
Minutes of an ordinary meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Tuesday, 28 January 2020 commencing at 6.00pm.

Councillors attendance

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

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

Employees attendance

General Manager (Ms Sandra Ayton)
Director Community Services (Mrs Jackie Harvey)
Director Infrastructure Services (Mr Paul Breaden)
Director Organisational Services (Mr Ian Stoneman)
Land Use Planning Group Leader (Ms Mary-Ann Edwards)
Acting Executive Services Officer (Miss Lauren Clarke)

Media attendance

The media was not represented.

Public attendance

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

Prayer

The meeting opened in prayer.

CONFIRMATION OF THE MINUTES

1/2020 Confirmation of minutes

The Executive Services Officer reported 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.”

- Cr Hiscutt moved and Cr Viney seconded, “That the minutes of the previous ordinary meeting of the Council held on 16 December 2019 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

2/2020 Council workshops

The Executive Services Officer reported 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.”

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

Carried unanimously

MAYOR'S COMMUNICATIONS

3/2020 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

4/2020 Mayor's diary

The Mayor reported 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."

■ Cr Beswick moved and Cr Fuller seconded, "That the Mayor's report be received."

Carried unanimously

5/2020 Declarations of interest

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

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

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

No interests were declared at this time.

COUNCILLOR REPORTS

6/2020 Councillor reports

The Executive Services Officer reported as follows:

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

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

There were no reports.

APPLICATIONS FOR LEAVE OF ABSENCE

7/2020 Leave of absence

The Executive Services Officer reported as follows:

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

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

There are no applications for consideration at this meeting.”

DEPUTATIONS

8/2020 Deputations

The Executive Services Officer reported as follows:

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

PETITIONS

9/2020 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

10/2020 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

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

(a) offer an argument or opinion; or

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

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

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

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

The allocation of topics ensued.

11/2020 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

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

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

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

No questions on notice have been received."

PUBLIC QUESTION TIME

12/2020 Public question time

The Mayor reported as follows:

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

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

13/2020 Public questions taken on notice

The Executive Services Officer reported 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."

- Cr Viney moved and Cr Carpenter seconded, "That the response to the question from Mr Robb from the 16 December 2019 Ordinary Council meeting is received and noted."

Carried unanimously

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

14/2020 Minutes and notes of committees of the Council and other organisations

The General Manager reported as follows:

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

- . 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 have been circulated to all Councillors.”

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

Carried unanimously

15/2020 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 reported 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 Breden, 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 Breden 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 Breden, 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."

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

Carried unanimously

16/2020 Quarterly Performance Report – 2019–2020 Annual Plan progress

The General Manager reported 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 reported as follows:

“A copy of the Quarterly Performance Report to Council – 31 December 2019 has been circulated to all Councillors.”

- Cr Fuller moved and Cr Carpenter seconded, “That Council receive the Quarterly Performance Report on progress with the 2019–2020 Annual Plan as at 31 December 2019.”

Carried unanimously

17/2020 Correspondence addressed to the Mayor and Councillors

The General Manager reported as follows:

“A Schedule of Correspondence addressed to the Mayor and Councillors for the period 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 reported as follows:

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

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

Carried unanimously

18/2020 Common seal

The General Manager reported 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 reported as follows:

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

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

Carried unanimously

19/2020 Contracts and agreements

The General Manager reported as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into for the period 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 reported as follows:

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

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

Carried unanimously

COMMUNITY SERVICES

20/2020 Statutory determinations

The Director Community Services reported 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 reported as follows:

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

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

Carried unanimously

21/2020 Use of the Council’s roads for Targa Tasmania – 29 and 30 April 2020

The Director Community Services reported 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	Marshalls 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

Preston Rd 1633
1634
1636

COMMUNITY SERVICES

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

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 reported as follows:

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

■ Cr Beswick moved and Cr van Rooyen seconded, "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."

Carried unanimously

22/2020 Council acting as a planning authority

The Mayor reported as follows:

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

The Director Community Services has submitted the following report:

"If any such actions arise out of Minute No. 23/2020, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*."

