

Notice of Ordinary Council Meeting and

# Agenda

16 MARCH 2020

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To all Councillors

NOTICE OF MEETING

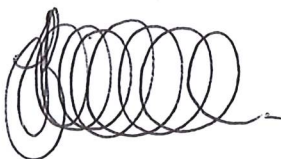
In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 16 March 2020. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 4 January 2020.

Dated at Ulverstone this 11 day of March 2020.

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



Lou Brooke  
EXECUTIVE SERVICES OFFICER



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*QUALIFIED PERSON'S ADVICE*

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

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

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

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



Sandra Ayton  
GENERAL MANAGER

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## **AGENDA**

**COUNCILLORS ATTENDANCE**

**COUNCILLORS APOLOGIES**

**EMPLOYEES ATTENDANCE**

**GUEST(S) OF THE COUNCIL**

**MEDIA ATTENDANCE**

**PUBLIC ATTENDANCE**

**OPENING PRAYER**

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

**BUSINESS**

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## 1 CONFIRMATION OF MINUTES OF THE COUNCIL

### 1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the previous ordinary meeting of the Council held on 17 February 2020 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

A suggested resolution is submitted for consideration.”

- “That the minutes of the previous ordinary meeting of the Council held on 17 February 2020 be confirmed.”
- .....
- .....
- .....

## 2 COUNCIL WORKSHOPS

### 2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 24.02.2020 – Heavy Vehicles Access on Council Roads Policy; Ulverstone Showgrounds Master Plan
- . 02.03.2020 – Monthly Review; CBD vitality/renewal – review of surveys
- . 10.03.2020 – Annual Plan Actions 2020–2021, Review of Annual Plan 2019–2020, Ulverstone Cultural Precinct update

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

- 
- “That the Officer’s report be received.”
- .....
- .....
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### **3 MAYOR’S COMMUNICATIONS**

#### **3.1 Mayor’s communications**

The Mayor reports as follows:

“The Council recently received two Certificates of Appreciation from the:

- North West Christian School for its continued support of the schools Presentation Night and the 2019 sponsor prizes recognising students’ academic achievements in 2019; and
- Samaritans Purse Operation Christmas Child, for being a drop off point in 2019.

I would like to acknowledge the efforts of those involved and present them to the Council.”

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#### **3.2 Mayor’s diary**

The Mayor reports as follows:

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

- Cradle Coast Authority Representatives Meeting – Burnie
- Tasmanian Canoe Club Meet and Greet – Forth
- TasWater Board Selection Committee meeting – Hobart
- LGAT Elected Member Weekend Workshop – Launceston

- 
- . Central Coast Chamber of Commerce and Industry breakfast with Steven Burgess – Ulverstone
  - . National Science Week Opening – Ulverstone
  - . Mersey Leven Emergency Management Committee Meeting – Devonport
  - . Mark Shelton MP – Minister for Local Government and Police, Fire and Emergency Management – catch-up on municipal issues.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

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

### 3.3 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

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## 4 COUNCILLOR REPORTS

### 4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

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## 5 APPLICATIONS FOR LEAVE OF ABSENCE

### 5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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## 6 DEPUTATIONS

### 6.1 Deputations

The Executive Services Officer reports as follows:

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

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## 7 PETITIONS

### 7.1 Petition – In support of keeping FOGO ongoing

The Executive Services Officer reports as follows:

“The following petition has been received:

‘SUBJECT MATTER	Petition in support of keeping FOGO ongoing.	
STATEMENT OF SUBJECT MATTER AND ACTION REQUESTED	The following petitioners ask the Council to retain FOGO, as we all feel strongly that more needs to be done to reduce the amount of waste going to landfill.	
SIGNATORIES	Total No. Entries:	103
	Duplicates:	–
	Invalid:	–
	<b>TOTAL</b>	<b>103.’</b>

A copy of the petition is attached. The petition is in compliance with s.57 of the *Local Government Act 1993* and accordingly is able to be tabled. In reviewing the petition, it should be noted that the compliant signatory count is 103.

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The General Manager reports as follows:

‘In accordance with s.58 of the *Local Government Act 1993*, the General Manager is to table the petition at the next ordinary meeting of the Council, the petition has been appended to this report, enabling the Council to receive it.

A report on the outcomes of the Food Organics and Garden Organics (FOGO) review will be submitted to the 20 April 2020 Ordinary Council Meeting. The subject matter and within this petition will be considered during the FOGO review and a response relating to the petition’s subject matter will form part of the 20 April 2020 report to Council.’

A suggested resolution is submitted for consideration.”

- “That the petition be received.”
- .....
- .....
- .....

## **8 COUNCILLORS’ QUESTIONS**

### **8.1 Councillors’ questions without notice**

The Executive Services Officer reports as follows:

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

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

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

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

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

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

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

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

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

The Executive Services Officer reports as follows:

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

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

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

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

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

No questions on notice have been received."

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## **9 PUBLIC QUESTION TIME**

### **9.1 Public question time**

The Mayor reports as follows:

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

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

### **9.2 Public questions taken on notice**

The Executive Services Officer reports as follows:

“No public questions were taken on notice from the 17 February 2020 meeting.”

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## NOTES

## 10 DEPARTMENTAL BUSINESS

### GENERAL MANAGEMENT

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

The General Manager reports as follows:

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

- . Cradle Coast Waste Management Group – meeting held 27 November 2019
- . Central Coast Community Shed Management Committee – meeting held 3 February 2020
- . Forth Community Representative Committee – meeting held 6 February 2020
- . Cradle Coast Authority Representatives – meeting held 20 February 2020
- . Central Coast Community Safety Partnership Committee – meeting held 26 February 2020
- . Central Coast Youth Engaged Steering Committee – meeting held 27 February 2020
- . Turners Beach Community Representatives Committee – meeting held 27 February 2019
- . Central Coast Community Shed Management Committee – meeting held 2 March 2020.

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

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

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#### 10.2 Correspondence addressed to the Mayor and Councillors

The General Manager reports as follows:



“A Schedule of Correspondence addressed to the Mayor and Councillors for the period 18 February 2020 to 16 March 2020 and which was addressed to the ‘Mayor and Councillors’ is appended. Reporting of this correspondence is required in accordance with Council policy.

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

The Executive Services Officer reports as follows:

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

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

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### 10.3 Common seal

The General Manager reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 18 February 2020 to 16 March 2020 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

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

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

#### **10.4 Contracts and agreements**

The General Manager reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into for the period 18 February 2020 to 16 March 2020 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

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

COMMUNITY SERVICES

**10.5 Statutory determinations**

The Director Community Services reports as follows:

“A Schedule of Statutory Determinations made during the month of February 2020 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

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

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**10.6 Draft Dog Management Policy (298/2015 – 19.10.2015)**

The Director Community Services reports as follows:

*“PURPOSE*

This report is provided to assist the Council in finalising its Draft Dog Management Policy (the Draft Policy) for public consultation.

*BACKGROUND*

The Council is required under the provisions of the *Dog Control Act 2000* (The Act) to maintain a Dog Management Policy. The Act states:

*‘7. Dog management policy*

- (1) A council is to develop, make and implement a policy relating to dog management in its municipal area.*

- (2) *A dog management policy is to include the following:*
  - (a) *a code relating to responsible ownership of dogs;*
  - (b) *the policy in relation to declarations made, or to be made, under Division 2 of Part 3 ;*
  - (c) *a fee structure;*
  - (d) *any other relevant matter.*
- (3) *A council is to –*
  - (a) *invite public submissions relating to a proposed dog management policy or an amendment of the policy; and*
  - (b) *consult with any appropriate body or organisation; and*
  - (c) *consider any submissions and results of any consultation before making the policy or the amendment.*
- (4) *A council is to review its dog management policy at least once every 5 years.*
- (5) *In reviewing its dog management policy, a council is to take the actions referred to in subsection (3) .’*

The Council's current Policy was adopted in October 2015 and in accordance with section 4 of the Act, was not due for review in October 2020, however commenced the Policy review process in November 2019.

#### *DISCUSSION*

The Draft Policy is significantly reduced in content to what was adopted in October 2015. Most of the items which have been removed from the Draft were already prescribed for within the Act. This Draft Policy is primarily focussed on those items which are mandated within the Act for inclusion in the Policy.

During the review process the Draft Policy was referred to the Tasmanian Parks and Wildlife Services (PWS) for comment. The PWS provided a recommendation that all coastal areas be either '*Prohibited*' or seasonally '*Restricted*' due to the sensitive wildlife and habitat areas that are on the coast. These recommendations are in line with the *Dog Control (Sensitive Wildlife and Areas) Order 2019* and *National Parks and Reserves Management Regulations 2019*.

The Complaints section of the Draft Policy has been updated to include the option of mediation, prior to lodging a formal complaint. Legal advice was sought to ensure appropriateness for inclusion within this section. The confidential legal opinion is appended to this report at agenda item 11.4.

It is likely the main item of community interest will be the areas which the Council intends to declare as:

- (a) a prohibited area – prohibited at all times;
- (b) a restricted area – dogs must be on lead at all times;
- (c) a dog exercise area: unrestricted – off lead permitted; and
- (d) a dog training area: unrestricted – off lead permitted.

There is a major change in terms of the restricted areas, seasonal restrictions have been removed and that dogs are to be restrained on a lead, at all times. This is further explained below.

Where it is proposed that a declared area will change from what was included in the current Policy, has been **highlighted in red text** in the tables below, for ease of reference.

#### Prohibited Areas

The prohibited areas have been updated following PWS recommendations:

1	Midway Beach, Sulphur Creek: West of Creamery Road through to Howth
2	<b>West Ulverstone Beach:</b> <b>From Three Sisters–Goat Island Nature reserve to Picnic Point Beach, West Ulverstone</b>
3	Buttons Beach, Ulverstone: Between Buttons Creek and Victoria Street
4	<b>Turners Beach:</b> <b>Between East of Turners Beach Road and Forth River</b>
5	<b>All Council Recreational Reserves:</b> <b>No access permitted on recreational reserves</b>

#### Prohibited Public Places

The Act under section. 28 specifies that:

- ‘(1) A person must not take a dog into –*
- (a) any grounds of a school, preschool, kindergarten, creche or other place for the reception of children without the permission of a person in charge of the place; or*

- (b) *any shopping centre or any shop; or*
- (c) *the grounds of a public swimming pool; or*
- (d) *any playing area of a sportsground on which sport is being played; or*
- (e) *any area within 10 metres of a children's playground.*

...

(2) *This section does not apply to –*

- (a) *a guide dog that is accompanying a wholly or partially blind person or is in training for that purpose; or*
- (b) *a hearing dog that is accompanying a wholly or partially deaf person or is in training for that purpose; or*
- (c) *a pet shop; or*
- (d) *the premises of a veterinary surgeon; or*
- (e) *a pet-grooming shop; or*
- (f) *any other premises related to the care and management of dogs.'*

It is noted that under the provisions of the *Food Act 2003*, the proprietor of a food premises may allow dogs in the outdoor dining area of that food business.

### **Restricted Areas**

The prohibited areas have been updated following the PWS recommendations. Picnic Point Beach has been changed from prohibited to restricted.

Restricted areas have been altered, requiring dogs to be on lead at all times. Previously there had been alternative seasonal arrangements, however, after discussion at a Councillor Workshop on 10 February 2020, it was agreed that potential confusion arose from the seasonal access, and that an all year restricted Policy would streamline this.

- (a) Beaches – the following beaches are licensed to Council from the Crown for the purpose of public recreation and are declared as restricted areas:

6	Midway Beach, Sulphur Creek: east of Creamery Road
7	Penguin Beach

8	Picnic Point Beach, West Ulverstone: between Picnic Point and the Leven River.
9	Buttons Beach, East Ulverstone: from Buttons Creek to Fish Pond
10	Shared Pathway: Ulverstone to Turners Beach
11	Turners Beach: from the Forth River to Claytons Rivulet

- (b) Sportsgrounds – all Council owned, and managed sportsgrounds are declared as restricted to dogs at all times. This restriction applies to the playing field only. Dogs may be walked around the outer areas of a sportsground provided they are restrained on a lead.

#### Exercise Areas – Unrestricted

12	Watcombe Beach, Penguin
13	Buttons Beach, Ulverstone: From Leven River to Victoria Street
14	Turners Beach (Forth River –Western Side): Between Fenton Street and Bridge (Bass Highway)
15	Leith (Forth River – Eastern Side): Between Logan Street and Bridge (Bass Highway)

#### Training Areas – Unrestricted

16	Penguin Sports Complex, Ironcliffe Road, Penguin: The fenced off area at the south west corner
17	Ulverstone Sports Complex, Flora Street, Ulverstone: the fenced off area at the northern end only

#### CONSULTATION

The purpose of placing the Draft Dog Management Policy on public display is to allow the community to review the proposed Policy and to make representations on its content.

Dog issues can be quite divisive and therefore, it is likely that the Council will receive a number of representations.

As outlined within the discussion, comment was requested from the PWS in relation to the Draft Policy, particularly surrounding beach access provisions. The PWS provided recommendations due to the sensitive wildlife and habitat areas on the



coast. This is in line with the *Dog Control (Sensitive Wildlife and Areas) Order 2019* and *National Parks and Reserves Management Regulations 2019*.

The Draft Policy will be made available for consultation and feedback which will include the use of the Council's website, social media page, and will be available for viewing at the Administration Centre, in Ulverstone and Service Centre in Penguin, for a period of 30 days.

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

There will be no additional resource or financial implications for the Council with the implementation of the Policy. A potential risk for the Council would be through failure to monitor and implement the intent of the Policy.

### *CORPORATE COMPLIANCE*

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

#### The Shape of the Place

- . Improve the value and use of open space
- . Conserve the physical environment in a way that ensures we have a healthy and attractive community.

#### A Connected Central Coast

- . Improve community well-being.

#### The Environment and Sustainable Infrastructure

- . Contribute to a safe and healthy environment.

#### Council Sustainability and Governance

- . Improve service provision
- . Effective communication and engagement.

### *CONCLUSION*

It is recommended that the Council endorses:

- (a) the Draft Dog Management Policy dated March 2020 and that the Draft Policy be released for public consultation for a period of 30 days,
- (b) on the conclusion of the consultation period, the Council considers any submissions received; and further

- (c) that following the consultation and consideration of any submissions received, the finalised Dog Management Policy return to the Council for decision.”

The Executive Services Officer reports as follows:

“A copy of the Draft Dog Management Policy dated March 2020, has been circulated to all Councillors, a suggested resolution is submitted for consideration.”

■ “That the Council endorses:

- (a) the Draft Dog Management Policy dated March 2020 (a copy being appended to and forming part of the minutes) and that the Draft Policy be released for public consultation for a period of 30 days;
- (b) on the conclusion of the consultation period, the Council considers any submissions received; and further
- (c) that following the consultation and consideration of any submissions received, the finalised Dog Management Policy return to the Council for decision.”

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## 10.7 Proposal for Public Art Installation at Johnsons Beach

The Director Community Services reports as follows:

“The Community Development Officer prepared the following report

### *PURPOSE*

To assist the Council in considering the proposed installation of the Public Art piece ‘mosaic and word jumble’ submitted by Ross Hartley, for Friends of the Penguin General Cemetery (the applicant), at the railway precinct at Penguin following recent community consultation.

### *BACKGROUND*

The Council received an application from the applicant to temporarily place a two-sided piece of Public Art created by Christine Goss (mosaic side) and word

jumble (created by sign maker) at the railway precinct at Penguin for the purposes of community consultation.

In line with the process outlined in the Public Art Policy, the artwork and location were advertised for public comment. Three mechanisms were provided for response: Facebook, email and forms.

The closing date for submissions and feedback was 21 February 2020.

### *DISCUSSION*

The applicant had a self-imposed deadline to have the artwork erected to be available for potential filming by the TV Program Back Roads. Council officers investigated potential sites and suggested the following options:

- BBQ hut walls at Hiscutt Park – substantial, good community interaction, lighting
- Lions Park – Busy area, facilities, sea view
- Skate park solid walls – brick wall for mosaic, skate park ramps backs for aluminium backed word jumble
- Hiscutt Park garden placement – visible from road and park

The applicant rejected these options as he wanted the visibility of the Penguin Railway precinct site (the Site). The applicant's representative met on site with the Community Services Team. They felt that the scale of the artwork could not be appreciated and consulted on appropriately by the public through the normal printed visual representations.

A temporary installation was agreed to accommodate the filming of "Back Roads" and a signed Memorandum of Agreement (MoA) between the Council and the applicant was put in place.

During the community consultation period 75 comments were received.

- 40 were in favour of the artwork staying in the location
- 35 were in support of the artwork but not the site
- 6 responses were strongly against the word jumble
- multiple responders questioned the suitability of the site due to:
  - inappropriate for reflection (given the mural subject matter);
  - inappropriate space for people to gather;

- . distracting to drivers;
- . the station is a feature of Penguin and surrounds should not detract from it;
- . the precinct has historical significance and therefore is an inappropriate location; and
- . location tempted pedestrians to cross the railway line.
- . business owners directly visually impacted by the word jumble, expressed a desire for neither themselves nor their patrons to look out on the word jumble, particularly the word '*despair*'
- . safety and preservation of the artwork was questioned, suggesting the nature of the artwork leaves it open to the effects of the weather; and
- . suggestion made multiple times that it should be mounted on a wall.

*Other proposed locations offered by the community in the consultation process were:*

- . the ceramic side is of value and should be mounted to a wall:
  - . on the exterior wall of the Dial Park Football Club Pavilion which faces toward the school and BBQ/play area;
  - . on the exterior wall of the Penguin Scout Hall;
  - . on the exterior wall of the toilet block at Johnsons Beach;
  - . on an exterior wall of the BBQ area at Hiscutt Park;
  - . on an exterior wall at Zvoni Gornick's Lions Park;
  - . front exterior wall to the Penguin Creek Gallery next to new seating;
  - . Johnsons Beach – near the gym equipment;
  - . in front of the train station – near the gaol;
  - . Old Recreation Ground – forming part of the civil works from the redevelopment;
  - . Lyons Park;
  - . Hiscutt Park;
  - . Dial Sports Stadium; and
  - . part of the school redevelopment.

After considering community feedback, the site at Johnson's Beach has been identified as the most appropriate current location as it is a place of reflection, it has room for people to gather, there is appropriate parking, infrastructure such as toilets, and the co-location with the gym equipment, the miniature railway, and seating will attract passing foot traffic.

In further support of the site at Johnson Beach:

- 1 the proponent nominated the site at Johnsons Beach. The selected space is tucked back into the corner of the railway and play area and has no visual impact on those viewing the ocean. The artwork will be protected by the bank which separates the Scout Hall and car park from the railway and gym equipment;
- 2 the area has already been checked for underground services;
- 3 this location has no negative visual impact on residents or business, other potential locations such as Hiscutt park would have a strong visual impact on residents who view the park, and would require further community consultation;
- 4 the location does not disrupt the view of the Bass Strait;
- 5 the area is already populated with community infrastructure, gym equipment, seating, miniature railway and buildings. A BBQ upgrade is planned for the area. There is also easy access to public toilets for visitors; and
- 6 the proponent is aware of this as a secondary option. An artwork representative met onsite with the Community Development Officer and an underground services provider (a image of the site for the installation is appended to this report).

### *CONSULTATION*

The application was subject to a public consultation process in accordance with the adopted Public Art Policy 2019.

Consultation was undertaken between 7 and 21 February 2020 and 75 comments were received.

*RESOURCE, FINANCIAL AND RISK IMPACTS*

To date the costs incurred by the Council are, primarily Officers time in reviewing and providing advice to the applicant, however, multiple searches and service checks have been undertaken at cost to the Council. The Council also provided \$2,994.50 through the Community Grant process.

Concerns are raised for the long-term preservation of the mosaic side of the artwork. In time a more permanent and substantial surface will likely be required e.g. solid wall placement may need to be considered into the future.

*CORPORATE COMPLIANCE*

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

Community Capacity and Creativity

- . Cultivate a culture of creativity in the community.
- . Central coast Council Public Art Policy:
- . Community: Facilitate artists, artist groups and community organisations to develop public art opportunities.

*CONCLUSION*

The community consultation has shown that the majority the community is in support of the artwork, and appreciative of the message that it sends to the community. However, their opinions have also raised understandable reservations about the suitability of the railway precinct as a home for the piece for multiple reasons. Some relate to effects on those who are directly visually impacted by the piece's location, from both a business (art gallery / coffee shop) and a tenancy (Penguin History Group) point of view. Others come from feeling that the subject matter and message are better suited to a place for reflection, and others from safety concerns such as pedestrian proximity to the rail line, distraction of drivers, and because the area is not a place for people to gather.

Over the next twelve months the Council will be considering an update to the entrance to Penguin along with a review of the main shopping centre and foreshore, as identified in the 2019–2020 Annual Plan.

It is therefore recommended that the Council:

- (a) note the feedback received through the consultation period; most particularly comment on the site location;

- (b) the Council approves the installation of the artwork at Johnson's Beach location; and
- (c) that the Council finalise an agreement with the applicant outlining the terms for repair of damage to the artwork, decommissioning of the artwork, and decisions on its end of life.'

The Community Development Officer's report is supported."

The Executive Services Officer reports as follows:

"A copy of the site location has been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "That the Council:

- (a) note the feedback received through the consultation period; most particularly comment on the site location;
- (b) the Council approves the installation of the artwork at Johnson's Beach location; and
- (c) that the Council finalise an agreement with the applicant outlining the terms for repair of damage to the artwork, decommissioning of the artwork, and decisions on its end of life."

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## 10.8 Council acting as a planning authority

The Mayor reports as follows:

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

The Director Community Services has submitted the following report:

‘If any such actions arise out of Agenda Items 10.9 and 10.10, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

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

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## 10.9 Draft Amendment PSA2020002 to the Central Coast Interim Planning Scheme 2013

The Director Community Services reports as follows:

“The Land Use Planning Group Leader has prepared the following report:

*‘PLANNING INSTRUMENT:*

*Land Use Planning and Approvals Act 1993 (the Act) & Central Coast Interim Planning Scheme 2013 (the Planning Scheme)*

*PURPOSE*

The purpose of this report is for the Planning Authority to consider a Draft Amendment to the Central Coast Interim Planning Scheme 2013. The Draft Amendment is placed before the Planning Authority following an email request from the Department of Justice (the Department). The Draft Amendment proposes to insert Bushfire-Prone Areas Overlay maps made applicable by the Bushfire Prone Areas Code E1.0 into the *Central Coast Interim Planning Scheme 2013*.

Accompanying the report are the following documents:



- . Annexure 1 – Tasmania Fire Service Planning Report and Bushfire Prone Area maps; and
- . Annexure 2 – Instrument of Certification

### *BACKGROUND*

The Draft Amendment aims to strengthen public awareness of bushfire risks and the mitigation measures required to reduce such risks. PlanBuild Tasmania and the Tasmania Fire Service (TFS) are asking Councils to adopt the TFS Bushfire Prone Area maps into their current planning schemes, rather than rely on the Local Provisions Schedule (LPS) process that Councils are undertaking statewide.

The TFS Bushfire Prone Area maps form part of the draft *Central Coast LPS*. However, due to delays in the adoption of the Tasmanian Planning Scheme and associated LPS's, twenty (20) Councils are in the process of adopting the TFS maps into their interim planning schemes.

The Department is aware that the draft *Central Coast LPS* has been publicly exhibited and that Hearings have been held with the Tasmanian Planning Commission. It is anticipated the draft *Central Coast LPS* will be approved in the second half of 2020. Meanwhile, PlanBuild and the TFS ask that the Council progress to adopt the TFS maps now and insert into the Planning Scheme the TFS Bushfire-Prone Areas Overlay maps made applicable by the Bushfire Prone Areas Code E1.0.

The inclusion of the TFS maps into the Planning Scheme will ensure bushfire maps can be made available to the public as soon as possible, rather than delaying public access to bushfire information based on timelines associated with the LPS process.

### *DISCUSSION*

PlanBuild and TFS are offering to assist with the following:

- . TFS have produced the Bushfire Planning Report and Prone Area maps (refer Annexure 1);
- . if the Draft Amendment is supported by the Planning Authority, TFS and PlanBuild will assist Councils with the processing of the Draft Amendment with the Tasmanian Planning Commission, most particularly if a Public Hearing is required; and

- . the Bushfire Prone Area maps will then be made available to the public on the Tas Alert Risk Ready website and on the Planning Scheme overlay mapping on the LIST.

*The Draft Planning Scheme Amendment Process –*

The Planning Authority may, in response to a request or by its own motion, initiate an amendment to a Planning Scheme that is administered by the Planning Authority. The process for planning scheme amendments is defined under Division 2 of the Act.

Note: In 2015, the Tasmanian Parliament passed legislation amending the Act to allow for the development of a Statewide Planning Scheme that is to replace all existing Planning Schemes. In February 2017, the State Government ratified the new Tasmanian Planning Scheme.

This amendment is processed under the “previous” Act.

The Act that was amended in 2015 is to become the legislated process for all amendments after the *Central Coast LPS* is approved by the Tasmanian Planning Commission (the TPC).

The key steps in the amendment process are:

- 1 The Planning Authority certifies that the Draft Amendment meets the requirements of s.32 of the Act and, within 7 days, the Instrument of Certification is forwarded to the TPC;
- 2 The TPC decides whether to approve the Draft Amendment under s.37 of the Act, whereby it may dispense with certain requirements, or proceed in accordance with the processes required under sections 38, 39, 40, 41 and 42 of the Act;
- 3 The Planning Authority must publicly exhibit the Draft Amendment for a period of not less than 28 days and not greater than two months, including at least two notices in the local newspaper;
- 4 Under s.39 of the Act, any public representations received in response to the public exhibition are to be reported on by the Planning Authority to the TPC as to their merits and may include recommendations on the draft amendment;
- 5 The TPC will conduct a hearing to consider issues raised by the Draft Amendment and through representations; and

- 6 The TPC will determine the application for the Draft Amendment within three months, unless a later date is approved by the Minister.

### *CONSULTATION*

In accordance with s.38 of the Act, the Draft Amendment is to be placed on public exhibition for a period not less than 28 days and not greater than two months and is to comprise:

- . two advertisements placed in the Public Notices section of The Advocate newspaper, one of which is to be a Saturday.

Note: where the Draft Amendment only relates to an individual parcel of land, then the Planning Authority is to also advise the land owner and adjoining land owners. This is not required under the Act in this case.

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

The proposal has no likely impact on Council resources outside those usually required for assessment and reporting, as well as costs associated with a hearing on the matter.

### *CORPORATE COMPLIANCE*

The Central Coast Strategic Plan 2014–2024 (reviewed 2019) 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; and
- . Contribute to the preservation of the natural environment.

### *Recommendation –*

It is recommended that the Planning Authority:

- 1 resolve to initiate Draft Amendment PSA2020002 to the *Central Coast Interim Planning Scheme 2013* whereby the Bushfire Prone Area maps are inserted into the *Central Coast Interim Planning Scheme 2013*;
- 2 certify that Draft Amendment PSA2020002 meets the requirements of s.32 of the *Land Use Planning and Approvals Act 1993*;
- 3 forward a copy of the Draft Amendment with the Instrument of Certification to the Tasmanian Planning Commission; and

- 4 proceed to public exhibition of the Draft Amendment in accordance with s.38 of the *Land Use Planning and Approvals Act 1993* for a period of four (4) weeks.’

The Land Use Planning Group Leader’s report is supported.”

The Executive Services Officer reports as follows:

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

■ “That the Planning Authority:

- 1 resolve to initiate Draft Amendment PSA2020002 to the Central Coast Interim Planning Scheme 2013 whereby the Bushfire Prone Area maps are inserted into the Central Coast Interim Planning Scheme 2013;
- 2 certify that Draft Amendment PSA2020002 meets the requirements of s.32 of the *Land Use Planning and Approvals Act 1993*;
- 3 forward a copy of the Draft Amendment with the Instrument of Certification to the Tasmanian Planning Commission; and
- 4 proceed to public exhibition of the Draft Amendment in accordance with s.38 of the *Land Use Planning and Approvals Act 1993* for a period of four (4) weeks.”

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**10.10 Residential (outbuilding – garage addition) – variation to rear boundary setback and area free from impervious surfaces standards – 31 Josephine Street, West Ulverstone – Application No. DA2020025**

The Director Community Services reports as follows:

“The Planning Officer has prepared the following report:

‘*DEVELOPMENT APPLICATION NO.:*  
*PROPOSAL:*

DA2020025  
Residential (outbuilding – garage addition) – variation to rear boundary setback and area free from impervious surfaces standards

<i>APPLICANT:</i>	Andrew Smith Architects
<i>LOCATION:</i>	31 Josephine Street, West Ulverstone
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)
<i>ADVERTISED:</i>	15 February 2020
<i>REPRESENTATIONS EXPIRY DATE:</i>	2 March 2020
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	25 March 2020
<i>DECISION DUE:</i>	16 March 2020

*PURPOSE*

The purpose of this report is to consider an application to construct a residential garage on land at 31 Josephine Street, West Ulverstone.

Accompanying the report are the following documents:

- Annexure 1 – location plan;
- Annexure 2 – application documentation;
- Annexure 3 – representation;
- Annexure 4 – photographs; and
- Annexure 5 – TasWater Submission to Planning Authority Notice TWDA 2020/00184-CC.

*BACKGROUND*

*Development description –*

Application is made to construct a 37.21m<sup>2</sup> residential garage on the eastern rear boundary of the site. The application also includes a porch and two minor garden sheds that would be classified as “No Permit Required” structures.

The proposed garage would have a wall height of 3.4m and total height to the ridge apex of 4.2m, with a floor area of 37.21m<sup>2</sup>. The garage would have two enclosed sides with the rear wall open and the front elevation containing a portion of the façade enclosed. The garage would have a steel frame and be clad in Colorbond cladding.

*Site description and surrounding area –*

The 558m<sup>2</sup> residential allotment is located within the urban area of Josephine Street, West Ulverstone.

TasWater sewer infrastructure is located approximately 1m from the rear boundary of the development site on the adjoining property identified as 5 Matelle Court.

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

*History -*

The proposed garage and minor structures (porch and garden sheds) have been constructed without the relevant Council approvals.

*DISCUSSION*

The following table is an assessment of the relevant Scheme provisions

**General Residential**

CLAUSE	COMMENT
<b>10.3.1 Discretionary Permit Use</b>	
10.3.1–(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.	
<b>10.3.2 Impact of Use</b>	
10.3.2–(A1) Permitted non-residential use must adjoin at least one residential use on the same street frontage.	Not applicable.
	Use is contained within a dwelling.
10.3.2–(A2) Permitted non-residential use must not generate more than 40 average daily vehicle movements.	Not applicable.
	Use is contained within a dwelling.

10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable.  Use is residential.
<b>10.4.1 Residential density for multiple dwellings</b>	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than:  (a) 325m <sup>2</sup> ; or  (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not applicable.  Not an application for multiple dwellings.
<b>10.4.2 Setbacks and building envelope for all dwellings</b>	
10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:  (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	(a) Compliant. Setback from primary frontage would be 8m (porch).  (b) Not applicable. Satisfied by (a).  (c) Not applicable. Satisfied by (a).  (d) Not applicable. Land does not abut the Bass Highway.



<p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	
<p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p>	<p>(a) Compliant. The proposed garage would be located to the rear of the dwelling, setback approximately 24m from the Josephine Street frontage.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p>

<p>(c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.</p>	
<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p>	<p>(a)(i) Compliant. Proposed garage would be setback 24m from the front boundary setback to Josephine Street.</p> <p>(a)(ii) Non-compliant. Proposed garage would not be contained in building envelope 10.4.2A (rear boundary setback).</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(i) Not applicable. There is no existing building built on or within 0.2m of the boundary or adjoining lot.</p> <p>(b)(ii) Compliant. The proposed garage would be setback 670mm from the southern side boundary with a wall length of 6m.</p>

<p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser).</p>	
<p><b>10.4.3 Site coverage and private open space for all dwellings</b></p>	
<p>10.4.3–(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>(a) Compliant. Site coverage of the proposed development would be 38%. Total area = 212m<sup>2</sup>.</p> <p>(b) Not applicable. No multiple dwelling development proposed.</p> <p>(c) Non-compliant. The total area free from impervious surfaces would be 17%.</p> <p>Refer to the “Issues” section of this report.</p>
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p>	<p>(a)(i) Compliant. The existing dwelling has a private open space area greater than 24m<sup>2</sup> located to the north of the dwelling,</p>

<p>(a) is in one location and is at least:</p> <p>(i) 24.0m<sup>2</sup>; or</p> <p>(ii) 12.0m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p> <p>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p>	<p>along with a smaller portion to the eastern side of the dwelling.</p> <p>(a)(ii) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Compliant. Proposed private open space would have a minimum 4m horizontal dimension.</p> <p>(b)(ii) Not applicable. Not a multiple dwelling.</p> <p>(c) Compliant. Private open space is accessible from the existing dwelling. No internal changes proposed to the layout of the existing dwelling.</p> <p>(d) Compliant. Private open space is to the north of the dwelling.</p> <p>(e) Compliant. Private open space is not located between the dwelling and the primary frontage.</p> <p>(f) Compliant. Private open space area is flat.</p> <p>(g) Compliant. Private open space area clear of vehicle access and parking areas.</p>
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<p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	
<p><b>10.4.4 Sunlight and overshadowing for all dwellings</b></p>	
<p>10.4.4-(A1) A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>	<p>Compliant.</p> <p>The existing dwelling would have habitable rooms that face between 30 degrees west of north and 30 degrees east of north.</p>
<p>10.4.4-(A2) A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <p>(i) at a distance of 3.0m from the window; and</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.</p>	
<p>10.4.4-(A3) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <p>(i) at a distance of 3.0m from the northern edge of the private open space; and</p>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<p>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling.</p>	
<p><b>10.4.5 Width of openings for garages and carports for all dwellings</b></p>	
<p>10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Compliant.</p> <p>The proposed garage would be setback 24m from the primary frontage.</p>

10.4.6 Privacy for all dwellings	
<p>10.4.6–(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> <li>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and</li> <li>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and</li> <li>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m: <ul style="list-style-type: none"> <li>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</li> <li>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) Not applicable. There is no balcony, deck, roof terrace, parking space or carport with a finished surface level more than 1m above natural ground level.</li> <li>(b) Not applicable. The dwelling does not have a floor level more than 1m above natural ground level.</li> <li>(c)(i) Not applicable. Not a multiple dwelling.</li> <li>(c)(ii) Not applicable. Not a multiple dwelling.</li> </ul>



<p>10.4.6–(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to have a setback of at least 3.0m from a side boundary; and</li> <li>(ii) is to have a setback of at least 4.0m from a rear boundary; and</li> <li>(iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</li> <li>(iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site.</li> </ul> <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</li> </ul>	<ul style="list-style-type: none"> <li>(a)(i) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1 m.</li> <li>(a)(ii) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1 m.</li> <li>(a)(iii) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1 m.</li> <li>(a)(iv) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1 m.</li> <li>(b)(i) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1 m.</li> <li>(b)(ii) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1 m.</li> </ul>
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<p>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p>(b)(iii) Not applicable. The dwelling does not have a window or glazed door to a habitable room of a dwelling with a floor level more than 1m.</p>
<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <p>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p>	<p>Not applicable.</p> <p>No shared driveway or parking spaces.</p>

<b>10.4.7 Frontage fences for all dwellings</b>	
<p>10.4.7-(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> <li>(a) 1.2m if the fence is solid; or</li> <li>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</li> </ul>	<p>Not applicable.</p> <p>No front fence proposed.</p>
<b>10.4.8 Waste storage for multiple dwellings</b>	
<p>10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> <li>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</li> <li>(b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> <li>(i) has a setback of at least 4.5m from a frontage; and</li> </ul> </li> </ul>	<p>Not applicable.</p> <p>Not multiple dwelling development.</p>

<ul style="list-style-type: none"> <li>(ii) is at least 5.5m from any dwelling; and</li> <li>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.</li> </ul>	
<b>10.4.9 Suitability of a site or lot for use or development</b>	
<p>10.4.9–(A1) A site or each lot on a plan of subdivision must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 330m<sup>2</sup> excluding any access strip; and</li> <li>(b) if intended for a building, contain a building area of not less than 10.0m x 15.0m: <ul style="list-style-type: none"> <li>(i) clear of any applicable setback from a frontage, side or rear boundary;</li> <li>(ii) clear of any applicable setback from a zone boundary;</li> <li>(iii) clear of any registered easement;</li> <li>(iv) clear of any registered right of way benefiting other land;</li> <li>(v) clear of any restriction imposed by a Utility;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) Compliant. Site area is 558m<sup>2</sup>.</li> <li>(b)(i) Non-compliant. The proposed garage would be constructed to the eastern rear boundary of the lot.  Refer to the “Issues” section of this report.</li> <li>(b)(ii) Compliant. There are no applicable zone boundary setbacks.</li> <li>(b)(iii) Not applicable. No registered easements.</li> <li>(b)(iv) Not applicable. No registered right of way.</li> <li>(b)(v) Compliant. Refer to TasWater’s Submission to Planning Authority Notice at Annexure 5.</li> <li>(b)(vi) Not applicable. No access strip.</li> </ul>

<p>(vi) not including an access strip;</p> <p>(vii) accessible from a frontage or access strip; and</p> <p>(viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north.</p>	<p>(b)(vii) Compliant. Land is accessible from Josephine Street.</p> <p>(b)(viii) Not applicable. Not a new residential lot.</p>
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p>(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>(a) Compliant. Access and frontage to Josephine Street.</p> <p>(b) Not applicable. Not an internal lot.</p> <p>(c)(i) Not applicable. Satisfied by (a) and (b).</p> <p>(c)(ii) Not applicable. Satisfied by (a) and (b).</p> <p>(d)(i) Compliant. Site has a 18m wide frontage to Josephine Street.</p> <p>(d)(ii) Not applicable. Not multiple dwelling or non-residential development.</p> <p>(e) Compliant. A Statement of Compliance is not required for access.</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 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 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>10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The site is capable of connecting to the reticulated water system. Refer to TasWater's Submission to Planning Authority Notice at Annexure 5.</p>
<p>10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The site is capable of draining to the reticulated sewerage system. Refer to TasWater's Submission to Planning Authority Notice at Annexure 5.</p>

10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	Compliant.  The site is capable of connecting to the reticulated stormwater system.
<b>10.4.10 Dwelling density for single dwelling development</b>	
10.4.10–(A1)  (a) The site area per dwelling for a single dwelling must –  (i) be not less than 325m <sup>2</sup> .	(a)(i) Compliant. Site area is 558m <sup>2</sup> .
<b>10.4.11 Development other than a single or multiple dwelling</b>	
<b>10.4.11.1 Location and configuration of development</b>	
10.4.11.1–(A1) The wall of a building must be set back from a frontage –  (a) not less than 4.5m from a primary frontage; and  (b) not less than 3.0m from any secondary frontage; or  (c) not less than and not more than the setbacks for any existing building on adjoining sites;	Not applicable.  Proposed development is residential.

<ul style="list-style-type: none"> <li>(d) not less than for any building retained on the site;</li> <li>(e) in accordance with any building area shown on a sealed plan; or</li> <li>(f) not less than 50.0m if the site abuts the Bass Highway.</li> </ul>	
<p>10.4.11.1 –(A2) All buildings must be contained within a building envelope determined by –</p> <ul style="list-style-type: none"> <li>(a) the applicable frontage setback;</li> <li>(b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site;</li> <li>(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 – <ul style="list-style-type: none"> <li>(i) not less than 1.5m from each side boundary; or</li> <li>(ii) less than 1.5m from a side boundary if – <ul style="list-style-type: none"> <li>a. built against an existing wall of an adjoining building; or</li> </ul> </li> </ul> </li> </ul>	<p>Not applicable.</p> <p>Proposed development is residential.</p>



<p>b. the wall or walls –</p> <ul style="list-style-type: none"> <li>i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land;</li> <li>ii. there is no door or window in the wall of the building; and</li> <li>iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</li> </ul> <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1–(A3) Site coverage must:</p> <ul style="list-style-type: none"> <li>(a) not be more than 50%; or</li> <li>(b) not be more than any building area shown on a sealed plan.</li> </ul>	<p>Not applicable.</p> <p>Proposed development is residential.</p>
<p>10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

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

<p>(iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or</p> <p>(b) if less than the setbacks in clause A1(a):</p> <p>(i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling;</p> <p>(ii) have a window sill height of not less than 1.8m above floor level;</p> <p>(iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or</p> <p>(iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport.</p>	
<p>10.4.11.2-(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically</p>	<p>Not applicable.</p> <p>Proposed development is residential.</p>

from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.	
<b>10.4.11.3 Frontage fences</b>	
<p>10.4.11.3-(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:</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>Not applicable.</p> <p>Proposed development is residential.</p>
<b>10.4.12 Setback of development for sensitive use</b>	
<p>10.4.12-(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 in 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 required setback distance from the zone boundary.</p>	<p>(a) Compliant. No applicable zone boundary setback requirement.</p> <p>(b) Compliant. No applicable zone boundary setback requirement.</p>

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<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) Bass Highway;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(a) Compliant. Development would be greater than 1.5km from the Bass Highway.</p> <p>(b) Compliant. Development would be setback approximately 250m from a railway line.</p> <p>(c) Not applicable. No land designated for future road or rail.</p> <p>(d) Not applicable. The nearest proclaimed wharf area is in Devonport approximately 15km to the east.</p>
<b>10.4.13 Subdivision</b>	
<p>10.4.13–(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all 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>10.4.13–(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>
<b>10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision</b>	

10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
<b>E1 Bushfire-Prone Areas Code</b>	Not applicable. Not a subdivision, hazardous or vulnerable use.
<b>E2 Airport Impact Management Code</b>	Not applicable. No Code in the Scheme.
<b>E3 Clearing and Conversion of Vegetation Code</b>	Not applicable. No clearing or conversion of vegetation.
<b>E\$ Change in Ground Level Code</b>	Not applicable. No change in ground level.
<b>E5 Local Heritage Code</b>	Not applicable. No Local Heritage Code in the Scheme.
<b>E6 Hazard Management Code</b>	Not applicable. The site is shown on the coastal inundation maps as having a low risk to coastal inundation.
<b>E7 Sign Code</b>	Not applicable. No signage proposed.
<b>E8 Telecommunication Code</b>	Not applicable. No telecommunications proposed.
<b>E9 Traffic Generating Use and Parking Code</b>	
<b>E9.2 Application of this Code</b>	Code applies to all development.

<b>E9.4 Use or development exempt from this Code</b>	Not exempt. No Local Area Parking Scheme applies to the site.
<b>E9.5 Use Standards</b>	
<b>E9.5.1 Provision for parking</b>	
<p>E9.5.1-(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>(a) Compliant. Table E9A requires two car parking spaces for a residential dwelling. The proposed garage would accommodate two car parking spaces.</p> <p>The requirement for two car parking spaces has been satisfied.</p>
<b>E9.5.2 Provision for loading and unloading of vehicles</b>	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	Not applicable for the development of a single dwelling.
<b>E9.6 Development Standards</b>	

<b>E9.6.2 Design of vehicle parking and loading areas</b>	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by a Condition to be placed on the Permit.
<p>E9.6.2 A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> <li>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking;</li> <li>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</li> <li>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</li> <li>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</li> <li>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</li> <li>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a</li> </ul>	Not applicable for the development of a single dwelling.



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loading or parking space; and  (g) Be formed and constructed with compacted sub-base and an all-weather surface.	
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.	Not applicable.  Land is zoned General Residential.
<b>E10 Water and Waterways Code</b>	Not applicable. The development is not within 30m of a waterway, watercourse or shoreline.
<b>Specific Area Plans</b>	No Specific Area Plans apply to this location.

*Issues –*

1 *Dwelling would be outside the building envelope – rear boundary –*

The Planning Scheme defines a dwelling as “a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, launder facilities, a toilet and sink, and any outbuildings and works normally forming part of a dwelling”. The proposed garage forms part of the dwelling on the land.

The Planning Scheme’s Acceptable Solution 10.4.2–(A3)(a)(ii) & (ii) requires that a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must be contained within a building envelope determined by a projecting line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary. Building height must be not more than 8.5m above natural ground level.

The proposal seeks a variation to this standard, seeking to construct a garage within 4m of the rear boundary. An exercise of discretion is required to determine if a Permit may be issued.

Performance Criteria 10.4.2–(P3) requires that for variations to boundary setback and building envelope standards, there be no unreasonable loss of amenity through the loss of sunlight to the habitable rooms of an adjoining dwelling, or overshadowing of private open space or visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining lot; and that there is adequate separation between buildings that is compatible with that prevailing in the surrounding area.

The proposed garage adjoins the rear boundary of 5 Matelle Court and the northern side boundary of 33 Josephine Street. The impact of development on each allotment is examined below:

**5 Matelle Court**

*Overshadowing –*

The lot at 5 Matelle Court has a total site area of 1,132m<sup>2</sup> and comprises of a two-storey dwelling and outbuilding.

The two-storey dwelling is located approximately 4m from the rear boundary of the site and the garage is sited within 1m of the northern side boundary and 3.8m of the western side boundary of the site.



The applicant has provided shadow pattern diagrams demonstrating that the increase in the shadow cast from the proposed garage, onto 5 Matelle Court, would be reasonable and would vary from 10.00am to 4.00pm on the 21<sup>st</sup> June.

Shadow diagrams indicate a minor increase to the shadow cast over a portion of the south-western corner of 5 Matelle Court. The shadow cast would impact on a small portion of private open space located directly behind the dwelling at approximately 2.00pm and on one habitable window (bedroom) of the dwelling at approximately 4.00pm. The lounge room window would remain clear of shadow.

The area of private open space affected by the shadow cast is a narrow strip currently overshadowed by the existing dwelling on-site. As demonstrated in the aerial photograph above, the lot at 5 Matelle Court has a substantial amount of private open space free from any shadow impact by the proposed garage.

The Planning Scheme requires that a room other than a bedroom must not receive an unreasonable reduction of sunlight. The shadow cast would unlikely cause any unreasonable loss of amenity to the occupants given that the bedroom window would remain clear of

shadow for a majority of the day and the loungeroom window would remain clear of any overshadowing cast.

The proposed development is considered to have satisfied Performance Criteria 10.4.2-(P3)(a)(i), (ii) and (iii).

*Visual Impact –*

The proposed garage would have a wall height of 3.4m and a total apex height of 4.2m.

The applicant provided documentation highlighting buildings within the vicinity in similar positions with similar heights. The dwelling and outbuilding located at 5 Matelle Court present similarities to the development site, when assessing bulk and scale. The outbuilding at 5 Matelle Court has an overall height of 3.9m whilst the dwelling comprises of a total height of approximately 6m. The bulk and scale of 31 Josephine Street would be somewhat similar to the bulk and scale of 5 Matelle Court, albeit on a smaller allotment. Both lots have outbuildings of similar height and scale.

The proposed garage would be located over the rear boundary of 5 Matelle Court. It is noted that the Matelle Court dwelling has two windows that look directly at the proposed garage. The assessment reviewed the design and construction of all buildings on the development site and on adjoining lots and the existing pattern of development of outbuildings in the vicinity. Visual impacts to these rooms would unlikely constitute as an unreasonable loss of amenity to the occupants of 5 Matelle Court, based on the existing physical characteristics of both lots including, fencing, landscaping, building layouts and locations of private open space.

The Planning Scheme does not provide assessment standards for materials or colours used for development in the General Residential zone. The proposed garage would be constructed from Colorbond which is considered a standard material used for residential outbuildings. However, the appearance of the proposed garage may present as unappealing, given the unfinished look of the building and the lack of flashing, guttering or downpipes and the addition of multi-coloured cladding (refer to Annexure 4). Despite its appearance, the proposed outbuilding would be considered consistent with other outbuildings within the vicinity, based on height and material type, whilst noting that appearance alone does not constitute as a wrong nor

is a discretionary matter under the Planning Scheme. A condition to request flashing, guttering and downpipes to be installed to the proposed garage to assist with the appearance has been included in the Planning Permit.

### *Pattern of Separation –*

The pattern of separation between residential buildings, would not be materially different to other urban residential developments approved in this area. Lots in the vicinity accommodate outbuildings to the rear boundaries, varying in heights, with dwellings also of varying heights. It should be noted that the Planning Scheme does not stipulate a maximum height or floor area for outbuildings, with the Acceptable Solution building height to be 8.5m. The proposed outbuilding would not be disparate from the established pattern and separation of development in the area.

### **33 Josephine Street**

#### *Overshadowing –*

Land identified as 33 Josephine Street, West Ulverstone lies to the south of the development site.

The applicant has provided shadow pattern diagrams that demonstrate the shadow cast from the proposed garage would range from 10.00am to 4.00pm on the 21<sup>st</sup> June. Overshadowing impacts would be reasonable.

Shadow diagrams indicate that a minor increase to the shadow cast over a portion of the northern private open space of the lot located at 33 Josephine Street would occur. The overshadowing would impact on an area of private open space located between the dwelling and existing garage. Shadow diagrams indicate that the dwelling and the main area of private open space, that is accessed directly from the dwelling, would be clear of any increased shadow cast by the proposed garage by late morning/early afternoon.

The private open space affected is shown in yellow on the aerial below. This area would be substantially clear of shadow by 12pm.



The proposed development is considered to have satisfied Performance Criteria 10.4.2–(P3) (a)(i), (ii) and (iii) demonstrating that the development would not cause an unreasonable loss of sunlight to a habitable room or private open space of the dwelling located at 33 Josephine Street.

*Visual Impact –*

The proposed garage would have a wall height of 3.4m and a total height of 4.2m to the apex.

The applicant provided documentation highlighting buildings within the vicinity in similar positions with similar heights. The proposed development would be of similar scale and bulk to buildings located at both 5 and 9 Matelle Court. Both sites accommodate two-storey dwellings. Currently, the occupants at 33 Josephine Street view buildings from their property with heights varying from 3m to above 6m, constructed in varying materials. The Planning Scheme does not stipulate maximum heights or floor areas of outbuildings. It would be unreasonable to say that the proposed garage would impact greatly on the scale and bulk within the vicinity, given the pattern of surrounding suburban residential development.

As previously stated, the Planning Scheme does not provide assessment standards for materials or colour. The proposed garage would be constructed from Colorbond which is a standard material used for residential outbuildings. Construction heights and materials would be consistent with prevailing development of outbuildings within the vicinity.

*Pattern of Separation –*

The pattern of separation between residential buildings would not be materially different to other urban residential development approved in this area. Lots in the vicinity accommodate outbuildings to the rear boundaries varying in heights with dwellings also of varying heights. The proposed outbuilding would not be disparate from the established pattern and separation of development in the area.

2 *Site coverage and private open space for all dwellings – areas free from impervious surfaces –*

The Scheme's Acceptable Solution 10.4.3–(A1)(c) requires that a site have an area of which at least 25% of the site is free from impervious surfaces.

The site would have an area of 17% free from impervious surfaces.

An exercise of discretion is required to determine if a Permit may be issued.

Performance Criteria 10.4.3–(P1) requires that dwellings must have private open space that is of a dimension that is appropriate for the size of the dwelling, and is able to accommodate outdoor recreational space consistent with the projected requirements of the occupants and their operational needs, such as clothes drying and storage and reasonable space for the planting of gardening and landscaping.

The site at 31 Josephine Street has areas of private open space located to the north, north-west and small areas located to the north-east of the dwelling without the area covered by the porch/patio. These areas are considered suitable for the two occupants of the dwelling and provide sufficient space for operational needs such as clothes drying and storage with ample space for gardens and landscaping.

The proposed development is considered to have satisfied the Performance Criteria 10.4.3(a) and (b) demonstrating the site has adequate areas of private open space for use by the occupants.

*Referral advice –*

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	No statement of compliance required.
TasWater	No conditions imposed as per TasWater's Submission to Planning Authority Notice TWDA 2020/00184-CC dated 24 February 2020.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

#### CONSULTATION

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

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

#### Representations –

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

The representation is summarised and responded to as follows:



MATTER RAISED	RESPONSE
<p>1 The concern centres on the visual impacts caused by the development due to the scale, bulk and proportions of the structure and safety concerns regarding the construction.</p>	<p>The representation raised issues surrounding the apparent bulk and scale of the garage when viewed from their property at 5 Matelle Court and safety concerns regarding the construction.</p> <p>The apparent bulk and scale has been addressed in the “Issues” section of the report, however a summary has been provided below.</p> <p>The representors property is located at 5 Matelle Court and consists of a dwelling with a height of approximately 6m and an outbuilding with a wall height of 3.2m and a total apex height of approximately 3.9m. The outbuilding is located within 3.2m of the rear western boundary and within 1m of the northern side boundary. Construction material of the outbuilding is Colorbond. The development site accommodates a single-storey dwelling, a number of small garden sheds and the proposed garage. The proposed garage has a wall height of 3.4m and a total apex height of 4.2m. The proposed garage is constructed from steel and Colorbond. Both lots have similar buildings of height and scale.</p> <p>The representors reference the building as “imposing, bulky, dominating and unsightly”. The representors lot is approximately 1,132m<sup>2</sup> and has street frontage to Matelle Court. The proposed garage would be located over the rear boundary, behind the 6m high</p>

	<p>dwelling on-site not seen from Matelle Court. The appearance of the proposed garage has been addressed in the “Issues” section of the report and a condition on a permit would be appropriate, requesting flashing, guttering and downpipes to be installed to the proposed garage, to assist with the appearance. Refer to photographs at Annexure 4.</p> <p>Stormwater has been conditioned accordingly.</p> <p>The construction of the garage is regulated under the National Building Code of Australia <i>and Building Act 2016</i>. Approvals for the construction would be regulated under the legislation listed above and is not an issue regulated by the Planning Scheme.</p>
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*RESOURCE, FINANCIAL AND RISK IMPACTS*

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

*CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

*CONCLUSION*

The representation does not contain sufficient merit to justify the refusal of the development. It is considered to be appropriate that a condition be applied to a permit to improve the appearance of the half-constructed structure.

The proposal is considered to satisfy the Planning Scheme’s Performance Criteria in that the development of the garage would not result in a sustained

or unreasonable loss of amenity due to overshadowing or visual impact on adjoining land and would not be disparate from the established pattern of development in the area. It is considered appropriate the proposed development be approved, subject to conditions.

*Recommendation –*

It is recommended that the application for Residential (outbuilding – garage addition) – variation to rear boundary setback and area free from impervious surfaces standards at 31 Josephine Street, West Ulverstone be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Andrew Smith Architects, Drawing Nos. 00717-DA.02B to DA.11B dated 10 February 2020, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2020/00184-CC dated 24 February 2020.
- 3 The garage must include flashing, guttering and downpipes, and further, be connected to the Council's reticulated stormwater system in accordance with the requirements of the Council's Stormwater Authority.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 Fencing to the frontage of the property to a height of 1.2m does not require a Permit. Also, fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, does not require a Permit.
- 4 Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits

required in accordance with the defined category of work must be attained prior to the commencement of work.

- 5 The outbuilding is approved as a non-habitable structure and must be used in conjunction with the dwelling. If the outbuilding is intended to be used for a purpose other than this, then a further Permit for a change of use would be required.'

The Planning Officer's report is supported."

The Executive Services Officer reports as follows:

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

■ "That the application for Residential (outbuilding – garage addition) – variation to rear boundary setback and area free from impervious surfaces standards at 31 Josephine Street, West Ulverstone be approved subject to the following conditions and notes:

- 1 The development must be substantially in accordance with the plans by Andrew Smith Architects, Drawing Nos. 00717-DA.02B to DA.11B dated 10 February 2020, unless modified by a condition of this Permit.
- 2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice TWDA 2020/00184-CC dated 24 February 2020.
- 3 The garage must include flashing, guttering and downpipes, and further, be connected to the Council's reticulated stormwater system in accordance with the requirements of the Council's Stormwater Authority.

Please note:

- 1 A Planning Permit remains valid for two years. If the use or development has not substantially commenced within this period, an extension of time may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site or bank guarantee to undertake such works.
- 3 Fencing to the frontage of the property to a height of 1.2m does not require a Permit. Also, fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, does not require a Permit.

- 4 Prior to the commencement of work, the applicant is to ensure that the category of work of the proposed building and/or plumbing work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work.
- 5 The outbuilding is approved as a non-habitable structure and must be used in conjunction with the dwelling. If the outbuilding is intended to be used for a purpose other than this, then a further Permit for a change of use would be required."

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INFRASTRUCTURE SERVICES

**10.11 Infrastructure Services determinations**

The Director Infrastructure Services reports as follows:

“A Schedule of Infrastructure Services Determinations made during the month of February 2020 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

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

**10.12 Roads and street nomenclature – Naming of new road within a private subdivision off Westella Drive, Turners Beach**

The Director Community Services reports as follows:

“The Land Use Planning Group Leader has prepared the following report:

*‘PURPOSE*

The purpose of this report is to consider a request from the relevant developer regarding the naming of a new road with a cul-de-sac within a private subdivision at Turners Beach (a copy of the aerial view map of the subdivision and new roadway is appended to this report).

*BACKGROUND*

The Nomenclature Board of Tasmania is not responsible for the naming of urban streets that are located within proclaimed cities or towns. The relevant Council of the municipal area has this responsibility. Councils are bound by

the same rules as the Nomenclature Board when making decisions regarding the assignment of names to streets within proclaimed towns. In summary, primary consideration is to be given to names that are:

- in keeping with the character and tradition of the area;
- of historical or local significance;
- suggestive of any peculiarity of a topographical feature; or
- a name of Aboriginal derivation that has an appropriate meaning.

The subject parcel of land, currently addressed as Westella Drive, Turners Beach, once accommodated the Poyntons plant nursery and its associated buildings and structures. An existing road name Poynton Close is to be used for, and extension of, that roadway portion of the subdivision. The Council has received a request from PDA Surveyors, on behalf of the developer of the land, that the Council consider the following name for a new access road, with cul-de-sac, that also forms part of the subdivision. The road will be accessed via Westella Drive, Turners Beach and is proposed to be Esther Place.

### *DISCUSSION*

The name Esther Place is in acknowledgement of Bob and Esther Poynton who originally established the Poyntons Nursery in Turners Beach, the past use of the land as a significant plant nursery, with its associated buildings and structures, was a dominant visual element in the Turners Beach landscape.

It is unknown if there are any roads or streets of a similar name within the state.

The Council's policy for the naming of local roads and streets (Minute No. 472/95 – 18.09.1995) is as follows:

“That ... the Council promote road and street names that:

- (i) are in keeping with the character of the area in which they are located;
- (ii) assist in developing the identity of the area in which they are located;
- (iii) reflect the history of the area in which they are located;
- (iv) do not duplicate other road/street names;

- (v) are not offensive/insulting/irreverent;
- (vi) are not misleading.”

The policy is generally in accordance with rules defined by the Nomenclature Board.

The road name will be referred to the Nomenclature Board, who may object to or validate the proposed name.

*CONSULTATION*

The development is a private subdivision. The Council has traditionally worked with developers to agree upon suitable names for any roads or streets created by the subdivision of the land.

*RESOURCE, FINANCIAL AND RISK IMPACTS*

There are no additional costs, apart from some minor administration costs, incurred by this decision.

*CORPORATE COMPLIANCE*

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

The Shape of the Place

- . Encourage a creative approach to new development.

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure

*CONCLUSION*

It is recommended that the Council forward a request to the Nomenclature Board of Tasmania, that the name Esther Place be assigned to the new roadway off Westella Drive, Turners Beach.’

The Land Use Planning Group Leader’s report is supported.”

The Executive Services Officer reports as follows:

“A plan of the proposed new road has been circulated to all Councillors, a suggested resolution is submitted for consideration.”



- “That the Council forward a request to the Nomenclature Board of Tasmania, that the name Esther Place be assigned to the new roadway off Westella Drive, Turners Beach.”
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### 10.13 Central Coast Council Climate Change Strategy and Policy (147/2010 – 17.05.2010)

The Director Infrastructure Services reports as follows:

“The Assets Group Leader has prepared the following report

#### *PURPOSE*

The purpose of this report is to assist the Council in considering the adoption of the Central Coast Council Climate Change Strategy (the Strategy) and its revised themed actions, monitoring and evaluation, and the Climate Change Policy (Copies of the Climate Change Strategy and Policy are appended to this report).

#### *BACKGROUND*

In May 2010, a draft Central Coast Council Climate Change Action Plan was adopted by the Council. Since the adoption of the Action Plan in 2010, the Council has achieved and commenced the following mitigation and adaption actions:

- 38% reduction in Greenhouse Gas Emissions from 2011 to 2018;
- Audit of Council buildings which resulted in the installation of solar panels at the Administration Centre and Sports and Leisure Centre in Ulverstone;
- Fleet review nearing completion, which has included consideration of lower emission vehicles and plant (i.e. green ratings);
- Waste management – introduction of FOGO, increased recycling offers (i.e. paint and batteries) and increased community education and reduction in waste generation;
- Scientific and technical risk assessments of the Penguin foreshore and turners Beach (sand bags);
- Commenced development of a Stormwater Management Plan; and

- Shade Audit which will see the commencement of a Street Tree Strategy in 2020–2021.

In late 2018, the Council engaged Donovan Burton, a Climate Change Adaption Specialist from Climate Planning to assist in the development of the Central Coast Council Climate Change Strategy.

#### *DISCUSSION*

During the development of the Strategy, a number of sessions were held with Donovan. During these sessions and in developing the Strategy and Policy the Council was made aware that extreme weather events are having a major impact on our community, our infrastructure and work. Councils are key players in adaptation to climate change. The Council has a responsibility for a broad range of functions that are likely to be affected, such as public infrastructure, local emergency responses, building regulation and planning, public health and environmental management.

All Council areas have their own unique set of geographical, environmental, economic and social circumstances, which means the effects and risks of climate change will differ from area to area. Early planning and preparation can minimise long-term costs to communities. With this in mind, the Strategy and Policy have been developed to enable the Council and the Central Coast community to understand, prepare for, and minimise the impacts of future extreme events and hazards caused by climate change.

The Strategy and Policy were developed in alignment to the Council's Strategic Plan – Strategic Direction 4 – the Environment and Sustainable Infrastructure's key strategy and action that states, the Council will:

- Contribute to the preservation of the natural environment
  - Develop a strategy to mitigate the impacts of climate change on the Council's assets;
  - Investigate and plan for the effects of climate change on our local areas.

At the Councillor Workshop held on January 2020 a presentation was made to the Council that encompassed the Community Engagement, Community Survey Results, Climate Change Governance Assessment that were undertaken to inform the Strategy. It is important to note that Climate Change is a corporate risk, not just an environmental risk. Failure by the Council to give due consideration to emerging risks and opportunities, may impact the Council in the long term.

To ensure the Council is proactive in its corporate responsibilities, during 2020–2021 the Council will commence work on:

- a Climate Change Risk Framework,
- improved considerations of Climate Change within the Long Term Financial Plan;
- undertake a survey of all coastal foreshore areas to identify areas where potential sea wall are required;
- developing a Coastal Zone Management Plan;
- purchase a fully small electric pool vehicle; and
- collate information to develop an education package on climate change for elected members.

As a coastal community, the Central Coast Council must plan for the impacts of climate change. Risks of inundation in low-lying areas and accelerated coastal erosion are particular concerns. Given the uncertainty, but high probability that the sea level will continue to rise over the long term, it is important for the Council to determine how it will beneficially use coastal areas while recognising the long term planning needs to protect and accommodate as sea levels rise.

Implementation of the actions proposed within the Strategy will occur through the Council's annual planning process, which determines the initiatives and actions that will be funded each year to achieve the Council's strategic objectives.

### *CONSULTATION*

The Strategy and Policy were developed in collaboration with Donovan Burton, Climate Change Adaption Specialist from Climate Planning, Councillors and Council staff. Community consultation was undertaken through two public meetings and an online survey. The Strategy and Policy has been presented at Councillor Workshops throughout its development between 2018 and January 2020.

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

A number of the actions proposed in the Strategy are, and will continue to be, undertaken utilising existing resources. Implementation of the additional actions proposed in the Strategy may be subject to funding from State and Federal Governments for climate change related activities. The cost and resource implications of these actions will be managed through the Council's estimates process. Risk management and mitigation is featured as several key

actions in the Strategy to ensure the Council formalises the processes required for successful implementation.

*CORPORATE COMPLIANCE*

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

The Shape of the Place

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

The Environment and Sustainable Infrastructure

- Invest in and leverage opportunities from our natural environment
- Contribute to the preservation of the natural environment.

Council Sustainability and Governance

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

*CONCLUSION*

It is recommended that the Council adopts the Central Coast Council Climate Change Strategy and Policy dated June 2019.'

The Assets Group Leader's report is supported."

The Executive Services Officer reports as follows:

"A copy of the Central Coast Council Climate Change Strategy and Policy having been circulated to all Councillors, a suggested resolution is submitted for consideration."

- "That the Council adopts the adopts the Central Coast Council Climate Change Strategy and Policy dated June 2019 (a copy being appended to and forming part of the minutes)."

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#### 10.14 Tenders for Medium Tipper Truck replacement – F402

The Director Infrastructure Services reports as follows:

“The Engineering Group Leader has prepared the following report:

*‘PURPOSE*

The purpose of this report is to provide information and recommendations for the replacement of the current Medium Tipper Truck F402.

*BACKGROUND*

Tenders were called using the Local Government Association of Tasmania 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 5 November 2019 and closed on 3 December 2019.

Tenders were received as follows:

## INFRASTRUCTURE SERVICES

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TENDERER	MAKE	GROSS PRICE \$ (EXC. GST)	TRADE-IN PRICE \$ (EXC. GST)	NETT PRICE \$ (EXC. GST)
CJD Equipment	Fuso Fighter 1024 Frost	117,745	34,364	83,381
CJD Equipment	Fuso Fighter 1024 Panther	107,075	34,364	72,711
FRM	Hino FC 1124	105,776	34,364	71,412
Webster Trucks	Isuzu FRR 110-240	120,332	37,273	83,059
<i>Estimate</i>		<i>130,000</i>	<i>30,000</i>	<i>100,000</i>

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### *DISCUSSION*

A total of four Units from three 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 eight 400 series trucks, the current unit being nine 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, Civil Construction Team Leader and the current unit operators.

After the assessment of the four units and subsequent tender scoring (confidential copies attached), the submission of FRM for a Hino FC1124 achieved the highest rating based on this method.

It was agreed that the Hino FC 1124 offered the options and specifications required and was preferred as being the most suitable of those units for the intended road construction duties. While several other units had comparable features the numerous refinements and standard specifications on the Hino deemed the unit most suitable and best value for the Council. The Hino was the cheapest, with the highest output engine, equal highest GVM and six speed automatic transmission standard.

The Fuso had a lower GVM and only five speed automatic transmission, while the Isuzu's frame height and cost resulted in lower scoring.

*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 Hino FC 1124 unit is well under the budget estimate and the trade in offered is more than what was expected.

Therefore, the preferred option can still be accommodated 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 FRM for plant item F402, being a Hino FC 1124 in the amount of \$105,776 (excluding GST [\$116,353 including GST]); and
- 2 accept and approve the trade-in offer from FRM for fleet item F402, being an Isuzu FRR500, in the amount of \$34,364 (excluding GST [\$37,800 including GST]); and
- 3 accept and approve the extended warranty offer for five years/300,000km, in the amount of \$2,700 (excluding GST [\$2,970 including GST]).'

The Engineering Group Leader's report is supported."



The Executive Services Officer reports as follows:

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

■ “That the Council:

- 1 accept and approve the tender from FRM for fleet item F402, being a Hino FC 1124 in the amount of \$116,353 (including GST); and
  - 2 accept and approve the trade-in offer from FRM for fleet item F402, being an Isuzu FRR500, in the amount of \$37,800 (including GST); and
  - 3 accept and approve the extended warranty offer for five years/300,000km, in the amount of \$2,970 (including GST).”
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### 10.15 Tenders for Medium Tipper Truck replacement – F408

The Director Infrastructure Services reports as follows:

“The Engineering Group Leader has prepared the following report:

*‘PURPOSE*

The purpose of this report is to provide information and recommendations for the replacement of the current Medium Tipper Truck F408.

*BACKGROUND*

Tenders were called using the Local Government Association of Tasmania 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 5 November 2019 and closed on 3 December 2019.

Tenders were received as follows:

## INFRASTRUCTURE SERVICES

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TENDERER	MAKE	GROSS PRICE \$ (EXC. GST)	TRADE-IN PRICE \$ (EXC. GST)	NETT PRICE \$ (EXC. GST)
CJD Equipment	Fuso Fighter 1224	114,465	32,000	82,465
FRM	Hino FE 1426	115,685	32,000	83,685
Webster Trucks	Isuzu FSR 140-260	126,996	36,364	90,632
<i>Estimate</i>		<i>130,000</i>	<i>30,000</i>	<i>100,000</i>

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### *DISCUSSION*

A total of three Units from three 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 eight 400 series trucks, the current unit being eight 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, Civil Construction Team Leader and the current unit operators.

After the assessment of the four units and subsequent tender scoring (confidential copies attached), the submission of FRM for a Hino FE 1426 achieved the highest rating based on this method.

It was agreed that the Hino FE 1426 offered the options and specifications required and was preferred as being the most suitable of those units for the intended road construction duties. While several other units had comparable features the numerous refinements and standard specifications on the Hino deemed the unit most suitable and best value for the Council. The Hino was the second cheapest, with the highest output engine, and six speed automatic transmission standard.

The Fuso has an airbag rear suspension setup which is not preferred, and only five speed automatic transmission, while the Isuzu was comparable on almost all aspects other than price causing lower scoring.

*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 Hino FE 1426 unit is well under the budget estimate and the trade-in offered is more than what was expected.

Therefore, the preferred option can still be accommodated 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 FRM for plant item F408, being a Hino FE 1426 in the amount of \$115,685 (excluding GST [\$127,253 including GST]); and
- 2 accept and approve the trade-in offer from FRM for fleet item F408, being an Isuzu FRR500, in the amount of \$32,000 (excluding GST [\$35,200 including GST]); and
- 3 accept and approve the extended warranty offer for five years/300,000km, in the amount of \$2,700 (excluding GST [\$2,970 including GST]).'

The Engineering Group Leader's report is supported."

The Executive Services Officer reports as follows:

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

■ “That the Council:

- 1 accept and approve the tender from FRM for fleet item F408, being a Hino FE 1426 in the amount of \$127,253 (including GST); and
- 2 accept and approve the trade-in offer from FRM for fleet item F408, being an Isuzu FRR500, in the amount of \$35,200 (including GST); and
- 3 accept and approve the extended warranty offer for five years/300,000km, in the amount of \$2,970 (including GST).”

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ORGANISATIONAL SERVICES

**10.16 Organisational Services**

The Director Organisational Services reports as follows:

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

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## NOTES

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## 11 CLOSURE OF MEETING TO THE PUBLIC

### 11.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council  · Dulverton Waste Management – Audit and Risk Committee – meeting held 26 February 2020 · Dulverton Waste Management – Board – meeting held 26 February 2020 · Dulverton Waste Management – Representatives – meeting held 27 February 2020	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	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential



Central Coast and Devonport Shared Audit Panel – Appointment of Independent Member (63A/2019 – 18.02.2019)	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
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A suggested resolution is submitted for consideration.”

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

<b>Matter</b>	<b><i>Local Government (Meeting Procedures) Regulations 2015 reference</i></b>
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council <ul style="list-style-type: none"> <li>Dulverton Waste Management – Audit and Risk Committee – meeting held 26 February 2020</li> <li>Dulverton Waste Management – Board – meeting held 26 February 2020</li> <li>Dulverton Waste Management – Representatives – meeting held 27 February 2020</li> </ul>	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	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Central Coast and Devonport Shared Audit Panel – Appointment of Independent Member (63A/2019 – 18.02.2019)	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential

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The Executive Services Officer further reports as follows:

- “1     The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.
- 2     While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.
- 3     The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.  
  
Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.
- 4     In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public.”

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# Associated Reports And Documents

Petition to Central Coast Council

Subject matter: The subject matter of this petition is concerned with the implementation of FOGO.

Statement of  
subject matter  
and action  
requested:

The following petitioners ask the Council to retain FOGO, as we all feel strongly that more needs to be done to reduce the amount of waste going to landfill.

