

Notice of Ordinary Council Meeting and

Agenda

17 AUGUST 2020

To all Councillors

NOTICE OF MEETING

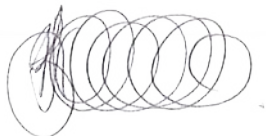
In accordance with the *Local Government (Meeting Procedures) Regulations 2015* and sections 18 and 19 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020 (the Act)*, notice is given of the next ordinary meeting of the Central Coast Council to be held on Monday, 18 May 2020 commencing at 6.00pm. The meeting will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone. Due to the current COVID-19 restrictions and guidelines, this meeting will not be open to public attendance, however a live stream of the meeting will be available via the Council's website and Facebook page.

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 12th day of August 2020.

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



Lou Brooke
EXECUTIVE SERVICES OFFICER

QUALIFIED PERSON'S ADVICE

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

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

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

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



Sandra Ayton
GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

OPENING PRAYER

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

BUSINESS

See Contents – Page 2

Contents

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

10 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

10.1	Minutes and notes of committees of the Council and other organisations	15
10.2	Correspondence addressed to the Mayor and Councillors	15
10.3	Common seal	16
10.4	Contracts and agreements	17

COMMUNITY SERVICES

10.5	Statutory determinations	19
10.6	Ulverstone Showground Master Plan (328/2006 – 18.09.2006)	19
10.7	Council acting as a planning authority	27
10.8	Residential (subdivision – three lots) – variation to the size and orientation of internal Lot 1 with overhead electrical supply and a shared right of way for Lots 2 & 3 at 2 & 4 Turners Avenue, Turners Beach – Application No. DA2020172	27

INFRASTRUCTURE SERVICES

10.9	Penguin Foreshore Upgrade – beach access (227/2020 – 20.07.2020)	69
------	--	----

ORGANISATIONAL SERVICES

10.10	Organisational Services	73
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11 CLOSURE OF MEETING TO THE PUBLIC

11.1	Meeting closed to the public	75
11.2	Confirmation of Closed session minutes	77

GENERAL MANAGEMENT

11.3	Sale of Land – Dial Road, Penguin subdivision	79
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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 20 July 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 20 July 2020 be confirmed.”
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2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 27.07.2020 – Braddon Business Centre; Ulverstone Showground Master Plan
- . 03.08.2020 – Councillors Role and Responsibilities with Andrew Paul
- . 10.08.2020 – Emotional Intelligence Training with the Tasmanian Chamber of Commerce and Industry

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

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

3.1 Mayor’s communications

The Mayor to report:

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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:

- . Meeting with Tasmanian Premier Peter Gutwein, Deputy Premier the Hon. Jeremy Rockliff MP and the Hon. Leonie Hiscutt MLC – Burnie
- . TasWater Owners’ Representatives Group Information Session – via video conference
- . Ulverstone Municipal Band Annual General Meeting – Ulverstone
- . Official Opening of the Ulverstone Recreation Ground Changerooms – Ulverstone
- . Rotary Club of Ulverstone Meeting, Guest Speaker – Ulverstone
- . Penguin Surf Club Visit – Penguin
- . Ulverstone Secondary College, Endless Opportunity Event – Ulverstone
- . Meeting with Senator Wendy Askew – Ulverstone
- . Media Launch with Gavin Pearce MP regarding construction of the Penguin Foreshore Remediation – Penguin
- . Victory in the Pacific (VP) Anniversary Event - Ulverstone
- . Fortnightly radio interview.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

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

3.3 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

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5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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7 PETITIONS

7.1 Petitions – Penguin Foreshore Upgrade

The Executive Services Officer reports as follows:

“The following petition has been received:

‘SUBJECT MATTER	Penguin Foreshore Upgrade	
STATEMENT OF SUBJECT MATTER AND ACTION REQUESTED	Great to see the Foreshore Upgrade. If you would like to see the above (image) stairs remain and not removed in the upgrade could you sign this petition to see if we can keep the existing stairs. Stairs are located at the Eastern side of the Penguin Beach.	
SIGNATORIES	Total No. Entries:	200
	Duplicates:	–
	Invalid:	8
	TOTAL	192.’

The General Manager reports as follows:

“The petition was received on Monday, 3 August 2020 and under the provisions of s.57 of the *Local Government Act 1993*, a petition cannot be tabled at a Council meeting unless it meets specific criteria. In the case of this petition, it did not strictly comply, therefore was unable to be tabled at a Council meeting.

However, the petition and supporting documentation was forwarded to the Infrastructure Services department and a report in relation to the subject matter has been provided at Agenda item 10.9.

The petitioner was notified of the non-compliance and that a report relating to the petitions subject matter was to be included as part of the agenda. A copy of the petition is attached.”

A suggested resolution is submitted for consideration.”

- “That the Council note the receipt of the non-complaint petition relating to the Penguin Foreshore Upgrade.”

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.

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

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

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

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

<i>Councillor</i>	<i>Question</i>	<i>Department</i>
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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:

“Due to the current COVID-19 restrictions and guidelines, this meeting will not be open to public attendance. Members of the public who would like to ask questions to the Council, that would normally have been heard during the Public Question Time section of the meeting agenda, are advised to provide their question on notice to the General Manager by 3.00pm Monday, 17 August 2020.

Any questions received will be read out by the General Manager at the meeting and a response provided following the meeting.”

9.2 Public questions taken on notice

The Executive Services Officer reports as follows:

“No public questions were taken on notice from the 20 July 2020 meeting.”

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:

- Central Coast Youth Leadership Council – meeting held 25 June 2020
- Central Coast Youth Leadership Council – meeting held 30 July 2020
- Forth Community Representatives Committee – meeting held 8 August 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 21 July to 17 August 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 21 July to 17 August 2020 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

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

- “That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document, and that the advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities be received.”
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10.4 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 21 July to 17 August 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 Organisational Services reports as follows:

“A Schedule of Statutory Determinations made during the month of July 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 Ulverstone Showground Master Plan (328/2006 – 18.09.2006)

The Strategic Projects and Planning Consultant reports as follows:

“PURPOSE

The purpose of this report is to assist the Council in its consideration of the DRAFT Ulverstone Showground Master Plan 2020 (A copy of the DRAFT Master Plan is attached).

BACKGROUND

In mid-2019, the Council sought expressions of interest from consultants to prepare a new Master Plan for the Ulverstone Showground Precinct. This DRAFT Master Plan was to replace a previous Master Plan which was adopted in 2006.

The intended purpose of the DRAFT Master Plan is to *“create a vision for the Showground Precinct over the medium to long term that would optimise the layout of facilities to maximise opportunities to participate in sport and recreation”*.

In September 2019, Inspiring Place was engaged by the Council to prepare the DRAFT Master Plan.

Separately, and also in mid-2019 the Ulverstone Soccer Club was successful in an application for a Sports Australia Funding grant of \$210,000 (ex-GST) for a lighting upgrade of their playing field, which forms part of the Showground Precinct.

DISCUSSION

In 2012, the Council adopted the Central Coast Open Space and Recreation Plan (Minute Ref No. 207A/2012 – 16.07.2012). This Plan noted that the Council will:

- only provide or support new facilities, programs and services which reflect researched community needs, help achieve optimal use, offer a diversity of measurable beneficial outcomes and maintain or broaden the base for participation in recreation activities;
- encourage a transition to shared or multiple occupation of existing grounds, facilities, clubrooms and social facilities;
- endeavour to refurbish, redevelop and/or rationalise recreation assets or restructure their management and use to ensure current and emergent needs are satisfied and that duplication or over-provision does not occur; and
- perform a leadership role in delivering open space and recreation outcomes to improve the Central Coast as a place to live and visit.

In undertaking the development of the DRAFT Master Plan in 2020, Inspiring Place noted:

“The intent of the Master Plan is to provide Council with a medium to long-term vision for the Showground to:

- *optimise the use of existing infrastructure;*
- *suggest appropriate upgrading and/or expansion of existing facilities; or*
- *recommend new community facilities to maximise the opportunities for participation in active sport and passive recreation”.*

The Consultants also identified:

“... that the focus of the project has been on the external environment of the site. As the project progressed it quickly became apparent that the investigation of the layout and use of the Sport and Leisure Centre was in need of further consideration by specialists with experience in the development and management of leisure centres”.

The Ulverstone Showground is a major community asset with a rich history of catering for the sporting and recreational needs of the local community and others on the North West Coast. The Consultants identified that a shared vision for the Showgrounds was preferred:

“To be developed and managed as a premier sport and recreation venue for the North West Coast catering for the sporting, recreational, health and well-being needs of the local and regional community as well as state and national events”.

Four principles underpinning this vision emerged from their investigations:

Sustainability – *the Showground will be sustainably designed, constructed, managed and promoted based on an understanding of sound environmental, economic and social planning*

Quality Experience – *the Showground will provide safe and equitable access for visitors and users to enjoy and participate in a diverse range of quality sporting, recreational and community activities*

Capacity to Manage – *the Council, sporting clubs and recreational groups will work together and where possible, share resources to effectively manage the Showground*

Benefits – *the development and management of the Showground will be managed to generate environmental benefits, economic development and improvement in the community's lifestyle and wellbeing*

Recommendations included in the DRAFT Master Plan document were:

- Improved access and connectivity – including separation of pedestrians from vehicles;
- New purpose-built training and performance hall for Slipstream Circus;
- Creation of a central access spine – incorporate an Ulverstone Sports Hall of Fame;
- New entry forecourt to the proposed central access spine;
- Establish a principal competition soccer pitch in the southeast corner of the ground including the installation of the new lighting;
- Reconsideration of hard surface courts (following establishment of Slipstream);
- Retention of the “Old Boozer” and Keith Johnstone changerooms for now;
- Improved landscaping and amenity across the site;
- Identifies the potential location for a further regulation full sized stadium, and installation of ‘dugouts’ adjacent to the softball field.

As previously outlined the DRAFT Master Plan process identified that *“a full review of the Sport and Leisure Centre should be undertaken by specialist facilities planners/designer”*. Matters recommended to be considered as part of any such a review are:

- issues as a result of Slipstream decanting to a new building;
- incorporation of the proposed ‘sports hall of fame’;
- men’s and women’s changerooms and umpire rooms;
- installation of accessible toilet on the second level;
- creation of a sports club/function space on the second level;
- construction of a ‘river deck’ off the existing function room on the second level;
- rationalisation of the number of kitchens/kitchenettes;
- creation of a new ‘community foyer’;
- installation of a new verandah roof along the western side for spectator shelter; and
- reconfiguration of the kiosk to address proposed ‘community foyer’ and to service the adjacent soccer ground.

Other proposed improvements at the Showground included:

- installation of automated irrigation system for grassed areas;
- installation of all access, unisex toilets immediately adjacent to the Community Shed to replace the aging toilets;
- relocation of the Softball Club offices to the Community Building;
- consideration of the feasibility of extending the Poultry Shed to enable larger events and to provide a better amenity for users;
- installation of lighting within car park areas to enhance safety for night-time users of the grounds;
- reconfiguration of the internal spaces in the Community Building to accommodate the Softball Club; and
- consider upgrading the toilet block at Legion Park to an accessible standard as well as the play facilities.

The DRAFT Master Plan recommends the proposed actions be broken down into four categories:

- **Immediate** – steps leading to a final Master Plan that Council will use as its guide over the next 5 – 10 years to add value to the Showgrounds as its premier public open space
- **High** – high priority strategies that should start immediately and be completed within 2 years (projects for which funding is already committed or which are necessary to improve the safety of users of the Showground)

- . **Moderate** – moderate priority strategy that should start and be completed within 5 years, these are projects that require the allocation of Council or other resources, further design and discussion with the affected stakeholder
- . **Low** – low priority strategy about which discussions should be started in the next 5 years

With the Soccer Club's success in receiving grant funding of \$210,000 for the installation of improved lighting infrastructure for their ground, this in some ways pre-empted the Council's consideration of the Master Plan. The lighting installation needs to progress before the Master Plan is finalised and therefore it is recommended the focus of this work (lighting installation) be based on the existing location of the main pitch on the western side of the ground.

The potential future move of the main pitch to the eastern side of the ground adjacent to the Sports and Leisure Centre (as suggested in the DRAFT Master Plan), should be considered in the future, in the overall context of the entire Showground site including the recommended review of the Sports and Leisure Centre.

In recognising that the DRAFT Master Plan needs to present a long-term vision, it is acknowledged that the Club's main pitch is likely to remain in its existing location for the foreseeable future.

There is an immediacy in relation to expending the grant funding provided to the Soccer Club, to achieve lighting compliant with the relevant Australian Standard. The lighting towers will need to be placed within the Showground 'infield' surface to achieve that desired objective.

To this end, Pitt and Sherry have been commissioned by the Council to prepare a lighting plan based on the western pitch with the intention of calling tenders as soon as possible. The design clarifications provided were as follows:

1 Pitch Size and Location

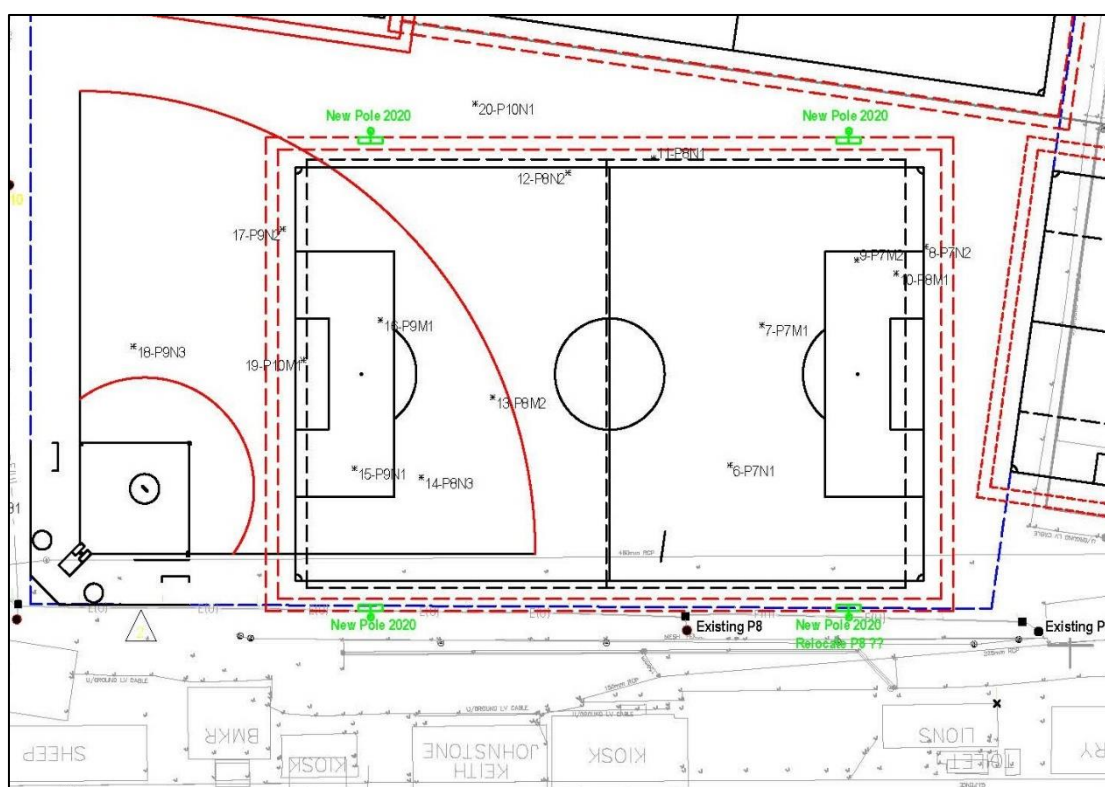
- . The main soccer pitch is to be 105m long x 68m wide (the FIFA recommended size);
- . The main soccer pitch will be located in the south west corner of the showground area; and
- . The main soccer pitch can be moved as necessary within the area shown on the preliminary layout (image inserted below) subject to no lighting poles being located in the softball outfield area in the north west corner of the showground.

2 Lighting Design Parameters

- The main soccer pitch is to be lit to the requirements of Australian Standard AS 2560.2.3 *Sports Lighting – Specific Applications – Lighting for Football (All Codes)*;
- Lighting of the main soccer pitch is to be to the standards for Amateur level club competition and match practice, and for Semi Professional level match practice. This corresponds to lighting criteria with a maintained average horizontal illuminance of >100 Lux;
- There is no design requirement for a higher lighting level at this time; and
- Pole heights to be restricted to 25m and three new poles to be installed.

3 Pole Positions

- There is no constraint on having new poles located in the grassed infield area of the Showground but poles must not be located in the softball outfield area shown in the north west corner;
- Poles are to be located in accordance with the recommendations and requirements of AS 2560.2.3; and
- A side lighting pole scheme will be considered with reuse/relocation of P7 and/or P8 as appropriate.



Slipstream Circus is the other identified matter which may need to progress prior to the finalisation of the Master Plan. Slipstream are keen to develop their own facility at the Showground, this is a move that has been supported by the Council for some time.

The development of a standalone facility for Slipstream is a clear recommendation included in the DRAFT Master Plan. Should external grant funding become available to Slipstream prior to the finalisation of the Master Plan, with the Council's support a new facility could be located at the Showground.

CONSULTATION

Inspiring Place consulted with targeted user groups during the development of the DRAFT Master Plan. There has also been direct consultation with the Ulverstone Soccer Club in relation to the lighting towers.

Further consultation will need to occur with user groups in the future.

RESOURCE, FINANCIAL AND RISK IMPACTS

The Council have paid Inspiring Place \$26,815 (ex-GST) to prepare the DRAFT Master Plan.

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
- . Encourage a creative approach to new development.

A Connected Central Coast

- . Improve community well-being.

Community Capacity and Creativity

- . Community capacity-building

CONCLUSION

As a number of potential actions were identified which are directly linked to the Sports and Leisure Centre, Councillors at a Workshop in July 2020 indicated their concern that if the DRAFT Master Plan was adopted prior to the additional consideration of the Sports and Leisure Centre it may be short sighted.

Therefore, it is recommended that the Council receive and note the DRAFT Ulverstone Showground Concept Master Plan prepared by Inspiring Place in March 2020 as a DRAFT only at present, and:

- 1 support Slipstream Circus in its efforts to pursue grant funding for the development of a new facility within the Showground Precinct, and if they are successful confirm the Council will make the necessary land available for their development to proceed;
- 2 confirm support for the installation of additional light towers at the Showground in the vicinity of the existing main soccer pitch on the western side of the ground, acknowledging this will require towers to be placed on the main arena;
- 3 consider the commissioning of an additional consultancy by specialist facilities planners/designers for the full review of the Sport and Leisure Centre in the 2021/22 budget to supplement and further inform the DRAFT Ulverstone Showground Concept Master Plan;
- 4 in the meantime, undertake targeted consultation with user groups in relation to the recommendations included in the DRAFT Master Plan.'

The Executive Services Officer reports as follows:

"A copy of the DRAFT Ulverstone Showground Concept Master Plan prepared by Inspiring Place has been circulated to all Councillors, a suggested resolution is submitted for consideration."

■ "That the Council receive and note the DRAFT Ulverstone Showground Concept Master Plan prepared by Inspiring Place in March 2020 as a DRAFT only at present, and:

- 1 support Slipstream Circus in its efforts to pursue grant funding for the development of a new facility within the Showground Precinct, and if they are successful confirm the Council will make the necessary land available for their development to proceed;
- 2 confirm support for the installation of additional light towers at the Showground in the vicinity of the existing main soccer pitch on the western side of the ground, acknowledging this will require towers to be placed on the main arena;
- 3 consider the commissioning of an additional consultancy by specialist facilities planners/designers for the full review of the Sport and Leisure Centre in the 2021/22 budget to supplement and further inform the DRAFT Ulverstone Showground Concept Master Plan;
- 4 in the meantime, undertake targeted consultation with user groups in relation to the recommendations included in the DRAFT Master Plan."