The Executive Services Officer reported as follows:

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

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

Carried unanimously

23/2020 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 reported 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

PURPOSE

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 Forth Road and 14 James Street.

History -

The site was created in January 2006 via a subdivision between land now known as 603 and 611 Forth 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 Forth Road, Forth at the time, with this property now having benefit to the right of way and 611 Forth 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 style="padding-left: 40px;">(i) clear of any applicable setback from a frontage, side or rear boundary;</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> <p>(b)(iv) Compliant. All development would be clear of the registered right of way easement.</p>

<ul style="list-style-type: none"> (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)(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 (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 	<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. Refer to the “Issues” section of this report. (b) Not applicable. Not an internal lot.

<p>land; or</p> <p>(c) by a right of way connecting to a road</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right-of-way of not less than:</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right-of-way to the site or each lot on a proposed subdivision plan.</p>	<p>(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>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 <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if:</p>	<p>(a) Not applicable. Satisfied by (b)(ii) & (iii).</p> <p>(b)(i) Not applicable. Satisfied by (b)(ii) & (iii).</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>

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<ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and (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>(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>
<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> <ul style="list-style-type: none"> (a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or (b) if stormwater cannot be drained to a stormwater system: 	<ul style="list-style-type: none"> (a) Not applicable. Satisfied by (b)(i). (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>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <ul style="list-style-type: none"> a. the site has an area of not less than 5,000m²; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface; and <p>(iii) the development is for a single dwelling.</p>	<p>(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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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 style="padding-left: 40px;">(i) connection to a reticulated water supply;</p> <p style="padding-left: 40px;">(ii) connection to a reticulated sewer system; and</p> <p style="padding-left: 40px;">(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>(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>(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>(e) Not applicable. No building area on a sealed plan.</p> <p>(f) Not applicable. Site does not abut the Bass Highway.</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>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>(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>(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>(d) Not applicable. No building envelope on a sealed plan.</p>

<p>b. the wall or walls:</p> <ul style="list-style-type: none"> i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in: <ul style="list-style-type: none"> a. less than two hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling between 9.00am and 3.00pm on 21 June; or 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 	
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(d) in accordance with any building envelope shown on a sealed plan.	
<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>(d) not be more than any building area shown on a sealed plan.</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>
<p>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.</p>	<p>Compliant. The proposed garage is located behind the primary frontage of the dwelling and ancillary dwelling.</p>
<p>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:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>Compliant. The proposed garage is located behind the primary frontage of the dwelling and ancillary dwelling.</p>

12.4.4 Visual and acoustic privacy for residential development	
<p>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:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <p>(i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;</p> <p>(ii) be not less than 3.0m from a side boundary;</p> <p>(iii) be not less than 4.0m from a rear boundary;</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>(a)(i) Compliant. Dwelling and ancillary dwelling are 6m apart.</p> <p>(a)(ii) Compliant for single dwelling. Single dwelling would be setback 3m from the western side boundary.</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>

<ul style="list-style-type: none"> (ii) have a window sill height of not less than 1.8m above finished floor level; (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 (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>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>	<ul style="list-style-type: none"> (a) Compliant. Satisfied by (b). (b)(i) Compliant. Dwelling has an attached deck that is 35.82m².

<p>(a) if a dwelling with a floor level of not more than 2.5m above finished ground level, a ground level area:</p> <ul style="list-style-type: none"> (i) located adjoining the rear or side of the dwelling; (ii) accessible from the dwelling; (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>(b)(ii) Compliant. Deck has a minimum dimension of 7m.</p> <p>(b)(iii) Compliant. Deck would be accessible from lounge/dining area.</p> <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>
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<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 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>Not applicable.</p> <p>Not a multiple dwelling.</p>
<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>	<p>Not applicable.</p> <p>No fencing proposed.</p>