Signatories: There are one hundred and three signatories to this petition.

**CENTRAL COAST COUNCIL**

Division .....

Rec'd **27 FEB 2020**

File No .....

Doc. Id .....

## 7

## Petition in support of keeping FOGO ongoing

The following petitioners ask the Council to retain FOGO, as we all feel strongly that more needs to be done to reduce the amount of waste going to landfill.

7/7

# Petition to the Central Coast Council

## Subject matter

## Petition in support of keeping FOGO ongoing

Statement of subject  
matter and action  
requested

The following petitioners ask the Council to retain FOGO, as we all feel strongly that more needs to be done to reduce the amount of waste going to landfill.

[illegible]





# Petition to the Central Coast Council

Subject matter      Petition in support of keeping FOGO ongoing

Statement of subject matter and action requested	The following petitioners ask the Council to retain FOGO, as we all feel strongly that more needs to be done to reduce the amount of waste going to landfill.
--	---

[illegible]



# Petition to the Central Coast Council

Subject matter      Petition in support of keeping FOGO ongoing

Statement of subject matter and action requested      The following petitioners ask the Council to retain FOGO, as we all feel strongly that more needs to be done to reduce the amount of waste going to landfill.

Name	Address	Signature
Jan Hill	1/54 Leven St	J Hill
Maxine Ockers	1 Miami Plc Ulverstone	off Uden
Reg. Ockers	1 Miami Plc. Ulverston	R. Ockers.
Mark Adams	16 Mason St. "	M Adams
REX. BRAMICH	11 LINDARA DR. PENGUIN	R.H. Bramich.
ROBIN WESCOMBE	4 DIAL ST ULVERSTONE	R.W.
LIZ WESCOMBE	4 DIAL ST ULVERSTONE.	L.W.
SAW FRENCH	64 QUEEN ST W. ULVERSTONE	S. French
GILLY CRVE	4 THE QUADRANT "	G. Crve
S. KELLY	1/2 JERMYN ST.	S. Kelly
A French	64 Queen St. W. Ulverstone	A. French
Sam Radford	3/29 LAURET ST LLV	S. Radford
LEN BASS	3/3 ILUKA CRT W/ULV	L. Bass
MARIE BASS	" " "	M. Bass
Suzanne Sharman	6A The Quadrant	S. Sharman





# Petition to the Central Coast Council

25

Subject matter

Petition in support of keeping FOGO ongoing

Statement of subject matter and action requested

The following petitioners ask the Council to retain FOGO, as we all feel strongly that more needs to be done to reduce the amount of waste going to landfill.

Name	Address	Signature
Bernice Close	10/3 Hayward Street Penguin	B. V. Close
Shawn Connell	9/13 Hayward Street Penguin	Shawn Connell
D. Fesh	8/12 HAYWARD ST Penguin	D. Fesh
T. Southan	5/3 Hayward St. Penguin	T. Southan
M. Borgfeldt	4/3 Hayward St Penguin	M. Borgfeldt
N. Bishop	3/3 Hayward St Penguin	N. Bishop
B. ANDERSON	14/3 HAYWARD ST Penguin	B. Anderson
B. MATTHEWS	2/3 - - -	B. Matthews
D. MURRAY	7/3 - - -	D. Murray
M. Sellar	95 mail Rd Penguin	M. Sellar
B. van Stienen	12/3 Hayward St Penguin	B. van Stienen
MARY ANN SHEAHAN	12 FRITH ST PENGUIN	M. A. Sheahan
CAYE HILLS-EADE	1 KYEMA ST PENGUIN	C. Hills-Eade
JOHN SHEAHAN	12 FRITH ST PENGUIN	John Sheahan
C. Wright	7a Clara St. ULV.	C. Wright
J. NALDER	15. Quiggins Grove.	J. Nalder
PETER NALDER	15 QUIGGINS GROVE	P. Nalder
BERNARD RAVANELLI	12 JACKSON AVE. W/ULV.	B. Ravanelli
DOLIB BROOKS	6 MARIE PLACE ULVERSTONE	D. Brooks
P. Ralph	4 Grove St. Ulverstone	P. Ralph
Ene Ralph	4 Grove St. Ulverstone	E. Ralph
Ullerton	4 Stuckland St. Ulverstone	Ullerton
Marie Harris	2 Grove Street Ulverstone	M. Harris
D. D. Row	49 Morris Rd CAWLER	D. D. Row
E. HARRIS	2 GROVE ST, ULVERSTONE	E. Harris

25/25

# Petition to the Central Coast Council

Subject matter

Petition in support of keeping FOGO ongoing

Statement of subject matter and action requested

The following petitioners ask the Council to retain FOGO, as we all feel strongly that more needs to be done to reduce the amount of waste going to landfill.

Name	Address	Signature
Alison McARD	11/3 Hayward Penguin	Alison McARD
RAE WALLACE	5 ADELONG PLACE	Rae Wallace
BRIAN DOWSE	21 WATER ST	Brian Dowse
Bill MEARD	11/3 Hayward St.	Bill Meard
Mark Parsons	17 Princes St. Penguin	Mark Parsons
J. SHIPP	18 SOUTH RD ULV	J. Shipp
P. THOM	16 Hales St. PENGUIN	P. Thom
J. J. McARD	49 Dalmer St. Ulverstone	J. J. McARD
Chris Hamilton	21 Getty St Ulv.	Chris Hamilton
Phil THOM	16 Hales St Penguin	Phil Thom
Bill Harrison	29 DIAL RD Penguin	Bill Harrison
PAUL MURRAY	2/42 KNEEDMAN ST PER	Paul Murray
FRANCES DURANT	21 JOHN STREET ULVERSTONE	Frances Durant
Pauline Lancaster	77 SOUTH RD. PENGUIN.	Pauline Lancaster
SHANE MILBURN	2 ELIZABETH ST PENGUIN.	Shane Milburn
Elizabeth Nickols	4 Quinn St Penguin	Elizabeth Nickols



# Petition to the Central Coast Council

## Subject matter

## Petition in support of keeping FOGO ongoing

Statement of subject  
matter and action  
requested

The following petitioners ask the Council to retain FOGO, as we all feel strongly that more needs to be done to reduce the amount of waste going to landfill.

[illegible]

Petition to Central Coast Council

Person lodging  
Petition

The person lodging this petition is:

Full name: Philip Neil Thom  
Address: 16 Hales St  
Penguin  
TAS 7316

Signature: 

CRADLE COAST WASTE MANAGEMENT GROUP MEETING  
**27 November 2019**  
Meeting Highlights

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- Endorsement of the CCWMG Annual Report
- Purchase of Garbage Guts books for schools
- Illegal dumping funding awarded to Councils.

DRAFT

## CRADLE COAST WASTE MANAGEMENT GROUP

### UNCONFIRMED MINUTES

Meeting held Wednesday, 27 November 2019  
Burnie City Council, 80 Wilson Street, Burnie

#### 1. WELCOME

The Chair, Ms. Sandra Ayton, opened the meeting at 10:31 am and welcomed attendees.

Present at the meeting were:

• Ms. Sandra Ayton	CCWMG Chair	Central Coast Council (CCC)
• Mr. Gary Neil	CCWMG Member	Burnie City Council (BCC)
• Mr. James Brewer	CCWMG Member	Circular Head Council (CHC)
• Mr. Carol Bryant	CCWMG Member	Devonport City Council (DCC)
• Ms. Dana Hicks	CCWMG Member	Waratah Wynyard Council (WWC)
• Mr. Don Thwaites	Observer	CCA Representatives Group
• Mr. Mat Greskie	CCWMG Project Manager	Dulverton Waste Management (DWM)
• Mrs. Mel Pearce	CCWMG Project Manager	Dulverton Waste Management (DWM)

#### 2. APOLOGIES

Apologies were received from:

• Mr. Rowan Sharman	CCWMG Member	Burnie City Council (BCC)
• Mr. Matthew Atkins	CCWMG Member	Devonport City Council (DCC)
• Mr. Adam Gardner	CCWMG Member	Kentish (KC) & Latrobe (LC) Councils

#### 3. GOVERNANCE

##### 3.1 Confirmation of Minutes (04<sup>th</sup> September 2019)

The Unconfirmed Minutes of the 04<sup>th</sup> September 2019 meeting were presented at Item 3.1 of the Agenda.

##### MOTION

That the Cradle Coast Waste Management Group (CCWMG) **CONFIRM** and **ACCEPT** the Unconfirmed Minutes of the meeting of 04 September 2019 as a true and correct record.

Moved: Dana Hicks / Seconded: Carol Bryant / CARRIED

##### 3.2 Business Arising from Minutes

Nil.



### 3.3 Review of Action List

Discussion was held around the completed action of inviting the King Island Council (KIC) to participate in the CCWMG. It was confirmed that the opportunity was discussed with KIC who expressed interest to explore further. MG will touch base with KIC early in 2020 to follow up.

#### **ACTION**

1. MG to touch base with KIC early in 2020 to discuss interest in joining the CCWMG.

The CCWMG **NOTE** the actions list.

DT entered the meeting at 10:34am.

### 3.4 Governance Arrangements Update

SA requested feedback on the revised Terms of Reference (TOR) forwarded out of session to the CCWMG on the 26<sup>th</sup> November 2019. It was advised that the participating Council General Managers (GM's) have reviewed and are happy with the document.

The CCWMG discussed and agreed to a number of minor amendments to be forwarded to Greg Preece (GP).

A further matter discussed was the application of tax or NTER to the CCWMG. MG undertook to raise this matter with Findex for resolution.

Following GP updating the TOR, and the resolution of the tax matter, SA will forward a copy to the GMs for approval prior to being approved by the CCWMG out of session.

#### **ACTION**

2. MG to forward TOR amendments to GP.
3. MG to discuss taxation/NTER with Findex.
4. SA will forward revised TOR to the GM's for approval.
5. Following receipt of the GM's approval, SA to forward the TOR to the CCWMG for approval.

### 3.5 Draft Waste Action Plan Update

MP advised that the CCWMG response to the Draft Waste Action Plan was submitted in advance of the deadline and no further information has been received to date. The CCWMG discussed a number of initiatives detailed within the draft plan and will monitor the progress of the plan.

## 4. FOR DECISION

### 4.1 Financial Report & Project Task List

The CCWMG Financial Report / Project Task List as at 30<sup>th</sup> September 2019, was presented by the Cradle Coast Waste Services (CCWS) to the CCWMG.

The Public Place Recycling Bin Subsidy project was queried and it was clarified that Councils may choose their preferred public place recycling bins as part of this project. Application forms will be released early in 2020.

The Waste Transfer Station (WTS) Best Practice project was discussed, which involves providing funding to Councils to assist with WTS improvements. MG advised that a number of high quality applications were received from Councils which, when combined, exceed the total budget by approximately \$80,000. A report will be forwarded to the CCWMG out of session with a recommendation and details regarding the direct impact that these applications have on improving safety, environment and/or customer experience at the regional WTS.

#### ACTION

6. MP to forward the WTS Best Practice funding recommendation report to the CCWMG for approval out of session.

#### MOTION

That the CCWMG increase the WTS Best Practice project budget by \$100,000, subject to the funding recommendation report to be forwarded out of session.

Moved: James Brewer / Seconded: Dana Hicks / CARRIED

### 4.2 CCWMG Meeting Timetable for 2020

The CCWMG meeting timetable for 2020 was presented for the CCWMG's consideration. It was determined that, in accordance with the TOR, four meetings are to be held per year in February, May, August and November.

#### ACTION

7. MP to update the meeting timetable to include 4 meetings scheduled in February, May, August and November and forward to the CCWMG for review.
8. MP to forward a copy of the meeting timetable to the Cradle Coast Authority once finalised.

### 4.3 Illegal Dumping Funding Report

The Illegal Dumping Funding Report was tabled for the CCWMG's consideration. The initiatives were discussed and the CCWMG agreed with the funding recommendations.

#### MOTION

That the CCWMG **ENDORSE** the Illegal Dumping Funding Report recommendations.

Moved: Dana Hicks / Seconded: Carol Bryant / CARRIED

#### 4.4 Draft CCWMG Annual Report

The Draft CCWMG Annual Report for 2018/19 was tabled for the CCWMG's consideration. The Annual Report was discussed, including the strategic objective of unifying WTS access fees. DT explained the KC's WTS access model for Councils to contemplate.

#### ACTION

9. SA to forward the Chair's Report to MP for inclusion.
10. MP to forward a final copy of the Annual Report to the CCWMG to provide to their Council's for noting.
11. MP to forward a copy of the Annual Report to the Department of Primary Industries Parks, Water and Environment (DPIPWE.)

#### MOTION

That the CCWMG **CONFIRM** the Annual Report 2018/19 subject to the inclusion of the Chair's Report.  
Moved: James Brewer / Seconded: Dana Hicks / CARRIED

### 5. FOR DISCUSSION

#### 5.1 Purchase of 'Garbage Guts' Book for NW Schools

The Garbage Guts school book summary paper was tabled for the CCWMG's consideration. The CCWMG discussed the benefits of providing North West schools a copy of this book, which looks at the impact of marine debris on wildlife and the environment. A sticker will also be developed, to place on the book, which acknowledges that it was donated by the CCWMG.

It was requested that marine debris been considered when developing the next CCWMG Strategic Plan.

#### ACTION

12. MP to note that the issue of marine debris is to be considered as part of the next Strategic Plan development process.

#### MOTION

That the CCWMG **CONFIRM** the purchase of 56 Garbage Guts Books and acknowledgement stickers, for schools and each Council, at an estimated cost of \$2,282, to be funded from the Education and Promotion budget.

Moved: James Brewer / Seconded: Dana Hicks / CARRIED

## 5.2 Draft Environment and Pollution Control (Waste Management) Regulations 2019

The explanatory paper detailing the proposed changes to the Environmental and Pollution Control (Waste Management) Regulations 2010, was tabled for the CCWMG's information. The CCWMG appreciated the opportunity to provide input, however it was determined that these changes have limited impact on Councils (more so applicable to waste transporters and generators) and no formal response is required.

### MOTION

That the CCWMG **CONFIRM** that no formal response is required to the Draft Environmental and Pollution Control (Waste Management) Regulations 2019.

Moved: Carol Bryant / Seconded: Dana Hicks / CARRIED

## 5.3 Wheelie Bin Road Safety Book

Information regarding a wheelie bin sticker road safety initiative was tabled for the CCWMG's information. The CCWMG discussed the initiative which involves the purchase of stickers to place on wheelie bins encouraging traffic to slow down and consider children.

It was determined not to support this initiative because it does not fit with the CCWMG Sponsorship Criteria or Strategic Plan.

### ACTION

13. MP to draft a response letter and forward to SA, advising that the CCWMG determined not to support the road safety initiative.

### MOTION

That the CCWMG **RESOLVED** not to proceed with providing funding to purchase stickers for wheelie bins as part of the road safety initiative.

Moved: Dana Hicks / Seconded: James Brewer / CARRIED

## 5.4 Sponsorship Criteria

The CCWMG Sponsorship Process & Criteria procedure was tabled for the CCWMG's consideration. The CCWMG agreed with the assessment criteria and requested that emphasis be placed on the requirement for applications to meet at least one of the CCWMG's strategic objectives relating to waste minimisation and resource recovery.

### MOTION

That the CCWMG **ENDORSE** the Sponsorship Process & Criteria procedure to be utilised when assessing future sponsorship applications.

Moved: Carol Bryant / Seconded: Dana Hicks / CARRIED

## 5.5 BCC FOGO

The BCC FOGO Councillor Workshop Paper was tabled for the CCWMG's information. GN advised that since the release of the Draft State-wide Waste Action Plan, the implementation of a FOGO

collection in other Council areas and community interest, BCC have an appetite to further explore FOGO from a regional perspective.

The CCWMG members discussed the current FOGO appetite at their respective Councils and the different ways that FOGO could be rolled out to the community. MG advised that DWM are moving forward with investigating advanced composting technology onsite and the goal is to have the ability to accept Council FOGO in the future.

It was agreed to keep FOGO on the agenda.

#### **ACTION**

14. SA to discuss FOGO at the next GM's meeting to determine Council's appetite.

#### **6. FOR NOTING**

Nil.

#### **7. OTHER BUSINESS**

Nil.

#### **8. NEXT MEETING & MEETING CLOSE**

The next meeting will be advised out of session upon completion of the 2020 meeting timetable.



**Central Coast Community Shed Management Committee  
General Meeting – Minutes of Meeting held at the Community Shed  
Monday, 3 February 2020 commencing at 1.00pm**

Doc. ID: 348712

**1 PRESENT/APOLOGIES**

**Members Present:** Rob McKenzie, Colin Perry, Sam Caberica, David Dunn, Ian Hardstaff, Len Blair, Norm Frampton, Peggy Smith, Kerry Hays, John Klop, Pam Brooks, Lorne Knight, Debby Bishop, Lesley Kennedy and Jane O'Brien.

**Apologies:** Cr Phil Viney

**Coordinator Admin:** Melissa Budgeon

**2 CONFIRMATION OF MINUTES**

It was resolved, "That the minutes of the general meeting held on Monday, 6 December 2019 be confirmed as correct."

**Carried**

**3 BUSINESS ARISING FROM MINUTES**

Dust extraction to be installed – to enquire about a scissor lift to assist with the installation.

**4 FINANCIAL REPORT (as attached)**

The meeting resolved that the Financial Report be accepted.

Utilisation

Mens Group – 310 average 31 per day

Ladies – 73, average 16 per day.

Coffin Club – 3.

**5 GENERAL BUSINESS**

. *Coffin Club* – no report available.

. *General Items*

- Introduced a new drop saw, dust collection system to be installed and it will remove the small particle of dust from light sanding etc.
- All Groups will be required to use masks in areas when sanding is being done.

- . *Ladies Group* –
  - Organising a trip to Queenstown.
  - Averaging 20 ladies per week.
  - A door left open Wednesday night into the shed.
  - Notice board has been donated and the group would like to put it in entry way. By turning an existing board around it will fit.
  - Centre of the Ageing (COTA) are visiting the group and provide a presentation on services for seniors.
  - Circulate the discussion on the development of a 5-year plan. A date to be set for another meeting of the group.
- . *Shed Users* – A reminder that safety and the use of personal protective equipment is not optional – it is a condition of becoming a member of the shed. All equipment that is at the Shed must be tested and tagged, and any new items that require a ‘new to service’ tag should be tagged accordingly. Items that are not in use or surplus to use should be disposed of accordingly and not stored at the Shed.
- . *Womens Group* – Meeting on 11 February 2020 at 12noon to discuss and clarify the issues around the operations of the womens group a priority. This meeting is to draft and develop a charter for the group to operate within, clarify expectations and roles of the groups coordinating volunteers. Noted that the communication book is working well.
- . *School Kids* – This group will be starting again in the coming weeks; students will be attending again Wednesday afternoons.

#### **CLOSURE/NEXT MEETING**

As there was no further business to discuss the meeting closed at 1.49pm. The next meeting will be held on 2 March 2020 commencing at 1.00pm.



## CENTRAL COAST COMMUNITY SHED – FINANCIAL STATEMENT 2019 – 2020

as at 10 January

<b>Revenue</b>		<b><i>Estimates</i></b>	<b><i>Actual</i></b>
		<b>\$</b>	<b>\$</b>
11413.03	Membership Fees	3,000.00	994.54
	Groups	1,000.00	–
	Material Donations	–	–
	Project Donations	2,000.00	736.36
	GST allocation	–	–
		<b><i>Estimate</i></b>	
		<b><u>\$6,000.00</u></b>	<b><u>\$1,730.90</u></b>

September 2019	Grants – TMSA	635.00	–
October 2019	Grant – AMSA	2,996.40	–

<b>Expenditure</b>			
11481	Aurora	–	–
	Telstra/Internet	1,000.00	251.06
	Office/cleaning	100.00	44.10
	Testing and tagging	1,200.00	493.50
	Petty Cash	800.00	97.09
	Training – 1st Aid	500.00	87.08
	Membership – AMSA, TMSA	100.00	125.00
	Insurance	200.00	190.60
	Repairs and Maintenance	2,000.00	912.90
	Safety Equipment	500.00	68.12
	Project Materials	3,500.00	–
	Water/Sewage	100.00	–
	Lathe	–	1,818.18
		<b><i>Estimate</i></b>	
		<b><u>\$10,000.00</u></b>	<b><u>\$4,087.63</u></b>



# Forth Community Representatives Committee

Minutes of the 76th meeting held at Forth Hall

Thursday, 6 February 2020 – commencing at 4.00pm

## 1 PRESENT

**Forth Community Representatives:** Alan Wheeler, Peter Miller, John French.

**Central Coast Council:** Sandra Ayton (**General Manager Central Coast Council**), Jackie Merchant (**Community Development Officer**), Jackie Harvey (**Director Community Services**) and Paul Breaden (**Director Infrastructure Services**).

## 2 WELCOME/APOLOGIES

**Apologies:** Tim Pierce (**Community Representative**)

Sandra Ayton chaired the meeting and welcomed everyone.

## 3 MINUTES OF PREVIOUS MEETING

■ Peter Miller moved and John French seconded, “That the minutes of the meeting held on Thursday, 7 November 2019 be confirmed”.

Carried

## 4 MATTERS ARISING FROM PREVIOUS MINUTES

### 4.1

#### a Traffic concerns Highway intersection (continuing item)

The Department of State Growth (DSG) now have a plan developed. The Project Manager from DSG reports the project is still happening. The Council is waiting to see the plan and also the consultation with the community from DSG.

#### b Turners Beach to Forth Shared Pathway

The Development Application is currently being advertised but requires an amendment to the application before being readvertised. The Council is waiting on a final MoU from the Crown in relation to the former Forth Railway Bridge. There are still some logs under the rail line. All of the shared pathway is 2.5 metres wide.

**c Forth Site with hospital fill**

The Council is heavily monitoring the site. Any failure to comply with orders will see the matter go back to the tribunal.

**5 MATTERS FOR CONSIDERATION**

**5.1 Council Update**

- a New members** – Jackie has contacted the school and Football Club regarding possible new members. The school will advertise in the school newsletter and on their Facebook page.
- b Signage for truck parking** – Jackie to prepare an article for the next Council community newsletter.
- c Cattle yards, visibility** – Paul Breaden has checked, visibility is OK, but Council will call in to speak to owner of community concerns as it is on private property.
- d Service Station at Turners Beach** – The property will go to auction on 14 February 2020.

**5.2 Community Update**

**• Peter Miller**

*Kindred Road signs*

The road signs – Peter Miller thanked Council for painting the signs.

There is a fallen fence which follows the bike path needing removal. Located near the cattle yards.

**Action:** Paul Breaden will investigate.

*Toilet block at the end of Turners Beach* – Is an eyesore and needs removal or updating. Council response was that the building was built by UTAS so we would need to check our ability to do anything to it, and also that new standards mean that if anything is done to the toilet block to change it, then it will have to be changed to comply with current standards which may not be possible.

*Bitumen on cycle track* – The patches on the share pathway that have been repaired have failed and have again erupted through the bitumen.

**Action:** Paul Breaden will investigate.

*Tree stumps* – There are two tree stumps at the corner of James and Gilbert Streets, Forth which should be removed.

**Action:** Paul Breaden to investigate whose land they are and see if they can be cleared.

*FOGO Collection* – Peter Miller hopes that Council continues with FOGO.

- **John French**

*Drainage (culvert)* – There is a culvert at the North East corner of Forth Road and George Street intersection which has a drainage problem. Staff from the Council met with John, and it will now become a capital works project.

North East corner of William Street gets a build-up of silt across the road. Suggestion to work with farmers to clean up when silt builds up.

## **6 OTHER BUSINESS**

There was no other business raised.

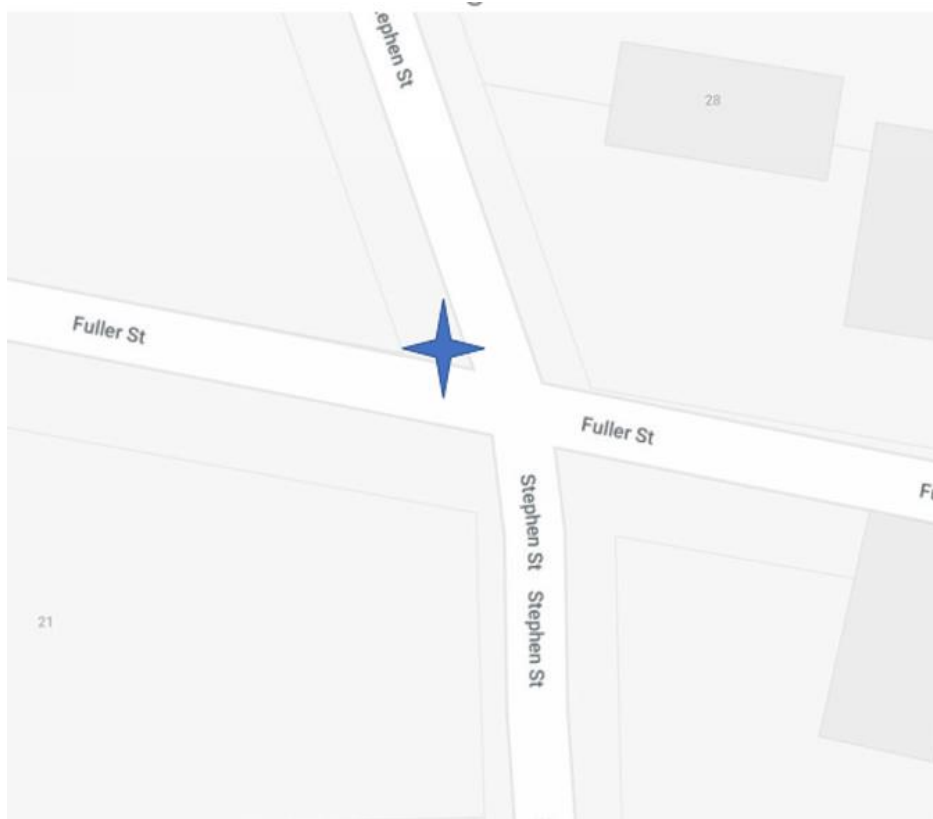
## **7 NEXT MEETING**

The next meeting will be held on Thursday, 7 May 2020 at the Forth Community Hall commencing at 4.00pm.

## **8 MEETING CLOSED**

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

Item 5.1c of the Minutes – Stock Yard on the corner of Fuller and Stephen Street, Forth



# REPRESENTATIVES MEETING

20 February 2020

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## UNCONFIRMED MINUTES

Meeting held 10:00am, Thursday 20 February 2020  
Cradle Coast Authority, Function Room

### 1. WELCOME / APOLOGIES

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#### 1.1. Welcome and Apologies

Chief Representative and meeting Chair, Mayor Jan Bonde, opened the meeting at 10:05am, welcoming attendees.

Attendees and apologies are noted at Attachment 1.

### 2. STANDING ITEMS

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#### 2.1. Declarations

A Jarman noted she does not have a declaration to make at agenda item 3.4.

#### 2.2. Governance

##### 2.2.1. Confirmation of Previous Minutes

##### Resolution:

The Representatives accept the minutes of the meeting held 28 November 2019.

Moved: D Quilliam / Seconded: A Jarman / Carried

##### 2.2.2. Actions Register

##### Resolution:

The Representatives accept the Actions Register.

#### 2.3. Quarterly Progress Report

The CEO spoke to the Quarterly Progress Report. Going forward the CEO will include acronyms for projects as footnotes. The Representatives raised the issue of erosion and following a discussion, the NRM Chair, P Voller said he will keep Representatives up to date with the NRM Strategy Review progress, particularly in relation to erosion. The CEO will write to the State Government and ask

for a copy of its recent coastal erosion report. The CEO said that if the NRM Strategy isn't completed in 6 months' time, the erosion component in the CCA Strategic Plan can be reworked to highlight CCA's intentions in this space. The CEO is to work with the NRM team to bring some ideas to the next Representatives meeting around possible collective action, this may include a motion to put forward at the LGAT conference.

Regional Economic Development Steering Group (REDSG) Chair, S Vertigan provided a brief update on the REDSG. She said the group met this week and commenced assessing the first lot of projects through the Regional Investment Framework (RIF).

NRM Committee Chair, P Voller advised the Representatives of the recent role delineation. The CEO will now be responsible for the direction, management and advocacy of the NRM team. The NRM Committee are looking forward to working alongside the CEO. He said that this was a very significant show of faith in the CCA, by the NRM Committee.

G Monson provided an update on the Cradle Coast Master Plan. The visitor centre is now open and the shelter at Dove Lake did not go to appeal. He said the Cableway is taking longer than anticipated, ongoing costs are an issue and the charging system needs to be reviewed. He said there are four major developments either in the pipeline or that have been approved.

**Resolution:**

Moved: S Kons / Seconded: D Quilliam / Carried

## **2.4. Quarterly Financial Report**

C Smith spoke to the Quarterly Financial Report. She said the major variations on page 50 are due to grant funding and a reduction in employee expenses. Representatives indicated that they are very happy with the way that financial information is now being presented.

**Resolution**

Moved: S Ayton / Seconded: M Atkins / Carried

## **3. FOR DISCUSSION**

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### **3.1. North West Museum and Art Gallery**

R Greene said this will be a multi-stage project, and the ongoing operating costs have been considered. Refer to the attached presentation, which can be distributed within Councils, however, users should note that the information is very preliminary and subject to change.

### **3.2. Welcoming Cities**

The CEO spoke to the briefing note provided.

**Resolution:**

The Representatives recommended that all Member Councils agree to join Welcoming Cities.

The CEO will send a letter to each Council which will then be presented at council workshops for endorsement.

Moved: D Quilliam / Seconded: A Jarman / Carried

### **3.3. Draft Strategic Plan**

The Representatives suggested relatively minor changes relating to wording in the Draft Strategic Plan. The CEO pointed out that the Futures Plan, Shared Services Strategy and NRM Strategy provide more operational detail, and that the Strategic Plan will be reflected in the annual plan and budget. The Strategic Plan will be presented to the Representatives for formal endorsement in May.

### **3.4. Coastal Pathway**

#### Central Coast Council

S Ayton said there are 6 gaps of around 9.2km in total and planning is underway. There will be a discussion on resourcing in the near future. S Ayton said West of Robertsons Road needs to be looked at, particularly in relation to traffic calming options.

#### Latrobe Council

P Freshney said Council is looking at extending the pathway to Hawley and East Devonport, however, they will not be ready for the 2022 election. He said not to lose focus on the corridor readily available, the Bass Highway.

#### Waratah Wynyard

S Crawford said the next Coastal Erosion Working Group meeting is scheduled for March and a revised design will be considered then, with the intent to start building December / November 2020.

#### Devonport City Council

No gaps within the Coastal Pathway framework to be addressed as part of 2022 election lobbying.

#### Burnie City Council

A Wardlaw said that they don't have the internal capacity to meet the deadlines and they are currently in discussions with CCA about that.

#### Circular Head Council

D Quilliam said Circular Head Council have no intention to construct Coastal Pathway in the foreseeable future, but agreed with the CEO that there may be some opportunities for Circular Head to benefit from Coastal Pathway messaging.

The CEO agreed to ensure that Circular Head Council is involved in future Coastal Pathway discussions but did reiterate that Representatives recently agreed not to form a working group per se.

### **3.5. Other 2022 Election Priorities**

The Representatives discussed regional priorities.

S Ayton said climate change, coastal erosion and waste needs to be looked at in terms of an election commitment.

A Jarman said there needs to be a focus on highways, coastal erosion and the Quoiba sale yards. A Jarman said also to advocate for the maintenance of roadsides.

There was good in-principle support for the North West Museum and Art Gallery being promoted as a regional election priority.

The CEO said the Regional Investment Framework (RIF) process will involve the Board reviewing and endorsing the list, and CCA will then lobby for the projects. The purpose of the RIF is to advocate, lobby and present a list of regional projects backed by local government, industry and the university. CCA can also put projects through the process and the CEO said that staff were going to ensure Don River Railway is aware of the RIF.

### **3.6. Chairman's report restaffing**

The CEO and S Wright left the meeting at 11:40am.

The Chairman spoke to Representatives about the Board's decision to reappoint the CEO, which was warmly received.

The CEO and S Wright re-entered the meeting at 12:00pm.

The Chairman and Chief Representative thanked and congratulated the CEO.

## **4. FOR DECISION**

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### **4.1. Shared Services Strategy**

C Smith spoke to the draft Shared Services Strategy noting the minor changes in the action plan on pages 76 onwards. She said that she and the CEO had spoken to the Minister for the local government about it, and he seemed supportive. The CEO and Chairman advised that the former Premier, Will Hodgman, seemed supportive also.

#### **Resolution:**

The Representatives endorsed the Shared Service Strategy.

Moved: T Wilson / Seconded: R Walsh / Carried

CCA will begin working with the General Managers, focusing on the year one action plan.

G Monson said that Latrobe and Kentish Councils will help out where they can, but will be putting limited resources into the Shared Services Strategy at this stage.

### **4.2. RTO Board Nominations**



A secret ballot was held for the position of CCA Representatives' Nominee and the Representatives endorsed a selection panel recommendation for the position of Other Local Government Nominee.

**Resolution:**

1. That the Representatives recommend two people to the Regional Tourism Organisation (RTO) board for appointment as Local Government Nominees, subject to the following conditions:
  - Neither position formally represents either CCA or Councils collectively.
  - Both positions are expected to bring local government experience and a local government perspective to the role.
  - The CCA Representatives Nominee position is required to keep Councils abreast of RTO matters.
  - Based solely on convenience and until further notice, quarterly CCA Representatives' Meetings are the appropriate forum for keeping Councils abreast of RTO matters, and as such, the person filling the CCA Representatives Nominee role is expected to report on RTO matters, in-person at each of these meetings.
  - Communication and any other activity between CCA and the RTO can only be instigated by the Chairs and CEOs of the two organisations.
2. That Mayor Steve Kons is recommended for appointment as the CCA Representatives Nominee and that Ms Jackie Harvey from Central Coast Council is recommended for appointment as the Other Local Government Nominee.

Moved: P Freshney / Seconded: R Walsh / Carried

**5. GENERAL BUSINESS**

D Quilliam said Circular Head is suffering from a shortage of GP's and Ochre Health will be stepping in. D Midson said West Coast have had excellent interactions with Ochre Health.

**6. MEETING CLOSED**

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The meeting closed at 12:50pm and the next meeting is scheduled for 14 May 2020.

## Attachment 1: Attendees and Apologies

### Representatives

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

### Cradle Coast Authority

Andrew Wardlaw	Director
Claire Smith	Director Strategic Services
Daryl Connelly	Chief Executive Officer
Kathy Schaefer	Director
Malcolm Wells	Director
Mayor Annette Rockliff	Director
Peter Voller	NRM Chair
Sid Sidebottom	Chairperson
Sophie Wright	Executive Assistant

### Apologies

Giovanna Simpson	Deputy Mayor, Burnie City Council
Greg Alomes	General Manager, King Island Council
Mayor Julie Arnolds	Mayor, King Island Council
Mayor Phil Vickers	Director
Shane Pitt	Deputy Mayor, West Coast Council

## Central Coast Community Safety Partnership Committee

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

Thursday, 26 February 2020 – Commencing at 10.00am

### 1 PRESENT

**Sandra Ayton** (General Manager – CCC); **Paul Breden** (Engineering Group Leader CCC); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Glen Lutwyche** (Principal Ulverstone Secondary College [USC] Schools Representative); **Sergeant Sarah Gray** (Tasmania Police); **Kathryn Robinson** (Housing Choices Tasmania Ltd); **Garth Johnston** (Community Rep); **Cr Cheryl Fuller** (Councillor – CCC) and **Nicole Griffiths** (Ulverstone Neighbourhood House)

### 2 WELCOME

The General Manager Sandra Ayton welcomed everyone to the meeting.

### 3 APOLOGIES

**Cr Jan Bonde** (Mayor – CCC); **Inspector Shane Le Fevre** (Tasmania Police – Ulverstone); **Simon Douglas** (Ulverstone Neighbourhood House); **Sergeant Brett Saarinen** (Tasmania Police); **Dr Sharon Condon** (Central Coast Chamber of Commerce & Industry CCCC); and **John Deacon** (Central Coast Community Shed) Sharon

### 4 MINUTES OF PREVIOUS MEETING

■ Garth Johnston moved, and Melissa Budgeon seconded, “That the minutes from the meeting held on Wednesday, 4 December 2019 be confirmed”.

Carried

### 5 MATTERS ARISING FROM PREVIOUS MEETING

#### *a Community Forum on CCTV usage*

Melissa Budgeon to liaise with Sergeant Brett Saarinen and Sharon Condon discuss possible dates. A meeting will be held on 5 March to develop the program and a date will be set depending on when presenters are available.

#### *b New pedestrian cross over on South Road Penguin*

Paul Breden will assess the pedestrian crossing on South Road, Penguin near Olympic Court. Paul will email representatives on his findings.

*c Kings Parade/Reibey Street/ Queens Garden Redevelopment*

Paul Breaden reported Civil Scape have been awarded the tender for the project which is scheduled to commence this week. TasWater also have an upgrade project in the same area and will work with the Council and contractor.

*d Committee Representatives*

The meeting agreed to advertise for expression of interest (EOI) from people who may be interested in being a representative on the committee.

Glenn Lutwyche asked the meeting if there was a gap that needs to be target for representation on the committee and that this could be stipulated in the advert seeking future representation.

Deb to provide Representatives with a copy of the current Community Safety Partnership Committee Protocols.

Garth Johnston advised the meeting that he is now a representative with Disabilities Tasmania and happy to represent this group at the committee.

Trevor Read has been approached to be a guest speaker at a future meeting.

It was agreed to advertise for a community representative and not stipulate a specific area that they need to represent.

## **6 COMMUNITY SAFETY ACTION PLAN 2017–2022**

### **6.1 Action Plan update (attached)**

CCTV forum discusses in item 5a

*Community Safety Messages* – Melissa Budgeon report that community safety messages are being posted on Social Media regularly e.g. reporting of streetlights out, and keeping property safe etc. Further, develop a message to encourage the responsible disposal of rubbish in our community and a reminder about the correct use of disability access parking.

*Café Conversations* – The Council is looking at promoting ‘National Neighbour Day’ during the week of the 23–29 March 2020 through Café’s in Central Coast. National Neighbours Day will be held on 29 March. The Council is supporting people who maybe isolated by supporting the initiative ‘Café Conversations’. Information flyers have been posted out to Cafés in Central Coast.

*Social Media Posts* – Melissa to put together a calendar of dates when relevant message would be posted out over Social Media. E.g. end of day light savings.

*One Punch Campaign* – The Council would like to promote this event again through school presentation and followed by a presentation at the Dial Sports Complex for sporting clubs. Glenn Lutwyche from Ulverstone Secondary College to follow this up with Mat Grining from the Penguin District School. Melissa to liaise with the Schools and the Penguin Football Club. An example to use could be the recent incident at the Lighthouse Hotel, Ulverstone.

## **7 REPRESENTATIVE REPORTS**

### **6.1 Crime Report**

**Sergeant Sarah Grey**

Sergeant Sarah Grey reported that during the school holidays the police had to deal with a few issues. A couple of youths have been apprehended for these incidents.

There are constant reports of property being broken into e.g. sheds not being locked up. Police are running a promotion campaign through Facebook asking the public to keep property locked up. The offenders of the recent breaking and entering's have been apprehended.

The Police are receiving continual reports from the Tasmanian Fire Services of fires at a Preston Road property. The Police and Tas Fire Services seeking advice in relation to pending environmental issues that may need resolving. A meeting to be arranged with Council and Police to discuss this issue.

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

Questions have been raised about the infrequent use of bus zones taking up valuable parking space.

The Bus Zones in Alexandra Road will revert to parking space as the Redline Bus will no longer stop at Ulverstone. The Redline Bus last stop along the NW Coast is Devonport. A media release from State Growth will be sent out via media, notify the community that this has happened.

### **6.3 Primary Health Report**

Contact Primary Health to see if they have a person that could represent them on the committee.

### **6.4 Education (all schools) Report**

**Glen Lutwyche**

Glenn Lutwyche reported the schools are launching a program called Optus Digital Thumbprint, which is a program to keep kids safe using electronic media.

Glenn reported the new set up in Walker Street for busses seems to be fairly efficient.

Glenn Lutwyche will not be available for some of the CCCSP meetings and will ask Simon Dent and Mat Grining to be his proxy to these meetings.

Reboot Education Program – The schools would like to run this program again in term 3. Invite guest speakers to help students with strategies to further their education and retain students in schools.

**6.5 Ulverstone Neighbourhood House Report** **Nicole Griffiths**

Nicole reported the Ulverstone Neighbourhood House have received a government grant for renovations to the house. The house will be closed for three months whilst the renovations are being done. This will commence in the middle of March. The renovations will create a better working spaces.

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

Kathryn Robinson reported that Housing Choices have provide an education scholarship program again which has enabled 47 resident's assistance with their education pursuits.

Housing Choices are supporting through sponsorship the 'Doors to Mentors' program based here in the central Coast.

**6.7 Community Housing Report** **Tameka Dornauf**

Nil

**6.8 Community Reports** **Garth Johnston**

*Line marking/arrows in Penguin* – Garth Johnston asked if the Council would look at placing one way arrows in Arnold Street and make the parking area between the Penguin Post Office and Penguin Bakery as one way in and on way out behind the Visitor Information Centre, as cars are driving out at Penguin Post Office the wrong way. Also turning right at Penguin Bakery be prohibited and make it a left turn only. Can arrows be placed in turning circle opposite Harcourts indicating turning one way. These request to be discussed at the Traffic Management Committee meeting.

*Night camping in Penguin* – There is a free camping investigation being undertaken by the Council and there is an RV Friendly policy. Andrew Potter will investigate the query about camping at Hiscutt Park, Lions Park and Johnsons Beach.

*General Rubbish Issues* – Look at new program to educate campers to remove their rubbish from free camp sites in the Central Coast and not place them in the public garbage bins.

*Disability Parking* – Garth reported that the Disability Parking Spaces are being used by able-bodied people often. Can the Council Inspector check these daily and issue infringements. Garth advised that the complaints have been reported to the Council.

*Shade Sails* – Garth reported that some Penguin residents have asked if shade sails could be placed over the playground in Main Road, Penguin. Paul Breden to check and advise Garth if this could be budgeted for.

## **6.9 Central Coast Community Shed**

**John Deacon**

Nil.

## **6.10 Council Report**

**Jan Bonde/Sandra Ayton**

Sandra Ayton reported that all street lighting in Central Coast is now LED lighting.

Sandra also advise the Ulverstone Cultural Precinct will commence soon with the removal of buildings and earth works to begin.

The results of a survey on the revitalisation of Reibey Street, Ulverstone should be out on Monday and discussed at council workshop and then be released on the CCCI and Council's website.

# **8 GENERAL BUSINESS**

Cr Cheryl Fuller reported that there is now an active Ulverstone PCYC run by Craig Aitken and will be holding functions for the youth of the area.

Cr Cheryl Fuller commented on an organisation run by Gregg Smith called 'Men Care Too'. Greg from caring for his mother and going through his parent's separation saw a role for a support group for men who in unpaid informal caring roles need the community around them for support. Cr Fuller suggested Gregg make a presentation to the meeting on what the group do, and he also maybe interested on being a committee member.

Cr Fuller commented on the Emergency Contact magnet and the way it was distributed as some residents did not receive the magnet through the post. It was suggested that this will be redistributed with rates in 2021

Clarity on Caravans – Glenn Lutwyche queried the parking of the caravan at Turners Beach with power cord across the footpath. Sandra advised that Council Officers have paid a visit to the resident and asked if they could remove the power cord from the caravan or park the caravan inside the yard. Sandra was of the impression that this had been resolved.

# **9 NEXT MEETING:**

As there was not further business to discuss the meeting closed at 11.40am. The next meeting will be held on 29 April 2020 in the Council Chamber, 19 King Edward Street, Ulverstone, commencing at 10.00am.



CENTRAL COAST  
COUNCIL



Ulverstone  
SECONDARY COLLEGE



NORTH WEST  
CHRISTIAN SCHOOL

## Central Coast Youth Engaged Steering Committee

### Minutes of a meeting held at

Gnomon Room,

3 Wharf Road, Ulverstone

Thursday, 27 February 2020 at 9.15am

Doc ID:

#### PRESENT:

**Sandra Ayton** (General Manager – Central Coast Council [CCC]); **Cr Philip Viney** (Councillor/Accountant/Ulverstone Lions Club); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Debra Lynch** (Minute taker – CCC); **Glenn Lutwyche** (Principal Ulverstone Secondary College [USC]); **Aaron Meldrum** (Beacon Foundation, Collective ed. – USC); **Mel Blake** (Community Engaged Facilitator – USC); **Alec Turale, Brodie Bonde** and **Tara Woodhouse** (Student Reps – USC); **Shaun Conkie** (Collective ed.); **Mathew Smart** (Teacher – Penguin District School[PDS]); **Jordan Maine, Tyler Stretton, Ella Atkinson** and **Noah Grey** (Student Reps – PDS); **Natalie Winchcombe** (Teacher – North West Christian School [NWCS]); **Ebony McCoy, Laughlan Orr** and **Alina Nibbs** (Students Reps. – NWCS); **Glenn Mace** (Principal – Leighland Christian School [LCS]); **Nakita Paul** and **Bonnie Austin** (Student Reps – LCS); and **Michael Walsh** (Leven Training Centre);

#### 1 WELCOME

Sandra Ayton welcomed everyone to the meeting.

#### 2 APOLOGIES **David McNeill** – (Principal – [NWCS]) and **Mathew Grining** (Principal – Penguin District School [PDS])

#### 3 INTRODUCTION ACTIVITY

Sandra went around the room and asked all who attended the meeting to introduce themselves.

#### 4 RE-VISITING THE PURPOSE OF YOUTH ENGAGED

Sandra Ayton reviewed the purpose and objectives and the history of the Youth Engaged Steering Committee and why it was formed.

Glenn Lutwyche also added some history of the group and pointed out that the Youth Engaged Steering Committee was an instigator of obtaining a good bus service along the north west coast, pathway planning support.



Mel Blake provided the group with background and breakdown on the collected data from previous workshops, consultations and community forums – including the two Youth Voice workshops held through the Youth Engaged Committee in 2019. The feedback of which was used in defining the objectives of the Youth Engaged Steering Committee that were discussed and agreed upon.

Shaun Conkie presented 3 key themes with a handout graphic – themes included, Youth Voice, Youth Leadership and Development, Youth Pathways and Future opportunities.

It was suggested that the group be more action based around the themes. Some strategies to address this were for the committee to add representation from the business sector and the development of leadership camp opportunities, guest speakers etc.

In consultation with the group, a review and update be undertaken on the meeting structure to include feedback from the group. Also review the name of the group to be more contemporary, revisiting meeting dates and focus of the meetings, rather than holding formal meetings, and incorporate student workshops and leadership opportunities that centre around the 3 key themes.

The Proposal:

. Two out of the scheduled nine meetings in 2020:

- 1) Youth Voice Workshop
- 2) Youth Pathways and Future Opportunities Workshop/Event

*Youth event at the end of the year* – Youth Engaged students to work with the Council (Melissa Budgeon) to help organise the event.

*School reporting* – To assist school representatives with reporting, a template will be developed that would assist schools in reporting information relevant to the 3 key themes.

## 5 KEY ACTIONS FOR EACH FOCUS AREA

*Students and Committee participation in a PMI worksheet (Plus, Minus, Interesting).* – Shaun Conkie asked students to do an exercise and set up four workstations with the 3 key actions and asked the students to provide some ideas for each of the 3 key action. These ideas will be collated and presented at the next meeting for discussion and assigning actions.

8 NEXT STEPS AND CLOSE

Sandra thanked everyone for attending and closed the meeting.

*Note:* Melissa Budgeon, presented a report to the students as an update on future projects and opportunities that could be shared within respective school communities.

9 NEXT MEETING

The next meeting to be held on Thursday 19 March 2020 at the North West Christian School, 18 Ling Street, Penguin at 9.15am.

As there was no further business to discuss the meeting concluded at 10.13am for members to network further.

## Turners Beach Community Representatives Committee

Minutes of the meeting held in the Turners Beach Hall

Thursday, 27 February 2020 commencing at 4.00pm

### 1 PRESENT

**Community Representatives:** Elaine Eiler, Tim Horniblow, Wayne Whitbread, Susan Spinks and Rod Priestley.

**Central Coast Council (CCC) Representatives:**

Sandra Ayton (General Manager), Paul Breden (Director Infrastructure Services), Jackie Harvey (Community Services Director) and Jackie Merchant (Community Development Officer).

### 2 APOLOGIES

Nil

### 3 MINUTES OF PREVIOUS MEETING

■ Wayne Whitbread moved, and Eileen Eiler seconded, "That the minutes for the meeting held on 28 November 2019 be confirmed.

Carried

### 4 MATTERS ARISING FROM PREVIOUS MINUTES

#### a Railway and shared pathway progress

Sandra Ayton is still working with TasRail and Department State Growth (DSG) on a final agreement. A Development Application (DA) will be advertised Wednesday 4 March 2020. It will be advertised in the Advocate.

There has been some objection from Leith residents about location of the shared pathway extension.

#### b Abandoned Service Station

The abandoned service station was sold at auction, with three main bidders in attendance. At this stage indications are that everything will be demolished, and the tanks will be removed soon.

**c 7 Day Makeover**

The 7 Day Makeover will take place late September/early October 2020. Three areas which frequently come up for comment that might be worth considering working on are opposite LaMar, the toilet area adjacent to the old service station and outside the Turners Beach Hall.

**d White lines on the shared pathway**

Paul Breaden to review and report back.

**5 MATTERS FOR CONSIDERATION**

**5.1 COUNCIL UPDATE**

- a Railway and Shared Pathway Wetlands** – Council is currently looking at available funding to build boardwalks over the wetland areas. Areas will be identified, and drawings done and will then go to community for comment on the preferred option. Interpretation panels will also be added to make the area an experience along the pathway.

**5.2 COMMUNITY UPDATE**

**a Tim Horniblow**

Discussion was had on the role and function of the group and it was agreed that small requests for maintenance and repairs etc to community and council assets would go through Councils Merit system (Jackie to email the Merit procedure to committee members.)

Moving forward the group will focus on bigger picture issues such as the Tree strategy and the 7 Day Makeover.

The group request a copy of the plan for the Shared Pathway proposed for Turners Avenue prior to commencement.

**b Susan Spinks**

Susan questioned whether new members received a copy of the Charter. Jackie Merchant advised that new members do receive a copy of the Committee Charter.

**c Waine Whitbread**

The community garden is working well and has good interaction with people from the caravan park. However, there has been some confusion with new people in the area treating the spaces more like allotments.

Waine suggested that a sign which outlined the guiding principles of the garden and a number for any questions would be a good idea.

## **6 OTHER BUSINESS**

There was no other business arising.

## **7 NEXT MEETING**

As there was no further business to discuss, the meeting closed at 5.15pm. The next meeting of the Committee will be held on Thursday, 28 May 2020 at 4.00pm at the Turners Beach Hall.



**Central Coast Community Shed Management Committee  
General Meeting – Minutes of Meeting held at the Community Shed  
Monday, 2 March 2020 commencing at 1.00pm**

Doc. ID: 349647

**1 PRESENT/APOLOGIES**

**Members Present:** Rob McKenzie (Chair), Cr Phil Viney, Colin Perry, Sam Caberica, David Dunn, Ian Hardstaff, Barry Purton, John Deacon, Norm Frampton, Kerry Hays and John Klop.

**Apologies:** Len Blair and Peggy Smith

**Coordinator Admin:** Melissa Budgeon

**2 CONFIRMATION OF MINUTES**

It was resolved, "That the minutes of the general meeting held on Monday, 3 February 2020 be confirmed as correct." Colin Perry and David Dunn.

**Carried**

**3 BUSINESS ARISING FROM MINUTES**

The dust extraction system, installation is completed and now awaiting to be wired in.

**FINANCIAL REPORT (as attached)**

The meeting resolved that the Financial Report be accepted.

*Utilisation:*

Mens Group – 428, average 35 per day

Ladies – average 16 per day

Coffin Club – 18, 4 average per day

**4 GENERAL BUSINESS**

- Following the resignation of Len Blair due to personal reasons, the committee seek the appointment of a new Community Shed Liaison/Coordinator/Treasurer.

■ David Dunn moved, and John Deacon seconded, "That the committee sought the appointment of a new Community Shed Liaison/Coordinator/Treasurer".

**Carried**

The Committee discussed the suggestion of appointing Barry Purton in the position of Community Shed Liaison/Coordinator/Treasurer. The Committee endorses the appointment of Barry Purton effective immediately. The appointment will then be assessed at the next AGM.

- . *Coffin Club* – no report available.
- . *Supervisors* – there is a need to address the spread of the roles and the tasks associated in being a supervisor. Over the next week a revisit of the duties/tasks and coordinating a roster of the supervisors.
- . *Alice Street entrance* – the gate is now in use for the back access off Alice Street.
- . *Emergency Assembly point signage* – need to consider the placement and installation of a sign.
- . *Storage* – Roof in the storage area to open this would increase the floor capacity by changing the roof structures. The committee to seek the appropriate sign off/engineering certification. Rural Youth and Show Committee are in agreeance with the proposals and welcome the support of steel fences for the show displays.
- . *Hand sanitizer dispensers*
  - Colin Perry moved, and John Deacon seconded, “That hand sanitizer dispensers be purchased and installed”.

Carried

- . *5-year plan* – circulate the discussion notes on the development of a 5-year plan. Set a date for another meeting of the group. The toilet is still very much a high priority for the Shed.
- . *Womens Group* – meeting on the 11 February 2020 was held to discuss and clarify the issues around the operations of the women’s group and to assist in the development of a charter for the group to work through.
- . *School Groups* – haven’t started as yet, waiting on confirmation from the school.

## 5 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 1.49pm. The next meeting will be held on 6 April 2020 commencing at 1.00pm.



# CENTRAL COAST COMMUNITY SHED – FINANCIAL STATEMENT 2019 – 2020

as at 28 February

<i>Revenue</i>		<i>Estimates</i>	<i>Actual</i>
		\$	\$
11413.03	Membership Fees	3,000.00	994.54
	Groups	1,000.00	–
	Material Donations	–	–
	Project Donations	2,000.00	736.36
	GST allocation	–	–
	<i>Estimate</i>	<u><u>\$6,000.00</u></u>	<u><u>\$1,730.90</u></u>

## Grants

September 2019	Grants – TMSA	635.00	–
October 2019	Grant – AMSA	2,996.40	–

## Expenditure

11481	Aurora	–	–
	Telstra/Internet	1,000.00	286.51
	Office/cleaning	100.00	79.05
	Testing and tagging	1,200.00	493.50
	Petty Cash	800.00	97.09
	Training – 1st Aid	500.00	87.08
	Membership – AMSA, TMSA	100.00	125.00
	Insurance	200.00	190.60
	Repairs and Maintenance	2,000.00	925.40
	Safety Equipment	500.00	68.12
	Project Materials	3,500.00	–
	Water/Sewage	100.00	9.56
	Lathe	–	1,818.18
	Air Filter	–	2,452.09
	<i>Estimate</i>	<u><u>\$10,000.00</u></u>	<u><u>\$6,632.18</u></u>



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

Period: 18 February to 16 March 2020

- . An email seeking support of the online petition for End of Life Choices Voluntary Assisted Dying Bill 2020
- . A letter providing information regarding programs and dates for the Australian Local government Association Conference 2020 and its events
- . An email requesting if a Councillor could represent the Council (and short speech) at the opening of the Memorial Garden for Unnamed Children and Babies on 26 March 2020
- . An email requesting the Council to provide a permanent weatherproof structure at Apex Park, Ulverstone
- . An email requesting that the Council consider traffic issues at Turners Beach during the annual planning process for 2020–2021
- . A letter from the Volunteers of the Ulverstone History Museum requesting that the Council recognises the efforts of a founding member and volunteer once the Ulverstone Cultural Precinct is completed
- . Letter advising of various issue within the municipal area; Public toilets, Service to rate payers who do not have email or computers, Lowry Place drainage, Westella Drive road condition, the Coles Furners car park and not being made to feel welcome at the Turners Beach Community meetings.



Sandra Ayton  
GENERAL MANAGER

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

Period: 18 February to 16 March 2020

*Documents for affixing of the common seal under delegation*

- . Final Plan of Survey  
240 Westella Drive, Turners Beach  
(old plant nursery site – Stage two – 10 lots)  
Application No.: DA214154



Sandra Ayton  
GENERAL MANAGER

## SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 18 February to 16 March 2020

### *Contracts*

- . Contract 18/2019–2020  
TasSpan Civil Contracting  
Design and Construction of Claytons Rivulet bridge replacement,  
Rodmans Road, Kindred in accordance with General Conditions of  
Tendering dated October 2019 and submitted as tender dated 26 November  
Contract Amount: \$207,822.80 (inc. GST)
- . Contract 19/2019–2020  
Supply and delivery of one Isuzu NPR65–190 Tipper truck with  
accessories (as per Tender F306 –2019/2020) 96,556.90 (inc. GST) Less Trade  
in Hino 617 (Reg C81WU) \$25,000.00 (inc. GST)  
Contract Amount: 71,556.90 (inc. GST)
- . Contract 20/2019–2020  
CJD Equipment Pty Ltd  
Supply and delivery of one Fuso Canter 815 Tipper truck with  
Frost Engineering body and accessories (as per Tender  
F307 – 2019/2020) \$97,452.30 (inc. GST);  
Less Trade in Hino 717 (Reg C82WU) \$25,900.00 (inc. GST)  
Contract Amount: \$71,522.30 (Inc. GST)
- . Contract 21/2019–2020  
CJD Equipment Pty Ltd  
Supply and delivery of one Fuso Canter 815 Tipper truck (as per Tender F300  
– 2019/2020) \$66,604.70 (inc. GST)  
Less Trade in Isuzu NPR300 (Reg B73KJ) \$24,300.00 (inc. GST)  
Contract Amount: \$42,304.70 (inc. GST)

### *Agreements*

- . Animal Management Contractor Agreement  
North West Animal and Pest Control and Central Coast Council  
Agreement term: 12 months commencing 10 February 2020

- . Grant Agreement  
Communities Environment Program  
Department of the Environment and Energy and Central Coast Council  
Project number: CEP80906  
Project title: Sycamore Removal from the Leven River – Friends of Leven  
Grant amount: \$18,181.00 (plus GST where applicable)  
Project completion date: 30.12.2020
- . Grant Agreement  
Communities Environment Program  
Department of the Environment and Energy and Central Coast Council  
Project number: CEP80762  
Project title: Reducing Numbers of Feral Cats Humanely –  
Sulphur Creek Preservation Bay Coastcare  
Grant amount: \$8,000.00 (plus GST where applicable)  
Project completion date: 30.12.2020
- . Grant Agreement  
Communities Environment Program  
Department of Industry, Innovation and Science and Central Coast Council  
Project number: CEP80774  
Project title: Enhancing Ecological Connectivity to The Leven River –  
Friends of Reid Street Reserve  
Grant amount: \$6,909.00 (plus GST where applicable)
- . Loan Agreement  
Tasmanian Public Finance Corporation and Central Coast Council  
Loan classification: 496  
Loan type: Principal and Interest  
Settlement date: 02 March 2020  
Maturity date: 04 March 2030  
Loan amount: \$400,000.00
- . Rental Agreement  
Commonwealth Bank Australia and Central Coast Council  
Schedule No.: CTLCC002  
FP Mail Folding Inserting Machine – Ricoh  
Lease end date: 15 August 2023  
Payment terms: 42 months at \$1,013.10



Sandra Ayton  
GENERAL MANAGER

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**Central Coast Council**  
**List of Development Applications Determined**  
**Period from 1 February 2020 to 29 February 2020**

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2019065	22 , 21 & 20 Markm Court and 12 & 14 Amy Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential (subdivision – two lots and boundary adjustments x two)	29/08/2019	21/02/2020	23	\$10,000.00
DA2019079	93 Beach Road LEITH,TAS,7315	Discretionary	Residential (dwelling)	16/09/2019	6/02/2020	58	\$600,000.00
DA2019082	2 Picnic Point Road WEST ULVERSTONE,TAS,7315	Discretionary	Visitor accommodation (cabins x 20 and associated car parking)	20/09/2019	17/02/2020	59	\$500,000.00
DA2019125	84 Main Road PENGUIN,TAS,7316	Discretionary	Hotel industry (staged development – part demolition and extension of dining area and sports bar, new beer garden and smoking area, new rear entry and gaming area and internal reconfigurations)	31/10/2019	17/02/2020	60	\$350,000.00
DA2019128	629 Warringa Road PRESTON,TAS,7315	Discretionary	Residential (demolition and replacement of required dwelling)	7/11/2019	5/02/2020	22	\$180,000.00
DA2019129	247 Penguin Road WEST ULVERSTONE,TAS,7315	Discretionary	Residential (outbuilding – shed)	7/11/2019	17/02/2020	78	\$12,000.00
DA2019132 – 1	47 Alice Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential (subdivision – two lots)	10/02/2020	10/02/2020	–	\$0.00
DA2019155	105 125 & 145 Ironcliffe Road PENGUIN,TAS,7316	Discretionary	Educational and occasional care (demolition works and redevelopment of Penguin District School – including car park to be shared with adjoining recreational use)	6/12/2019	26/02/2020	21	\$12,000,000.00
DA2019160	767 Cuprona Road CUPRONA,TAS,7316	Discretionary	Residential (building envelope for non–required dwelling)	12/12/2019	14/02/2020	30	\$300,000.00

**Central Coast Council**  
**List of Development Applications Determined**  
**Period from 1 February 2020 to 29 February 2020**

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost of Works
DA2019172	1 Poyntons Road TURNERS BEACH,TAS,7315	Discretionary	Residential (dwelling and outbuilding – shed)	16/12/2019	14/02/2020	28	\$400,000.00
DA2019177	106 Lobster Creek Road WEST ULVERSTONE,TAS,7315	Permitted	Recycling and waste disposal (carport)	24/12/2019	20/02/2020	6	\$16,000.00
DA2020003	1 Dorothy Place WEST ULVERSTONE,TAS,7315	Discretionary	Residential (extension and alterations to existing dwelling and outbuilding – new garage)	8/01/2020	5/02/2020	21	\$250,000.00
DA2020005	5 Risby Street ULVERSTONE,TAS,7315	Discretionary	Change of Use – Bulky goods to General Retail & Hire	14/01/2020	12/02/2020	23	\$0.00
DA2020007	180 Harveys Road NORTH MOTTON,TAS,7315	Discretionary	Visitor accommodation	30/01/2020	26/02/2020	23	\$1,000.00
DA2020008	8 Sandhaven Crescent SULPHUR CREEK,TAS,7316	Discretionary	Residential (dwelling and outbuilding – shed)	16/01/2020	21/02/2020	22	\$380,000.00
DA2020011	162 Beach Road LEITH,TAS,7315	Discretionary	Residential (outbuilding – shed)	23/01/2020	26/02/2020	22	\$25,000.00
DA2020014	29 Old Kindred Road FORTH,TAS,7310	Discretionary	Residential (outbuilding – carport)	28/01/2020	26/02/2020	23	\$6,000.00
DA2020015	21 Fysh Street FORTH,TAS,7310	Permitted	Residential (demolitions, dwelling additions and deck)	30/01/2020	24/02/2020	11	\$60,000.00
DA2020019	189 Upper Maud Street WEST ULVERSTONE,TAS,7315	Permitted	Residential (dwelling, outbuilding {garage} and deck)	4/02/2020	26/02/2020	15	\$730,575.00
DA2020029	149 Pine Road PENGUIN,TAS,7316	Permitted	Residential – addition (verandah)	10/02/2020	28/02/2020	7	\$40,000.00

## **SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION**

Period: 1 February 2020 to 29 February 2020

### **Building Permits – 6**

·	New dwellings	4	\$1,849,000
·	Outbuildings	0	\$0.00
·	Additions/Alterations	1	\$50,000
·	Other	1	\$740,000
·	Units	0	\$0.00

### **Demolition Permit – 0**

### **Permit of Substantial Compliance – Building – 0**

### **Notifiable Work – Building – 10**

·	New dwellings	3	\$914,000
·	Outbuildings	2	\$240,000
·	Additions/Alterations	4	\$307,500
·	Other	1	\$250,000

### **Building Low Risk Work – 0**

### **Certificate of Likely Compliance – Plumbing – 10**

### **No Permit Required – Plumbing – 3**

### **Food Business registrations (renewals) – 8**

### **Food Business registrations – 1**

### **Temporary Food Business registrations – 2**

### **Temporary 12 month Statewide Food Business Registrations – 2**

### **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 February 2020 to 29 February 2020

### **Abatement notices issued**

<b>ADDRESS</b>	<b>PROPERTY ID</b>
1 Frith Road, Penguin	403210.0020
11 Clarke Street, Ulverstone	100270.0120
99 Main Street, Ulverstone	101080.1160
112 South Road, Penguin	403570.2320
4 View Street, Ulverstone	101740.0140
18 Berkshire Parade, Penguin	403054.0680

### **Kennel Licence issued**

<b>ADDRESS</b>	<b>OWNER</b>
Nil	

### **Permits issued under Animal By-Law 1 – 2018**

<b>ADDRESS</b>	<b>PERMIT ISSUED FOR</b>
Nil	



## SCHEDULE OF OTHER STATUTORY RESPONSIBILITIES OF COMMUNITY SERVICES

Period: 1 February 2020 to 29 February 2020

### Infringement notices issued for Dog Offenses

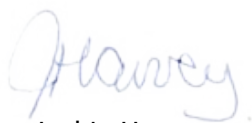
	1-29 Feb 2020
Claimed	4
Burnie Dogs Home	2
Destroyed	1
Heldover	9

### Infringements for dogs and impoundments etc.

1 - 29 February 2020	3
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### Traffic Infringement Notices for Parking Offences

1 - 29 February 2020	18	
Alexandra Road	1	5.5%
King Edward Street	3	16.6%
Reibey Street	2	11.1%
Bannons Car Park	4	22.2%
Coles Furners Car Park	8	44.4%



Jackie Harvey

DIRECTOR COMMUNITY SERVICES

# Central Coast Council

## Dog Management Policy

March 2020

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*Note:* If this document is a printed copy always check the electronic version to ensure it is up to date.

## PURPOSE

The Council acknowledges the health, social and economic benefits of dog ownership.

The Council is committed:

- to promoting responsible dog ownership within the Central Coast area;
- managing its responsibilities in accordance with the provisions of the *Dog Control Act 2000* and in a manner, which is in the best interests of the community and the environment.

## SCOPE

The Council is responsible for implementing the requirements of the *Dog Control Act 2000* within its municipal area.

This Dog Management Policy is designed to provide information on responsible dog ownership, identify areas within Central Coast which are available for exercising dogs and those which are restricted or prohibited.

This Policy applies to any owner or person who has control of a dog/s, either residing in Central Coast or visiting the area.

This Policy supersedes any other document relating to dog management within Central Coast.

## STANDARDS (INCLUDING RELEVANT LEGISLATION)

The *Dog Control Act 2000* requires the Council to have a Dog Management Policy, which as a minimum is to include:

- (a) a code relating to responsible ownership of dogs;
- (b) the provision of declared areas;
- (c) a fee structure; and
- (d) any other relevant matter.

The following principles underpin this Dog Management Policy:

- (a) recognition – the contribution that dog ownership can provide to community health and wellbeing;
- (b) balance – the need for a balanced approach to achieve a compatible relationship between dogs, dog owners, neighbours and the general public; and
- (c) compliance – there is a legislative requirement for both the Council to enforce, and for dog owners to comply, with the provisions of the *Dog Control Act 2000*.

This Dog Management Policy does not set out to reproduce all the details contained within the *Dog Control Act 2000*. Therefore, the Council will manage its responsibilities in relation to dogs in accordance with this Policy and the provisions of the Act.

## **POLICY STATEMENT**

Dog ownership has proven benefits to the community through better health, well-being, companionship and social interaction. Conversely, irresponsible dog ownership can have a negative impact on the health and well-being of those affected and can result in poor inter-community relationship.

Irrespective of how much positive education on responsible dog ownership the community is exposed to, there will always be an element of society who are unresponsive and uncooperative. Such people either fail or simply refuse to conform or comply with acceptable codes of behaviour and reasonable community expectations. It is with this background in mind that the Council has developed its *Code for Responsible Dog Ownership*.

### **The Code:**

As a responsible dog owner, it is expected that:

- your property, budget and lifestyle are suited to the specific needs of your breed of dog;
- your dog is appropriately housed and contained within a secure yard;
- you ensure your dog is not a nuisance to others;
- you register and microchip your dog once it is six (6) months of age;
- you ensure that your dog wears its Council identification tag;
- when you are in a public place, you ensure your dog is under effective control; and
- you clean up after your dog.

### **Prohibited Public Places**

There are some public places that are defined as prohibited to dogs under the *Dog Control Act 2000*.

The *Dog Control Act 2000* specifies that a person must not take a dog into the following areas:

- (a) any ground of a school, preschool, kindergarten, creche or other place for the reception of children without the permission of a person in charge of the place; or
- (b) any shopping centre (defined under the Act as a collection of shops in an enclosed area covered by a roof or forming a courtyard or square) or any shop; or
- (c) the grounds of a public swimming pool; or
- (d) any playing area of a sportsground on which sport is being played; or
- (e) any area within 10 metres of a children's playground.

This section does not apply to:

- (a) a guide dog that is accompanying a wholly or partially blind person or is in training for that purpose; or
- (b) a hearing dog that is accompanying a wholly or partially deaf person or is in training for that purpose; or
- (c) a pet shop; or
- (d) the premises of a veterinary surgery; or
- (e) a pet grooming shop; or
- (f) any other premises related to the care and management of dogs.

Note: Under the provisions of the *Food Act 2003*, the proprietor of a food premises may allow dogs in the outdoor dining area of that food business.

### Declared Areas

The *Dog Control Act 2000* provides Council with the authority to declare and regulate areas within its municipal boundary to be either:

- (a) a prohibited area indicated in red;
- (b) a restricted area indicated in amber;
- (c) a dog exercise area – unrestricted – indicated in green; or
- (d) a dog training area – unrestricted – indicated in green.

An amendment to the Act in 2017 provided the authority for the Council to declare areas of land under its jurisdiction as being restricted to dogs on a permanent basis.

The Council acknowledges that a well exercised dog is less likely to create a nuisance. A combination of off-lead and on-lead areas have been provided throughout the municipal area. Some areas have been designated as prohibited to dogs due to their location or environmental significance.

Maps of the declared areas are included at Appendix 1. The following tables set out each of the declared areas, with numbers referenced on the corresponding area map.

The declared areas are defined as:

### Prohibited Areas

A prohibited area is a natural reserve area which contains sensitive habitat for native wildlife or a recreational reserve. Dogs must not be taken into a prohibited area (guide and hearing dogs exempt). The following areas have been declared as prohibited areas pursuant to section 22 of the *Dog Control Act 2000*:

AREA
1. Midway Beach, Sulphur Creek: West of Creamery Road through to Howth

2.	West Ulverstone Beach: From Three Sisters–Goat Island Nature reserve to Picnic Point Beach, West Ulverstone
3.	Buttons Beach, Ulverstone: Between Buttons Creek and Victoria Street
4.	Turners Beach: Between East of Turners Beach Road and Forth River
5.	All Council Recreational Reserves: No access permitted on recreational reserves

### Restricted Areas

A restricted area is an area where dogs (guide dogs and hearing dogs exempt) are restricted from entering. In restricted areas dogs are to be restrained on a lead at all times.

The following areas have been declared as restricted areas pursuant to section 23 of the *Dog Control Act 2000*:

AREA
6. Midway Beach, Sulphur Creek: east of Creamery Road
7. Penguin Beach
8. Picnic Point Beach, West Ulverstone: between Picnic Point and the Leven River.
9. Buttons Beach, East Ulverstone: from Buttons Creek to Fish Pond
10. Shared Pathway: Ulverstone to Turners Beach
11. Turners Beach: from the Forth River to Claytons Rivulet

### Exercise Areas – Unrestricted

A dog exercise area is an area the Council has declared where dogs may be exercised off-lead, providing they remain under effective control.