10.7 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 General Manager has submitted the following report:

‘If any such actions arise out of Agenda Item 10.8, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

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

10.8 Residential (subdivision – three lots) – variation to the size and orientation of internal Lot 1 with overhead electrical supply and a shared right of way for Lots 2 & 3 at 2 & 4 Turners Avenue, Turners Beach – Application No. DA2020172

The Strategic Projects and Planning Consultant reports as follows:

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

<i>‘DEVELOPMENT APPLICATION No.:’</i>	DA2020172
<i>PROPOSAL:</i>	Residential (subdivision – three lots) – variation to the size and orientation of internal Lot 1 with overhead electrical supply and a shared right of way for Lots 2 & 3
<i>APPLICANT:</i>	PDA Surveyors
<i>LOCATION:</i>	2 & 4 Turners Avenue, Turners Beach
<i>ZONE:</i>	Low Density Residential & Turners Beach Specific Area Plan
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)
<i>ADVERTISED:</i>	4 July 2020
<i>REPRESENTATIONS EXPIRY DATE:</i>	20 July 2020
<i>REPRESENTATIONS RECEIVED:</i>	Three
<i>42-DAY EXPIRY DATE:</i>	11 August 2020 – extension of time granted until 17 August 2020.
<i>DECISION DUE:</i>	17 August 2020
<i>PURPOSE</i>	

The purpose of this report is to consider an application for a subdivision over two existing, developed parcels of land to form three new allotments at 2 & 4 Turners Avenue, Turners Beach.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations;
- . Annexure 4 – photographs;
- . Annexure 5 – TasWater’s Submission to Planning Authority Notice.

BACKGROUND

Development description –

Application is made for the subdivision of land at 2 & 4 Turners Avenue, Turners Beach to form three new lots. The existing allotments are described as follows:

- . Land at 2 Turners Avenue has an area of 550m² and accommodates a single-storey dwelling with an outbuilding (shed) that is developed on the southern rear boundary. Vehicular access to the land and

outbuilding is via a 3.6m wide benefiting right of way over adjoining land at 4 Turners Avenue.

- Land at 4 Turners Avenue has an area of 1,473m² and accommodates a single-storey dwelling and outbuilding (garage). The 3.6m wide right of way burdens 4 Turners Avenue.

The resulting three new lots would comprise the following:

- Lot 1 would be an internal vacant allotment that would be accessed via a 3.6m wide access strip to Turners Avenue. The lot would have a land area of 488m², including a 3.6m wide, 27.8m long access strip. The actual developable land area of the internal allotment would be 379m². The access strip would be constructed along the western side of the existing dwelling at 2 Turners Avenue.
- Lot 2, identified as 2 Turners Avenue, would have a land area of 580m². The land would accommodate the existing single-storey dwelling and outbuilding. The side boundary of Lot 2 would be 'pushed' further to the east to encompass the current access roadway to 4 Turners Avenue, containing the right of way wholly within, and burdening Lot 2. The right of way would benefit the adjoining land on proposed Lot 3.
- Lot 3, identified as 4 Turners Avenue, would have a land area of 956m² and would accommodate the existing single-storey dwelling and outbuilding. The land would be accessed via a benefiting right of way (as described above, that would burden Lot 2).

An electricity supply to Lot 1 would be via an overhead connection to a pole on the northern side of Turners Avenue. Electricity supplies to Lot 2 and Lot 3 would remain as existing.

All lots are able to connect to reticulated water, sewer and services.

Site description and surrounding area –

The allotments are located in the beachside residential settlement of Turners Beach and fall within the Turners Beach Specific Area Plan overlay.

The two properties currently accommodate single-storey dwellings with associated outbuildings. The property at 2 Turners Avenue is elevated approximately 2m above the public road, with the land falling steeply away towards the western side of the dwelling. The property at 4 Turners Avenue

is relatively flat, apart from a 'sunken garden' area, that is supported by 1m high retaining walls. This area forms Lot 1.

Surrounding land is fully developed to residential standard and is zoned Low Density Residential.

History –

No history relevant to this application.

Draft Central Coast Local Provisions Schedule –

It is proposed that under the draft Central Coast Local Provisions Schedule (Central Coast LPS), Turners Beach (north) would be rezoned from Low Density Residential to General Residential. This means the minimum lot size for the area would be reduced from 500m², as is the current standard to 450m², as will be the standard under the Tasmanian Planning Scheme's General Residential zone. Land area excludes any land that would be required for an access strip.

The Turners Beach Specific Area Plan (SAP) will be carried forward and will apply under the Central Coast LPS. However, the SAP does not specify lot size, so subdivision and dwelling density would rely on the General Residential zone standards in that regard.

DISCUSSION

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

Low Density Residential

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

	Use is Residential.
12.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Residential use is not subject to hours of operation.
12.4 Development Standards	
12.4.1 Suitability of a site or lot for use or development	
<p>12.4.1–(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of:</p> <p style="padding-left: 40px;">(i) not less than 500m² excluding any access strip; or</p> <p style="padding-left: 40px;">(ii) if in a locality shown on Table A1 to this clause, not less than the site area shown for that locality; and</p> <p>(b) contain a building area of not less than 10.0m x 15.0m:</p> <p style="padding-left: 40px;">(i) clear of any applicable setback from a frontage, side, or rear boundary;</p>	<p>(a)(i) Non-compliant.</p> <p>Lot 1 would have an area of 379m², not including access strip.</p> <p>Refer to the “Issues” section of this report.</p> <p>Lot 2 would be compliant with an area of 580m² and Lot 3 would be compliant with an area of 956m².</p> <p>(a)(ii) Not applicable. Table A1 to the Clause does not include the Turners Beach settlement area.</p> <p>(b)(i) Compliant. Existing development would be inside the new building envelopes for Lots 2 & 3.</p>

<ul style="list-style-type: none"> (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right-of-way benefiting other land; (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) accessible from a frontage, or access strip; and (viii) if a new residential lot with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<p>A 12.6m x 15.5m building envelope would be accommodated on Lot 1.</p> <ul style="list-style-type: none"> (b)(ii) Not applicable. No zone boundary. (b)(iii) Compliant. A right of way easement would be incorporated into the Schedule of Easements for Lot 2 and Lot 3 to maintain legal vehicular access to both lots. (b)(iv) Compliant. A right of way easement would be incorporated into the Schedule of Easements for Lot 2 and Lot 3 to maintain legal vehicular access to both lots. (b)(v) Not applicable. No restriction imposed by a utility. (b)(vi) Compliant. A 12.6m x 15.5m building envelope would be clear of access strip for proposed Lot 1. (b)(vii) Compliant. The site is accessible from Turners Avenue. (b)(viii) Compliant. Lot 1 would have the longer axis within the range 30 degrees east of north and 20 degrees west of north.
<p>12.4.1-(A2) A site or each lot on a subdivision plan must have a separate access from a road:</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of 	<ul style="list-style-type: none"> (a) Non-compliant.

<p>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 style="padding-left: 20px;">(i) over land not required as the means of access to any other land; and</p> <p style="padding-left: 20px;">(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right-of-way of not less than:</p> <p style="padding-left: 20px;">(i) 3.6m for a single dwelling development; or</p> <p style="padding-left: 20px;">(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access</p>	<p>Lots 2 & 3 would share an access off Turners Avenue. A right of way would be established over the existing internal driveway, burdening Lot 2 and benefiting Lot 3.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b) Compliant. Dedicated access strip proposed for Lot 1 with Turners Avenue frontage.</p> <p>(c)(i) Non-compliant. A right of way would be established over the internal driveway, burdening Lot 2 and benefiting the adjoining land, Lot 3. Proposed shared right of way would have frontage to Turners Avenue.</p> <p>Refer to the “Issues” section of this report.</p> <p>(d) Compliant. Lot 1 frontage to Turners Avenue would be 3.6m wide. Lot 2 and Lot 3 would have a 5.5m wide frontage to Turners Avenue.</p> <p>(e) Compliant. The Road Authority is able to issue a Statement of Compliance.</p>
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<p>between the carriageway of a road and the frontage, access strip or right-of-way to the site or each lot on a proposed subdivision plan.</p>	
<p>12.4.1–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply:</p> <p>(a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system ^{R4} with a storage capacity of not less than 10,000 litres if:</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for:</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day.</p>	<p>(a) Compliant. The site is connected to the reticulated water system. The application was referred to TasWater for comments. Refer to the Submission to Planning Authority Notice at Annexure 5.</p> <p>(b) Not applicable. The development has satisfied (a).</p>
<p>12.4.1–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste:</p> <p>(a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p>	<p>(a) Compliant. The site is connected to the reticulated sewerage system. Application was referred to TasWater for comments. Refer to the Submission to Planning Authority Notice at Annexure 5.</p> <p>(b) Not applicable. The development has satisfied (a).</p>

<p>(b) by on-site disposal if:</p> <ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development: <ul style="list-style-type: none"> a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or c. creates a total sewage and waste water flow of not more than 1,000 litres per day; and (iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management, clear of any defined building area or access strip. 	
<p>12.4.1 –(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater:</p> <p>(a) to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p>	<p>(a) Compliant. The sites are able to connect to the reticulated stormwater system. The Stormwater Authority is able to issue a Statement of Compliance.</p> <p>(b) Not applicable. Satisfied by (a).</p>

<p>(b) if stormwater cannot be drained to a stormwater system:</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if:</p> <p>a. the site has an area of not less than 5,000m²;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and</p> <p>e. not more than 50% of the site is impervious surface; and</p> <p>(iii) the development is for a single dwelling.</p>	
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12.4.2 Dwelling density	
<p>12.4.2-(A1) The site area per dwelling must:</p> <p>(a) be not less than 500m² if the site has:</p> <p style="padding-left: 40px;">(i) connection to a reticulated water supply;</p> <p style="padding-left: 40px;">(ii) connection to a reticulated sewer system; and</p> <p style="padding-left: 40px;">(iii) connection to a stormwater system; or</p> <p>(b) if the site is in a locality shown on Table 1 to this clause, not less than the site area for that locality.</p>	<p>(a) Non-compliant. Lot 1, including access strip, would have a land area of 488m². Excluding the access strip, the land area of Lot 1 would be 379m².</p> <p>Refer to the “Issues” section of this report.</p> <p>Compliant. Lot 2 would have a land area of 580m² and Lot 3 would have a land area of 956m².</p> <p>(a)(i) Compliant. Sites are able to connect to reticulated water supply.</p> <p>(a)(ii) Compliant. Sites are able to connect to sewer system.</p> <p>(a)(iii) Compliant. Sites are able to connect to reticulated stormwater network.</p> <p>(b) Not applicable. Land is not in the Table to this Clause.</p>
12.4.3 Location and configuration of development	
<p>12.4.3-(A1) The wall of a building must be set back from a frontage:</p> <p>(a) not less than 4.5m from a primary frontage; and</p>	<p>Standards are relative to Lots 2 and 3 where existing dwellings and sheds will have new boundaries.</p>

<ul style="list-style-type: none"> (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 each of the immediate adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan; or (f) if the site abuts a road shown in the Table to this Clause, the setback specified for that road. 	<ul style="list-style-type: none"> (a) Compliant. Setbacks of existing, lawful buildings to Turners Avenue frontage will not change as a result of the subdivision. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a). (d) Not applicable. No other buildings on the site. (e) Not applicable. No building area on a sealed plan. (f) Not applicable. Site does not abut the Bass Highway.
<p>12.4.3–(A2) All buildings must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; (b) if the site is in a locality shown on Table A2, not less than the setback distance specific from the feature specified; (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 	<ul style="list-style-type: none"> (a) Compliant. Setbacks of dwellings to Turners Avenue frontage will not change. The building envelope shown for Lot 1 satisfies setback standards. (b) Not applicable. No Table to this Clause. (c)(i) Compliant. Existing buildings satisfy required building envelopes. The existing dwelling on Lot 2 has a wall height of 2.7m adjacent to the proposed new access strip to internal Lot 1. The setback of the dwelling wall would be 1.85m for

<p>rear boundary to a building height of not more than 8.5m above natural ground level if walls are set back:</p> <ul style="list-style-type: none"> (i) not less than 1.5m from each side boundary; or (ii) less than 1.5m from a side boundary if wall height is not more than 3.0m; and: <ul style="list-style-type: none"> a. built against an existing wall of an adjoining building; or b. the wall or walls: <ul style="list-style-type: none"> i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in: <ul style="list-style-type: none"> a. less than two hours of continuous sunlight to a required minimum private open space area in an adjacent dwelling between 	<p>the new side boundary (setback of chimney protrusion would be 1.4m).</p> <ul style="list-style-type: none"> (c)(ii) Not applicable. Addressed in (c)(i). (d) Not applicable. No building envelope on a sealed plan.
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<p>9.00am and 3.00pm on 21 June; or</p> <p>b. a further reduction in continuous sunlight to a required minimum private open space area in an adjacent dwelling if already less than two hours between 9.00am and 3.00pm on 21 June; or</p> <p>(d) in accordance with any building envelope shown on a sealed plan.</p>	
<p>12.4.3–(A3) Site coverage must:</p> <p>(a) not be more than 50%; or</p> <p>(b) if the site is in a locality shown in the Table to this Clause, not more than the site coverage for that locality; and</p> <p>(c) not include any part of a site required for the disposal of sewage or stormwater; or</p> <p>(d) not be more than any building area shown on a sealed plan.</p>	<p>(a) Compliant. The proposed development would not alter the existing site coverage for Lot 2. Lot 3, with a new land area of 956m², has ample area to satisfy the standard.</p> <p>(b) Not applicable. No Table to this Clause.</p> <p>(c) Not applicable. Lots are able to connect to reticulated services.</p> <p>(d) Not applicable. No building envelope on a sealed plan.</p>

<p>12.4.3–(A4) A garage, carport, or an external car parking area and any area for the display, handling, or storage of goods, materials, or waste must be located behind the primary frontage of a building.</p>	<p>Compliant.</p> <p>Locations of existing, lawful outbuildings will not change as a result of the subdivision.</p>
<p>12.4.3–(A5) Total width of openings in the frontage elevation of a garage or carport (whether freestanding, or part of any other building) must be the lesser of:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>Compliant.</p> <p>Garage openings would not change as a result of the subdivision.</p>
<p>12.4.4 Visual and acoustic privacy for residential development</p>	
<p>12.4.4–(A1) A door or window to a habitable room, or any part of a balcony, deck, roof garden, parking space, or carport of a building must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p> <p>(i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site;</p>	<p>Not applicable.</p> <p>No door or window to a habitable room, or any part of a balcony, deck, roof garden, parking space, or carport would have a floor level greater than 1m above natural ground level.</p>

<ul style="list-style-type: none"> (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of a lot of an adjacent frontage site; or <p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> (i) be off-set by not less than 1.5m from the edge of any door or window in another dwelling; (ii) have a window sill height of not less than 1.8m above finished floor level; (iii) have fixed and durable glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above finished floor level; or (iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the finished floor level and with a uniform transparency of not more than 25% located for the full width of the door, window, balcony, deck, roof garden, parking space, or carport. 	
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<p>12.4.4–(A2) An access strip, or shared driveway, including any pedestrian pathway and parking area must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling, or any balcony, deck, or roof garden in a dwelling.</p>	<p>Proposed access strip between Lot 1 and Lot 2 would be 1.85m from the existing dwelling. The vertical separation of the access strip from the windows of the dwelling at 2 Turners Avenue is unknown, as internal site works to construct the access strip, that would comprise either extensive cut or fill, are not detailed in the application.</p> <p>Refer to the “Issues” section of this report in relation to the creation of the internal allotment access strip.</p> <p>Compliant. The dwelling on Lot 2 would be 1.9m from the shared driveway with Lot 3.</p>
<p>12.4.5 Private open space for residential use</p>	
<p>12.4.5–(A1) Each dwelling must provide private open space:</p> <p>(a) if a dwelling with a floor level of not more than 2.5m above finished ground level, a ground level area:</p> <ul style="list-style-type: none"> (i) located adjoining the rear or side of the dwelling; (ii) accessible from the dwelling; (iii) of not less than 25.0m²; (iv) with a minimum dimension of 4.0m; 	<p>(a)(i) Compliant. Private open space for the dwelling on Lot 2 would be to the southern rear of the dwelling and a small portion along the western side of the dwelling. There would be a loss of private open space to the western side of the dwelling.</p> <p>The private open space for the dwelling on Lot 3 will remain to the east and west of the dwelling.</p> <p>(a)(ii) Compliant. Private open space would be accessible from the ground floor of each dwelling.</p>

<p>(v) on a single level; and</p> <p>(vi) with a gradient of not more than 1 in 10; and</p> <p>(b) if a dwelling with a floor level of more than 2.5m above finished ground level, as an alternative to a ground level area, a private balcony, deck, terrace, or roof garden:</p> <p>(i) of not less than 25.0m²;</p> <p>(ii) with a minimum dimension of 4.0m; and</p> <p>(iii) accessible from the dwelling.</p>	<p>(a)(iii) Compliant. Private open space areas would have a minimum area of 25m².</p> <p>(a)(iv) Compliant. Private open space areas would have a minimum dimension of 4m.</p> <p>(a)(v) Compliant. Private open space areas would be on a single level.</p> <p>(a)(vi) Compliant. Private open space areas are relatively flat.</p> <p>(b) Not applicable. Dwellings do not have a floor level of more than 2.5m above finished ground level.</p>
<p>12.4.5–(A2) The required minimum private open space area must be capable of receiving at least three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>Compliant.</p> <p>The required private open space areas would be located to the north, east, west and south of the dwellings on Lot 2 and Lot 3 and would receive at least three hours of sunlight between the hours of 9.00am and 3.00pm on 21 June.</p>
<p>12.4.5–(A3) Unless there is a ground level private open space area directly accessible at grade to a shared driveway or pedestrian pathway, each dwelling in a multiple dwelling development must have access to a waste storage area:</p>	<p>Not applicable.</p> <p>No multiple dwellings proposed.</p>

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

12.4.7 Setback of development for sensitive use	
<p>12.4.7-(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) the setback distance from the zone boundary as shown on the Table to this clause; and (b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary. 	<p>Compliant.</p> <ul style="list-style-type: none"> (a) No applicable setbacks. (b) No applicable setbacks.
<p>12.4.7-(A2) Development for a sensitive use must be not less than 50.0m from:</p> <ul style="list-style-type: none"> (a) the Bass Highway; (b) a railway; (c) land designated in the planning scheme for future road, or rail purposes, or (d) a proclaimed wharf area. 	<p>Compliant.</p> <ul style="list-style-type: none"> (a) Compliant. New Lot 1 would be 270m to Bass Highway. (b) Compliant. New Lot 1 would be 96m to a railway. (c) Not applicable. No land designated for road or rail purposes. (d) Not applicable. Nearest proclaimed wharf area is in Devonport, some 15km to the east.

12.4.8 Subdivision	
<p>12.4.8-(A1) Each new lot on a plan of subdivision must be:</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State Government, a Council, a statutory authority, or a corporation, all the shares of which are held by or on behalf of the State, a Council, or by a statutory authority.</p>	<p>(a) Compliant. Subdivision is for residential use.</p> <p>(b) Not applicable. Satisfied by (a).</p>
<p>12.4.8 - (A2)</p> <p>A lot, other than a lot to which A1(b) applies, must not be an internal Lot.</p>	<p>Non-compliant.</p> <p>Lot 1 would be an internal lot.</p> <p>Refer to the "Issues" section of this report.</p>
12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision	
<p>12.4.9-(A1) Electricity reticulation and site connections must be installed underground.</p>	<p>Non-compliant. Proposal is for overhead electricity.</p> <p>Refer to the "Issues" section of this report.</p>

CODES	
E1 Bushfire-Prone Areas Code	Code applies to subdivision, however the land is not identified as being in a bushfire-prone area.
E2 Airport Impact Management Code	Not applicable. No Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation.
E4 Change in Ground Level Code	Not applicable. No change in ground level proposed by the application.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	Not applicable. No hazard identified.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.
E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.

E9.5 Use Standards	
E9.5.1 Provision for parking	
<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 existing dwellings have double garages on-site. The proposed Lot 1 would need to accommodate two car parking spaces, including manoeuvrability areas, with car likely to be garaged inside the proposed building envelope.</p>
E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2–(A1) There must be provision within a site for:</p> <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>	<p>Not applicable to Residential use class.</p>
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection,	Compliant.

drainage and disposal of stormwater; and	All lots are capable of connecting to a reticulated stormwater network.
<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"> (a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking; (b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles; (c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities; (d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities; (e) Each parking space must be separately accessed from the internal circulation aisle within the site; (f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and 	<p>Not applicable.</p> <p>Development is single dwelling lots in Low Density Residential zone.</p>

COMMUNITY SERVICES

(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 Low Density Residential.
E10 Water and Waterways Code	Not applicable. The development is not within 30m of a waterway, watercourse or shoreline.
TURNERS BEACH SPECIFIC AREA PLAN	
F4.2 Application of Code	The site is subject to the Turners Beach Specific Area Plan.
F4.4 Exemption	Not exempt.
F4.7 Development Standards	
F4.7.1 Building height	
F3.5.1-(A1) Building height must not be more than 5.5m.	Compliant. Existing lawful buildings on Lots 2 & 3.