<p>(a) not more than 1.2m if the fence is solid; or</p> <p>(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>	
<p>12.4.7 Setback of development for sensitive use</p>	
<p>12.4.7–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown on the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary.</p>	<p>(a) Compliant. Dwelling would be 11m from Forth Road (Utilities zone).</p> <p>(b) Compliant. Dwelling would be 11m from Forth Road (Utilities zone).</p>
<p>12.4.7–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) the Bass Highway;</p> <p>(b) a railway;</p>	<p>(a) Compliant. Development would be approximately 3km from the Bass Highway.</p> <p>(b) Compliant. Development would be approximately 3km from a railway.</p> <p>(c) Not applicable. No land designated for road or rail purpose.</p>

<p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(d) Not applicable. Nearest Proclaimed Wharf Area is in Devonport, some 15km to the east.</p>
<p>12.4.8 Subdivision</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-(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>

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12.4.8–(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot	Not applicable. No subdivision proposed.
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	
<p>E4.6.1–(A1) Cut or fill must:</p> <p>(a) not be on land within the Environmental Living zone or the Environmental Management zone;</p> <p>(b) be required to:</p> <p>(i) provide a construction site for buildings and structures;</p> <p>(ii) facilitate vehicular access;</p> <p>(iii) mitigate exposure to a natural or environmental hazard;</p> <p>(iv) facilitate provision of a utility;</p> <p>(v) assist the consolidation or intensification of development; or</p> <p>(vi) assist stormwater management;</p>	<p>(a) Compliant. Land is zoned Low Density Residential.</p> <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>(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 land; or (iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel; <p>(d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;</p> <p>(e) manage disposal of intersected ground water;</p> <p>(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;</p> <p>(g) not require a retaining or support structure that would result in a 'line of influence' of more than 450mm into</p>	<p>(d) Compliant. Retaining walls would be of engineered design.</p> <p>(e) Compliant. Stormwater disposal is a condition of this Permit.</p> <p>(f) Compliant. Sediment control is a condition of this Permit through the Environmental Services & Design report.</p> <p>(g) Compliant. No retaining walls or support structure would result in a 'line of influence' of more than 450mm into adjacent land.</p> <p>(h) Compliant. No works would encroach upon or expose, disturb, or reduce cover over an underground utility.</p>
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<p>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; 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:	Compliant.
(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.	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) Compliant. An on-site loading area is not required by Table E9A.
(a) On-site loading area in accordance with the requirement in Table E9A; and	(b) Not applicable. In Low Density Residential zone.

(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.	
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>Not applicable.</p> <p>Site is zoned Low Density Residential.</p>

COMMUNITY SERVICES

<p>(b) Be in accordance with AS/NZS2890.2 (2002) Parking Facilities – Off Street Commercial Vehicles;</p> <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>	Not applicable. The development does not involve subdivision.

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 DPIWE 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.	As per comments made within Issue 2, the proposed development would appear from the southern and eastern elevations (14 James Street) as single storey. The height of the development increases to the northern elevation due to the slope of the land and the

	<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>
2 Increase number of vehicles using the access/driveway would be make it more difficult to enter property at 14 James Street.	<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>
3 Concern regarding occupants of 14 James Street access to the right of way would be impeded or blocked by the development.	<p>Refer to comments made within Issue 1 and also within the legal opinion regarding use along the right of way.</p>
4 Concern regarding the protection of the watercourse from pollutions and how the natural flow and clarity would be preserved.	<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 reported as follows:

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

■ Cr Beswick moved and Cr Viney seconded, “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."

Carried unanimously

INFRASTRUCTURE SERVICES

24/2020 Tenders – Kings Parade Upgrade Project, Ulverstone (326A/2019 – 21.10.2019)

The Director Infrastructure Services reported 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	862,761.26
Hardings Hotmix Pty Ltd	1,352,040.42
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	1,084,706.26
Hardings Hotmix Pty Ltd	1,352,040.42
Hazell Bros Pty Ltd	1,479,244.00
<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 \$1,084,706.26 of \$162,706.26. 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 \$862,761.26 (exc. GST) [\$949,037.39 (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 reported as follows:

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

■ Cr van Rooyen moved and Cr Carpenter seconded, "That:

- 1 the tender from Civilscape Contracting Tasmania Pty Ltd for the sum of \$862,761.26 (exc. GST) [\$949,037.39 (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."