The following areas have been declared as dog exercise areas pursuant to section 20 the *Dog Control Act 2000*:

AREA
12. Watcombe Beach, Penguin
13. Buttons Beach, Ulverstone: From Leven River to Victoria Street
14. Turners Beach (Forth River –Western Side): Between Fenton Street and Bridge (Bass Highway)
15. Leith (Forth River – Eastern Side): Between Logan Street and Bridge (Bass Highway)

### Training Areas – Unrestricted

A dog training area is an area where dogs may be trained subject to any specified conditions. Access to a dog training area is only to occur where the dog remains under effective control. Dogs may be trained off-lead, providing they remain under effective control. The following areas have been declared as a dog training area pursuant to section 21 of the *Dog Control Act 2000*:

AREA
16. Penguin Sports Complex, Ironcliffe Road, Penguin: The fenced off area at the south west corner
17. Ulverstone Sports Complex, Flora Street, Ulverstone: the fenced off area at the northern end only

### Review of Declared Areas

The Council reserves the right to review current or to declare additional areas of the municipal area to be a declared area pursuant to section 24 of the *Dog Control Act 2000*. The Council is not required to review the entire Dog Management Policy when considering declaring or reviewing an area under the Act.

### Dog Registration Fee Structure

The fee structure and all fees payable under the *Dog Control Act 2000* are set annually by the Council as part of its budget process.

### After Hours Service Provision

The Council will provide an emergency after-hours service for the following:

- Dog Attack – provided the offending dog has been secured or remains in the immediate area.

If you have secured a stray dog outside of the Council's normal working hours you are encouraged to take the dog to the Council's dog pound (located at the Council's Works Depot, Short Street, Ulverstone) on the next working day between the hours of 8:00am and 4:30pm. Alternatively, you can secure the dog and contact the Council to arrange collection.

Enquiries regarding sick and/or injured dog should in the first instance be directed to the RSPCA or you should take the animal to a veterinarian.

### Complaints

The Council has developed a procedure it uses in investigating nuisance dog complaints. This procedure is underpinned by the provisions of the *Dog Control Act 2000*.

A nuisance dog is described at s.46(3) of the Act as follows:



- (a) it behaves in a manner that is injurious or dangerous to the health of any person; or
- (b) it creates a noise, by barking or otherwise, that persistently occurs or continues to such an extent that it unreasonably interferes with the peace, comfort or convenience of any person in any premise or public place.

In the case of a nuisance dog, the Council encourages residents to see if they can solve neighbourhood dog complaints without resorting to complaints and legal proceedings which can damage community relationships.

Where possible, residents should consider if they can work together to achieve a resolution.

Where resolution is difficult, the parties may be asked by the Council to agree to participate in a mediation process. Mediation will not be offered by the Council in every case and involves an exercise of discretion by the General Manager or her delegated staff.

Mediation is entirely voluntary and may not be for everyone, however community mediators can often assist in identifying the common ground between the parties and opportunities for improved outcomes.

If mediation is agreed, parties will be asked to sign a mediation agreement, this sets the boundaries for the mediation process such as keeping all information that is revealed confidential and directing parties towards a settled outcome which will be recorded in writing and may result in an enforceable agreement being drawn up between the dog owner and the Council.

If the dispute remains unsolved following the above, the aggrieved party may proceed to make a formal complaint to the Council, which then proceeds under the exercise of statutory provisions of the *Dog Control Act 2000*.

Details on how to make a complaint can be found on the Council's website [www.centralcoast.tas.gov.au](http://www.centralcoast.tas.gov.au) or by contacting Customer Services at the Council Offices.

## DEFINITIONS OR EXEMPTIONS

The *Dog Control Act 2000* contains the following definitions:

### **Dog Under Effective Control**

- (1) A dog, other than a greyhound, a dangerous dog or a restricted breed dog, is under the effective control of a person in a public place if the dog is –
  - (a) on a road or road-related area in a built-up area, or any other public place declared under Division 2 of Part 3 to be an area where a dog must be on a lead, and the dog is secured and

restrained by means of a lead not more than 2 metres long held by hand by a person able to control the dog; or

- (b) tethered to a fixed object by a lead not more than 2 metres long for a period not more than 30 minutes.
- (2) A dog, other than a greyhound, a dangerous dog or a restricted breed dog, is under the effective control of a person while not on a lead if the dog is –
- (a) a working dog engaged in working; or
  - (b) a hunting dog engaged in hunting; or
  - (c) engaged in racing or showing; or
  - (d) engaged in trialling; or
  - (e) engaged in training for any activity referred to in paragraph (a), (b), (c) or (d); or
  - (f) engaged in training in a training area.
- (3) In an area where a dog is not required to be on a lead, a dog, other than a greyhound, a dangerous dog or a restricted breed dog, is under the effective control of a person if –
- (a) it is in close proximity to the person; and
  - (b) it is in sight of the person; and
  - (c) the person is able to demonstrate to the satisfaction of an authorised person that the dog is immediately responsive to the person's commands.
- (4) A dog, other than a greyhound, a dangerous dog or a restricted breed dog, is under the effective control of a person on private premises if the dog is securely confined to those premises.
- (5) A person, at any one time, must not have in his or her charge more than –
- (a) 2 dogs, that are not greyhounds, dangerous dogs or restricted breed dogs, on a lead on a footpath; or
  - (b) 4 dogs, that are not greyhounds, dangerous dogs or restricted breed dogs, in a public place.

### **Dog at Large**

A dog is at large if it is –

- (a) in a public place and it is not under the effective control of a person;  
or
- (b) without the consent of the occupier, in or on a public place that is occupied or private premises that are occupied.

**Owner of Dog**

The person who is the owner of a dog is –

- (a) in the case of a registered dog, the person in whose name the dog is registered; or
- (b) in the case of an unregistered dog, the person who ordinarily keeps the dog; or
- (c) in the case of a child's pet, the child's parent or guardian.

SANDRA AYTON  
GENERAL MANAGER

Date of approval:                      /                      /

Approved by:

.....

## APPENDIX 1 : DECLARED AREAS



Central Coast Council  
19 King Edward St  
Urethra  
TAS 7315  
Telephone: 03 6429 8002  
Facsimile: 03 6429 1224  
admin@centralcoast.tas.gov.au

**Disclaimer**

This map is not a precise survey document.

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

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**Important**

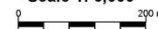
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1984 (GDA84), which has superseded the Australian Geodetic Datum of 1984 (AGD84). Heights are referenced to the Australian Height Datum (AHD). For most practical purposes GDA84 coordinate, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.



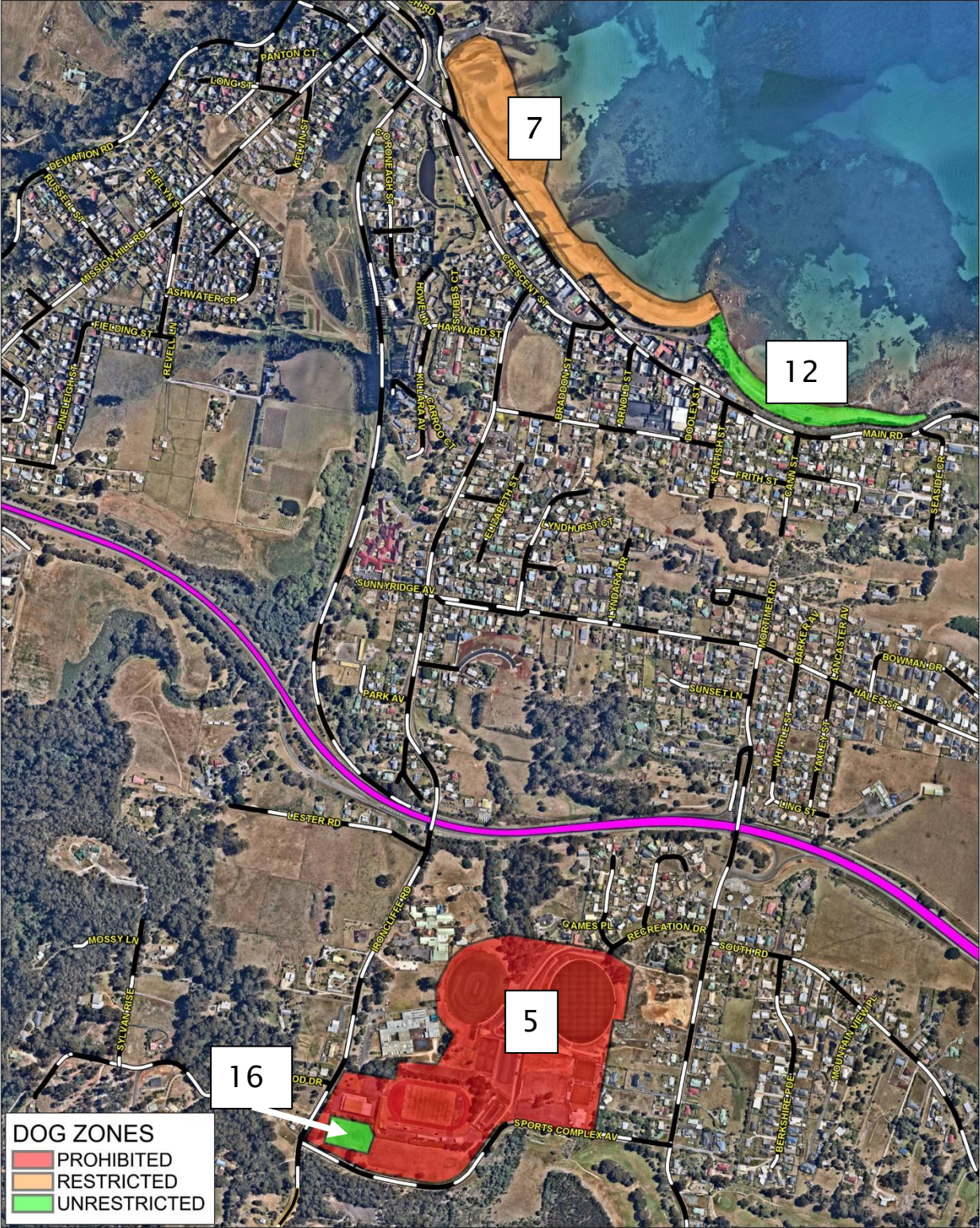
Contour Interval:  
Projection: GDA84  
Date: 18/02/2020  
Drawn By: GIS

## SULPHUR CREEK DOG ZONES

Scale 1: 6,000







**CENTRAL COAST COUNCIL**  
19 King Edward St  
Urethra  
TAS 7315  
Telephone: 03 9429 8900  
Facsimile: 03 9429 1224  
admin@centralcoast.tas.gov.au

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For most practical purposes GDA84 coordinates, and state plane (SPP) coordinates based on the World Geodetic System 1984 (WGS84), are the same.

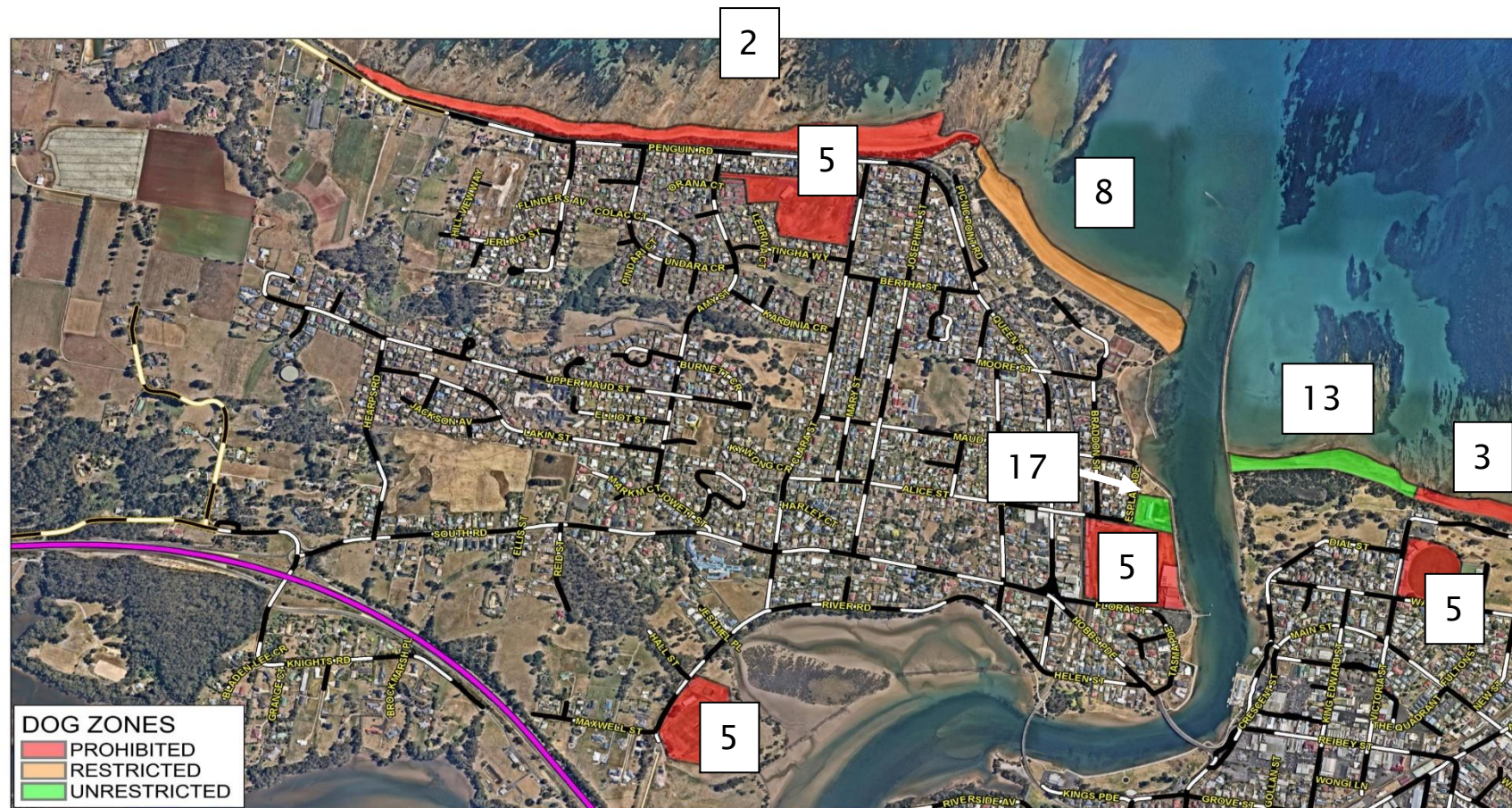
**Contour Interval:**  
**Projection:** GDA84  
**Date:** 18/02/2020  
**Drawn By:** GIS

**PENGUIN DOG ZONES**

**Scale 1: 7,000**  
0 200 m

*Note:* If this document is a printed copy always check the electronic version to ensure it is up to date.





Central Coast Council  
10 King Edward St  
Ulverston  
TAS 7310  
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email@centralcoast.tas.gov.au

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Contour Interval:

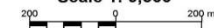
Projection: GDA94

Date: 18/02/2020

Drawn By: GIS

**WEST ULVERSTONE  
DOG ZONES**

Scale 1: 9,500







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**EAST ULVERSTONE  
DOG ZONES**

Scale 1: 6,500  
0 200 m





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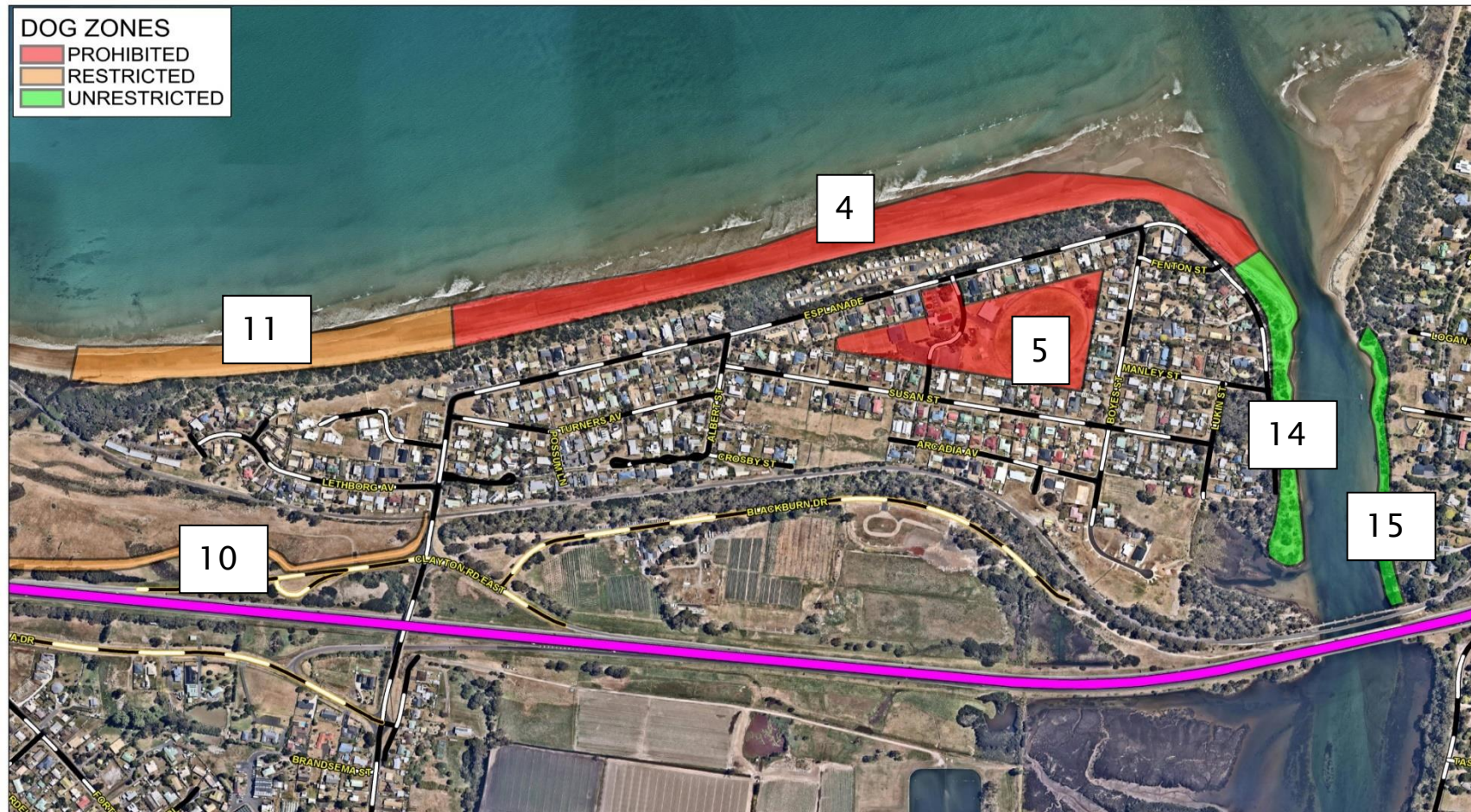


Contour Interval:  
Projection: GDA84  
Date: 18/02/2020  
Drawn By: GIS

## EAST ULVERSTONE TO TURNERS BEACH SHARED PATHWAY DOG ZONE

Scale 1: 7,500  
0 200 m





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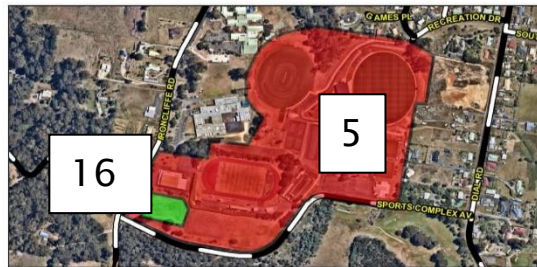
### TURNERS BEACH / LEITH DOG ZONES

Scale 1: 5,500  
0 200 m





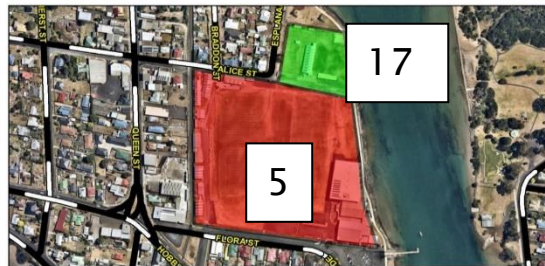
HEYBRIDGE  
RECREATION GROUND



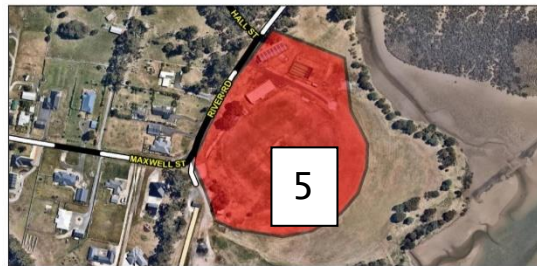
DIAL PARK  
SPORTING COMPLEX



WEST ULVERSTONE  
RECREATION GROUND



ULVERSTONE  
SHOWGROUND



RIVER ROAD  
RECREATION GROUND



ULVERSTONE  
RECREATION GROUND



HAYWOODS RESERVE  
RECREATION GROUND



TURNERS BEACH  
RECREATION GROUND



FORTH  
RECREATION GROUND



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DOG ZONES	
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	PROHIBITED
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	RESTRICTED
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>	UNRESTRICTED



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## RECREATION GROUNDS PROHIBITED ZONES



## Proposed Location - Public Art Installation







# PLANNING REPORT



Tasmania Fire Service

## **Central Coast LGA Bushfire-Prone Areas Overlay**

February 2020



**Tasmania Fire Service  
Bushfire Risk Unit**

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## Appendix A – Bushfire-Prone Area Overlay

## Executive Summary

The Tasmania Fire Service ('TFS') is working with Local Government across Tasmania to prepare and implement bushfire-prone areas mapping. Mapping for the Central Coast Local Government Area has now been completed following collaborative work between TFS and Central Coast Council officers.

The purpose of the bushfire-prone area mapping is to spatially define land where potential exposure to bushfire hazard is sufficient to warrant a building and/or planning response to achieve a tolerable level of residual risk. The mapping does not imply that there is nil risk to use and development outside of the overlay, rather that residual risk to use and development outside of the overlay is deemed to be tolerable through reliance on other external measures, such as firefighter intervention.

The starting point for the map preparation was the production of a 'modelled overlay' that was generated by applying a 100m buffer to existing vegetation map data. The overlay was then progressively refined based on assessment of local conditions including bushfire behaviour and fuel management regimes. The local knowledge provided by Council officers was critical to this process.

By spatially defining bushfire-prone areas the mapping will provide clarity for permit authorities, landowners, developers, consultants and the broader community with respect to the application of existing statutory requirements for bushfire protection. The process of reviewing local conditions has also allowed for some areas that would currently trigger bushfire requirements to be 'mapped-out', thereby reducing compliance and development costs for the local community.

For the mapping to serve its intended function it needs to be incorporated within the relevant planning instrument established under the *Land Use Planning and Approvals Act 1993* ('LUPAA'). It is anticipated that the mapping will be incorporated into Council's Local Provision Schedules, which will form part of the Tasmanian Planning Scheme. As the timing of the Tasmanian Planning Scheme is unclear, the preferred approach for implementation is through amendment of the Central Coast Interim Planning Scheme 2013.

Adoption of the bushfire-prone areas overlay is consistent with the Schedule 1 Objectives of the *Land Use Planning and Approvals Act 1993*, the State Policies created under the *State Policies and Projects Act 1993* and the relevant regional land use strategy.



# 1. Introduction

## 1.1 Purpose of this Report

This report has been prepared in support of the bushfire-prone areas mapping for the Central Coast Local Government Area and its implementation. It provides the following information:

- The background and purpose of the mapping;
- Description of how the mapping was developed;
- Consideration of the statutory requirements associated with incorporating the mapping as a planning scheme overlay;
- Consideration of the relevant strategic planning framework considerations.

## 1.2 Background

The Tasmania Fire Service is working with Local Government to produce and deliver bushfire-prone area mapping for Tasmania. Once completed for each municipality the mapping is intended to be integrated within the relevant planning instrument to formally identify 'bushfire-prone areas' for the purpose of planning and building control.

Bushfire has been a constant, natural phenomenon in Australia for thousands of years and south-eastern Australia is one of the most bushfire-prone regions in the world. Whilst fire has important ecological functions in the Australian context, its effects on human life and settlement assets can be catastrophic if risk is not adequately managed. Not surprisingly, bushfire is identified in the Tasmanian Emergency Management Plan as Tasmania's most prominent natural hazard due to its prevalence and historical impacts on communities. Recent analysis of climate data confirms that this is unlikely to change with fire danger in some parts of Tasmania expected to progressively increase over the course of this century<sup>1</sup>.

Managing bushfire risk to communities requires a multifaceted approach that considers all aspects of the potential emergency (i.e. Prevention, Preparedness, Response and Recovery). Government interventions accordingly include a combination of measures including land use and development control, community education, fuel reduction, firefighter response and emergency management. Regulation of land use and development is a 'prevention' strategy in this context as it aims to improve the resilience of communities and their built assets when exposed to a bushfire hazard.

Numerous public enquiries into major bushfires have recognised the central role of planning and development control in risk management, particularly the 2004 National Enquiry on Bushfire Mitigation and Management and the 2009 Victorian Bushfires Royal Commission. The Tasmanian Government responded to the latter by initiating significant planning and building reforms. The introduction of the Bushfire-Prone Areas Code within planning schemes and state variations to the Building Code of Australia introduced state-wide consistency in relation to use and development standards for bushfire protection. Soon after, the 2013 Tasmanian Bushfires Inquiry recommended that the Tasmanian Government ensure that land use planning and building construction to mitigate bushfire risk a high priority and that it progress improvements in this area.

---

<sup>1</sup> Fox-Hughes P, Harris RMB, Lee G, Jabour J, Grose MR, Remenyi TA & Bindoff NL (2015) *Climate Futures for Tasmania future fire danger: the summary and the technical report*, Antarctic Climate & Ecosystems Cooperative Research Centre, Hobart, Tasmania

The planning and building regulatory system in Tasmania includes bushfire protection requirements to mitigate risk to communities and assets in bushfire-prone areas. The existing framework includes:

- The Bushfire-Prone Areas Code, which applies through local planning schemes under the *Land Use Planning and Approvals Act 1993*; and
- The *Building Act 2016*, *Building Regulations 2016* and associated Director's Determinations.

This framework is structured in a way that enables application of bushfire controls through the planning approvals process for use or development involving land subdivision, vulnerable uses and hazardous uses. Bushfire requirements for other types of development (including residential development) are applied through the building approvals process.

For the purposes of both planning and building permit approvals it is necessary to determine whether proposed works are located within a 'bushfire-prone area'. This term is currently defined as follows<sup>2</sup>:

***Bushfire-prone area***

*Means:*

- (a) *Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- (b) *Where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.*

In the absence of a bushfire-prone areas overlay, permit authorities, landowners and developers are reliant on interpretation of subclause (b). Incorporation of the mapping within the relevant local planning scheme overlay map will enable the use of subclause (a) of the abovementioned definition.

The 100m rule that forms the basis of the abovementioned definition has historically been accepted as a benchmark for the application of development control for bushfire and is the maximum distance considered in Australian Standard 3959-2009. Post-fire investigations have indicated that 85% of building loss resulting from major bushfires has historically occurred at distances within 100m of the urban interface<sup>3</sup>. Notwithstanding this, bushfire impact is not uniform across all situations and in some circumstances a 100m buffer is considered unnecessarily conservative.

---

<sup>2</sup> Planning Directive No.5.1 Bushfire-Prone Areas Code, pg.1

<sup>3</sup> Ahern, A., and M. Chladil (1999), *How far do bushfires penetrate urban areas?* paper presented at 1999 Australian Disaster Conference, Emergency Manage. of Aust., Canberra, A. C. T.

## 2. Study Area

The study area for the purpose of this mapping project is the Central Coast Local Government Area ('LGA') as shown in Figure 1. The Central Coast LGA is located in North-West Tasmania adjoining Devonport, Kentish, Waratah-Wynyard and Burnie. The Bass Strait borders the LGA to the north.

The major population centres within Central Coast include Ulverstone and Penguin – both of which are located along the northern coast, along with a number of smaller settlements. Inland, the LGA is characterised by rural land use, small rural townships and major tracts of native forest (e.g. the Dial Range).

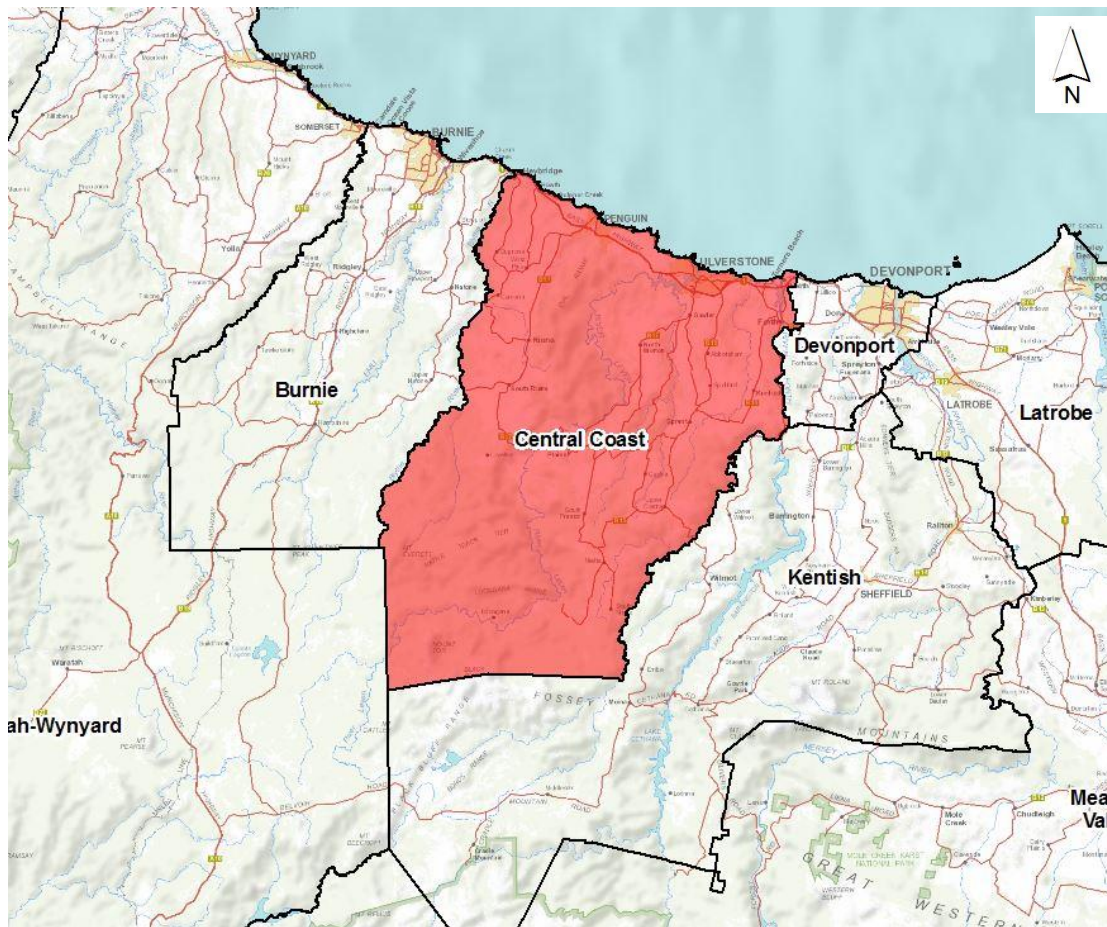


Figure 1 – Location Map

### 3. Bushfire-Prone Area Overlay

Bushfire-prone area mapping for the Central Coast LGA has been completed following collaborative work between the Tasmania Fire Service and Council officers. The draft maps are enclosed as **Appendix A** to this report.

#### 3.1 Purpose of Mapping

The bushfire-prone area mapping primarily relates to use and development control. Its purpose is to spatially define areas where risk is considered sufficient to require use and development responses in order to achieve a tolerable level of residual risk. The mapping will provide a definitive trigger for assessment under the existing planning and building requirements for bushfire protection.

The mapping is not intended to identify all land that may be impacted by bushfire hazard, nor does it imply that there is nil residual risk to use and development outside of the overlay. Rather, residual risk to use and development outside of the mapped areas is deemed to be tolerable through reliance on other external measures, such as firefighter intervention.

By removing the need to evaluate whether vegetation is 'bushfire-prone' before confirming whether a site is within a 'bushfire-prone area', the mapping will remove ambiguity and improve the development assessment process to the benefit of permit authorities, land owners and developers. The provision of a publically-available overlay is particularly beneficial to prospective developers/land owners as it ensures that bushfire-prone areas are easily identifiable when undertaking preliminary due diligence and site design. Ensuring that all relevant development controls are identified early in the development process reduces the likelihood of costly redesign during the assessment process. For example:

- For subdivision design – as failure to factor in required separations from bushfire-prone vegetation can mean significant lot-yield reduction if the design needs to be amended post-DA submission;
- For building work – bushfire requirements currently sit within the building regulations as opposed to planning. However, a failure to consider the building requirements early in the design process can mean planning approval is obtained for a development that will ultimately require redesign in order to comply with the building requirements.

The mapping also provides a more sophisticated mechanism than the standard 100m rule trigger that is currently relied upon. Evaluation of local conditions and likely bushfire behaviour has informed the mapping process and has allowed for some reductions to the standard 100m buffer in situations where it has been determined that the risk does not warrant application of planning or building standards to achieve a tolerable level of residual risk. In doing so, the mapping will refine the application of bushfire requirements and reduce circumstances whereby a bushfire report is required for development that does not warrant application of development controls from a risk assessment perspective.

The mapping has other purposes also. It can be used to support community education in support of bushfire safety and will be viewable on multiple sites including the LIST, iPlan and the TFS website. Additionally, TFS will use the map as the basis for issuing fire permits and in advising the community about using fire and burning off. TFS will generally not issue fire permits outside bushfire-prone areas. Council staff will also be able to utilise the map when dealing with hazard-related complaints and abatement issues.

## 3.2 Mapping Process

The process that has been followed in preparing the bushfire prone areas mapping is summarised conceptually in Figure 2. The mapping has been prepared by the TFS in collaboration with Council's planning, environmental management and building compliance officers.

The starting point for the mapping was the generation of a 'modelled overlay', which was created by applying a 100m buffer to all TASVEG 3.0 vegetation communities, excluding specific types deemed to be 'low threat' as intended by AS 3959-2009.

The TASVEG 3.0 mapping provides high-level guidance with respect to vegetation distribution and its accuracy is limited when applying it to individual properties. The modelled overlay was therefore based on imperfect spatial data and it was important to verify the boundaries that were produced and adjust them accordingly. An initial desktop assessment was undertaken to identify obvious discrepancies and ascertain key sites and areas that required closer examination.

Site verification was completed by gathering information (desktop and physical inspection and through consultation with Council officers) and assessing the hazard potential of particular areas. As discussed previously, bushfire impact is not uniform across all situations and in some cases, relaxation of the standard 100m buffer has been adopted where site characteristics will effectively limit fire intensity, spread and subsequent impact on surrounding development. Relevant factors include the total area, type and location of vegetation, fire run potential, effective slope and the use, development and land management status of the property.

The final major refinement involved aligning the mapping with title boundaries. This edit was necessary to ensure that application of the overlay to specific properties and future developments can be easily determined. For urban lots in particular there is little merit in mapping a property as partially bushfire-prone, hence this has been avoided as far as possible. For lots 2,000sqm (or lesser) in area the overlay was aligned to include the entire title if an area of 15% (or greater) was affected. For these lots, it is considered increasingly unlikely that a future development on the site would be able to wholly avoid the overlay and - as vegetation communities are not static - the actual separations from hazardous vegetation should be verified at the time a development is proposed. Where the overlay covered less than 15% of an urban title, the title was excluded entirely from the overlay as it is considered increasingly likely that future development will be 100m or further from the hazard source.

It is noted that this approach is consistent with the bushfire-prone areas mapping completed for the *Clarence Interim Planning Scheme 2015* and the Tasmanian Planning Commission's preferred approach as outlined in *Practice Note 7: Draft LPS Mapping Technical Advice*.

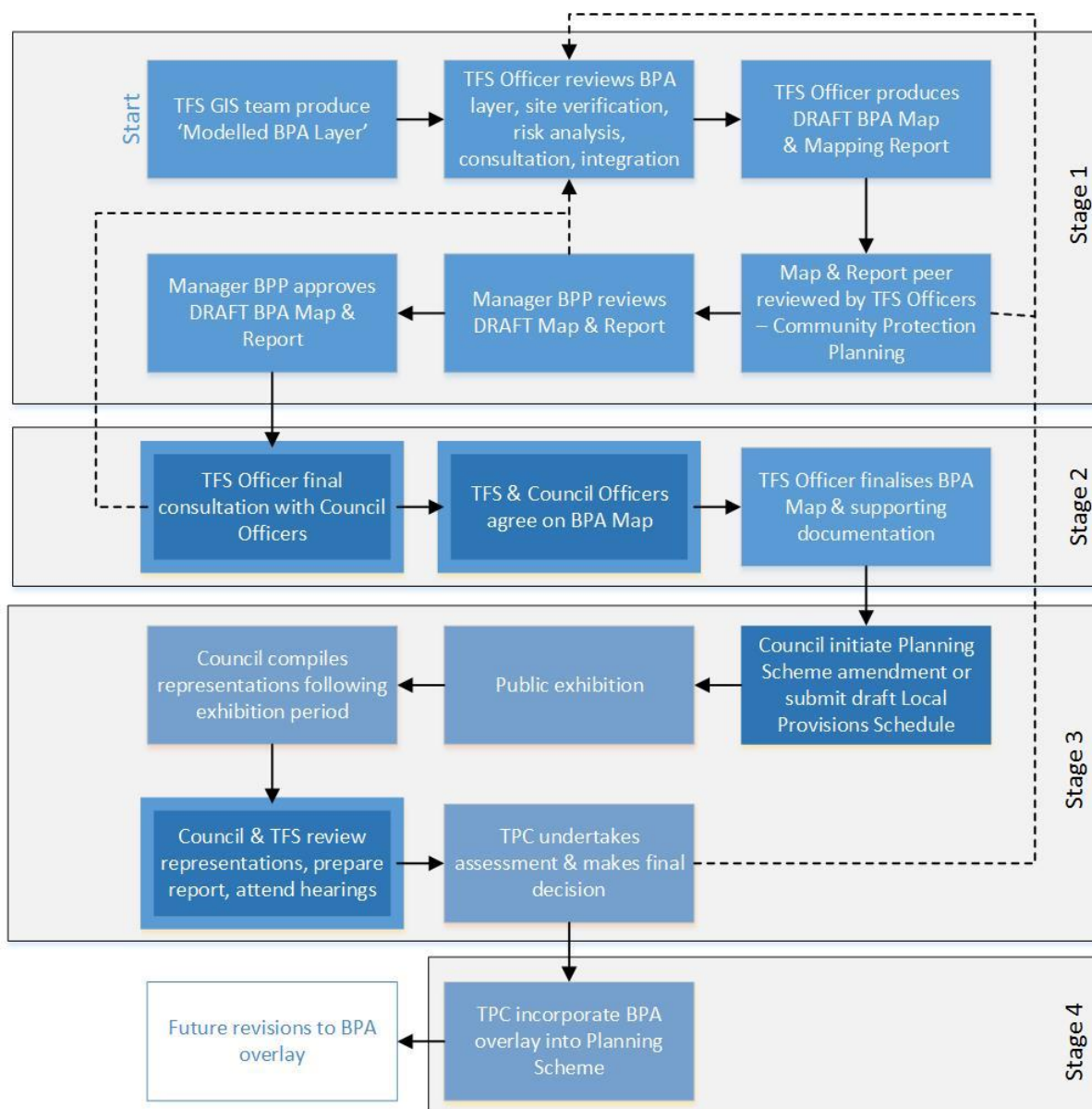


Figure 2 – Overview of mapping preparation and implementation

### 3.3 Map Refinement

As discussed previously, refinement of the original 'modelled overlay' into the final draft overlay has been informed by evaluation of local conditions.

The Central Coast LGA contains large areas of Grassland bushfire fuels. Where Grassland fuels are clearly predominant the overlay has been limited to include properties within a maximum of 50m (a relaxation from the standard 100m). This relaxation reflects the reduced ember potential associated with Grassland fuels and is consistent with the minimum distance required for a BAL-LOW rating under AS 3959-2009.

Some notable areas have been mapped out in refining the overlay. Key areas that have been evaluated and subsequently removed from the overlay are shown in Figure 3 and Figure 4.



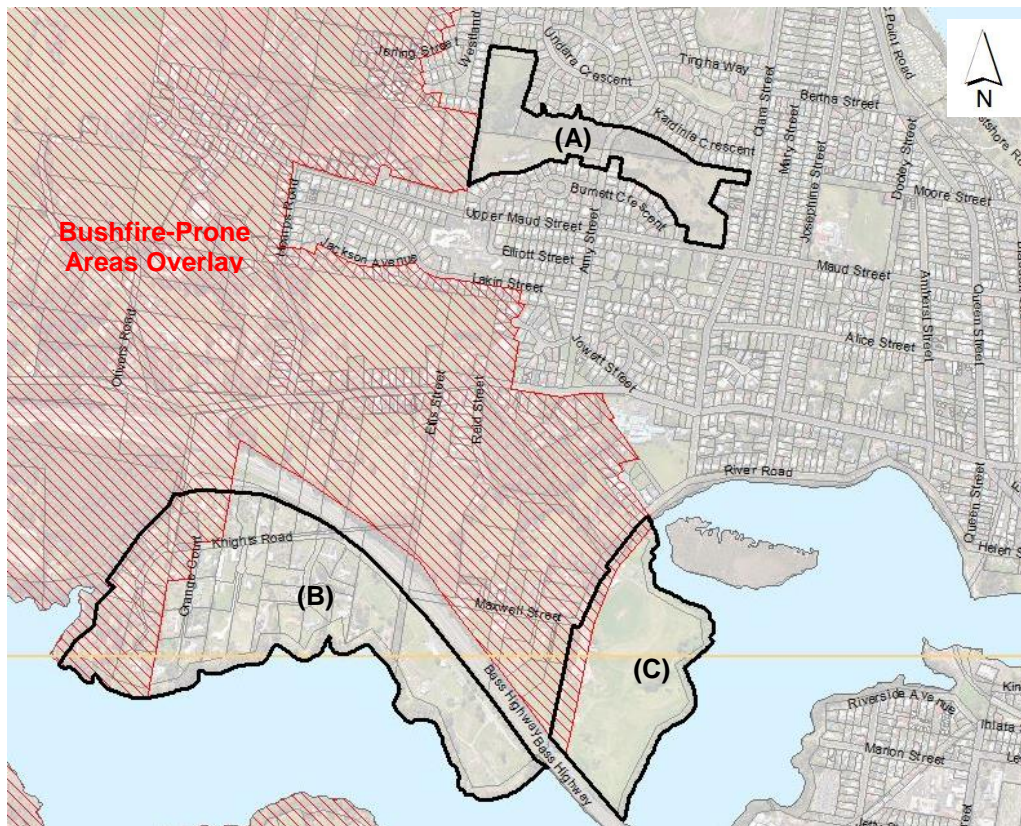


Figure 3 – West Ulverstone

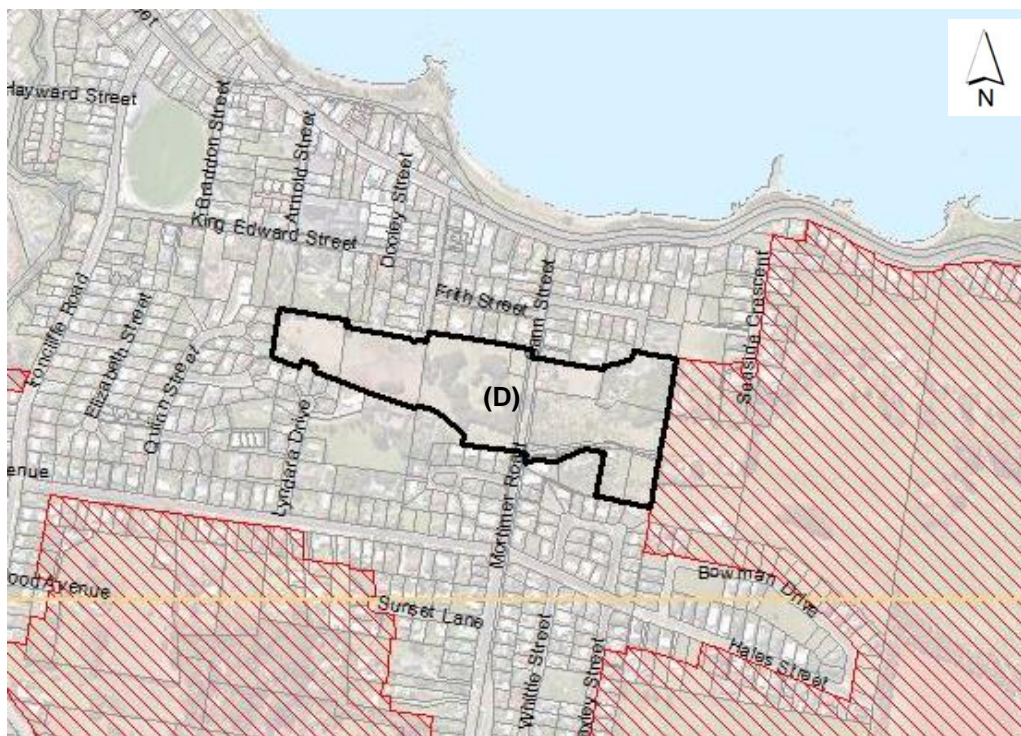


Figure 4 - Penguin

#### Amy Street, West Ulverstone (Area A)

Approximately 11ha of land either side of Amy Street currently forms a vegetated corridor that is bordered by existing urban development in all directions. The land includes a mix of Environmental Living and General Residential zoned land and public and private tenure. The area is minimally developed at present but has potential further development in future. Existing vegetation includes remnant bushland and grassland.

Managing the fire hazard in this area has the strategic advantage of removing a significant number of surrounding properties from the bushfire-prone area overlay. Council has accordingly agreed to monitor and manage the hazard on its land and other parcels within this area via its abatement program.

#### Knights Road, West Ulverstone (Area B)

Approximately 33ha of Rural Living/Utilities zoned land sits between Bass Highway and River Leven. Land within this area is virtually fully developed for low density residential purposes and TasWater infrastructure. Vegetation within this area appears well managed with irrigated lawns and little remnant native vegetation remaining (small amount of isolated remnant vegetation along the coast).

Vegetation within this area has been treated as low threat vegetation for the purposes of mapping and the overlay has been limited to those properties within 100m of Forest vegetation to the west.

#### 1 River Road, West Ulverstone (Area C)

Land at 1 River Road, West Ulverstone is a Council-owned recreation ground. The northern half of the site has been developed with a greyhound racing track, cricket facilities and associated buildings. The southern half of the site is open space that is used for passing recreation. The land was previously the municipal landfill site and has now been rehabilitated and landscaped.

The site is vegetated with approximately 8ha of grassland vegetation that is potentially hazardous if left unmanaged. Council has confirmed that the entire site is subject to regular maintenance. The majority of the land has accordingly been mapped out of the overlay.

#### Cann Street and Mortimer Road, Penguin (Area D)

Approximately 7ha of Environmental Living zoned land between Cann and Mortimer Streets forms a corridor through an existing urban part of Penguin. The land includes a number of titles, some of which are developed with single dwellings. The area contains Grassland and Scrub vegetation that is contiguous with larger tracts of rural land to the east.

Managing the fire hazard in this area has the strategic advantage of removing a significant number of surrounding properties from the bushfire-prone area overlay. Council has accordingly agreed to monitor and manage the hazard on its land and other parcels within this area via its abatement program.

### **3.4 Outcomes of Mapping**

The majority of the LGA area is designated as bushfire-prone as a result of the mapping process. With regards to private tenure properties:

- The original 'modelled overlay' intersected with 8,264 cadastral parcels (private);
- The final version of the overlay - which has been refined based on site verification and snapped to title boundaries - intersects with 5,803 cadastral parcels (private).



The process of refining the modelled overlay has meant that approximately 2,461 private properties will no longer be within a bushfire-prone area for the purposes of planning and building approval. Assuming each of those properties were developed (or redeveloped) at some stage in the future, adoption of the mapping delivers an estimated total community benefit in the range of \$0.98M - \$2.95M from avoided additional consultancy fees, in addition to reducing the time required for building work to be designed and documented. Further benefit is derived from avoided additional building costs that may have been incurred for some of the properties if a practitioner exemption were not obtained.

## **4. Implementation Options**

For the mapping to serve its intended statutory function it is necessary to incorporate it within the relevant planning instrument established under the *Land Use Planning and Approvals Act 1993* ('LUPAA').

### **3.5 Tasmanian Planning Scheme**

All Tasmanian Councils are required to transition into the Tasmanian Planning Scheme ('TPS'). The TPS will be comprised of the State Planning Provisions ('SPP') and Local Planning Schedules ('LPS'), the latter of which is to be provided by Local Government.

The Bushfire-Prone Areas Code has been incorporated within the SPP. It is anticipated that the bushfire-prone areas overlay will be included in Council's final LPS as a planning scheme overlay.

It is understood that Central Coast Council has submitted its draft LPS to the Tasmanian Planning Commission. Once the LPS has progressed through the statutory process and is formally approved, the Tasmanian Planning Scheme will be activated and will supersede the Central Coast Interim Planning Scheme 2013.

### **3.6 Central Coast Interim Planning Scheme 2013**

To avoid potential further delays in the implementation of the bushfire-prone areas overlay, TFS recommends that Council initiate an amendment to the Central Coast Interim Planning Scheme 2013 via LUPAA's Savings and Transitional Provisions.

Schedule 6 of the *Land Use Planning and Approvals Act 1993* provides the statutory mechanisms to amend interim planning schemes under the former provisions. Council has discretion to initiate a Draft Amendment of its own motion under s.34(1)(b) of the former provisions.

The required amendment would be to simply insert the additional overlay maps to show the spatial extent of the bushfire-prone areas overlay (refer to Appendix A of this report).

## **5. Future Revisions**

The overlay should be reviewed and updated periodically to ensure it remains accurate. This will logically occur as part of Council's periodic review of their Local Provision Schedules under the Tasmanian Planning Scheme. Section 35O of the *Land Use Planning & Approvals Act 1993* requires that this review occur every five years at a minimum, however a draft amendment may be prepared at any time.

In the situation where a scheme amendment is required to facilitate a new development (e.g. a combined rezoning and greenfield subdivision proposal) it may be appropriate to review and amend the overlay as part of the amendment process. It is anticipated that TFS will be consulted as part of this process.

## 6. Statutory Planning Requirements

### 5.1 Requirements for Tasmanian Planning Scheme - Local Provision Schedules

It is anticipated that the overlay will eventually be included as part of Council's Local Provision Schedules. At that time, the overlay will need to be considered in the context of s.34(2) of the *Land Use Planning & Approvals Act 1993* (current provisions).

S.34(2) states:

#### **34. LPS criteria**

(1) ...

(2) *The LPS criteria to be met by a relevant planning instrument are that the instrument –*

*(a) contains all the provisions that the SPPs specify must be contained in an LPS; and*

*(b) is in accordance with section 32 ; and*

*(c) furthers the objectives set out in Schedule 1 ; and*

*(d) is consistent with each State policy; and*

*(e) is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*

*(f) is consistent with the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and*

*(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*

*(h) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000 .*

(3) ...

Incorporating the mapping as an overlay is consistent with the relevant provisions of the State Planning Provisions (specifically clause 1.2.3 and the definition of 'bushfire-prone area' in clause C13.3.1). The overlay is therefore consistent with s.34(2)(a).

Relevant to s.32, the map overlay will provide for the spatial application of the State Planning Provisions to particular land and is accordingly consistent with s.34(2)(b).

The overlay is considered to be consistent with the strategic considerations referred to in s.34(2)(c),(d),(e) and (f), as discussed further in section 7 of this report.

The overlay has been designed to integrate with the draft mapping completed for adjoining LGAs and is consistent with s.34(2)(g).

The overlay will not introduce any new development standards, rather it will support the application of an existing Code. As such, it is not considered to be in conflict with the *Gas Pipelines Act 2000* and therefore satisfies s.34(2)(h).

The overlay will not introduce any new development standards, rather it will support the application of an existing Code. As such, it is not considered to be in conflict with the *Gas Pipelines Act 2000* and therefore satisfies s.34(2)(h).

## 5.2 Requirements for Interim Planning Scheme Draft Amendments

Section 34(1) of the former provisions of the *Land Use Planning & Approvals Act 1993* is relevant to an amendment to an interim planning scheme and allows a planning authority to initiate such an amendment of its own motion.

Prior to certifying a draft amendment, s.35 of the former provisions requires that the planning authority be satisfied that it meets the requirements of s.32, which states:

### **32. Requirements for preparation of amendments**

*(1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) –*

*(a) – (d) ...*

*(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

*(ea) must not conflict with the requirements of section 300 ; and*

*(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

The introduction of the proposed overlay will provide clarity and certainty with regards to the application of existing planning and building requirements – no new requirements will be introduced. Accordingly, a draft amendment that introduces the overlay will not create any new land use conflict issues and is considered to satisfy (e).

With regards to (ea):

- s.300(1) requires consistency with the relevant regional land use strategy. As is discussed in section 7 of this report, the overlay is consistent with the relevant regional land use strategy;
- s.300(2)-(5) relates to conflict between local and common provisions. No changes to any development standards are proposed.

A draft amendment would therefore satisfy (ea).

Introduction of the overlay will provide a range of social and economic benefits, as discussed previously in this report. As it relates to existing development standards, it will have no significant environmental effects. The draft amendment will therefore satisfy (f).

## 7. Strategic Planning Framework

### 7.1 Land Use Planning and Approvals Act 1993 – Schedule 1 Objectives

Schedule 1 of the *Land Use Planning and Approvals Act 1993* sets out the strategic objectives for the Resource Management and Planning System and for the planning process established by the Act.

The Schedule 1 Objectives are considered in Table 1 and Table 2.

Table 1 - Schedule 1, Part 1 Objectives

Objective	Response
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	<p>The proposed planning scheme overlay will support the application of existing regulations. It will not in itself facilitate any loss of natural values, nor any development of physical resources.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (a).</p>
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	<p>The proposed overlay will be spatially definitive and publically available, thereby greatly improving clarity for the community, for developers and for regulatory authorities responsible for assessing planning and building permit applications.</p> <p>In developing the mapping, the Tasmania Fire Service has excluded some areas that would currently be considered as being within a 'bushfire-prone area' but which have been evaluated and deemed to be suitably low threat. This was based on expert judgement in bushfire behaviour and supported by field inspections where required to verify conditions. By refining the application of the bushfire requirements in this way, the overlay will facilitate fairer outcomes for landowners.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (b).</p>
<i>(c) to encourage public involvement in resource management and planning; and</i>	<p>In developing the bushfire-prone areas mapping the Tasmania Fire Service has sought and considered input from Council's technical officers. This dialogue has provided important local knowledge into the project, particularly in relation to hazard abatement commitments and the development status and management of specific areas.</p> <p>The broader community will have an opportunity to review the proposed overlay as part of the statutory process under LUPAA and may submit a representation on any aspect they wish the Planning Authority to consider.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (c).</p>

<p><i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i></p>	<p>The overlay will greatly improve clarity with respect to whether a site is in a bushfire-prone area which will support property development in the following ways:</p> <ul style="list-style-type: none"> <li>• It will ensure landowners and developers can easily determine whether their site is in a bushfire-prone area early in the development process and therefore factor this into concept design and feasibility assessments;</li> <li>• By removing areas from the mapping that have been deemed to be suitably low threat by the Tasmania Fire Service, the planning scheme amendment will reduce costs and delays from the approvals process for applicants (e.g. costs of engaging a Bushfire Hazard Practitioner to certify an exemption, delays associated with s.54 requests).</li> </ul> <p>As stated previously, the scheme amendment will not in itself facilitate any loss of natural values, nor any development of physical resources.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (d).</p>
<p><i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i></p>	<p>The Tasmania Fire Service has collaborated with Council officers in preparing the mapping to ensure that it is technically sound and appropriate to local circumstances.</p> <p>By incorporating the mapping within local planning provisions it will support the application of the Bushfire-Prone Areas Code (Planning Directive 5.1), which Local Government is obliged to apply through its planning scheme.</p> <p>The approvals process requires the support of both Council and the Tasmanian Planning Commission for the overlay to become effective.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (e).</p>

Table 2 - Schedule 1, Part 2 Objectives

Objective	Response
<p><i>(a) to require sound strategic planning and co-ordinated action by State and local government; and</i></p>	<p>The introduction of the Bushfire-Prone Areas Code via a state-wide Planning Directive was a strategic response by the Tasmanian Government to the recommendations produced by the Victorian Bushfires Royal Commission. Incorporating the proposed overlay as part of Council's planning instrument will support the application of existing planning and building regulations.</p> <p>The approach used in developing the mapping is consistent with that used for the Clarence LGA, which already forms part of the <i>Clarence Interim Planning Scheme 2015</i>. Tasmania Fire Service seeks to maintain a consistent approach as it progresses mapping for remaining Local Government Areas.</p>

	<p>As is discussed further in this report, the proposed overlay is consistent with current State Policies and the relevant regional land use strategy.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (a).</p>
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and</i>	<p>As discussed previously in this report, the proposed overlay will support the efficient application of the planning and building requirements for bushfire by clearly identifying land that is subject to the overlay.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (b).</p>
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>	<p>The overlay will not in itself facilitate any loss of biodiversity or any other impacts on natural values as it relates to existing development controls.</p> <p>The social and economic benefit of the mapping will be to improve clarity with respect to what land is considered bushfire-prone and to avoid application of the planning/building regulations to land that has been deemed to be suitably low threat.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (c).</p>
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i>	<p>As occurs at present, future development in bushfire-prone areas will be required to comply with all other applicable planning and environmental requirements. The overlay is not considered to be in conflict with any environmental, social, economic, conservation or resource management policies.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (d).</p>
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>	<p>At present, bushfire requirements are triggered either at the planning approval or building approval stage depending on the type of development proposed. Under each process the definition of 'bushfire-prone area' refers to planning scheme overlay mapping (where available). The completion of the mapping will ensure that identification of bushfire-prone land will be consistent throughout the development process.</p> <p>Single dwellings, visitor accommodation and other types of building work trigger bushfire requirements through the building approvals process as opposed to at planning. Inclusion of the publically accessible mapping will ensure that applicants and developers are aware at the development application stage that vegetation removal may be required for bushfire protection purposes and have the opportunity to lodge a planning application prior to seeking building approval.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (e).</p>

<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and</i>	<p>The mapping will support the application of planning and building requirements for bushfire protection, the key purpose of which are to reduce risk to life and property. The scheme amendment will accordingly support the aim of securing a safe environment for working, living and recreation.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (f).</p>
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i>	<p>The overlay will not introduce any new development standards and is not considered to be in conflict with the conservation of any places identified as holding heritage, aesthetic, architectural or other cultural value.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (g).</p>
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and</i>	<p>The overlay is not in conflict with public infrastructure and will not compromise the orderly provision and co-ordination of public utilities.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (h).</p>
<i>(i) to provide a planning framework which fully considers land capability.</i>	<p>Incorporation of the mapping will have no significant effect on the capability of land to be zoned for its intended purpose.</p> <p>Implementation of the overlay is accordingly considered to be consistent with (i).</p>

## 7.2 State Policies

Current State Policies created under the *State Policies and Projects Act 1993* include:

- State Policy on the Protection of Agricultural Land 2009;
- State Coastal Policy 1996; and
- State Policy on Water Quality Management 1997.

The proposed overlay not introduce any new development standards, rather, it will improve the application of the Bushfire-Prone Areas Code and building regulations. The overlay will accordingly not in itself facilitate the loss of productive agricultural land, nor the degradation of coastal land or water resources. The overlay is accordingly not considered to be in conflict with any of the existing State Policies.

Section 12A of the *State Policies and Projects Act 1993* also requires that a national environment protection measure is taken to be a State Policy. The current NEMPs provide objectives for the protection of air, land and water quality, the protection of amenity from noise, the control of hazardous wastes and recycling of used materials. The adoption of the bushfire-prone areas overlay is considered to have no impact with respect to compliance with the current NEPMs.

### 7.3 Cradle Coast Regional Land Use Strategy 2010-2030

Local Provision Schedules intended for inclusion in the Tasmanian Planning Scheme must be consistent with the relevant regional land use strategy. For the Central Coast LGA, this is the Cradle Coast Regional Land Use Strategy 2010-2030 ('RLUS').

The relevant policies are considered in Table 3.

Table 3 – RLUS Regional Policies

Policies	Response
<p><i>1.7 Continuous Improvement</i></p> <p>...</p> <p><i>e. Identify and confirm location of areas exposed to natural and human-made hazards and the appropriate standards for regulation, including for land susceptible to land slip, bush fire, or flood, and coastal locations likely to be inundated with rise in sea level or storm surge</i></p>	<p>Incorporation of the bushfire-prone areas overlay within Council's planning provisions will clearly identify which land is subject to the existing planning and building requirements for bushfire protection.</p>
<p><i>2.3 Land Use Policies for a Changing Climate</i></p> <p>...</p> <p><i>g. Apply sound risk management practices</i></p>	<p>The overlay is the starting point for bushfire assessment for proposed use and developments. It will clearly identify which land is exposed to conditions that warrant a built response versus land that does not require one. In doing so, it supports the application of existing risk mitigation controls.</p> <p>The overlay can also be used for other purposes, including community awareness and to inform hazard abatement procedures.</p>
<p><i>4.4 Land Use Policies for Protecting People and Property</i></p> <p>...</p> <p><i>b. Establish the priority for risk management is to protect the lives of people, the economic value of buildings, the functional capacity of infrastructure, and the integrity of natural systems</i></p> <p><i>c. Avoid new essential service, sensitive or inappropriately located use or development on undeveloped land exposed to or affected by a high level of an existing, likely future or enhanced risk, including from inundation and erosion by the sea, flooding, bush fire or landslip</i></p> <p><i>d. Limit opportunity for expansion of existing essential service, sensitive or inappropriately located use and development onto land exposed to or affected by an existing, likely future or enhanced level of risk</i></p>	<p>Most of the strategies listed in section 4.4 are more relevant to the content of the planning scheme ordinance, which the overlay will support.</p> <p>The overlay will be publically-accessible via the LIST website and will enable existing and future landowners to ascertain whether or not a site is subject to bushfire requirements. From a prospective owner/developer perspective, the availability of this spatial information is beneficial as it will assist with diligence investigations, with preliminary design and feasibility assessment.</p>



<p>e. Limit opportunity for redevelopment and intensification of existing essential service, sensitive or inappropriately located use or development on land exposed to or affected by an existing, likely future or enhanced level of risk unless the impact can be managed to be no greater or less than the existing situation</p> <p>f. Promote guidelines and technical measures that which will assist to reduce impact of an existing, likely future or enhanced level of risk and make existing strategically significant places, uses, development and infrastructure assets less vulnerable, including provision for protection, accommodation and abatement, or retreat</p> <p>g. Require a hazard risk assessment for new or intensified use or development on land exposed to an existing, likely future or enhanced risk, such assessment to address the nature and severity of the hazard, the specific risk factors for the proposed use or development, and the measures required to mitigate any risk having exceedance probability of greater than 1% at any time over the life of the development</p> <p>h. Ensure current and future landowners and occupiers are put on notice of the likelihood for a future or enhanced level of risk</p>	
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## 7.4 Central Coast Strategic Plan 2014-2024

The Central Coast Strategic Plan 2014-2014 is the relevant strategic plan prepared under s.66 of the *Local Government Act 1993*.

The relevant strategies are considered in Table 4.

Table 4 – Strategic Plan Policies

Strategy	Response
<p><b>Strategic Direction 1</b></p> <p>3. Encourage a creative approach to new development:</p> <p>...</p> <ul style="list-style-type: none"> <li>Identify and promote appropriate land for industrial and commercial use.</li> </ul>	<p>Incorporation of the mapping as a publically-available planning scheme overlay will support the development sector by providing clarify with respect to which land requires consideration of bushfire.</p> <p>This is particularly beneficial to prospective developers/land owners as it ensures that bushfire-prone areas are easily identifiable when undertaking preliminary due diligence and site design. .</p>
<p><b>Strategic Direction 2</b></p> <p>3. Improve community well-being:</p> <p>...</p>	<p>The overlay will assist Council's natural asset and hazard abatement officers in prioritising areas for maintenance works. For example, in some instances patches of remnant vegetation within urban areas have been mapped out on</p>

<ul style="list-style-type: none"> <li>• <i>Continue to plan for/mitigate potential community risks and maintain business continuity capacity associated with natural disasters and emergencies;</i></li> </ul>	<p>the basis that they will be managed through hazard abatement processes.</p> <p>Provision of the mapping as a publically-accessible overlay supports community awareness and education with respect to bushfire hazard.</p> <p>Spatially defining bushfire-prone areas is also expected to improve regulatory compliance by removing ambiguity with respect to whether land is within a 'bushfire-prone area'. In time this is expected to build the community by reducing the impact of bushfire on built assets and occupants, thereby reducing potential for economic or social disruption.</p>
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## 8. Conclusion

The Tasmania Fire Service in collaboration with Council officers have completed the draft bushfire-prone areas overlay for the Central Coast municipality.

The overlay identifies land where potential exposure to bushfire hazard is considered sufficient to warrant a planning or building response to reduce risk to life and property. It will greatly improve clarity in relation to the application of existing requirements, thereby improving the efficiency and consistency of planning and building approvals processes.

In the process of developing the overlay, a significant number of properties have been able to be mapped out on the basis of insufficient risk to warrant a built response. Introduction of the overlay presents a significant economic benefit to those landowners.

The overlay will also support community education on community fire safety and will provide a useful resource for the administration of the fire permit system and hazard abatement programs.

As discussed in this report, incorporating the mapping as an overlay within the Central Coast Interim Planning Scheme 2013 (and ultimately within the Tasmanian Planning Scheme) is consistent with all relevant strategic planning considerations.

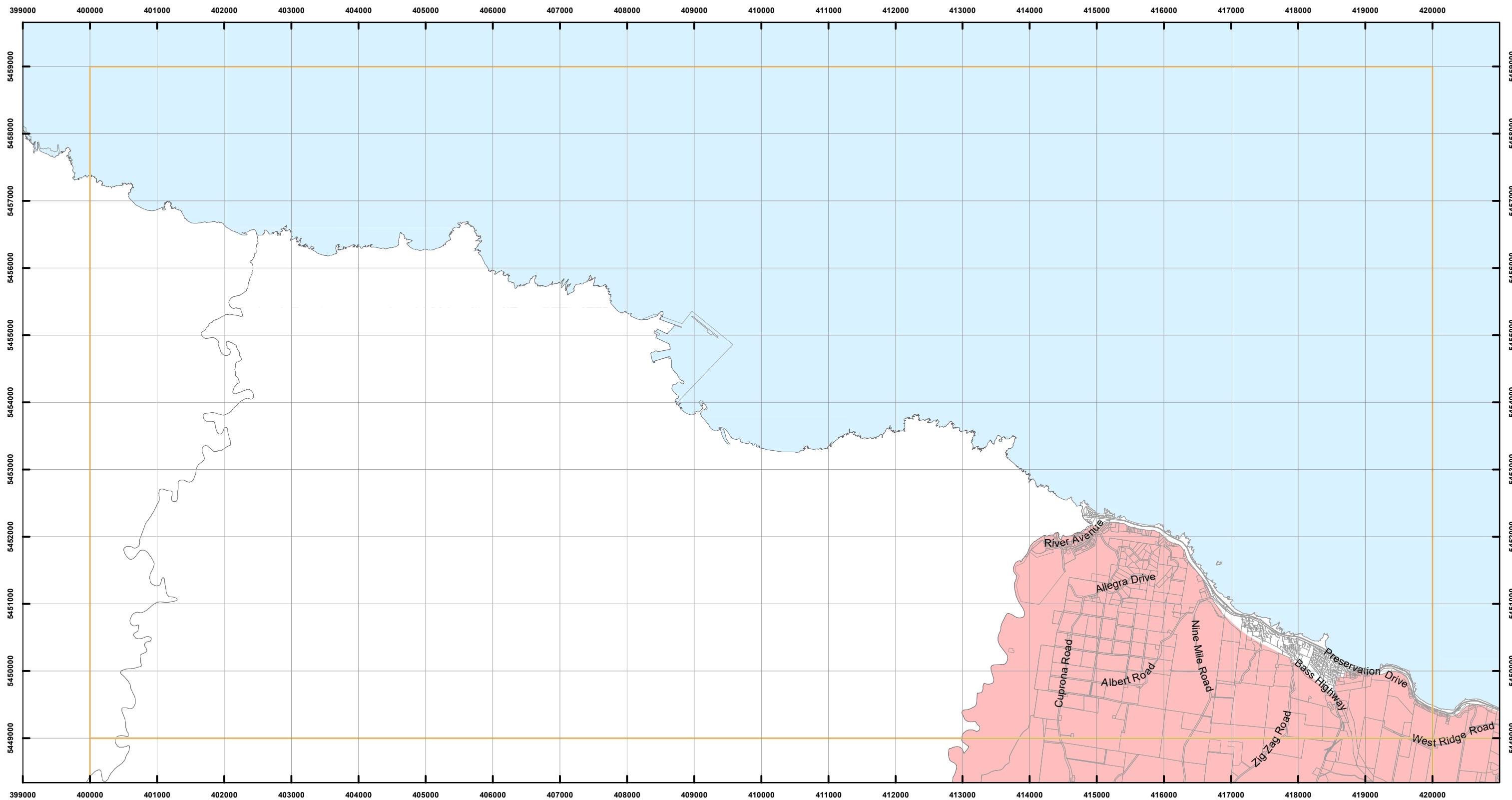
Council has previously endorsed the draft overlay as part of its Local Provisions Schedule for the Tasmanian Planning Scheme. To avoid potential delays with that process, it is recommended that Council initiates a Draft Amendment to the Central Coast Interim Planning Scheme 2013 to introduce the overlay.