	No other buildings proposed under this application.
F4.7.2 Vegetation management	
F4.7.2-(A1) There must be no clearing or conversion of vegetation within the littoral, riparian, and road reserves.	Compliant. No clearing or conversion of vegetation within the road reserve is proposed. Crossover apron to Lot 1 is a grassed area.
F4.7.3 Landscaping	
F4.7.3-(A1) Other than for an internal lot, not less than 50% of the site area between the frontage and a building containing a dwelling must be landscaped with not less than grass.	Compliant. Existing frontages have established landscaping.
F4.7.4 Beach access	
F4.7.4-(A1) New vehicular or pedestrian accesses to the beach or Forth River must not be created.	Not applicable. Site does not adjoin the Turners Beach or Forth River riparian land.

Issues –

1 *Lot 1 would be an internal lot –*

The *Central Coast Interim Planning Scheme 2013* (the Planning Scheme) Subdivision – Acceptable Solution 12.4.8–(A2) states that a lot, other than 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 the State, Council or statutory authority, must not be an internal lot.

Lot 1, that is to be primarily derived from land at 4 Turners Avenue, and partially from land at 2 Turners Avenue, would be an internal lot, accessed via a 3.6m wide access strip. An exercise of discretion is required if the development is to be approved.

The Planning Scheme's Performance Criteria 12.4.8–(P2) requires that an internal lot on a plan of subdivision must be –

- (i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots imposed by –
 - a. slope, shape, orientation and topography of land (all tests are to apply);

The land that comprises 4 Turners Avenue is relatively flat. The land is of an angular shape. However, the lot boundaries have been drawn, not to satisfy the development standard, but to ensure that Lot 4, comprising 956m², has enough land area to retain an existing garden, whilst severing a 'sunken garden' portion of the property. The sunken garden area is enclosed by a 1m high retaining wall, located 1m from the proposed eastern side boundary of Lot 1.

Note: The existing retaining wall's location in relation to the proposed side boundary line does not satisfy the setback standard for such a change of ground level.

It is not evident that the internal lot is required due to restrictive matters of topography, slope or orientation of the land.

The development does not satisfy 12.4.8–(P2)(i)a.

- b. an established pattern of lot development;

The layout of lots to include internal allotments is not part of the established pattern of subdivision development in Turners Avenue or immediate surrounds.

The development does not satisfy 12.4.8–(P2)(i)(b).

- c. connection to a road network;

Given the existing pattern of development on the land, the creation of an internal lot is the only way that a third lot could connect to the road network.

The development satisfies 12.4.8–(P2)(i)(c).

- d. connection to available or planned utilities;

Given the existing pattern of development on the land, the creation of an internal lot is the only way that a third lot could connect to utilities.

The development satisfies 12.4.8–(P2)(i)(d).

- e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a water course; or

The internal lot is not required for the protection of ecological, scientific, historic, cultural or aesthetic values.

The development does not satisfy 12.4.8–(P2)(i)(e).

- f. exposure to and unacceptable level of risk from a natural hazard; and

The internal lot is not required due to an identified risk hazard on the land.

The development does not satisfy 12.4.8–(P2)(i)(f).

- (ii) without impact on the amenity of adjacent land.

The proposed internal allotment would result in impacts on the amenity of adjoining land. As further discussed below, the internal lot is proposed to be of subminimal land area, being 379m², excluding the access strip. This means that any future development of the lot for residential purpose would not be able to satisfy the dwelling density standard of the zone, and other associated criteria that together stem from the site area and dwelling density standards. The necessity of any future proposal to rely on Performance Criteria due to the creation of an internal subminimal lot may result in negative amenity impacts on surrounding property.

The construction of any access strip would also result in a negative impact on adjoining land. Examination of the site reveals that extensive cut or fill would be required to realise the formation of the access strip. The actual method of construction does not form part of the application and it is considered to be deficient in this regard. However, it is determined that a retaining wall, approximately 2m high, would most likely be required either adjacent to the existing dwelling at 2 Turners Avenue or on the western boundary, with 1 and 3 Turners Beach Road properties.

The proposal would also result in negative impacts on the amenity of 2 Turners Avenue. The existing dwelling on the site would, as an effect of the proposed layout of the three lots, be surrounded on both sides by access roadways, with little area, other than that between the dwelling and the road frontage, for the provision of private open space.

The development does not satisfy 12.4.8–(P2)(ii).

2 *Variation to lot size and (future) dwelling density –*

The Planning Scheme's Acceptable Solution 12.4.1 –(A1)(a)(i) states that a site or each lot on a plan of subdivision must have an area of not less than 500m² excluding any access strip. This land area requirement is further reiterated in Acceptable Solution 12.4.2– (A1)(a) whereby the site area per (future) dwelling must be not less than 500m².

Lot 2 complies with this provision as the lot size would 580m².

Lot 3 complies with this provision as the lot size would 956m².

The proposed internal Lot 1 would not comply with the Acceptable Solution as the lot size would be 379m², excluding the area of a proposed access strip. The proposal therefore relies on Performance Criteria 12.4.1–(A1)(a)(i) and is a discretionary element of the application.

Clause 12.4.1–(P1) states that a site or each lot on a plan of subdivision must be of sufficient area for the intended use or development without likely constraint or interference for the erection of a building; access to the site; use or development of adjacent land; a utility; and an easement or lawful entitlement for access to other land and if a new residential lot, be orientated to maximise opportunity for solar access to a building area.

Proposed Lot 1 would have a land area 121m² less than the minimum that is required under the Planning Scheme. Whilst the site would be able to accommodate a 10m x 15m building envelope, the site would be highly constrained for the future development of a dwelling which would, automatically, not be able to satisfy the Planning Scheme's dwelling density standard. This means the proposal is not of sufficient area for the intended Residential use of the land. Any future development would automatically be constrained and be deemed to be discretionary by other impacts associated with dwelling density; such as site coverage (not to be more than 50%), the provision of privacy (upper levels must be setback 3m from side boundaries), site impermeability and, if a future single-storey dwelling, the provision of private open space free from vehicular access and manoeuvrability areas.

Lot 1 would be accessed via a new crossover from Turners Avenue. A 27.8m long, 3.6m wide access strip would need to be constructed along the western side of an existing dwelling at 2 Turners Avenue. As discussed above, examination of the site reveals that extensive cut or fill would be required to realise the formation of the access strip. The actual method of construction does not form part of the application and it is considered to be deficient in this regard. However, it is determined that a retaining wall, approximately 2m high, would most likely be required either adjacent to the existing dwelling at 2 Turners Avenue or on the western side boundary, adjoining 1 and 3 Turners Beach Road land.

Lot 1 would not be hindered by a utility or easement.

The proposal does not adequately satisfy the relevant Performance Criteria for Clause 12.4.1 –(P1).

3 *Right of way to be shared by Lot 2 & Lot 3 –*

The Planning Scheme's Acceptable Solution 12.4.1 –(A2)(c)(i) requires that each lot on a plan of subdivision must have a separate access from a road by a right of way over land not required as a means of access to any other land. Lot 2 and Lot 3 would have shared access to Turners Avenue via a right-of way that would burden Lot 2 and benefit Lot 3.

The proposal therefore relies on Performance Criteria 12.4.1 –(P2) and is a discretionary element of the application.

Performance Criteria 12.4.1 –(P2) states that a site must have a reasonable and secure access from a road provided –

(a)(i) across a frontage;

The proposal satisfies the criteria, with Lots 2 and 3 each having a frontage to Turners Avenue.

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

Not applicable to Lots 2 and 3 where the discretionary matter arises.

(a)(iii) by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and

The proposal satisfies the criteria. It is proposed that Lot 2 would have a land area of 580m², including the burdening right of way. Excluding the right of way, which would have a land area of 54m², the area of Lot 2 would be 526m².

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

- a. the intended use; and
- b. the existing or potential use of any other land which requires use of the access; and

The proposal satisfies both a. and b.

- (a)(v) the relevant road authority has advised it is satisfied that adequate arrangements can be made to provide vehicular access between the carriageway of a road and the site.

The Council, in its capacity as the Road Authority, is satisfied that adequate access arrangements can be made available by the provision of the right of way.

The proposal is compliant with the relevant Performance Criteria for Clause 12.4.1 –(P2).

5 *Overhead electricity –*

Clause 12.4.9–(A1) states that electricity reticulation and site connections must be installed underground.

The proposal is for the continuation of overhead electricity supply that is available in Turners Avenue to serve Lot 1. The proposal therefore relies on the Performance Criteria for this Clause and is a discretionary element of the application.

Clause 12.4.9–(P1) states that it must be impractical, unreasonable, or unnecessary to install electricity reticulation and site connections underground.

As mentioned, the proposal is for the continuation of overhead electricity supply to service Lot 1. An overhead electricity supply is established all along Turners Avenue and services over 50% of Turners Beach. It would be unreasonable to require the proposal to have underground electricity when the surrounding area has overhead provision for electricity.

The proposal is compliant with the Performance Criteria for Clause 12.4.9–(P1).

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	No comment.
Infrastructure Services	A Statement of Compliance from the Road Authority & Stormwater Authority would be available if the Permit is issued.
TasWater	TasWater has issued a Submission to Planning Authority Notice TWDA 2019/01386-CC.
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 –

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

The representations are summarised and responded to as follows:

MATTER RAISED	RESPONSE
REPRESENTATION 1	
1 The subdivision contravenes several guidelines relating to 12.4.1 Development Standards. Lot 1 would have an area of 488m ² (including access strip) which is an area of 379m ²	Proposed Lot 1 would have a sub-minimal land area and, as such, does not satisfy the Planning Scheme's Acceptable Solution 12.4.1-(A1) in relation lot size.
not including the access strip. The Acceptable Solution is 500m ² in land area, not including access strip. This will result in the lessening of open space and the overcrowding of properties.	The Planning Scheme requires that a lot in the Low Density Residential zone have a land area of 500m ² , excluding any access strip. The proposed Lot 1 would have a land area of 379m ² , excluding the access strip. Refer to the discussion on variation to lot size in the "Issues" section of this report.
2 The subdivision contravenes the dwelling density guidelines (12.4.2) in that Lot 1 would have a higher dwelling density than the Acceptable Solution.	Proposed Lot 1 would have a sub-minimal land area of 379m ² , excluding any access strip. A future dwelling on Lot 1 would not be able to satisfy dwelling density Acceptable Solution (12.4.2-(A1)(a). Refer to the discussion on variation to dwelling density in the "Issues" section of this report.
3 Concerned that electricity reticulation and supply would be provided overhead to Lot 1. It would be out of place to have a new internal lot with overhead electricity connections.	Refer to the discussion on electricity reticulation via overhead infrastructure in the "Issues" section of this report.

<p>This would change the aesthetic and the environment.</p>	
<p>4 It is unclear whether Lots 1 & 3 would use the same access to the road or where Lot 3 would access its property.</p>	<p>The representor is most likely referring to Lots 2 & 3 that will use the same access off Turners Avenue.</p> <p>It is proposed that a right of way would be established over the existing internal roadway, burdening Lot 2 and benefiting the adjoining land, Lot 3. The proposed shared right of way would have frontage to Turners Avenue.</p> <p>This is a discretionary matter that is to be considered by the Planning Authority, as more than one parcel of land would rely on the right of way for access.</p> <p>Refer to the discussion on a shared right of way for Lots 2 & 3 in the “Issues” section of this report.</p>
<p>5 The ‘original’ owners of this land have stated that there used to be a well on Lot 1 and a creek used to run through the property.</p>	<p>Council staff have not been able to verify that the area once accommodated a well or that a creek used to run through this area.</p> <p>However, it may be that a well was once on the land, as other properties in the Turners Beach area have, in the past, accommodated disused water wells that were used as a water supply, before water reticulation to Turners Beach.</p>
<p>REPRESENTATION 2</p>	
<p>1 The subdivision contravenes the “Suitability of Use of a Site or Lot for Use or Development (12.4.1), in that Lot 1 would have an area of 488m², which includes the</p>	<p>Proposed Lot 1 would have a sub-minimal land area and, as such, does not satisfy the Planning Scheme’s Acceptable Solution 12.4.1–(A1) in relation to lot size.</p>

<p>access strip. The area of Lot 1, not including the access strip, would be 379m².</p>	<p>The Planning Scheme requires that a lot in the Low Density Residential zone have a land area of 500m², excluding any access strip. The proposed Lot 1 would have a land area of 379m², excluding the access strip.</p> <p>Refer to the discussion on variation to lot size in the "Issues" section of this report.</p>
<p>2 The subdivision contravenes the dwelling density guidelines (12.4.2) in that Lot 1 would have a higher dwelling density than the Acceptable Solution.</p> <p>The subdivision significantly increases site density – refer to aerial photograph submitted – and will result in a lessening of open space and an increase in the amount of hard surface on such a small area of land. This may impose a flood risk.</p> <p>High site density and over development is out of character for the area of Turners Beach and will detract from the unique nature and 'personality' of this beautiful residential area.</p>	<p>The proposed Lot 1 would have a sub-minimal land area of 379m², excluding any access strip. Any future dwelling on Lot 1 would not be able to satisfy Planning Scheme dwelling density standards.</p> <p>Refer to the discussion on variation to dwelling density in the "Issues" section of this report.</p>
<p>3 It is unclear whether Lots 1 & 3 would use the same access to the road or where Lot 3 would access its property.</p>	<p>It is proposed that a right of way would be established over the existing internal roadway, burdening Lot 2 and benefiting the adjoining land, Lot 3. The proposed shared right of way would have frontage to Turners Avenue.</p> <p>This is a discretionary matter that is to be considered by the Planning</p>

	<p>Authority, with more than one parcel of land relying on the right of way for access.</p> <p>Refer to the discussion on a shared right of way for Lots 2 & 3 in the “Issues” section of this report.</p>
<p>4 Overhead electricity reticulation would have a significant visual amenity impact on the property to the southern (behind) and western side of lot.</p>	<p>An electricity reticulation would be to the frontage of the new lot, with any future development mostly likely bringing that supply underground to any future dwelling.</p> <p>Turners Avenue currently has electricity reticulation to property frontages via overhead poles along Turners Avenue. It would be unreasonable to require a new lot to have an underground connection when all existing supply in the street is via overhead reticulation.</p> <p>Refer to the discussion on electricity reticulation via overhead infrastructure in the “Issues” section of this report.</p>
REPRESENTATION 3	
<p>1 The proposal contravenes a number of guidelines in Council’s “Development Standards” and the “Suitability of Use of a Site or Lot for Use or Development (12.4.1 & 12.4.2), which both state that the acceptable lot size should not be less than 500m², with access excluded. In this proposal, the land size of Lot 1 would be 379m², not including the access strip.</p>	<p>Proposed Lot 1 would have a sub-minimal land area and, as such, does not satisfy the Planning Scheme’s Acceptable Solution in relation lot size and dwelling density.</p> <p>The Planning Scheme requires that a lot in the Low Density Residential zone have a land area of 500m², excluding any access strip.</p> <p>The proposed Lot 1 would have a land area of 379m², excluding the access strip.</p>

	Refer to the discussion on variation to lot size and dwelling density in the “Issues” section of this report.
2 The application cites No. 2 & 2A Native Cherry Place as being similar in small land area. However, the land size of each of these properties is larger than the proposal; being 490m ² and 384m ² respectively.	<p>This is correct.</p> <p>The property at 2 Native Cherry Place has a land area of 491m².</p> <p>The property at 2A Native Cherry Place has a land area of 385m².</p> <p>Both lots accommodate single-story dwellings, approved for construction in 2010, before the current Planning Scheme was ratified in 2013.</p>
3 Overhead power poles would have significant visual impact if the development of the site would require the owner to erect power poles to reach a dwelling.	Refer to the discussion on electricity reticulation via overhead infrastructure in the “Issues” section of this report.
4 It is concerning that by repeatedly making exceptions to the guidelines with diminishing acceptable sizes of subdivided blocks, the Council is setting precedents. Ultimately the low density charm of this area will be irrevocably changed, making it a less desirable place to live.	Refer to the discussion on variation to lot size and dwelling density in the “Issues” section of this report.

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 Planning Scheme provides two pathways for assessing development. If the development has satisfied the applicable Acceptable Solution, then the development is considered to satisfy the standard and approval is granted. If the development does not satisfy the Planning Scheme's Acceptable Solution, the development must demonstrate compliance with the applicable Performance Criteria. Compliance with the applicable Performance Criteria is mandatory. If this cannot be satisfied, then the development must be refused.

As discussed above, the proposed division of land to form three new lots cannot satisfy the applicable Performance Criteria, in that the creation of a sub-minimal, internal allotment would result in a negative impact on adjoining land.

The proposed Lot 1 does not satisfy the minimum lot size for the Low Density Residential zone. The internal lot is proposed to be of a sub-minimal land area, being 379m², excluding the access strip. This means that any future development of the lot for residential purpose would automatically not be able to satisfy the dwelling density standard of the zone and other associated criteria that, together, stem from the site area and dwelling density standards.

The representations received reiterate matters that are before the Planning Authority for consideration, including the impacts on the amenity of surrounding land in the approval of sub-minimal internal allotment in the Low Density Residential zone. Furthermore, the application is considered to be deficient in its disclosure of the full extent of works required to realise the creation of the internal allotment and the necessary access strip.

It is considered the proposal has not satisfied the mandatory Performance Criteria.

It is considered appropriate the proposed development be refused.

Recommendation –

It is recommended that the application for Residential (subdivision – three lots) – variation to the size and orientation of internal Lot 1 with overhead electrical supply and a shared right of way for Lots 2 & 3 at 2 & 4 Turners Avenue, Turners Beach – Application No. DA2020172 be refused for the following reasons:

- 1 the proposal does not satisfy Performance Criteria 12.4.8–(P2)(ii)) in that the development of an internal allotment would cause a likely negative impact on the amenity of adjacent land; and
- 2 the proposal does not satisfy Performance Criteria 12.4.1–(P) in that the resulting sub-minimal lot, with reliance on an access strip, would result in the likely constraint or interference of adjoining land in the development of access to the lot and would establish a precedent whereby future residential development would not be able to satisfy Planning Scheme Acceptable Solution development standards.’

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 suggested resolution is submitted for consideration.”

■ “That the application for Residential (subdivision – three lots) – variation to the size and orientation of internal Lot 1 with overhead electrical supply and a shared right of way for Lots 2 & 3 at 2 & 4 Turners Avenue, Turners Beach – Application No. DA2020172 be refused for the following reasons:

- 1 the proposal does not satisfy Performance Criteria 12.4.8–(P2)(ii)) in that the development of an internal allotment would cause a likely negative impact on the amenity of adjacent land; and
- 2 the proposal does not satisfy Performance Criteria 12.4.1–(P) in that the resulting sub-minimal lot, with reliance on an access strip, would result in the likely constraint or interference of adjoining land in the development of access to the lot and would establish a precedent whereby future residential development would not be able to satisfy Planning Scheme Acceptable Solution development standards.”

COMMUNITY SERVICES

INFRASTRUCTURE SERVICES

10.9 Penguin Foreshore Upgrade – beach access (227/2020 – 20.07.2020)

The Director Infrastructure Services reports as follows:

“PURPOSE

The purpose of this report is to respond to a petition received in relation to retaining the timber stairway beach access between Surf Club Road and the eastern end of Penguin Beach adjacent to Lions Park.

BACKGROUND

In the letter received it suggests that the action requested of the Council by petitioners is to in summary:

- . Keep the existing stairs that are in good repair at the eastern end of the beach;
- . that the existing stairs not to be removed because of the design of the work and structure involved; and that
- . the stair access is incorporated into the current plans to join up with the proposed ramp.

A copy of the petition was provided at agenda item 7.1, it is noted that the petition did not strictly comply with section 57 of the *Local Government Act 1993*, therefore was unable to be tabled formally.

DISCUSSION

The current steps are constructed of treated pine and are approximately 10 years old.

Structures like this are normally expected to have a useful life in the order of 15–20 years.

The area where the stairs are located is the subject of major construction works which will necessitate removal of the existing stairs. The works involve reshaping of the escarpment and construction of a large rock wall. If stairs are to be provided a new set of steps conforming to current design standards and accessibility standards would be required and would likely be constructed toward the western end of Surf Club Road. The current structure could not be reused.

