\$/tyre subsidy was also implemented, to assist Councils with recycling tyres collected at WTS.










A total of 4,319 tyres were recycled under this initiative in 2018/19.









Figure 13 – Example of the awareness campaign for the new resource recovery services.

4 ACHIEVEMENTS AGAINST THE 5 YEAR STRATEGY



 Action Not Started
  Action on Hold
  Action in Progress
  Action Completed/Ongoing

NO.	ACTIONS	COMMENTS	
FOOD AND GARDEN ORGANICS			
1	Establish which member councils intend to participate in FOGO tender and appoint contractor where applicable.	17/18: Implementation of a kerbside FOGO collection was considered by each Council who determined not to proceed at this stage. 18/19: Revised FOGO pricing was provided to Councils, based on funding assistance received from the State Government, no further action was taken.	
2	Where applicable, work in partnership with successful FOGO tenderer and member councils to implement communications materials, bin rollout and collection services to best practice standards for recovered organics.		
3	Develop and secure markets for reprocessed organics products in the agricultural or land rehabilitation sectors. Facilitate trials where necessary and utilise results in market development activities.		
4	Support the development of a Tasmanian organics strategy.	18/19: In June 2019 the Department of Primary Industries, Parks, Water and Environment released the Tasmanian Draft Waste Action Plan. This plan included actions associated with improving organic waste recovery and the CCWMG will respond to the Action Plan by the deadline.	
ILLEGAL DUMPING AND LITTER			
5	Facilitate liaison between member councils, the regional group and relevant Tasmanian Government departments responsible for managing illegal dumping incidents by establishing an illegal dumping working group.	18/19: The Tasmanian Draft Waste Action Plan does not appear to address whether there will be state-wide approach to the management of illegal dumping, the CCWMG will query this as part of their feedback submission.	
6	Using data obtained from the Illegal Dumping Web Database, produce an annual report to be disseminated amongst member councils in order to provide a measurable evidence base to group members.	18/19: A report on the regional illegal dumping database is provided to the CCWMG annually. At present the database is under utilised resulting in insufficient information available to form an accurate evidence base.	
7	Call for annual applications from member councils for funding of projects to address illegal dumping (e.g. clean-up of hotspots, installation of signage/CCTV). Establish process for determination of successful applications, distribution of funding, reporting requirements and measurement of outcomes	18/19: Two rounds of illegal dumping funding were conducted. It is anticipated that this project will be ongoing, with funding available annually to target illegal dumping.	
8	Use the Keep Australia Beautiful (2016) Litter Toolkit to build a litter reduction campaign to be rolled out across the region. Incorporate the litter reduction campaign in the regional communications and education plan.		
9	Provide evidence-based input to any further discussions regarding the introduction of container deposit scheme (CDS) legislation in Tasmania.	17/18: The EPA engaged consulting firm Marsden Jacob to generate a report on the framework for a CDS in Tasmania. DWM provided input on behalf of the CCWMG and Marsden Jacob were invited to attend a CCWMG meeting, however this did not eventuate. The EPA have released the report and there has been no further action at this stage. 18/19: The Tasmanian Draft Waste Action Plan addresses a CDS and the CCWMG will respond to the Action Plan by the deadline.	