## **APPENDIX A**


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### **Bushfire-Prone Areas Mapping**

# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay

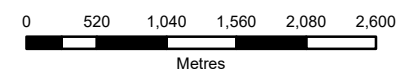


### Legend

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 Bushfire-prone Area

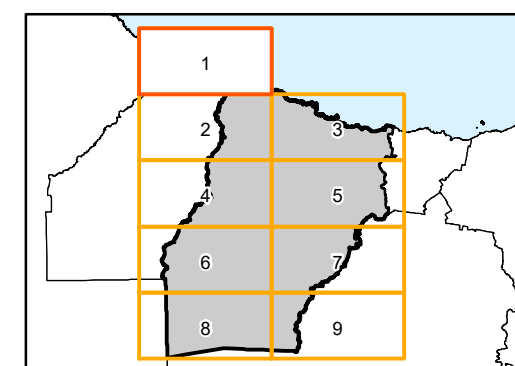
Map 1 of 21



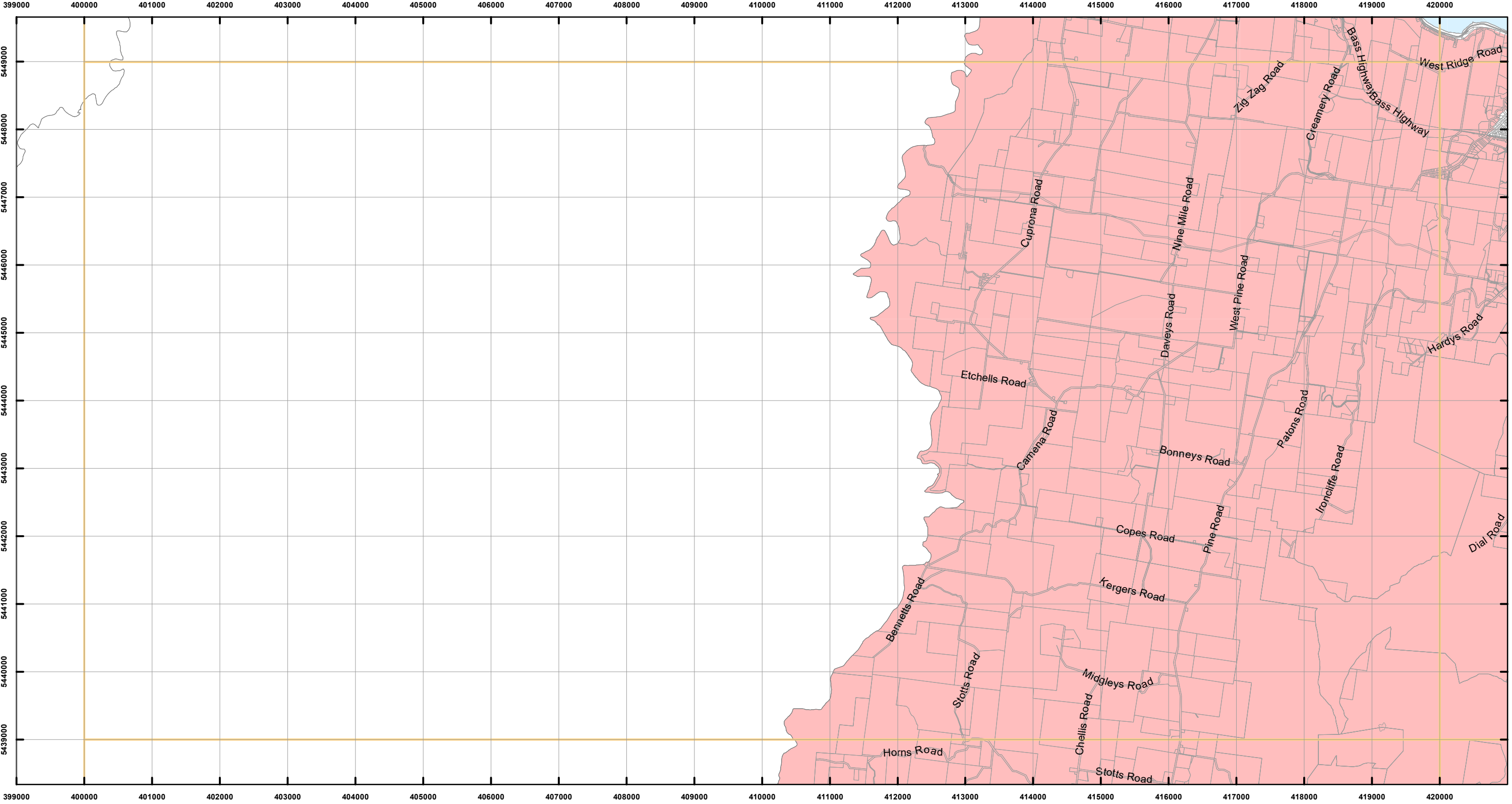
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Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

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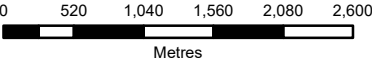


**Legend**

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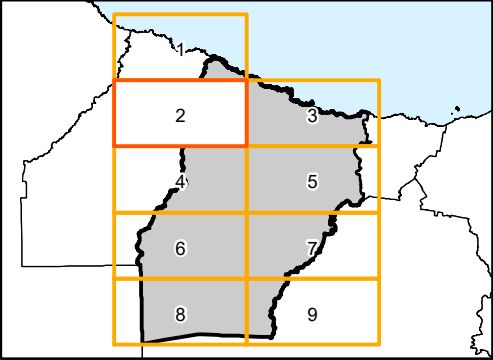
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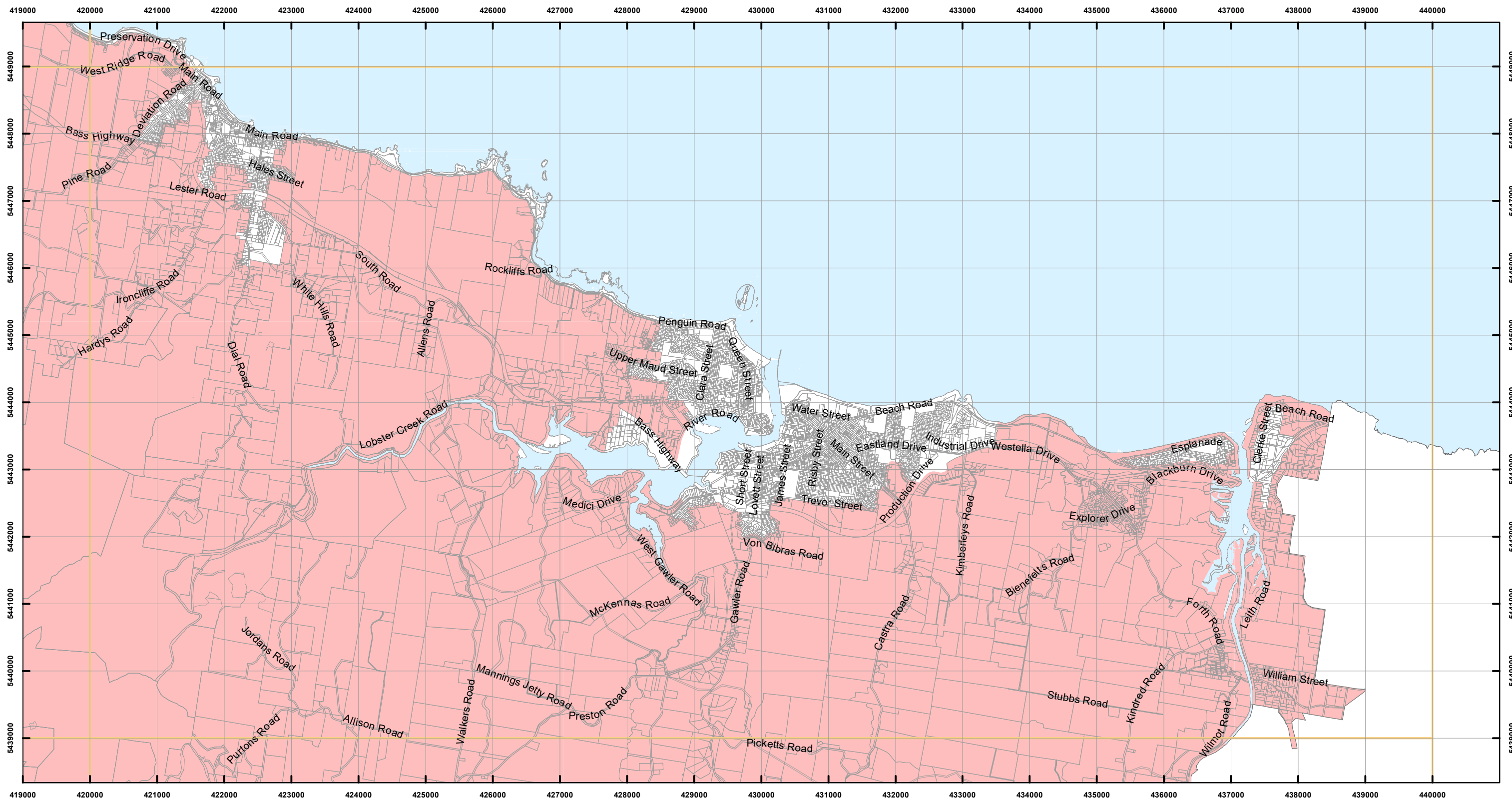
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Base topographic data from the LIST © State of Tasmania


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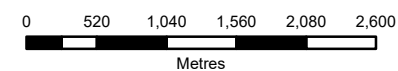


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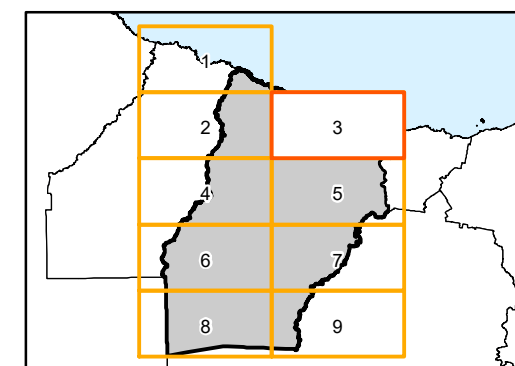
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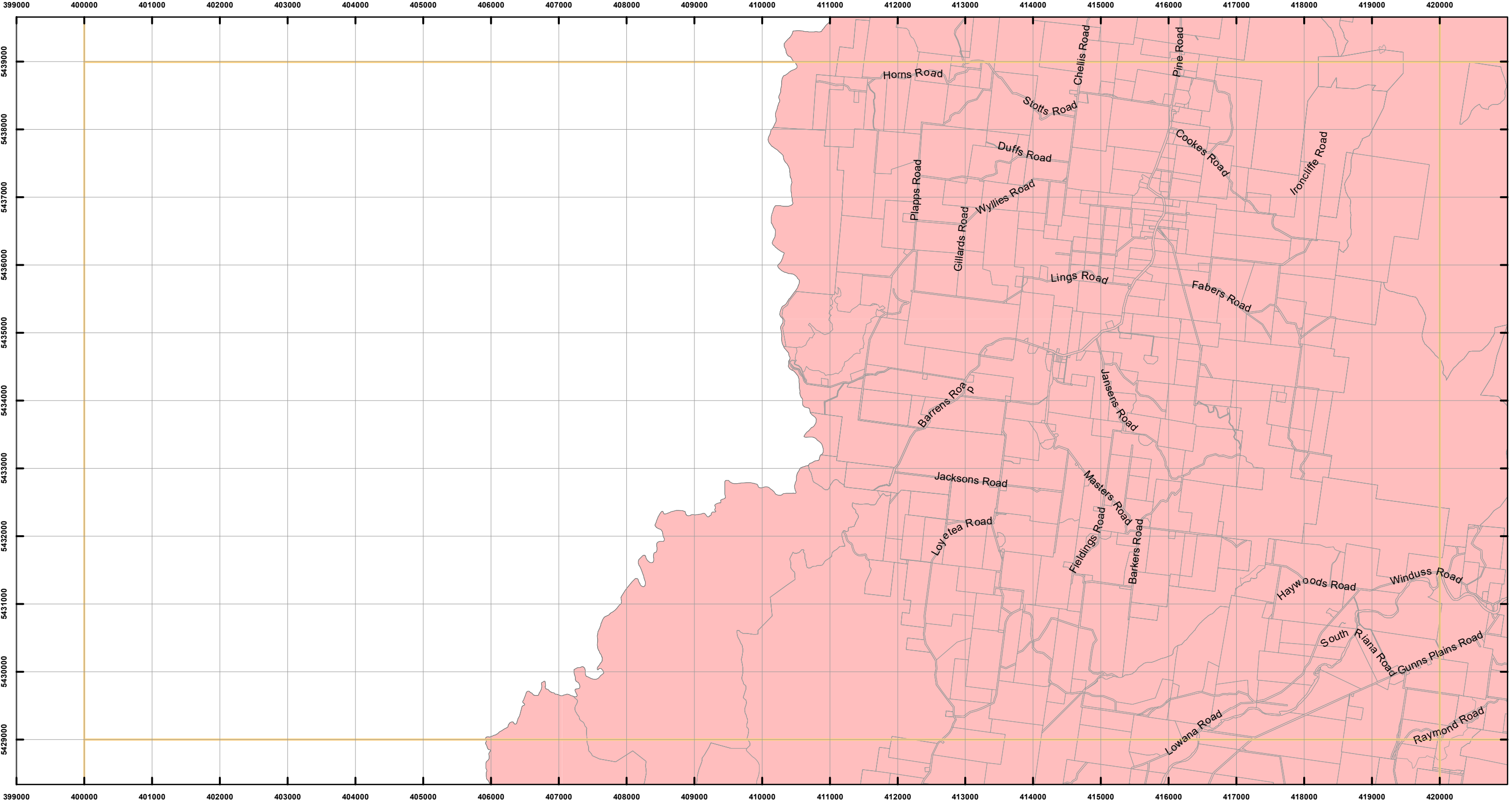
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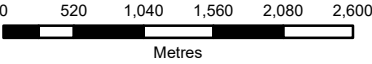


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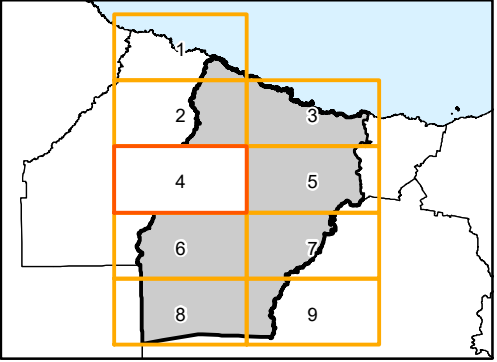
Map 4 of 21



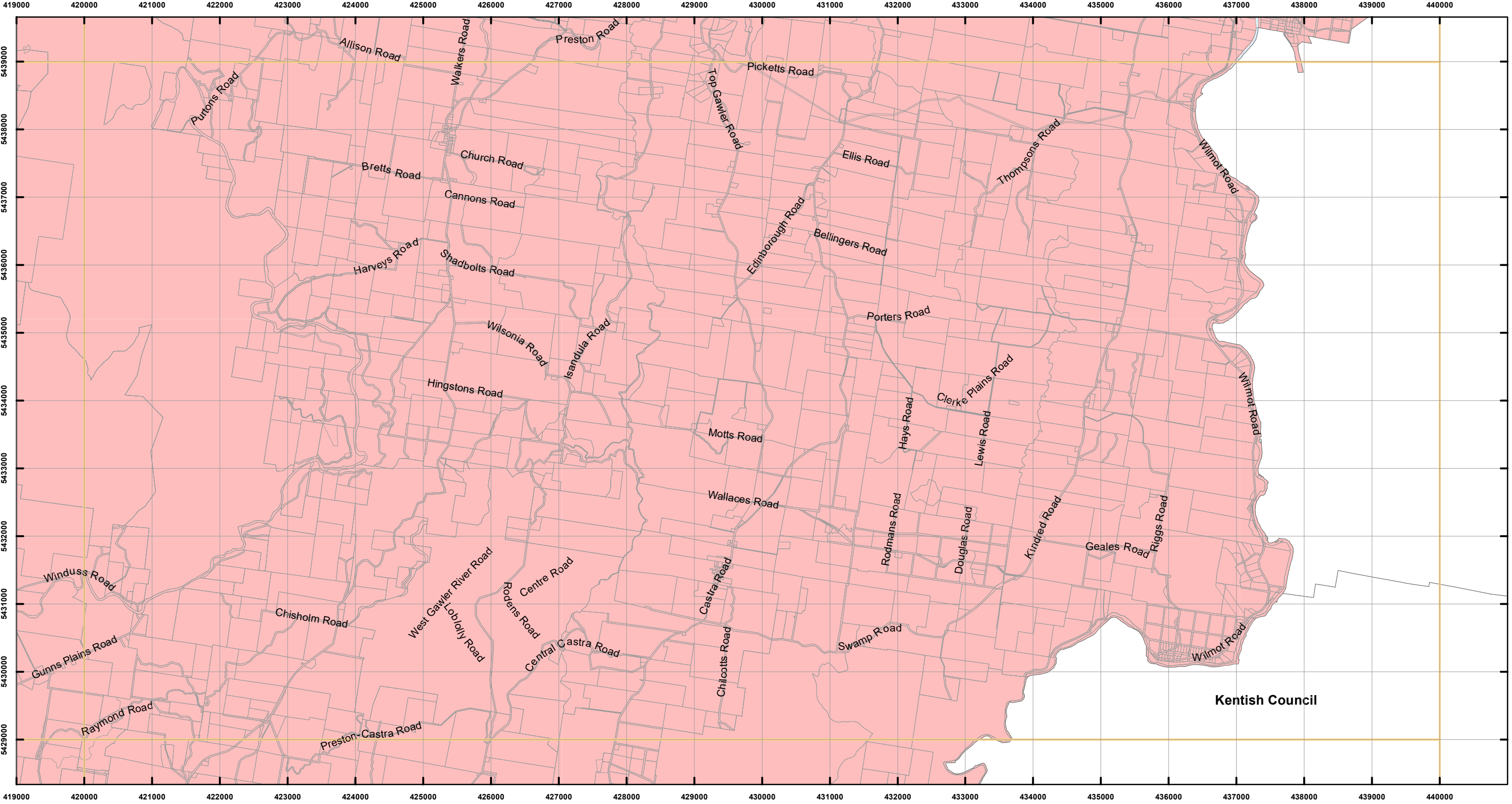
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# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



**Legend**

Parcels

Bushfire-prone Area

**Map 5 of 21**

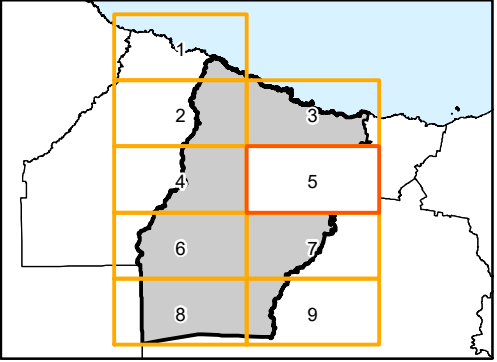
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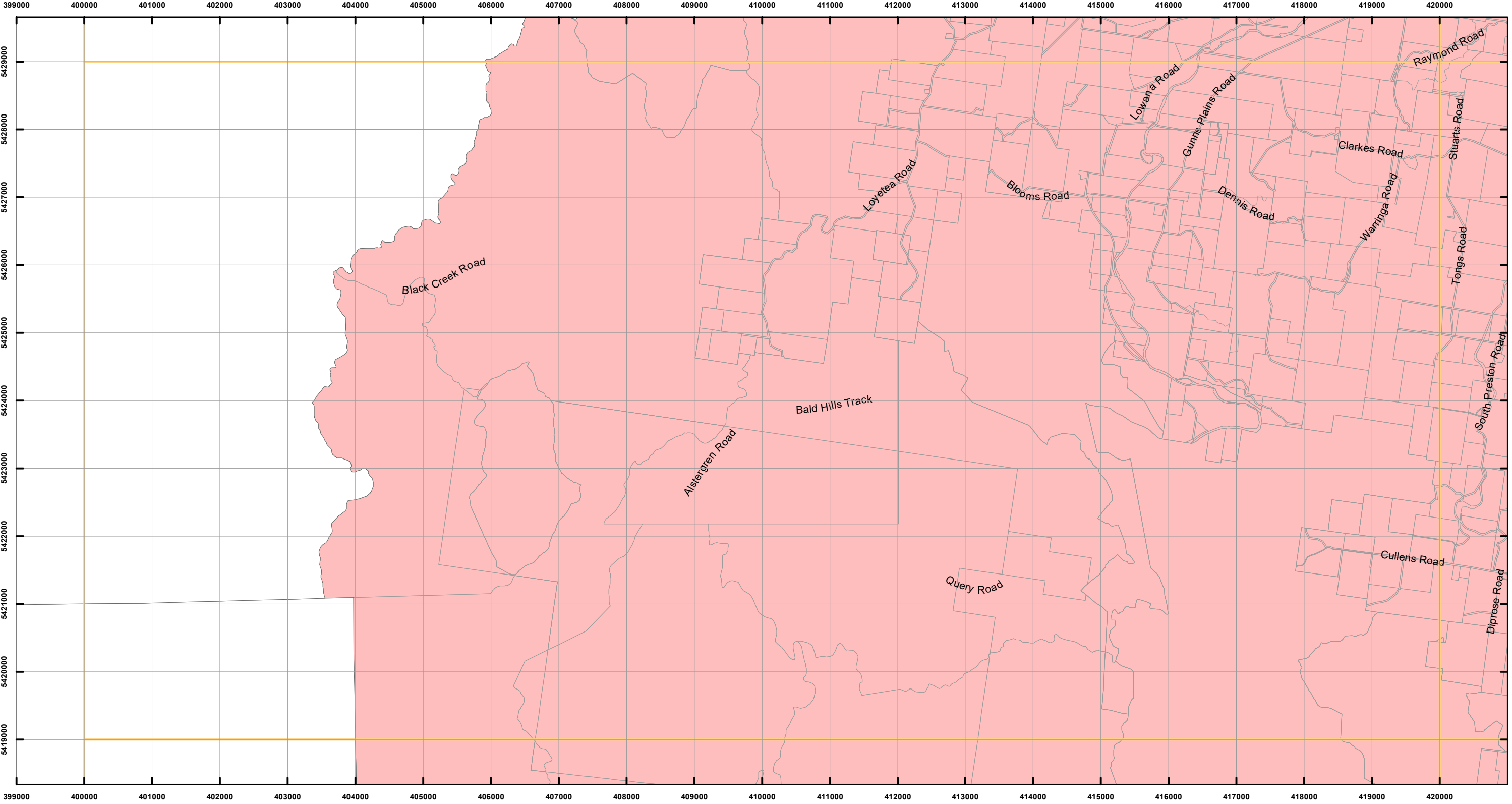
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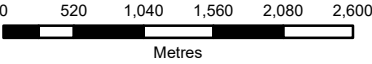


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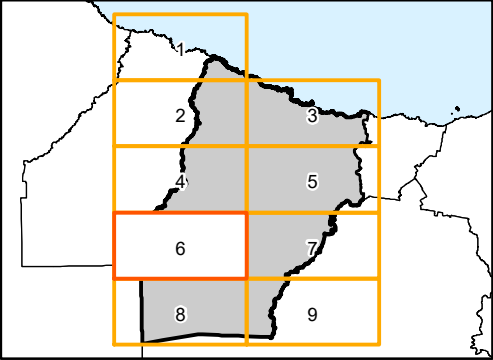
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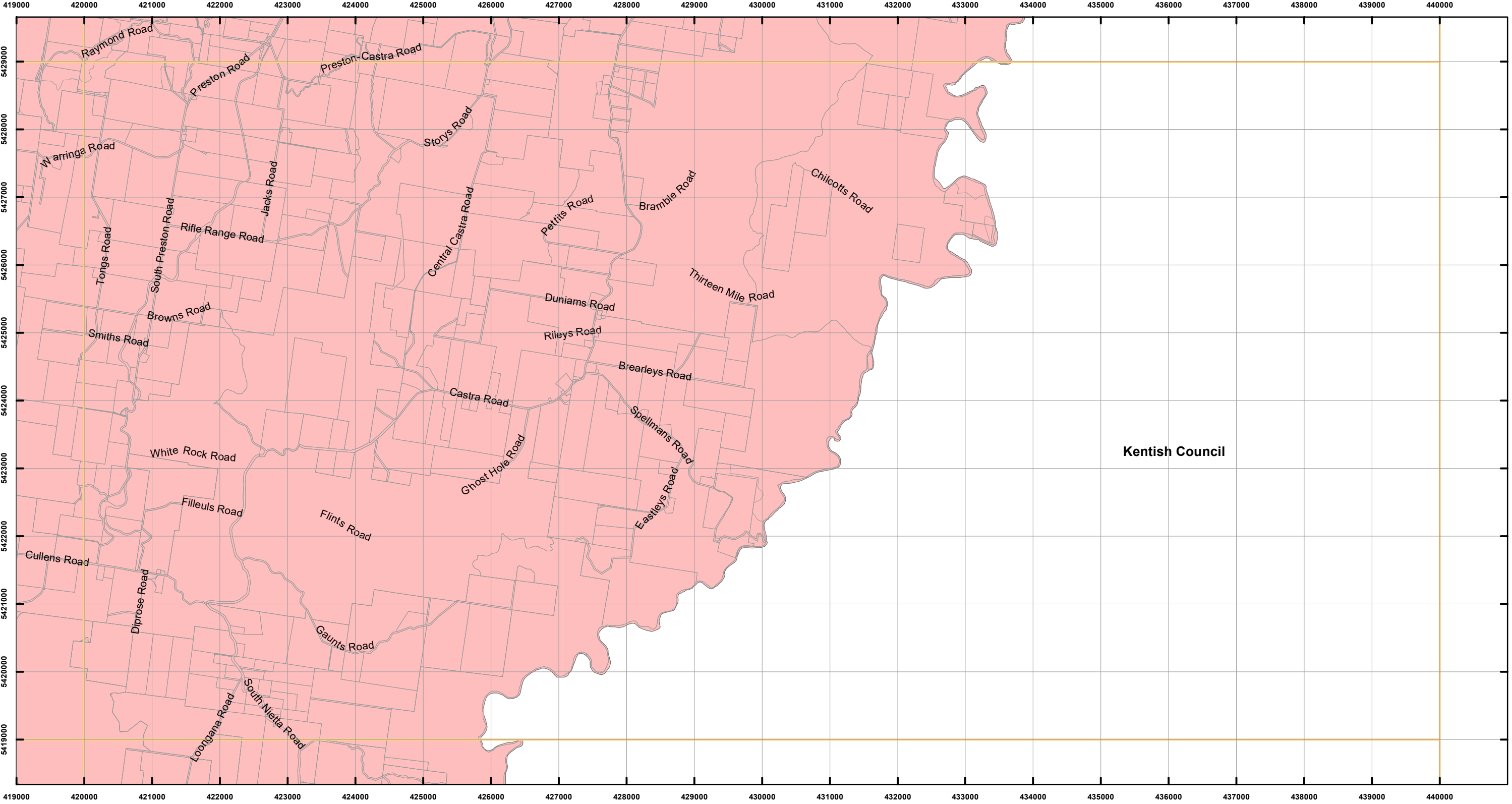
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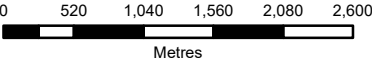


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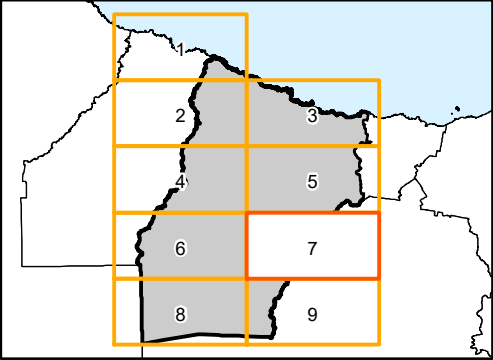
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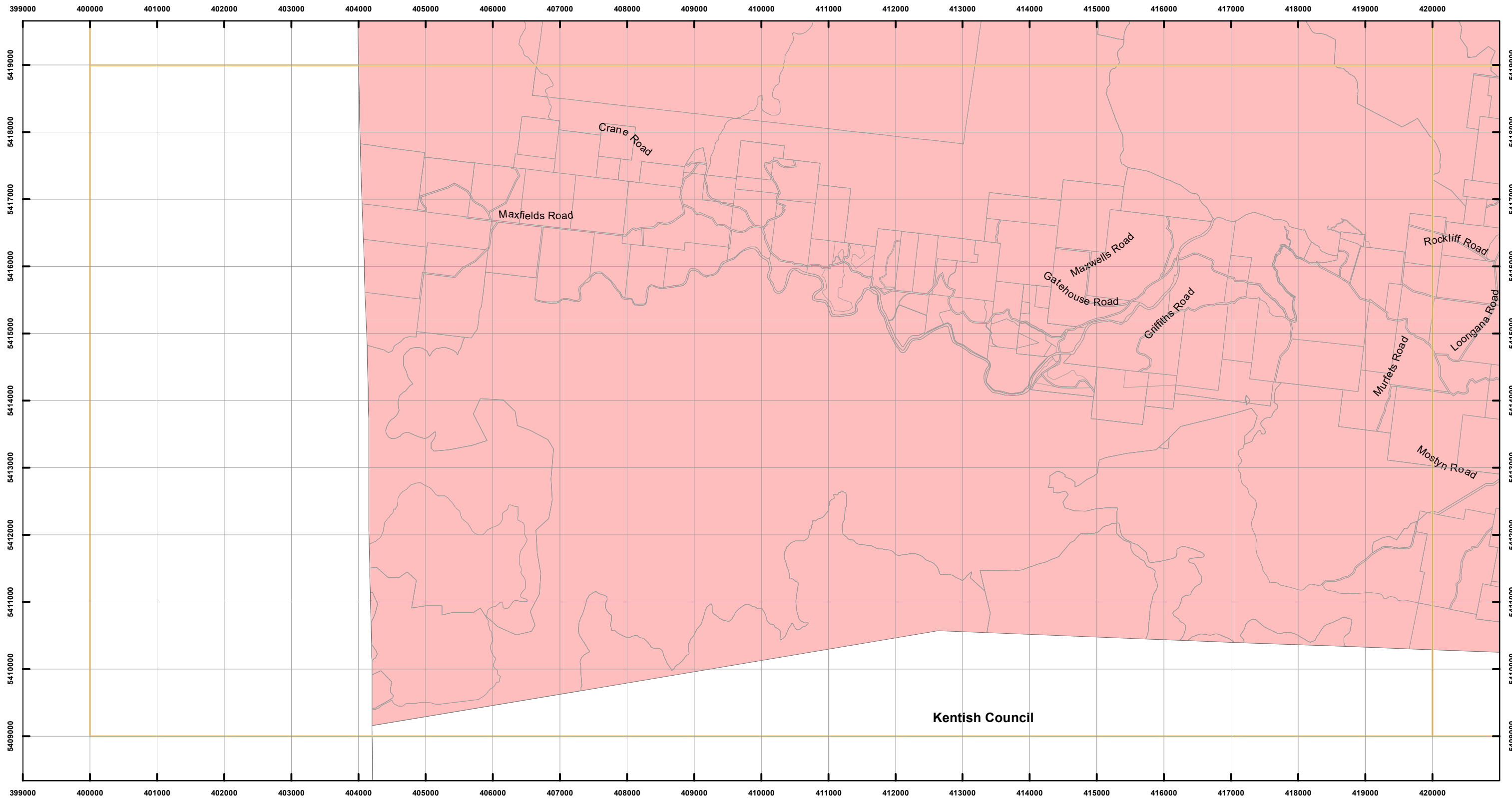
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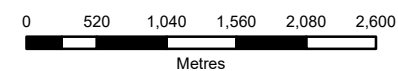
# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



**Legend**

- Parcels
- Bushfire-prone Area

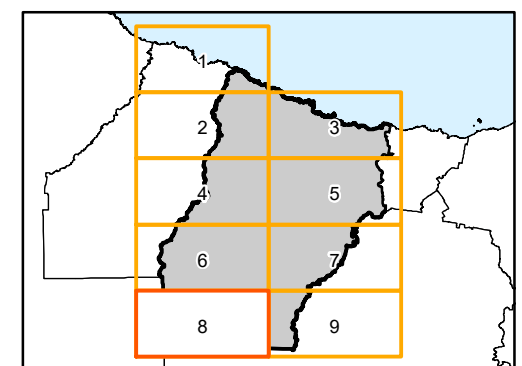
Map 8 of 21



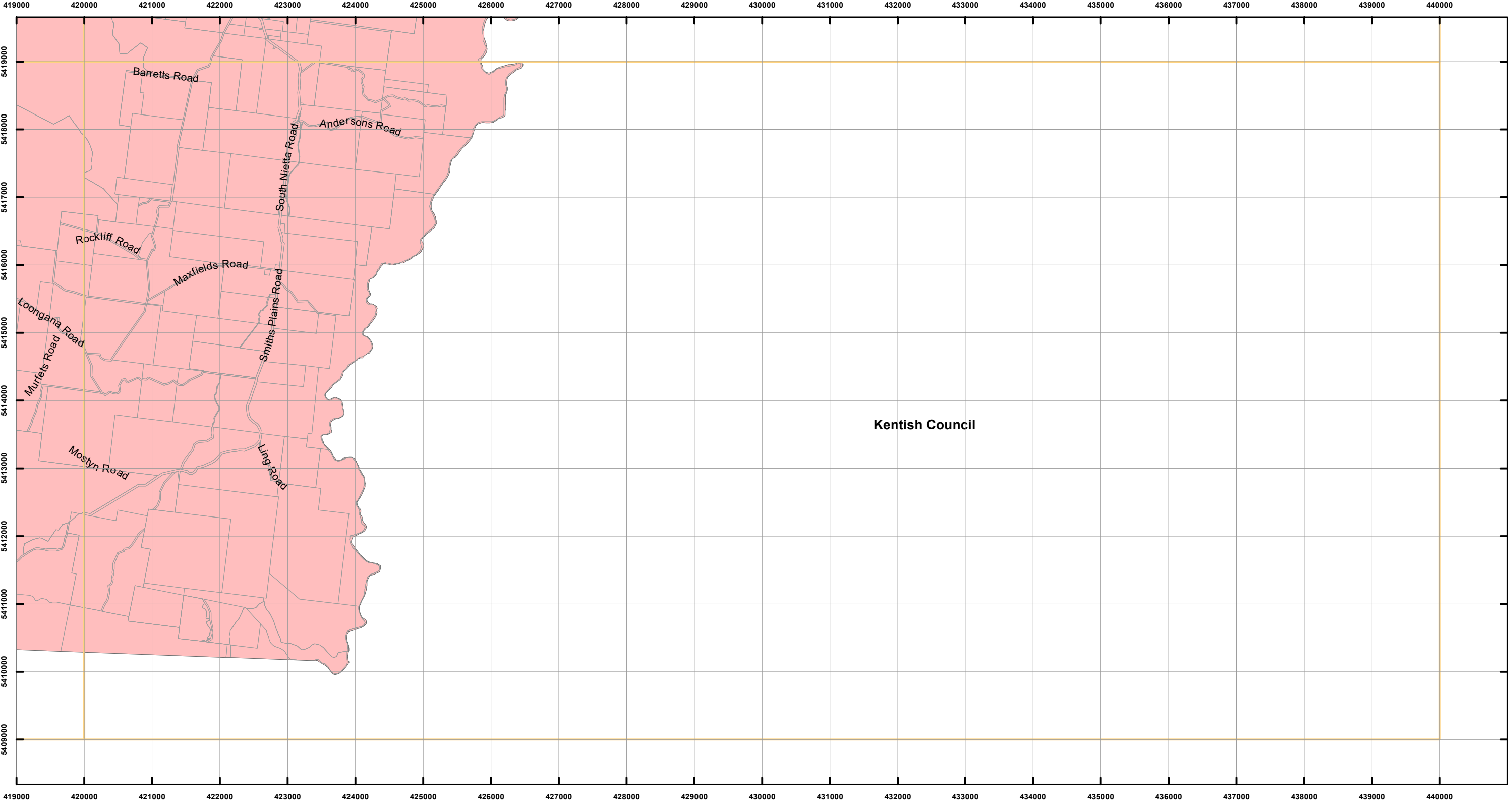
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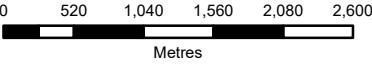


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Bushfire-prone Area

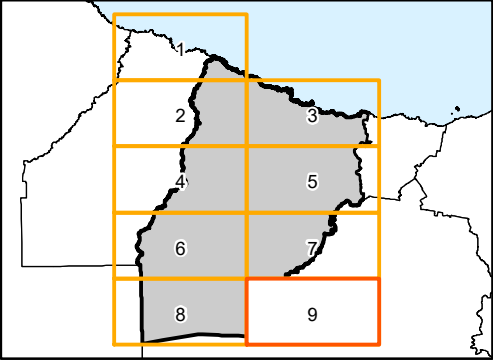
Map 9 of 21



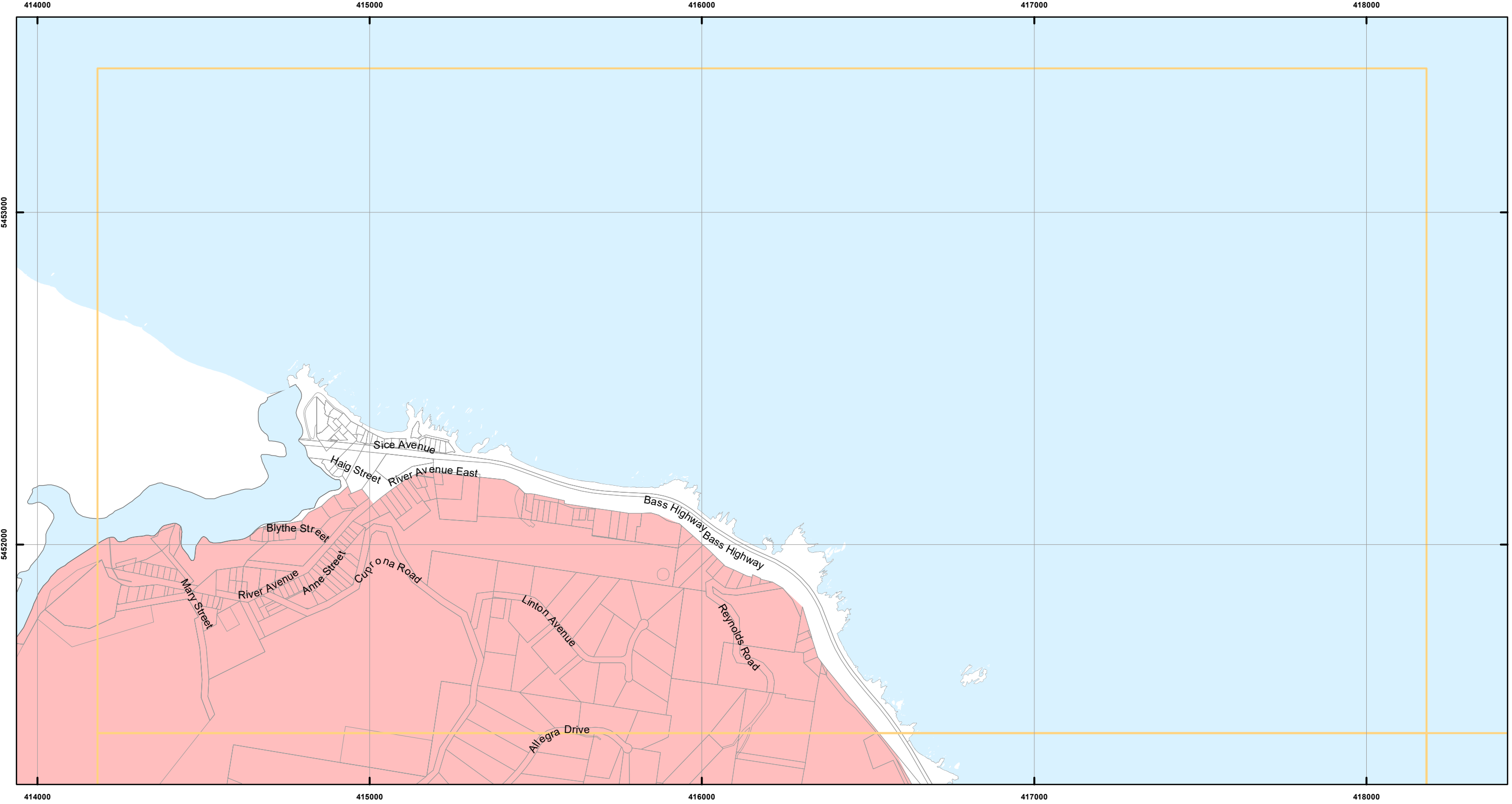
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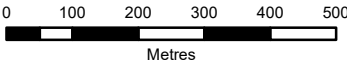


**Legend**

Parcels

Bushfire-prone Area

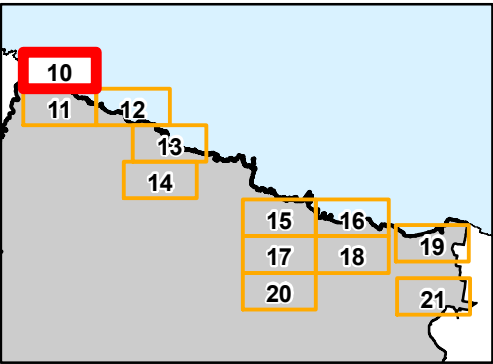
Map 10 of 21  
Heybridge



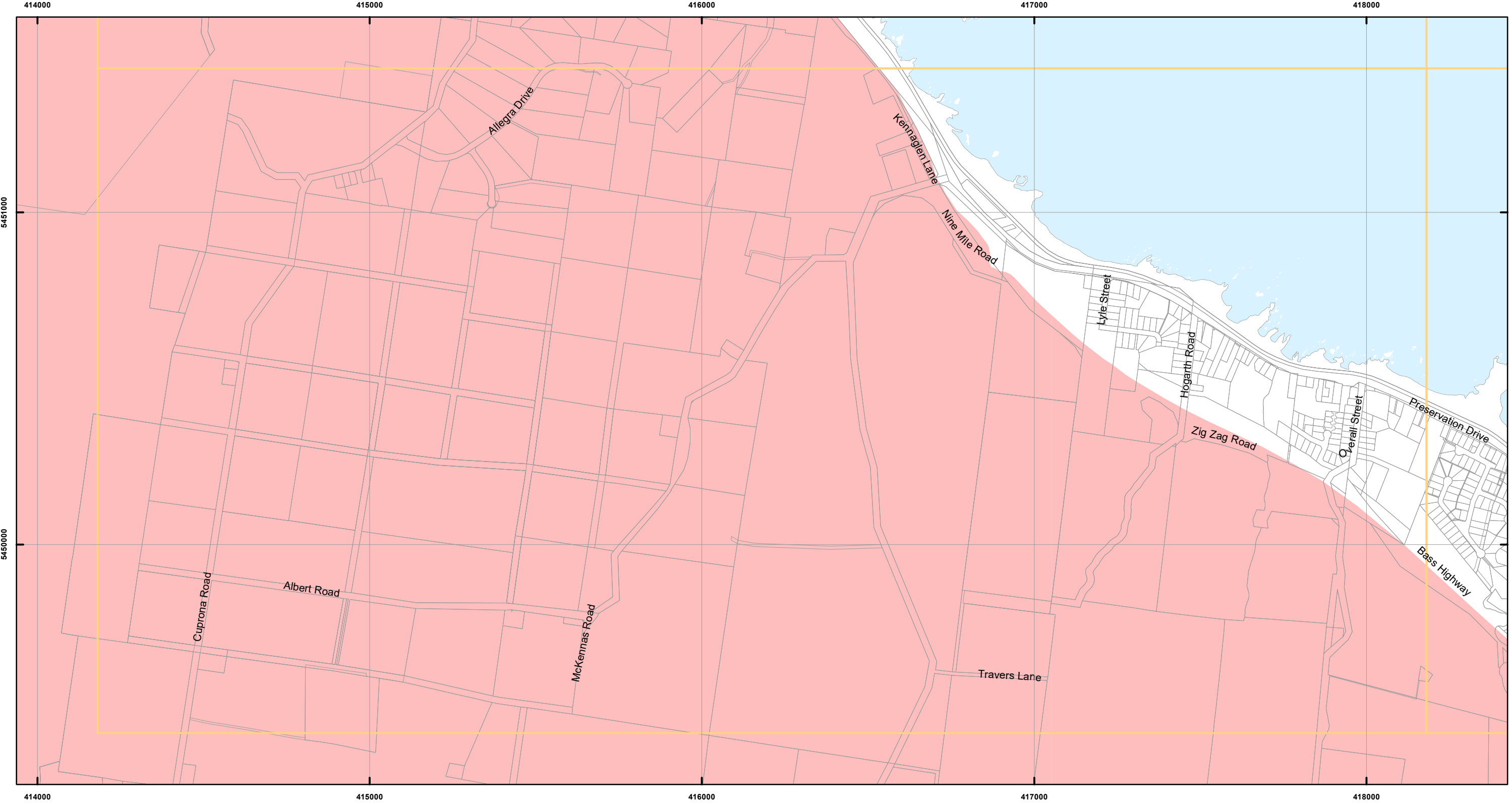
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 18/02/2020

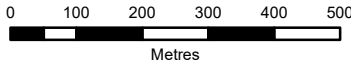


# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



Map 11 of 21

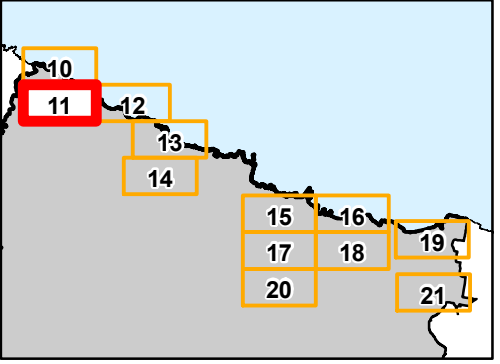
Howth



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 18/02/2020

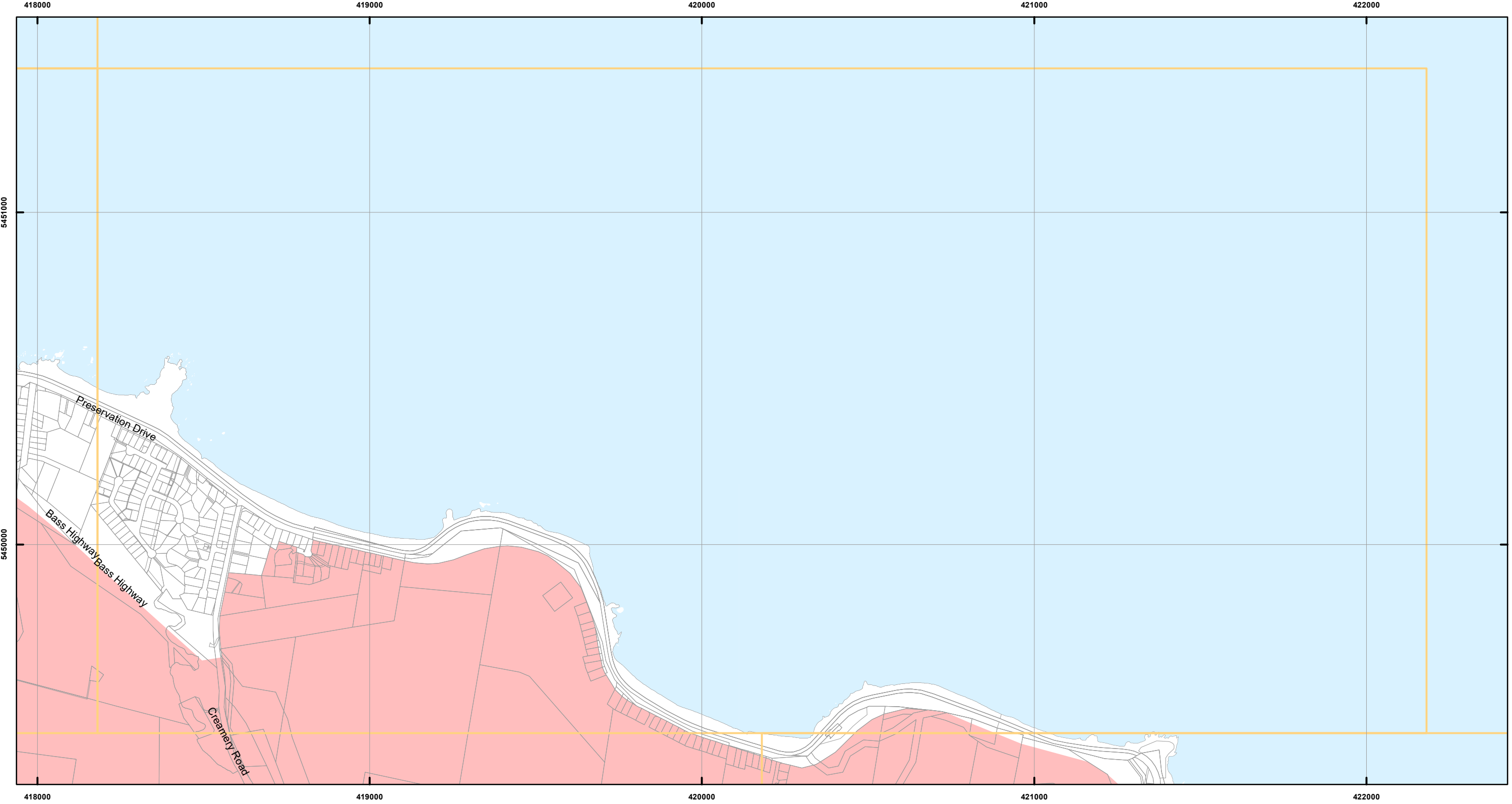


**Legend**

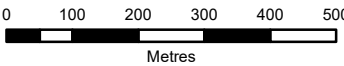
- Parcels
- Bushfire-prone Area



# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



**Map 12 of 21**  
**Preservation Bay**



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

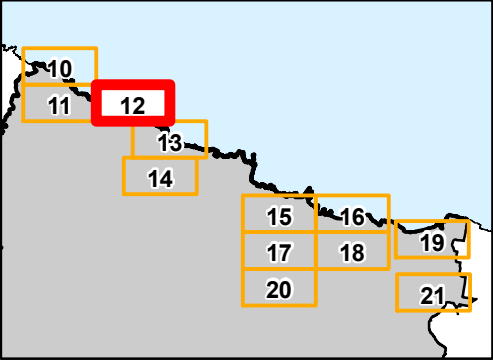
Print Date: 18/02/2020



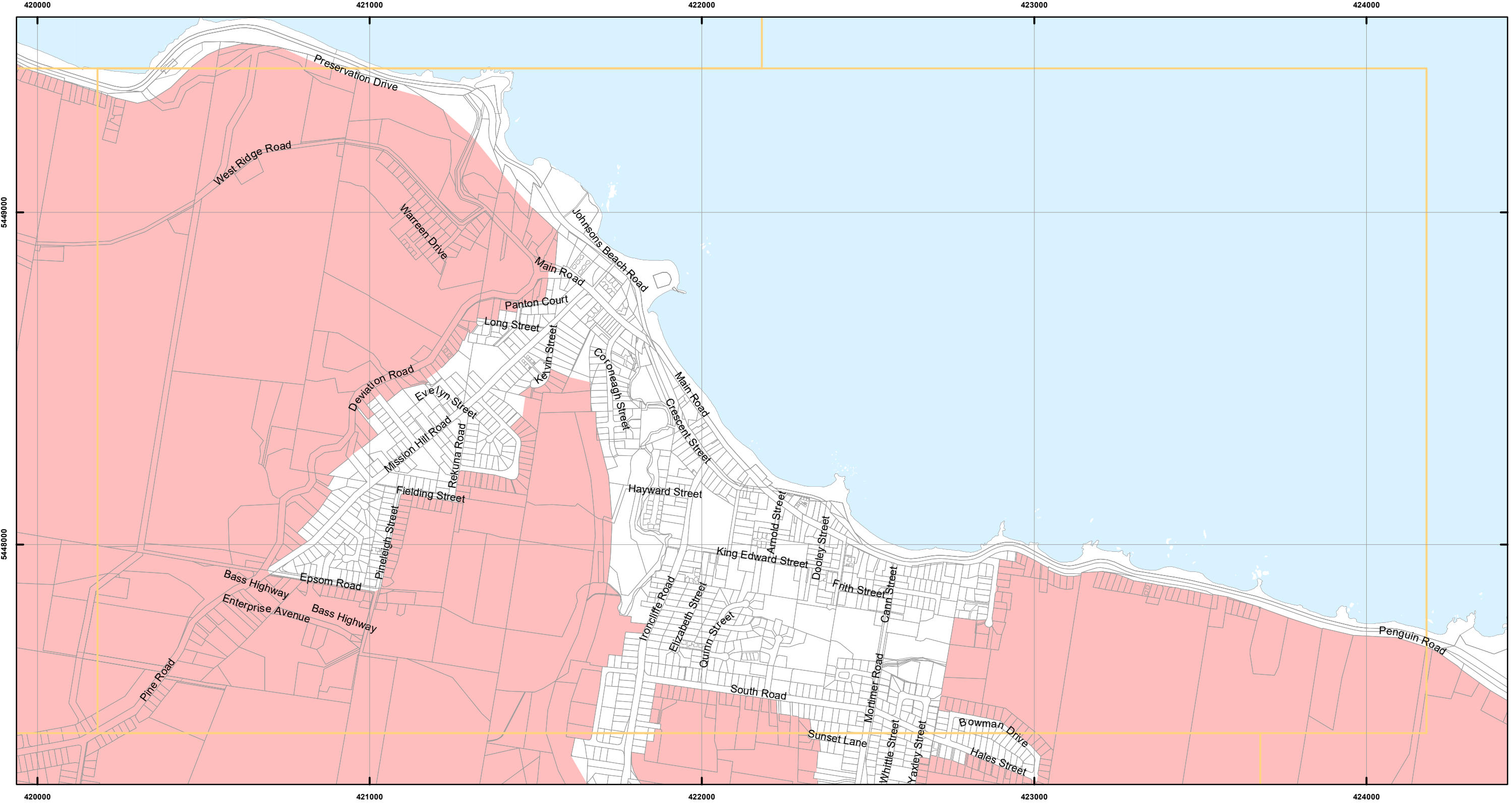
**Legend**

Parcels

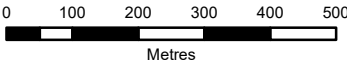
Bushfire-prone Area



# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



**Map 13 of 21**  
**Penguin North**



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

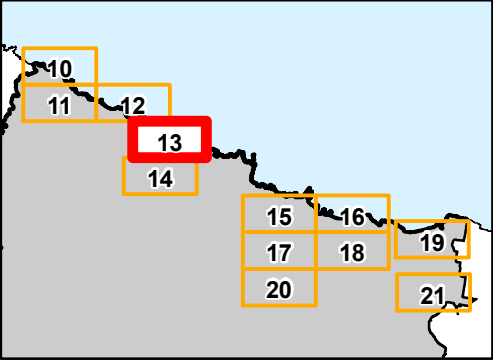
Print Date: 18/02/2020



**Legend**

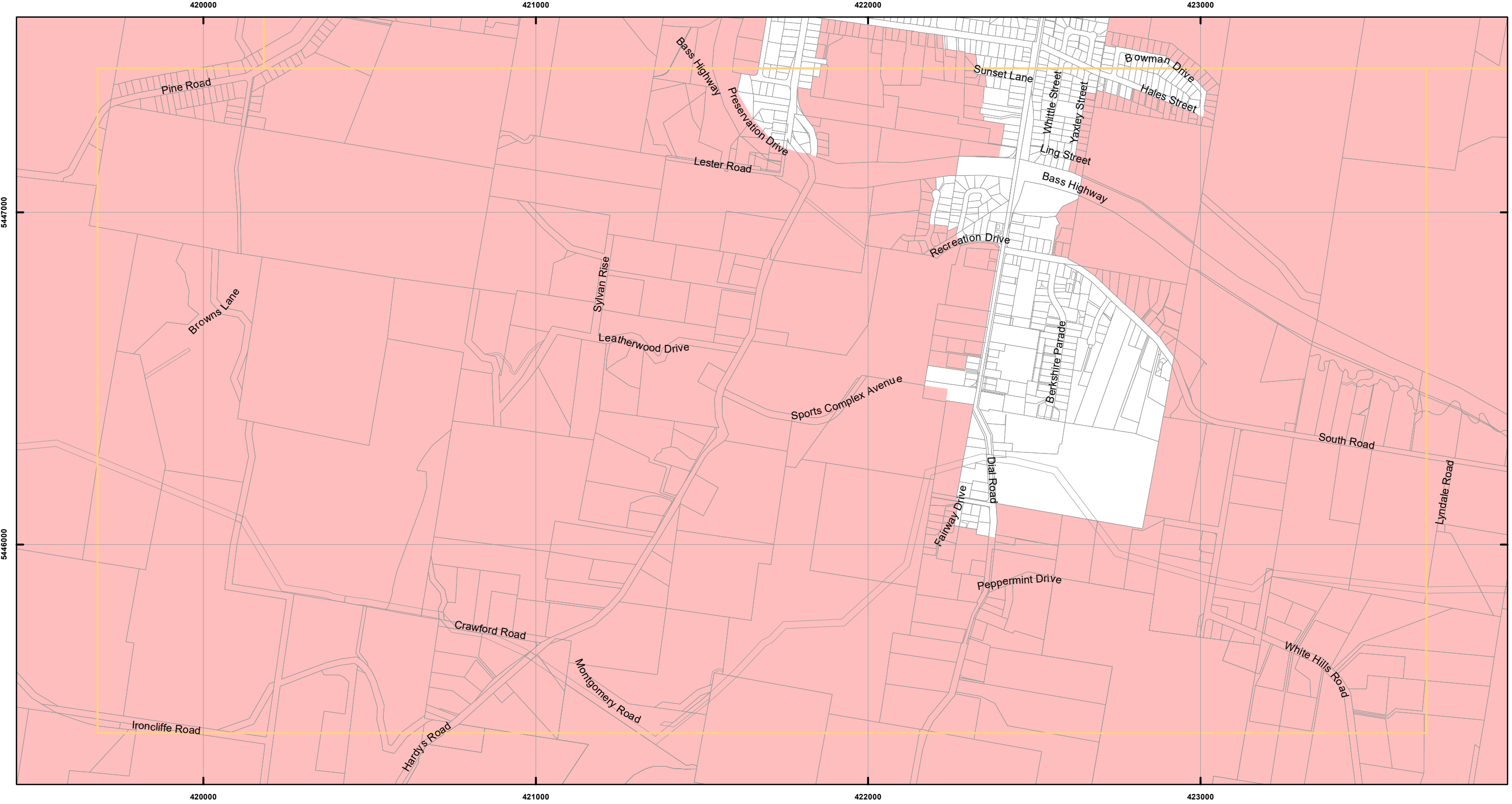
Parcels

Bushfire-prone Area

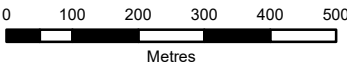




# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



Map 14 of 21  
Penguin South



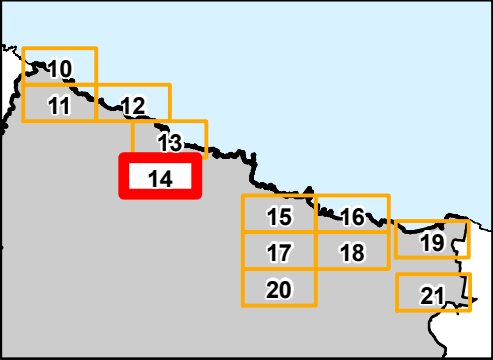
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

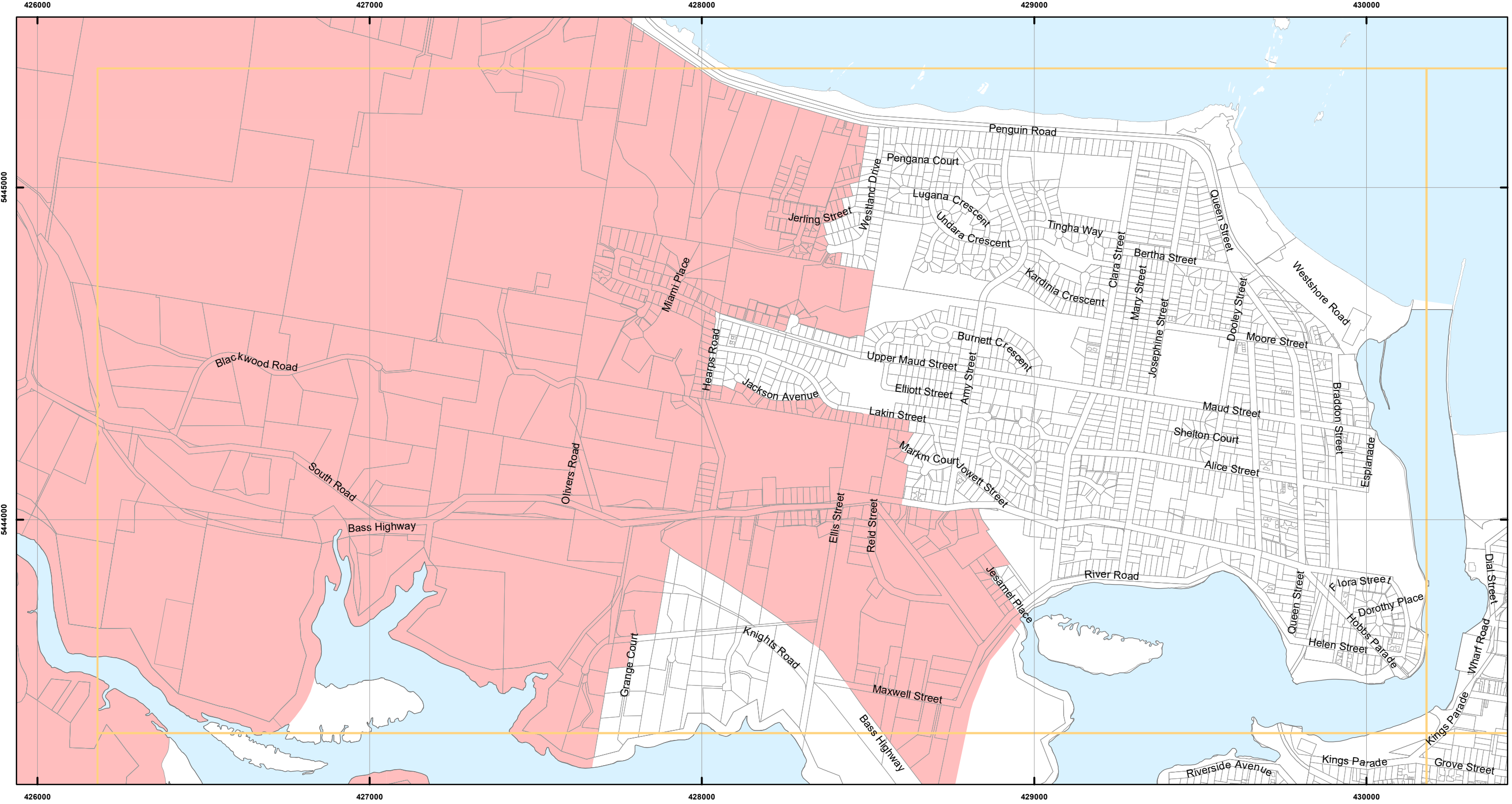
Print Date: 18/02/2020

**Legend**

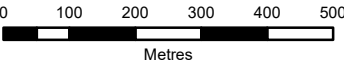
- Parcels
- Bushfire-prone Area



# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



**Map 15 of 21**  
**West Ulverstone**



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

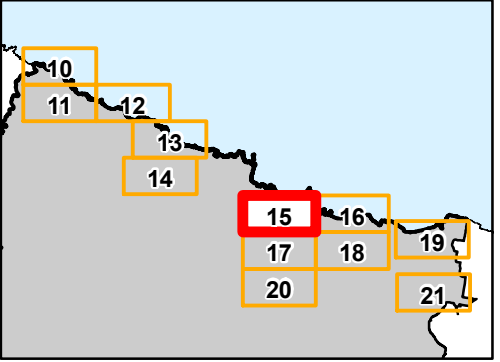
Print Date: 18/02/2020



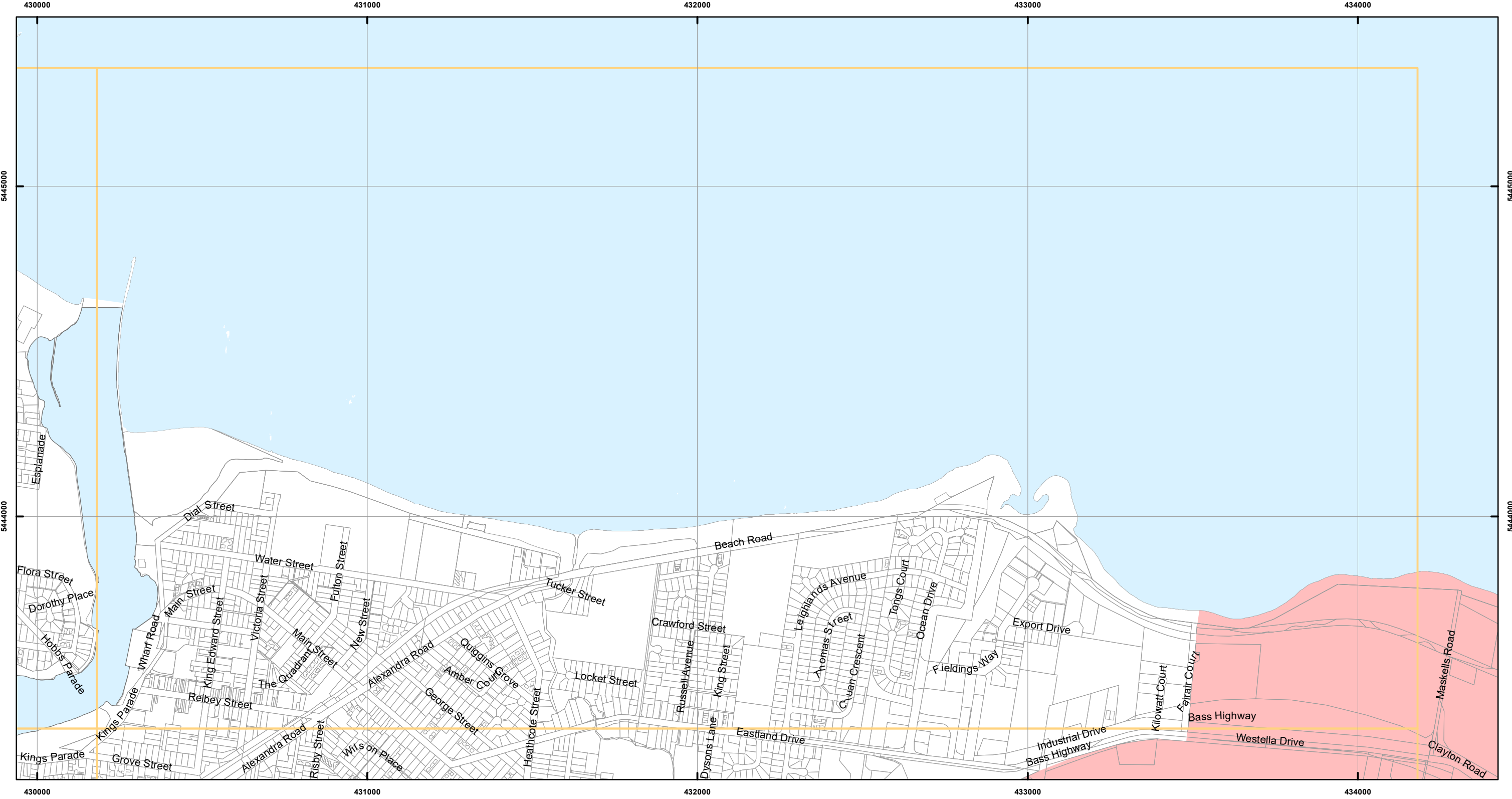
**Legend**

Parcels

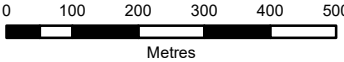
Bushfire-prone Area



# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



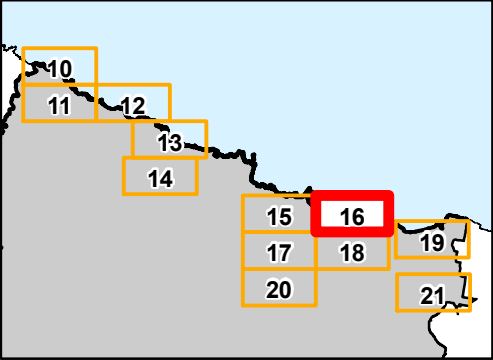
Map 16 of 21  
East Ulverstone



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 18/02/2020



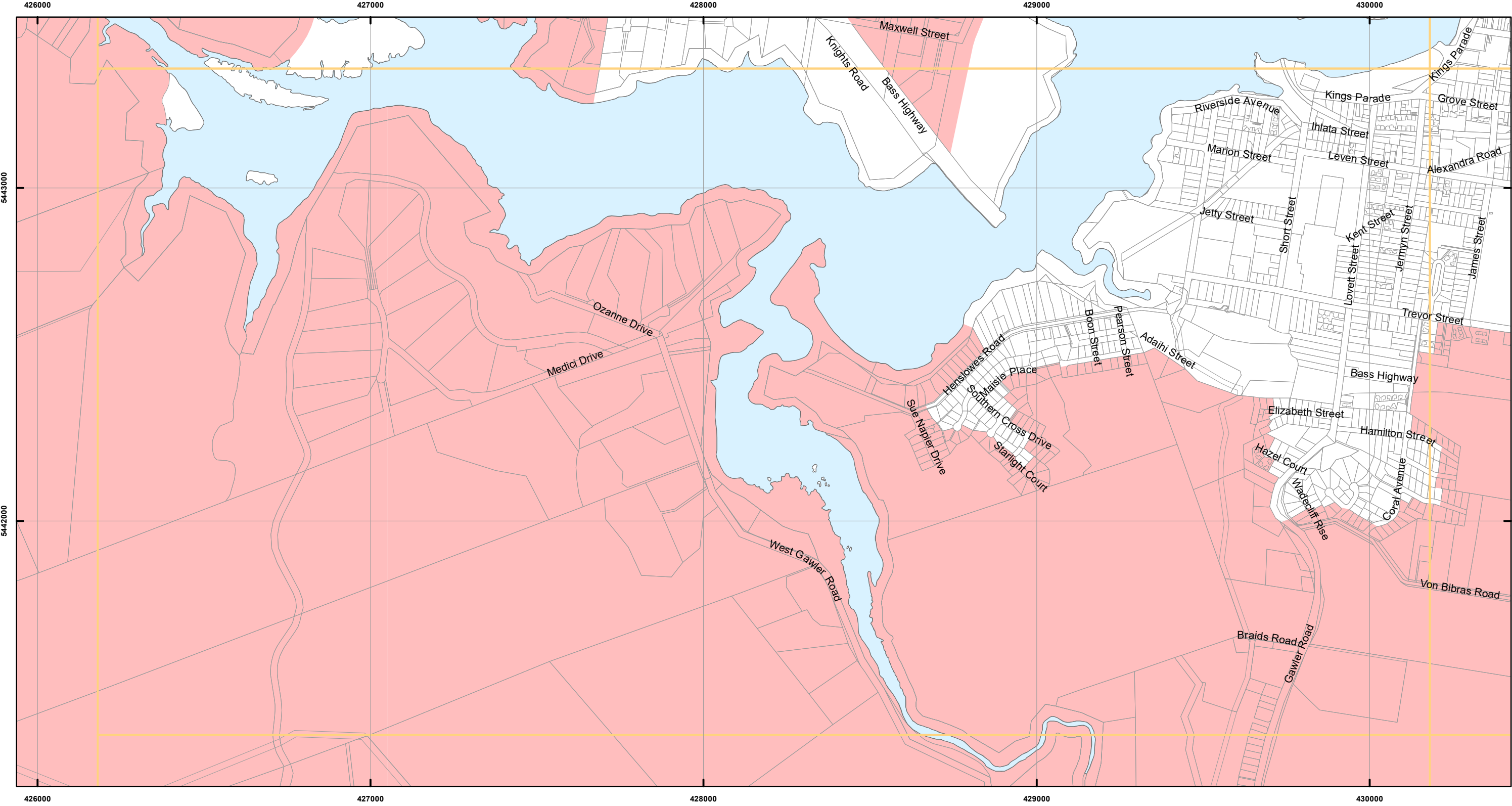
**Legend**

Parcels

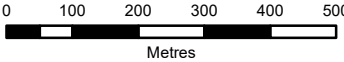
Bushfire-prone Area



# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



Map 17 of 21  
Ulverstone 1



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

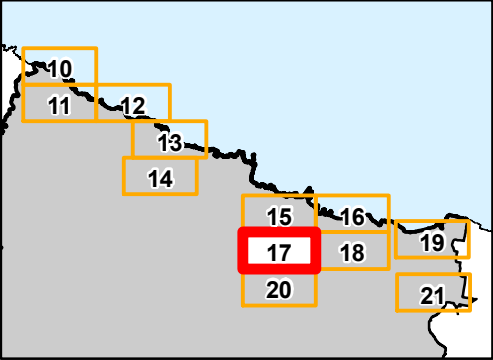
Print Date: 18/02/2020



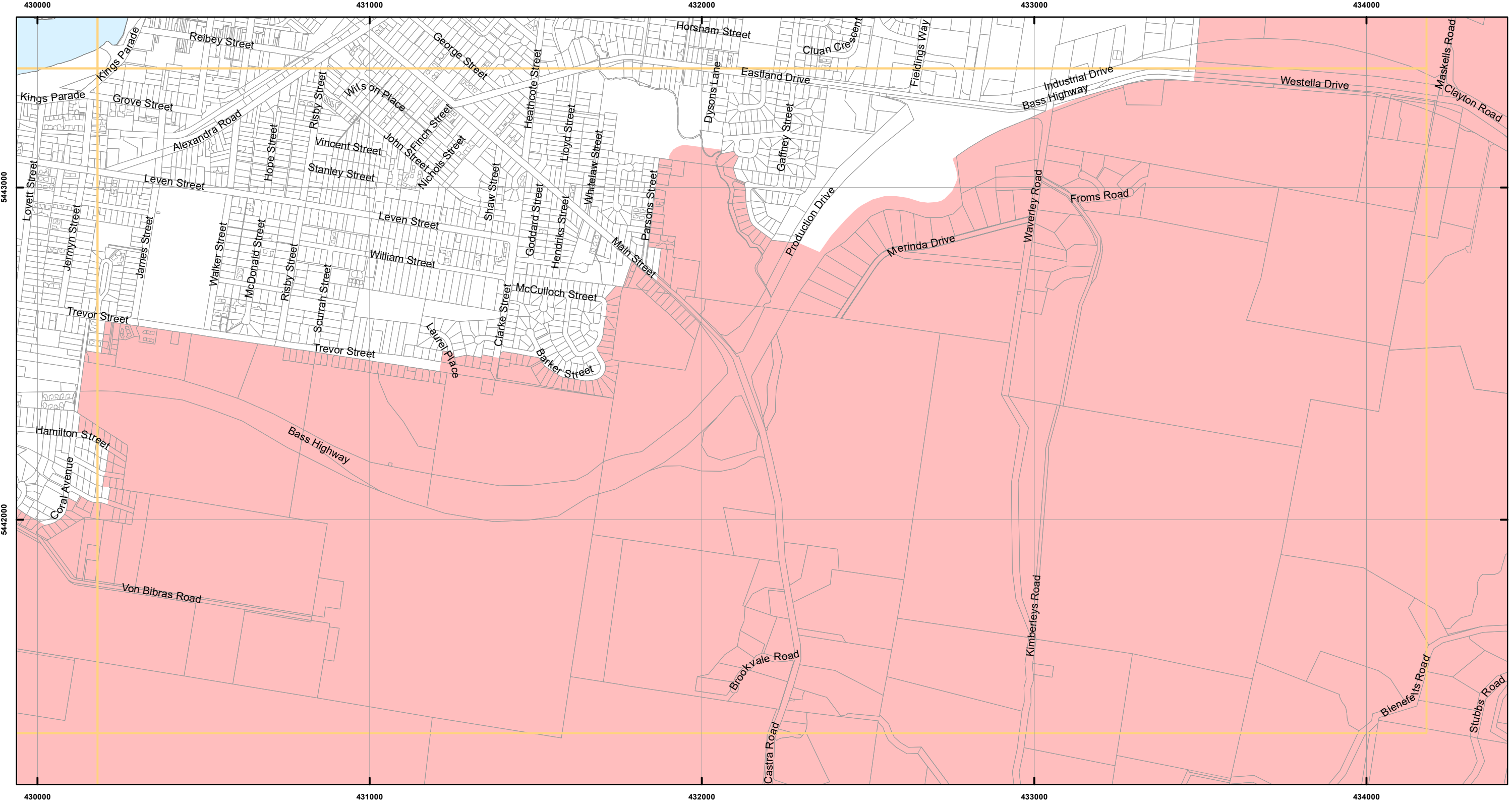
**Legend**

Parcels

Bushfire-prone Area

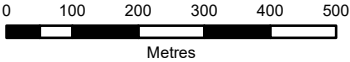


# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



Map 18 of 21

Ulverstone 2



Coordinate System: GDA 94 MGA Zone 55

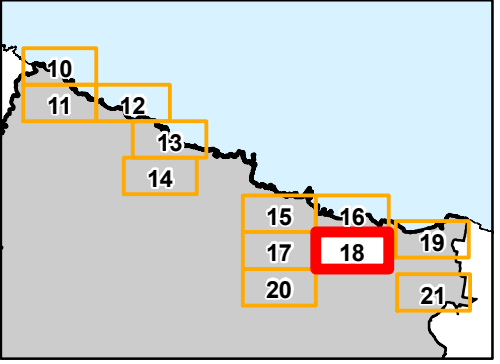
Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 18/02/2020