The intention of the design presented during public consultation is to maintain the same number of beach accesses as existed prior to this project. When access at the eastern end of the beach was investigated, the ramp was considered to be a better

option to stairs as it provides a safer and more equitable beach access for people of all abilities, and doubles as an emergency access for vehicles if required. Both uses incorporated into the ramp design now meet the current design and access standards.

The petition refers to the stairs being safer than the ramp, however ramps are deemed safer and better access for all.

To provide a set of access stairs in close proximity to the ramp is not deemed warranted as the new pathway at the top of the embankment will provide improved connection between all beach accesses.

Opportunity to provide input into the designs was provided in the consultation process in February 2019 and again through the public advertising period of the Development Application process in 2020. Retention of the stairs has not been suggested prior to this petition.

CONSULTATION

This project has been supported by the local community of Penguin. A community meeting to provide initial design information and seek community feedback was held in February 2019 and was well attended. Many ideas were discussed, and several ideas incorporated into the final designs.

The Development Application process also provided opportunity for further feedback on the project. An independent assessment of the application was also conducted by PlanPlace. Five representations from the community/stakeholders were received. The Planning Permit was found to satisfy the Central Coast Interim Planning Scheme 2013 planning performance criteria and in conclusion was recommended for approval. The Council approved the application on 25 May 2020.

Inclusion of an additional stairway would also require approval of the Australian Government as the project is fully funded by a grant from the Australian Government.

RESOURCE, FINANCIAL AND RISK IMPACTS

The construction contract has already been awarded based on the approved designs. A new stairway would need to meet current design and access standards and be constructed of appropriate long-life materials resistant to the corrosive seaside environment. The current timber structure would not be able to be reused. The estimated cost of a new stairway is \$80,000.

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

- Provide for a diverse range of movement patterns
- Connect the people with services
- Improve community well-being.

The Environment and Sustainable Infrastructure

- Invest in and leverage opportunities from our natural environment
- Contribute to a safe and healthy environment
- Develop and manage sustainable built infrastructure
- Contribute to the preservation of the natural environment.

CONCLUSION

It is recommended that the Council, in relation to the petition concerning the retention of the timber stairway between Surf Club Road and the eastern end of Penguin beach adjacent to Lions Park, progress with construction of the current design for the Penguin Foreshore Project, which does not include the additional set of stairs.”

The Executive Services Officer reports as follows:

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

- “That the Council, in relation to the petition concerning the retention of the timber stairway between Surf Club Road and the eastern end of Penguin beach adjacent to Lions Park, progress with construction of the current design for the Penguin Foreshore Project, which does not include the additional set of stairs.”

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NOTES

ORGANISATIONAL SERVICES

10.10 Organisational Services

The Director Organisational Services reports as follows:

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

NOTES

11 CLOSURE OF MEETING TO THE PUBLIC

11.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Sale of Land – Dial Road, Penguin subdivision	15(2)(f) Proposals for the council to acquire land or an interest in land or for the disposal of land

A suggested resolution is submitted for consideration.”

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential

Sale of Land – Dial Road, Penguin subdivision	15(2)(f) Proposals for the council to acquire land or an interest in land or for the disposal of land
---	---

The Executive Services Officer further reports as follows:

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

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

Associated Reports And Documents

Unit3/99 – 101 Main St
PENGUIN Tas 7316

July 30, 2020

Planning
Central Coast Council
P O Box 220
ULVERSTONE 7315

Ref: DA2020116

Dear Sirs\Madam

I am contacting you concerning the Penguin Foreshore Upgrade and would like to take this opportunity to tell you how excited the community is for this to take place and protect our lovely Foreshore.

We have gathered a few names together numbering 202 signatures to bring to your attention that a large contingent of the community are passionate in keeping the existing stairs that are in good repair at the eastern end of the beach as per photograph attached.

We are aware that the existing stairs may have to be removed because of the design of the work and structure involved. However, we would really like to see stair access incorporated into your current plans to join up with the proposed ramp.

The stairs are used considerably at present and we would like this option to remain for a couple of reasons. One as a quick access on this current route walked and as an additional safety request for those who are not comfortable with ramp access.

We trust that you will look at our request favourably.

Yours faithfully,

Mrs. Elizabeth Johnston

PETITION



PENGUIN FORESHORE UPGRADE

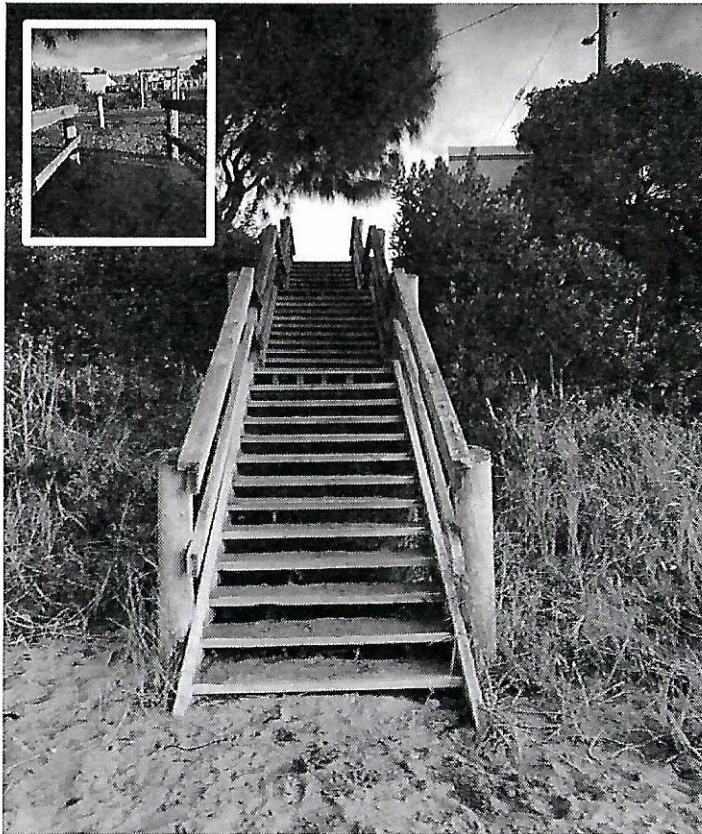
Great to see the Foreshore Upgrade.

If you would like to see the above stairs remain and not be removed in the upgarade could you sign this petition to see if we can keep the existing stairs.

Stairs are located at the Eastern side of the Penguin Beach.

NAME	MOBILE Number	SIGNATURE
John Dork	0411 489 556	<i>John Dork</i>
CHRIS WULFEN	0422 633 504	<i>Chris</i>
Ken Hiden	0479 686 700	<i>Ken</i>
Wynne Hiden	0448 532 516	<i>Wynne</i>
Branne Kay	0474 166 541	<i>Branne</i>
Veronica Burdon	0418 815 081	<i>Veronica</i>
Ellie Carter	0475 772 482	<i>Ellie</i>
Abigail Burton-Spicer	0477 777 719	<i>Abigail</i>
Rose Egan	0409 262 118	<i>Rose</i>
MARILYN TEWSON	643 70 858	<i>Marilyn Tewsom</i>
Ben Burrows	0439 871 666	<i>Ben</i>
Tenny Thompson	0412 238 212	<i>Tenny</i>
Matthew Spiller	0428 597 284	<i>Matthew</i>
Nicola Paul	0439 634 080	<i>Nicola</i>
LINDA JATMSTON	0424 7000	<i>Linda</i>
TOSY SKENE	0400 115 386	<i>Tosy</i>
Kim SKEENE	0415 451 314	<i>Kim</i>
HAEN CUNNINGHAM	0437 092 068	<i>Haen</i>
Tim Callingham	0428 888 896	<i>Tim</i>
Maureen Richardson	0417 373 425	<i>Maureen</i>
Sharty Halfacre	0428 914 994	<i>Sharty</i>
Ellen Rodford	0499 094 119	<i>Ellen</i>
Irene GRANT	0429 154 555	<i>Irene</i>
Tammy Obrie	0439 876 162	<i>Tammy</i>
Kelsie Webb	0460 633 183	<i>Kelsie</i>
Jessica Viney	0417 712 545	<i>Jessica</i>
Nicole Mainwaring	0417 204 224	<i>Nicole</i>
Noby Keep	0448 822 332	<i>Noby</i>
Jessica Rikhsenel	0428 004 018	<i>Jessica</i>
Ben Richmanel	0498 022 468	<i>Ben</i>

PETITION



PENGUIN FORESHORE UPGRADE

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NAME	MOBILE Number	SIGNATURE
Tam Nissen	0408 382 449	[Signature]
John Kempter	041750 7724	[Signature]
Debra J. J. J.	0437 371 593	[Signature]
Danielle Donegan	040067 5719	[Signature]
PAUL NISSEN	041996 2857	[Signature]
Williamson	64 371 521	[Signature]
John	04395 32085	[Signature]
Tara McMillen	0428 204 076	[Signature]
Peter Bray	0428 120 861	[Signature]
S. Johnson	041850 8049	[Signature]
No. TAKE THEM	Terry Burton	0928 003368
H. Owens	040945 6798	[Signature]
A. Blake	04 383 72602	[Signature]
W. Plover	0412 744765	[Signature]
North		[Signature]
Mandy Robbie	040283 1600	[Signature]
Ram Geaney	0437 924 579	[Signature]
Bob - Lebowitz	04 09400 933	[Signature]
SANDRA HENDERSON	0409 885 303	[Signature]
JOHN POWELL	64372 935	[Signature]
Karina Starr	044703 5440	[Signature]
Derryn Winwood	"	[Signature]
Michelle Starr	"	[Signature]
VINCE ZUPAN	0400 627 564	[Signature]
W. Lindsay	0419 985 945	[Signature]
Deb Woodbury	045934 4484	[Signature]
LES GRIFFIN	0430 371 172	[Signature]
PATRICK McMAHON	042746 8723	[Signature]
Jackie Solloway	643719 59	[Signature]
Sophie Camac	0439 616 332	[Signature]

both.

PETITION



PENGUIN FORESHORE UPGRADE

Great to see the Foreshore Upgrade.

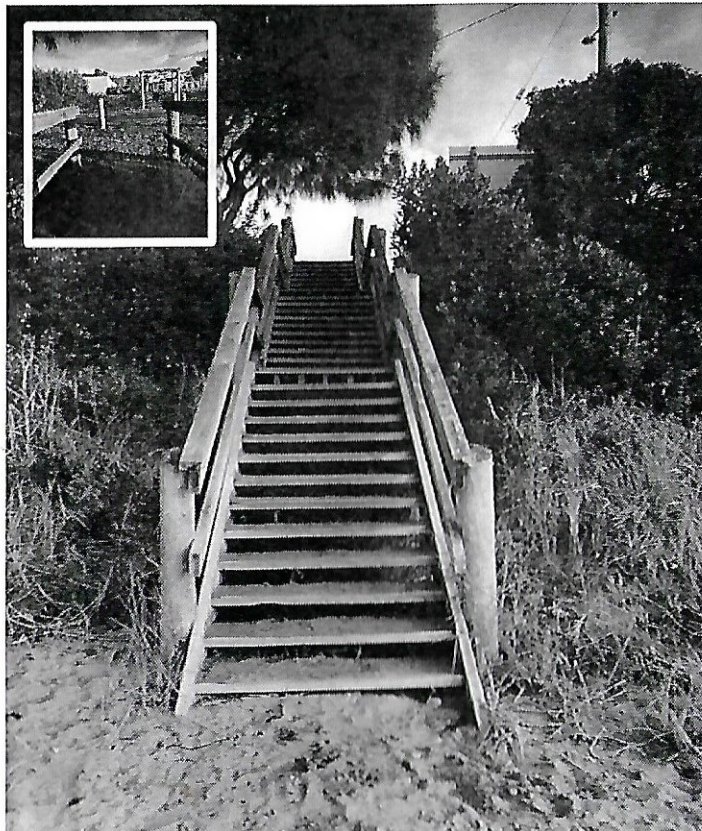
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NAME	MOBILE Number	SIGNATURE
Taana Shackleton	0400452346	[Signature]
Linda Bligh	64316678	J. Bligh
Sta Bowles	0400524207	[Signature]
Carole Clarke	0400639279	CBC Clarke
BILLIE HENRICK	0407504918	B. Henrick
KENAN JOHNS		[Signature]
Lauren Walker	018171688	[Signature]
Tanra Jackson	0409254327	[Signature]
Emily Probert	0438072999	[Signature]
Therese Duff	0439858143	[Signature]
Carly Ecker	0499990155	
Madisen Barker	0477977021	M. Barker
Alyce Woodward	0459230577	[Signature]
Jordan Lynd	0418413099	[Signature]
Rebecca Swan	0427075493	[Signature]
Sonya Porter	0400038937	[Signature]
Glynis McGrail		[Signature]
Jan Cairns	0499980515	[Signature]
Liane RAN	0438044585	[Signature]
Cindy Chappell	0438237794	C. Chappell
Lorraine Bligh	0400703765	[Signature]
Aleta Radford	0409598856	[Signature]
Josie Riches	0424007434	[Signature]
Jenny Whiteley	0427598803	[Signature]
LES Bakes	0428350524	[Signature]
Ara Foster		[Signature]
Ben McPherson	0408581232	[Signature]
Sharon Harries		[Signature]
Janelle Geva	*972507998095	[Signature]
Adam Geva	*972507998095	[Signature]

Israel

PETITION



PENGUIN FORESHORE UPGRADE

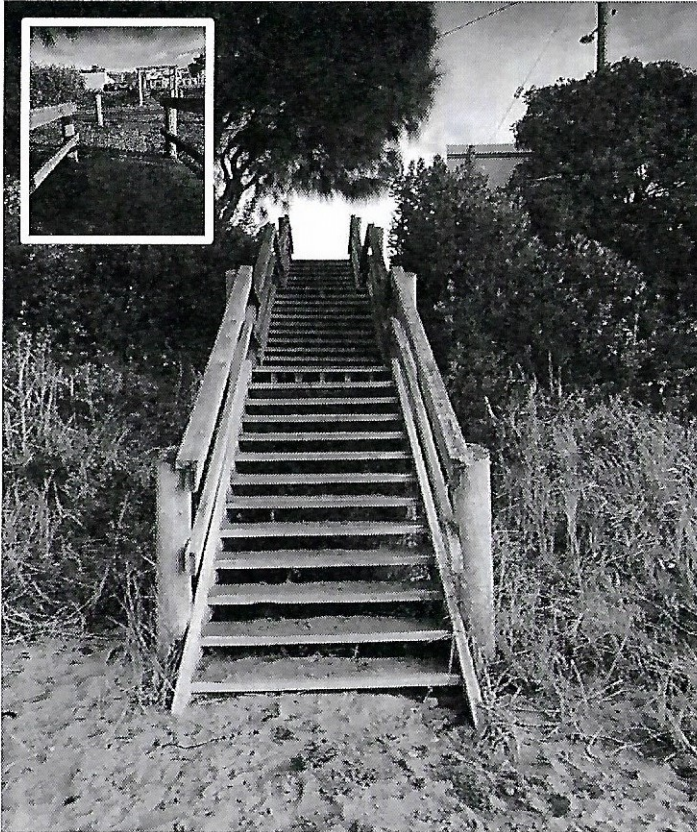
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NAME	MOBILE Number	SIGNATURE
Nicole Stewart	0429650992	N Stewart
Dudley ATKINSON	0417111339	Dudley Atkinson
ANNE ATKINSON	0417111339	A. L. Atkinson
Sonia Stewart	64372444	S Stewart
Bella Beattie	0447825174	Bella Beattie
Fraup Thomas	0417156463	F Thomas
Krystal Slater	0439897174	K Slater
JAN CORNELL	64372994	J Cornell
Makyla Davies	0457458477	M Davies
Maureen Sneyford	0438832142	M Sneyford
Chris McElenna	0418966801	C McElenna
MAURICE McELLENNA	0418966801	M McElenna
Allison Purling	0417727142	A Purling
MARIS HILL	0433402512	M Hill
Lisa Mather	0459053680	L Mather
CHAROL BELLCHAMBERS	0407848263	C Bellchambers
James Dempsey	0499924466	J Dempsey
NICK STAMOUR	0408638809	N Stamour
CHRIS WILCOCK	0418396957	C Wilcock
Tom Edwards	64372994	T Edwards
Danier Carpenter	0477145332	D Carpenter
Dawn Rowe	0488726154	D Rowe
COREY Christopher	0447235070	C Christopher
Andrew Johnston	0429524897	A Johnston
RYAN Johnston	0409372411	R Johnston
LIZZIE JOHNSTON	0407841376	L Johnston
Pat Kavanagh	64235262	P Kavanagh

PETITION



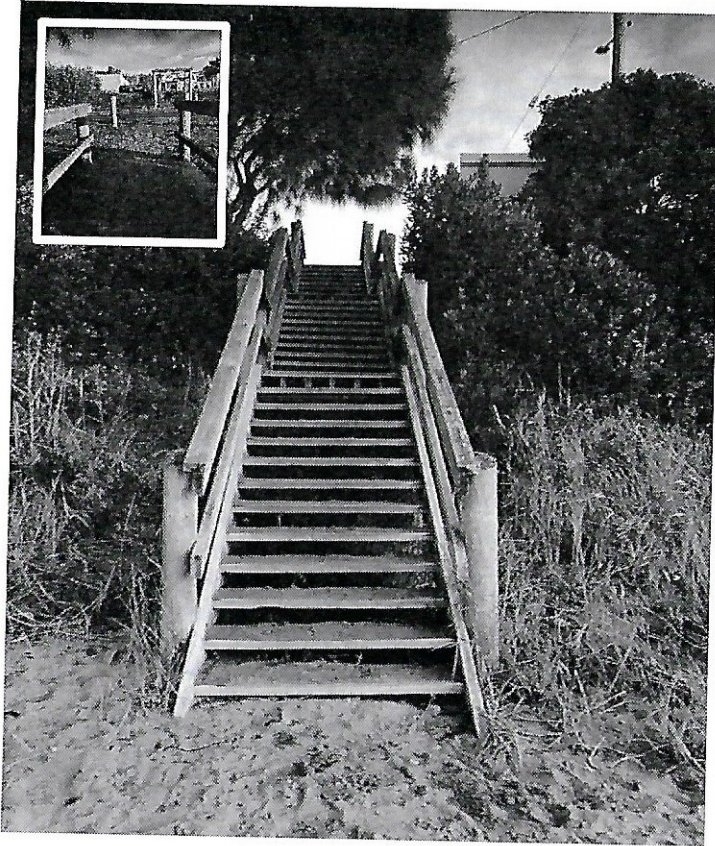
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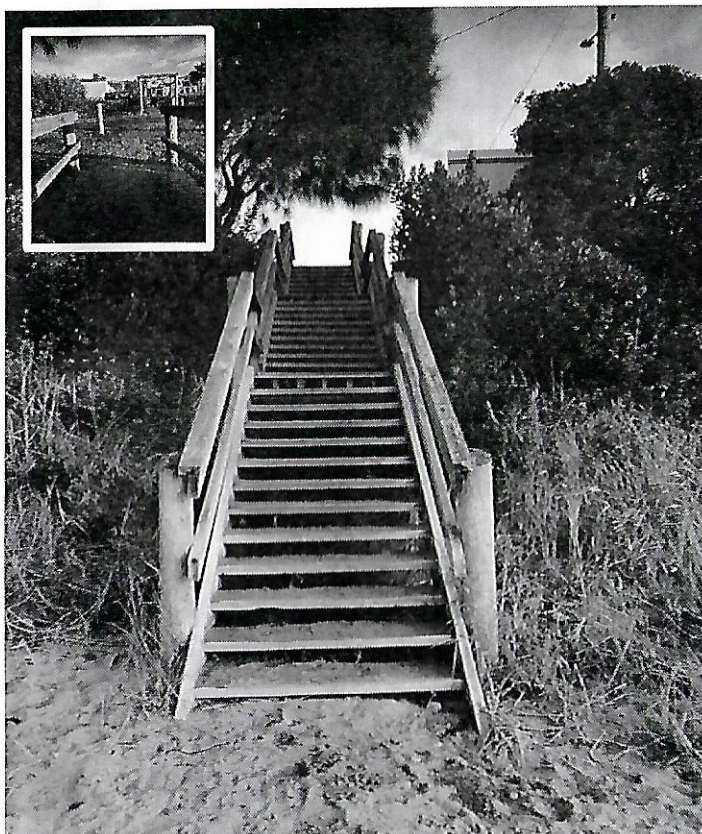
[illegible]



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[illegible]



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[illegible]

PETITION



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[illegible]

PETITION



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[illegible]

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[illegible]

Central Coast Youth Leadership Council
Minutes of a meeting held via
Zoom meeting on
Thursday, 25 June 2020 at 9.15am

Doc ID: 363978



PRESENT:

Cr Philip Viney (Councillor/Accountant/Ulverstone Lions Club); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Debra Lynch** (Minute taker – CCC); **Glen Lutwyche** (Principal Ulverstone Secondary College [USC]); **Aaron Meldrum** (Beacon Foundation, Collective ed. – USC); **Mel Blake** (Community Engaged Facilitator – USC); **Shaun Conkie** (Collective ed.); **Brodie Bonde, Alec Turale** and **Tara Woodhouse** (Student Reps – USC); **Mathew Grining** (Principal – Penguin District School [PDS]); **Jordan Maine, 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); **Jenna Squire** (Teacher – LCS); **Nakita Paul** and **Bonnie Austin** (Student Reps – LCS); **Michael Walsh** (Leven Training Centre) and **Sandra Ayton** (General Manager – CCC) attended the meeting at 9.30am until 9.48am.