Carried unanimously

25/2020 Tenders for street sweeper replacement – F601

The Director Infrastructure Services reported 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 reported as follows:

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

■ Cr Carpenter moved and Cr Fuller seconded, "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)."

Carried unanimously

26/2020 Tenders for road maintenance truck replacement – F603

The Director Infrastructure Services reported 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 reported as follows:

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

■ Cr Carpenter moved and Cr Beswick seconded, "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)."

Carried unanimously

27/2020 Cradle Coast Waste Management Group – Annual Report 2018–2019

The Director Infrastructure Services reported 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 reported as follows:

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

■ Cr Beswick moved and Cr Carpenter seconded, “That the Council note and receive the Cradle Coast Waste Management Group Annual Report for 2018–2019.”

Carried unanimously

ORGANISATIONAL SERVICES

28/2020 Financial statements

The Director Organisational Services reported 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 reported. 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 reported as follows:

“Copies of the financial statements have been circulated to all Councillors.”

■ Cr Carpenter moved and Cr van Rooyen seconded, “That the financial statements for the period ending 31 December 2019 (copies being appended to and forming part of the minutes) be received.”

Carried unanimously

29/2020 Public question time

The Mayor introduced public question time at 6.38pm.

Mr Neil Maggs – Penguin

Question 1 –

“Can you now guarantee no more hurdles and get behind the installation of this project?” [The question relates to the proposed installation of a mosaic/word jumble public artwork at Penguin.]

The Mayor referred the matter to the General Manager, who confirmed that Mr Maggs met with the Community Development Officer recently. The Council is trying to find an area that the mosaic/word jumble public artwork can be installed. Current discussions may suggest an area at Johnsons Beach for the artwork, however this will need to be confirmed before being put out for public consultation. The Council is unsure at this stage what future developments will happen at the railway site in Penguin, as it is the main entrance into the town. We need to wait for the outcome of the recent surveys and further consultation around the CBD and Penguin foreshore area, including the entrance into the town.

Question 2 –

“If the last hurdle is met, then can we get on with it so that it is being erected whilst the ABC is here, from February the 4th to February the 12th?”

Response –

The Mayor referred the matter to the Director Community Services who advised that she had met with Mr Maggs and mentioned that the process for a temporary installation is the same as a permanent installation, therefore will need to speak to a building surveyor and will possibly need an engineering report.

Mr Declan Banim – Ulverstone

Question 1 –

“I was just wondering in reference to page 37, line 6, I was wondering how you would distinguish a right of way?”

Response –

The Mayor clarified that Mr Banim was referring to the Planning report regarding 611 Forth Road, Forth on page 37 of the Council Agenda document [refer to Minute No. 23/2020] and advised that the question would be taken on notice and a response will be provided.

Questions and replies concluded at 6.49pm.

CLOSURE OF MEETING TO THE PUBLIC

30/2020 Meeting closed to the public

The Executive Services Officer reported as follows:

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

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

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Qualified Persons Advice Minute No. 23/2020 – 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.”
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- Cr Diprose moved and Cr Hiscutt seconded, “That the Council close the meeting to the public to consider the following matters, they being matters relating to:

Matter	<i>Local Government (Meeting Procedures) Regulations 2015 reference</i>
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Qualified Persons Advice Minute No. 23/2020 – 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.”

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

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

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

The meeting moved into Closed session at 6.49pm.

31/2020 Confirmation of Closed session minutes

The Executive Services Officer reported as follows:

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

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

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

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

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

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

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

GENERAL MANAGEMENT

32/2020 Qualified person's advice

The General Manager reported as follows:

“The qualified advice referred to at Minute No. 23/2020 was included as a Confidential attachment to the relevant report. Under Section 65 (2)(b) of the *Local Government Act 1993*, the General Manager is to provide the Council with copies of qualified advice received from an appropriately qualified or experienced professional.