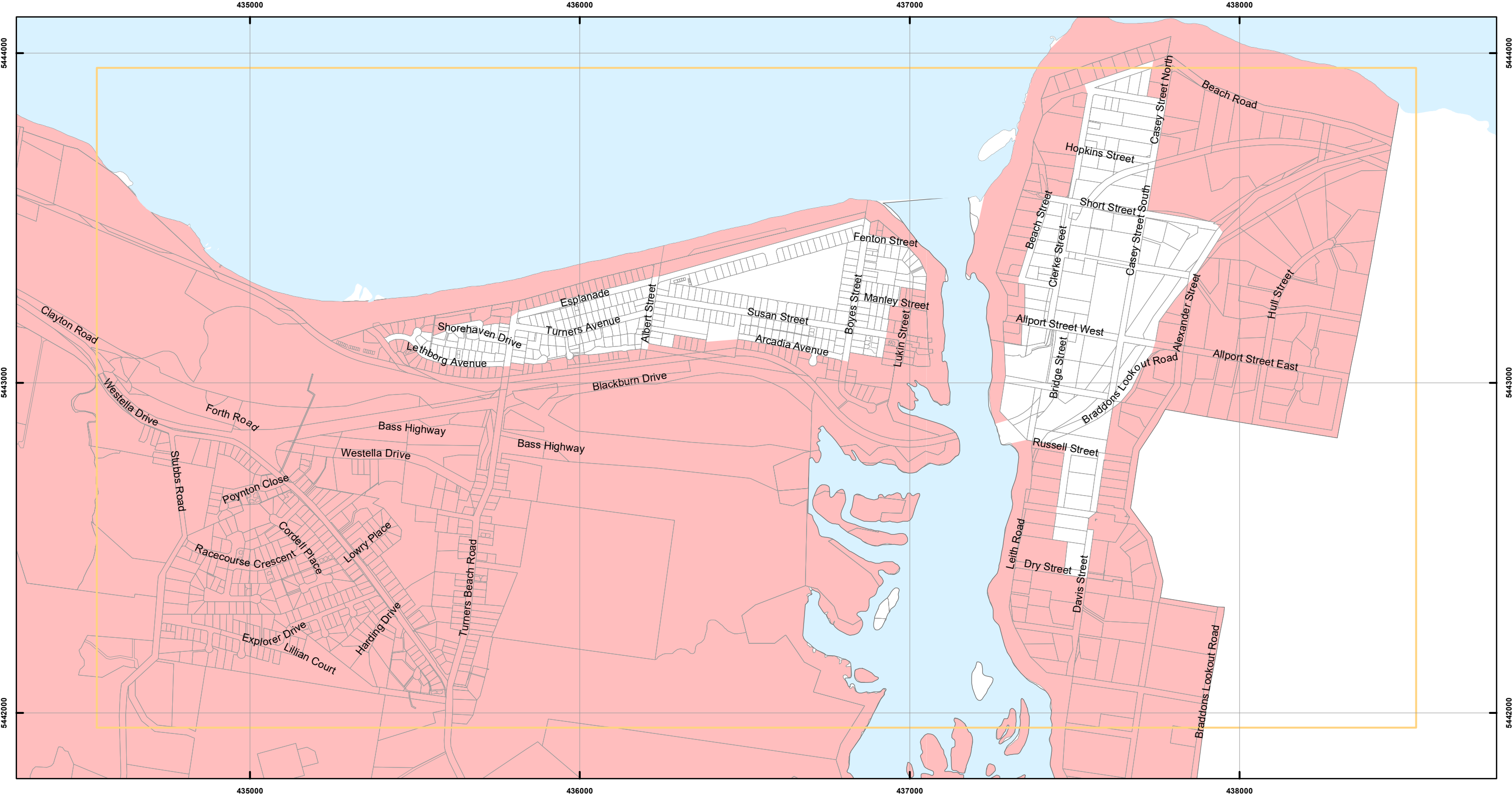
**Legend**

Parcels

Bushfire-prone Area

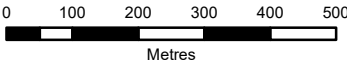


Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



Map 19 of 21

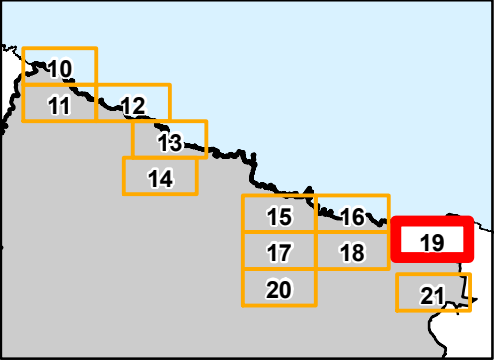
Turners Beach



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 18/02/2020



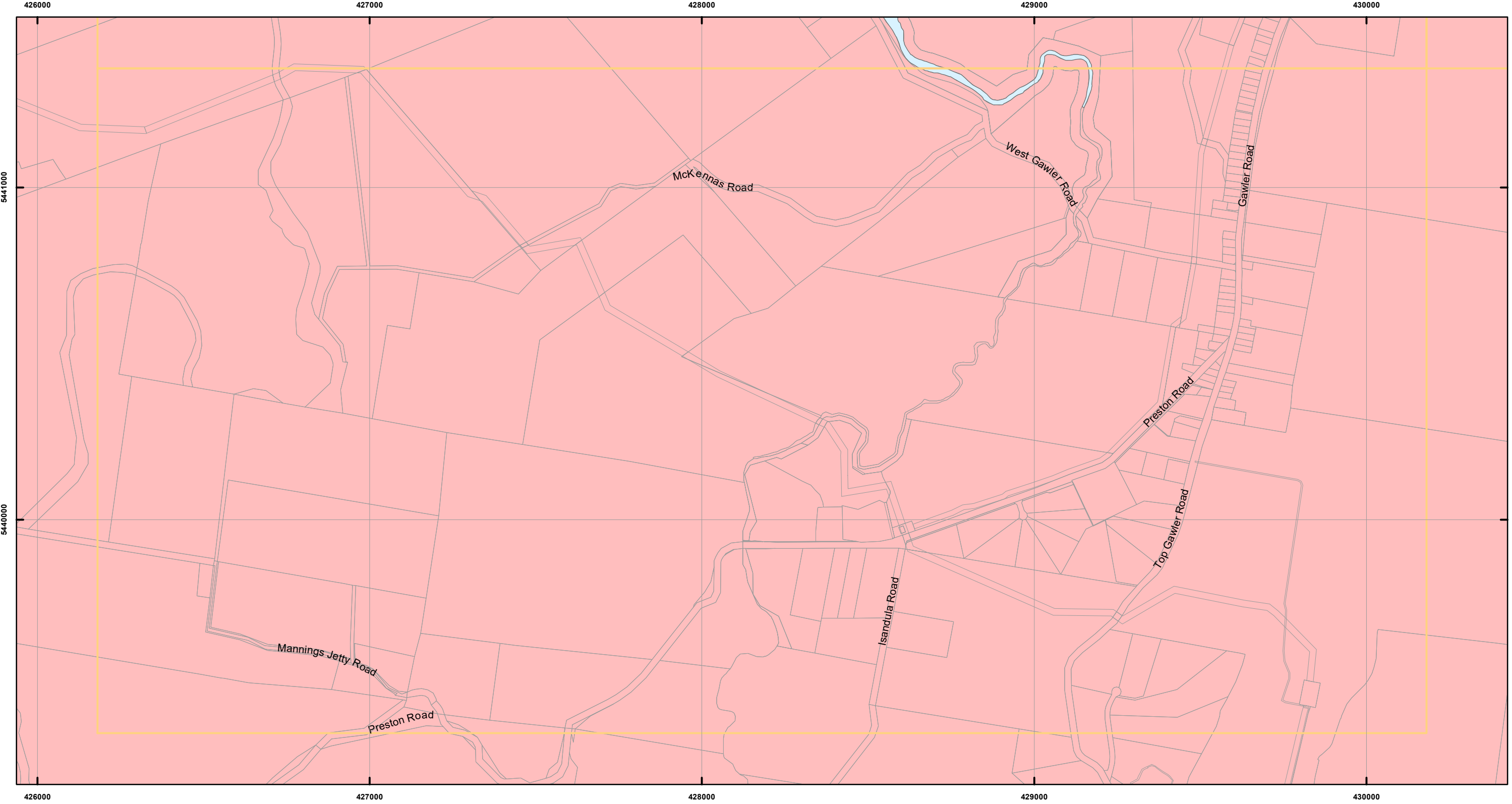
**Legend**

Parcels

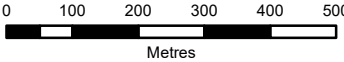
Bushfire-prone Area



# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



**Map 20 of 21**  
**Gawler**




Coordinate System: GDA 94 MGA Zone 55


Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

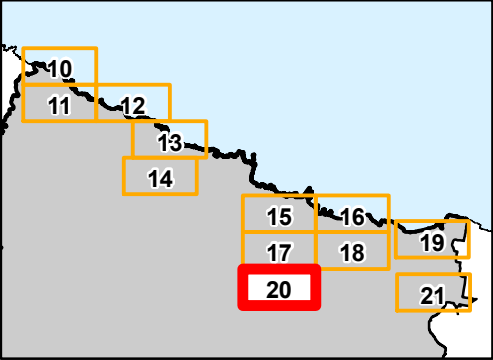
Print Date: 18/02/2020



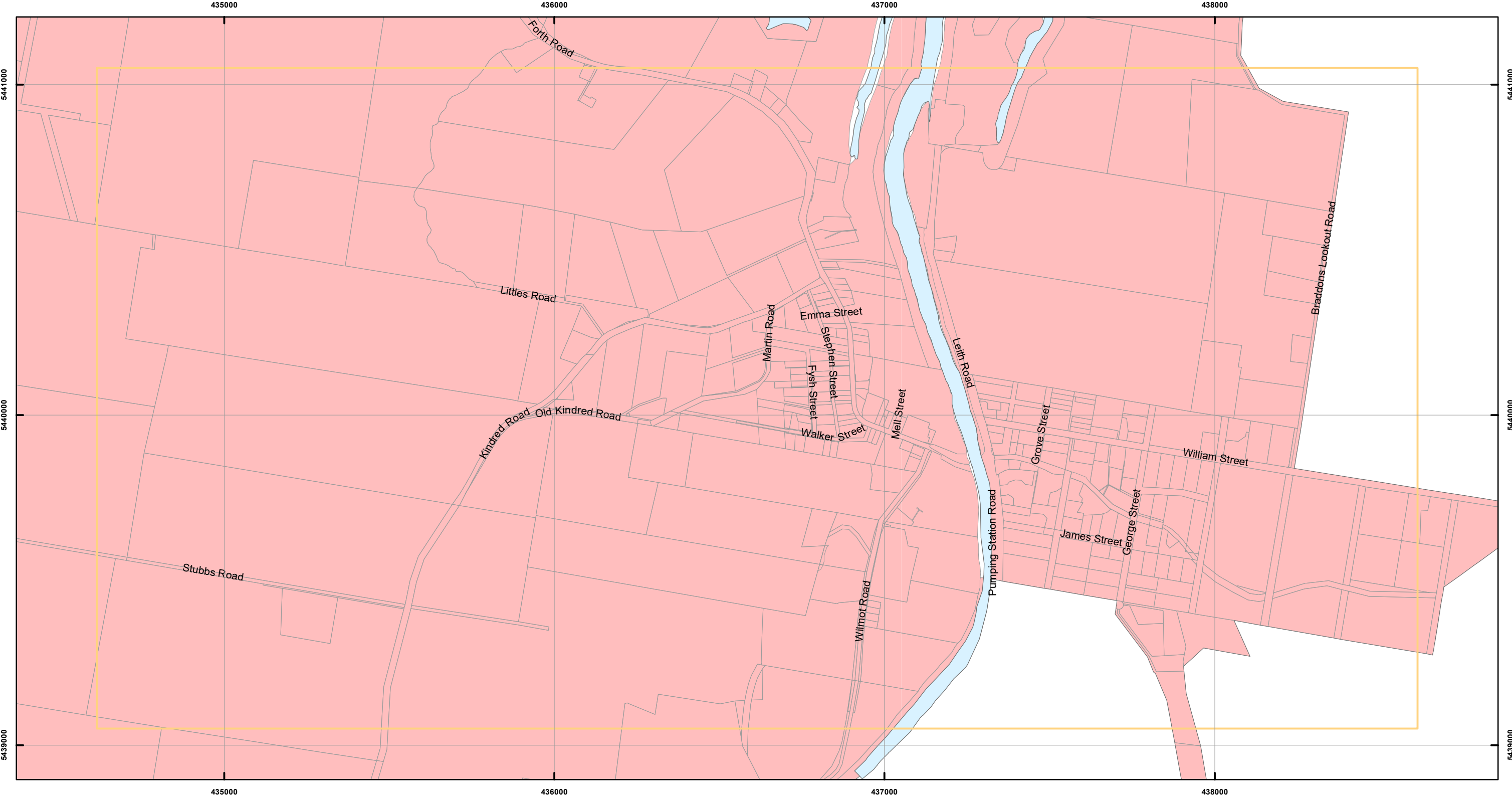
**Legend**

 Parcels

 Bushfire-prone Area

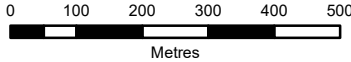


# Central Coast Interim Planning Scheme 2013 - Bushfire-prone Areas Overlay



Map 21 of 21

Forth



Coordinate System: GDA 94 MGA Zone 55

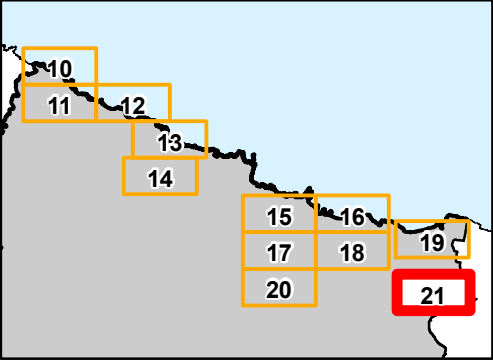
Overlay data from Central Coast Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 18/02/2020

**Legend**

Parcels

Bushfire-prone Area





INSTRUMENT OF CERTIFICATION

Draft Amendment PSA2020002

*Central Coast Interim Planning Scheme 2013*

Amend the Central Coast Interim Planning Scheme 2013 by inserting the Tasmania Fire Service Bushfire Prone Area Overlay maps that apply to the municipal area and are made applicable by the Bushfire Prone Areas Code E1.0.

DRAFT

-----

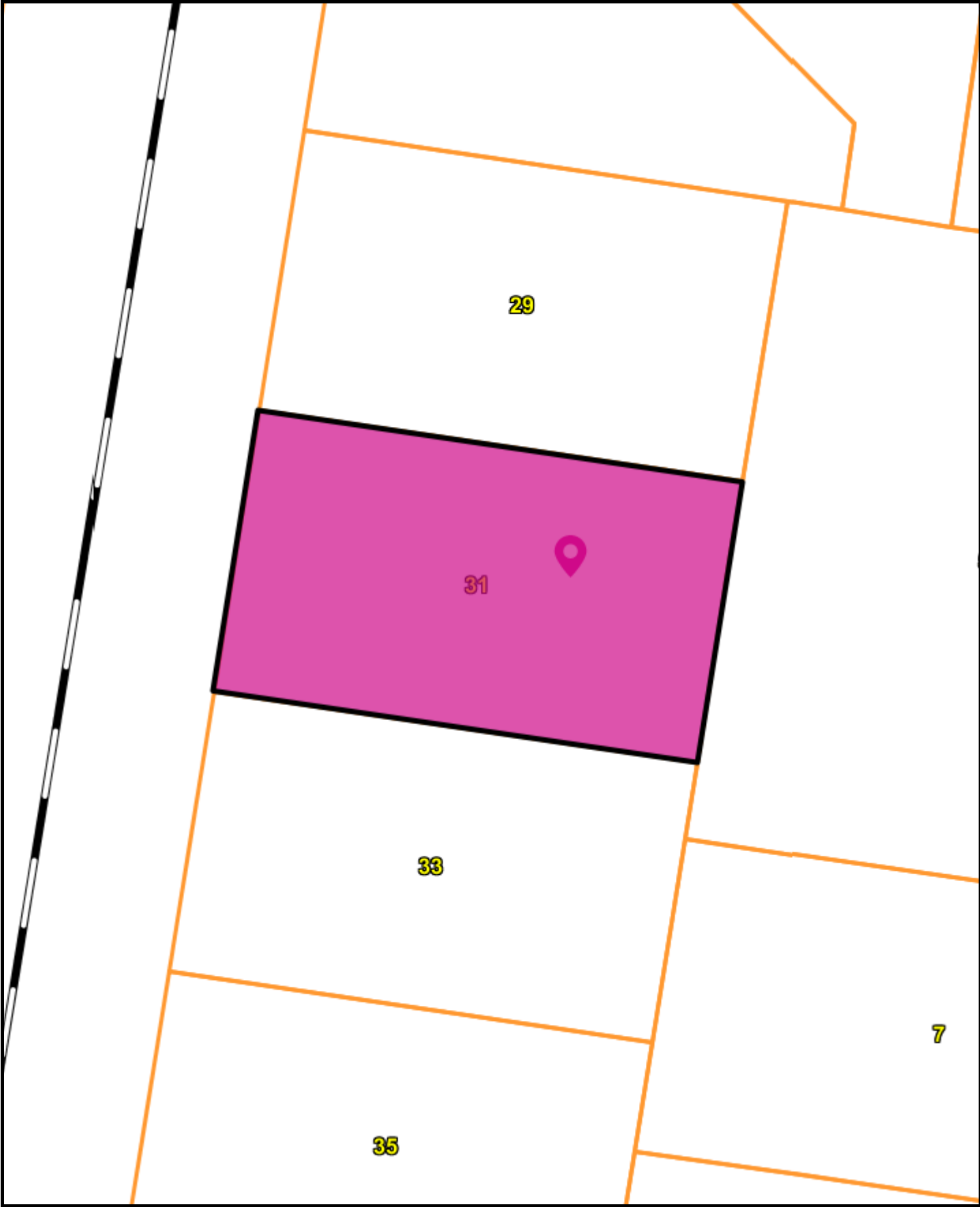
Sandra Ayton  
GENERAL MANAGER

-----

Seal of Central Coast Council

Date:

Annexure 1



10 m

CENTRAL COAST  
COUNCIL

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

Scale = 1 :  
325.080

N

Important

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

Disclaimer

This map is not a precise survey document

Disclaimer  
This map is not a precise survey document

All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.  
© The List 2017.  
© Central Coast Council 2017.

31 JOSEPHINE STREET,  
WEST ULVERSTONE  
DA2020025

# Annexure 2

## CENTRAL COAST COUNCIL

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)

www: [centralcoast.tas.gov.au](http://centralcoast.tas.gov.au)



CENTRAL COAST COUNCIL

### Land Use Planning and Approvals Act 1993

### Central Coast Interim Planning Scheme 2013

### PLANNING PERMIT APPLICATION

#### Office Use Only

Application No \_\_\_\_\_

Date Received \_\_\_\_\_

Zone \_\_\_\_\_

Fee \$ \_\_\_\_\_

Permitted ☐

Discretionary ☐

NPR ☐

#### Use or Development Site:

Site Address

31 JOSEPHINE ST

Certificate of  
Title Reference

WEST ULVERSTONE.

100236 / 7

Land Area

558

Heritage Listed Property

NO



#### Applicant/s

First Name

Middle  
Name

Surname or  
Company name

ANDREW SMITH  
ARCHITECTS

Mobile

0410034501

Postal Address:

PO BOX 369

Phone No:

PENGWIN TAS

7316

Email address:

asarchitects@bigpond.com



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

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

First  
Name

CHARLES / SHERYL

Middle  
Name

ANDREW / DAWN

Surname

THOMPSON

Phone No

Postal Address:

31 JOSEPHINE ST

WEST ULV.

**PERMIT APPLICATION INFORMATION**

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

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

Proposed Use

GARAGE ADDITION / RESIDENTIAL

Use Class

Office use only

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

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

GARAGE ADDITION, REFERRAL ENCLOSED

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

\$ 5,000 ..... Estimate/ Actual

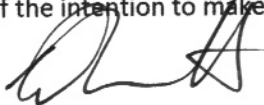
Total floor area of the development 37 .....m<sup>2</sup>

**Notification of Landowner**

**If land is NOT in the applicant's ownership**

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

Signature of Applicant



Date 6/2/20

**If the application involves land within a Strata Corporation**

I, \_\_\_\_\_ , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

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

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

General Managers Signature \_\_\_\_\_ Date \_\_\_\_\_

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

I, \_\_\_\_\_ the Minister


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

Minister (Signature) \_\_\_\_\_ Date \_\_\_\_\_

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

**Applicants Declaration**

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

Signature of Applicant/s  Date 6/2/20

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

## SEARCH OF TORRENS TITLE

VOLUME 100236	FOLIO 7
EDITION 3	DATE OF ISSUE 05-Feb-2018

SEARCH DATE : 05-Feb-2020

SEARCH TIME : 09.27 AM

DESCRIPTION OF LAND

Town of ULVERSTONE

Lot 7 on Sealed Plan 100236

Derivation : Whole of Lots 1 & 3 (Sec JJ) & part of Lots 2 & 4  
(Sec JJ) Gtd to A Hutton, part of Lot 1 (Sec KK) Gtd to M  
Knight, part of Lot 2 (Sec KK) Gtd to C R Jones and part of  
Lot 3 (Sec KK) Gtd to F Middleton  
Prior CT 3585/95

SCHEDULE 1

M666483 TRANSFER to CHARLES ANDREW THOMPSON and SHERYL DAWN  
THOMPSON Registered 05-Feb-2018 at 12.02 PM

SCHEDULE 2

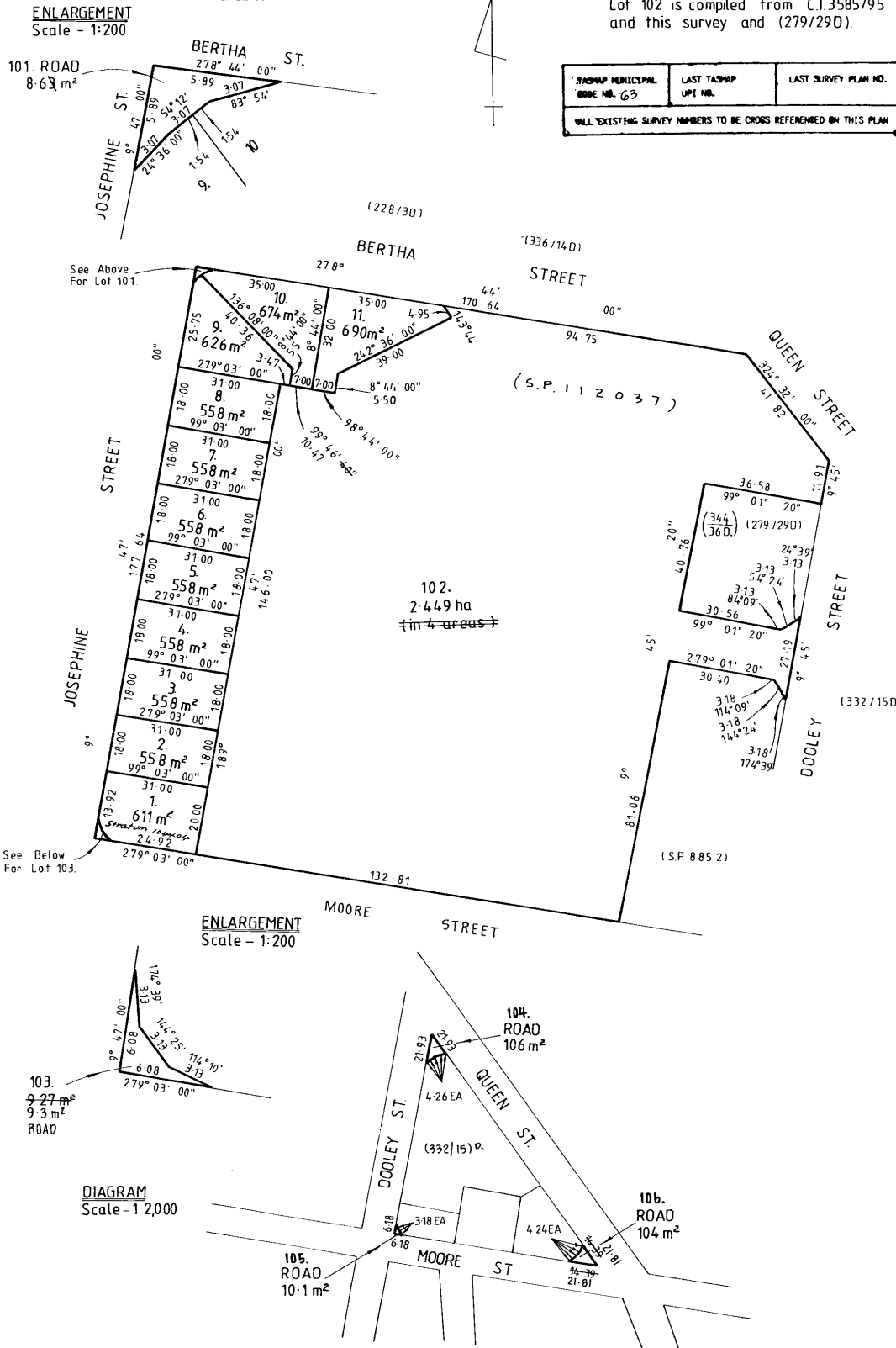
Reservations and conditions in the Crown Grant if any  
SP100236 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: ULVERSTONE BUILDING CENTRE P/L & DE JONG AND SONS CONSTRUCTIONS P/L	<b>PLAN OF SURVEY</b> by Surveyor: K.R. MICHELL of land situated in the K.R. MICHELL & ASSOC. P/L 64 BEST ST. DEVONPORT 7310.	REGISTERED NUMBER <b>SP100236</b>
Title Reference: C.T. 3585/95 1A. 38.31p. 3. 24.18.38p. 2. 1A. 38.15p. 2A. 18.37p.	TOWN OF ULVERSTONE	Approved Effective from: 16 DEC 1992 <i>[Signature]</i> Recorder of Titles
Grantee: WHOLE OF LOTS 1 & 2 & PART OF LOTS 3 & 4 SEC. JJ. GTO. TO: ALEXANDER HUTTON, PT. LOT 1, SEC. KK. GTO. TO: MICHAEL KNIGHT, PT. LOT 2, SEC. KK. GTO. TO: CLYDE ROGER JONES, PT. LOT 3, SEC. KK. GTO. TO: FREDERICK MIDDLETON	SCALE 1: 1000 MEASUREMENTS IN METRES	

Lot 102 is compiled from C.T.3585/95 and this survey and (279/290).



SURVEY NOTES

By Surveyor K.R. Michell

TOWN OF ULVERSTONE

Whole of Lots 1 &amp; 2, and part of Lots 3 &amp; 4, Sec. JJ

Gtd. to: Alexander Hutton

Part of Lot 1, Sec. KK, Gtd. to: Michael Knight

Part of Lot 2, Sec. KK, Gtd. to: Clyde Roger Jones

Part of Lot 3, Sec. KK, Gtd. to: Frederick Middleton

Owners: Ulverstone Building Centre Pty. Ltd. &amp;

De Jong and Sons Constructions Pty. Ltd.

C.T. 3585/95

Survey Commenced - 24 - 2 - '92

Survey Completed - 25 - 2 - '92

Error of Close +

NOTE: All corners are marked by CP's unless shown otherwise.

NOTE: All boundaries are open unless shown otherwise.

SURVEY CERTIFICATEI, Kenneth Raymond Michell of Devonport in Tasmania, a registered surveyor,  
HEREBY CERTIFY that:

- (a) this survey is based upon the best evidence that the nature of the case admits;
- (b) the survey notes have been truly compiled from surveys made by me or under my supervision; and
- (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.



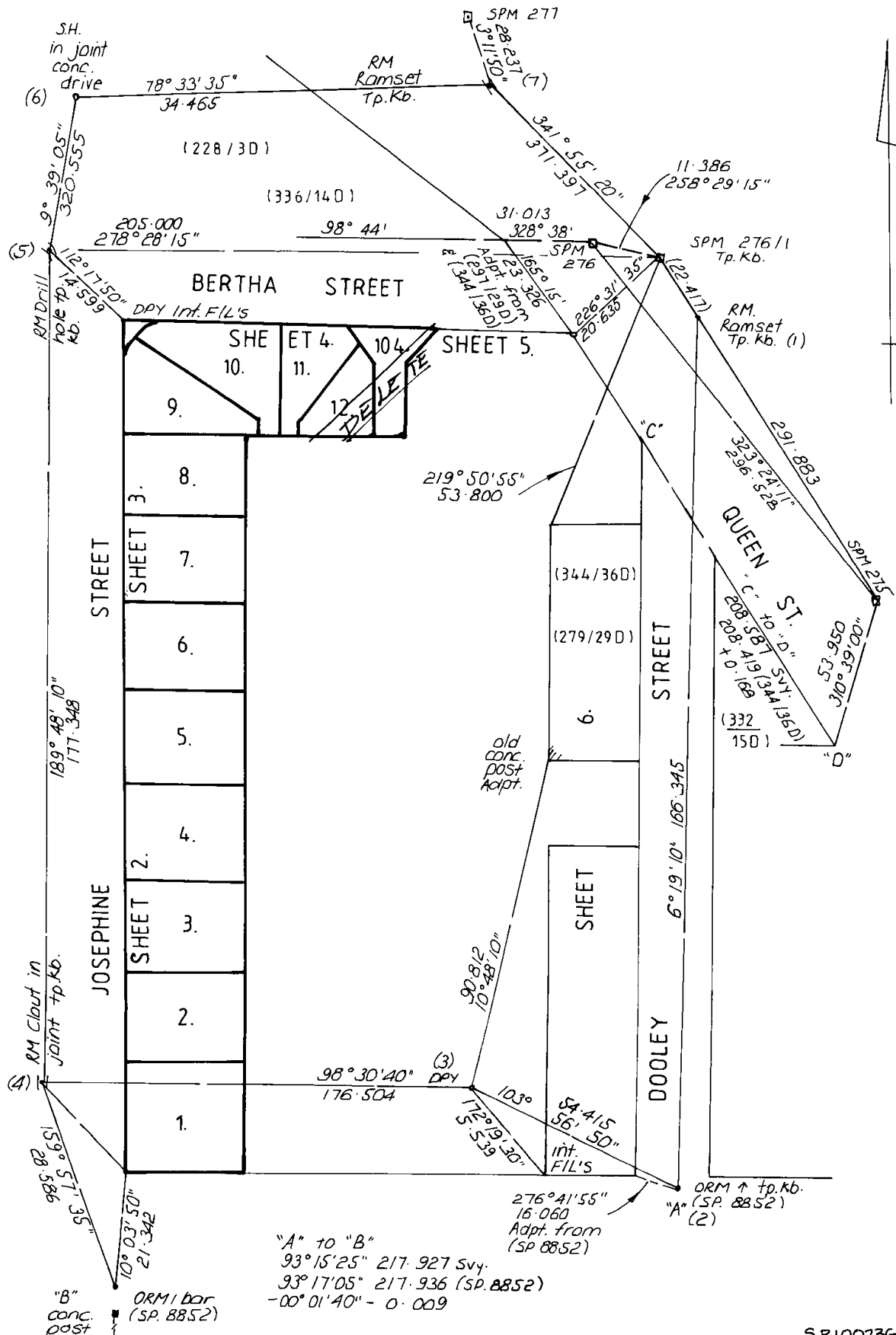
SIGNATURE

DATE 23 - 4 - 92

AMENDMENTS MADE BY PHONE 10. 6. 92

S.P.100236

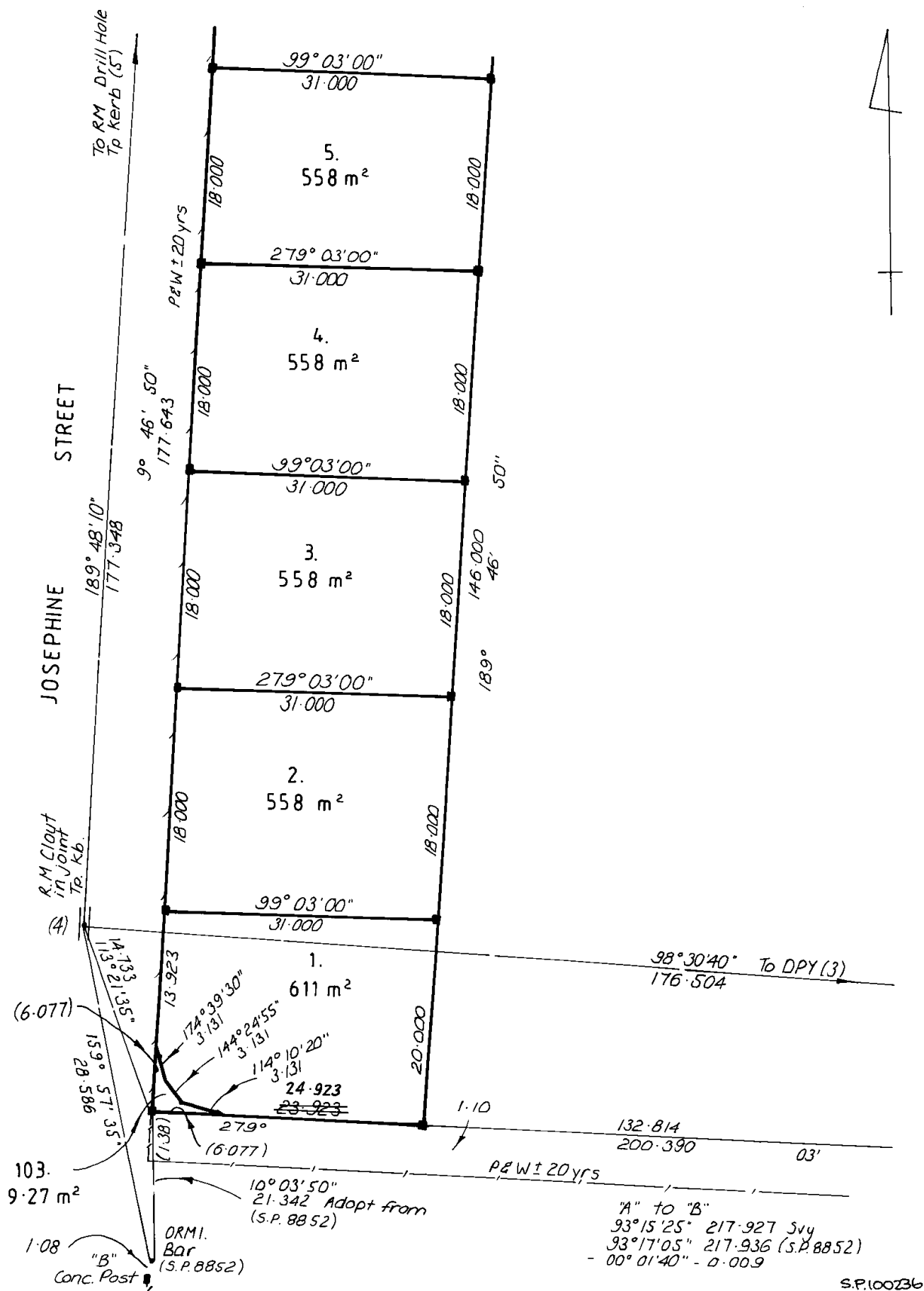




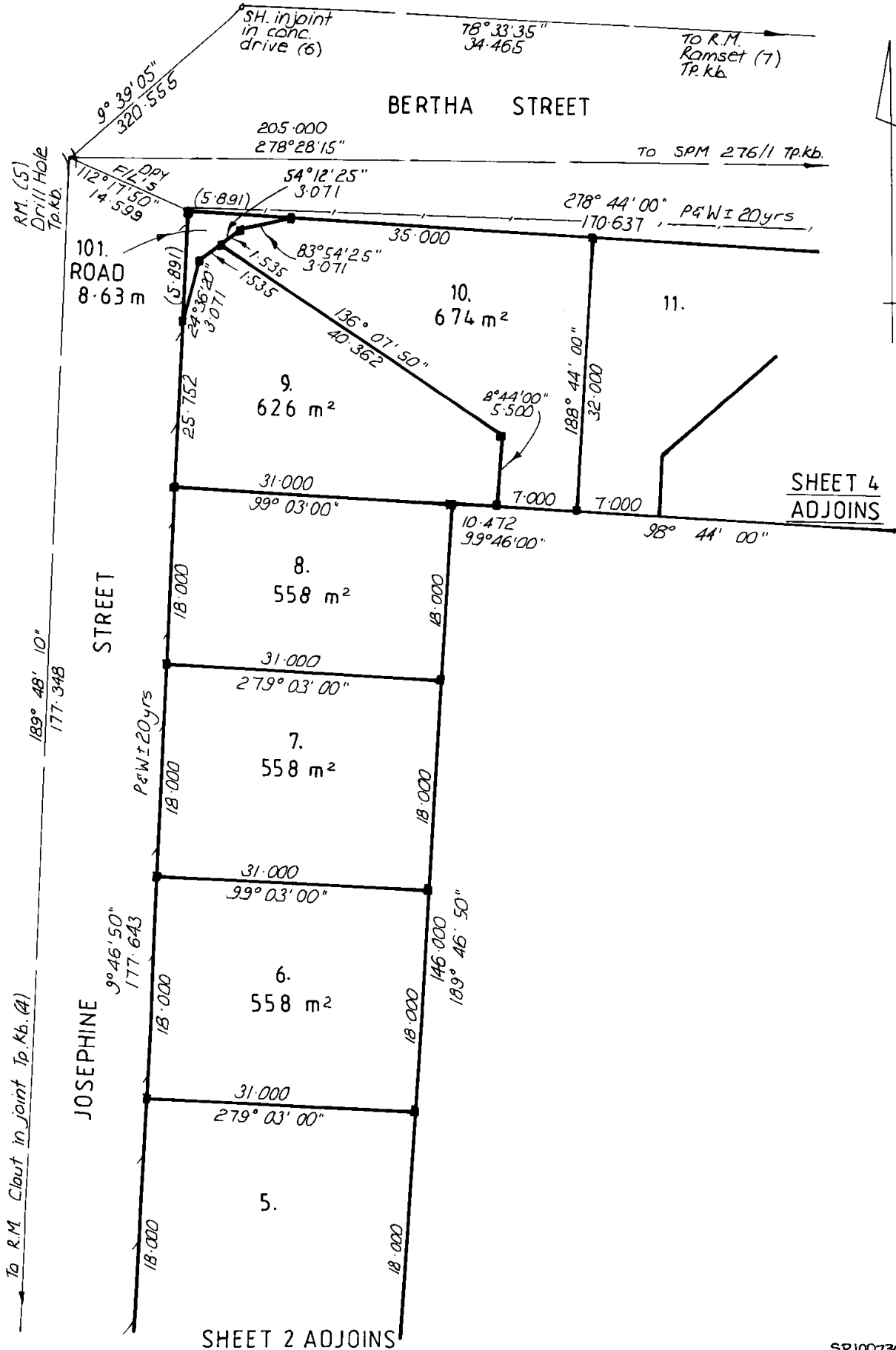
S.P.100236

SHEET 3 ADJOINS

SHEET 2

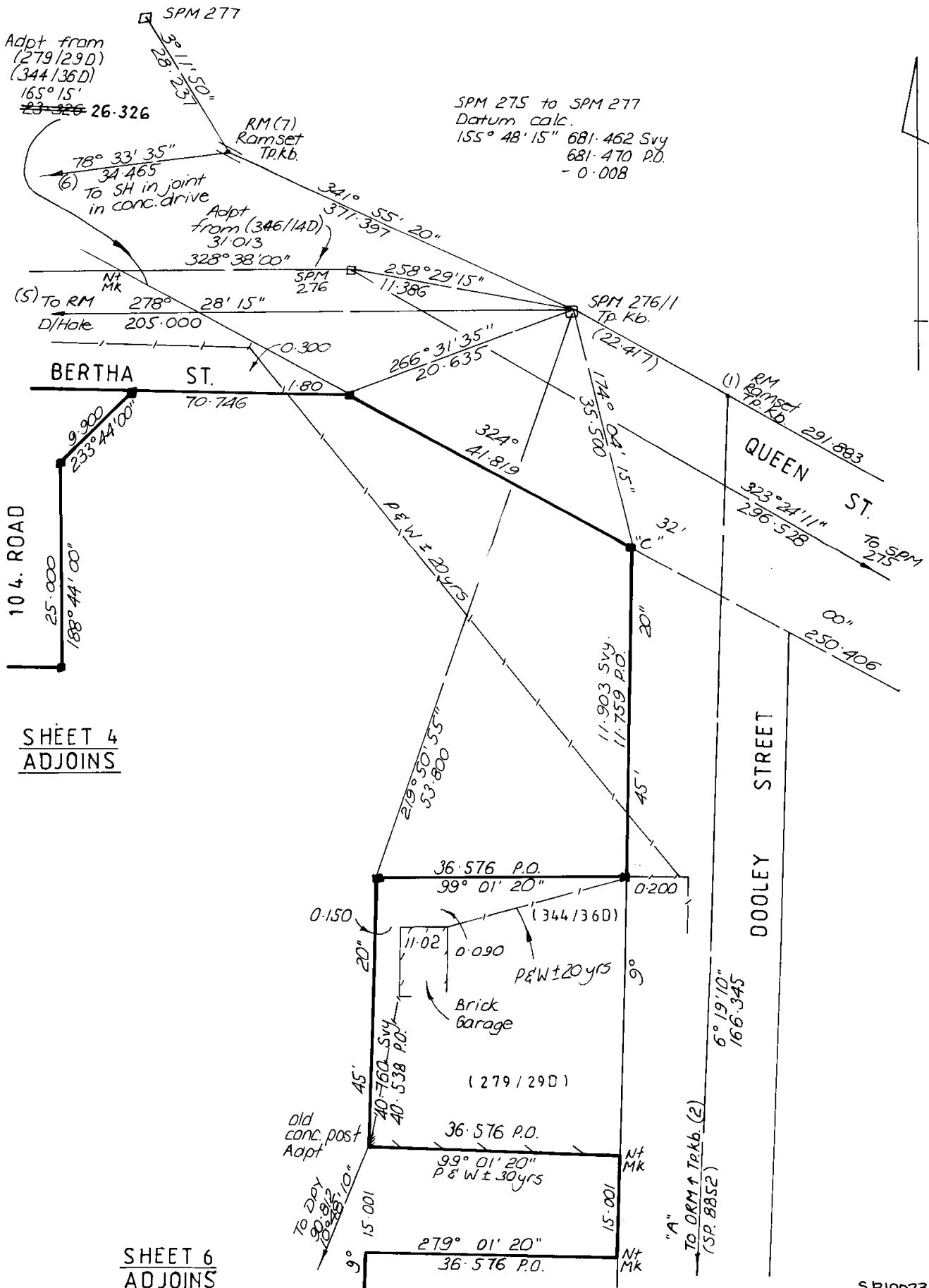


SHEET 3



SP100236

SHEET 5

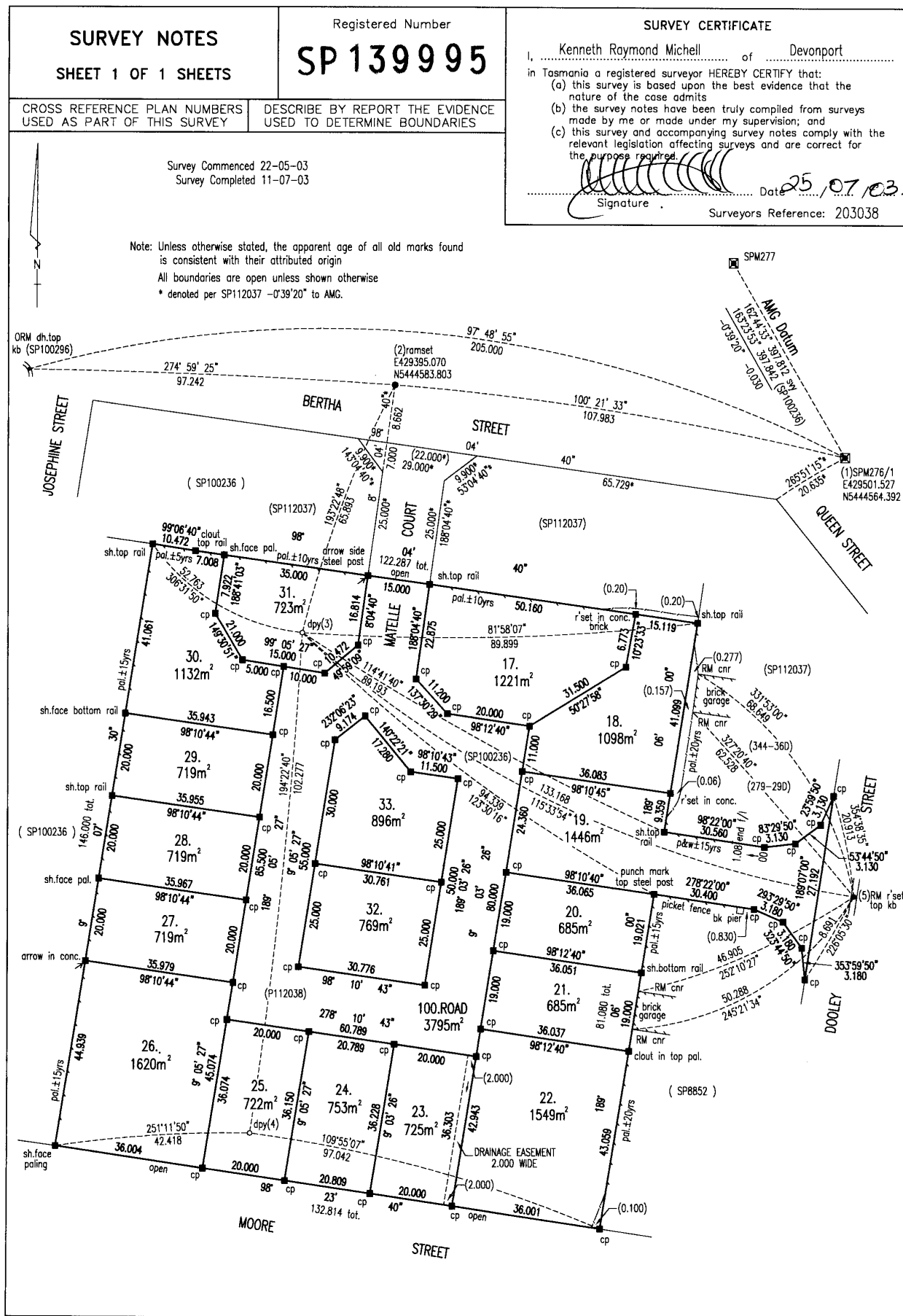


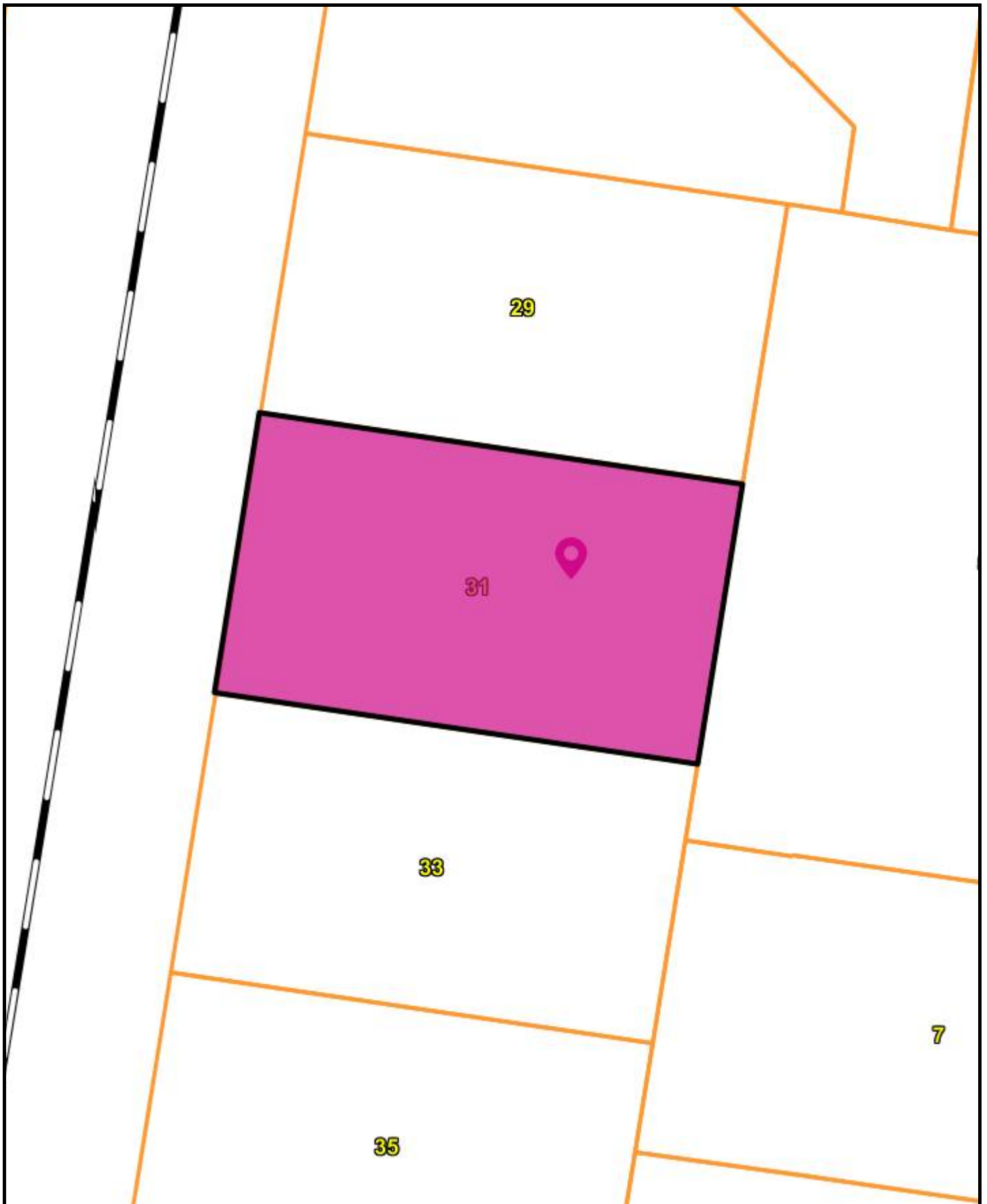
SHEET 4  
ADJOINS

SHEET 6  
ADJOINS

S.P.100236







10 m



**CENTRAL COAST  
COUNCIL**

Central Coast Council  
19 King Edward St  
Ulverston  
TAS 7315  
Telephone 03 6425 8000  
Facsimile 03 6425 224  
edmin@centralcoast.tas.gov.au

**Important**

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**31 JOSEPHINE STREET,  
WEST ULVERSTONE  
DA2020025**

Scale = 1 :  
325.080



13-Feb-2020



Our Ref: 00717

Thursday, 6 February 2020

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



andrew smith  
architects

ABN 71 114 598 506

### **GARAGE ADDITION – SHADOW STUDY – 31 JOSEPHINE ST, WEST ULVERSTONE**

Please find attached development application documentation for the Garage addition to the existing dwelling at the above property, together with existing exempt structures and shadow studies.

The site is defined by title reference 100236 / 7, copy enclosed.

The site has an area of 558 sqm.



The existing dwelling is located centrally on the lot, with small scale garden shed structures located in the rear yard area.

The garden sheds follow the common theme of the area with sheds located close to the rear boundaries of the lots.

The site is within zone 10.0, General Residential, of the Central Coast Council Interim Planning Scheme.

The proposed garage addition is located in the south east corner of the lot.

This prefabricated garage structure is nominally 6m square, having an eaves height of 3.4m, and a ridge apex of 4.2m.

CC2762M

STUDIO  
78 Whitehills Rd  
Penguin  
TAS 7316

P.O. Box 369  
Penguin  
TAS 7316

0410 034 501







The garage structure follows the local theme of sheds located along the rear boundaries of the lots.

The proposed garage is located within the 4m rear setback zone, which forms a discretion to the current planning scheme.

We have measured the existing garden sheds, and their height (max 2.2m to ridge) renders these exempt from the building envelope requirements of the current scheme.

In addition, the garden shed structures comply with the wall length provision of the scheme for walls within 1.5m of a side boundary.

#### Zone 10 – General Residential

*Residential use is permitted in this zone, and the garage addition is a permitted use.*

#### *10.4.2 Setbacks and building envelope for all dwellings*

*Objective:*

*To control the siting and scale of dwellings to:*

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and*
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and*
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and*
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.*



#### 10.4.2 A3

A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:

(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:

(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and

(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and

(b) only have a setback within 1.5 m of a side boundary if the dwelling:

(i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or

(ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).

The clause provides a clear exemption for the outbuildings with a height below 2.4m.

The garage addition is located within the rear boundary setback, and in this area is outside of the building envelope provisions of A3, requiring compliance with the performance criteria of clause 10.4.2 P3.

#### 10.4.2 P3

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or

(ii) overshadowing the private open space of a dwelling on an adjoining lot; or

(iii) overshadowing of an adjoining vacant lot; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

The site location and elevation details were entered into Archicad 23, professional BIM software and the site and surrounding structures have been modelled in 3D.

Shadow studies confirm the garage addition contributes only a minor additional shadow to those cast by the existing structures and 1.8 to 1.9m high fences.

(a) (i), (ii) & (iii) The garage addition as evident by the shadow studies, does not shade any northern wall of an adjacent dwelling or private open space and only casts a small shadow onto a south western corner of the lower storey of the adjacent dwelling to the east just prior to sunset on June 21<sup>st</sup>.

From this the proposal clearly does not unreasonably reduce the amenity of the adjacent lots, dwellings or their main private open spaces.

(a) (iv) The 37sqm garage addition is within the permitted building envelope when viewed from the east and west of the site, and its form is typical and has scale is smaller than adjacent similar structures.



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The adjacent lot to the east has a garage / shed structure of 53sqm +/- (144% of the proposed) and has a similar height.

The adjacent lot to the south has a garage / shed structure of 57sqm +/- (153% of the proposed), and is located inside the rear boundary setback.

The garage addition when viewed from the south follows the same arrangement of outbuilding positions and scale as their own lot.

The garage addition when viewed from the north is at the far southern boundary and has little impact to properties to the north.

(b) The garage addition provides and maintains separation between the dwellings on adjoining lots and is compatible with that prevailing arrangement of outbuildings in the surrounding area.

The size and height of the garage addition is compatible with the outbuildings on surrounding lots.

The proposal meets or exceeds the performance criteria of this clause.

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

Please call if you require any further information.

Yours faithfully



Andrew Smith B. Env Design, B. ARCH., FRAIA  
Registered Architect  
Managing Director  
Email: [asarchitects@bigpond.com](mailto:asarchitects@bigpond.com)



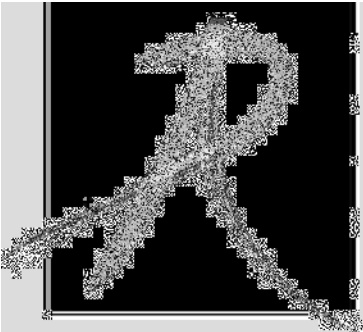
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DA.02 SITE PLAN	NOTATION	10/2/...	1:200
DA.03 ELEVATIONS	EAST SOUTH	6/2/2... 6/2/2...	1:100 1:100
DA.04 ELEVATIONS	NORTH WEST	6/2/2... 6/2/2...	1:100 1:100
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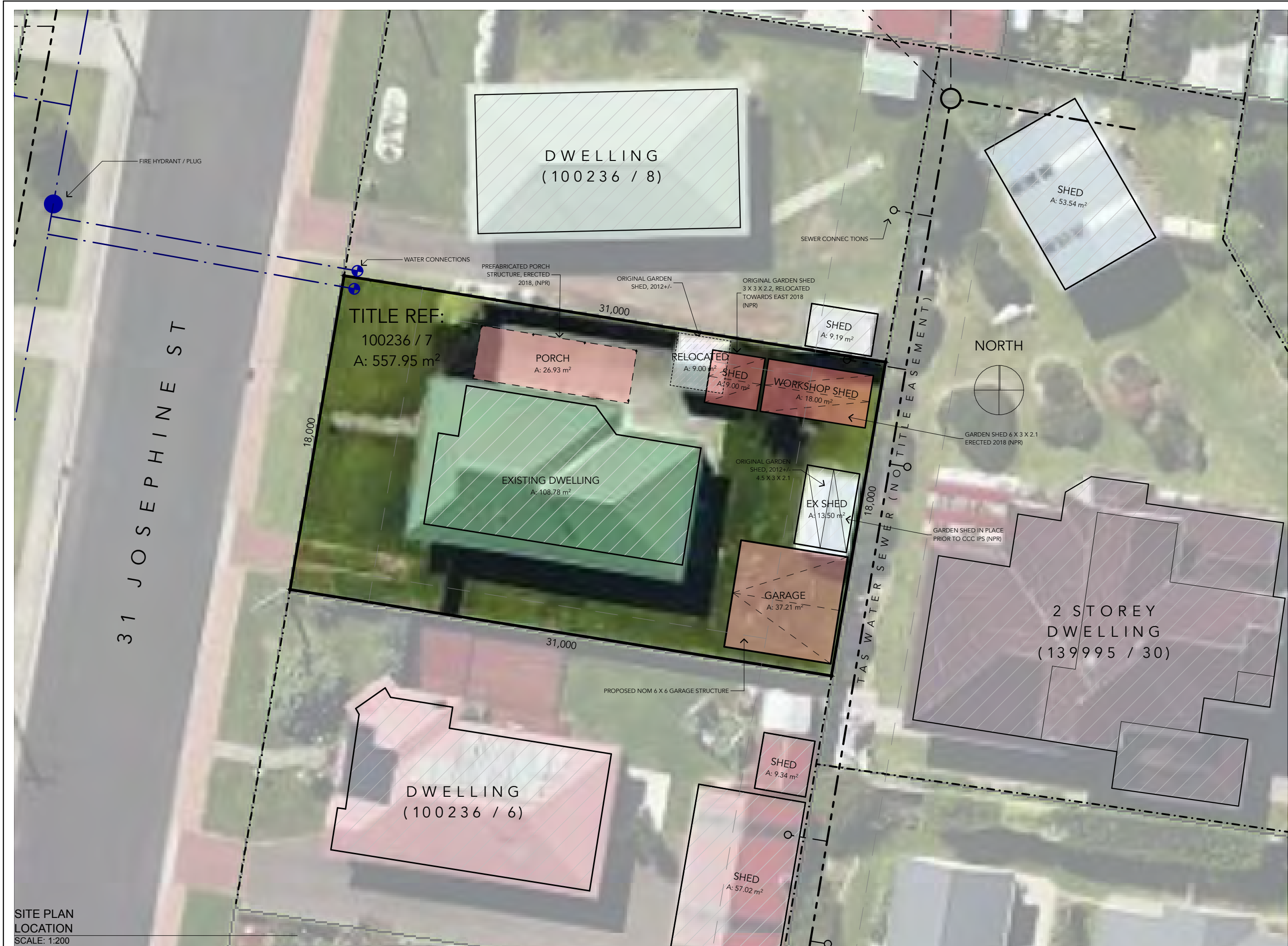
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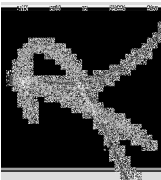
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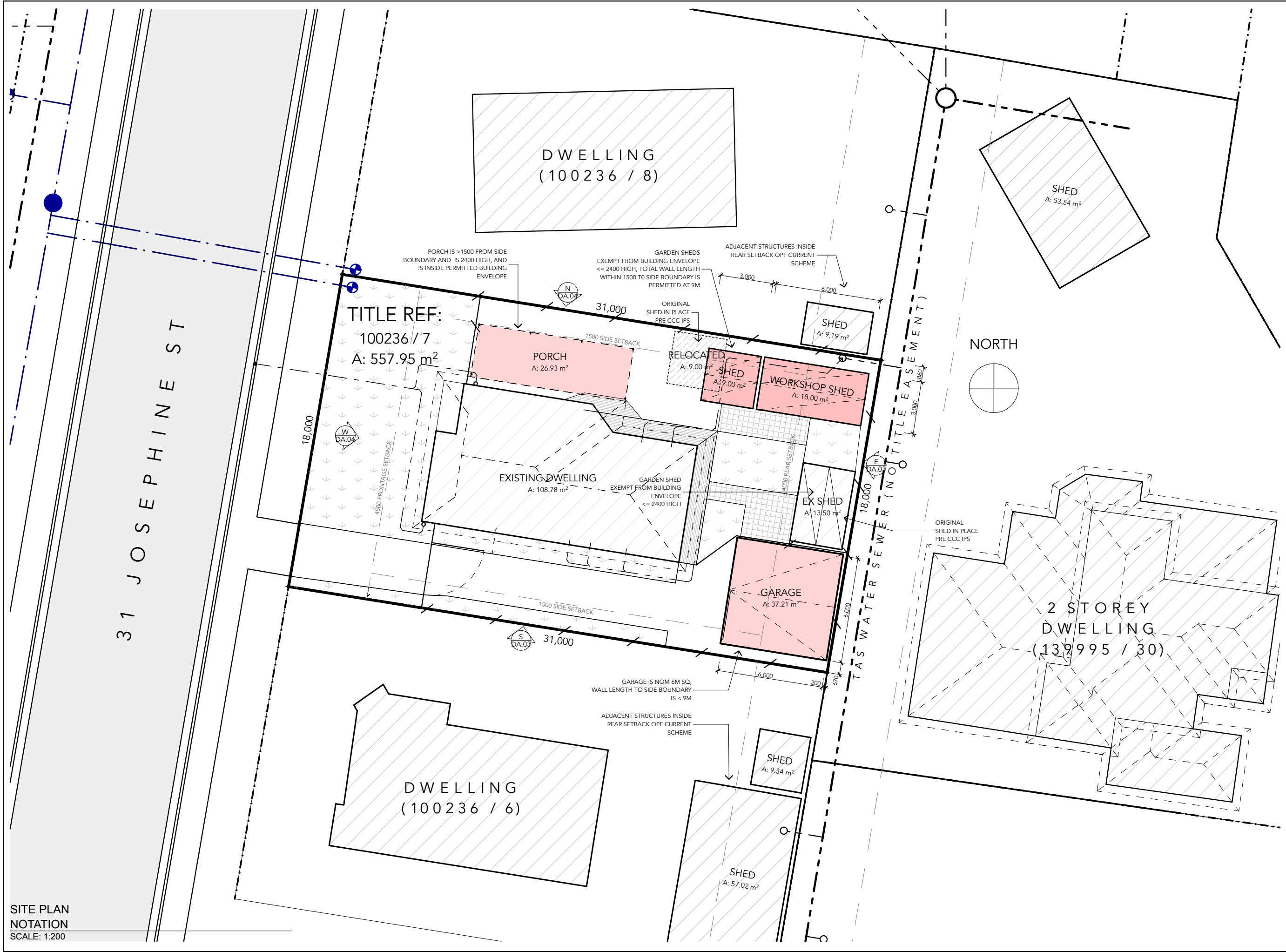
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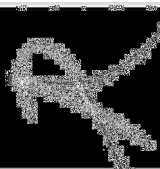
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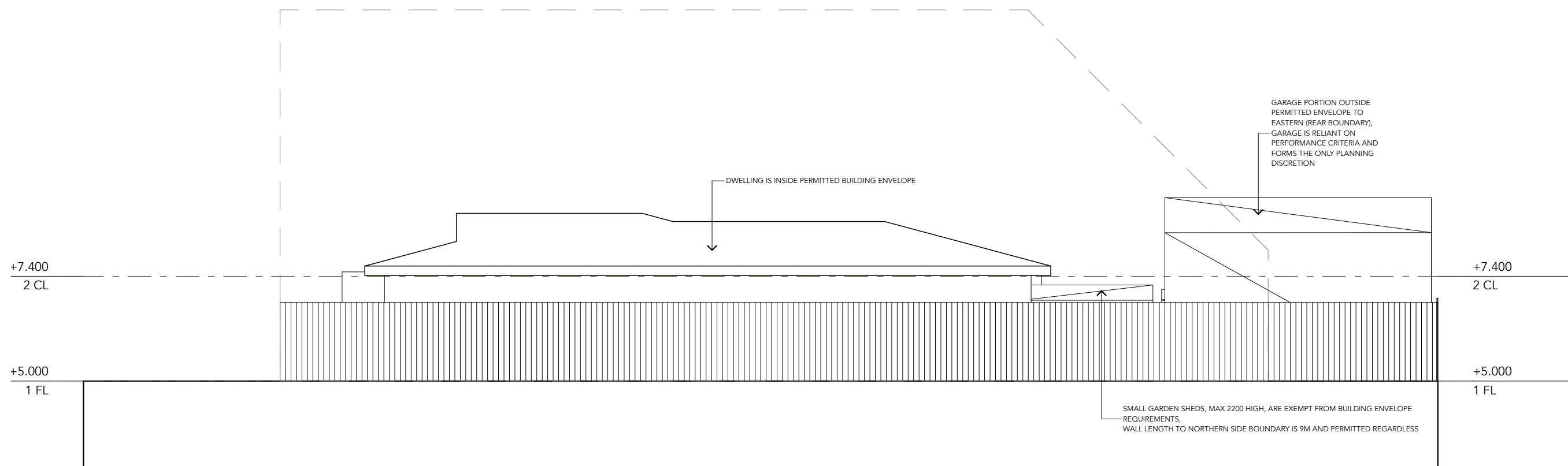
	<b>andrew smith</b> <b>architects</b> CC2762M STUDIO, 78 WHITEHILLS RD, PENGUIN T/F: 03 64370913 M: 041 0024501 E: <a href="mailto:sarchitects@bigpond.com">sarchitects@bigpond.com</a>		GARAGE ADDITION - SHADOW STUDY C.A. & S.D. THOMPSON 31 JOSEPHINE ST WEST ULVERSTONE	SITE PLAN LOCATION STATUS: DEVELOPMENT APPLICATION	DO NOT SCALE IF IN DOUBT ASK SITE CHECK DIMENSIONS REPORT DISCREPANCIES REPORT OMISSIONS COPYRIGHT 10/2/20 3D IMAGES ARE ARTISTIC IMPRESSIONS ONLY	Project No: <b>00717</b> Drawing No: <b>DA.01 B</b>
			SCALE: 1:200 DRAWN: ACS DATE: 10.02.20			





SITE PLAN  
NOTATION  
SCALE: 1:200

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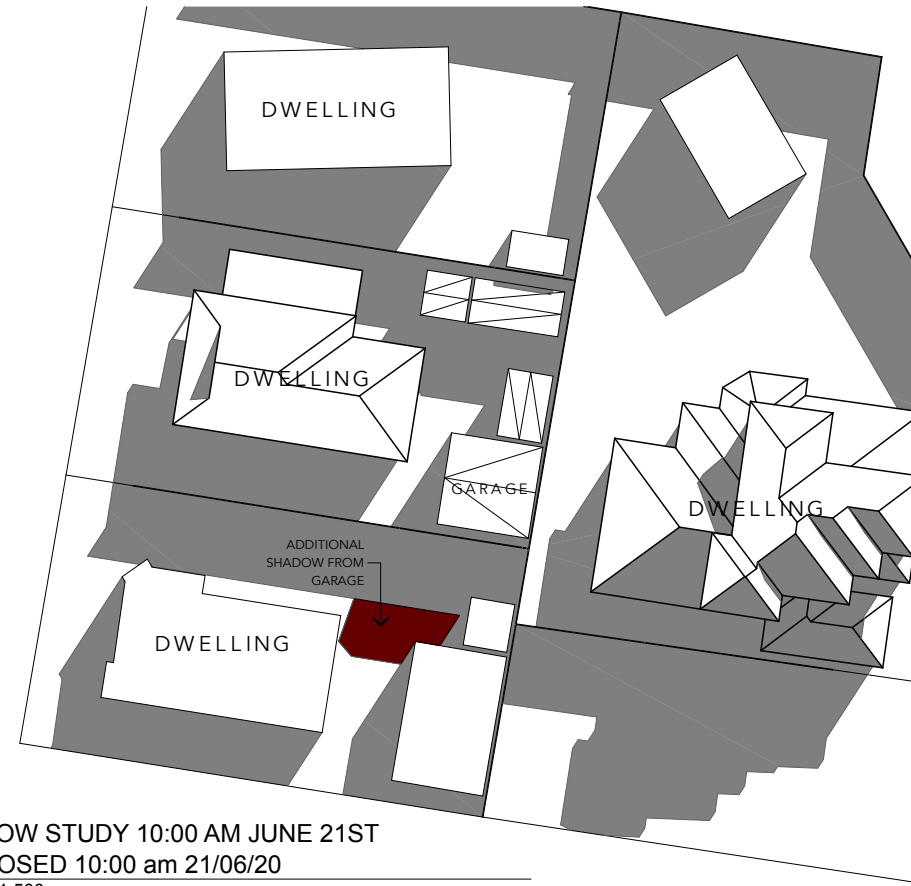