NO. ACTIONS**COMMENTS****INFRASTRUCTURE**

10	Continue work to establish a standardised set of data collection parameters and ensure all councils are reporting data to the waste data collection portal according to the standard (including material categories, units and frequency of reporting). Monitor and audit data inputs into the centralised waste data collection portal.	17/18: The regional data collection portal was implemented and quarterly reporting to the CCWMG was carried out. To date a number of Councils are not inputting data, affecting the integrity of the reporting. 18/19: Quarterly reporting is ongoing, however some Councils are still not entering data into the portal.	
11	Conduct a recycling activity survey in order to: <ul style="list-style-type: none"> a) establish the size of the recycling and reprocessor network b) measure the quantity of materials managed throughout the network c) establish the flow of materials between member councils and other regions d) identify opportunities for network expansion or rationalisation. <p>This could be conducted in conjunction with other regional groups in order to build a picture of the resource recovery network in Tasmania.</p>	17/18: The Recycling Activity Survey was complete and a master spreadsheet developed housing the collected information.	
12	Conduct an assessment of the region's tip-shop network. Develop standardised guidelines for tip-shops which define material diversion, stock and inventory control, material storage requirements, etc.		
13	Internally review progress of actions recommended by the <i>Cradle Coast Transfer Station Audits</i> report completed for CCWMG (Blue Environment 2014) in order to bring facilities up to best practice standards. Call for applications from member councils for funding for facility upgrades, establish process for determination of successful applications, distribution of funding and reporting requirements.	18/19: A round of funding was made available to Councils to apply for improvements to their WTS in accordance with the Cradle Coast Transfer Station Audits report (or other initiatives that fit the criteria). Four Councils made an application and funding was awarded for 9 different projects.	
14	Investigate options for accepting additional materials at council resource recovery centres/transfer stations, including requirements for collection infrastructure, potential on-site reprocessing opportunities and material markets.	18/19: Implementation of Project 2.24, WTS Diversion Initiatives, has resulted in WTS being able to accept and recycle additional materials that were going to landfill.	
15	Explore community-based recycling initiatives with local community groups in order to identify feasible materials for collection and diversion. Where feasible, consider funding assistance to community groups to implement services (e.g. transport vehicles, temporary storage facilities, compactors, communications).	18/19: Community groups were given the opportunity to apply for funding to implement waste collection and diversion initiatives. Funding was awarded to 4 community groups across the region.	











SERVICES

16	Continue to undertake annual residential recycling bin assessments and contamination education across the region.	18/19: A round of assessments were undertaken, resulting in a pass of 85%. This project will be conducted annually.	
17	In conjunction with NTWMG, continue to conduct landfill and kerbside waste composition audits.	17/18: Consulting firm Anne Prince Consulting (APC) conducted landfill audits at DWM, Ulverstone and Port Latta landfills.	

HAZARDOUS WASTE

18	Provide for collection and management of household batteries across the region (including advertising, bins, collection services, transport and disposal). Measure and evaluate the collection's performance.	17/18: This project is ongoing.	
19	Hold a household hazardous waste collection event. Event actions will include advertising, establishing a waste management contractor (via tender process), determining program and location(s), measurement and reporting framework.		

NO.	ACTIONS	COMMENTS	
20	Continue to monitor member council e-waste schemes and opportunities to provide an economical service in the region.	18/19: E-waste recycling was rolled out at one WTS in each municipality.	
21	Work with EPA Tasmania as required to implement the hazardous waste tracking system.		
22	Liaise with EPA/other regions on investigations into hazardous waste stockpiles and disposal points in the CCWMG region.		
TYRES			
23	Support the development of a tyre recycling site at Longford.	18/19: Tyre recycling at Longford appears to have stalled and as a consequence the CCWMG provided Councils with a \$2/tire subsidy, to recycle tyres at Tyrecycle in Hobart.	
24	Work with EPA and other regional groups to investigate end users for end-of-life tyres.		
25	Disseminate and support the statewide waste tyre recycling guidelines/management strategy when released by EPA.		
C&D AND C&I RECOVERY			
26	Work with the EPA to develop and align strategies to divert C&D and C&I materials from landfill. Investigate funding opportunities as they arise.	18/19: The Tasmanian Draft Waste Action Plan addresses C&D and C&I and the CCWMG will respond to the Action Plan by the deadline.	
27	Conduct a review of C&I waste in the region to build on previous reviews conducted for C&D waste. Include consultation with key industries and identification of synergies with C&D waste processing and disposal.	18/19: The Tasmanian Draft Waste Action Plan addresses C&D and C&I and the CCWMG will respond to the Action Plan by the deadline.	
28	In conjunction with member councils, investigate the options for expanding residential recycling collections to cover C&I customers.	18/19: The Tasmanian Draft Waste Action Plan addresses C&D and C&I and the CCWMG will respond to the Action Plan by the deadline.	
REGIONAL GOVERNANCE ARRANGEMENTS			
29	Develop and document a governance framework which stipulates the roles, responsibilities and expectations of CCWMG member councils.	17/18: A CCWMG Terms of Reference document was developed and implemented.	
30	Create a role within CCWMG to manage stakeholder group member engagement. The role should be part-time for a minimum of one year and be at an experienced/senior level.	17/18: Greg Preece was appointed as the Waste Governance Project Coordinator to work with the CCWMG and member Councils to determine the most appropriate governance model and assist with the implementation. 18/19: Stage 1 of the proposed model was agreed to by the CCWMG, which involved transitioning the management of the regional waste management services, administration and financial services to DWM. Works are ongoing into 19/20 regarding an interim agreement for Stage 1 and progressing into Stage 2.	
COLLABORATIVE ARRANGEMENTS BETWEEN COUNCILS			
31	Continue to identify opportunities for collaborative resourcing by investigating current contractual arrangements in each council.		
32	Investigate and facilitate human resource sharing between member councils.		
33	Establish a platform for councils to share information with regards to their current projects and outcomes of previous projects (e.g. as an agenda item at CCWMG meetings).	18/19: Councils have an opportunity to raise projects and outcomes at the CCWMG meetings.	