1 WELCOME

Melissa Budgeon welcomed everyone to the meeting.

2 APOLOGIES

Glenn Mace (Principal – Leighland Christian School [LCS]); **David McNeill** – (Principal – North West Christian School [NWCS]) and **Mathew Smart** (Teacher – Penguin District School [PDS])

3 MINUTES OF THE PREVIOUS MEETING

Melissa recapped meeting notes from previous meeting including the name change of the committee.

4 BUSINESS ARISING FROM PREVIOUS MEETING GENERAL BUSINESS

Committee Name Change

Following the meeting on of 27 February 2020, the General Manager– Sandra Ayton and the Mayor–Cr Jan Bonde met to look over the brainstorming work undertaken with the options for a new group name circulated to the group for voting via email.

The two options presented for voting were:

- 1 Central Coast Youth Engaged Council.
- 2 Central Coast Youth Leaders Council.

The result was 13 votes received, 11 for Youth Leaders Council and 2 for Youth Engaged Council.

The name newly endorsed was the Central Coast Youth Leaders Council. As a special committee of the Council the new name will be presented to the August Council meeting for endorsement.

GENERAL BUSINESS

The meeting utilised the application Mural to facilitate the remainder of the meeting. (Mural poster included).

Shaun provided an update on the survey results, as circulated – Covid19 young people and a brief recap.

COVID 19 – The group held a discussion on the impacts felt by students during this time e.g. home schooling, missing social connection. It was suggested how this group might like to look at the recovery phase and would the group like to consider placing a recovery lens over the Key Actions made previously at February meeting. Document previously circulated

Revisit Focus themes – Ideas collated from the last meeting, consider priorities using SMART goal principals, using a recovery lens to consider the ideas and suggestions, also consider the timeframe available to achieve appropriate outcomes.

Two key suggestions were considered, a Youth Event. The outcome of the discussion was to develop a survey to seek indication as to the type of Youth Event the young people would support. A simple survey to be developed and circulated first week of term three, results to be available at the next meeting.

Shaun confirmed that the “Festival in The Park” committee had indicated support with funding of a youth specific event, this to be followed up with Rotaract once survey results were collated.

A draft calendar outlined to be developed for discussion to be included in the next meeting Agenda.

5 NEXT MEETING

The next meeting to be held on Thursday 30 July 2020 at the Gnomon Pavilion, Ulverstone Wharf, Ulverstone at 10.30am, prior to the launch of the ‘Endless Opportunities’ program launch and refreshments.

As there was no further business to discuss the meeting concluded at 10.35am.

Attached Mural display board, and the scribe from the meeting.

ACTIONS...

- DEVELOP SURVEY Q'S
- ARTICULATE the ROLE of the YOUTH GROUP
- BUILD CLOSED FACEBOOK PAGE for COMM'S



YOUTH VOICE!

ACTIONS:
- SURVEY
- HELP ARTICULATE THE ROLE ON THE YOUTH COUNCIL...
- CLOSED FACEBOOK...!!

OUR INTERACTION WITH OTHER SCHOOLS IS USUALLY COMPETITIVE

IT WOULD BE GOOD TO COME TOGETHER TO TALK ABOUT POSITIVE THINGS

!! FESTIVAL in the PARK
PREPARED TO SUPPORT an EVENT with FUNDING

SURVEY!!

GAIN INSIGHT and SUPPORT FROM A WIDER YOUTH GROUP

SOCIAL EVENT
OPPORTUNITY for CONNECTION

YOUTH HAVE ASKED FOR THIS!!

Central Coast YOUTH LEADERS COUNCIL

HAS BEEN DIFFICULT

SETTLING BACK INTO "NORMAL" ROUTINE

BUT WE WANT TO USE THIS AND CONTINUE TO BUILD INIGHT

YOUTH SURVEY

97% SOCIAL LIFE WAS EFFECTED

1 in 2 MENTAL HEALTH HAS SUFFERED

MAYORS Round TABLE



YOUTH PATHWAYS & FUTURE OPPORTUNITIES



YOUTH LEADERSHIP DEVELOPMENT



SWITCHING BETWEEN 2



MODES & Learning

RALLY

WHAT ISSUES DO YOUNG PEOPLE WANT TO SUPPORT?

□ FUNDRAISER

□ THEAT

□ CONCERT (SHOWCASE THE TALENT OF 4 SCHOOLS)

WE WANT TO FIND OUT WHAT YOUNG PEOPLE WANT

COLLABORATION BETWEEN SCHOOLS

* THIS NEEDS BUY IN!!!

WORK EXPERIENCE

WORK EXPERIENCE 2020

CANCELLED!!! DUE TO COVID

* HIGHLIGHT URGENCY

THIS GROUP COULD WRITE A LETTER TO THE CHAMBER of COMMERCE

WE KNOW LOCAL BUSINESS HAS STRUGGLE HOW CAN WE RE-ENGAGE LOCAL BUSINESS

WHAT WILL THE KNOCK ON EFFECT BE!!

"YOUNG PEOPLE ARE MISSING OUT on the OPPORTUNITY TO TEST OUT the CAREERS THEY are INTERESTED IN!!

JOIN US MURAL

WELCOME

25 June

LEADERS COUNCIL WINNER

NEXT STEP SEEK COUNCIL APPROVAL

THIS IS A GREAT GROUP!!



AGENDA

- ▶ Welcome, Introductions and apologies
- ▶ Introduction of MURAL
- ▶ Minutes fo the previous meeting held on the 26th of February
- ▶ Recap of the previous meeting
 - New name, key focus areas - *Sandra Ayton*
- ▶ Youth survey (circulated) - *Shaun Conkie*
- ▶ Workshopping - Key actions for focus area's - Melissa Budgeon
- ▶ Calendar - revisit - Melissa Budgeon
- ▶ Next Meeting
The next meeting to be held on Thursday 30 July 2020
 - venue to be advised
 - Starting 9:15am

MURAL

A-D

Alex

E-I

Emma

Ella

J-N

Mel

Melissa

Nakita

Jenna

Mat

Jordan

O-T

tyler

Philip

U-Z

S.M.A.R.T GOALS

S

SPECIFIC

Keep your goals specific. If your objective is to lose weight, your goal might "lose 27 pound".

M

MEASURABLE

You should be able to measure your goals, Losing 27 pounds is measurable, as you can weigh yourself to check your progress.

A

ACHIEVABLE

Set goals that are achievable. Losing 100 pounds in 2 weeks is not an achievable goal.

R

RELEVANT

Your goals should be relevant to your overall objective. If your objective is to lose weight, making a goal to read a book wouldn't be relevant.

T

TIMELY

No open ended goals! Set an exact deadline that you would like to complete you goal by. Goals can be short or long term.

Team A

Work Experience

Watch the Timer

Discuss the idea that is being taken forward and use post its to map it out alongside the SMART framework

S

write

SPECIFIC

M

MEASURABLE

A

ACHIEVABLE

R

RELEVANT

T

TIMELY

Team B

Youth Events with a focus on community

Watch the Timer

Discuss the idea that is being taken forward and use post its to map it out alongside the SMART framework

S

Find out from the young people what they would like to see.

Collaboration between schools

Identify a suitable partner to help us organise the event

combined schools concert event with fundraiser component for a local cause/COVID-19

SPECIFIC

M

set a timeline

working together

how did communitiy engage?

MEASURABLE

A

With support

happen within the timeframe

full commitment to achieve timeframe

ACHIEVABLE

R

relevant as its what youth have expressed they want

this is a time that we need to lift the spirits of community

RELEVANT

T

reconnecting socially in the next 6 months is important

TIMELY

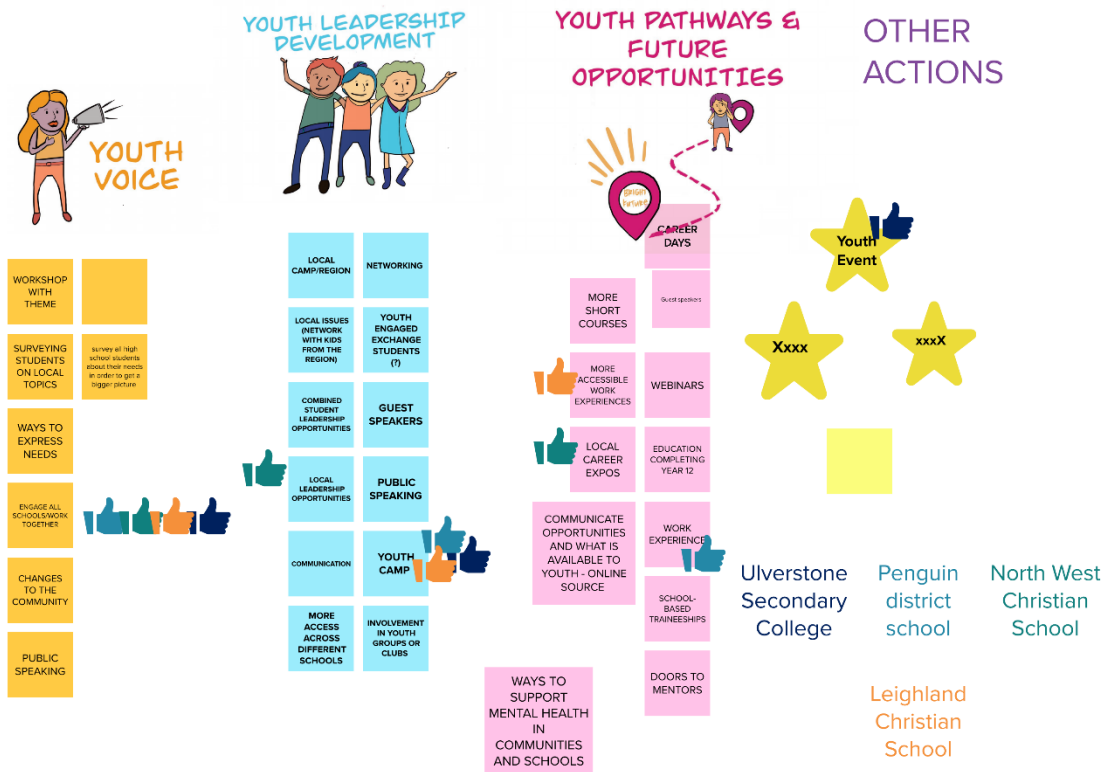
KEY ACTIONS FOR FOCUS AREAS

These actions were built out in February before Covid - 19 and the shutdown had impacted Australia.

How should this group think about the recovery phase of Covid?

Should we place a recovery lens over the ideas and suggestions made previously?

- REFLECT ON:
- Lifting Community spirit post covid
 - How can we build a vibrancy that engages young people?



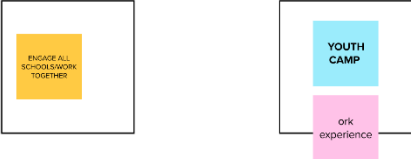
TASK

Take 5 minutes to review the ideas that were identified in the last meeting. Within your school groups review and consider:

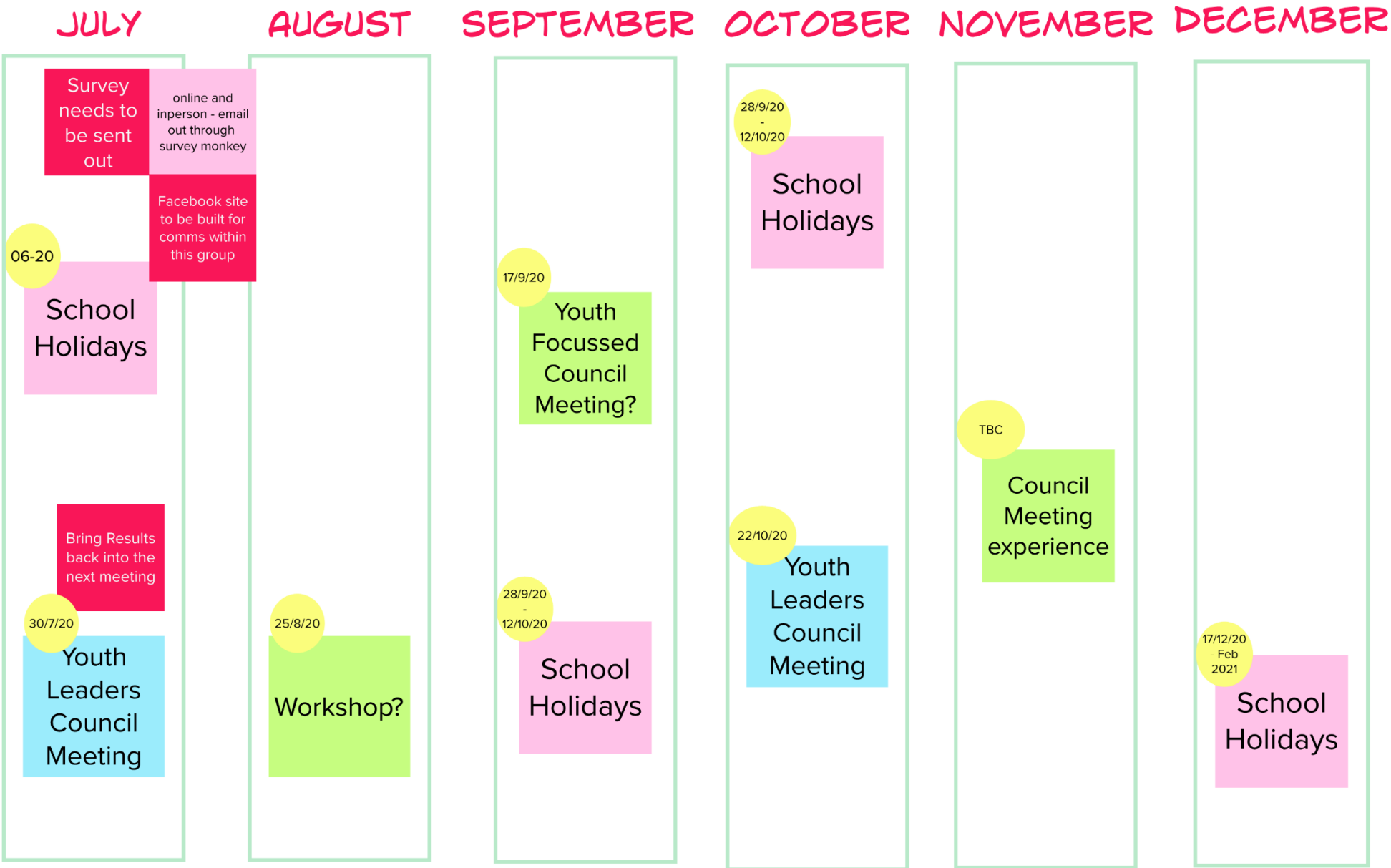
- where should we focus efforts to support the community recovering from Covid?
- Is there anything else to add is there anything missing?
- Add a Thumbs up to the idea in each focus area that you think we move forward with

Voting session!

2 Ideas Moving Forward



CALENDAR



YOUTH SURVEY

This is what **29** Central Coast young people told



We are interested in exploring how life is different for young people post Covid and the shutdown?

What ways could we explore this with young people into the future?

97%

said Covid -19 has impacted their social life

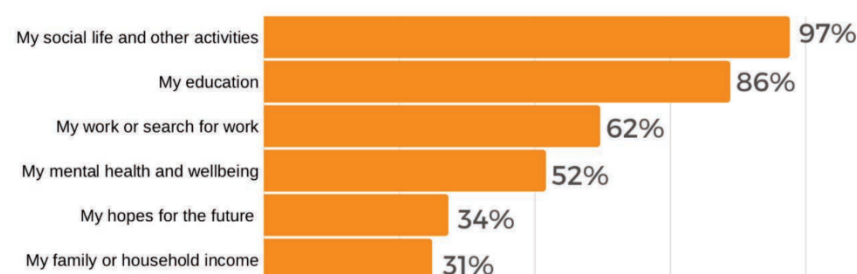
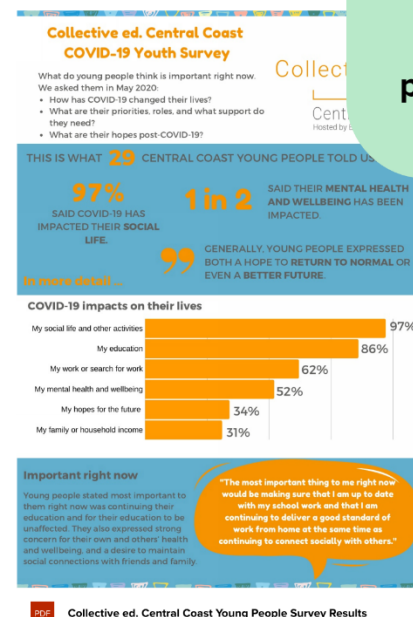
1 in 2

said their **mental health** has been impacted

||

Generally, young people expressed both a hope to **return to normal** or even a **better future**

COVID 19 IMPACTS ON THEIR LIVES



ACTIONS

- ▶ Draft survey up and send to the schools for review by early next week - **Mel**
note: survey should include description of who the Youth Leadership Council
- ▶ All schools to provide feedback on questions so it can be ready to email out before the end of next week - **Everyone**
- ▶ All schools to provide feedback on questions so it can be ready to email out before the end of next week - **Everyone**

Central Coast Youth Leadership Council

Minutes of a meeting held in the Gnomon Room, Wharf Precinct

Thursday, 30 July 2020 at 10.35am

Doc ID: 364819

PRESENT

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



1 WELCOME

Sandra Ayton welcomed everyone to the meeting.

2 PRESENTATION

Sandra Ayton presented committee badges to the Student Representatives from the Penguin District School, Leighland Christian School and North West Christian School. The Ulverstone Secondary College Student Representatives received their badges at a school assembly prior to COVID-19 restrictions.

3 APOLOGIES

Glen Lutwyche (Principal – USC); **Shaun Conkie** (Collective ed.); **David McNeill** (Principal – NWCS); **Mathew Grining** (Principal – PDS) and **Mathew Smart** (Teacher –PDS); **Jordan Maine** (Student Rep. – PDS) and **Laughlan Orr** (Students Reps. – NWCS);

3 MINUTES OF THE PREVIOUS MEETING

Amendments to the minutes of the meeting held on 25 June 2020.

1 Aaron Meldrum (Beacon Foundation, Collective ed. – USC) and Mel Blake (Community Engaged Facilitator – USC) attended the meeting on 25 June 2020.

2 Replace Central Coast Rotaract Committee with Festival In The Park Committee.

■ Tyler Stretton moved, and Brodie Bonde seconded, “That the minutes of the meeting held on 25 June 2020 be approved”.

Carried



4 BUSINESS ARISING FROM PREVIOUS MEETING

Mural Outcomes

Mel Blake reported on how at the previous meeting the group utilised the online application Mural which allowed representatives to plan and work in groups during a meeting.

New Student Reporting Template

Mel Blake discussed with the meeting the setup of the new Student Reporting Template.

Students are asked to consider when they write up their student report the three areas.

- *Youth Voice:* Students to report on what they are currently consulting on e.g. in the school or in the community.
- *Youth Leadership Development:* Reports under this heading would deal with youth leadership activities e.g. planned activities and fundraising events through Student Council and Sports Leaders.
- *Youth Pathways and Future Opportunities:* this area is to report on career days, UTAS events, My Educations and work experience for student.