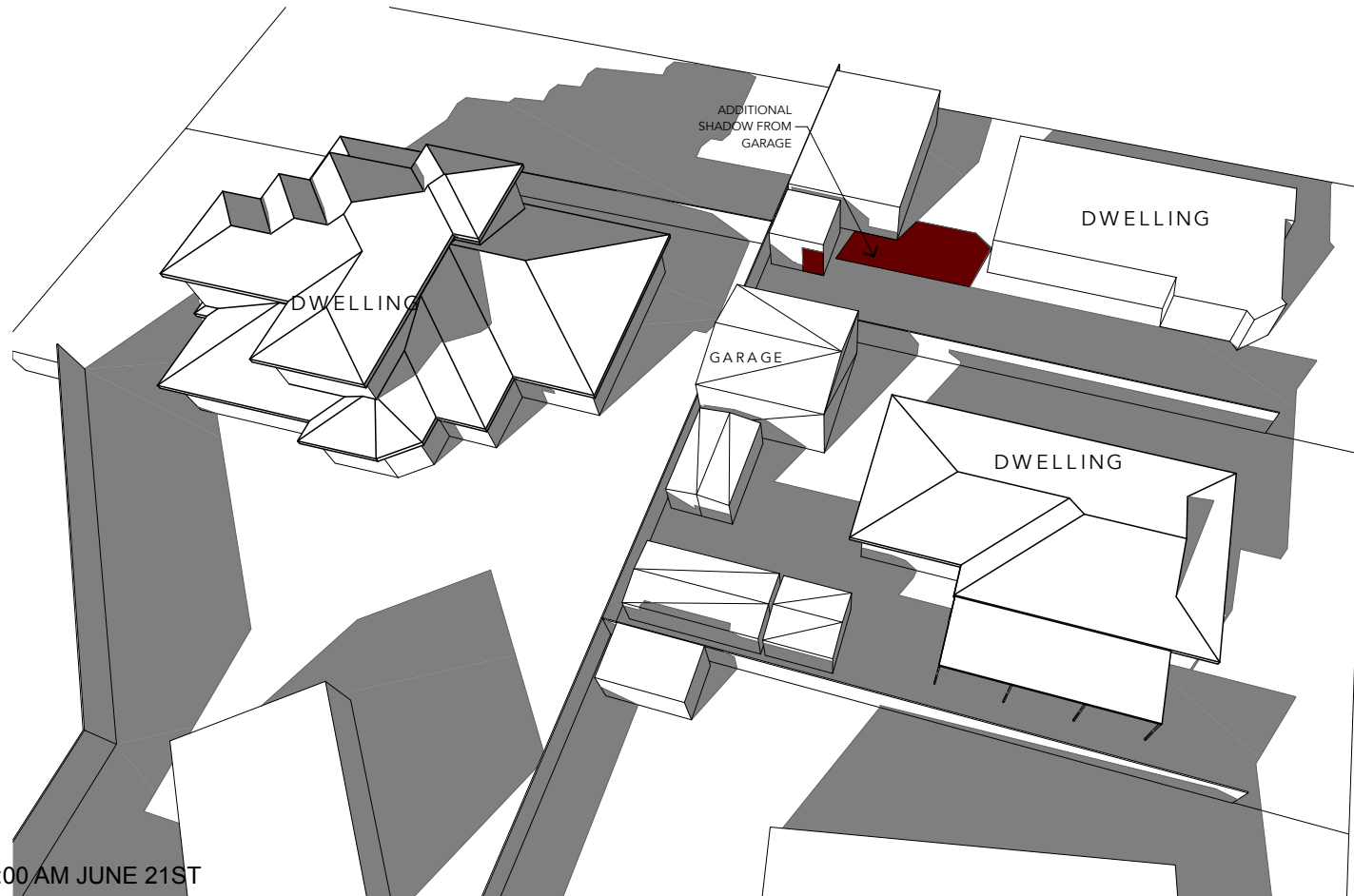




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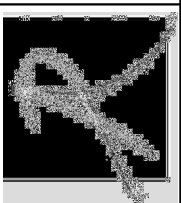
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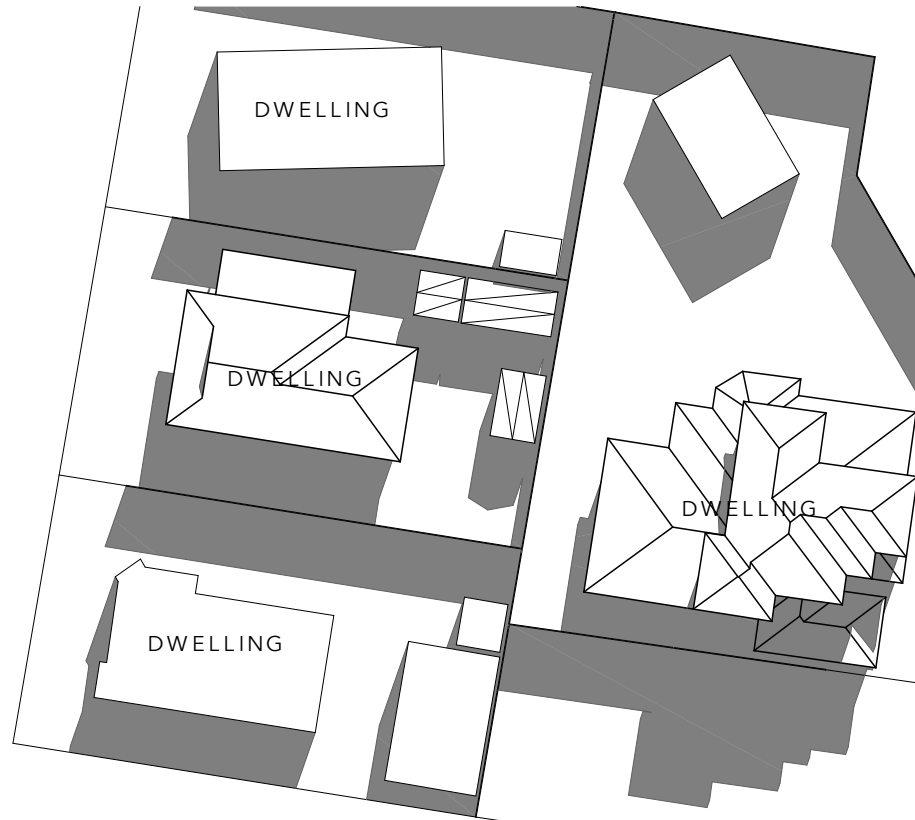
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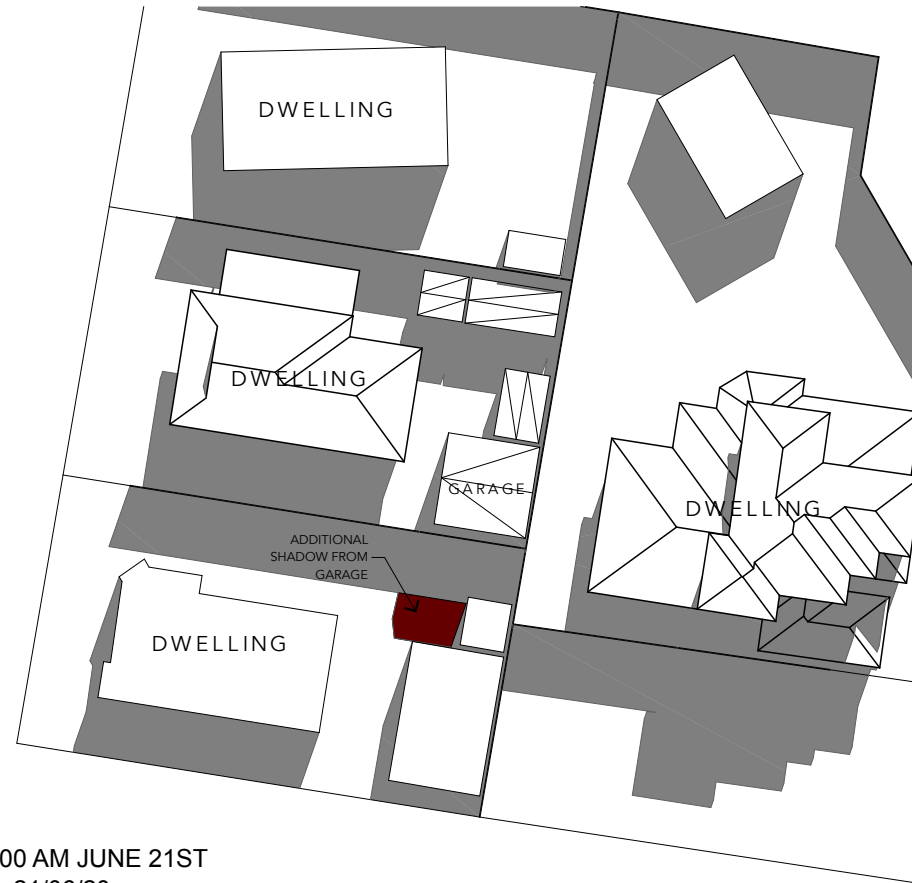


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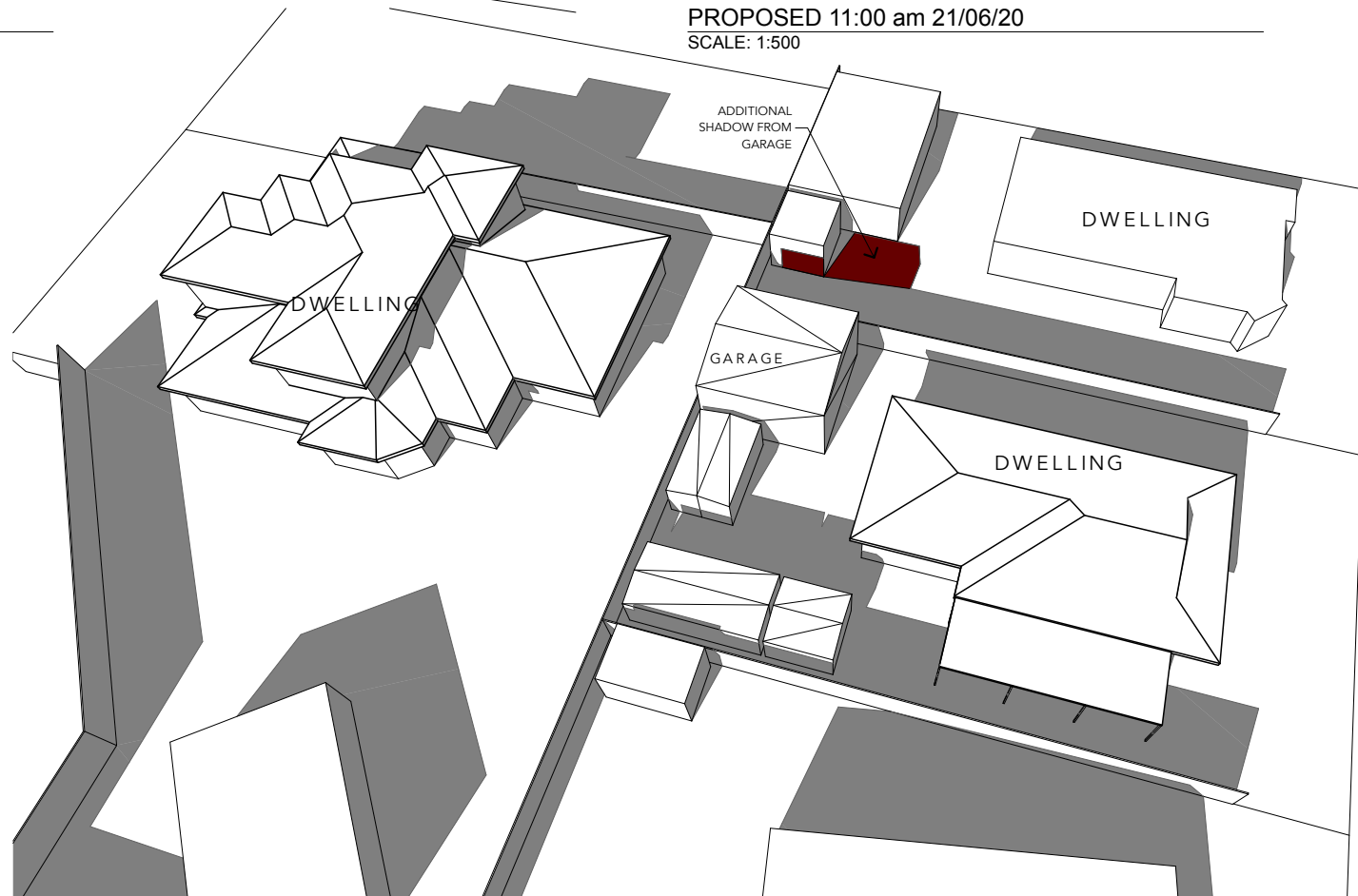




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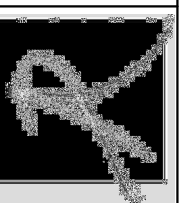
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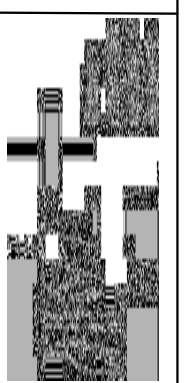
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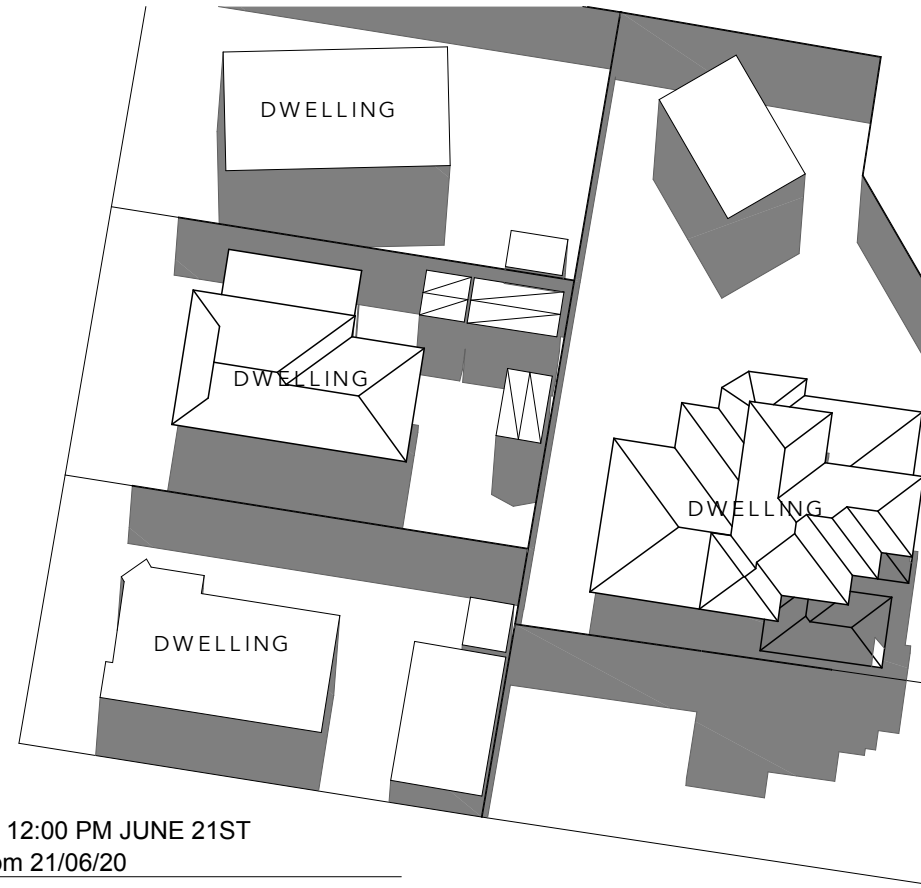
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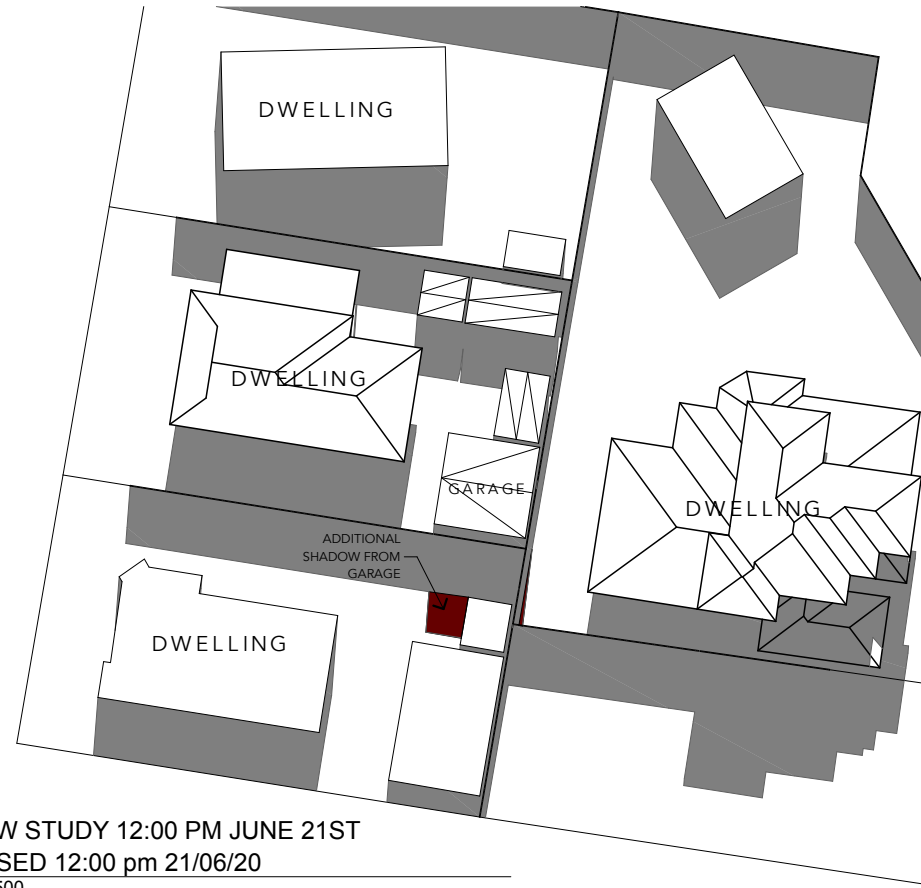


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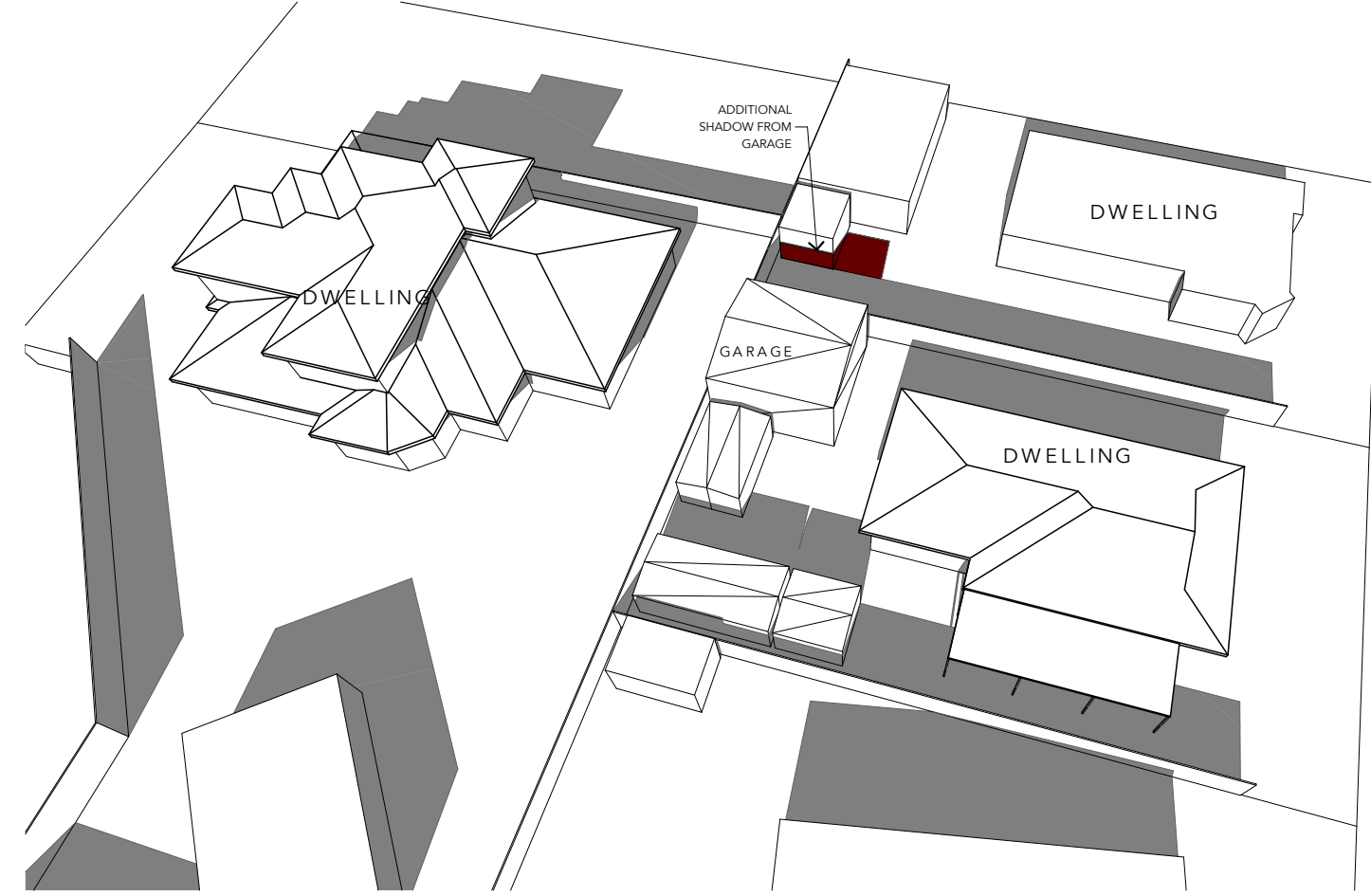




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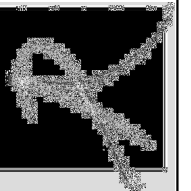
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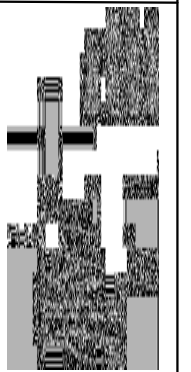
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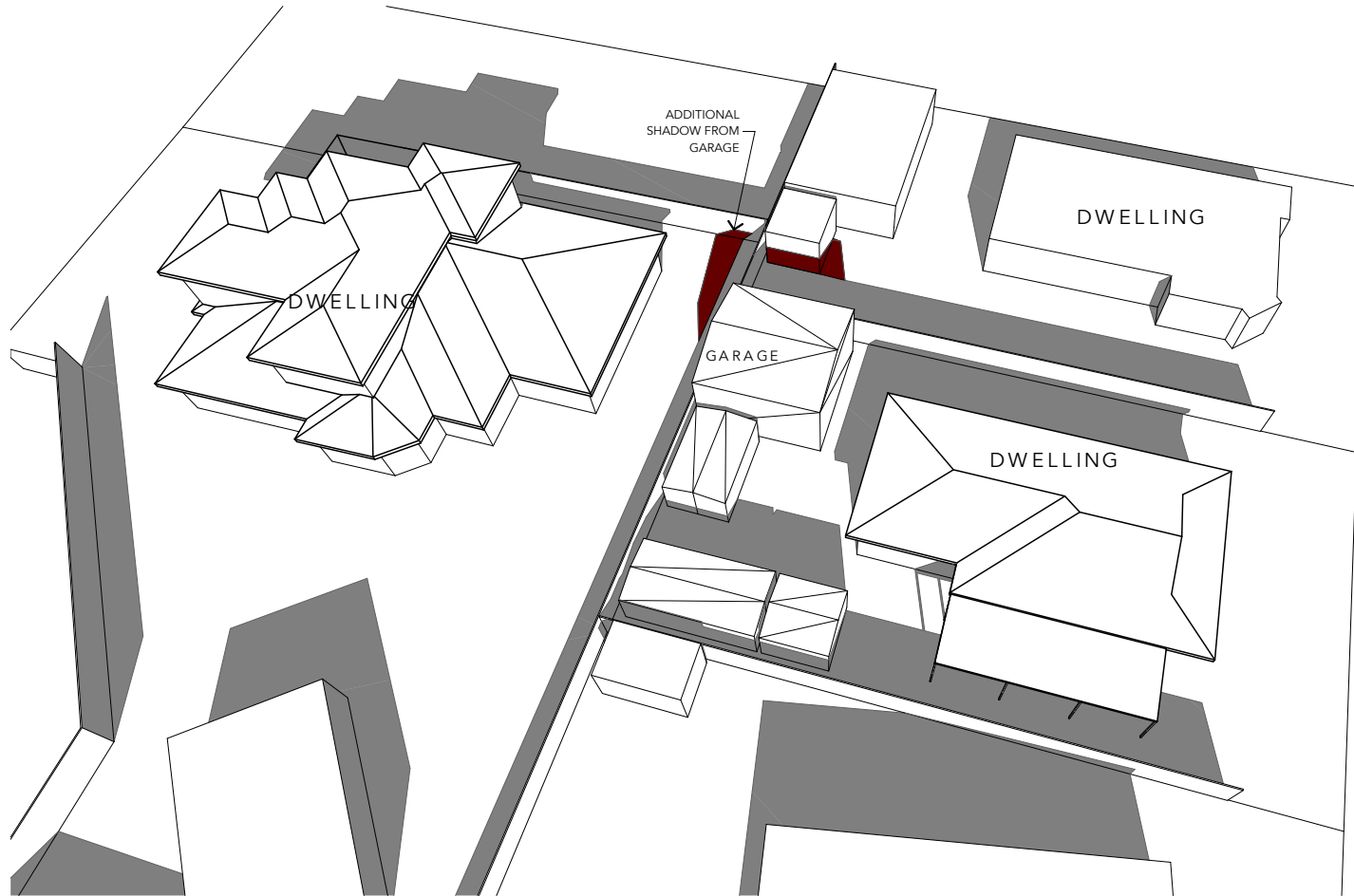




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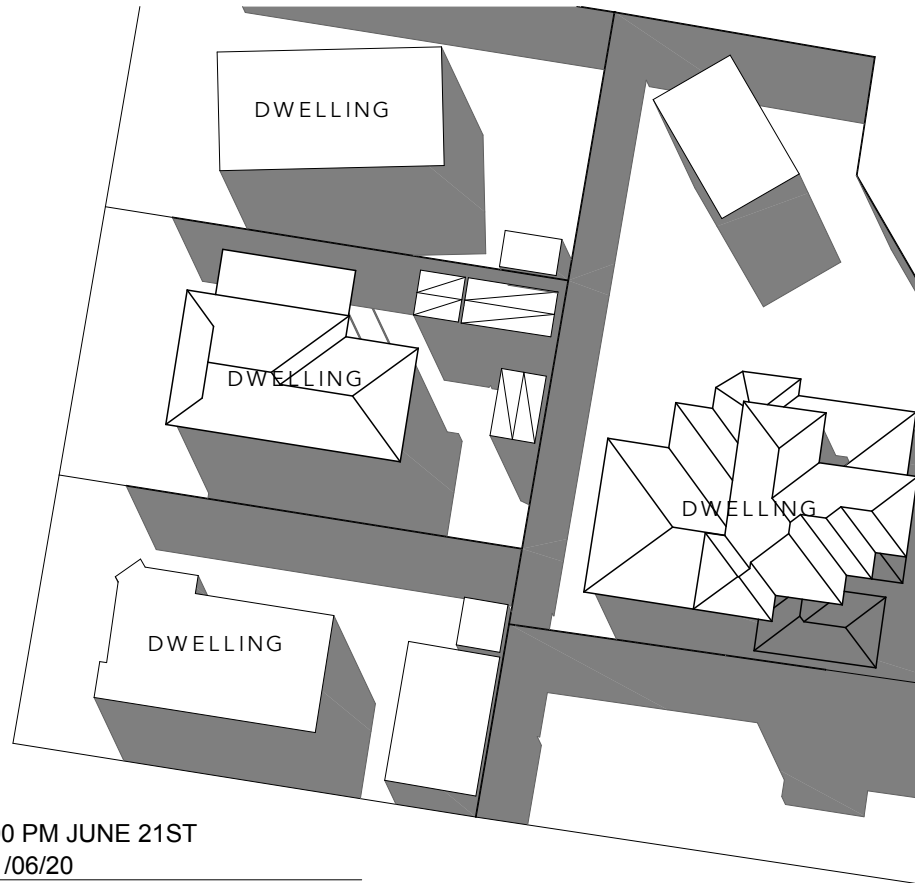
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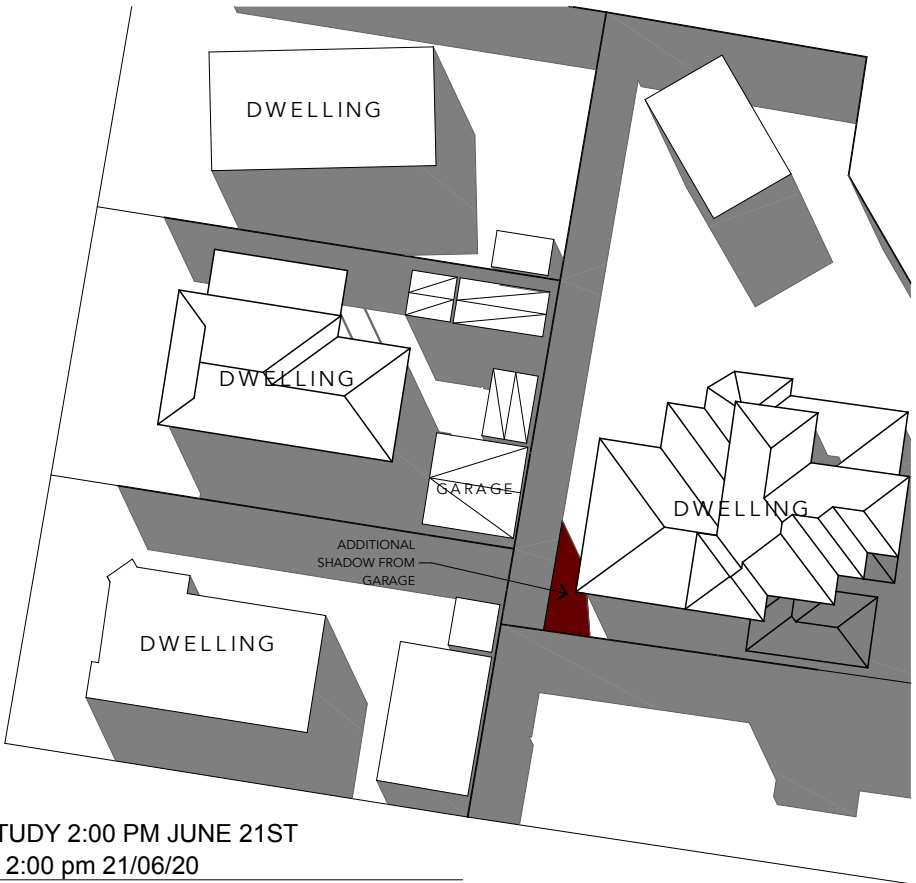
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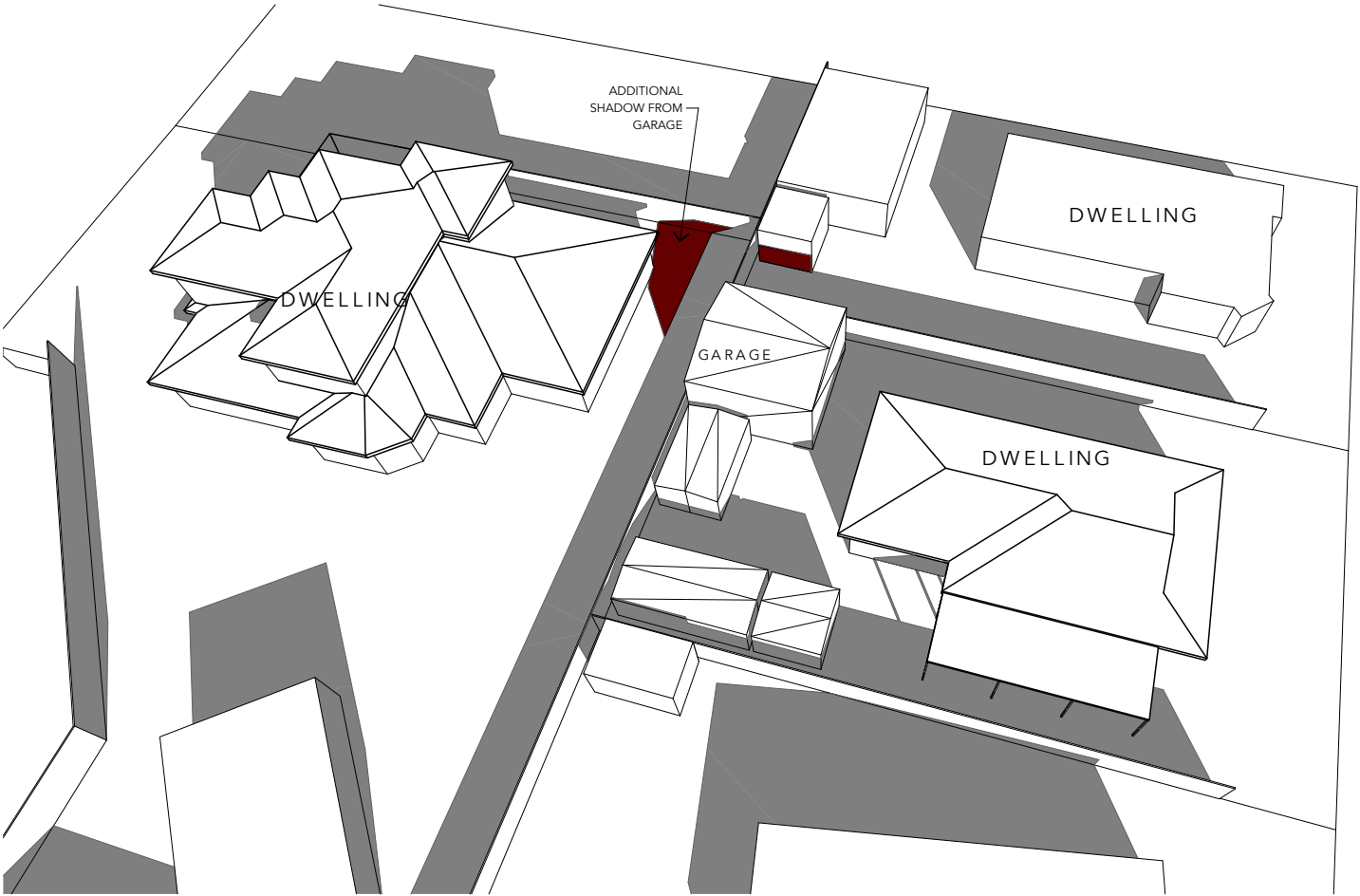




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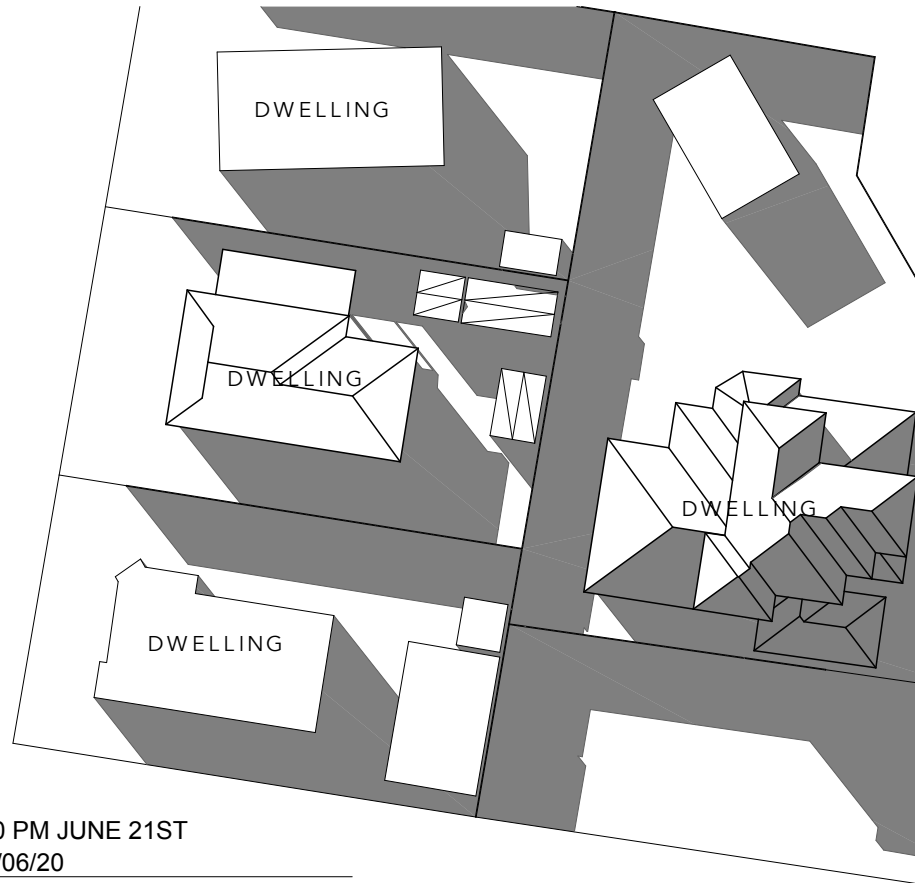
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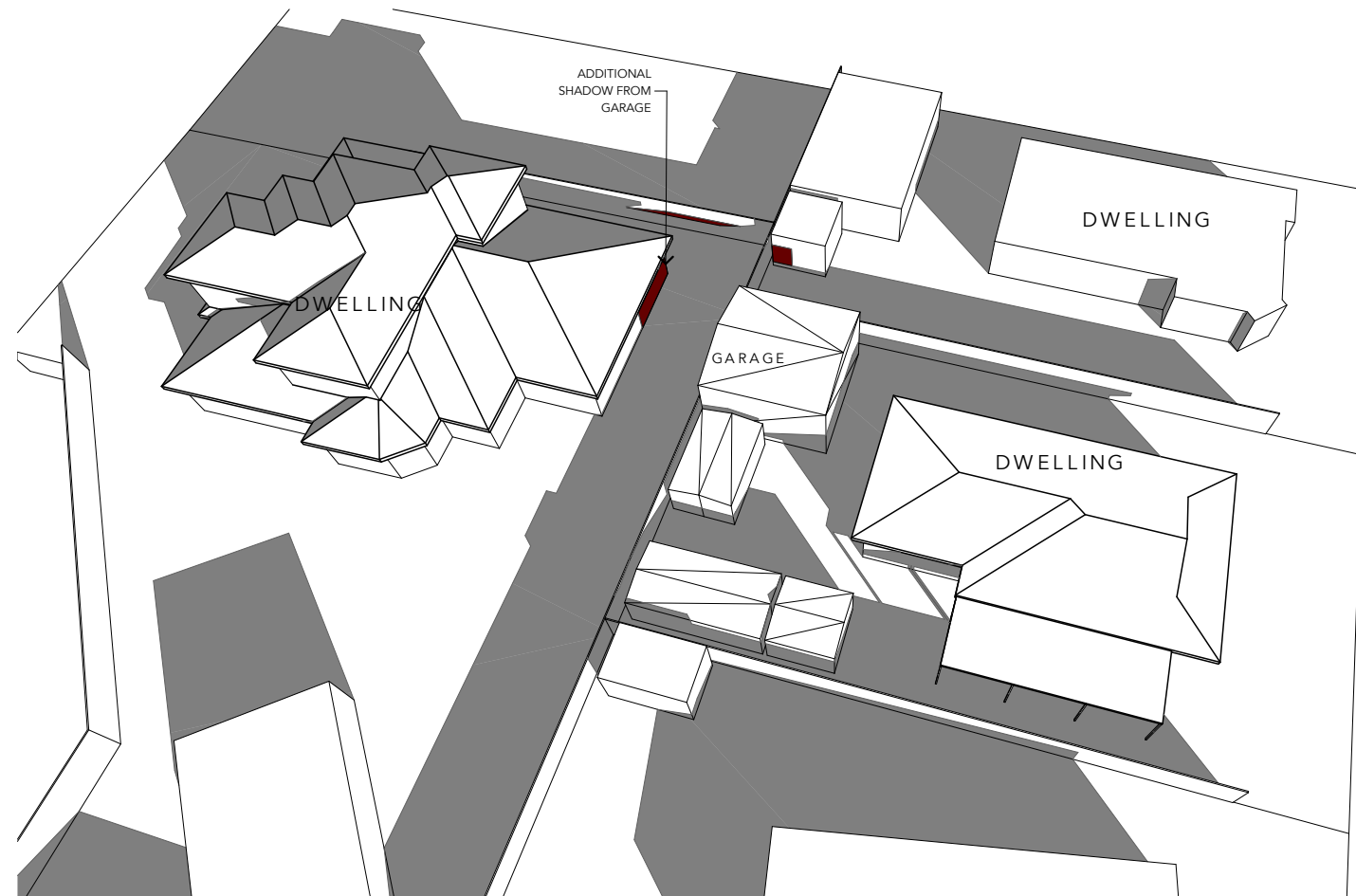
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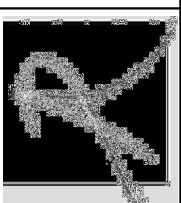
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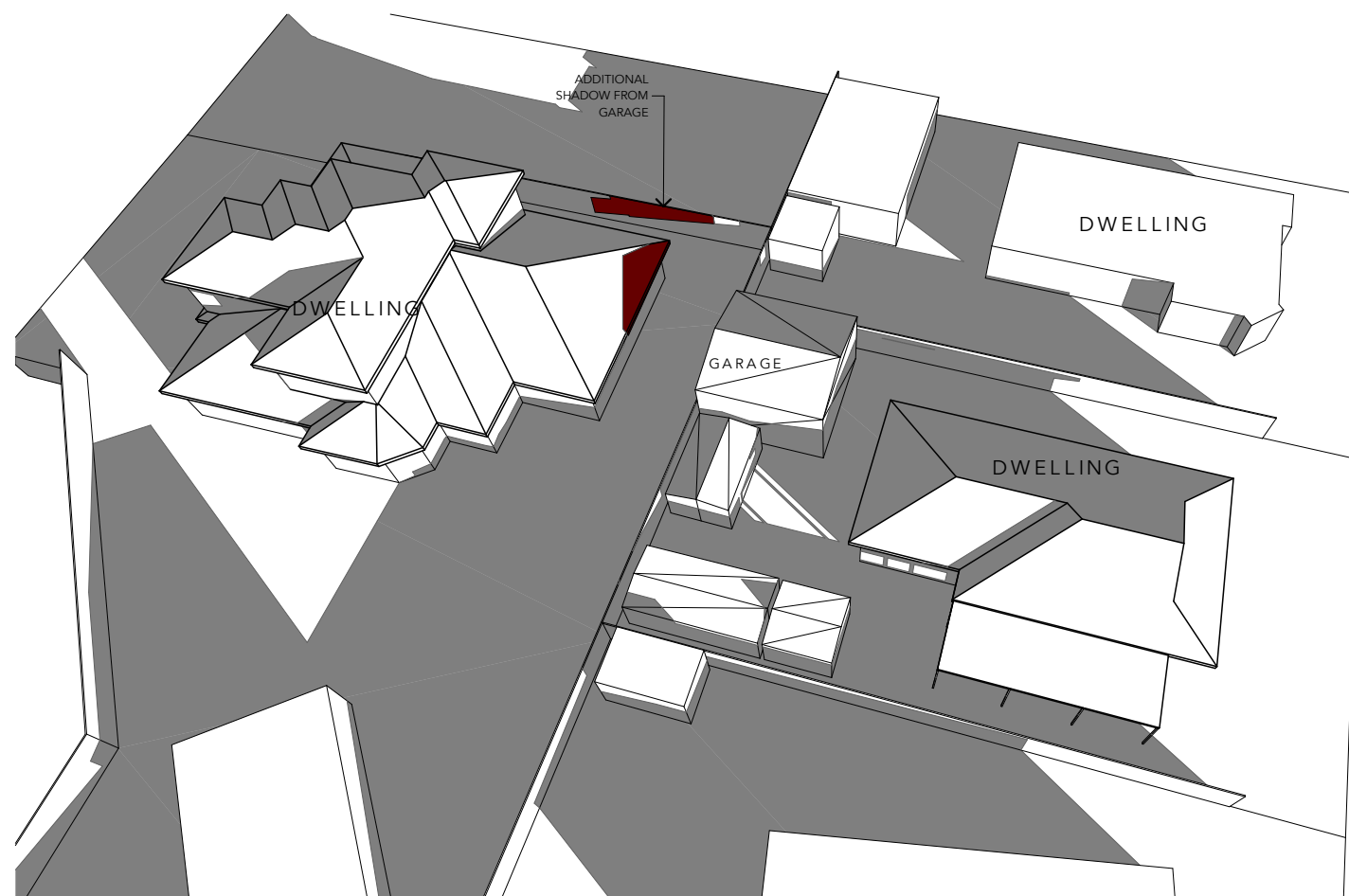
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GARAGE ADDITION - SHADOW STUDY

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331 JOSEPHINE ST WEST ULVERSTONE

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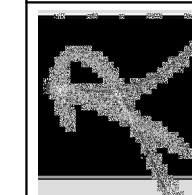
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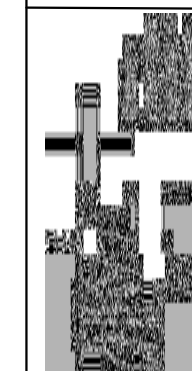
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E: asarchitects@bigpond.com

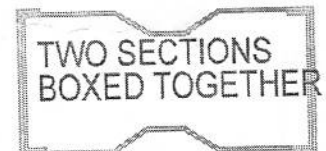
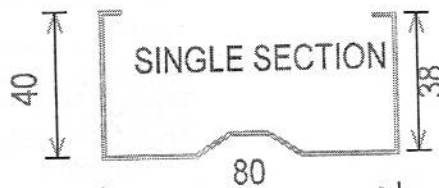


**6m x 3m PATIO COVER FRAME**  
**80mm X 40mm GALVANISED CHANNEL SECTIONS**

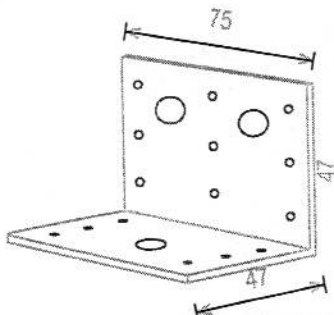
QTY	PART No.	DESCRIPTION
2 ✓	C2960	REAR BEAM
2 ✓	C0100	REAR BEAM END STRENGTHENERS
1 ✓	C0200	REAR BEAM JOINER
2	M2834	END RAFTERS
8 ✓	K1470	PURLINS
4 ✓	P0650	CORNER BRACES
3 ✓	C2850	POSTS
3 ✓	J2870	POSTS
3 ✓	C2770	CENTRE RAFTERS
3 ✓	K2810	CENTRE RAFTERS
4 ✓	C2960	FRONT BEAM
500		10 x 16 SELF DRILLING TEK SCREWS
8		MULTI PURPOSE BRACKETS-45 x 45 ANGLE - 75mm LONG
1 ✓		PHILLIPS HEAD SCREW DRIVER BIT
1 ✓		SET 6m PATIO FRAME INSTALLATION INSTRUCTIONS
6 ✓		M10 DYNABOLTS

7.850

*email*



ONE LEG OF THE CHANNEL SECTION IS 2mm SHORTER THAN THE OTHER LEG TO ALLOW TWO CHANNEL SECTIONS TO BE BOXED TOGETHER. MOST FRAMING REQUIRES ONLY SINGLE SECTIONS OF CHANNEL, WITH BOXED SECTIONS LOCATED ONLY WHERE NOTED IN THIS INSTRUCTION.



**MULTI PURPOSE BRACKET**

THESE BRACKETS ARE PRE-PUNCHED WITH EIGHTEEN HOLES EACH, FOR USE IN VARIOUS CONNECTIONS. YOU ONLY NEED TO USE SOME OF THESE HOLES AS NOTED THROUGHOUT THIS INSTRUCTION.

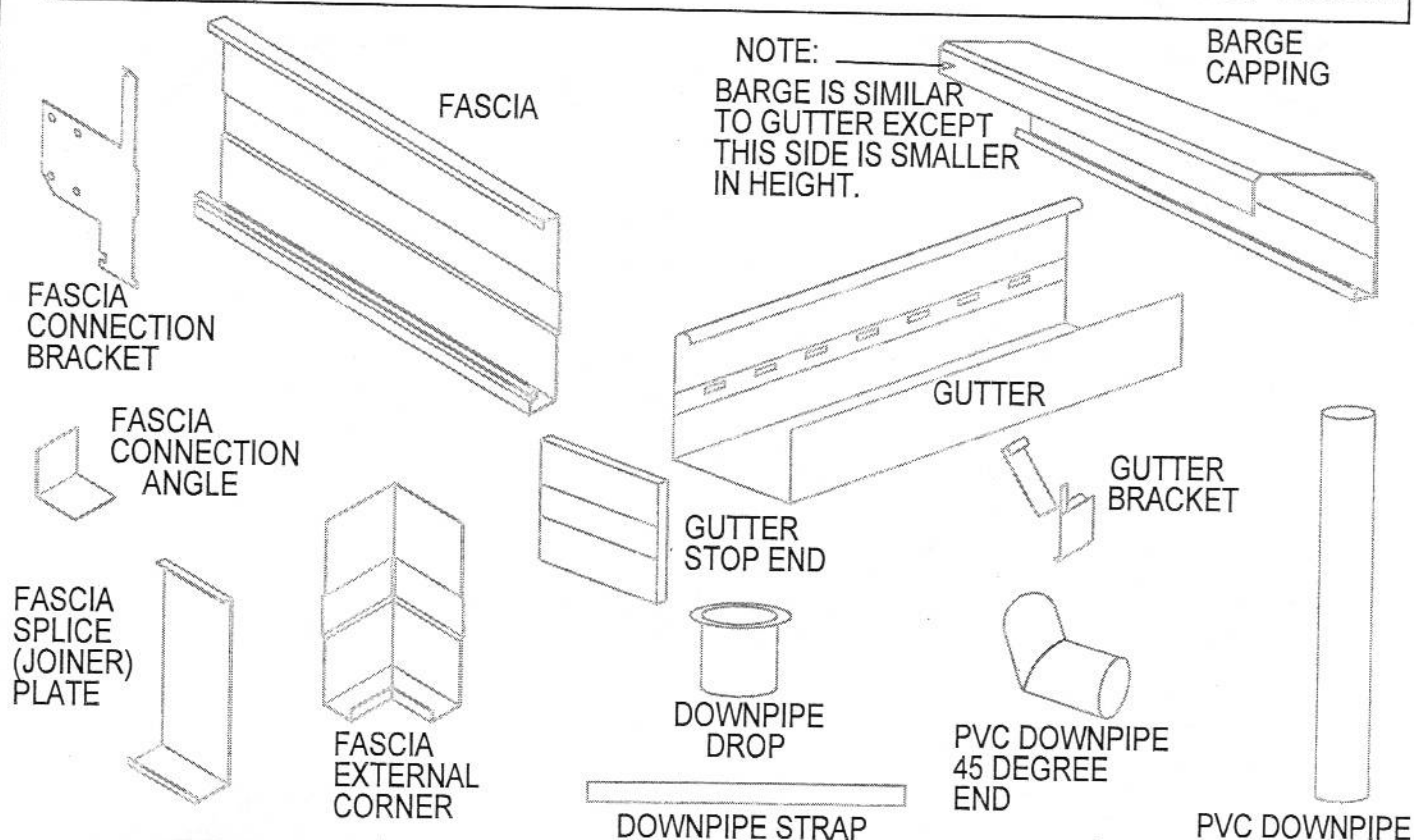


## 6m x 3m PATIO COVER

## RAINWATER GOODS AND ACCESSORIES

QTY	LENGTH	DESCRIPTION
8	2930	ROOF SHEETS
2	2980 *	LENGTHS OF GUTTERING
8 ✓		GUTTER BRACKETS
2 ✓		GUTTER STOP ENDS
2 ✓	2960 *	LENGTHS OF FASCIA
6		FASCIA CONNECTION BRACKETS
2	40	FASCIA CONNECTION ANGLES (40mm X 40mm ANGLE)
1		FASCIA SPLICE (JOINER) PLATE
2		FASCIA EXTERNAL CORNERS
2	2930 *	LENGTHS OF BARGE CAPPING
1 ✓	2900	LENGTH OF 50mm PVC DOWNPIPE
1 ✓		50mm PVC DOWNPIPE 45 DEGREE END
1 ✓		50mm ROUND GALVANISED DOWNPIPE DROP
1	450	DOWNPIPE STRAP (25mm WIDE FLAT STEEL STRIP)
100		3mm DIAMETER POP RIVETS
135		NEOPRHENE WASHERS

\* NOTE: SOME LENGTHS MAYBE SUPPLIED SLIGHTLY LONGER. SIMPLY CUT BACK TO REQUIRED LENGTH OR NOTCH AND OVERLAP ENDS WHERE POSSIBLE.



## BEFORE YOU COMMENCE:

READ THESE INSTRUCTIONS CAREFULLY AND FULLY SO THAT AN UNDERSTANDING OF THE STEPS INVOLVED IN CONSTRUCTION IS OBTAINED. DO THIS WITH CONSTANT REFERENCE TO THE ENGINEERING DRAWINGS PROVIDED.

MEASURE AND CHECK OFF ALL THE COMPONENTS PRIOR TO COMMENCEMENT. IF A DISCREPANCY IS DISCOVERED, CONTACT ABS CO INDUSTRIES IMMEDIATELY FOR ASSISTANCE.

## CAUTION:

SOME ITEMS MAY HAVE SHARP EDGES AND IT IS ADVISABLE TO WEAR PROTECTIVE GLOVES WHEN HANDLING THEM. CARE MUST ALSO BE TAKEN TO AVOID EYE INJURY WHEN DRILLING HOLES. PLEASE WEAR SAFETY GLASSES.

## TOOLS REQUIRED:

TOOLS REQUIRED INCLUDE ELECTRIC OR CORDLESS DRILL, 10mm MASONRY DRILL BIT, SMALL SHIFTING SPANNER, TAPE MEASURE, STRINGLINE, LADDER, STEEL CLAMPS.

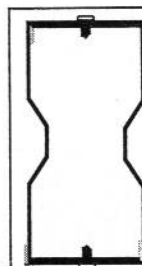
2930 2850

## STEP 1. PREPARE BOXED CHANNEL SECTIONS

USE 16mm SELF DRILLING TEK SCREWS  
TO FORM BOXED SECTIONS

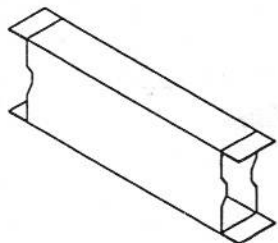


A SCREWDRIVER BIT IS SUPPLIED WITH THE KIT. WHEN INSTALLING SCREWS, APPLY MODERATE PRESSURE AT A MEDIUM DRILL SPEED, AND AVOID OVERTIGHTENING.



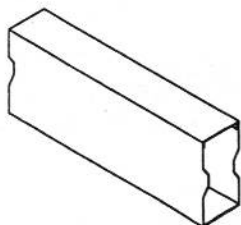
FIT THE CHANNELS WHICH FORM THE BOXED SECTIONS TOGETHER WITH THE SMALLER EDGE NEATLY INSIDE THE LARGER EDGE. FASTEN WITH SCREWS AT 300mm SPACINGS WHERE POSSIBLE.

## JOIN PART NUMBERS: TO MAKE:



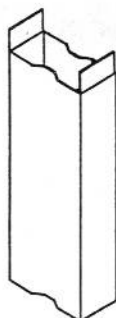
1 x C2770 TO 1 X K2810  
1 x C2770 TO 1 X K2810  
1 x C2770 TO 1 X K2810

= 3 x BOXED CENTRE  
RAFTERS.



1 x C2960 TO 1 X C2960  
1 x C2960 TO 1 X C2960

= 2 x BOXED FRONT  
BEAMS



1 x C2850 TO 1 X J2870  
1 x C2850 TO 1 X J2870  
1 x C2850 TO 1 X J2870

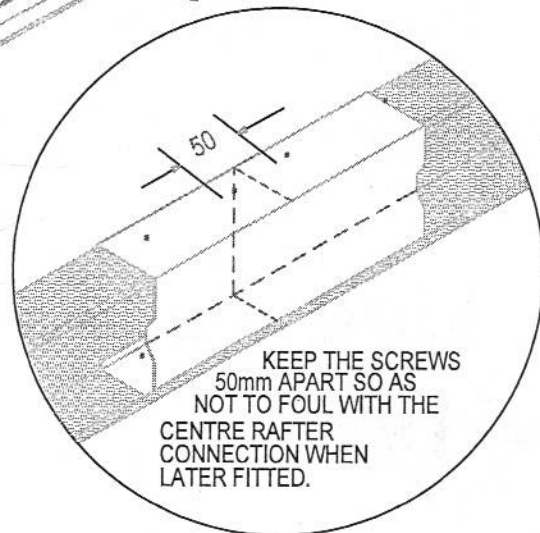
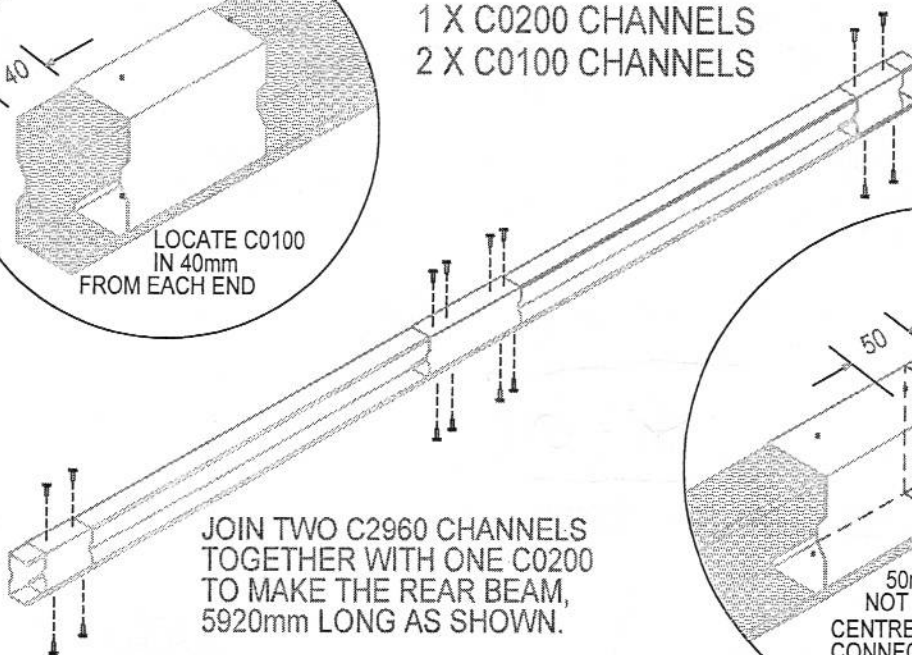
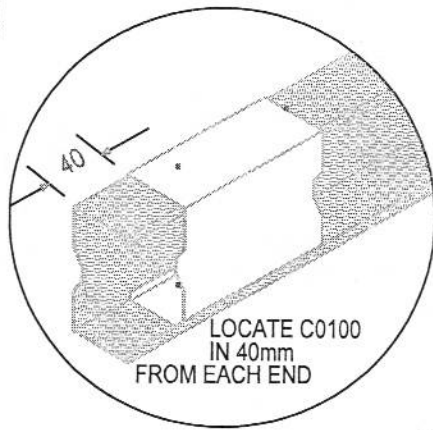
= 3 x BOXED POSTS

## STEP 2. PREPARE THE REAR BEAM

### PARTS REQUIRED:

2 x C2960 CHANNELS  
1 x C0200 CHANNELS  
2 x C0100 CHANNELS

SECURE ONE C0100, 40mm IN FROM EACH END, TO STRENGTHEN BOTH ENDS OF THE REAR BEAM.

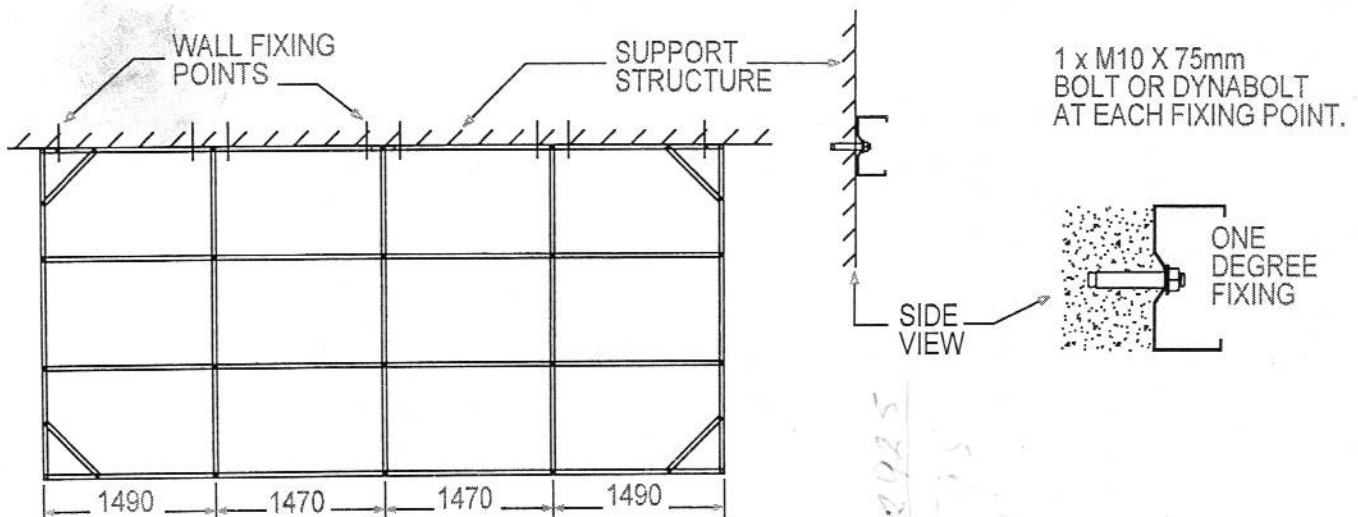


THE ROOF FRAME IS TO BE FULLY ASSEMBLED ON THE GROUND, THEN LIFTED INTO PLACE. THEREFORE, ALL WALL AND SLAB FIXING POINTS SHOULD BE PRE-DRILLED IN READINESS FOR THIS PROCEDURE. MARK THE ENDS OF THE REAR BEAM LEFT & RIGHT, TO ENSURE IT IS POSITIONED CORRECTLY WHEN ASSEMBLING THE FRAME.

THE RECOMMENDED MINIMUM ROOF SLOPE IS ONE DEGREES. THIS THIS REPRESENTS A FALL FROM THE REAR TO THE FRONT OF THE AWNING OF 50mm.

DRILL 12mm HOLES IN THE REAR BEAM AS SHOWN BELOW. THE HOLES SHOULD BE ABOUT 150mm EITHER SIDE OF EACH RAFTER. POSITION THE REAR BEAM TO THE DESIRED WALL HEIGHT. MARK WALL HOLE LOCATIONS AND DRILL 10mm HOLES TO SUIT BOLTS/DYNABOLTS.

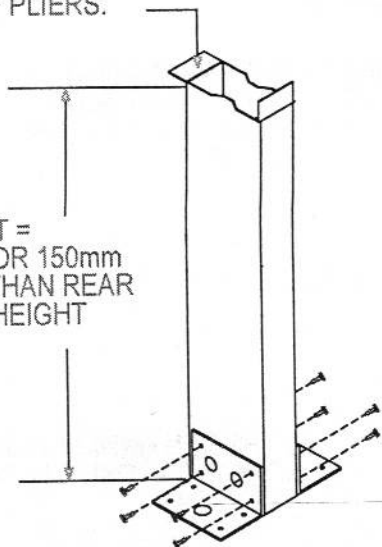
WHEN SELECTING THE WALL HEIGHT, REMEMBER THAT THE FRONT OF THE AWNING WILL BE 50mm LOWER THAN THE REAR WALL HEIGHT.



### STEP 3. PREPARE POSTS (3)

BEND DOWN ONE TAB FOR EACH POST WITH A PAIR OF PLIERS.

HEIGHT =  
50mm OR 150mm  
LESS THAN REAR  
WALL HEIGHT

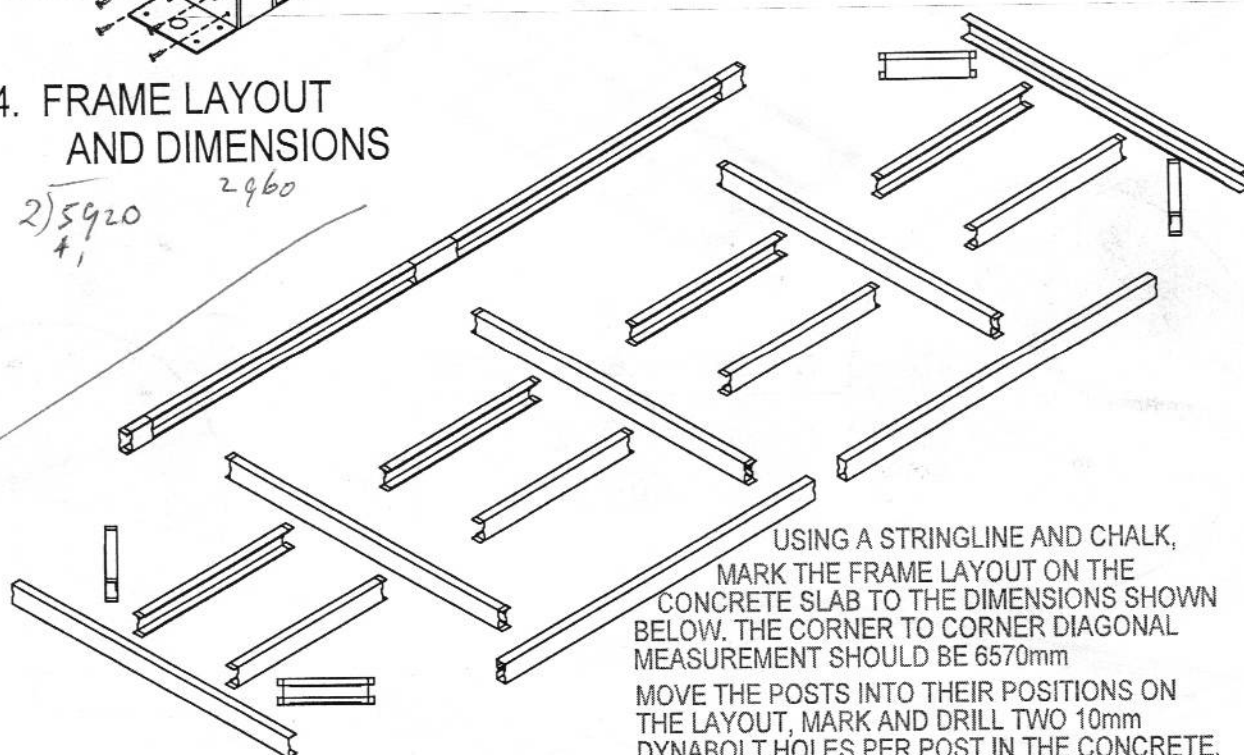


THE POST HEIGHT SHOULD BE THE SAME AS THE REAR WALL FRAME HEIGHT, LESS THE AMOUNT OF SLOPE SELECTED. THE REAR WALL HEIGHT MEASUREMENT SHOULD BE TAKEN FROM THE CONCRETE SLAB TO THE UNDERSIDE OF THE FRAME.

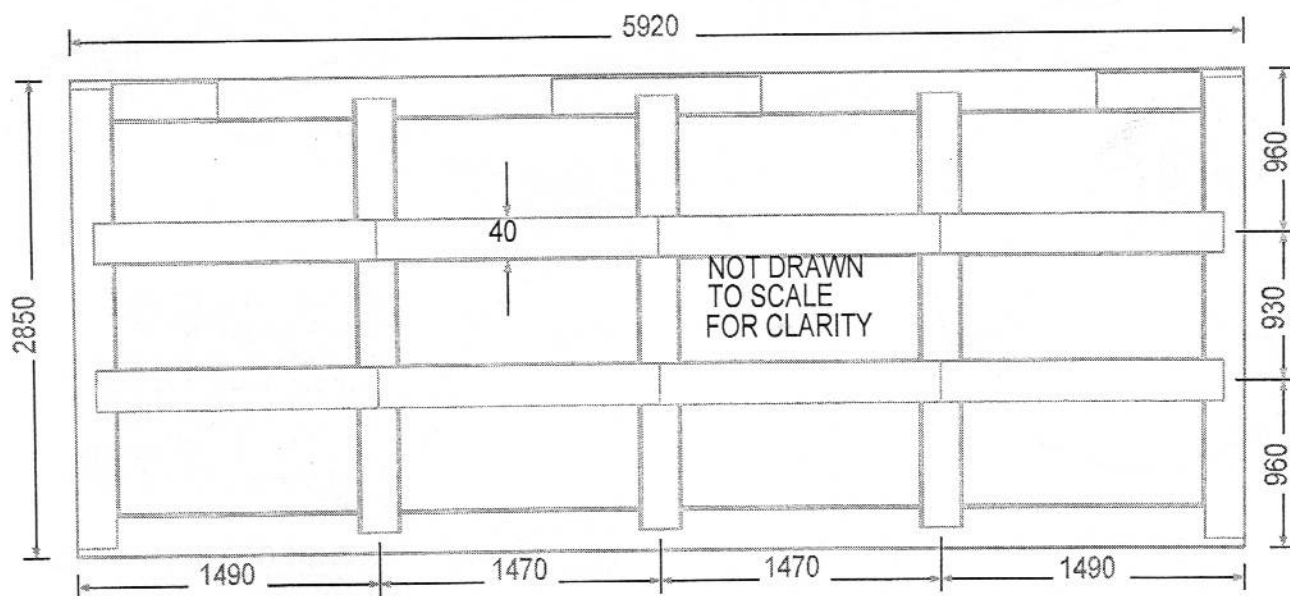
FIT TWO MULTI PURPOSE BRACKETS TO THE BOTTOM OF EACH POST, WITH FOUR TEK SCREWS PER BRACKET.