NO.	ACTIONS	COMMENTS	
BUILDING REGIONAL CONSISTENCY			
34	Review member council landfill and resource recovery centre/transfer station charges and services offered and investigate barriers to implementing total cost recovery pricing.		
WORKING WITH THE TASMANIAN GOVERNMENT			
35	Establish a framework for cooperation and collaboration between state government, waste management groups and local councils to: <ul style="list-style-type: none"> a) influence policy and strategy documents b) highlight current issues impacting on waste management in the region c) contribute to and support government policy on emerging waste issues. 	18/19: The Tasmanian Draft Waste Action Plan addresses governance and waste management issues, the CCWMG will respond to the Action Plan by the deadline.	
36	Maintain key dialogue and build contacts with state government agencies. Encourage EPA to attend CCWMG meetings.	17/18: Dialogue has been undertaken with LGAT representative regarding the status of kerbside recycling in Tasmania. Dialogue with the EPA is ongoing as required, EPA representative attended a CCWMG meeting to discuss illegal dumping. Will invite other representatives to attend CCWMG meetings as appropriate. 18/19: DWM and the CCWMG will be providing feedback to the EPA regarding the Tasmanian Draft Waste Action Plan.	
37	Highlight current waste management issues to state government on an as needed basis as raised by member councils.	17/18: This is ongoing, consultation carried out with state government as the need arises. 18/19: Regional waste issues will be communicated to the state government as part of the feedback provided on the Tasmanian Draft Waste Action Plan.	
38	Provide assistance and advice to state government on emerging waste issues.	17/18: Ongoing, will provide appropriate assistance as requested. 18/19: Waste issues will be communicated to the state government as part of the feedback provided on the Tasmanian Draft Waste Action Plan.	
39	Identify funding options from various Tasmanian Government departments, not just those responsible for waste or environment issues.	17/18: Currently monitoring opportunities for funding and approaching local members for opportunities to receive funding assistance for implementation of a FOGO collection.	
WORKING WITH INDUSTRY			
40	Establish a framework for cooperation and collaboration between state government, waste management groups and industry to facilitate improvements to C&I and C&D waste management and resource recovery.	18/19: The Tasmanian Draft Waste Action Plan has actions to address C&I and C&D waste management and resource recovery.	
41	Facilitate a regional industry workshop/forum to encourage innovation and sharing of waste and resource management practices. Where feasible, consider using local service groups to extend CCWMG reach into local businesses.	17/18: Conducted an industry workshop in Burnie, there were 43 attendees and a number of discussions around better use of by-products.	
42	Maintain key dialogue and build contacts with industry sectors.	17/18: Commenced building industry contacts through the recycling activity survey and the industry workshop. 18/19: Obtained Master Builders Association Membership as part of the state-wide waste communications. It is envisioned that communications will target members of this association in future years.	
43	Support the development of a Tasmanian recycling market development strategy.	18/19: Likely to be addressed by the Tasmanian Draft Waste Action Plan.	