The members were asked if they are happy with the way the reporting was put together and to advise if there were any other areas they would like to add to the document.

A word document is to be emailed out to all teachers and student representatives.

Youth Survey results

The Youth Survey results were circulated, and Mel Blake gave an overview of the results. 165 students filled out the survey and Mel confirmed that the survey was sent out through all the schools.

Melissa Budgeon attended the meeting at this time.

The committee was asked to split up into their school groups to hold a 10-minute discussion on the survey results. They were asked to discuss what event from the survey they would like to hold at the end of 2020.

The meeting reconvened and the following was decided:

What type of event should we have?

- Combine all three, Laser Light and Fireworks, with Fundraising event and a concert

After a discussion, the meeting agreed that expense of purchasing the Fireworks and hiring someone to run the Laser Light show etc would not be achievable.

The Fundraising event to be for Moto Neurone Disease (MND) and incorporating the waterslide for the big freeze dip.

The concert event would be local bands which includes school bands.

Who should come to this event? Who should the event be For?

- The event should be for the community with consideration of social distancing.

The committee suggested that fenced off areas around the Sound Shell could be set out to help with the social distancing of people attending. COVID-19 protocols would have to be followed.

Use wrist bands for people entering the area.

What Type of Venue?

- Sound Shell and surrounding Park area and combining the Waterslide.

When should we hold the event?

- Saturday 20 November 2020

Melissia Budgeon to put together a guide/run sheet and event plan to hand out to schools on:

- Times frames
- Event budget
- Entry fees
- Policing the event
- COVID-19 protocols
- Advertising of the event (TV, Radio and Social Media)
- Contact the MND Society – selling on products on behalf of MND

Some other suggestions were to incorporate a sausage sizzle, look at inviting other clubs e.g. Lions Clubs or the local Rotaract clubs etc. Live Streaming the event so that people who can not attend can see the waterslide event. Students and teachers look at fundraising through the schools leading up to the big event.

Mel Blake will speak with the Festival in the Park organising committee who have indicated support with funding of a youth specific event

Mike Walsh suggested that this is a good opportunity for students to take on a leadership role and congratulated students of their initiative.

Meeting Calendar

The committee calendar dates for the rest of the year were discussed. An invite be sent to the Mayor to attend a committee meeting this year and look at the possibility for the students to attend a Council Ordinary meeting in the future Melissa Budgeon and Sandra Ayton to discuss.

5 GENERAL BUSINESS

The next meeting will concentrate on the organisation of the upcoming event.

6 NEXT MEETING

The next meeting to be held on Thursday 27 August 2020 at the Gnomon Pavilion, Ulverstone Wharf, Ulverstone at 9.15am.

As there was no further business to discuss the meeting concluded at 11.55am.

CENTRAL COAST YOUTH LEADERSHIP COUNCIL

Student Report

Date

Date

School

Ulverstone Secondary College

Actions from Last meeting

Action

THEMES



YOUTH PATHWAYS &
FUTURE
OPPORTUNITIES



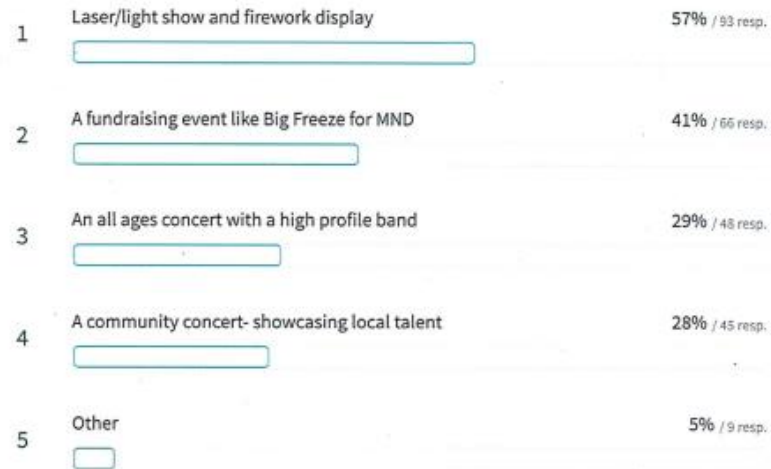
The next meeting to be held:

- Thursday 27 August 2020
- TBA @ 9.15am

Debra Lynch
Administration Assistant



WHAT TYPE OF EVENT SHOULD WE HAVE?



57%

Laser Light
& fireworks

41%

Fundraising

29%

Concert

WHO SHOULD COME TO THIS EVENT, WHO SHOULD THE EVENT BE FOR?



17%

12 – 18
years

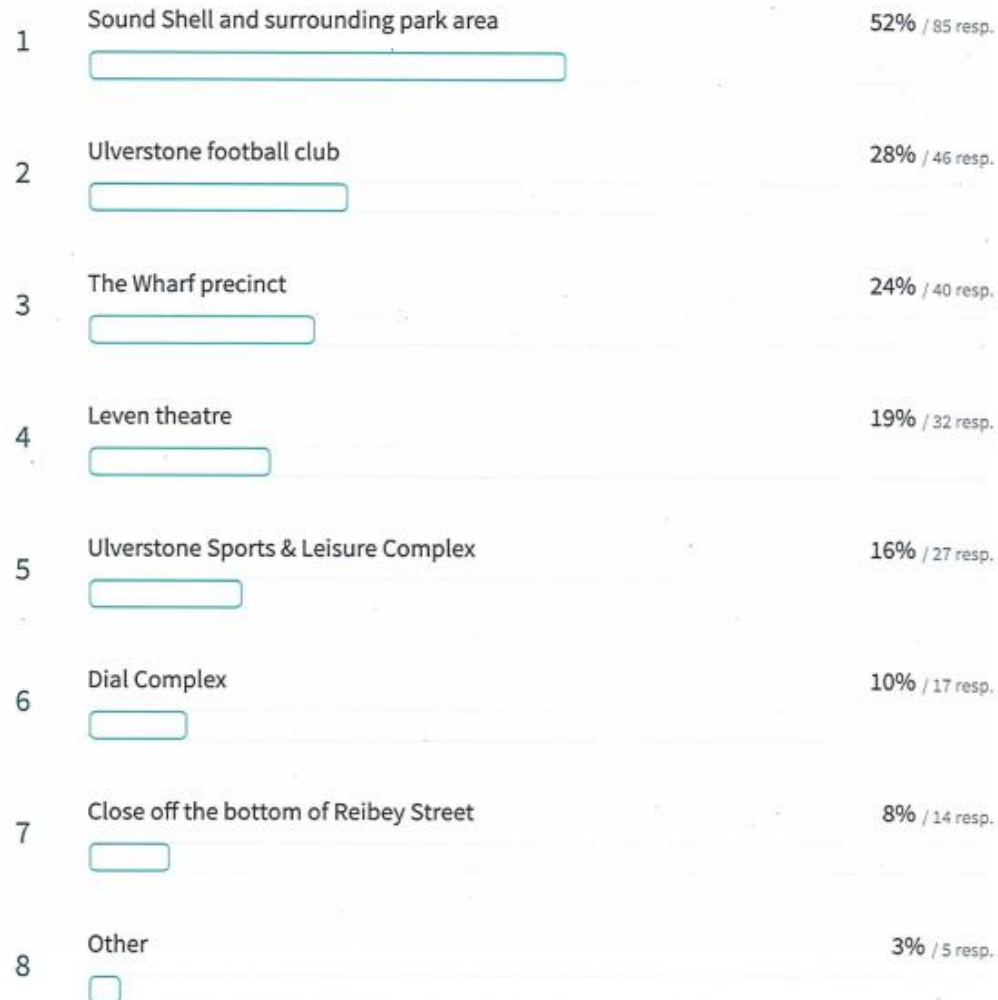
61%

All
Community

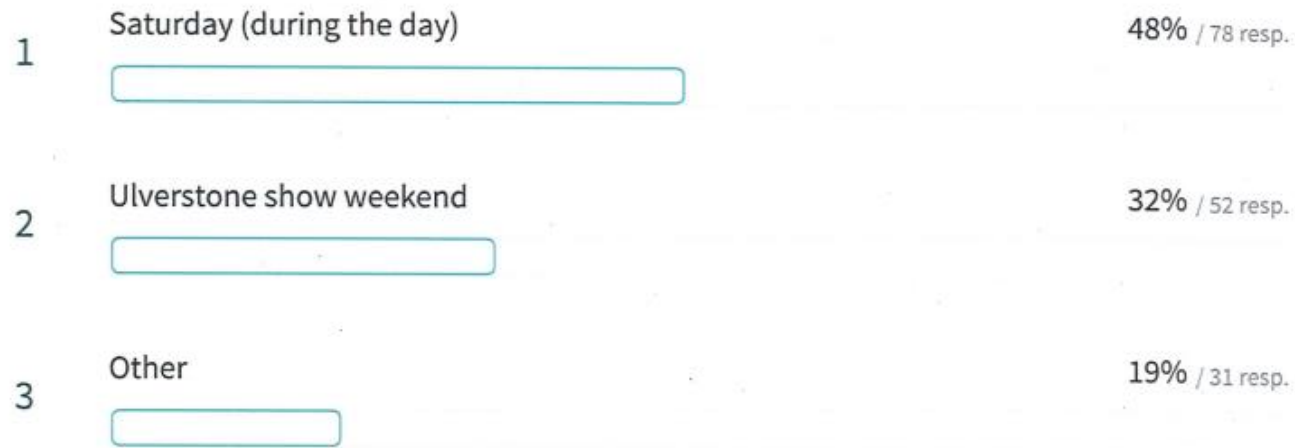
11%

12 -25

WHAT TYPE OF VENUE?



WHEN SHOULD WE HOLD THIS EVENT?



CENTRAL COAST YOUTH LEADERS COUNCIL – CALENDAR 2020

For Discussion –
DRAFT Jul 2020

Day/Date	WHERE	Meeting Purpose	TIME	Meeting Detail
Thursday 27 Feb. 2020	Gnomon Pavilion, Wharf	Re-visiting the purpose of the Youth Engaged Steering Committee	9.15 – 10.30am	
19 Mar 2020	NW Christian School	General Meeting: Finalising consultation from previous meeting and providing feedback regarding the 2020 meeting schedule.	9.15 – 10.30am	Outline and confirm
<i>Autumn SCHOOL HOLS – 10/04/2020 – 26/04/2020</i>				
Thursday 7 May 2020	Council Chambers	Planning Meeting for the Youth Voice Workshop on Tuesday 26 th May.	9.15 – 10.30am	Schools' report – using new template. Feed back/Planning
Tuesday 26 May 2020	Gnomon Pavilion	Youth Voice Workshop – Theme: Youth Event capturing youth voice for a culminating youth event towards the end of the year.	10.45 – 12.30pm	80-90 students to be invited from CC schools.
Thursday 25 June 2020	Via Zoom	Revisit focus themes – work through with a Covid19 recovery lens, work towards achievable actions.	9.15 – 10.30am	Mural Workshop –(Zoom) planning activity.
<i>Winter SCHOOL HOLS – 04/07/2020 – 19/07/2020</i>				
Thursday 30 July 2020	Gnomon Room	General Meeting – revisit survey outcomes – develop a plan for the remaining 6 months.	9.15 – 10.30am	Schools' report template
Tuesday 25 Aug 2020	To be Confirmed	Pathway/Future Opportunities Workshop	9.15 – 10.30am	Possible invite to other students to be involved in this event.
Thursday 17 Sept 2020	Council Chambers	"Invitation to the Mayor to chair, a 'Youth Leaders Council' meeting for discussion of youth specific issue. Student report using the template	9.15 – 10.30am	Youth Development
<i>Spring SCHOOL HOLS – 26/09/2020 – 11/10/2020</i>				
Thursday 22 Oct 2020		General Meeting – Planning for the presentation at the Council meeting (*possible time of year for Youth Event? TBC ?)	9.15 – 10.30am	Schools' report, presented by students
Monday 16/23 Nov 2020	Council Chambers	Council meeting experience/networking opportunity. Youth Leaders to present to the Councillors actions from this year, future aspirations.	Evening - TBC	Dinner and Presentation to Councillors. Wrap up video.
DECEMBER		NO MEETING DECEMBER		

Forth Community Representatives Committee

Minutes of the 80th meeting held at Forth Hall

Thursday, 8 August 2020 – commencing at 4.00pm

1 PRESENT

Forth Community Representatives: Alan Wheeler, Peter Miller, Ashley How and John French

Central Coast Council: Sandra Ayton (**General Manager Central Coast Council**), and Paul Breden (**Director Infrastructure Services**)

2 WELCOME/APOLOGIES

Apologies: Neil Armstrong, Dianne Poulton and Jackie Merchant (**Community Development Officer**)

Sandra Ayton chaired the meeting and welcomed everyone.

3 MINUTES OF PREVIOUS MEETING

■ John French moved, and Paul Breden seconded, “That the minutes of the previous meeting held on Thursday, 9 February 2020 be accepted as a true and correct record.”

Carried

4 MATTERS ARISING FROM PREVIOUS MINUTES

4.1

a Traffic concerns Highway intersection (continuing item)

This is a continuing item. Paul Breden advised that the Department of State Growth (DSG) is to do a risk assessment on the project. John French requested that the Council follow up the DSG on their progress.

Action: Paul to report to next meeting.

b Turners Beach to Leith Shared Pathway

Sandra reported that a development application for the Turners Beach to Leith section of the Shared Pathway was approved by the Council, but two parties have appealed the Council's decision. Sandra is hopeful that it will be resolved during mediation.

c Bitumen on Shared Pathway

The bitumen in one spot of the Shared Pathway from Ulverstone to Turners Beach has a problem, the ground crystallises under the bitumen and lifts it. Paul to speak with workers to see if more can be done to fix the problem.

Action: Paul will investigate.

d Tree Stumps

The Tree Stumps on the corner of James and Gilbert Streets, Forth maybe located on a road reserve. The boundary of the property may have been moved. Paul to investigate the location of the road reserve.

Action: Paul to investigate and report to next meeting.

e New Members

The meeting agreed that three more representatives are needed:

- Forth football Club
- Forth Cricket Club
- Forth Valley Lions Club.

Jackie to follow up by sending an invitation to the clubs to nominate a member to attend. Peter French and Alan Wheeler to speak with members at the Forth Valley Lions Club.

Action: Jackie Merchant to write to clubs.

f Land for Sale at Forth/Forth Primary School

The Council has received an email (Doc Id 351375) from the Forth Primary School association regarding the possible acquisition of a parcel of land for the Forth Community on the corner of Forth Main Road and Wilmot Road, Forth.

If purchased for the school and community, suggested future uses for the land includes:

- Community garden
- Self-contained camping grounds (which will encourage relocation of campers away from the Forth recreation grounds, thereby restoring that area for community sports and activities)
- Redevelopment of the mountain bike and pump tracks
- Natural playground and/or play area
- Fishing jetty
- Preserving overflow car parking options for music festivals and school fairs
- Preserving cross country running tracks for Forth Primary School students.

The Association believes that acquisition and development of the land would have additional benefits for the greater Forth community.

The Association would like to discuss with the Council the available funding options to procure the parcel of land on behalf of the Forth township and support its future development.

The meeting agreed that the Council discuss this with the Association and complimented the members on their forward planning for the area.

Sandra advised that this will be discussed with the Councillors at a Councillor workshop shortly.

5 MATTERS FOR CONSIDERATION

5.1 Council Update

Forth – Actions for the 2020–2021 Financial Year

Sandra reported on items which affect the Forth community in the 2020–2021 financial year.

Budget

- Turners Beach -- Leith Shared Pathway
- Westella Drive development – (urban roads)
- Kindred Road/Old Kindred Road intersection (rural sealed).
- George Street (north of Forth Road) – (rural sealed)
- Forth River– flood opening (bridges)

Interplan Actions

- Implement an annual Adventure Festival for Central Coast.
- Continue investigations into urban and rural flood catchments, including the Leven River, Forth River and Penguin Creek.
- Development of Central Coast Tree Strategy – this includes a tree management plan. The Council will seek expressions of interest from members of the public to work with the Council to discuss the implementation.
- Prepare a Pathways Plan to ensure connectivity between areas within towns and with the Shared Pathway.
- Review of Council's arterial roads.
- Waste Management Strategy which includes looking at a composting facility at Dulverton and the need for rural waste transfer stations.
- Disability and Inclusion Action Plan.
- Reconciliation Action Plan.

5.2 Community Update

Noise at Harvest Moon – Alan Wheeler request this be taken off the Agenda at this time.

Barrier Middle section William Street – People in 4-wheel drives driving over the rock barriers.

Action: Paul to inspect the area and look at an additional barrier and signage.

Line Marking Braddons Look Out Road and William Street, Forth Intersection – the members requested council to look at the line marking in this area as it needs to be renewed and replace the Give Way sign.

Action: Paul to inspect the area.

John French reported that items were missed off the agenda for this meeting and could they be placed on the agenda the meeting to be held on 5 November 2020.

Land fill Forth hill – the committee would like to know if the property owner is complying with the Council regulations.

Action: Sandra to follow up and report back to next meeting.

Braddons Look Out Road – A large quantity of silt wash from a farming property near Williams Street.

Action: Paul to follow up on whether communication was sent to the property owner and if the problem has been fixed.

48 Hour RV Friendly areas – The Council is developing a By-Law and Camping Policy. An update to be provided at the next meeting.

Action: Sandra to report to next meeting on the policy.

Armco Barriers – The Armco barrier up the Forth Road hill which is on opposite sides of the road has been reported as unsafe when two trucks pass each other on this section of road. Paul to follow up with Department of State Growth to report it as a black spot area that needs attention.

Action: Council to write to the DSG to report it as a black spot area that needs attention.

6 OTHER BUSINESS

Realigning of Intersections – John French asked the Council if consideration has been given to the realigning of the intersection near the Bridge Hotel and Wilmot Road. Paul advised that the Council's Traffic Management group have this on their agenda.

Forth Hall – Alan Wheeler reported that the COVID–19 regulations have been applied and adhered to by user groups.

Report on Tim Pierce – The meeting was advised that Tim is now a resident of Eliza Purton Home and he is enjoying improved health.

7 NEXT MEETING

The next meeting will be held on Thursday, 5 November 2020 at the Forth Community Hall commencing at 4.00pm.

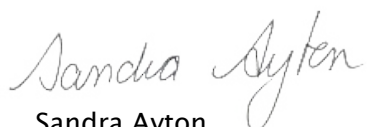
8 MEETING CLOSED

As there was no more business to discuss the meeting closed at 4.51pm.