...

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

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

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

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

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

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

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

33/2020 Minutes and notes of other organisations and committees of the Council

The General Manager reported as follows:

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

- . Dulverton Waste Management Board – meeting held 18 December 2019.

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

...

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

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

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

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

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

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

COMMUNITY SERVICES

**34/2020 Ulverstone Cultural Precinct Guaranteed Maximum Price Expression of Interest –
Consideration of the appointment of building contractor (359A/2019 –
18.11.2019)**

The Director Community Services reported as follows:

“PURPOSE

A report was provided to assist the Council in determining the development of the Ulverstone Cultural Precinct Building.

...

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

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

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

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

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

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

■ Cr Carpenter moved and Cr Diprose seconded, “That the report of the Director Community Services regarding the Ulverstone Cultural Precinct be received and noted and further, that the Council:

1 approves the awarding of the Contract to Fairbrother with a Guaranteed Maximum Price of \$9,600,000; and further

2 approves the funding allocations set out in the following table:

COMMUNITY SERVICES

FUNDING ALLOCATION	\$ (EXC. GST)
Australian Federal Government	2,500,000
Tasmanian Government	2,500,000
Central Coast Council (2019–2020 budget)	2,500,000
Public Open Space Reserve	100,000
Tasmanian Government Loan	1,500,000
Capital funding in the 2020–2021 Capital Estimate	500,000
<i>TOTAL FUNDING</i>	<i>\$9,600,000</i>

- 3 and; that, in accordance with Section 15(9) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council authorises the release of the decision contained at Minute No. 34A/2020 to the public.”

Voting for the motion

(8)

Cr Bonde

Cr Carpenter

Cr Diprose

Cr Hiscutt

Cr Overton

Cr Beswick

Cr van Rooyen

Cr Viney

Voting against the motion

(1)

Cr Fuller

Motion

Carried

There being no further business, the Mayor declared the meeting closed at 7.36pm.

CONFIRMED THIS 17TH DAY OF FEBRUARY 2020.

Chairperson

(lc:Imm)

Appendices

- Minute No. 17/2020 – Schedule of Correspondence addressed to the Mayor and Councillors
- Minute No. 18/2020 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 19/2020 – Schedule of Contracts & Agreements
- Minute No. 20/2020 – Schedule of Statutory Determinations
- Minute No. 28/2020 – Financial statements for the period ending 31 December 2019
- Minute No. 32A/2020 – Qualified person's advice
- Minute No. 23/2020 – 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

QUALIFIED PERSON'S ADVICE

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

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

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

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



Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents

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

Period: 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)
- . APH Agreement
Unit 11 Cooina, 35–37 Main Street, Ulverstone
- . APH Agreement
Unit 14 Cooina, 35–37 Main Street, Ulverstone
- . Residence Agreement
Unit 3 Ganesway, 51–55 Queen Street, West Ulverstone



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

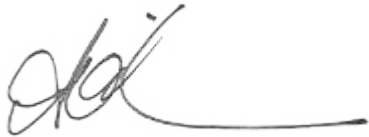


Jackie Harvey

DIRECTOR COMMUNITY SERVICES

**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)

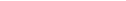
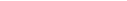
Task Name	Budget	Actual Expenditure	Notes	Scheduling Comments	24	1	8	15	22	29	5	12	19	26	2	9	16	23	30	6	13	20	27	4	11	18	25	2	9	16	23	30	6	13	20	27	3	10	17	24	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Capital Works 2019-2020	\$26,454,500	\$3,514,250																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		

Works Program 2019-2020

(Schedule indicates site construction only)