NO.	ACTIONS	COMMENTS	
COLLABORATING WITH OTHER REGIONS			
44	Pending state government regional group coordination, establish a direct link between other regional groups (which may involve quarterly/six monthly meetings, etc.) to continue collaboration.	18/19: Key Project Officers from each of the waste groups regularly meet to discuss waste communications and other upcoming projects as necessary.	
45	Conduct a mid-term strategy review to consider linkages between regional strategies and funding requirements.		
COMMUNITY EDUCATION			
46	Develop a regional or cross regional communications and education plan with input from member councils, including for: a) FOGO service b) other kerbside services c) illegal dumping d) e-waste recycling e) other waste initiatives as appropriate.	18/19: Year 2 of the Tasmanian Waste Communications Plan was successfully completed by the three waste groups.	
47	Develop communication materials that promote CCWMG, the Rethink Waste website and brand and correct waste and recycling practices using: a) media releases b) TV, radio and newspaper advertising c) promotional materials (e.g. bags, pens, caps) d) fact sheets e) social media (e.g. YouTube, Facebook, Twitter) Where possible, activities to be jointly undertaken with the NTWMG.	18/19: Year 2 of the Tasmanian Waste Communications Plan (which covers these activities) was successfully completed by the three waste groups.	
48	Continue to support the Rethink Waste Schools Program. Establish a program for visits to schools in the region to conduct waste education programs.	17/18: A list of schools has been developed and a number of workshops conducted at the Kids4Kids event in Burnie. 18/19: Work to secure an education officer was undertaken, with school visits to commence in 2019/20.	
49	Coordinate with member councils and other regions to provide consistent updates to the Rethinkwaste.com.au website.	18/19: Councils are required to review and provide updates to their page annually. Other updates undertaken as required.	
RAISING AWARENESS			
50	Provide regular briefings to Cradle Coast Authority member councils (to be disseminated throughout each), in order to build group awareness. This could be done through scheduled group meetings and dissemination of CCWMG minutes of meetings.	18/19: CCWMG receive a copy of the meeting minutes and also a monthly waste communications report.	
PUBLIC EVENTS			
51	Research and maintain a calendar of public events (such as local shows, market days, etc.) which would be appropriate to host an education session/stall/booth. Attend two public events per year.	18/19: A stall was held at Ecofest in Ulverstone. This project is ongoing.	
52	Conduct community consultation forums when introducing new programs or services (as appropriate).		

5 FINANCIAL

Table 3 – Cash Flow Summary

Table 3 details the CCWMG Waste Levy Account opening and closing balance as at 30/06/2019.

2018/19 Cash Flow Summary Regional Waste Management Levy	
Opening Balance 30/06/2018	359,440
Levy funds received 01/07/2018 to 30/06/2019	431,404
Interest	8,345
Total Cash Inflow During 2018/19	799,189
2018/19 Annual Plan & Budget Project Expenditure	(392,996)
Closing CCWMG Waste Levy Account balance 30/06/2019	406,193

Table 4 – 2018/19 Profit and Loss

Table 4 details the CCWMG profit and loss for 2018/19.

2018/19 Profit and Loss Regional Waste Management Levy	
Waste Levy Income for period 01/07/2018 to 30/06/2019	431,404
Interest	8,345
Total Income for 2018/19	439,749
2018/19 Annual Plan & Budget Project Expenditure	(392,996)
Total Expenditure for 2018/19	(392,996)
Net Profit (Loss) as at 30/06/2019	46,753

6 SUMMARY

With over 18 discreet projects for the CCWMG to undertake, the 2018/19 financial year was completed in a successful manner with a high project completion rate.

Many of the projects implemented provided immediate outcomes consistent with the goals of the CCWMG Strategic Plan. The balance of the projects form the foundation for implementation of actions in coming years. Table 5 displays a summary of the 2018/19 actions and their status at 30 June 2019. For more information please refer to the CCWMG Annual Plan & Budget 2018/19.