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

Period: 21 July to 17 August 2020

- . Letter of resignation – Penguin Visitor Information Centre volunteers
- . Email advising the Council of a motorbike and a go-kart type vehicle at Picnic Point Beach, the walking of dogs past the 'No Dogs' sign and disregard for Council signage and seeks who can be contacted in relation to such matters




Sandra Ayton
GENERAL MANAGER

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

Period: 21 July to 17 August 2020

Documents for affixing of the common seal under delegation

- . Part 5 Agreement
CT174636/5 Forth Road, Forth
Application No. DA2020114
- . Final Plan of Survey and Schedule of Easements
Stage 2 – Southwood Avenue, Penguin
Lots 2,3,4,5,6,7,8,34 & 35)
Application No. 2018017
- . Final Plan of Survey and Schedule of Easements
Lot 64, Stubbs Road, Turners Beach
(part of the Explorer Drive subdivision SUB2007.29)
Application No. SUB2007.29


Sandra Ayton
GENERAL MANAGER

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)


Period: 21 July to 17 August 2020

Contracts

- . Contract 28/2019–2020
Veolia Environmental Services Australia Pty Ltd
Undertake CBD Street Bin Waste Collection Service –
As per Tender submission dated 26 July 2019,
Amended General Specification Contract at the
following rates:
 - 1 Weekday collection and disposal of waste from various receptacles in CBD and other specified areas @ \$7.48 (incl. GST) per empty;
 - 2 Weekend day collection and disposal of waste from various receptacles in CBD and other specified areas @ \$9.405 (incl. GST) per empty.Contract Amount: \$175,375.20
- . Contract 29/2019–2020
Veolia Environmental Services Australia Pty Ltd
Undertake Public Area Waste Collection Service –
As per Tender submission dated 26 July 2019,
Amended General Specification Contract at the
following rates:
 - 1 Twice weekly collection and disposal of waste from various receptacles in public areas @ \$5.951 (incl. GST) per empty;
 - 2 Once weekly collection and disposal of waste from various receptacles in public areas @ \$5.951 (incl. GST)Contract Amount: \$ 71,792.86
- . Contract 1/2020–2021
Fairbrother Pty Ltd
Construction to repair or remediate 800m of existing Penguin foreshore structures in accordance with:
 - . Tender and Contract Document for Penguin Foreshore Beach and Escarpment Remediation and Protection Project Contract No.: CDG1138 dated 28 May 2020
 - . Planning Permit DA2020116 dated 28 May 2020
 - . Tender Supplementary Notice No. 4 dated 19 June 202
 - . Fairbrother Tender application dated 30 June 2020
 - . Fairbrother Tender clarification emails x 3 dated 2 JulyContract Amount: \$ 3,362,054.30 (incl. GST)

Agreements

- . Grant Agreement
Department of Infrastructure Transport Regional Development and
Communications and Central Coast Council
Local Roads and Community Infrastructure Program
The development at Upper Preston Falls, including a new car park, signage,
wheelchair compliant tracks and two viewing platforms.
Grant amount: \$451,586.00 (Exc. GST)
- . Residence Agreement
Unit 9 Ganesway, 51–55 Queen Street, West Ulverstone


Sandra Ayton
GENERAL MANAGER

Central Coast Council
List of Development Applications Determined
Period from: 1 July 2020 to 31 July 2020

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2020097	151 Main Street ULVERSTONE,TAS,7315	Discretionary	Residential (multiple dwellings x three and demolition of shed)	9/04/2020	8/07/2020	37	\$190,000.00
DA2020127	4 Shaw Street ULVERSTONE,TAS,7315	Discretionary	Residential (outbuilding – shed)	11/05/2020	20/07/2020	45	\$32,400.00
DA2020129	Golf Club Road WEST ULVERSTONE,TAS,7315	Discretionary	Natural and cultural values management (rehabilitation and reinstatement of site due to removal of vegetation)	13/05/2020	28/07/2020	29	\$3,000.00
DA2020131	25 Josephine Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential (dwelling) – variation to the building envelope	18/05/2020	29/07/2020	29	\$250,000.00
DA2020132	12 Bertha Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential (dwelling)	18/05/2020	29/07/2020	29	\$250,000.00
DA2020134	2A Gilbert Street FORTH,TAS,7310	Discretionary	Residential (dwelling and outbuilding – deck)	20/05/2020	21/07/2020	25	\$384,980.00
DA2020136	42 Clara Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential (outbuildings – carport and shed)	26/05/2020	8/07/2020	34	\$20,000.00
DA2020138	49 Susan Street TURNERS BEACH,TAS,7315	Discretionary	Residential (dwelling and outbuilding) – variation to the front boundary setback standard	27/05/2020	8/07/2020	33	\$335,667.00
DA2020140	49 & 57 White Hills Road PENGUIN,TAS,7316	Discretionary	Residential (subdivision – reconfiguration of boundaries)	29/05/2020	22/07/2020	22	\$10,000.00
DA2020142	166 Preservation Drive PRESERVATION BAY,TAS,7316	Discretionary	Residential – (dwelling addition) – two roofed decks	1/06/2020	10/07/2020	31	\$35,000.00
DA2020145	139 White Hills Road PENGUIN,TAS,7316	Discretionary	Residential (retrospective approval – outbuildings shed and gazebo)	2/06/2020	15/07/2020	28	\$30,000.00
DA2020147	41 Amherst Street WEST ULVERSTONE,TAS,7315	Discretionary	Visitor accommodation (change of use – existing dwelling that is part of a strata scheme)	3/06/2020	8/07/2020	23	\$1,000.00

Central Coast Council
List of Development Applications Determined
Period from: 1 July 2020 to 31 July 2020

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2020148	158 South Road PENGUIN,TAS,7316	Discretionary	Visitor accommodation (four units and an ancillary covered electric vehicle charging facility)	3/06/2020	20/07/2020	38	\$300,000.00
DA2020151	Albert Road HOWTH,TAS,7316	Discretionary	Storage (upgrades to explosive magazine lightning arrest poles)	4/06/2020	10/07/2020	28	\$20,000.00
DA2020154	24 Hales Street PENGUIN,TAS,7316	Permitted	Residential (dwelling)	9/06/2020	10/07/2020	23	\$550,000.00
DA2020155	3A Fairway Drive PENGUIN,TAS,7316	Permitted	Residential (outbuilding – carport)	5/06/2020	8/07/2020	12	\$10,000.00
DA2020162	2C Hayward Street PENGUIN,TAS,7316	Discretionary	Residential (subdivision – two lots)	17/06/2020	21/07/2020	26	\$10,000.00
DA2020164	117 South Road WEST ULVERSTONE,TAS,7315	Permitted	Residential (subdivision– 2 lots)	22/06/2020	29/07/2020	21	\$10,000.00
DA2020166	84 South Road WEST ULVERSTONE,TAS,7315	Discretionary	Residential (retrospective approval for an outbuilding – shed)	22/06/2020	30/07/2020	28	\$0.00
DA2020167	30 Hogarth Road SULPHUR CREEK,TAS,7316	Discretionary	Residential (outbuilding – garage)	23/06/2020	30/07/2020	28	\$30,000.00
DA2020168	33 Ironcliffe Road PENGUIN,TAS,7316	Discretionary	Residential (subdivision – two lots), demolition of four sheds, outbuilding (carport) on Lot 1 and new dwelling and retaining wall on Lot 2	23/06/2020	28/07/2020	25	\$200,000.00
DA2020173	5 Frenchs Road RIANA,TAS,7316	Permitted	Resource development (agricultural shed)	30/06/2020	15/07/2020	12	\$120,000.00
DA2020178	12 Sylvan Rise PENGUIN,TAS,7316	Permitted	Residential (retrospective application – dwelling with decks)	7/07/2020	21/07/2020	13	\$100,000.00
DA2020183	2–3 Crisling Place PENGUIN,TAS,7316	Permitted	Residential (subdivision – 2 lots)	9/07/2020	28/07/2020	7	\$10,000.00

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 July 2020 to 31 July 2020

Building Permits – 9

·	New dwellings	6	\$2,195,000
·	Outbuildings	1	\$200,000
·	Additions/Alterations	0	\$0.00
·	Other	1	\$2,646,700
·	Units	1	\$425,000

Demolition Permit – 1

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 18

·	New dwellings	3	\$1,397,000
·	Outbuildings	7	\$450,967
·	Additions/Alterations	3	\$160,000
·	Other	5	\$3,635,600

Building Low Risk Work – 2

Certificate of Likely Compliance – Plumbing – 20

No Permit Required – Plumbing – 4

Food Business registrations (renewals) – 0

Food Business registrations – 1

Temporary Food Business registrations – 0

Temporary 12 month Statewide Food Business Registrations – 0

Public Health Risk Activity Premises Registration – 1

Public Health Risk Activity Operator Licences – 2

Temporary Place of Assembly licences – 0

SCHEDULE OF COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Period: 1 July 2020 to 31 July 2020

Abatement notices issued

ADDRESS

PROPERTY ID

Nil

Kennel Licence issued

ADDRESS

OWNER

Nil

Permits issued under Animal By-Law 1 – 2018

ADDRESS

PERMIT ISSUED FOR

Nil

SCHEDULE OF OTHER STATUTORY RESPONSIBILITIES OF COMMUNITY SERVICES

Period: 1 July to 31 July 2020

Infringement notices issued for Dog Offenses

	1-31 July 2020
Claimed	1
Burnie Dogs Home	2
Destroyed	0
Heldover	1
Devonport Dogs Home	0

Infringements for dogs and impoundments etc.

1 - 31 July 2020	0
------------------	---

Traffic Infringement Notices for Parking Offences

1 - 31 July 2020	84	
Alexandra Road	1	1%
Bannons Car Park	14	17%
King Edward Street	19	23%
North Reibey Street Car Park	15	18%
Reibey Street	32	38%
Victoria Street	3	3%

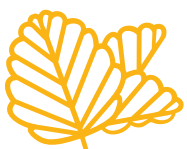


Ian Stoneman
DIRECTOR ORGANISATIONAL SERVICES



ULVERSTONE SHOWGROUND CONCEPT MASTER PLAN

prepared for The Central Coast Council



inspiring
place

MARCH 2020

Inspiring Place



—
**inspiring
place**

For enquiries regarding this, please contact:

Inspiring Place Pty Ltd

**Environmental Planning, Landscape Architecture,
Tourism & Recreation**

210 Collins St Hobart TAS 7000

T: 03) 6231-1818 E: info@inspiringplace.com.au

ACN 58 684 792 133

DATE	VERSION
14.02.20	DRAFT REPORT FOR COUNCIL REVIEW
05.03.20	REVISED FOLLOWING COUNCIL REVIEW

Contents

1. Context	4
1.1 Background to the Master Plan.....	5
1.2 Existing Facilities.....	7
1.3 The Current Study	10
2. Drivers for the Master Plan	12
2.1 Addressing the Planning and Policy Setting	13
2.1.1 State Government Visionary Goal	13
2.1.2 Central Coast Strategic Plan 2014-24	13
2.1.3 Central Coast Open Space and Recreation Plan 2012-22	15
2.2 Aspiration of User Groups	16
2.2.1 Slipstream Circus	16
2.2.2 The Ulverstone Soccer Club	16
2.2.3 Ulverstone Show Society Inc	17
2.2.4 Ulverstone Softball Association	18
2.2.5 Other Groups	18
3. Master Plan	20
3.1 A Vision for the Future	21
3.2 Concept Master Plan.....	21
3.3 Benefits.....	24
4. Implementation	25
4.1 Action Plan	26
4.2 Cost Estimates.....	29

Attachment A

Recreation/Community Group + Sporting Club Surveys

An abstract graphic consisting of several overlapping, rounded rectangular outlines in a light orange color, set against a solid orange background. The lines are thick and have a hand-drawn feel.

1 / Context

1.1 Background to the Master Plan

Situated in the centre of the northwest coast, the large town of Ulverstone is a focal business and administrative centre for the population of nearly 22,000 people living in the Central Coast Council area¹. As such it is a principal location for the provision of sport, recreation and community facilities serving a wide regional catchment. In particular, Ulverstone's indoor recreational facilities and community group amenities have many features that are unique to the broader region, creating a distinction from the neighbouring cities of Burnie and Devonport.

The Ulverstone Showground is one of the three major recreation facilities in the municipality (Map 1.1). The Showground, located on the banks of the Leven River in close proximity to the town centre, is over six hectares in size and is a premier venue that supports a range of activities important to the health, well-being and liveability of the community.

The size and location of the precinct is such that multiple community groups and sport clubs occupy the facilities around the grounds including the Ulverstone Show Society, the Community Shed, Lions Club, Rotary, Slipstream Circus, and the kennel, poultry, judo, soccer, softball, squash, netball and basketball clubs (see Map 1.2 and Section 2.2).

Development at the site has occurred in an incremental manner over a long period of time with little planning of the site as a whole. A 2006 preliminary Master Plan² initiated the development of the regional basketball facility and extensions to the council owned Ulverstone Sport and Leisure Centre. The 2006 project addressed the immediate expansion requirements of some clubs and has provided a base for other projects since.

The *2009 Cradle Coast Open Space Plan* informed the *Central Coast Open Space Plan 2012-2022*. Council's Open Space Plan identified the Showgrounds as a Regional Open Space. It

highlighted the capacity of the site to host some competitions of a regional or state-wide scale but also pointed out the requirements for improvements to the facilities such as amenities, playing surfaces and lighting to reflect the standard of competition that Central Coast hosts and wishes to host.

For instance, responding to a growing presence in the state-wide competition and expansion in both the Men's and Women's league, the resident Ulverstone Soccer Club applied for and successfully received funding in 2019 for an upgrade of its playing surface and lighting.

Concurrent with the opportunities for the site to host larger scale competitions in some sports, are the needs of the multiple smaller groups that occupy the site for facilities upgrades or expansion to support their current and/or anticipated activities. One example is the desire of the Slipstream Circus for a purpose-built training venue to support their nationally recognised programs. While other clubs such as the Community Shed, the poultry, judo and softball clubs, amongst others, each have aspirations for facilities in support of their activities.

National trends in sport and recreation also point to the opportunity to identify spaces within recreation centres for ancillary community facilities such as multi-purpose areas for small class activities like yoga, pilates aerobics, 'electronic gaming' and after school study. The development of new facilities and the reallocation of spaces within Sport and Leisure Centre proposed herein suggest an opportunity for the introduction of these activities as part of the Showground 'offer'.

¹ The Central Coast Council area has a higher median range than the State average (46 compared to 42) and a higher proportion of older couples without children (14% compared to 11%). 44% of the residents are over 50 years old (compared to 36% in the Greater Hobart area. ~21% of the population is aged between 0 and 17, roughly equivalent to the Greater Hobart area. The area has a lower proportion of people holding formal qualifications and a higher proportion of people with no formal qualifications compared to Greater Hobart but a larger percentage of persons with Vocational Training (~24% compared to ~20%). Nonetheless, the numbers of those with Year 12, vocational training and/or higher education grew between 2011 and 2016. Source: id the population experts 2016. "Community Profile: 2016 Census Results for the Central Coast Council Area for the Central Coast Council.

² Central Cost Council 2006 Ulverstone Show Ground Redevelopment Master Plan

1.2 Existing Facilities

Map 1.2 shows the three principal areas of the site, marked as the Community, Animal and Indoor Sports Precincts and their various buildings grouped around a single large, level multi-purpose grassed area (elements 17 and 18). The central space is suitable for a wide range of outdoor activities in various configurations including soccer and softball (the primary users), the annual Ulverstone Show and large-scale community events such as sporting carnivals, automotive shows and food and beverage festivals.

The Community and Animal Precincts are comprised of a number of stand-alone buildings aligned along the western and northern boundaries of the site. The condition of the buildings in the Community and Animal Precincts vary, with some requiring repairs or renovations to make them better fit for purpose. Alterations or expansion of buildings along the western boundary is challenged by the requirements of Tasrail for setback from their easement (3m from the nearest rail).

The Indoor Sports Precinct includes the Ulverstone Sports and Leisure Centre (element 1), a major, Council managed complex of linked buildings including 3 indoor sports stadiums, 4 squash courts, club rooms and a dormitory (sleeps 40) for visiting sports teams and others as well as meeting rooms and amenities over two levels (Figures 1.2 and 1.3). Facilities in the Indoor Sports Precinct are well maintained. Stadiums 2 and 3 are the oldest of the facilities, their court size insufficient for regulation play in the modern era. The Indoor Sports Precinct also includes the Coast Patrol (element 2), hard surfaced outdoor training courts for netball and pick-up basketball (element 19) and for car parking (element 20).

The Animal Precinct is a fenced space typically used as a dog exercise area. The cattle pavilion (element 15) only operates on the day of the Ulverstone Show. Element 16 houses the meeting room of the Kennel Club and the maintenance shed for the site.

The showground is open to pedestrian and vehicle access along its southern and northern boundaries and is fenced on its west and east. There are no dedicated footpaths within either the Community or the Animal Precincts. There is a paved, level forecourt to the principal entry to the indoor facilities on their west and a stepped entry on the south.

Large formal car parks are provided on the south (element 20) and southeast corner of the site, immediately adjacent to the Sport and Leisure Centre. A portion of the southeast carpark is dedicated to vehicles with boat trailers associated with the boat ramp (element 21). In the Community Precinct car parking is informal in layout, using both paved and un-paved surfaces depending on demand and the whim of the user. The mixing of vehicles and pedestrians along the western edge of the site was seen as an issue that needed consideration. Some limited formal car parking is located on the north side of the site. Elsewhere on the north parking is occurs at random on gravelled and lawn areas.

All abilities public toilets are accessible from the west side of the Sport and Leisure Centre and at the western end of Community Building. Several buildings in the Community Precinct have Indoor toilets (Community Building, Rotary) but none are accessibly designed. Other freestanding toilets are available in the Animal Precinct and behind the buildings along the western boundary (element 13), the latter are in poor repair and only occasionally available.

There are multiple internal toilets on the ground floor of the Sport and Leisure Centre that meet all access standards. There are no toilets on the second level.

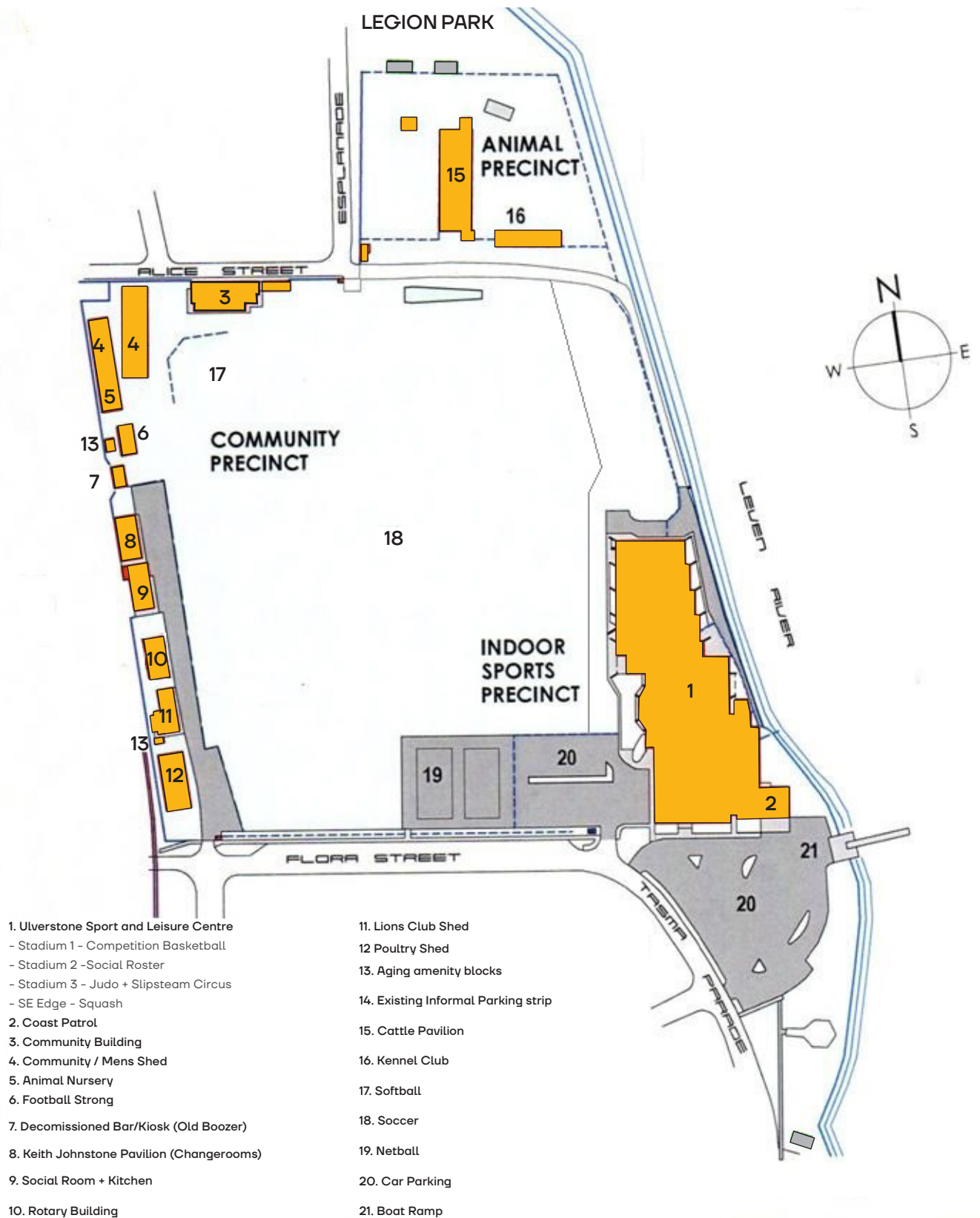


Figure 1.1 Existing Showground Layout (not to scale)