Task Name	Budget	Actual Expenditure	Notes	Scheduling Comments
Status				
Drainage	\$265,500	\$100,760		
Bertha Street	\$80,000	\$15,161	Outfall Improvements & Overflow	
Knights Road culvert extension	\$5,000	\$5,247		
Miscellaneous Drainage	\$20,000	\$0		1/07
Preservation Drive	\$60,000	\$2,799	Outfall Augmentation	Subject to TasRail discussions
Side entry pits and manhole upgrades	\$25,000	\$29,917		
Victoria Street Outfall	\$15,000	\$0		
Penguin Bowls Club	\$15,500	\$38,987		
Trevor Street/Scurrah Street	\$20,000	\$8,649	Investigations currently in progress	
Westella Drive	\$25,000	\$0		
Household Garbage	\$1,030,000	\$426,929		
FOGO bin purchase	\$700,000	\$387,549		
Penguin Refuse Disposal Site - site rehabilitation	\$50,000	\$7,478		1/07
Preston Transfer Station - safety improvements	\$25,000	\$0		
Preston Transfer Station - retaining wall	\$30,000	\$0		
Resource Recovery Centre - drainage	\$30,000	\$28,856		
Resource Recovery Centre - leachate improvements	\$20,000	\$0		
Resource Recovery Centre - wetlands	\$175,000	\$3,046		
Parks	\$573,000	\$50,261		
Playground Renewals	\$36,000	\$0		
Parks Asset Renewals	\$10,000	\$0		
Beach Access Upgrades	\$10,000	\$0	Johnsons Beach	
Park Signage Upgrade	\$5,000	\$0	Fairway Park - Water Street	
Hiscutt Park	\$20,000	\$16,882	Wall Repair - Stage 1	
Dial Street	\$15,000	\$180	Plants ordered	
Tobruk Park - Pond Rectification	\$30,000	\$0		
Leven Canyon - Handrails	\$20,000	\$0	Materials purchased	
Industrial Estate	\$15,000	\$4,751	Landscaping - Subject to appropriate weather	
Batten Park - Master Plan	\$15,000	\$0		
Beach Road - access/gate/weed control	\$20,000	\$0		
Beach Coastline Expansion	\$10,000	\$5,216		
Pump & Jump Park	\$15,000	\$13,603		
Leven River - Reid Street wildlife corridor	\$5,000	\$0		
Turners Beach - Boardwalk	\$100,000	\$0	in conjunction with shared pathway	
Buttons Creek Caravan Park - Foreshore reahabilitation	\$10,000	\$956		
Ulverstone Skate Park - concept designs	\$8,000	\$3,270		
Perry-Ling Gardens	\$120,000	\$0	Still considering options. Awaiting Tasrail meeting	
Fairway Park Master Plan	\$20,000	\$0	Project charter being developed	
Fuchsia House Removal	\$10,000	\$0	RSL contribution	
Property Development	\$60,000	\$0	1a Gawler Road	
Halls Point - Rehabilitation	\$4,000	\$5,403		
Land Purchase - Ulv. To TB pathway	\$15,000	\$0	Contact made with land owner - no response as yet	
Public Amenities	\$56,000	\$16,862		
Toilet Refurbishments	\$20,000	\$3,812	Shropshire Park	
Bus Shelter Renewals	\$10,000	\$6,665		
Public Toilet	\$3,000	\$0	Sign Upgrades	
Drinking Water Stations	\$10,000	\$6,385	Turners Beach...	
Public Toilets	\$3,000	\$0	Lighting Upgrade	
Anzac Park Toilets - surrounds	\$10,000	\$0		
Cemeteries	\$45,000	\$8,922		
Memorial Park - Watering System	\$10,000	\$1,679		
Memorial Park - Tree Planting	\$5,000	\$2,638	Trees on order	
Memorial Park - Seating	\$5,000	\$4,605		
Memorial Park - Memorial Garden	\$25,000	\$0		
Administration Centre	\$110,000	\$1,251		
Carpet Replacement	\$10,000	\$0		
Lighting Upgrade	\$5,000	\$730		
Heat Pump Renewals	\$15,000	\$0	As required	
Painting Program	\$10,000	\$0		

(Schedule indicates site construction only)

Date: Mon 6/01/20 + Task  Progress  Page 3 of 3