Table 5 – 2018/19 Action Summary as at 30 June 2019

KEY: CF = Carried Forward IP = In Progress NP = CCWMG Resolved Not to Proceed TC = Task Complete

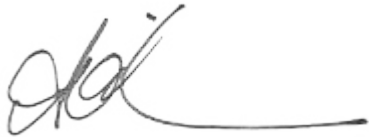
REF#	PROJECT NAME	ACTION SUMMARY	STATUS
2.1	Illegal Dumping Database	Manage and report on the established regional illegal dumping database.	TC
2.2	Illegal Dumping Funding	Conduct two rounds of illegal dumping funding.	TC
2.3	WTS Best Practice Improvements	Assist Councils in improving transfer stations in line with the Best Practice Guidelines.	TC
2.4	WTS Material Diversion	Assist Councils in implementing recommendations from the 2017/18 Additional Material Diversion Options investigation report.	TC
2.5	Community Based Recycling Initiatives	Funding assistance for community groups to implement waste collection and diversion initiatives.	TC
2.6	Recycling Bin Assessments	Undertake kerbside recycling bin assessments and contamination education across the region.	TC
2.7	Household Battery Recycling	Continue to fund a free household battery recycling program to be managed by councils.	TC
2.8	Hazardous Waste Collection	Tender for and conduct a household hazardous waste collection event.	NP
2.9	Waste Governance Project Coordinator	Fund a role within the CCWMG to manage stakeholder group member engagement.	TC
2.10	Annual Industry Workshop	Facilitate an industry workshop/forum to facilitate sharing of waste management and resource recovery ideas.	NP
2.11	Education & Promotion – Year 2	Implementation of year 2 of the state-wide Communications Plan to promote correct waste and recycling practices.	TC
2.12	Schools Program	Visit schools to provide waste education / presentation.	CF
2.13	Rethink Waste Website	Management and ongoing improvements to the Rethink Waste Website.	TC
2.14	Public Events	Host an education stall at 2 public events.	TC
2.15	WTS Staff Training	Fund an asbestos awareness training session for two WTS staff from each Council.	TC
2.16	Landfill Audit Findings	Implement a recommendation(s) from the 2017/18 Landfill Audit Report.	TC
2.17	Regional Waste Data Collection	Support the Regional Waste Data Collection Portal	TC
2.24	WTS Diversion Initiatives	Combination of project budgets from 2.4, 2.7, 2.8, 2.15 & 2.16. Provided free household battery, flouro tube, globe, e-waste and paint collection. Also funded a \$2/tyre subsidy for Councils and staff training.	TC



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**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 31 DECEMBER 2019**

	2018/2019		2019/2020	
	\$	%	\$	%
Rates paid in Advance	- 1,087,032.00	-7.08	- 1,202,988.01	-7.45
Rates Receivable	226,686.72	1.48	198,235.42	1.23
Rates Demanded	16,167,949.24	105.25	17,102,786.24	105.97
Supplementary Rates	54,348.56	0.35	41,097.24	0.25
	15,361,952.52	100.00	16,139,130.89	100.00
Collected	13,017,258.64	84.74	13,690,715.74	84.83
Add Pensioners – Government	875,880.50	5.70	950,789.88	5.89
Pensioners – Council	34,300.00	0.22	36,260.00	0.22
	13,927,439.14	90.66	14,677,765.62	90.94
Discount Allowed	635,577.76	4.14	672,382.97	4.17
Paid in advance	- 591,384.17	-3.85	- 625,144.94	-3.87
Outstanding	1,390,319.79	9.05	1,414,127.24	8.76
	15,361,952.52	100.00	16,139,130.89	100.00



Andrea O'Rourke
ASSISTANT ACCOUNTANT

15-Jan-2020

Central Coast Council
Statement of Comprehensive Income for the period ended 31 December 2019