### STEP 4. FRAME LAYOUT AND DIMENSIONS

1490  
1470  
1490  
2960  
25920  
41  
2960



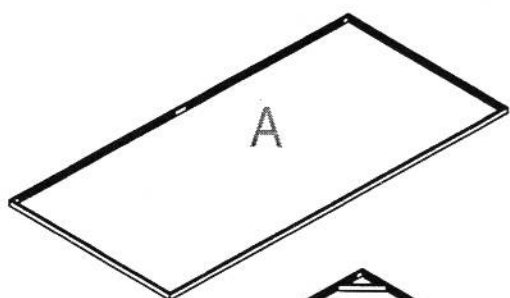
USING A STRINGLINE AND CHALK, MARK THE FRAME LAYOUT ON THE CONCRETE SLAB TO THE DIMENSIONS SHOWN BELOW. THE CORNER TO CORNER DIAGONAL MEASUREMENT SHOULD BE 6570mm. MOVE THE POSTS INTO THEIR POSITIONS ON THE LAYOUT, MARK AND DRILL TWO 10mm DYNABOLT HOLES PER POST IN THE CONCRETE.





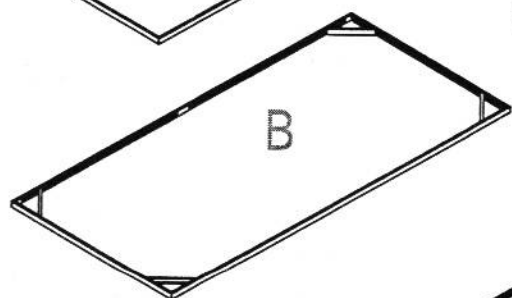
## STEP 5. FRAME ASSEMBLY

EVERY CONNECTION SHOULD BE FIXED WITH TWO TEK SCREWS. ONCE COMPLETED, CAREFULLY TURN THE FRAME OVER AND FASTEN WITH TEK SCREWS.



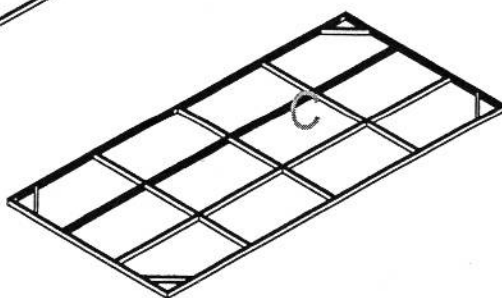
A

SECURE THE OUTSIDE SECTIONS OF THE FRAME FIRST WITH ONE TEK SCREW IN EACH CORNER. ENSURE THAT BOTH DIAGONAL MEASUREMENTS ARE THE SAME, THEN FASTEN EACH CORNER WITH ANOTHER TEK SCREW.



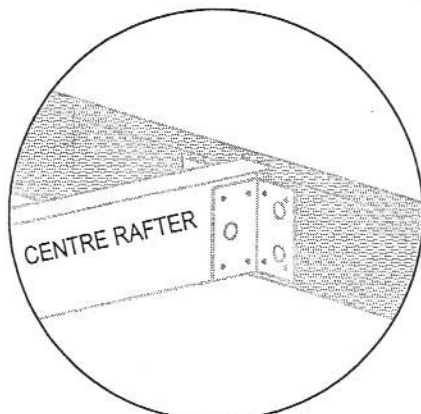
B

POSITION EACH CORNER BRACE, FASTEN WITH TWO TEK SCREWS AT EACH END.



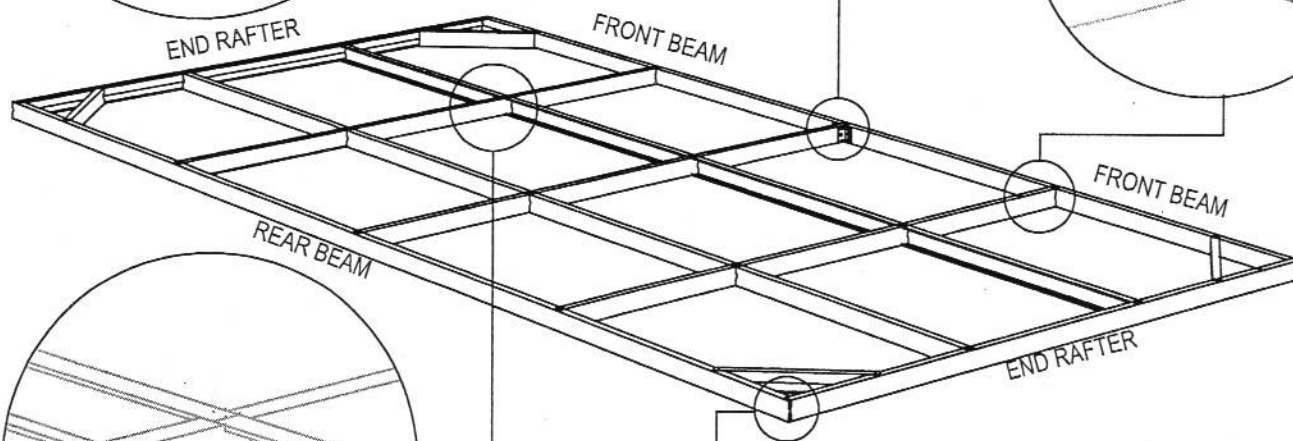
C

MOVE THE REMAINING CHANNEL SECTIONS INTO POSITION. DO NOT FASTEN ANY TOGETHER UNTIL YOU ARE SATISFIED THEY ARE ALL IN THEIR PROPER POSITION.



CENTRE RAFTER

FASTEN THIS CENTRE RAFTER TO THE FRONT BEAM WITH TWO MULTI PURPOSE BRACKETS. SECURE EACH BRACKET WITH EIGHT TEK SCREWS.



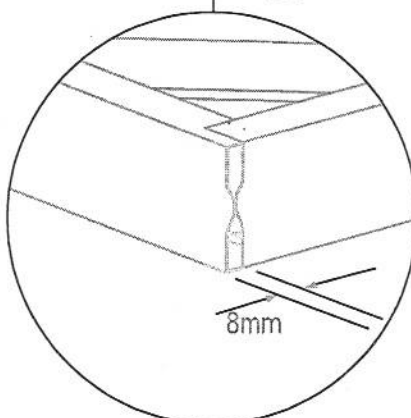
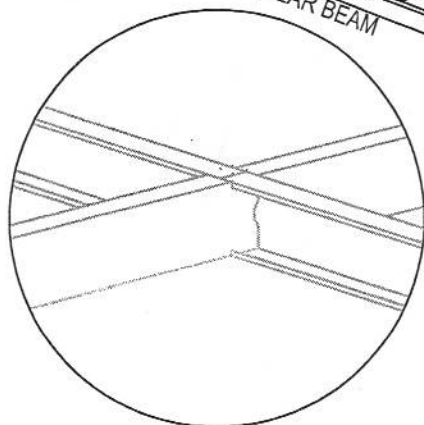
END RAFTER

FRONT BEAM

REAR BEAM

FRONT BEAM

END RAFTER



8mm

THE END RAFTERS WILL FINISH 8mm SHORT AT EACH END TO ENSURE A TIGHT FIT OVER THE FRONT AND REAR BEAMS, AND ENSURE THAT THE WIDTH OF THE FRAME WILL FINISH AT 2850mm.

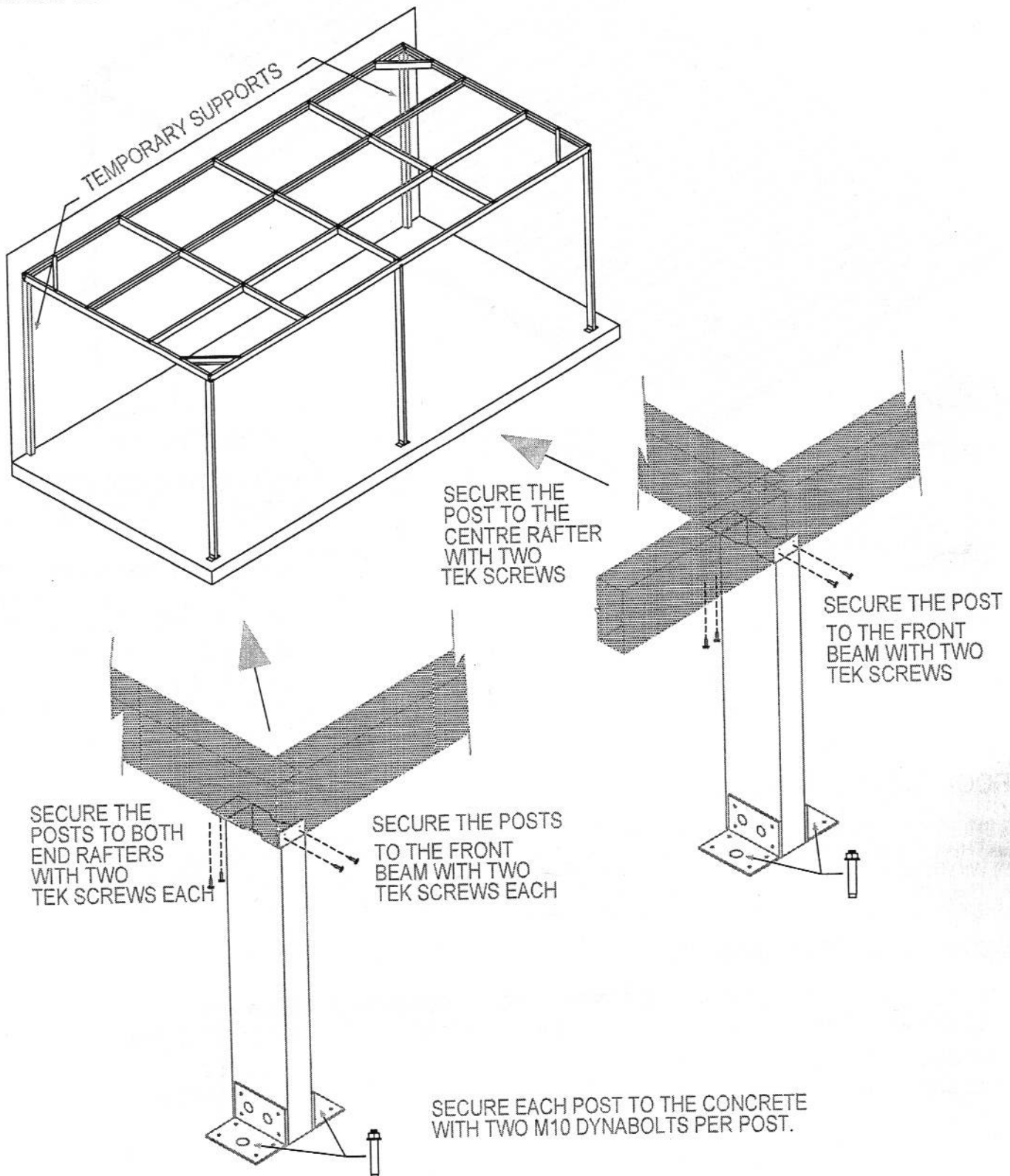
THE ENDS OF THESE RAFTERS ARE NOT PRE-PUNCHED.

## STEP 6. FRAME INSTALLATION

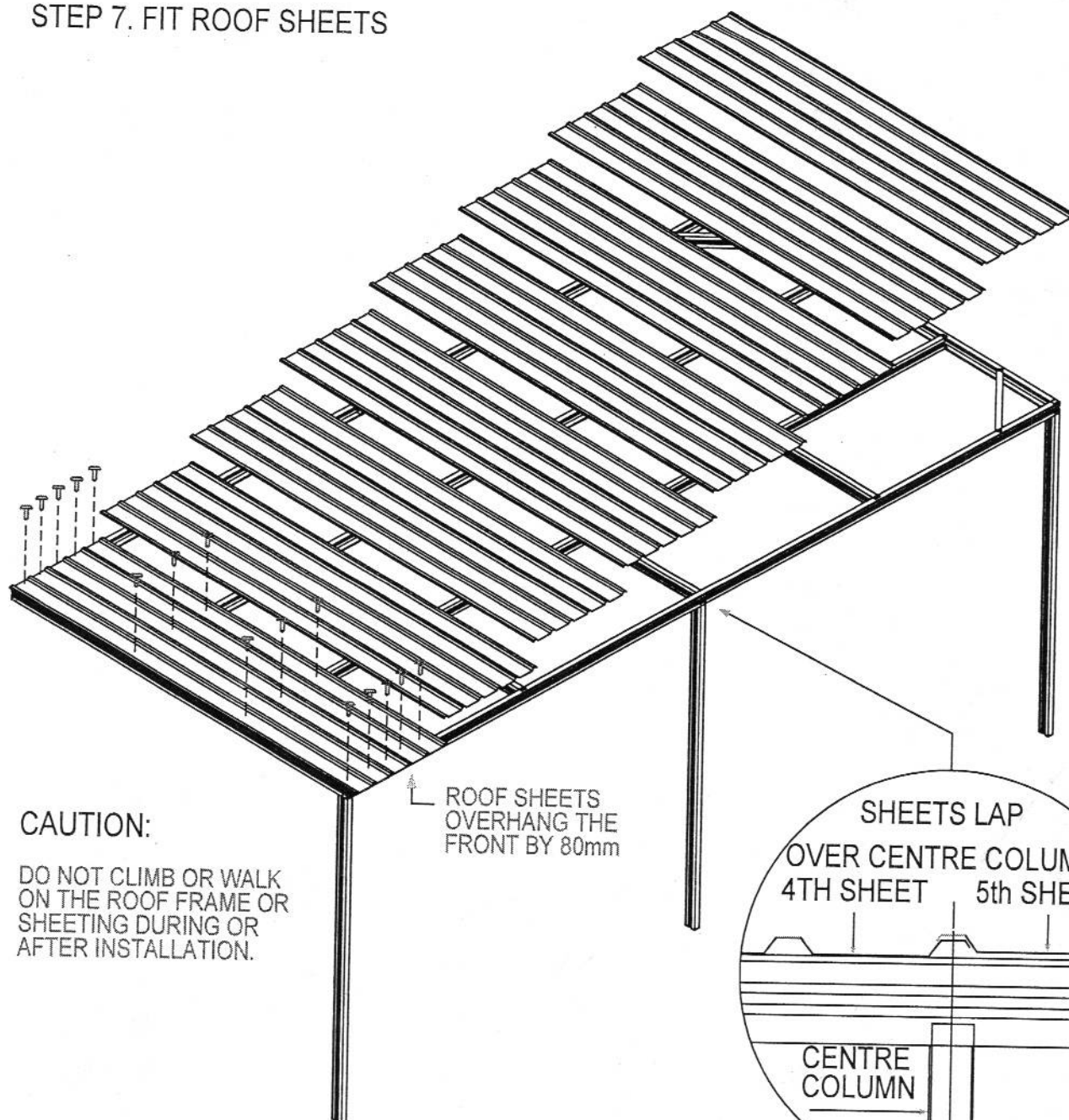
MOVE THE POSTS TO THEIR CORRECT POSITIONS AND SECURE TO THE CONCRETE WITH TWO DYNABOLTS PER POST.

IN PREPARATION TO MOVE THE ROOF FRAME INTO POSITION, YOU MAY NEED THE ASSISTANCE OF ONE OR MORE PERSONS. ALTERNATIVELY, IF YOU HAVE ANY MATERIALS (TIMBER/STEEL) THAT CAN BE USED AS TEMPORARY REAR SUPPORTS TO REST THE FRAME ON AS SHOWN BELOW, IT WILL MAKE THIS PROCEDURE MUCH EASIER.

LIFT THE FRAME INTO POSITION, AND CLAMP THE FRAME TO EACH POST WHILE THE FRAME IS SECURED TO THE PREVIOUSLY DRILLED REAR WALL. SECURE THE FRAME TO THE POSTS AS SHOWN BELOW.



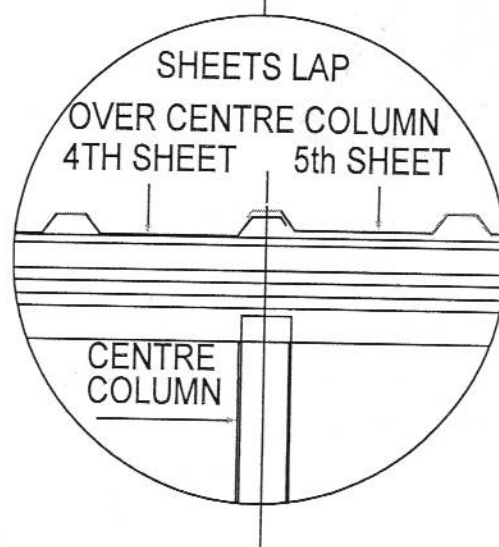
## STEP 7. FIT ROOF SHEETS



### CAUTION:

DO NOT CLIMB OR WALK ON THE ROOF FRAME OR SHEETING DURING OR AFTER INSTALLATION.

ROOF SHEETS OVERHANG THE FRONT BY 80mm



### ROOF SHEET COVERAGE:

8 SHEETS = 5950mm OVERALL COVERAGE, 30mm LONGER THAN THE ROOF FRAME. RATHER THAN TRIMMING THIS EXTRA 30mm OF SHEETING, EACH SHEET CAN BE "SQUEEZED" IN WIDTH BY 4mm TO "SOAK UP" THE EXCESS COVERAGE. YOU CAN CHECK YOUR PROGRESS AFTER FIXING FOUR SHEETS. THE CENTRE OF THE LAST RIB OF THE FOURTH SHEET SHOULD MEET WITH THE CENTRE LINE OF THE ROOF FRAME.

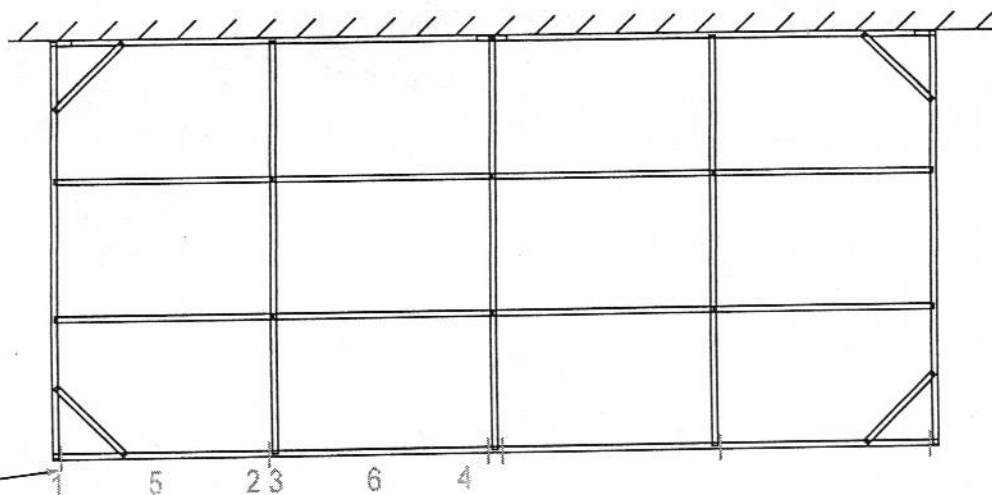
### INSTALLATION PROCEDURE:

- ROOF SHEETS ARE FITTED BY WORKING FROM A LADDER UNDERNEATH THE AWNING, STARTING AT ONE END, FIXING ONE SHEET AT A TIME, WORKING TOWARDS THE OTHER END.
- USE ONE SCREW WITH NEO WASHER AT EVERY PAN TO FRONT AND REAR CHANNELS
- USE ONE SCREW WITH NEO WASHER AT EVERY SECOND PAN TO INTERMEDIATE CHANNELS

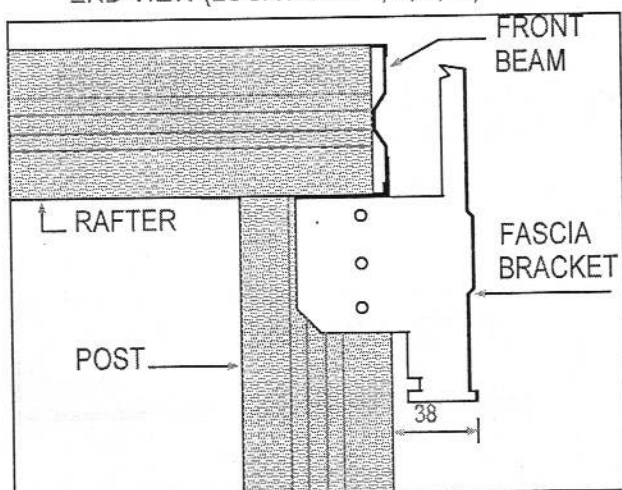
## STEP 8.

### FIT FASCIA BRACKETS

FASCIA BRACKET LOCATIONS

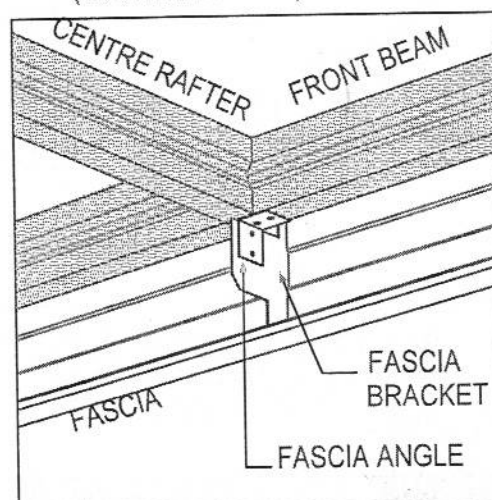


END VIEW (LOCATIONS 1, 2, 3, 4.)



FIT ONE FASCIA BRACKET AT LOCATIONS 1, 2, 3 AND 4 WITH THREE SCREWS EACH AS SHOWN. USE A STRINGLINE FOR ACCURACY.

UNDERNEATH VIEW (LOCATIONS 5 & 6)



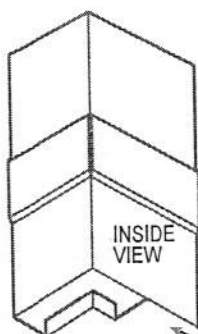
FOR ACCURACY, COMPLETE THIS STEP AFTER THE FASCIA IS FITTED IN PLACE. FIT ONE FASCIA BRACKET AT LOCATIONS 5 AND 6. SECURE THE FASCIA ANGLE TO THE FRONT BEAM AND TO THE FASCIA BRACKET AS SHOWN WITH FOUR SCREWS.

## STEP 9.

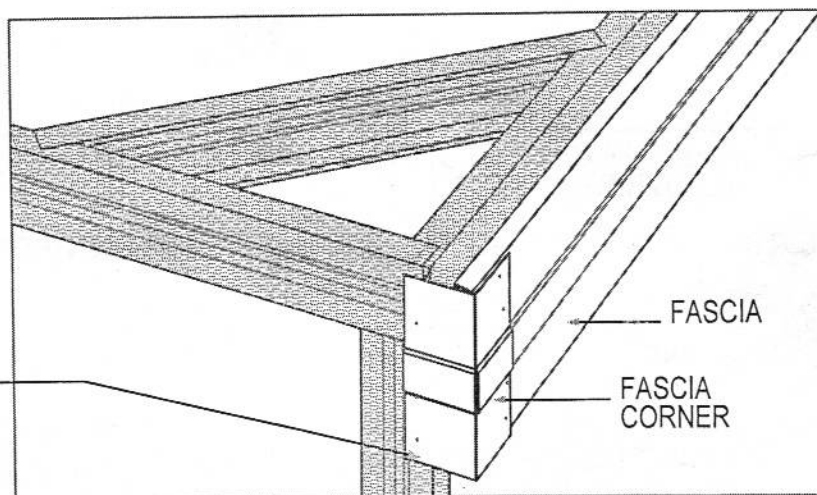
### FIT FASCIA

SLIDE THE FASCIA OVER ONE BRACKET, THEN SLIDE BACK OVER THE OTHER BRACKET. JOIN THE TWO FASCIA SECTIONS TOGETHER WITH THE FASCIA JOINER USING POP RIVETS.

FIT BOTH FASCIA EXTERNAL CORNERS



CUT OUT A SMALL SECTION FROM THE BOTTOM SO THE EXTERNAL FASCIA CORNER FINISHES FLUSH WITH THE END OF THE FRAME. SECURE WITH POP RIVETS.

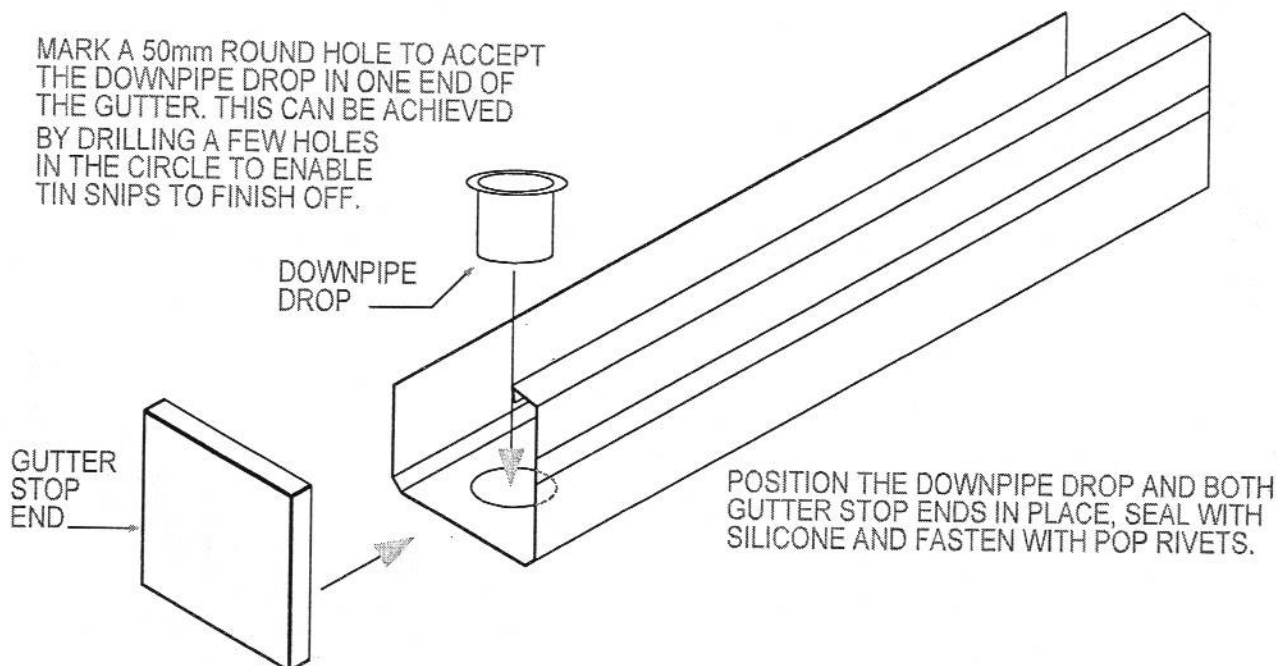




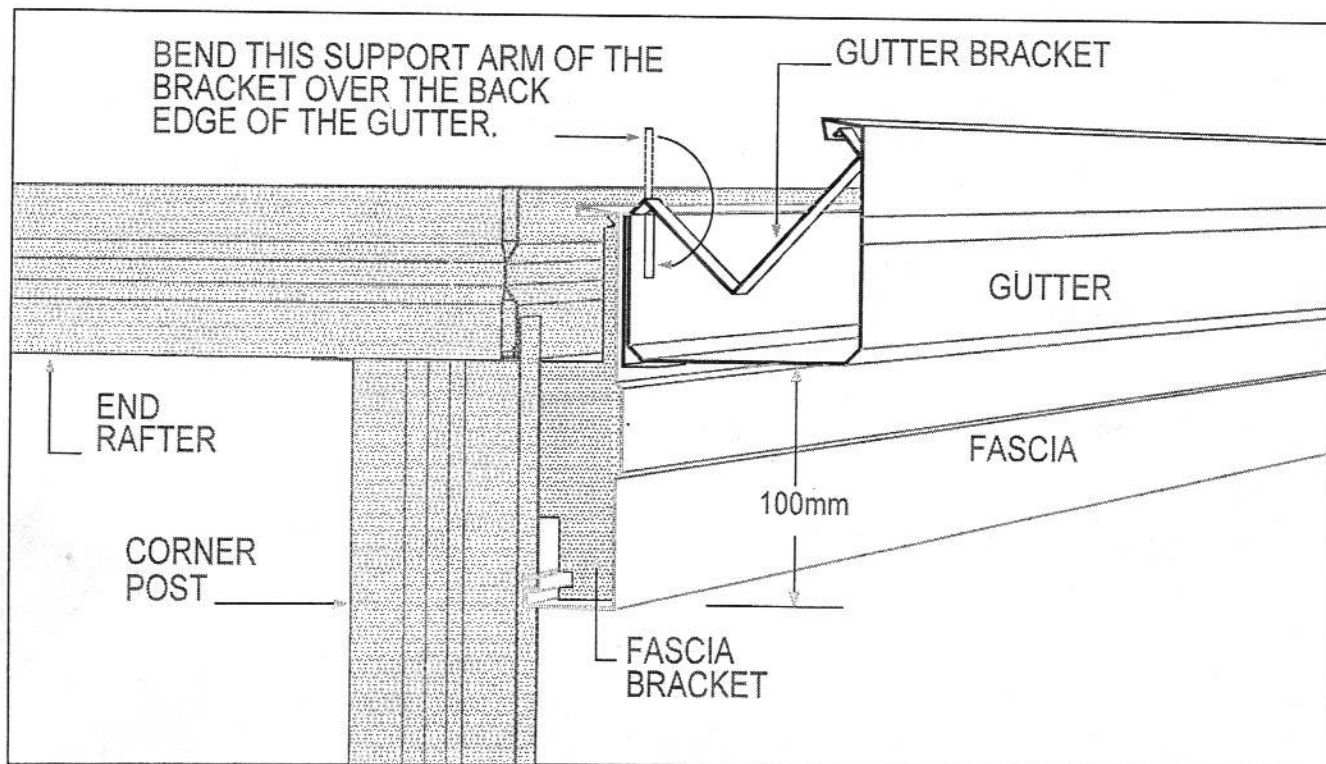
## STEP 10. FIT GUTTER AND DOWNPIPE

JOIN BOTH LENGTHS OF GUTTER TO MAKE ONE 5920mm LENGTH BY NOTCHING THE ROLLED TOP EDGE OF ONE GUTTER TO ALLOW THE OTHER TO SLIDE INTO IT. SEAL THE JOINT WITH SILICONE AND FASTEN TOGETHER WITH POP RIVETS.

MARK A 50mm ROUND HOLE TO ACCEPT THE DOWNPIPE DROP IN ONE END OF THE GUTTER. THIS CAN BE ACHIEVED BY DRILLING A FEW HOLES IN THE CIRCLE TO ENABLE TIN SNIPS TO FINISH OFF.



POSITION THE DOWNPIPE DROP AND BOTH GUTTER STOP ENDS IN PLACE, SEAL WITH SILICONE AND FASTEN WITH POP RIVETS.



MARK A LINE 100mm UP FROM THE BOTTOM OF THE FASCIA. THIS LINE REPRESENTS THE BOTTOM OF THE GUTTER BRACKETS. ALLOW A FALL OF 10mm TOWARDS THE DOWNPIPE.

FIX GUTTER BRACKETS TO FASCIA AT APPROXIMATELY 850mm CENTRES WITH TWO RIVETS EACH.

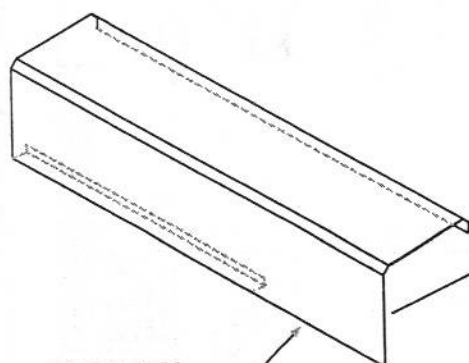
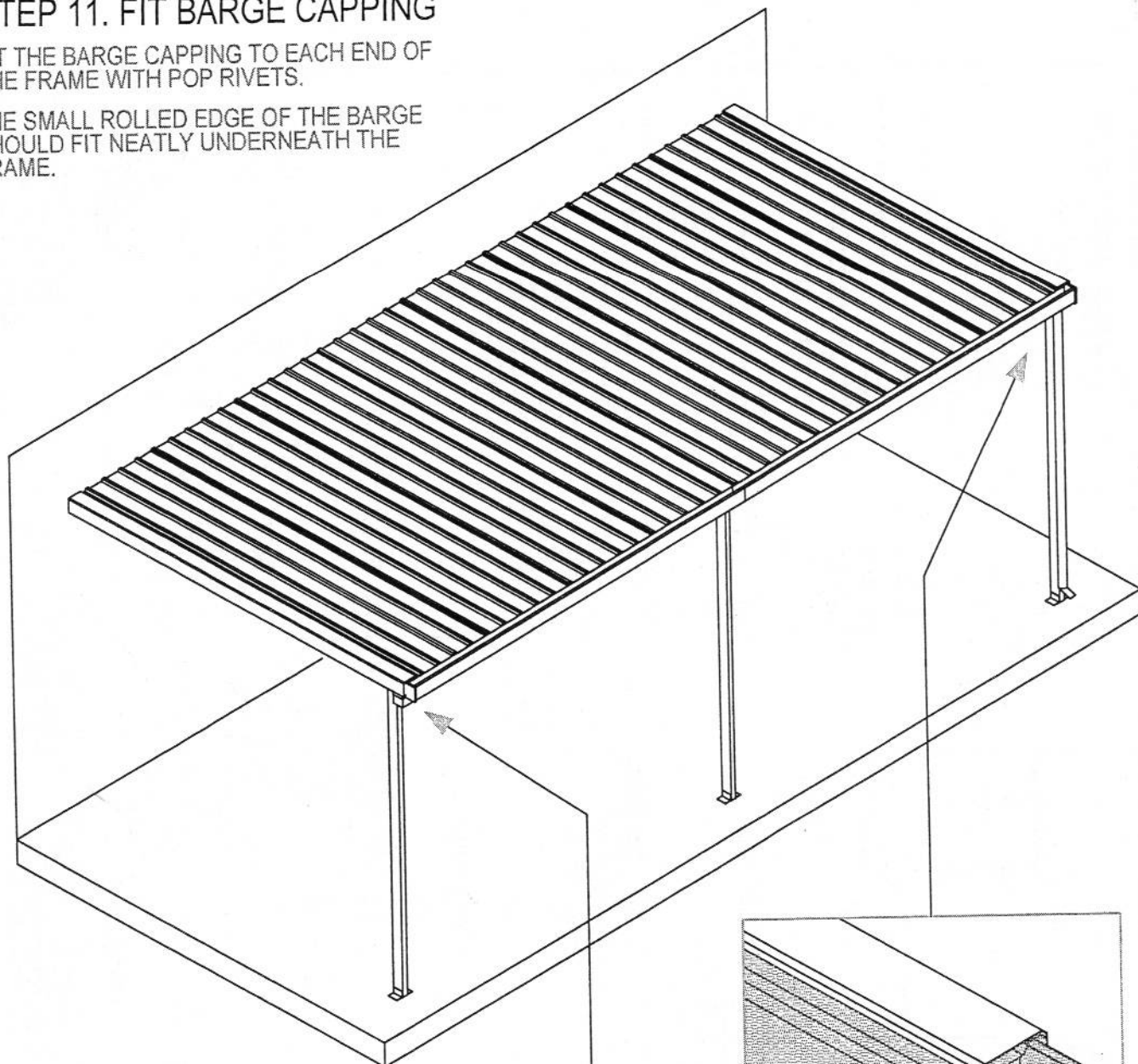
POSITION GUTTER ON TO BRACKETS. PUSH THE TOP OF EACH BRACKET INTO THE OUTER ROLL OF THE GUTTER, AND BEND THE SMALL SUPPORT ARM OVER THE BACK EDGE OF THE GUTTER. SECURE THE BRACKETS TO THE GUTTER THROUGH THE BOTTOM OF EACH BRACKET WITH ONE RIVET EACH.

FIX THE DOWNPIPE TO THE DOWNPIPE DROP WITH RIVETS. BEND THE DOWNPIPE STRAP TO SUIT, AND FIX TO THE BOTTOM OF THE DOWNPIPE WITH RIVETS. FIX THE DOWNPIPE STRAP TO EACH SIDE OF THE POST, SO THE DOWNPIPE IS PARALLEL TO THE POST. FIX THE 45 DEGREE END TO THE BOTTOM OF THE DOWNPIPE IN THE DESIRED DIRECTION.

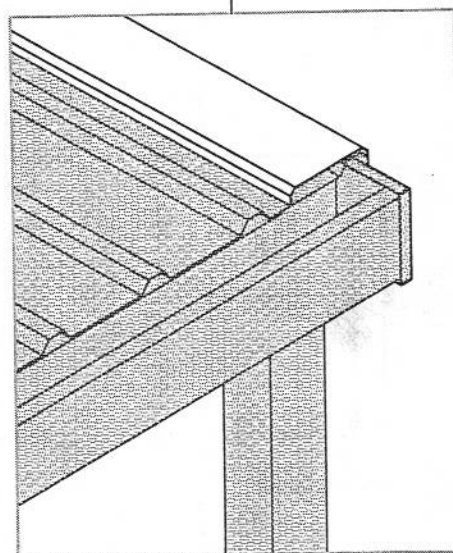
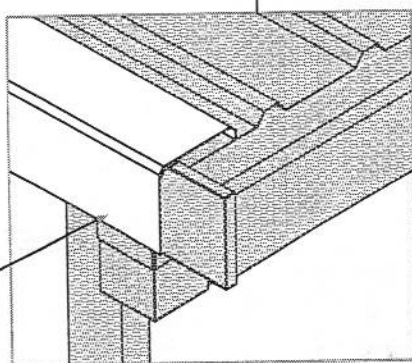
## STEP 11. FIT BARGE CAPPING

FIT THE BARGE CAPPING TO EACH END OF THE FRAME WITH POP RIVETS.

THE SMALL ROLLED EDGE OF THE BARGE SHOULD FIT NEATLY UNDERNEATH THE FRAME.



CUT AWAY A SMALL SECTION OF THE ROLLED EDGE TO ENABLE THE BARGE TO FIT HARD UP AGAINST THE GUTTER STOP END, FASCIA CORNER AND COLUMN.

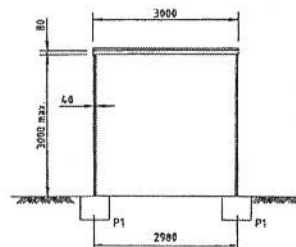


### IMMEDIATE MAINTENANCE:

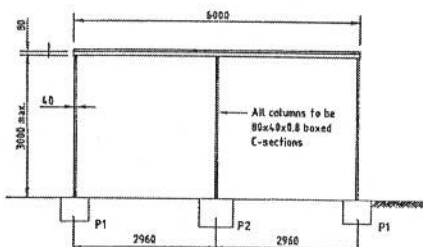
HOSE DOWN INSIDE THE GUTTERS TO REMOVE ANY METAL FILINGS FROM DRILLING HOLES TO PREVENT CORROSION.

REMOVE PROTECTIVE PLASTIC FROM COLORBOND COMPONENTS AS SOON AS POSSIBLE AFTER INSTALLATION.

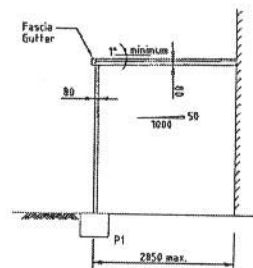
NOTE: ADDITIONAL BAYS MAY BE ADDED IN 2960 INCREMENTS PROVIDED THAT THE DESIGN DETAIL BELOW IS ADHERED TO.



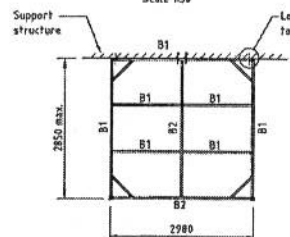
3 x 3m FRONT ELEVATION  
Scale 1:50



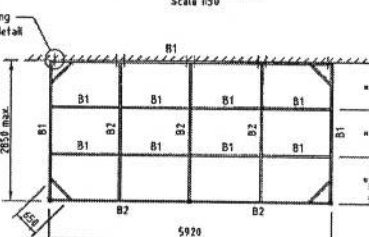
6 x 3m FRONT ELEVATION  
Scale 1:50



SIDE ELEVATION  
Scale 1:50

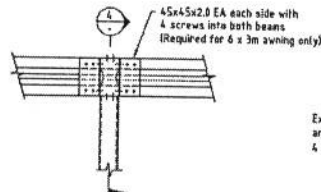


3 x 3m ROOF PLAN  
Scale 1:50



6 x 3m ROOF PLAN  
Scale 1:50

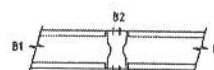
B1 - 80x40x8 C-section  
B2 - 80x40x8 Boxed C-section



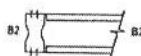
COLUMN / BEAM CONNECTION  
Scale 1:5



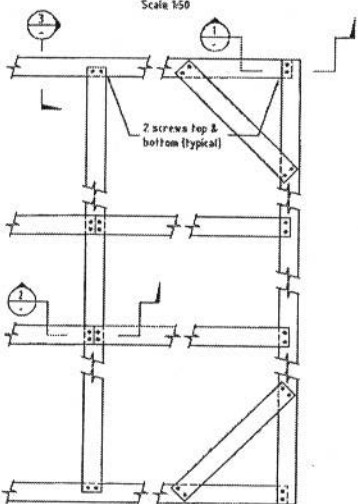
SECTION 1  
Scale 1:5



SECTION 2  
Scale 1:5



SECTION 3  
Scale 1:5



ROOF PLAN DETAIL  
Scale 1:5

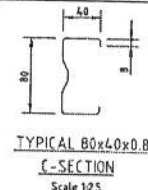
DARREN McDONALD B.E. (CIVIL)  
RPEL 5430 (OLD)  
MCE 3318 (NT)  
EC25000 (VK)  
CC449X (YAS)

Signature: [Signature] Date: SEPT 2017  
FOR AND ON BEHALF OF NJA CONSULTING PTY. LTD.

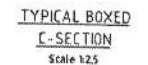
No.	Amendments	Date	Approved
1	As Issued	09/01/17	[Signature]



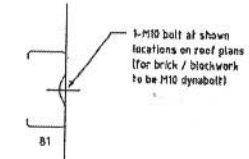
NJA Consulting Pty Ltd  
ASB on the top  
Suite 15, Level 1,  
Preston Chambers  
1-5 Olympic Blvd, Springwood  
Post Office Box 45, Springwood QLD 4127



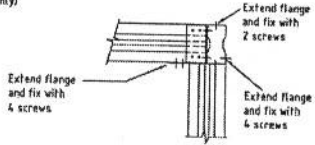
TYPICAL C-SECTION  
Scale 1:25



TYPICAL BOXED C-SECTION  
Scale 1:25



TYPICAL FIXING TO SUPPORT  
Scale 1:25



SECTION 4  
Scale 1:5

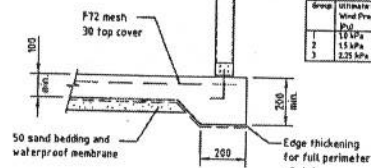
NOTE  
This design does not certify the structure to which the awning is fixed to. Refer to Drg. 06205-003-AW04 for a suggested method of fixing to house fascias.

PAD FOOTING	B	D
P1 (W41N)	450	450
P2 (W41N)	450	600
P1 (W50C)	450	600
P2 (W50C)	450	600

NOTE:  
For cyclonic region W50C  
Bell Footing P2 to 600sq. at base

NOTE:  
Slab on ground may be used in lieu of pad footings, refer detail

PAD FOOTING DETAIL  
Not to Scale



ALTERNATIVE SLAB DETAIL  
Scale 1:10

## LOADINGS

- LEVEL 2
- L1 These structures are classified as Class 10a of Importance Level 2, and have been designed for the following wind loads to AS1170.2 and the BCA - Volume 1: Refer 'Table A'.
- L2 The following structural pressure coefficients have been used:  
Cp,n (upward) -0.90  
Cp,n (downward) +0.6
- L3 Roof live loads to A.S.1170 - Part 2  
Roof cover: nil.  
Roof structure: nil.

## CONCRETE & FOUNDATIONS

- C1 The foundations shall have a minimum allowable bearing capacity of 75 kPa.
- C2 Concrete F'c = 20 MPa minimum.
- C3 Slab to be poured on 50mm compacted sand bed and waterproof membrane.

## STEELWORK

- S1 All 80x40 channel sections shall be Grade G550, A2150 material with Base Metal Thickness (B.M.T) = 0.80mm u.n.o.
- S2 Provide suitable corrosion protection to all ungalvanised components, e.g. zinc rich paint.

## FIXINGS

- F1 All screws to be N°10 Washer Teks with minimum edge distance of 10mm and pitch of 15mm u.n.o.
- F2 Roof sheeting fixing to purlins and roof frame  
(a) At eaves - 1 screw at every pan (i.e. 144 crs.)  
(b) Elsewhere - 1 screw every second pan (i.e. 288 crs.)  
Screws to roof sheeting to have neoprene washers.
- F3 Framing members shall be connected with 2 screws per flange u.n.o.
- F4 All boxed members are to be screws through flanges at 300 max. crs.
- F5 All angles to be galvanised.

## APPLICABLE S.A. & STANDARDS

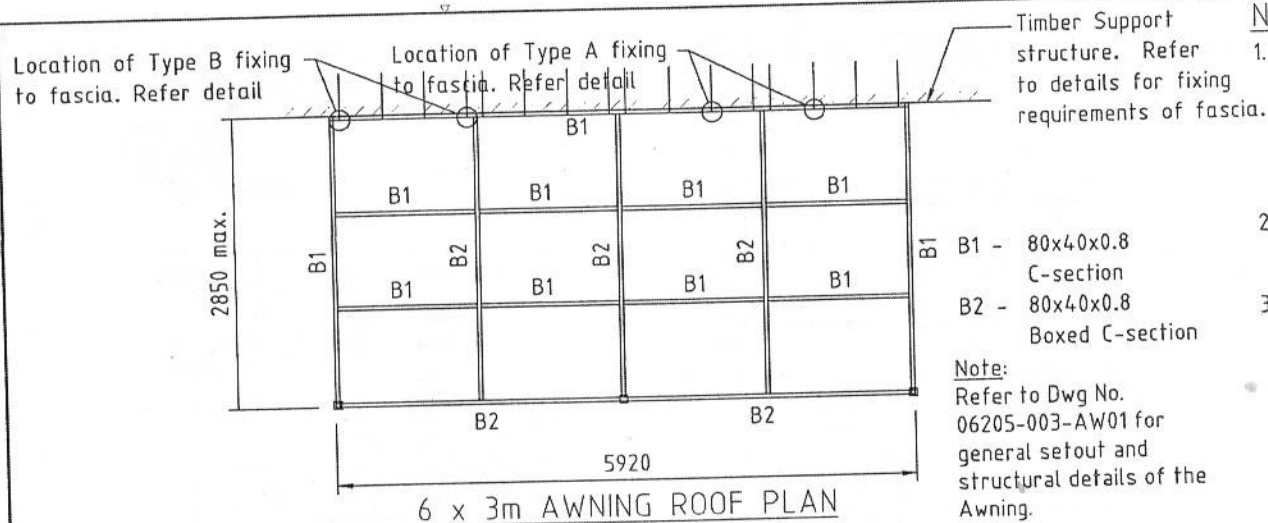
- AS 1170 Parts 1 & 2 Loading Codes.  
AS 4680 Cold Formed Steel Structures Code.  
AS 1562 Design and Installation of Sheet Roof & Wall Cladding.  
AS 1117/1112 Metric Hexagon Commercial Bolts & Screws.  
AS 2312 Guide to the Protection of Iron & Steel.  
AS 4380 Steel Structures Code.  
AS 2870 Residential Slabs & Footings.  
AS 3600 Concrete Structures.

Group	Ultimate Design Wind Pressure (kPa)	Ultimate Design Wind Speed (km/h)	Non-Cyclonic Regions (kPa)	Cyclonic Regions (kPa)	Equivalent Airborne Stress Classification (Equivalent)
1	1.5 kPa	41 km/h	0.5	0.5	W50C
2	1.5 kPa	41 km/h	0.5	0.5	W50C
3	2.25 kPa	61 km/h	0.5	0.5	W50C

25	0	25	50	75	100	125mm
50	0	50	100	150	200	250mm
100	0	100	200	300	400	500mm
500	0	500	1000	1500	2000	2500mm

SCALE BEFORE REDUCTION

Scale	AS SHOWN	Drawing No.	Rev
Designed	Y	06205-003-AW01	1
Checked	Y		
Drawn	Y		
Checked	Y		

**Notes:**

- Existing roof rafters or truss overhangs that provide support of the Awning shall be 120x45 F8, JD4 or better. Rafter size, fixings & existing support structure to be checked and certified by a suitably qualified person as being suitable for providing adequate support to the awning structure.
- When fixing screws into end grain of timber provide pilot holes 80% of the screw shank diameter and locate screws 15mm from timber sides & 30mm from top & bottom.
- The existing roof trusses or rafters which support the attached awning shall be anchored to the top PL using 1/30x0.8 GI looped strap in C1 wind regions and 2/30x0.8 GI looped straps in C2 wind regions (or equivalent anchorage). The top plate shall be anchored to the floor slab or subfloor with M12 rods at centres not exceeding 1200mm. The above anchorages are based on a maximum truss/rafter span of 8000mm and a maximum truss/rafter spacing of 1200mm. The corresponding maximum uplift force for the truss/rafter connection to the top plate is 13kN and 20kN for C1 and C2 regions respectively. The certifier may assess the tiedown in accordance with section 9 of AS1684 to meet these requirements. Refer to absco DWG 06205-003-AW05 for specific tiedown details.

Existing timber fascia

Note:  
Fix Awning wall plate to timber fascia (or to end grain of rafters with metal fascias) with 1-50mm No. 14 Type 17 Hex head screw.

**WALL PLATE/FASCIA FIXING TYPE A**

Scale 1:5

Existing timber fascia

Note:  
Fix Awning wall plate to timber fascia (or solid nogging behind metal fascias) with 2-50mm No. 14 Type 17 Hex head screws.

**WALL PLATE/FASCIA FIXING TYPE B**

Scale 1:5

Existing timber fascia to be 150mm x 25mm JD4 or better

Existing Rafter

**TIMBER FASCIA FIXING**

Scale 1:5

Remove metal fascia and provide 120x35 JD4 Solid nogging at the location of each awning beam  
Fix to rafters with joist hangers or 2 framing anchors (5 nails each wing).  
Reinstate metal fascia as required.

Existing Rafter

Note:  
Screw fix existing timber fascia to existing roof rafters or truss overhangs with 1-75mm No. 14 Type 17 Batten screw & provide 1 extra screw each side of awning rafters - typical (Provide 2 extra screws each side of awning rafters for W50 locations)

**METAL FASCIA FIXING****FOR WALL PLATE TYPE B FIXINGS ONLY**

Scale 1:5

DARREN HYDMALD B.E. (CIVIL)	
RPRD 5453 (QLD)	
MCS: 3398 (NT)	
EC25680 (VIC)	
CTAA816 (TAS)	
Signature: <i>[Signature]</i>	Date: SEPT 2011
FOR AND ON BEHALF OF NJA CONSULTING PTY. LTD.	

No.	Revised Notes	Original Issue	Date	Approved
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



NJA Consulting Pty Ltd

ABN 60 150 178

Suite 16, Level 1,  
Piazza Chambers  
3-15 George Road, Springfield  
Post Office Box 41, Springfield QLD 4117

www.nja.com.au

ABSCO INDUSTRIES

6m x 3m AWNINGS - W4IN & W50C  
GROUP 2 & GROUP 3  
FASCIA FIXING DETAILS

Scale	AS SHOWN	Drawing No.	Rev
Designed	Y	06205-003-AW02	0 A
Checked	Y		
Drawn	Y		
Checked	Y		
		Tech Approved	
		DMD	



## UPLIFT CAPACITY OF RAFTER AND TRUSS TIE-DOWN CONNECTIONS

Position of tie-down connection		Uplift capacity (kN)					
		Unseasoned timber			Seasoned timber		
		J2	J3	J4	JD4	JD5	JD6
<b>Rafter/trusses to wall frame or floor frame</b>							
(b)	Framing anchor as per table, 4/2.8 mm Ø nails to each end	No. of anchors					
		1	4.9	3.3	3.3	2.9	2.2
		2	8.3	5.9	4.2	2.9	4.9
		3	11.7	8.3	5.9	4.9	3.7
(c)	30 x 0.8 mm G.I. Strap as per table	No. of straps with 2/2.8 dia nails each end					
		1	4.9	3.3	3.3	2.9	2.2
		2	8.3	5.9	4.2	2.9	4.9
		3	11.7	8.3	5.9	4.9	3.7
		4	15.1	10.7	8.3	5.9	4.9
		5	18.5	13.1	10.7	8.3	5.9
		6	21.9	15.5	12.5	10.7	8.3
		7	25.3	17.9	14.3	12.5	10.7
		8	28.7	20.3	16.1	14.3	12.5
		9	32.1	22.7	17.9	16.1	14.3
		10	35.5	25.1	19.7	17.9	16.1
		11	38.9	27.5	21.5	19.7	17.9
		12	42.3	29.9	23.3	21.5	19.7
		13	45.7	32.3	25.1	23.3	21.5
		14	49.1	34.7	26.9	25.1	23.3
		15	52.5	37.1	28.7	26.9	25.1
		16	55.9	39.5	30.5	28.7	26.9
		17	59.3	41.9	32.3	30.5	28.7
		18	62.7	44.3	34.1	32.3	30.5
		19	66.1	46.7	35.9	34.1	32.3
		20	69.5	49.1	37.7	35.9	34.1
		21	72.9	51.5	39.5	37.7	35.9
		22	76.3	53.9	41.3	39.5	37.7
		23	79.7	56.3	43.1	41.3	39.5
		24	83.1	58.7	44.9	43.1	41.3
		25	86.5	61.1	46.7	44.9	43.1
		26	89.9	63.5	48.5	46.7	44.9
		27	93.3	65.9	50.3	48.5	46.7
		28	96.7	68.3	52.1	50.3	48.5
		29	100.1	70.7	53.9	52.1	50.3
		30	103.5	73.1	55.7	53.9	52.1
		31	106.9	75.5	57.5	55.7	53.9
		32	110.3	77.9	59.3	57.5	55.7
		33	113.7	80.3	61.1	59.3	57.5
		34	117.1	82.7	62.9	61.1	59.3
		35	120.5	85.1	64.7	62.9	61.1
		36	123.9	87.5	66.5	64.7	62.9
		37	127.3	89.9	68.3	66.5	64.7
		38	130.7	92.3	70.1	68.3	66.5
		39	134.1	94.7	71.9	70.1	68.3
		40	137.5	97.1	73.7	71.9	70.1
		41	140.9	99.5	75.5	73.7	71.9
		42	144.3	101.9	77.3	75.5	73.7
		43	147.7	104.3	79.1	77.3	75.5
		44	151.1	106.7	80.9	79.1	77.3
		45	154.5	109.1	82.7	80.9	79.1
		46	157.9	111.5	84.5	82.7	80.9
		47	161.3	113.9	86.3	84.5	82.7
		48	164.7	116.3	88.1	86.3	84.5
		49	168.1	118.7	89.9	88.1	86.3
		50	171.5	121.1	91.7	89.9	88.1
		51	174.9	123.5	93.5	91.7	89.9
		52	178.3	125.9	95.3	93.5	91.7
		53	181.7	128.3	97.1	95.3	93.5
		54	185.1	130.7	98.9	97.1	95.3
		55	188.5	133.1	100.7	98.9	97.1
		56	191.9	135.5	102.5	100.7	98.9
		57	195.3	137.9	104.3	102.5	100.7
		58	198.7	140.3	106.1	104.3	102.5
		59	202.1	142.7	107.9	106.1	104.3
		60	205.5	145.1	109.7	107.9	106.1
		61	208.9	147.5	111.5	109.7	106.1
		62	212.3	149.9	113.3	111.5	109.7
		63	215.7	152.3	115.1	113.3	111.5
		64	219.1	154.7	116.9	115.1	113.3
		65	222.5	157.1	118.7	116.9	115.1
		66	225.9	159.5	120.5	118.7	116.9
		67	229.3	161.9	122.3	120.5	118.7
		68	232.7	164.3	124.1	122.3	120.5
		69	236.1	166.7	125.9	124.1	122.3
		70	239.5	169.1	127.7	125.9	124.1
		71	242.9	171.5	129.5	127.7	125.9
		72	246.3	173.9	131.3	129.5	127.7
		73	249.7	176.3	133.1	131.3	129.5
		74	253.1	178.7	134.9	133.1	131.3
		75	256.5	181.1	136.7	134.9	133.1
		76	259.9	183.5	138.5	136.7	134.9
		77	263.3	185.9	140.3	138.5	136.7
		78	266.7	188.3	142.1	140.3	138.5
		79	270.1	190.7	143.9	142.1	140.3
		80	273.5	193.1	145.7	143.9	142.1
		81	276.9	195.5	147.5	145.7	143.9
		82	280.3	197.9	149.3	147.5	145.7
		83	283.7	200.3	151.1	149.3	147.5
		84	287.1	202.7	152.9	151.1	149.3
		85	290.5	205.1	154.7	152.9	151.1
		86	293.9	207.5	156.5	154.7	152.9
		87	297.3	209.9	158.3	156.5	154.7
		88	300.7	212.3	160.1	158.3	156.5
		89	304.1	214.7	161.9	160.1	158.3
		90	307.5	217.1	163.7	161.9	160.1
		91	310.9	219.5	165.5	163.7	161.9
		92	314.3	221.9	167.3	165.5	163.7
		93	317.7	224.3	169.1	167.3	165.5
		94	321.1	226.7	170.9	169.1	167.3
		95	324.5	229.1	172.7	170.9	169.1
		96	327.9	231.5	174.5	172.7	170.9
		97	331.3	233.9	176.3	174.5	172.7
		98	334.7	236.3	178.1	176.3	174.5
		99	338.1	238.7	179.9	178.1	176.3
		100	341.5	241.1	181.7	179.9	178.1
		101	344.9	243.5	183.5	181.7	179.9
		102	348.3	245.9	185.3	183.5	181.7
		103	351.7	248.3	187.1	185.3	183.5
		104	355.1	250.7	188.9	187.1	185.3
		105	358.5	253.1	190.7	188.9	187.1
		106	361.9	255.5	192.5	190.7	188.9
		107	365.3	257.9	194.3	192.5	190.7
		108	368.7	260.3	196.1	194.3	192.5
		109	372.1	262.7	197.9	196.1	194.3
		110	375.5	265.1	199.7	197.9	196.1
		111	378.9	267.5	201.5	199.7	197.9
		112	382.3	269.9	203.3	201.5	199.7
		113	385.7	272.3	205.1	203.3	201.5
		114	389.1	274.7	206.9	205.1	203.3
		115	392.5	277.1	208.7	206.9	205.1
		116	395.9	279.5	210.5	208.7	206.9
		117	399.3	281.9	212.3	210.5	208.7
		118	402.7	284.3	214.1	212.3	210.5
		119	406.1	286.7	215.9	214.1	212.3
		120	409.5	289.1	217.7	215.9	214.1
		121	412.9	291.5	219.5	217.7	215.9
		122	416.3	293.9	221.3	219.5	217.7
		123	419.7	296.3	223.1	221.3	219.5
		124	423.1	298.7	224.9	223.1	221.3
		125	426.5	301.1	226.7	224.9	223.1
		126	429.9	303.5	228.5	226.7	224.9
		127	433.3	305.9	230.3	228.5	226.7
		128	436.7	308.3	232.1	230.3	228.5
		129	440.1	310.7	233.9	232.1	230.3
		130	443.5	313.1	235.7	233.9	232.1
		131	446.9	315.5	237.5	235.7	233.9
		132	450.3	317.9	239.3	237.5	235.7
		133	453.7	320.3	241.1	239.3	237.5
		134	457.1	322.7	242.9	241.1	239.3
		135	460.5	325.1	244.7	242.9	241.1
		136	463.9	327.5	246.5	244.7	242.9
		137	467.3	329.9	248.3	246.5	244.7
		138	470.7	332.3	250.1	248.3	246.5
		139	474.1	334.7	251.9	250.1	248.3
		140	477.5	337.1	253.7	251.9	250.1
		141	480.9	339.5	255.5	253.7	251.9
		142	484.3	341.9	257.3	255.5	253.7
		143	487.7	344.3	259.1	257.3	255.5
		144	491.1	346.7	260.9	259.1	257.3
		145	494.5	349.1	262.7	260.9	259.1
		146	497.9	351.5	264.5	262.7	260.9
		147	501.3	353.9	266.3	264.5	262.7
		148	504.7	356.3	268.1	266.3	264.5
		149	508.1	358.7	269.9	268.1	266.3
		150	511.5	361.1	271.7	269.9	268.1
		151	514.9	363.5	273.5	271.7	269.9
		152	518.3	365.9	275.3	273.5	271.7
		153	521.7	368.3	277.1	275.3	273.5
		154	525.1	370.7	278.9	277.1	275.3
		155	528.5	373.1	280.7	278.9	277.1
		156	531.9	375.5	282.5	280.7	278.9
		157	535.3	377.9	284.3	282.5	280.7
		158	538.7	380.3	286.1	284.3	282.5
		159	542.1	382.7	287.9	286.1	284.3
		160	545.5	385.1	289.7	287.9	286.1
		161	548.9	387.5	291.5	289.7	287.9
		162	552.3	389.9	293.3	291.5	289.7
		163	555.7	392.3	295.1	293.3	291.5
		164	559.1	394.7	296.9	295.1	293.3





















































WELCOME

WARNING  
CRUMPLE ZONE











-41.14585556, 146.15902500



41°08'45.1"S 146°09'32.5"E

-41.145856, 146.159025



Directions



Save



Nearby



Send to your  
phone



Share



31 Josephine St, West Ulverstone TAS 7315



## For Sale

## AMPOL, Golden Fleece

Shell, Castrol, BP, oil bottles, oil tins, grease tins. 6435 0295.

## Semi Dry Firewood Logs

Launceston, Deloraine and Devonport areas. Approx. 20m<sup>3</sup> delivered. Phone 0428 506 035

## Wanted to Buy

## BALING WIRE

As used on pick up balers, any quantity. Ph Eric 0418 178 811.

## LP RECORDS

cds/dvds, books/comics/stamps/coins, round 50c \$6ea. Estates /downsize, antiques /bottles/rocks/shells, antlers/taxidermy/model trains/cars. Old screws /tools/workbench/old timber, shed/workshop contents/old cutlery /maps/wine/whisky/old staircase/playboys. Collections of anything, cash paid will visit. 6423 3316.

## OLD BOTTLES

all types, whole collections. Ph 0428 372 453.

## Motor Vehicles

## Mits Bus '07 Rosa

25 seater, 190,000km, 5spd man, t/bar, reg. \$35,000. 0408 642 045.

## Motor Vehicles



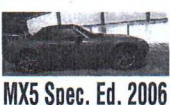
## LEXUS IS250

Sports luxury, 2010, 118,000kms, Lexus services, \$15,000. Ph. 0408 614 121.



## Mitsubishi Lancer

2011, 86,000km, very neat and tidy, many extras, 6 months rego \$13,000. 0417 515 243.



## MX5 Spec. Ed. 2006

96,000km, immaculate, you may buy cheaper but will you buy better? \$12,000 or close offer. 0417 528 900.

## SUBARU IMPREZA

2014, Cobalt blue, 5 spd, 107,000 kms, reg. serviced, exc. cond., \$13,450 ono. Ph 0407 334 615.

## Motor Vehicles

## VX Equippe 2002

Commodore sedan, exc. cond., V6, brand new alloy rims and tyres, 207,000km, \$6250. 0428 516 110.

## Boats and Accessories

## 4.2 SAVAGE

Runabout, 50hp Johnson PTT, \$3800 o.n.o. Phone 0438 974 073.

## QUINTREX 4m

2 motors, full covers, reg., extras, forward controls, \$2500. Ph 0419 924 567.

## To Let &amp; Wanted

**BURNIE** near CBD - Bed sitter, \$165pw. No bond, power inc., suit sole occupant. 0407 334 615.

**UPPER BURNIE**, 1 bedroom unit, \$190 pw. Suit quiet tenant. Avail 1/3/20. Ph. 6425 5471.

**URGENTLY** required 2-3 bed, house/unit, D'port - Penguin, max. \$280 pw. 0456 400 476.

## Livestock

## Ulverstone Pet Food

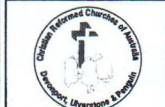
Stock wanted, suitable for pet food. Ph. 6425 5822 or 0408 141 972 (AH).

## Church Notices

ALL welcome to traditional HC Services each Sunday, 9.30 am, 150 Waverley Rd, Don.

## ANGLICAN CHURCH DEVONPORT

Sunday February 15<sup>th</sup> 9.30am St John's HC  
Wednesday Feb 19<sup>th</sup> 10am St John's HC  
Phone 6424 6420



February 16, 2020  
Devonport

9.30am Pathway to Life  
22 Nicholls Street  
Rev. Etienne de Wilzem  
Penguin

10 am Christian Reformed Church of Penguin  
Main Road, Penguin  
Rev. Johann Joubert  
Ulverstone

9.30 am Christian Reformed Church of Ulverstone  
36 John Street  
Rev. Julian Dykman

## LATROBE BAPTIST

10am Mr W Fawdry  
Phone 6426 1220

**SASSAFRAS BAPTIST**  
9.30am Sunday School  
10.30am Worship Service  
Michael Rowles

## ST DAVID'S

7 Hamilton St. Latrobe  
Sunday Worship 5pm  
Speaker: Ben James  
Friday Youth Clubs  
Juniors 4pm Seniors 7pm  
Bible Study: Monday 7pm  
Phone 0417 524 609  
Independent Presbyterian

## Local Government



DEVONPORT CITY COUNCIL  
137 Roke Street, Devonport TAS 7310  
Phone: 03 6424 0511  
www.devonport.tas.gov.au

## APPLICATION FOR PLANNING PERMIT

Planning applications have been made for the following proposals:

Application No: PA2019.0009  
Proposal: 2 lot subdivision  
Address: 21 McCall Terrace, Stony Rise  
Application No: PA2020.0012  
Proposal: Residential (single dwelling)  
Address: 2 Sandwood Place, East Devonport

The applications can be viewed at the paranalpe centre or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 2 March 2020.

Matthew Atkins  
GENERAL MANAGER

## Local Government

## WARATAH WYNARD COUNCIL

## Community Conversations WARATAH

WHEN: Wednesday 19 February 10.30 - 12noon

WHERE: Mushroom Café Waratah.

WHAT: Join Councillors and Senior staff for casual one-on-one conversations about the things that matter most to you in your local community. Drop in any time between 10.30 and 12.00.

RSVP: Light refreshments will be provided so please register your attendance for catering purposes.

To RSVP or for information on Community Conversations in other local areas visit [www.warwryn.tas.gov.au](http://www.warwryn.tas.gov.au) or phone 6443 8333

## NOTIFICATION OF ROAD CLOSURE LOWRIES ROAD OLDINA

Residents are advised that Council will be undertaking work to install a new culvert on Lowries Road from 9am until 3pm on Monday 24th and that Lowries Road will be closed during this time.

Works are weather permitting and if cancelled they will be rescheduled for the same day but on the following week. Further information can be obtained by telephoning Engineering on (03) 6443 8370.

Council regrets any inconvenience to residents and road users and thanks you in advance for your patience and cooperation.

## APPLICATIONS FOR PLANNING PERMITS

Notice is given that applications have been made for the following discretionary permits:

No: DA 8/2020  
Location: 144 Little Village Lane Somerset  
Applicant: Hotondo Homes North West Tas / Alex Jones  
Zoning: Rural Living  
Use Class: Residential  
Proposal: Replacement Dwelling & Outbuilding  
Discretionary Matter: Location and configuration of development 13.4.3 (P2)

No: DA 15/2020  
Location: 2A Old Bass Highway Wynyard  
Applicant: 6ty Pty Ltd  
Zoning: Open Space & Environmental Management  
Use Class: Food Services, Sport & Recreation, Pleasure Boat Facility and Passive Recreation  
Proposal: Yacht Club Redevelopment including Café, Boundary Adjustment & Associated Parking

Discretionary Matter: Discretionary permit use 19.3.1 (P1), Location and configuration of development 19.4.2 (P4, P6), Setback from zone boundaries 19.4.3 (P1), Subdivision 19.4.4 (P1), Location and configuration of development 29.4.3 (P3), Subdivision 29.4.4 (P1), Protection of a threatened native vegetation community or native vegetation providing habitat for a threatened species E3.6.1 (P1), Provision for parking E9.5.1 (P1), Development in proximity to a water body, watercourse or wetland E10.6.1 (P1) & Development in a shoreline area E10.6.2 (P1)

The applications and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website [www.warwryn.tas.gov.au](http://www.warwryn.tas.gov.au). Any person who wishes to make representations in accordance with the Land Use Planning and Approvals Act 1993, must do so during the exhibition period. Representations in writing will be received by the undersigned by Monday 2 March 2020.

Dated at Wynyard this day, 15 February 2020.  
Shane Crawford, General Manager  
PO Box 168, WYNARD 7325  
Email: [council@warwryn.tas.gov.au](mailto:council@warwryn.tas.gov.au)

[www.warwryn.tas.gov.au](http://www.warwryn.tas.gov.au)

## Local Government

## KENTISH COUNCIL APPLICATIONS FOR PLANNING PERMIT

The following applications have been received under Section 57 of the Land Use Planning & Approvals Act 1993:

APPLICATION NO.: DA 2020/06

SITE: 224 and 229 Goodland Road, Wilmot  
PROPOSAL: Proposed subdivision and consolidation with reliance upon the Performance Criteria under the Rural Resource Zone (subdivision).

APPLICATION NO.: DA 2020/10

SITE: 14 Marina Court, South Spreyton  
PROPOSAL: Proposed shed with reliance upon the Performance Criteria under the Rural Living Zone (reduction in frontage setback).

APPLICATION NO.: DA 2020/11

SITE: 224 Back Road, Lower Wilmot  
PROPOSAL: Proposed visitor accommodation with reliance upon the Performance Criteria under the Rural Resource Zone (use).

APPLICATION NO.: DA 2020/13

SITE: 79 Brays Road, Sheffield  
PROPOSAL: Proposed dwelling, outbuilding, and 2x visitor accommodation cabins with reliance upon the Performance Criteria under the Rural Resource Zone (use, outbuilding floor area, water supply, building height and external materials).

The applications and associated materials will be available for inspection at the Council office during normal office hours or at [www.kentish.tas.gov.au](http://www.kentish.tas.gov.au) for a period of 14 days from the date of publication of this notice. During this time any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to [council@kentish.tas.gov.au](mailto:council@kentish.tas.gov.au) by 2 March 2020.

Dated at Sheffield this 15 February 2020.

Gerald Monson

GENERAL MANAGER



## LATROBE COUNCIL

## APPLICATIONS FOR PLANNING PERMIT

The following applications have been received under Section 57 of the Land Use Planning & Approvals Act 1993:

Application No.: DA 20-2020

SITE: 365 Brooke Street, East Devonport  
Proposal: Proposed subdivision and consolidation with reliance upon the Performance Criteria under the Rural Resource Zone (subdivision) and the Water & Waterways Code.

Application No.: DA 21-2020

SITE: 24 Robert Street, Latrobe  
Proposal: Proposed outbuilding with reliance upon the Performance Criteria under the General Residential Zone (reduction in setback).

Application No.: DA 22-2020

SITE: 41 Elphin Drive, Squeaking Point  
Proposal: Proposed dwelling and shed with reliance upon the Performance Criteria under the Rural Living Zone (stormwater management).

Application No.: DA 23-2020

SITE: Port Sorell Road, Northdown (CT138955/1)

Proposal: Proposed one (1) lot subdivision with reliance upon the Performance Criteria under the Rural Resource Zone (subdivision) and Water & Waterways Code.

Application No.: DA 24-2020

SITE: 10 Kermode Street, Port Sorell  
Proposal: Proposed shed with reliance upon the Performance Criteria under the General Residential Zone (reduction in setback and increase in outbuilding floor area).