Note	Budget 2020 \$	YTD Budget 2020 \$	Actual 2020 \$	Variance \$
Income				
Recurrent Income				
1 Rates and charges	16,364,182	16,364,182	16,435,241	71,059
2 Fees and charges	4,236,862	2,118,431	1,870,733	(247,698)
3 Government grants	4,013,000	2,006,500	2,181,220	174,720
4 Contributions - cash	781,669	390,835	771,054	380,221
5 Share of net profits/(losses) of associates	650,000	325,000	325,000	-
6 Interest	301,500	100,500	101,095	595
7 Other income	274,113	137,057	333,924	196,868
8 Investment revenue	1,200,000	350,000	351,230	1,230
	27,821,326	21,792,505	22,369,497	576,992
Capital income				
9 Capital grants	770,000	385,000	100,000	(285,000)
10 Capital contributions	10,297,038	100,000	100,000	-
11 Net gain/(loss) on disposal of assets	2,930,000	300,000	303,182	3,182
	13,997,038	785,000	503,182	- 281,818
Total Income	41,818,364	22,577,505	22,872,679	295,174
Expenses				
12 Employee benefits	10,571,553	5,285,777	5,102,294	183,484
13 Materials and services	9,803,241	5,401,621	5,654,908	(253,287)
14 Depreciation and amortisation	6,247,603	3,123,802	3,100,969	22,833
15 Finance costs	361,298	180,649	107,545	73,104
16 Other expenses	373,000	186,500	282,643	(96,143)
Total expenses	27,356,695	14,178,348	14,248,359	(70,010)
Operating result	14,461,669	8,399,157	8,624,320	(225,163)
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	8,399,157	8,624,320	(225,163)
Notes				
Recurrent Income				
1	Is within budget expectations.			
2	Below budget expectations due to the offset by the increase in child care subsidy receipts (note 4).			
3	Is within budget expectations.			
4	Is above budget expectations due to higher than estimated child care subsidy receipts. Due to the nature of the child care subsidy it is difficult to estimate this item.			
5	Is within budget expectations.			
6	Is within budget expectations.			
7	Is above budget expectations due to the user reimbursements for the use of water.			
8	Is within budget expectations.			
Capital income				
9	Revenue relates to Urban Roads RTR quarterly payment.			
10	Income relates to contribution from Department of State Growth for the Forth River Rail Bridge shared pathway works.			
11	Net gain/(loss) on disposal of assets mainly relate to the sale of Lots 1 & 2 Overall Street, Sulphur Creek.			
Expenses				
12	Is within budget expectations.			
13	Materials and services have an unfavourable budget variance due to unanticipated minor works and projects including; maintenance at the wharf precinct, stormwater drainage maintenance, legal costs for land sales and climate change audit.			
14	Is within budget expectations.			
15	Interest bearing liabilities variances relate to the timing of interest payments.			
16	Is above budget expectations due to the refund of APCU bonds, these will be offset by the receipt of new resident bonds.			

Central Coast Council
Statement of Financial Position
as at 31 December 2019

Note	30 June 2019	31 December 2019	Movement
	\$	\$	\$
Assets			
Current assets			
1 Cash and cash equivalents	11,409,067	14,812,595	3,403,528
2 Trade and other receivables	627,057	2,029,900	1,402,843
3 Assets held for sale	395,500	395,500	-
4 Other assets	469,134	163,807	(305,327)
Total current assets	12,900,758	17,401,802	4,501,044
Non-current assets			
5 Investment in Regional Waste Management Authority	6,130,257	6,130,257	-
6 Investment in Water Corporation	87,013,228	87,013,227	-
7 Property, infrastructure, plant and equipment (PPE)	457,605,030	454,504,728	(3,100,302)
8 Capital work in Progress	2,053,930	5,549,161	3,495,230
Total non-current assets	552,802,445	553,197,373	394,928
Total assets	565,703,203	570,599,175	4,895,972
Liabilities			
Current liabilities			
9 Trade and other payables	1,953,970	87,848	1,866,122
10 Trust funds and deposits	275,161	228,905	46,256
11 Provisions	4,215,771	3,993,771	222,000
12 Interest bearing liabilities	180,688	88,321	92,367
Total current liabilities	6,625,590	4,398,845	2,226,745
Non-current liabilities			
13 Provisions	2,118,486	2,118,485	-
14 Interest bearing liabilities	10,009,709	10,009,709	-
Total non-current liabilities	12,128,195	12,128,194	-
Total liabilities	18,753,785	16,527,039	(2,226,746)
Net Assets	546,949,418	554,072,136	7,122,718
Equity			
15 Accumulated surplus	# 255,697,348	262,558,552	6,861,204
16 Reserves	291,252,070	291,488,584	236,514
Total Equity	546,949,418	554,047,136	7,097,718

Notes

Current Assets

- 1 Payments of rates during the first six months has maintained a strong cash balance.
- 2 Increase is due to the timing of the issue of summer user debtors being invoiced.
- 3 Nil movement
- 4 Other Asset movements relate to the timing of prepaid ICT subscription expenses.

Non Current Assets

- 5 Nil movement
- 6 Nil movement
- 7 PPE 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 31 December 2019.
- 10 This is the amount of trust funds payable at 31 December 2019.
- 11 Current employee provision movements relate primarily to staff retirements.
- 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 31 December 2019.
- 16 Movements reflect movements in general reserves.

Central Coast Council
Operating budgets as at 31 December 2019

	Adopted Budget 2020 \$	Current Budget 2020 \$	YTD Budget 31 Dec 2019 \$	YTD Actuals 31 Dec 2019 \$	Variation \$	% Variation	Note
GENERAL MANAGEMENT							
Office of General Manager							
Strategic Projects	- 9,742,500	- 9,742,500	-	20,157	20,157		
Property Management	- 13,500	- 13,500	- 6,750	- 204,811	- 198,061		
Elected Members	596,373	596,373	298,191	305,953	7,762		
General Managers Office	1,027,926	1,027,926	513,954	530,704	16,750		
	- 8,131,701	- 8,131,701	805,395	652,003	- 153,392	-19%	1
Total GENERAL MANAGEMENT	- 8,131,701	- 8,131,701	805,395	652,003	- 153,392		
INFRASTRUCTURE SERVICES							
Engineering Services							
Engineering	-	-	-	353,267	353,267		
Fleet	-	-	-	91,867	91,867		
Plant	-	-	-	238,541	238,541		
	-	-	-	683,675	683,675		2
Works							
Private Works	- 20,000	- 20,000	- 10,004	- 14,770	- 4,766		
Roads - Urban Sealed	1,342,000	1,342,000	670,984	623,248	- 47,736		
Roads - Rural Sealed	1,996,500	1,996,500	998,226	1,012,425	14,199		
Roads - Rural Unsealed	409,500	409,500	204,702	229,152	24,450		
Footpaths	707,000	707,000	353,474	392,610	39,136		
Bridges	300,000	300,000	149,994	252,860	102,866		
Carparks	96,000	96,000	48,000	40,712	- 7,288		
Street Lighting	440,000	440,000	219,998	188,745	- 31,253		
Drainage	700,000	700,000	349,954	301,531	- 48,423		
Parks	1,790,000	1,790,000	894,866	981,872	87,006		
Public Amenities	440,400	440,400	220,164	226,842	6,678		
Cemeteries	257,500	257,500	128,728	112,556	- 16,172		
	8,458,900	8,458,900	4,229,086	4,347,783	118,697	3%	3
Depot							
Works Depot and Store	-	-	-	158,591	158,591		
Emergency Services	161,000	161,000	80,486	28,439	- 52,047		
Household Garbage	3,432,500	3,432,500	1,716,236	1,321,423	- 394,813		
Non-Household Garbage	362,500	362,500	181,246	170,303	- 10,943		
	3,956,000	3,956,000	1,977,968	1,678,756	- 299,212	-15%	4
Total INFRASTRUCTURE SERVICES	12,414,900	12,414,900	6,207,054	6,710,214	503,160		
COMMUNITY SERVICES							
Community Services							
Community Development	739,677	739,677	369,831	302,344	- 67,487		
Housing	- 34,320	- 34,320	- 17,154	108,547	125,701		
Cultural Amenities	330,750	330,750	165,384	220,435	55,051		
Public Halls and Buildings	179,750	179,750	89,762	102,781	13,019		
Swimming Pool and Waterslide	4,000	4,000	1,984	23,494	21,510		
Active Recreation	1,053,262	1,053,262	516,578	626,667	110,089		
Recreation Centres	440,522	440,522	220,244	133,029	- 87,215		
Cultural Activities	154,500	154,500	77,238	88,201	10,963		
Community Contribs & Supt	47,100	47,100	23,556	26,026	2,470		
Visitor Information Services	189,500	189,500	94,736	104,538	9,802		
	3,104,741	3,104,741	1,542,159	1,736,062	193,903	13%	5
Childrens Services							
Child Care	- 26,620	- 26,620	- 13,342	- 160,487	- 147,145		
Penguin Play Centre	- 4,000	- 4,000	- 2,002	320	2,322		
	- 30,620	- 30,620	- 15,344	- 160,167	- 144,823	944%	6
Regulatory Services							
Building and Plumbing	258,066	258,066	129,036	123,089	- 5,947		
Environment and Health	238,334	238,334	119,180	144,138	24,958		
Parking Control	52,950	52,950	30,000	43,078	13,078		
Animal Control	44,962	44,962	33,406	33,406	-		
	594,312	594,312	311,622	343,711	32,089	10%	7
Land Use Planning							
Land Use Planning	346,809	346,809	173,409	128,821	- 44,588		
	346,809	346,809	173,409	128,821	- 44,588	-26%	8
Total COMMUNITY SERVICES	4,015,242	4,015,242	2,011,846	2,048,427	36,581		
ORGANISATIONAL SERVICES							
Corporate Services							
Administration	429,400	429,400	214,702	233,657	18,955		
Administration Centre	231,400	231,400	115,678	125,666	9,988		
Caravan Parks	- 48,700	- 48,700	10,648	30,166	19,518		
Corporate Support Services	785,500	785,500	392,758	451,787	59,029		
	1,397,600	1,397,600	733,786	841,276	107,490	15%	9
Finance							
Finance	- 1,715,800	- 1,715,800	- 857,896	- 272,797	585,099		
Rates	- 16,364,182	- 16,364,182	- 16,364,182	- 16,469,471	- 105,289		
Government Contributions	- 3,188,000	- 3,188,000	- 1,593,998	- 1,555,470	38,528		
Labour Oncosts	-	-	-	- 627,379	- 627,379		
	- 21,267,982	- 21,267,982	- 18,816,076	- 18,925,117	- 109,041	1%	10
Organisational Services Director							
Organisational Services Director	234,887	234,887	117,449	48,877	- 68,572		
	234,887	234,887	117,449	48,877	- 68,572	-58%	11
Total ORGANISATIONAL SERVICES	- 19,635,495	- 19,635,495	- 17,964,841	- 18,034,964	- 70,123		
TOTAL OPERATING BUDGETS	- 11,337,054	- 11,337,054	- 8,940,546	- 8,624,320	316,226	-4%	