The applications and associated materials will be available for inspection at the Council office during normal office hours or at [www.latrobe.tas.gov.au](http://www.latrobe.tas.gov.au) for a period of 14 days from the date of publication of this notice. During this time any person may make representation in relation to the proposals by letter addressed to the General Manager or email addressed to [council@latrobe.tas.gov.au](mailto:council@latrobe.tas.gov.au) by 2 March 2020.

Dated at Latrobe this 15 February 2020

Gerald Monson

GENERAL MANAGER



## Local Government



## DISPOSAL OF ABANDONED VEHICLES

Offers are invited for the purchase of the following abandoned vehicles which have remained unclaimed.

- Gold Honda Civic sedan (1998 model)  
Plates affixed: B80DU  
Collected from Gawler Road, Gawler on 11 October 2019
- Red Suzuki Swift hatchback (2008 model)  
Plates affixed: C23KO  
Collected from King Edward Street, Ulverstone on 29 October 2019
- White Ford Laser hatchback (1985-1990 model)  
No plates affixed  
Collected from Export Drive, Ulverstone on 1 November 2019

Offers, in writing, should be addressed to the General Manager, Central Coast Council, PO Box 220, Ulverstone TAS 7315. The closing date for offers is Monday 24 February 2020.

Enquiries for inspection of the vehicles should be directed to the Council Inspector - tel. 6429 8970.

## NOTICE OF INTENTION - HERBICIDE SPRAYING

Notice is given that from 17 February 2020 to 31 May 2020, the Council and/or contractors working on behalf of the Council, will be undertaking herbicide spraying on the Council's road shoulders, footpaths, drainage easements, and carriageways on various urban and rural roads. Fence-lines and gardens in the Council's urban parks will also be treated.

For further information, or to be placed on the "No Spray List", please contact Glenn Berry, Construction & Maintenance Team Leader, on tel. 6429 8123 during business hours.

## KERBSIDE WASTE EDUCATION WORKSHOPS

The Council will be holding two waste education workshops to assist residents with correctly sorting their waste. Both sessions will commence at 6pm.

- Gnomon Room  
Wharf Road, Ulverstone  
Wednesday 19 February 2020

- Sulphur Creek Hall  
310 Preservation Drive, Sulphur Creek  
Wednesday 26 February 2020

For further information please contact the Infrastructure Services Assistant on tel. 6429 8970.

## KERBSIDE WASTE COLLECTION SERVICE REVIEW

Central Coast residents are invited to be part of a review of the Kerbside Waste Collection Service. The review will commence on Monday 17 February 2020 with submissions closing on Wednesday 11 March 2020.

Information relating to the review and survey forms are available at the Council's Administration Centre, 19 King Edward Street, Ulverstone and Service Centre, 78 Main Road, Penguin.

19 King Edward Street  
Ulverstone Tasmania 7315  
Tel. 03 6429 8900  
Fax 03 6425 1224  
[www.centralcoast.tas.gov.au](http://www.centralcoast.tas.gov.au)

The information and an online survey form will also be available on the Council's website from 17 February 2020 ([www.centralcoast.tas.gov.au](http://www.centralcoast.tas.gov.au))

For further information please contact the Infrastructure Services Assistant on tel. 6429 8970.

## APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Location: 13 Top Gawler Road, Gawler  
Proposal: Residential (deck and outbuildings - sheds) - variation to the building envelope for location of a garage to the primary frontage and variation to setback standards for side and rear boundaries

Application No.: DA2019118

Location: 42 Boyes Street, Turners Beach  
Proposal: Residential (dwelling and outbuilding - garage) - variation to side setback standards, location of garage and parking spaces and proximity to Utilities zone and railway line

Application No.: DA2020020

Location: 31 Josephine Street, West Ulverstone  
Proposal: Residential (outbuilding - garage addition) - variation to rear boundary setback and area free from impervious surfaces standards

Application No.: DA2020025

Location: 1140 Kindred Road, Kindred  
Proposal: Residential (dwelling and outbuilding - shed) - discretionary use and development in Rural Resource zone, variation to side boundary setback, proximity to agricultural land and development within proclaimed irrigation district

Application No.: DA2020027

The applications may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website.

Any person may make representation in relation to the applications [in accordance with s.57(5) of the Act] by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to [admin@centralcoast.tas.gov.au](mailto:admin@centralcoast.tas.gov.au) and quoting the Application No. Any representations received by the Council are classified as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015. Representations must be made on or before 2 March 2020.

Date of notification: 15 February 2020.

SANDRA AYTON  
General Manager



# Annexure 3

Rodney and Andrea O'Rourke  
5 Matelle Court  
West Ulverstone 7315

27 February 2020

The General Manager  
Central Coast Council  
P.O. Box 220  
Ulverstone 7315

Dear Sandra

Application for Planning Permit – 31 Josephine Street, West Ulverstone – Ref DA2020025

Thank you for your recent letter advising us of the planning application received in relation to the above property. We are writing to notify you of our objection to vary the rear boundary setback.

Whilst we have no objection to our neighbours erecting a carport, this structure is on the rear boundary of both properties and due to the close proximity to our dwelling, has caused us a considerable amount of angst since it was erected due to the visual impact it has from our property. Our lounge room window directly faces this imposing bulky structure and since it was erected over twelve months ago, we have kept the window blind closed in our lounge room in an effort remove it from our view. The structure which is hard against the rear boundary is a barn like kit which has been increased in height by the owner by one metre, reinforced by the owners in attempt to make it more stable, partially clad in different coloured steel panels and not connected to stormwater.

As well as the visual imposition we also raised safety concerns, in our initial letter to Council, as the structure shudders and sways in strong winds. There have been several instances where our daughter, whose bedroom also faces the structure, has moved into our spare bedroom on the other side of our house as she is concerned by the structures noise in strong wind. I would be interested to know of the wind rating specifications for the structure as I would imagine those ratings would be now compromised given that the property owner has added additional height and additional cladding.

Our concern is such that in the ordinary course of Council's planning procedures, would this structure have been permitted under the planning/building scheme and if not then why should our amenity need to be compromised to right a wrong.

Section P3 of the Planning Scheme refers to 'visual impact', we hold strongly to the argument that this structure has a negative visual impact due to the close proximity to our dwelling which is due to the siting, scale, bulk and proportions of the structure. As mentioned above, our lounge room view in particular is now dominated by an unsightly imposing structure that would be more at home in an industrial estate or on a farm than in suburbia. We are very disappointed that our neighbour would not have originally sought proper approval or considered the visual impact from our property before erecting this structure.

We would welcome your visit to our property so that you can gain a better perspective of how this structure is causing us considerable anguish. I have attached photos taken from our property for your consideration (refer Attachment 1).

Yours faithfully,

Rodney and Andrea O'Rourke

## Attachment 1

View from our lounge room window





Outside view of structure (fence height six feet)



Proximity of structure to our house and lounge room window (shows the bulk and height of the structure)



## Annexure 4



Proposed garage viewed from 31 Josephine Street



Close up view of the proposed garage



Proposed garage viewed from inside the loungeroom window of 5 Matelle Court  
(as provided by the representor)



Proposed garage and lounge room window of the dwelling at 5 Matelle Court viewed from the  
south-west corner of the private open space at 5 Matelle Court  
(as provided by the representor)





Garage located at 5 Matelle Court viewed from 27 Josephine Street



Garage at 5 Matelle Court viewed from 29 Josephine Street





Google street view picture showing dwellings at both 5 & 9 Matelle Court



Google street view – 5 Matelle Court



Google street view picture of dwelling at 9 Matelle Court

## Submission to Planning Authority Notice

Council Planning Permit No.	DA2020025	Council notice date	14/02/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/00184-CC		Date of response
TasWater Contact	Rachael Towns	Phone No.	03 6345 6346
<b>Response issued to</b>			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning@centralcoast.tas.gov.au		
<b>Development details</b>			
Address	31 JOSEPHINE ST, WEST ULVERSTONE	Property ID (PID)	7787141
Description of development	Garage addition & workshop shed		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Andrew Smith Architects	00717 Dwg DA.02 B		10/02/2020
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connection / sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> </ol> <p><b>56W CONSENT</b></p> <ol style="list-style-type: none"> <li>3. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.</li> </ol> <p>The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;</p> <ol style="list-style-type: none"> <li>a. Existing pipe depth and proposed finished surface levels over the pipe;</li> <li>b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;</li> <li>c. A note on the plan indicating how the pipe location and depth were ascertained.</li> </ol>			

## DEVELOPMENT ASSESSMENT FEES

4. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required by the due date as noted on the statement when issued by TasWater.

## Advice

### General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

## Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

### Authorised by



**Jason Taylor**

Development Assessment Manager

## TasWater Contact Details

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

## **SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS**

Period: 1 February 2020 to 29 February 2020

### *Approval of Roadworks and Services*

Developer: B R & L R Hill  
Location: 109 & 115 Penguin Road, West Ulverstone  
No. of Lots: 24 Residential Lots – Stage 2 & 3  
Engineer: Chris Martin (CSE Tasmania)



Paul Breaden  
DIRECTOR INFRASTRUCTURE SERVICES





**CENTRAL COAST  
COUNCIL**

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

#### Disclaimer

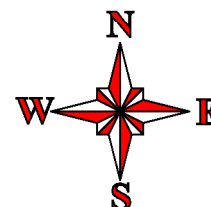
This map is not a precise survey document

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

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#### Important

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



Contour Interval:

Projection: GDA94

Date: 05/03/2020

Drawn By: GIS

## POYNTONS SUBDIVISION

Scale 1: 700







## Central Coast Council Climate Change Strategy

June 2019

**Prepared for:**

Central Coast Council

**Date/ Version:**

25 June 2019/ Version 2

**Prepared by:**

Climate Planning

**Citation:**

Climate Planning 2019. Central Coast Council  
Climate Change Strategy, Brisbane, June  
2019

**Contact:**

Donovan Burton  
Climate Change Adaptation Specialist  
Climate Planning  
[donovan@climateplanning.com.au](mailto:donovan@climateplanning.com.au)



## A Message from the Mayor and General Manager

---

If we are to respond effectively to climate change, we have to keep it in the front of our minds, on a daily basis.


We need to question everything, and work out how we can do things better:

- Where can we save energy?
- Where can we reduce waste?
- How can we prepare for and minimise the impacts of heatwaves, droughts and flash floods?


Doing what needs to be done will require everyone's help. The benefits of making wise decisions and implementing them will be many and varied.

This Strategy and Action Plan is about the Council doing its part. It outlines how the Council will reduce its greenhouse gas emissions and move towards becoming carbon neutral, while adapting its operations to the projected weather conditions ahead. The Strategy will therefore enable the Council to keep its eye on emerging trends, responses and opportunities.

We invite you to hold the Council accountable for the actions in this Plan, and to develop a similar climate change action plan for your own household, workplace or community group. We are all challenged to implement the changes necessary to halt and respond to a warming climate, knowing that the benefits of wise action will flow, for us and for future generations



Cr Jan Bonde  
MAYOR



Sandra Ayton  
GENERAL MANAGER

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# 1 Introduction

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## 1.1 Global Issue, Local Impact

The reality of climate change is indisputable. The impacts are already manifesting in many parts of the world through increases in extreme events, population displacement, damage to infrastructure, species shifts, regulatory changes and challenges to insurance availability and affordability.

The latest scientific projections see the world heading towards a global average 4°C increase by 2100, compared to preindustrial times. Although there is an imperative to reduce the global carbon footprint to avoid the unmanageable, there is also a critical need to adapt to the changing climate that is unavoidable.

Local governments should not think of climate change adaptation solely as an environmental issue that requires an environmental response. In fact, the most likely impacts of climate change to be felt by local councils will arrive from issues associated with litigation, regulatory compliance, asset depreciation, land use planning and financial management. For communities the impacts will predominantly materialise in economic loss and social dislocation. Importantly the degree of impacts is likely to be, in part, determined by how local governments respond to the issue.

Central Coast Council is exposed to a number of natural hazards, including landslip, coastal erosion, storm surge, bushfire and riverine flooding. Recently Council experienced considerable damage from extreme coastal and flooding events (see Figure 1).



Figure 1. Flood damage to Council bridge at Taylors Flat (2016)

### 1.1.1 IPCC Assessment Report 5 (AR5)

Much of the information that drives a policy response at all levels of government stem from assessment reports created by The Intergovernmental Panel on Climate Change (IPCC), which is an intergovernmental body of the United Nations. The most recent IPCC Assessment Report (AR5) paints a stark picture of a world with climate change.

The IPCC's AR5 was written by over 830 lead authors and peer reviewed by thousands of experts. Some of the key findings taken directly from the summary report include:

- Warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia.
- In recent decades, changes in climate have caused impacts on natural and human systems on all continents and across the oceans. Impacts are due to observed climate change, irrespective of its cause, indicating the sensitivity of natural and human systems to changing climate.
- Changes in many extreme weather and climate events have been observed since about 1950.
- Continued emission of greenhouse gases will cause further warming and long-lasting changes in all components of the climate system, increasing the likelihood of severe, pervasive and irreversible impacts for people and ecosystems.
- Surface temperature is projected to rise over the 21st century under all assessed emission scenarios. It is very likely that heat waves will occur more often and last longer, and that extreme precipitation events will become more intense and frequent in many regions. The ocean will continue to warm and acidify, and global mean sea level to rise.
- The upper bounds of global average sea level rise by 2100 is 52cm-98cm (compared to the 1986-2005 average).

### 1.1.2 IPCC Special Report on 'Global Warming of 1.5°C'

*Every extra bit of warming matters, especially since warming of 1.5°C or higher increases the risk associated with long-lasting or irreversible changes, such as the loss of some ecosystems (Pörtner 2018).*

In 2018 the Intergovernmental Panel on Climate Change (IPCC) published a special report on 'Global Warming of 1.5°C' (SR15)<sup>1</sup> which is the first report to be written by all IPCC Working Groups. It builds on previous IPCC publications, with the most recent being the Fifth Assessment Report (AR5) released in 2013-2014.

<sup>1</sup> The report's full name is 'Global warming of 1.5°C, an IPCC special report on the impacts of global warming of 1.5°C above pre-industrial levels and related global greenhouse gas emission pathways, in the context of strengthening the global response to the threat of climate change, sustainable development, and efforts to eradicate poverty'.

According to the IPCC, the report is “an assessment of the relevant state of knowledge, based on the scientific and technical literature available and accepted for publication up to 15 May 2018” (IPCC 2018c).

As the SR15 is a considerably large body of work (492 pages) it is not feasible or relevant to summarise all of the key findings for this report. However, it is worth noting that some of the ‘Headline Statements’ that have been associated with *high confidence* in the SR15 include:

- “Human activities are estimated to have caused approximately 1.0°C of global warming above pre-industrial levels, with a likely range of 0.8°C to 1.2°C. Global warming is likely to reach 1.5°C between 2030 and 2052 if it continues to increase at the current rate.
- On land, impacts on biodiversity and ecosystems, including species loss and extinction, are projected to be lower at 1.5°C of global warming compared to 2°C. Limiting global warming to 1.5°C compared to 2°C is projected to lower the impacts on terrestrial, freshwater and coastal ecosystems and to retain more of their services to humans.
- Limiting global warming to 1.5°C compared to 2°C is projected to reduce increases in ocean temperature as well as associated increases in ocean acidity and decreases in ocean oxygen levels (high confidence). Consequently, limiting global warming to 1.5°C is projected to reduce risks to marine biodiversity, fisheries, and ecosystems, and their functions and services to humans, as illustrated by recent changes to Arctic sea ice and warm-water coral reef ecosystems.
- Most adaptation needs will be lower for global warming of 1.5°C compared to 2°C.
- There are a wide range of adaptation options that can reduce the risks of climate change.
- Adaptation options specific to national contexts, if carefully selected together with enabling conditions, will have benefits for sustainable development and poverty reduction with global warming of 1.5°C, although trade-offs are possible.
- Strengthening the capacities for climate action of national and sub-national authorities, civil society, the private sector, indigenous peoples and local communities can support the implementation of ambitious actions implied by limiting global warming to 1.5°C. International cooperation can provide an enabling environment for this to be achieved in all countries and for all people, in the context of sustainable development. International cooperation is a critical enabler for developing countries and vulnerable regions.” (IPCC 2018b)

Another key UN report of note, the ‘Global Assessment Report on Biodiversity and Ecosystem Services’ shows that climate change is a contributor to the decline in global biodiversity.



## 1.2 Climate Change Projections

Climate Change projections for Central Coast Council municipal area are similar to much of Tasmania. Over the past few decades the Central Coast Council municipal area has experienced a general decrease in annual average rainfall (by up to 50mm) and an increase in average and extreme temperatures. The following climate change projections come from the Tasmanian Government funded downscaled data, which was generated by the Antarctic Climate & Ecosystems Cooperative Research Centre (ACE CRC) in 2010 (Tasmanian Government and ACE CRC 2010, pp. 2-5). Whilst the information is almost a decade old it is the only publicly available localised downscaled data that has been generated for the local government scale.

### 1.2.1 Changes to Rainfall

- Up to 9 fewer days with >1 mm rain per year on average, but significantly more rain per rain day (a 15% increase or more).
- Around 2 more very wet days each year (where rainfall exceeds the baseline 95th percentile), and the possibility of 2 more days per year that exceed 20 mm.
- An increase in the maximum instantaneous rainfall rate of over 30% in some seasons, and an increase of 8 mm of rainfall on the wettest day of the year (a 20% increase).
- Rainfall brought by rare extreme events increases: a 200-year average recurrence interval (ARI) event for daily rainfall at is projected to increase by more than 30 mm (a 35% increase).
- More common ARI events (ARI-10, ARI-50) are projected to increase by a similar proportion.

### 1.2.2 Temperature

The projected change in average temperatures is similar to the rest of Tasmania (2.6 to 3.3°C). Other temperature-related changes include:

- The number of Summer Days (>25 °C) increases from around 10 days per year, to more than 35 days per year, with night time minimum temperatures over 20 °C occurring a few times every year.
- The temperature of very hot days increases more than the change in average temperature (by 3-4 °C in some locations in some seasons).
- A reduction in frost-risk days at the coast from up around 6 per year to around 1 per year, and in the inland area from up to 50 days per year to less than 25 days per year.
- Warm spells (days in a row where temperatures are in the top 5% of baseline levels) currently last around 7 days, are projected to last up to 14 days longer.

### 1.2.3 Sea Level Rise

A recent report by McKinnes et al. (2016) shows that the sea level rise for the Central Coast Council area ranges from 47cm – 94cm by 2100, compared to 2010. The State sea level rise allowance for planning for the Central Coast area has been derived from this report and is 22cm for 2050 and 82cm for 2100.

## 1.3 Assets at Risk from Climate Change

There are a number of Council, community and environmental assets that are exposed to current extremes and/or the effects of climate change. In 2018, Climate Planning conducted a scoping spatial analysis of the building types exposed to a range of hazards, with the results presented below.

## 1.4 Asset Exposure for all Buildings

Bushfire presents the most significant risk to human settlement in the Central Coast region, with around 2,788 buildings (31.3%) located in a bushfire prone area. Most of this exposure is to residential properties (94.3%, 2,620 buildings) however there are also 97 community buildings, 24 commercial properties and 37 industrial buildings affected (see Figure 2). The bushfire risk in area is likely to increase in the future due to increased average and extreme temperatures and the potential for longer days between rainfall.

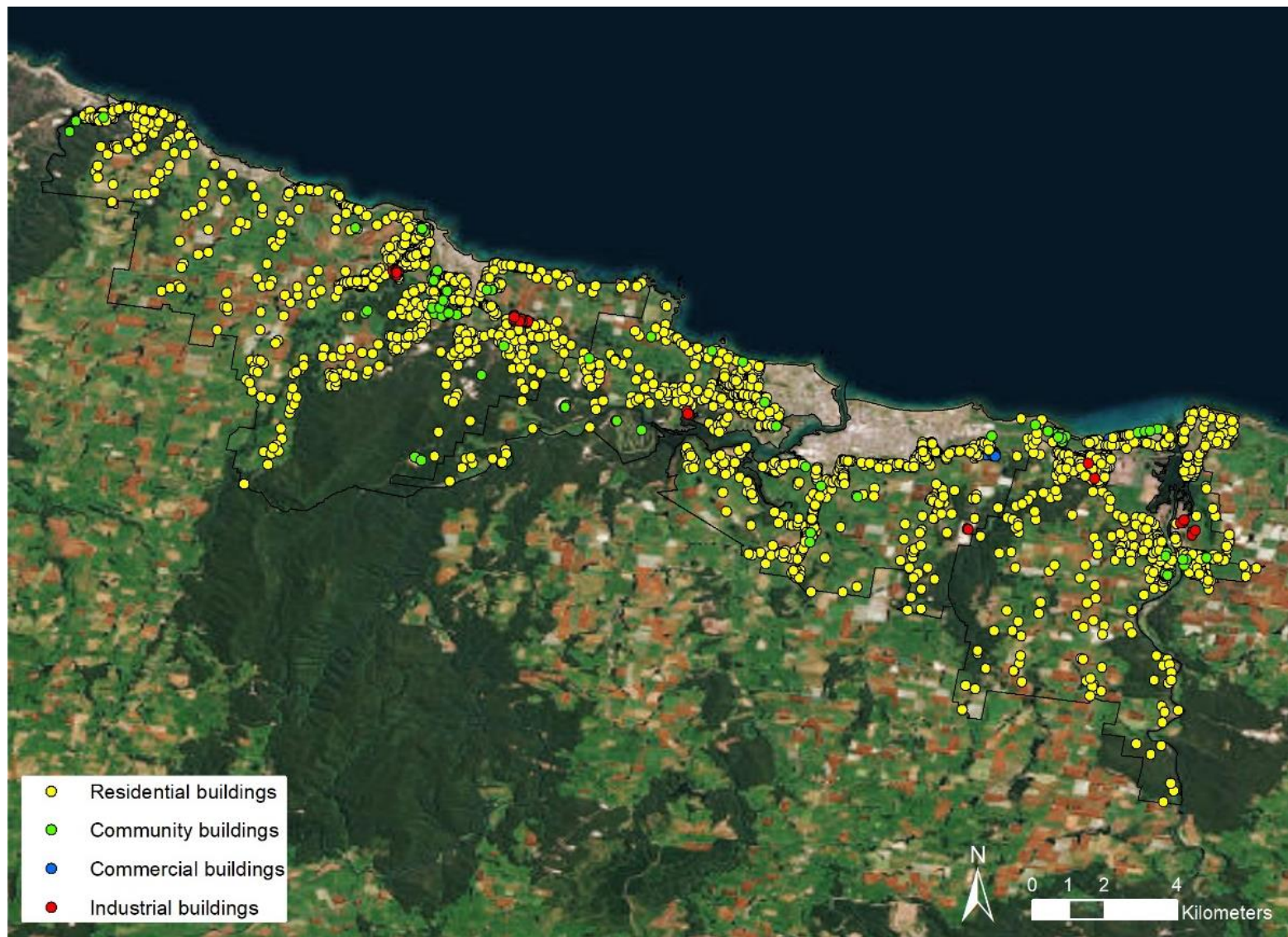


Figure 2: Building types located in a bushfire prone area

Low coastal inundation hazard also ranked highly, with the results showing that 329 buildings are vulnerable to coastal recession by 2100. There are 247 buildings which are exposed to a medium landslide hazard, which means the area has known landslide features and may be within a landslide susceptibility zone. Modelling of the flood extent in 2016 shows that 61 buildings are potentially exposed to current riverine flooding.

## 1.5 Asset Exposure by Building Type

In this analysis residential buildings represent a large proportion (90.5%) of the building composition, with only a small number of buildings identified for community, commercial and industrial purposes. The highest exposure of these minority building types was for the bushfire prone area which recorded 97 community buildings, 37 industrial buildings and 24 commercial buildings (see Figure 3

Figure 2). Furthermore, the results show the community buildings have a considerable risk under both a medium coastal erosion hazard and a medium inundation hazard. There are also 24 commercial buildings and six community buildings which are vulnerable to a 1% AEP storm event in 2100.

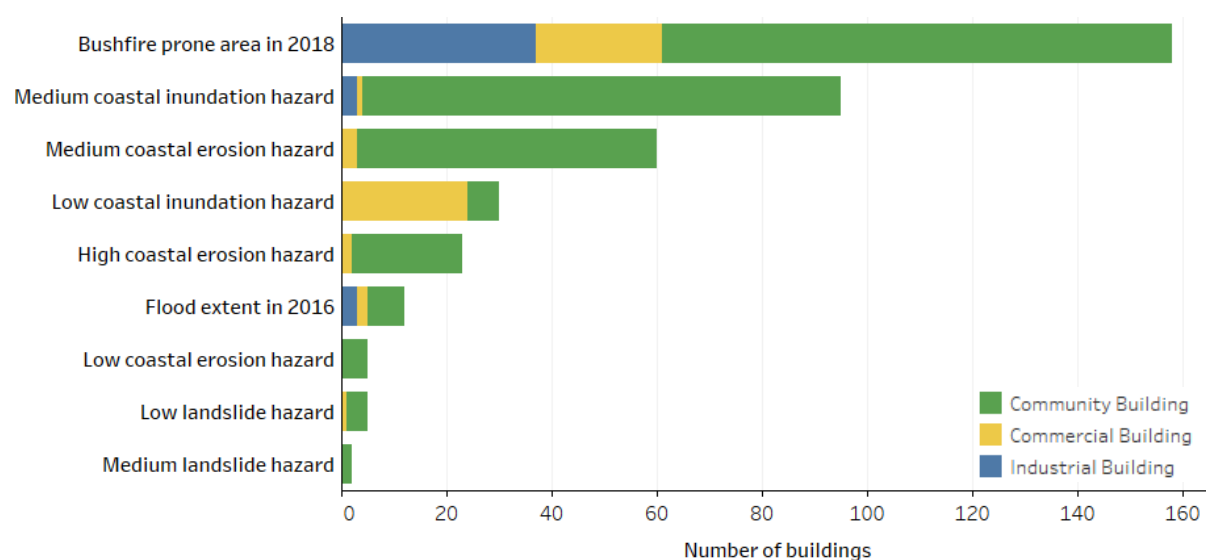


Figure 3: Number of building types exposed to a range of hazards (excluding residential buildings)

## 1.6 Asset Exposure by Area of Interest

The results reveal that West Ulverstone has the greatest exposure to coastal inundation with 240 located in a low hazard area and 161 buildings exposed to a medium hazard (see Table 1). Since coastal erosion causes a permanent loss of assets it presents a unique risk to all areas on interest. The findings show that a significant number of buildings in West Ulverstone and Turners Beach – Forth are vulnerable to coastal recession by 2100 (low hazard) and by 2050 (medium hazard). However, there are 22 buildings in Penguin -



Sulphur Creek which are exposed to a high coastal erosion hazard which means they are vulnerable to hazardous erosion now.

In addition, there are a considerable number of buildings located in a bushfire prone area for each area of interest, with Penguin - Sulphur Creek having the highest risk (994 buildings). The exposure to landslides is the most prevalent in Ulverstone and Penguin - Sulphur Creek, with 97 buildings and 82 buildings located in a medium hazard area. Furthermore, the flood extent was found to affect a small number of properties in West Ulverstone (21 buildings), Turners Beach - Forth (19 buildings), and Ulverstone (15 buildings).

Table 1: Number of building in each area of interest exposed to a range of hazards

Hazard	Penguin - Sulphur Creek	Turners Beach - Forth	Ulverstone	West Ulverstone	Total
Bushfire prone area in 2018	994	859	530	395	2778
Low coastal inundation hazard	8	75	6	240	329
Low landslide hazard	126	26	78	55	285
Medium landslide hazard	82	47	97	21	247
Medium coastal inundation hazard		5	3	161	169
Medium coastal erosion hazard	1	37	21	94	153
Low coastal erosion hazard	3	13	2	43	61
Flood extent in 2016		19	15	21	55
High coastal erosion hazard	22		4	12	38

## 1.7 Current and Past Responses to Climate Change

### 1.7.1 Governance

Climate Planning undertook a review of Council's core governance documents to ascertain the extent that climate change is mainstreamed into the organisation. The assessment indicates that Central Coast Council is a Tasmanian leader in mainstreaming climate change adaptation. This is evident through the consideration of climate change in the Strategic Plan, Land Use Planning, Asset Management and having a thorough Adaptation Plan (see Figure 4). That said, there are still areas of governance that could benefit from a greater consideration of climate change.

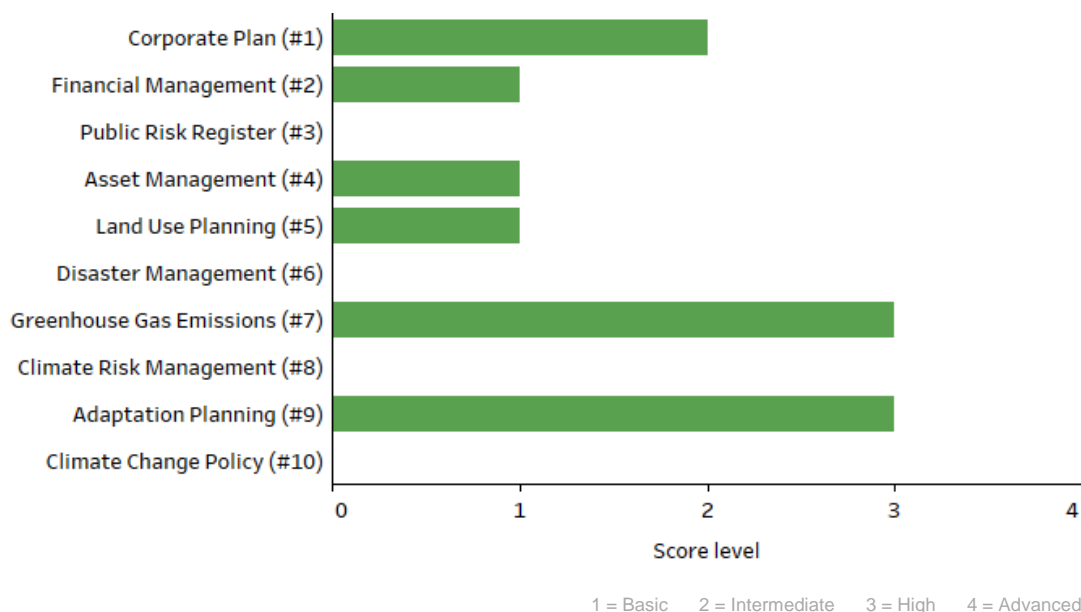


Figure 4: Central Coast Council's scores for climate change governance assessment

## 1.7.2 GHG Emissions Target

The previous Climate Change Action Plan stated that Council will 'begin to reduce Central Coast Council's carbon emissions towards the State target of 60% below 1990 levels by 2050.' However no formal target has been established. Council's GHG emissions have dropped over the past seven years (by 38%) and there seems to be strong support (based on the community survey) for a target of net zero emissions of Council's operations by 2050. Over 85% of survey participants wanted a formal GHG emissions target of some form.

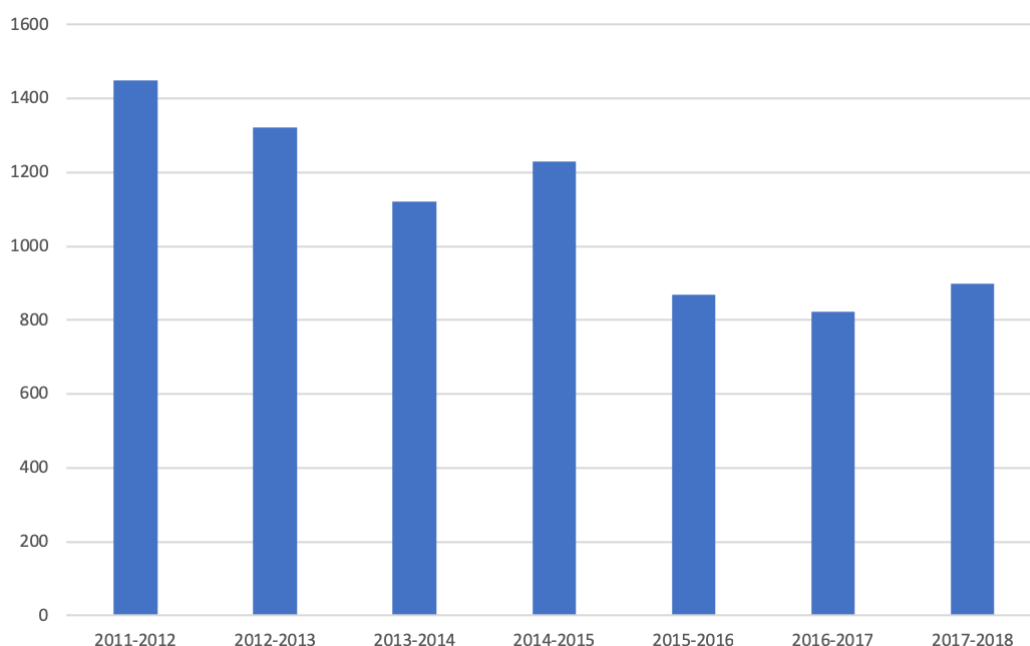


Figure 5: Central Coast Council GHG emissions 2011-2018

## 1.8 Central Coast Council's Climate Change Action

Council has undertaken a number of studies that explore the potential effects of climate change and activities to reduce Council's GHG emissions footprint. These include:

**Carbon Audit:** Council uses Planet Footprint to monitor and report on the Council's greenhouse gas emissions. A summary of this is provided in each Annual Report and this shows a continuing downward trend in greenhouse gas emissions. The annual cost of the Planet Footprint reporting is relative or 2017/18 was \$10,000 – which is a considerable expenditure for Council.

At this time a specific emission reduction target has not been established as recommended in the Climate Change Action Plan 2010 due to the monitoring costs involved.

**Audit of Council Buildings:** The Planet Footprint assessment is used to monitor the energy usage and greenhouse emissions in its buildings. Council has a program of retrofitting all buildings over a period of time with new technology LED lighting and installing solar power systems on its larger buildings to offset energy costs as well as reduce greenhouse gas emissions. Council has been successful in receiving grant funding for these applications (e.g. for the solar power systems at the Ulverstone Sports & Recreation Centre and Ulverstone Council Office).

**Building Design:** All new buildings built for the Central Coast Council are required to meet current energy efficiency standards. The new Dial Park complex is an example of this in that all energy using devices must meet the highest possible efficiency eg LED type lighting is used throughout and heating/cooling systems have the highest possible ratings. No analysis has been undertaken to determine the additional cost of this to the buildings but on the advice of energy efficiency specialists it is understood that the additional costs incurred are recovered over a short period (i.e. 5 to 8 years).

**Council Vehicle Efficiency and Emissions:** All new vehicles purchased must meet the latest energy and emission standards. This is taken into account when a vehicle changeover is undertaken and this has been verified with the latest review showing increasing travel distances but less fuel consumed and with lower greenhouse gases emitted. Council has recently undertaken Electric Vehicle Integration Plan, which 'presents a range of options for the Council that address its unique policy, asset management, taxation and performance requirements. This includes options for changes to policy, procedure, training and aspects of charging infrastructure, including type, location, tariff, contribution of solar and managing any charging at an employee's home'.

**Waste Management:** Council as a member of the Cradle Coast Waste Management Group participates in all North West Tasmania waste reduction programs. Its program includes the Regional Recycling program and in the near future it is anticipated that Central Coast Council will undertake a Food Organics Garden Organics collection and treatment program which will substantially reduce the Central Coast Council's greenhouse gas emissions by

removing greenhouse gas (i.e. methane) producing matter from the Dulverton Waste Management Facility.

**Residential Streetlight Changeover program:** One of the initiatives being undertaken by Council is the changeover of all residential street lighting in the municipality from the current Mercury Vapour and Compact Fluorescent lighting to the new higher efficiency LED lighting. The program will see energy savings in the order of 80% as well as the removal of mercury and other pollutants.

This program is fully funded by Council with the estimated cost being \$1Million. It is estimated that the project will be cost neutral within seven years as well as returning a substantial dividend to the environment over the next twenty years.

**Climate Change Adaption:** Over the last four years Council has been reviewing its road and stormwater drainage maintenance work procedures in order to deal with the predicted effects of climate change (i.e. higher intensity rainfall events and drier warm weather periods). Some of the changes which are progressively being introduced include changing the shape and capacity of the road table drains where possible and changing the shape of gravel shoulders and roads to ensure stormwater is sheeted away faster but does not erode the road. As well, road and stormwater drainage design is changing to cater for this (eg larger under road drainage systems and slightly higher road cross falls).

Council has recently received a Commonwealth funding commitment for the Penguin foreshore remediation and upgrade project, which will protect the foreshore from erosion, which has been exacerbated by a storm event 2016. The project is a significant engineering response to climate change, with Council to receive \$6.5 million in funding from the Australian Government.

**Riverine Management:** In 2019 Council commenced the development of a management plan for the riparian areas of the Leven and Gawler rivers. The Leven River and Gawler River Rivercare Management Plan will explore the conditions and the usage of the rivers (and surrounding riparian area). The project will provide valuable information to support ongoing risk management activities and provide baseline indicators for future monitoring and evaluation.

**Central Coast Local Provisions Schedule:** Council had initiated the draft Central Coast Local Provisions Schedule, which, together with the adoption of the Tasmanian Planning Scheme, will include the following data to help inform the sustainable use and development of land:

- Coastal Inundation overlay
- Coastal Erosion overlay
- Forth River Flood overlay
- Table of Coastal Inundation Hazard Bands AHD Levels



## 2 Community Insights

Council undertook a range of community engagement events to obtain a broader overview of the local climate change issues and community expectation about responses. The engagement approach included an online survey (with 133 responses), and two community workshops (22 attendees). Most populated locations in the region were represented by survey participants.

The survey and the workshops were promoted via email, Facebook, radio and television.

### 2.1 Council Emissions Reduction Target

When asked about a future GHG emissions reduction target there was strong indication by the participants that Council should undertake a stronger approach. In fact, approximately 63% of respondents stated that Council should commit to net zero emissions by 2050 (see Figure 6). This target is in line with the Paris Agreement and one that numerous Councils in Australia and overseas are committing to.

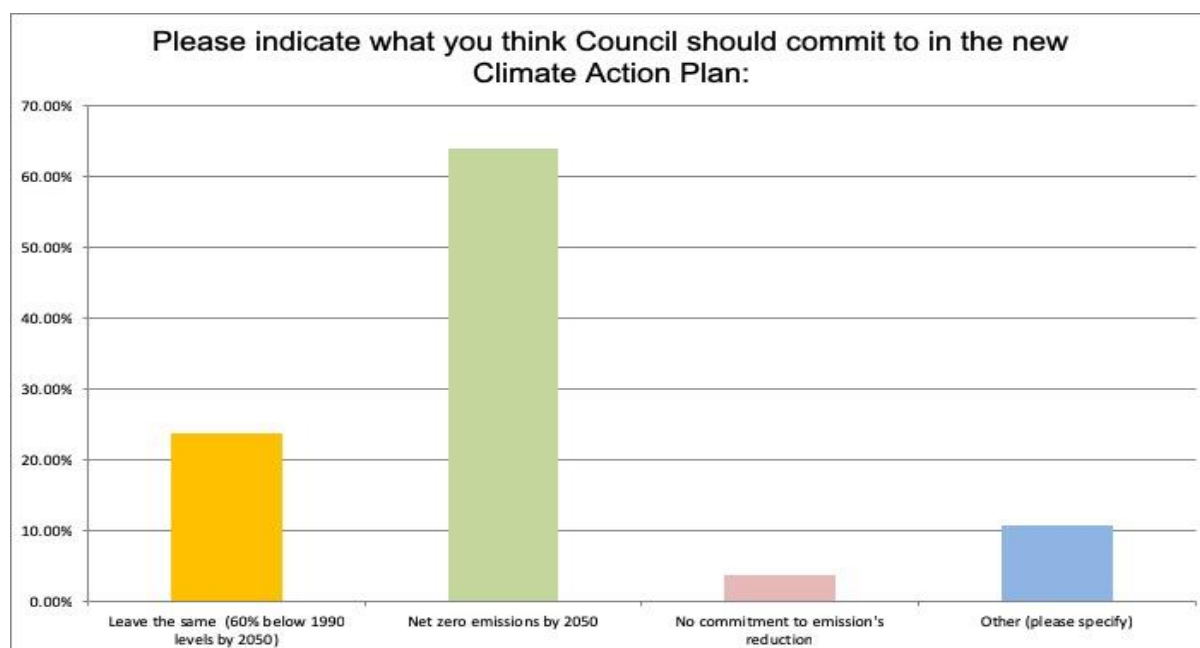


Figure 6: Survey participant view on GHG emissions reduction targets

### 2.2 Anticipated Climate Change Impacts

Overwhelmingly survey respondents thought that the effects of climate change were already manifesting (88%) or will by 2030 (7%) (see Figure 7). Participants indicated that environmental impacts, species loss, habitat loss, risks to public health and impacts on potable water supply, infrastructure damage and risks to residential property as being some areas of high concern (see Figure 8).

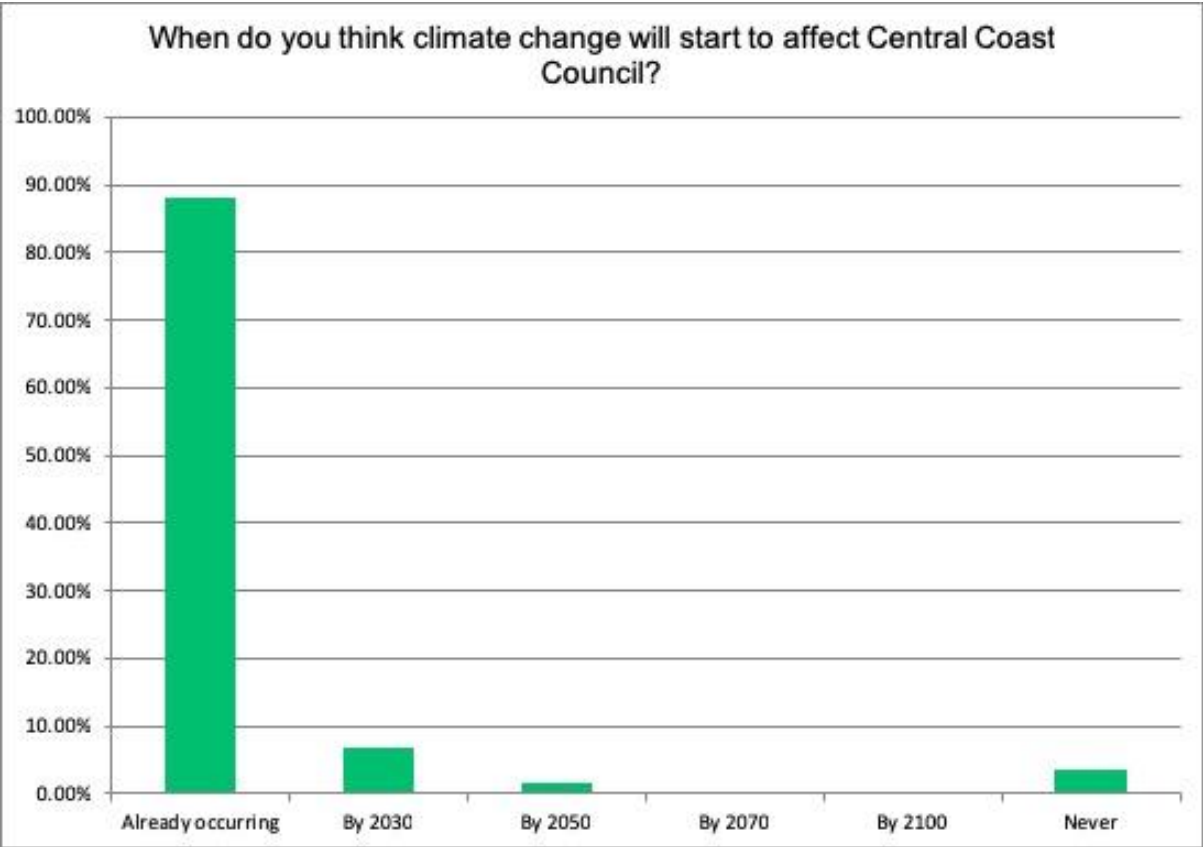


Figure 7: Survey participant view on when climate change will impact on Council

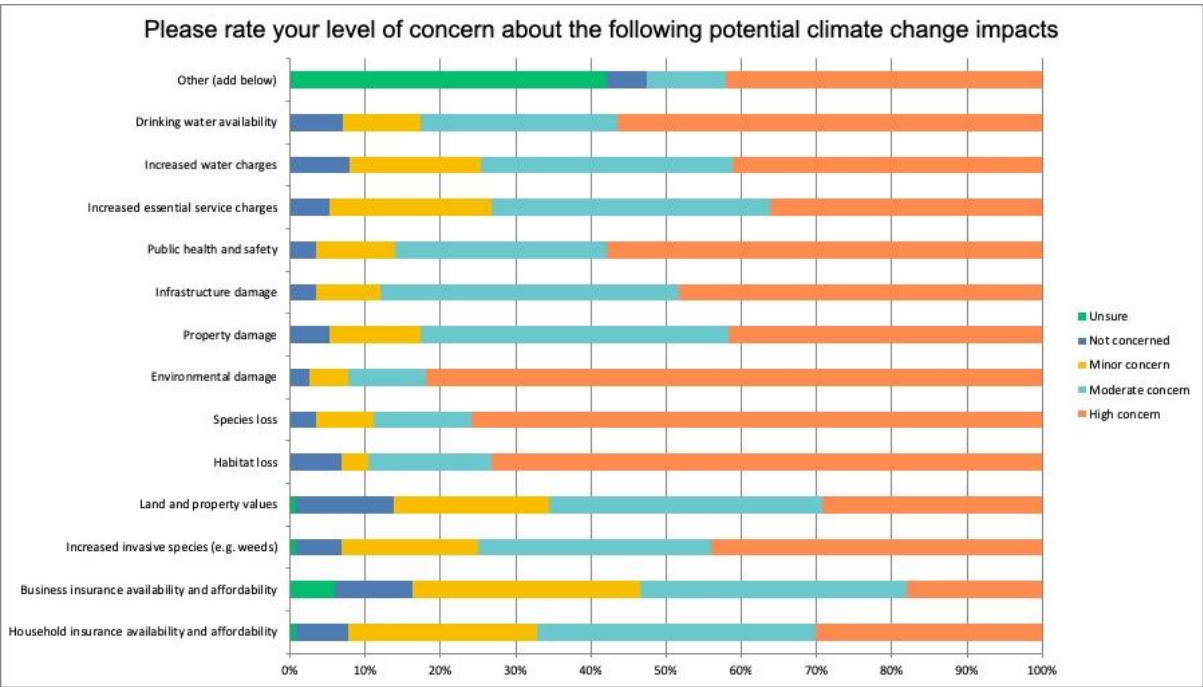


Figure 8: Survey participant view on issues of concern

## 2.3 Responding to the Effects of Climate Change

A large proportion of the respondents stated that they thought that the Australian Government (71%) and the Tasmanian Government (64%) were “poorly” planning for the effects of climate change. This differed considerably with only a little over 20% of respondents thought that Council was “poorly” planning for climate change risks. However, there is considerable room for an improved focus by Council on the issue with only 13% stating that they believed that it has “good” (12%) or “excellent” (1.7%) planning for climate change risks (see Figure 9).

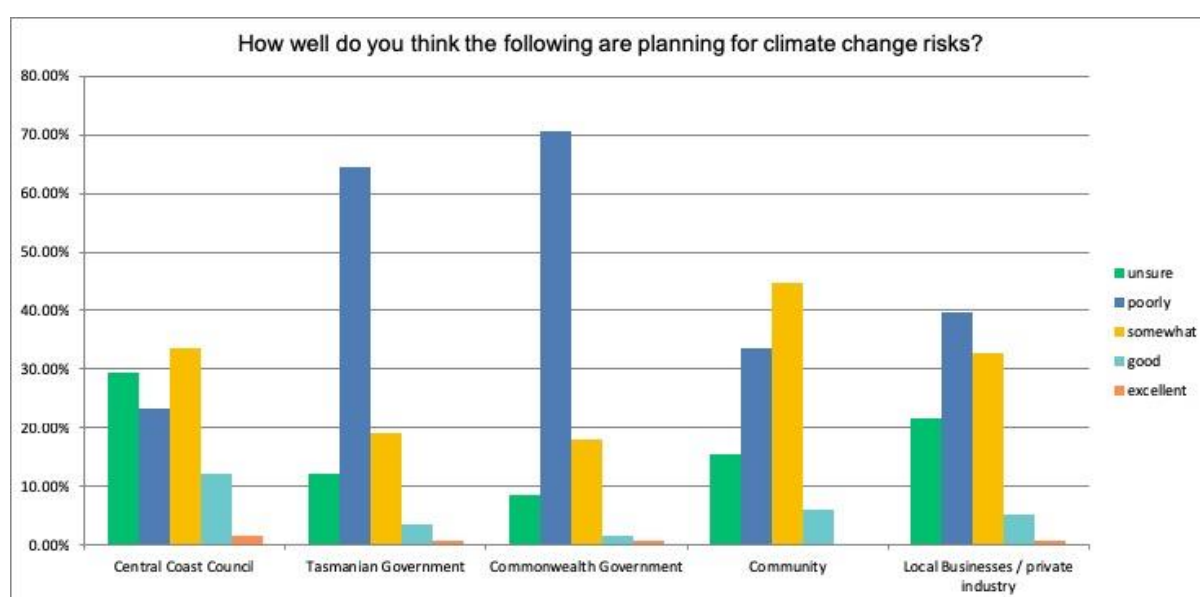


Figure 9: Survey participant view on effectiveness of climate change management

Survey respondents were open to a broad array of responses to climate change, with over 85% stating that they did not support a “do nothing” approach by Council. There was strong support for Council to undertake the following measures: Reduce GHG emissions (73.5%); Assist the community to adapt (73%); Provide community education (72%) Lobby the State and Commonwealth governments (66%); and provide hazard maps. There was much less support for activities that require large-scale expenditure (e.g. purchasing at risk properties) or specific charges or levies (see Figure 10).

In the survey the participants were asked if there were specific issues or locations in the municipality that they are concerned about. Surprisingly of the 59 responses approximately 55% indicated that they were concerned about coastal erosion and/or inundation. In particular the Penguin foreshore and Turners Beach were areas that were mentioned numerous times. Other issues included increased risk of invasive species, and general concern about bushfire risk.

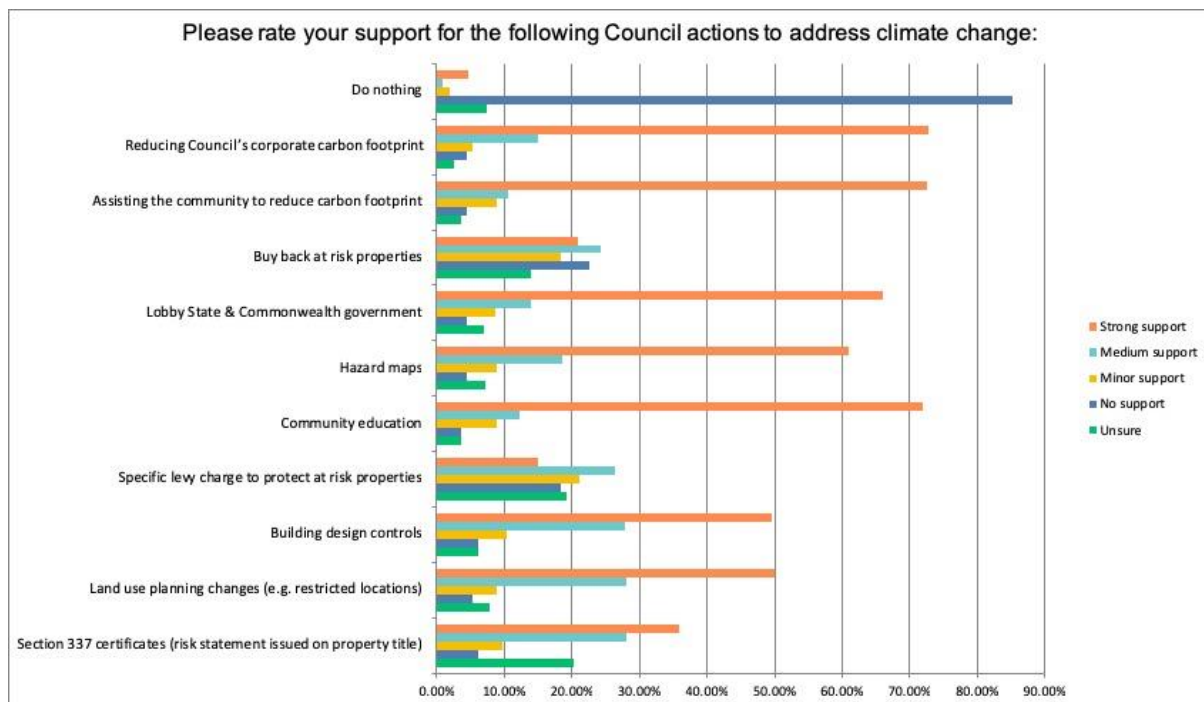


Figure 10: Survey participant support for climate change adaptation activities



### 3 Climate Change Strategy

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The following information maps out Council's Climate Change Strategy. It should be recognised that the strategy is a live document, that enables Council to shift some timings and responses according to resource availability, capacity and other issues.

Whilst climate change affects global environmental drivers of the climatic system the impacts manifest at the local level. For example, global sea level rise results in potential inundation of human settlements. As such climate change adaptation requires a local focus.

There is often confusion about the role of local government and this report is focussed on the responses that can and should occur at the local government scale. This includes both the internal organisational responses together with those that affect the community that Council represents. The Strategy has been developed in parallel with the Central Coast Council Climate Change Policy (see Appendix 1).

This climate change strategy is framed in a way that recognises the following contextual elements:

- Climate change is a corporate risk, not just an environmental risk. Failure to give due consideration to emerging physical risks and opportunities of cost saving through energy efficiency is not effective management of the community's contributions of rates and service charges;
- Local government is constrained by other tiers of government and as such may have limited ability to implement effective change (e.g. land use planning has considerable State influence and control);
- Local governments have finite resources and limited ability to generate income without increases to annual rates and service charges. Whilst climate change presents a significant risk to the organisation and the community it represents, there is also a raft of other services that will compete for resources in any given year. As such Council's focus on responding to climate change is one that places a climate change lens on an existing provision of services and that of maintaining a sustainable long-term financial management plan.

Given the above context this Climate Change Strategy is framed through the following themes:

1. Governance
2. Risk Identification
3. Emissions Reduction
4. Council and Community Education
5. Leadership and Outreach
6. Monitoring and Evaluation

### 3.1 Governance

Understanding climate change governance is a way in which a decision-maker can estimate the vulnerability of a system to stress. The less climate change is considered in governance means that the organisation is more likely to be reactive and less likely to understand and pre-emptively manage potential trade-offs. A higher climate change governance score means that the organisation is better placed to identify both the risks and responses in advance and have the capacity to implement the required actions. In context of the above, creating, measuring and monitoring indicators for climate change governance provides the platform for a consistent approach and allows governments the ability to monitor and improve their performance over time.

The following actions will assist Council to improve its mainstreaming of climate change into organisational operations and culture.

Action	<b>3.1.1 Ensure climate change is captured in the risk register and publish general information about the risks and risk treatments.</b>
Responsibility	GM and department leaders
Timeframe/s	2020/2021
Resourcing	Internal Resources

Action	<b>3.1.2 Include climate change into the emergency management plan to at least an intermediate level.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2021/2022 ready for 2022/2023
Resourcing	Internal Resources

Action	<b>3.1.3 Improve the consideration of climate change in the Long Term Financial Management plan.</b>
Responsibility	GM and department leaders
Timeframe/s	2020/2021
Resourcing	Internal Resources

Action	<b>3.1.4 Develop a climate change risk framework that can be incorporated into Council's existing risk management system / framework.</b>
Responsibility	Director Organisational Services
Timeframe/s	2020 /2021
Resourcing	Internal Resources

<b>Action</b>	<b>3.1.5 Research potential climate change adaptation options for key assets and then price and embed into the asset management plan.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2021/2022 to 2022/2023
Resourcing	(<\$7,000)

## 3.2 Risk Identification and Management

Climate change risk assessments provide organisations with the critical information they need to understand the impacts that climate change may present. Risk assessments take many forms, although in Australia most of them tend to follow the ISO Risk Assessment Framework AS31000. Understanding specific risks is a complex task and undertaking detailed risk assessments can be time consuming and involve numerous experts and stakeholders.

The following actions will assist Council to improve its understanding of the potential climate change risks.

<b>Action</b>	<b>3.2.1 Undertake a detailed climate change assessment on Council assets. Quantify the extent of assets exposed to all hazards. Include financial costings, impacts on depreciation, operational maintenance etc.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2020/2021 to 2022/2023
Resourcing	(\$60,000 over 3 financial years)

<b>Action</b>	<b>3.2.2 Undertake a financial analysis potential savings through GHG emissions reduction. Embed results into the long-term financial management plan.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2020 /2021
Resourcing	Internal Resources

<b>Action</b>	<b>3.2.3 Undertake a climate change assessment on environmental assets in the region. Ideally the work should be undertaken with relevant State, Landcare and NRM organisations.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2021/2022
Resourcing	(\$30,000-\$50,000)

<b>Action</b>	<b>3.2.4 Seek legal advice on the general legal risks for Council associated with climate change. In particular Council should seek advice about private landholders undertaking remedial action on Crown land (which may be under Council control).</b>
Responsibility	Director Organisational Services
Timeframe/s	2020 /2021
Resourcing	(\$10,000)

<b>Action</b>	<b>3.2.5 Undertake a survey of all coastal foreshore areas to identify areas where potential sea wall are required. Review existing walls and determine structural integrity.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2021 /2022
Resourcing	(\$20,000)

<b>Action</b>	<b>3.2.6 Undertake a pilot land use planning study for one location (e.g. West Ulverstone) that explores how some climate change issues can be managed through a Specific Area Plan. Use the methodology and findings from this study to replicate studies in other locations.</b>
Responsibility	Director Community Services
Timeframe/s	2021 /2022 – 2024/2025
Resourcing	(\$20,000)

<b>Action</b>	<b>3.2.7 Implement a riparian and coastal zone management plan, that determines revegetation targets, species requirements etc.</b>
Responsibility	Director Community Services
Timeframe/s	2021/2022 – 2023/2024
Resourcing	(\$80,000 – some of the funding will be through the application of Grants)

### 3.3 Emissions Reduction and Planning

GHG emissions reduction planning helps organisations to implement a staged process for a pathway towards net zero emissions. In particular, good practice planning helps to ensure that relevant GHG emissions recording standards are being met, roles and responsibilities are clarified, and adequate resourcing and capacity are allocated to the task.

The following actions will assist Council to better understand its GHG emissions profile and commit to meaningful reductions.



<b>Action</b>	<b>3.3.1 Establish a system that enables Council to undertake internal GHG emissions reduction – with regular audits (e.g. every 2-5 years). An initial outlay may be high, but it would pay for itself in 2-3 years and then save approximately \$5,000-\$10,000 every year thereafter.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2021/2022
Resourcing	(\$10,000-\$15,000)

<b>Action</b>	<b>3.3.2 Establish a formal GHG emissions target with committed goal of net zero emissions for Council operations by 2050.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2021/2022
Resourcing	Minimal

<b>Action</b>	<b>3.3.3 Join the Climate Council 's Cities Power Partnership.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	Ongoing
Resourcing	TBC (<\$1,000 per annum)

<b>Action</b>	<b>3.3.4 Consider grant funding for Large scale alternative energy projects for community self-sufficiency e.g. solar farm to cover 50% of Central Coast energy by 2050.</b>
Responsibility	GM and SLT
Timeframe/s	2020 - 2030
Resourcing	Minimal

<b>Action</b>	<b>3.3.5 Install at least five (5) electric charging stations by 2025. Install three (3) by 2021.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2020/2021 – 2024/2025-2025
Resourcing	minimal

<b>Action</b>	<b>3.3.6 Purchase a fully small electric pool vehicle.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2021/2022 – 2024/2025
Resourcing	Up to \$25,000 above typical vehicle allowance

### 3.4 Council and Community Education

Improving staff, council and community understanding of climate change is critical to ensuring that the issue receives due attention. If a Council only relies on external consultants for climate change research and responses, then it is doing very little in regard to increasing the internal adaptive capacity of its organisation.

<b>Action</b>	<b>3.4.1 Provide elected members with an education package on climate change.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2020/2021
Resourcing	(\$<\$5,000)

<b>Action</b>	<b>3.4.2 Promote citizen science programs for climate change adaptation and mitigation.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	2020/2021
Resourcing	minimal

<b>Action</b>	<b>3.4.3 Ensure relevant staff undertake professional development that considers the effects of climate change for their position. For example, Council could subscribe to the Climate Change Innovation Lab.</b>
Responsibility	GM and SLT
Timeframe/s	2020/2021
Resourcing	(\$2,000 - \$10,000)

### 3.5 Leadership and Outreach

Climate change is a trans-boundary issue. Actions (or inaction) by one stakeholder can both improve or erode the resilience of another. Furthermore, economies of scale and collectively sharing knowledge can improve climate change governance. An important part of the institutional arrangements and engagement with external stakeholders is the clarification of roles and responsibilities that are associated with climate change governance.

<b>Action</b>	<b>3.5.1 Attend workshop in conjunction with external utilities (e.g. TasWater, communication providers, rail, electricity providers and neighbouring Councils, etc.) to explore current and emerging climate change risks, information sharing and opportunities for shared-costs in adaptation actions.</b>
Responsibility	Director Infrastructure Services
Timeframe/s	Annual
Resourcing	(\$<2,000)

<b>Action</b>	<b>3.5.2 Lobby Tasmanian Government to improve support for local governments (e.g. downscaled climate change data, improved planning provisions for hazard management, pilot adaptation projects etc.).</b>
Responsibility	General Manager
Timeframe/s	Annual
Resourcing	(\$<2,000)

## 3.6 Monitoring and Evaluation

Creating, measuring and monitoring indicators for climate change provides the platform for a consistent approach and allows organisations the ability to monitor and improve their performance over time. Council is committed to measurable change – as such the following key performance indicators will be tracked and reported on:

- Changes to climate change governance scores.
- Annual GHG emissions from Council assets (Scope 1&2).
- Annual electricity and energy expenditure.
- Value of Council assets exposed to climate change hazards.
- Asset units (e.g. kilometres of road exposed to climate change).
- Unit measure of engineered adaptation measure (e.g. metres of sea walls) .
- Cost of insurance for Council.
- Number of residential properties exposed to climate-related hazards.
- Number of commercial properties exposed to climate-related hazards.
- Average home insurance premiums (subject to market information availability).
- Average suburban mortgage asset-to-loan ratio.
- Number of properties uninsurable or in mortgage risk ((subject to market information availability).
- Number of extreme events (and relevant damage cost to council).
- Number of threatened / listed species in the municipality.
- Number of invasive species/extent of native species.
- Number of staff with climate change in their position description

- Number of community presentations and events on climate change (and numbers of participants).
- Responses to community surveys on climate change.

Monitoring Method	Delivery	Frequency
Changes to climate change governance scores		
Annual GHG emissions from Council assets		
Annual electricity and energy expenditure.	Planet Footprint	Quarterly.
Asset units.	Asset Management System to identify assets exposed to climate change by CCC Asset Officer.	Annually.
Unit measure of engineered adaptation measure.	Asset Management System to identify assets adapted to climate change mitigation by CCC Asset Officer.	Annually.
Cost of insurance for Council.	Insurance provider.	Annually.
Number of residential properties exposed to climate-related hazards.	Spatial data mapping by CCC Asset Officer.	Annually.
Number of commercial properties exposed to climate-related hazards.	Spatial data mapping by CCC Asset Officer.	Annually.
Average home insurance premiums.		



Average suburban mortgage asset-to-loan ratio.		
Number of properties uninsurable or in mortgage risk.		
Number of extreme events.		
Number of threatened / listed species in the municipality.	Spatial data mapping by CCC Asset Officer.	
Number of staff with climate change in their position description.	HR to review new positions for inclusion of climate change.	When new positions become available.
Number of community presentations and events on climate change.	Central Coast Council staff	When opportunity arises.
Responses to community surveys on climate change.	Climate Change survey.	

## 4 References

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## 5 Appendices

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### Appendix 1: Strategic Framework

This Strategy works in alignment with the Central Coast Council Climate Change Policy. The Policy seeks to guide the Central Coast Council toward integrating climate change adaptation into Council's planning processes in a way which improves community resilience, reduces carbon emissions and capitalises on positive opportunities.

Any Strategic Direction updates will be reflected in this Appendix. The current Strategic Directions are listed below:

**Strategic Direction 1.1** – Council recognises the Strategy as a dynamic document that can be updated as new information or opportunities arise. Specific mitigation and adaptation responses to climate change should be directed via the Strategy.

**Strategic Direction 1.2** – Council will focus on improving its performance in responding to climate change through the implementation of the Strategy, which identifies climate change priorities and commitments that can be reported against regularly.

**Strategic Direction 1.3** – Council will look for opportunities to reduce its carbon footprint, including establishing a greenhouse gas emissions reductions target. The target will start by being an aspirational target of net zero greenhouse gas emissions by 2050, with fixed pathway targets being established over the next five years as part of the Strategy.

**Strategic Direction 1.4** – Council's approach to climate change adaptation recognises that a diverse range of roles and responsibilities exist across all levels of Australian governments with regards climate change adaptation. As such, internal documents and/or guidelines will be created over time to help to determine Council's most relevant responses. The documents will contain actions and procedures to assist staff and councillors.

**Strategic Direction 1.5** – Council recognises the importance and validity of the Intergovernmental Panel on Climate Change (IPCC) and will review all actions upon the publication of new assessment reports within 12 months of publication. Council also acknowledges that global greenhouse gas emissions are at the high-end (worst case) of global projections and as such, as a minimum, Council commits to using the top global Representative Concentration Pathways (RCPs) during decision-making (RCP8.5). For localised climate change data all climate change projections must come from, or be based on, a reputable scientific source (e.g. BOM, CSIRO, ACE CRC).



# Central Coast Council Climate Change Policy

June 2019



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**Prepared by:**

Climate Planning

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# CLIMATE CHANGE POLICY

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## 1 PURPOSE

Council is committed to a consistent response to the potential impacts and opportunities that may eventuate from climate change. The purpose of the Climate Change Policy is to clearly outline the Council's approach to managing the effects of climate change, and identifying the minimum standards, processes and information sources that Council will use to respond to the effects of climate change. This Policy will also provide a corporate governance framework for the Central Coast Council Climate Change Strategy 2019-2024 (referred to as the "Strategy").

## 2 OBJECTIVES

The following statements reflect the objectives of the Council with respect to a response to climate change:

- Support long term financial planning, asset management, strategic planning, emergency management and other key Council processes with consistent, timely and scientifically sound information related to climate change.
- Ensure that climate change adaptation is a core component of planning for a more resilient and low carbon Central Coast Council and is therefore mainstreamed into council's functions and activities.
- Ensure that Central Coast is well placed to benefit from economic development opportunities that may eventuate due to its proactive commitment to corporate climate change adaptation and mitigation.

## 3 SCOPE

This Policy applies to the following:

- All of Council's activities, operations and services; and
- Council's communication and collaboration with the community and regional partners to mitigate against climate change and to help our residents, businesses and local environment to build resilience and adapt to the impacts of a changing climate.

## 4 POLICY

- The Council will ensure that it is responding the physical and transition risks presented by climate change.
- The Council will manage the risks presented by climate change.
- The Council will commit to reducing corporate greenhouse gas emissions.

- The Council recognises that climate change presents a material risk to Council assets and operations and has the potential to impact the economic, social and environmental viability of the region.

## 5 DEFINITIONS

**Adaptation** - Taking action to avoid, withstand or benefit from current and projected climate changes and impacts.

**Climate Change** - A change in global or regional climate patterns, in particular, a change apparent from the mid to late 20<sup>th</sup> century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

**Exposure** - The state of having no protection from something harmful.

**Greenhouse Gas** - A gas in the atmosphere that absorbs and emits radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. The primary greenhouse gases in Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone. Greenhouse gases can be emitted through transport, land clearing, and the production and consumption of food, fuels, manufactured goods, materials, wood, roads, buildings, and services. For simplicity of reporting, greenhouse gas emissions are often expressed in terms of the equivalent amount of carbon dioxide or carbon emissions.

**Low Carbon Economy** - An economy based on low carbon power sources that therefore has a minimal output of greenhouse gas emissions into the environment. Can also be referred to as 'low fossil-fuel economy' or 'decarbonised economy'.

**Mitigation/ Mitigate** - Taking action to reduce or prevent emissions of greenhouse gases. Can also be referred to as 'abatement'.

**Resilience** - The ability of a social, economic or ecological system to absorb disturbances while retaining the same basic structure and ways of functioning, the capacity for self-organisation, and the capacity to adapt to stress and change.

## 6 GUIDING PRINCIPLES

Council decisions associated with climate change will be guided by the following principles:

- a) Focus on informed decision-making and undertake an adaptive management approach (continuing to review actions in the light of new information);
- b) Encourage private adaptation by making information publicly available and facilitating community-based planning;
- c) Consider climate change as part of an overall corporate risk reduction and resilience program for Council;
- d) Identify vulnerable areas and implement an ongoing program that reviews their vulnerability as more information becomes available;

- e) Review the provisions of the planning scheme to ensure that development is appropriately regulated to consider climate change risk;
- f) Where appropriate, goals should be measurable and evaluated on a regular basis;
- g) Work cooperatively with other Councils and State Government and ensure that the respective roles and responsibilities are appropriate, and duplication is avoided;
- h) Staff capacity and resourcing is maintained commensurate with the issues and opportunities as they arise; and
- i) Council will quantify (in units and financial value) assets exposed to risk and will present a regular comparative analysis of their exposure to the risks over time.

## 7 STRATEGIC FRAMEWORK

This Policy seeks to guide the Central Coast Council toward integrating climate change adaptation into Council's planning processes in a way which improves community resilience, reduces carbon emissions and capitalises on positive opportunities. The Council will achieve these goals by implementing the following strategic directions:

**Strategic Direction 1.1** – Council recognises the Strategy as a dynamic document that can be updated as new information or opportunities arise. Specific mitigation and adaptation responses to climate change should be directed via the Strategy.

**Strategic Direction 1.2** – Council will focus on improving its performance in responding to climate change through the implementation of the Strategy, which identifies climate change priorities and commitments that can be reported against regularly.

**Strategic Direction 1.3** – Council will look for opportunities to reduce its carbon footprint, including establishing a greenhouse gas emissions reductions target. The target will start by being an aspirational target of net zero greenhouse gas emissions by 2050, with fixed pathway targets being established over the next five years as part of the Strategy.

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Refer to Appendix 1 of the Strategy for the most recent version of this strategic framework.

## 8 COMMUNICATION AND DISCLOSURE

The Council recognises the importance of communication and disclosure to help inform the community and local economy about the known climate-related issues and responses. As such it commits to the following:

- Annual disclosure of Council's operational carbon footprint, including comparison to previous years, and tracking against any proposed reduction targets;
- Regular disclosure of exposure of key council assets and number of properties to climate change related hazards (e.g. coastal inundation). The disclosure should occur at least once every three years. Other metrics may also be disclosed (e.g. number of invasive species recorded, etc.); and
- Annual disclosure of Council activities that are associated with adaptation and mitigation.

## 9 STANDARD (INCLUDING RELEVANT LEGISLATION)

This Policy has been developed in accordance with the:

- *Local Government Act 1993*
- Central Coast Council Climate Change Strategy 2019-2024 ("Strategy")
- Central Coast Strategic Plan 2014-2024

## 10 REVIEW

This Policy will be reviewed every five (5) years, unless organisational and legislative changes require more frequent modification. If this document is a printed copy always check the electronic version to ensure it is up to date.

## 11 RELATED DOCUMENTS

- Central Coast Council Climate Change Strategy 2019-2024 ("Strategy")
- Central Coast Strategic Plan 2014-2024

## 12 APENDICES

The following appendices are attached to this Policy: Nil