Central Coast Council
Notes for Operating Budgets @ 31 December 2019

Note	Area	Comment
1	Office of General Manager	The Office of the General Manager has a favourable budget variance due to the sale of land at Sulphur Creek.
2	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 2019-2020.
3	Works	The Works area is below budget expectations due to the timing of grant funding relating to bridges yet to be received, and expenditure relating to grass mowing maintenance and playground safety maintenance within the Parks area.
4	Depot	The Depot has a favourable budget variance due to savings relating to the timing of the operational costs of the implementation of FOGO.
5	Community Services	Community services has an unfavourable budget variance due to revenue being slightly below expectations relating to the vacancy at the Wharf Precinct and the refund of APHU bonds, these refunds will be offset by new resident bonds.
6	Children's Services	Children's Services has a favourable budget variance due to strong utilisation rates.
7	Regulatory Services	Regulatory Services is within budget expectations.
8	Land Use Planning	Land Use Planning has a favourable budget variance due to planning applications and advertising fees being above estimates.
9	Corporate Service	Corporate Service has an unfavourable budget variance mainly due to the timing of annual software licence subscriptions.
10	Finance	Finance is below budget expectations due to the timing of grant funding.
11	Organisational Services Director	The Organisational Services Director Office has a favourable variance due to the vacancy of this position.

Works Program 2019-2020

(Schedule indicates site construction only)

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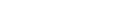
Works Program 2019-2020

(Schedule indicates site construction only)

Task Name	Budget	Actual Expenditure	Notes	Scheduling Comments																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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<div><div></div></div> Drainage	\$265,500	\$100,760																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

Date: Mon 6/01/20 + Task Progress

(Schedule indicates site construction only)

Date: Mon 6/01/20 + Task  Progress  Page 3 of 3