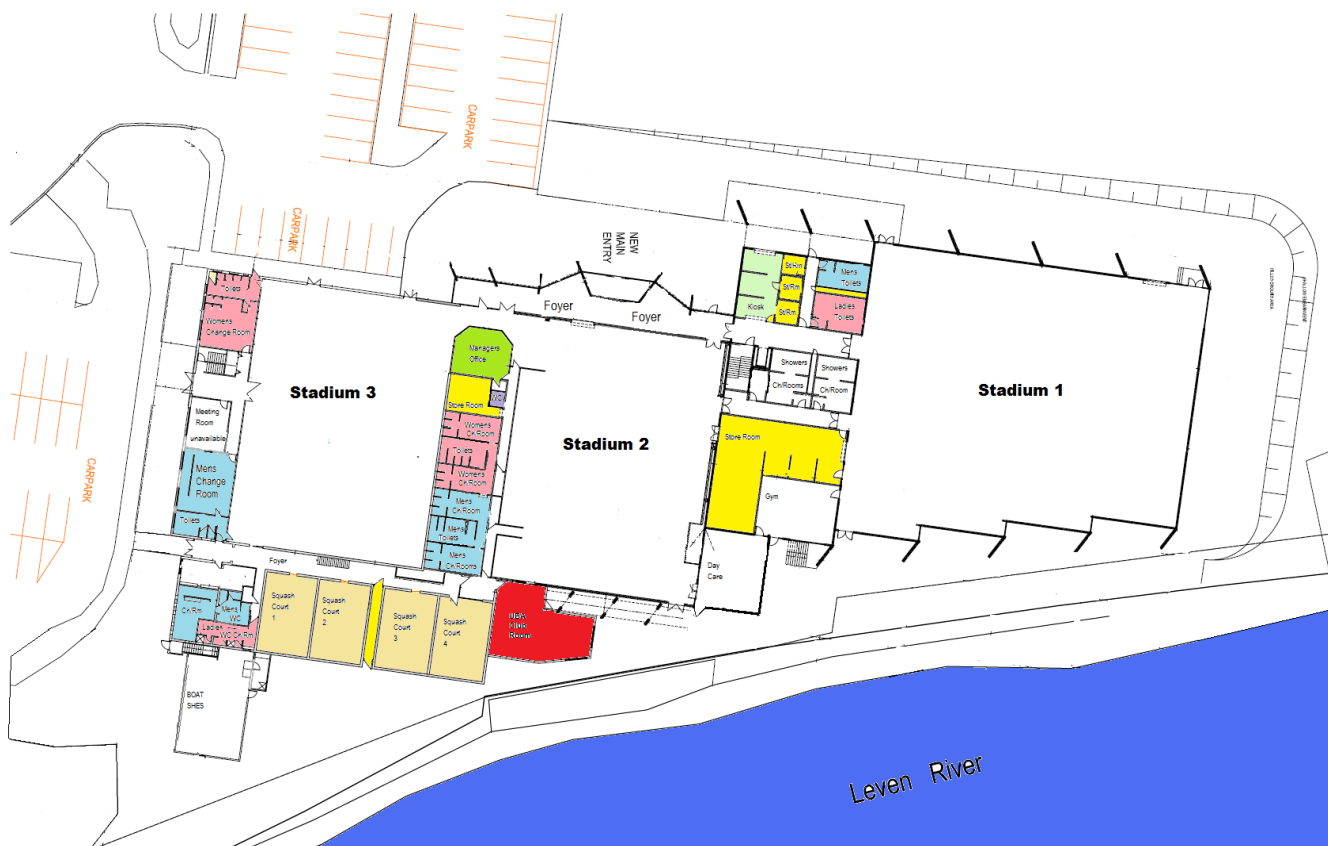


Figure 1.2 Existing Sport and Leisure Centre Ground Floor Layout
(not to scale)



Figure 1.3 Existing Sport and Leisure Centre Upper Floor Layout
(not to scale)

1.3 The Current Study

The growth aspirations of the various user groups and the expectation by the community for the provision of quality recreation facilities are both occurring in an atmosphere where demands for public open spaces and sport and recreation are continually evolving. Local populations are aging. Participation in volunteer bodies is dropping. Competition standards are changing with particular growth in women's sport. Building regulations are tightening, particularly around all-abilities access, while costs for development, care and operation of facilities are rising.

With these factors in mind, the Central Coast Council has taken the opportunity to initiate the current study, the Ulverstone Showground Master Plan (hereafter, the Master Plan).

The intent of the Master Plan is to provide Council with a medium to long-term vision for the Showground to:

- optimise the use of existing infrastructure;
- suggest appropriate upgrading and/or expansion of existing facilities; or
- recommend new community facilities to maximise the opportunities for participation in active sport and passive recreation

Preparation of the Master Plan has involved:

- a site visit and initial briefing with Council project co-ordinator;
- analysis of trends in sport and recreation, reviewing demographics to assess the potential planning and development implications;
- stakeholder survey and reviewing background reports, information and sporting group information with user groups;
- meetings with relevant Council staff, including those responsible for the operation of the Sport and Leisure Centre and oversight of the Showground more generally as well as

members of the site maintenance crew;

- site meetings with clubs and user groups (see below) to gain insight about membership trends, facilities used, critical issues, priorities;
- a workshop with the Mayor and Councillors;
- identification of the key issues and opportunities leading to a discussion with council staff to determine preferred direction; and
- preparation of this Master Plan based on the situation analysis, surveys research and consultations, including development of a preferred direction for further discussion with Council, its officers, user groups and the community.

Note that the focus of the project has been on the external environment of the site. As the project progressed it quickly became apparent that the investigation of the layout and use of the Sport and Leisure Centre was in need of further consideration by specialists with experience in the development and management of leisure centres.

Recommendations to that effect are made herein.

Note also, that effort was made to engage with as many of the user groups at the site as possible. The consultant team did not meet with the netball, basketball or squash clubs in the time available to the project. Instead, the consulting team has relied on input from Council officers for information about these club's requirements and use of the facilities at the Showground. The consulting team also did not engage with the Naval Cadets or Coast Patrol as their use of their area (element 2 on Map 1.2) is believed to be unaffected by the proposals herein. This draft document will provide the basis for discussion with these groups at a later date.



View of the Ulverstone Showground showing the Indoor Sports Precinct, Animal Precinct, and Sports grounds

2 / Drivers for the Master Plan



Preparation of the Master Plan is a response to:

- the planning and policy setting for the Master Plan (Section 2.1); and
- the aspirations and evidence-based demands of users and the community (Section 2.2).

2.1 Addressing the Planning and Policy Setting

Proposals to consolidate and upgrade sporting and community facilities at Ulverstone Showground are consistent with the key policy and strategic planning documents of the State Government and the Central Coast Council. The three key documents are the State Government *Visionary Goal*, *Central Coast Strategic Plan 2014-2024* and the *Central Coast Open Space and Recreation Plan 2012-2022*.

2.1.1 State Government Visionary Goal

The State Government has announced a goal to make Tasmania the healthiest population in Australia by 2025³ recognising that a healthier Tasmania with less chronic disease begins with a healthy lifestyle. The State Government's reporting identified nationally high rates of smoking, physical activity, obesity and high cholesterol amongst Tasmanians with all of these problems, prevalent on the State's northwest coast.

Implementation of the Master Plan will have direct benefits to the health of the community. A Statewide assessment of sport and physical recreation value in Tasmania, for instance, indicated that there is \$4 in value to the health of the Tasmanian community for every \$1 invested in sport and recreation⁴.

2.1.2 Central Coast Strategic Plan 2014-2024

Council's Strategic Plan sets out the policy framework for what Council wants to achieve over the decade between 2014 and 2024.

Table 1.1 lists the key priority areas and strategic outcomes that provide guidance for planning, developing and managing community, sport and recreation facilities within the municipality. Almost all of the strategies listed are directly relevant to the Master Plan and its findings.

³ http://www.premier.tas.gov.au/releases/a_healthy_tasmania

⁴ Millar P, Wadsley, A, Adams, D, Arthur, D, D & Felmingham, B 2010, *The Value of Sport and Physical Recreation to Tasmania*, Australian Innovative Research Centre, University of Tasmania, Australia.

Key Priority Areas	Strategic Outcome	Strategies
Livability	SD1 - The Shape of the Place – reflecting distinctiveness of the central coast through planning, precincts, open spaces and physical environments for a vibrant and livable place.	Improve the value and use of open space
		Conserve the physical environment in a way which ensures we have a healthy and attractive community
		Encourage a creative approach to new development.
	SD 2- A Connected Central Coast – enhanced connectivity both within Central coast and the broader region.	Provide for a diverse range of movement patterns
		Connect the people with services
		Improve community well-being
Sustainability – Environmental, social and economic for all development	SD3 – Community Capacity and Creativity – develop capacity and cultivate culture to create community-based solutions, innovation and region wide quality	Community capacity-building
		Facilitate entrepreneurship in the business community
		Cultivate a culture of creativity in the community
	SD4 – The Environment and Sustainable Infrastructure – sustaining built infrastructure and the natural environment by encouraging innovation and investment in Central Coast	Invest in and leverage opportunities from our natural environment
		Contribute to a safe and healthy environment
		Develop and manage sustainable built infrastructure (including improvement of recreational amenities and to proactively optimise grant funding opportunities to invest in assets)
		Contribute to the preservation of the natural environment (including mitigation strategies for impacts of climate change to Council's assets)

Table 1.1 Central Coast Strategic Plan Policy

2.1.3 Central Coast Open Space and Recreation Plan 2012-2022

The Tasmanian Open Space Policy and Planning Framework offered a hierarchy of open space provision from state, regional and local levels with its vision for Tasmania to have a “diverse, comprehensive and sustainable open space system, providing health and well-being, environmental, sport and recreation, social and economic benefits...”

The Cradle Coast Open Space Plan 2009 modified the overarching guidance to reflect the open space network within the nine Cradle Coast regional councils. One of the relevant goals for the Central Coast Council was the provision of ‘quality open spaces that offer diverse recreation opportunities and enhance viability of infrastructure’. This was highlighted in the *2012 Central Coast Open Space and Recreation Plan* which noted that clustering and co-location of facilities offers an increased viability and broader range of influence to attract multiple age groups.

The Council Policy statements outline preferred directions that are in-line with current trends in recreation and open space planning nationally. Of relevance to the Showgrounds are the following policy statements:

- Council will only provide or support new facilities, programs and services which reflect researched community needs, help achieve optimal use, offer a diversity of measurable beneficial outcomes and maintain or broaden the base for participation in recreation activities.
- Council will encourage a transition to shared or multiple occupation of existing grounds, facilities, clubroom and social facilities.
- Council will endeavour to refurbish, redevelop and/or rationalise recreation assets or restructure their management and use to ensure current and emergent needs are satisfied and that duplication or over-provision does not occur.

- Council will perform a leadership role in delivering open space and recreation outcomes to improve the Central Coast as a place to live and visit.

The Master Plan which follows has applied these principles in making recommendations for further development at the Showground.

2.2 Aspirations of User Groups

2.2.1 Slipstream Circus

A key resident stakeholder, Slipstream Circus, is a 20-year-old non-profit organisation catering for the under 17 years old demographic with 233 junior participants. Participation in the club provides immeasurable health, fitness and social benefits. The Circus's outreach to schools, public groups and recent work with disengaged youth has cemented their positive position in the broader community. Their reputation, size and training level places them not just as a leader in the state but as a nationally significant operation, second only to the National Institute of Circus Arts (NICA) in Melbourne.

The Circus currently occupies half of Gymnasium 2. The scale and layout of the space limits their capacity to offer a full program of training, performance and high-level training (i.e. a Certificate IV in Circus Arts).



Image supplied by Slipstream Circus

Slipstream have had preliminary designs for a purpose-built facility proposed to be located on the southwest edge of the Precinct. A new facility would enable all day training (currently predominately 3.30pm to 8.30pm weekdays and 8.30am-1pm Saturdays) and the ability to increase intake to upward of 300 within the next five years. The Circus have raised funds for a significant deposit towards construction of the new facility with a strong business case for supportive grants. The Circus would like to work with Council to ensure a mutually beneficial outcome from the siting and construction of its proposed facility.

2.2.2 The Ulverstone Soccer Club

The Showground is home to the Ulverstone Soccer Club who participate in the Tasmanian Northern Championship and Women's Super Leagues. The club takes advantage of the size of the grounds, with the ability to line mark multiple pitches in various arrangements for junior and senior play. The field's base is one of the best in the state with a natural free draining deep sand profile. The quality of the pitch creates the opportunity for wet weather access for training and play (in contrast to neighbouring city grounds).

As for football generally in Australia, the Ulverstone Soccer Club have experienced rapid growth, particularly in its junior (120 active players) and women's teams (60 active players). The club's current overall participation of 320 players is anticipated to grow to 500 in a further five years.

In 2019 the club successfully applied for field lighting upgrades, to assist with evening training and with its ability to host state competition play. The optimal positioning of the new lighting has been determined to be at the southeast end of the showground space where it is proposed they will develop their premium pitch suitable for television broadcast.

To address the women's team growth and in accordance with the State Government's leadership

in ‘levelling the playing field’ the club are driving the need for a second set of change rooms, male and female officials’ change facilities and readily accessible toilets. To date the club has been unsuccessful in obtaining the funds to make such a move, despite offering some contribution to the overall cost.

Whereas the club originally proposed locating these facilities on the far west of the playing fields, they have since recognised the opportunity to co-locate their proposed facilities within or adjacent to the Sport and Leisure Centre; immediately adjacent to the proposed competition level field and new lighting on the eastern side of the grounds.

Like many sports clubs they point out that the income from the service of food and beverages on match days is critical to their sustainability. To retain self-sufficiency the soccer club have expressed the desire for a standalone kitchen/bar facility as part of a clubroom shift to this area. Elsewhere the trend in sport and recreation is for the sharing of bar facilities between clubs (each assigned their own lockable refrigerator) as is proposed to be investigated by this Master Plan for the available space on the second level of the Sport and Leisure Centre.

In alignment with improving facilities for more regular regional and state-wide competitions, the soccer club and council maintenance staff note the need for sub-surface irrigation of the grounds. The grounds are currently watered using movable hoses and sprinklers. Automated, underground irrigation offers better water efficiency and economic gains through the freeing up staff for other activities while ensuring a premium, all year playing surface.

2.2.3 Ulverstone Show Society Inc.

The Ulverstone Show Society Inc. meets monthly in a meeting room in the Indoor Sports Centre to plan the events of its annual one day show when the Show occupies the whole of the Showground including its many buildings.

Like many regional and rural shows, the Ulverstone Show has suffered a decline in attendance and a fall in volunteer support to manage the event in its current form and the energy to drive significant change to achieve continuing financial stability.

Membership in the Society was not reported. The Society verbally advised its expectation that numbers of participants will be up in the next 5 years arising from a resurgence in interest in the Show due to the closure of other regional shows (Devonport), the loss of facilities for by some related regional groups (i.e. the Burnie Poultry Society) and the consideration being given to rebranding the show around concepts of “food” and “farm”.

Members believe that the reduction in size and/or closure of large regional shows in the North (Launceston closed, Devonport reducing, Burnie moved out of city) places the Society in a unique position to continue to feature a traditional agricultural approach while its fortunate central location on the coast enables opportunities for development of a more agile contemporary programme designed to reach a larger patron base.

The Society indicated its current arrangements for office space and facility sharing are working well given its short annual programme but noted its opposition to the siting of a light pole within the central grassed space.

2.2.4 Ulverstone Softball Association

The Association serves players across a range of ages from 'Batters Up' to Tee Ball, Mixed Juniors and Senior men and women and from time to time have hosted regional and state tournaments and finals matches. Membership in the club has been steady around 140 members, with some limited growth in the number of junior players

The backstop on their main ground is permanent and boundary fencing is movable, meaning the space can be made available to soccer in their off season.

They noted their satisfaction with access to the well-maintained grounds. They expressed their desire to move out of their shared clubrooms on the western boundary to better located rooms in the Community Building where they could share toilets and kitchen/kiosk facilities with other groups and hold monthly meetings. Some minor alterations to the interior of the Community Building would be required to meet these aims.

The club mentioned they would enjoy having:

- permanent dugouts with bench seating;
- their perimeter fence raised; and
- improvements to the condition of the surface condition in the more intensively used edges of the ground.

2.2.5 Other Groups

Central Coast Community Shed

The Central Coast Community Shed is one of the largest on Northwest Coast with 95 active members,

with an expectation of growth upward of 140 within five years' time. Their facility houses meeting rooms, offices and workshops formerly dedicated as the 'Men's Shed' and is accessed by up to 40 people per day.

The facility is constrained in size and at maximum capacity with no scope for additional programming (the facility is currently open every weekday and part-time on the weekends). To overcome the shortage of space, the group has an arrangement with the Show Society for the out-of-season use of the Animal Nursery for workshop and storage. The facility has a shortage of storage space and also lacks ready access to an accessible toilet. Members indicated their preference for toilets behind the Football Strong to be upgraded to meet their needs.

Ulverstone Poultry Club

The club is the only one of its kind left on the Northwest Coast that has a physical presence for shows. With a membership of 55 active members with 6 juniors they expect further growth, upwards to 100 in the next five years due to plans to foster the inclusion of neighbouring clubs. The club currently hosts regular events, exhibitions, rooster days and participates annually in the Show.

To cater for member growth, state competition capacity and a longer show season (from 4 to 6 months of the year) a minor extension of footprint is a key priority for the club. The venue is constrained in its ability to host statewide competitions due to the size of the building. The club also expressed a desire for an upgrade / consolidation of adjacent public amenities and additional internal office/meeting space.

Ulverstone Kennel Club Inc.

The club dates from as early as 1897 and presently has 50 adult members and 10 juniors. The club use the dog off lead area at the north of the Showground for training (Wednesday evenings) and exhibitions (some weekends). The group expressed its thanks to Council for the maintenance of the grounds but noted their desire for:

- an all abilities toilet closer to their space;
- an upgrade to the Cattle Pavilion to enable them to use it as a covered space for judging; and
- additional lighting in the area to support evening use.

Ulverstone Rotary

The Rotary Club has recently built its new storage and gathering shed to the west of the site on a 5-year lease from Council. It has 33 current active participants with a declining membership. The group cited increased insurance costs and fewer avenues for sponsorship as the critical issues it will face in the next five years. With their new facility, the group has offered to provide booked shared use times for neighbouring community groups such as meetings and, small gatherings. Club members also noted their concerns for the safety of pedestrians arising from the lack of an identified zone separate from moving vehicles.

Ulverstone Lions Club Inc:

The Lions Club have 51 active members who use their shed most days of the week. They cite rising insurance costs and the lack of financial assistance from Council as the most critical issues they face over the next 5 years. They expressed a desire for the development of motor home facilities to be developed to the north of the Sport and Leisure Centre.



3 / Master Plan

3.1 A VISION FOR THE FUTURE

The Ulverstone Showground is a major community asset with a rich history of catering for the sporting and recreational needs of the local community and others on the Northwest Coast. Discussions with user groups, Council officers and review of the policy and planning context indicates the on-going demand for use of the existing facilities and for a range of opportunities for expansion and/or improvements to the existing infrastructure. At the heart of the investigations is a shared vision for the Showgrounds:

To be developed and managed as a premier sport and recreation venue for the Northwest Coast catering for the sporting, recreational, health and well-being needs of the local and regional community as well as state and national events.

Four principles underpinning this vision have emerged from the investigations:

Sustainability – The Showground will be sustainably designed, constructed, managed and promoted based on an understanding of sound environmental, economic and social planning.

Quality Experience – The Showground will provide safe and equitable access for visitors and users to enjoy and participate in a diverse range of quality sporting, recreational and community activities.

Capacity to Manage – The Council, sporting clubs and recreational groups will work together and where possible, share resources to effectively manage the Showground.

Benefits – The development and management of the Showground will be managed to generate environmental benefits, economic development and improvement in the community's lifestyle and wellbeing.

3.2 CONCEPT MASTER PLAN

Figure 3.1 shows The Concept Master Plan for the Ulverstone Showground provides for:

- improved access and connectivity along the facilities on the western, northern and southern boundaries to ensure the safety of users of the Showground including separation of pedestrians from vehicles through provision of footpaths, formalised car parking and closure to through traffic along the western edge of the ground (with exceptions for some events and in emergencies);
- a new purpose-built training and performance hall for the Slipstream Circus (sized to accommodate competition basketball/netball if required in the future);
- creation of a central access spine (between the existing Centre and the proposed Slipstream facilities) to incorporate an Ulverstone Sports Hall of Fame as a means to consolidate club memorabilia in a publicly visible location, thereby reducing the need for individual clubrooms;
- a new entry forecourt to the proposed central access spine;
- establishment of the principal competition soccer pitch in the southeast corner of the ground including the installation of the new lighting for which funding is available;
- reconsideration of the hard surface courts following establishment of the Slipstream Circus annex;
- continued use of element 9 (Map 1.2) as the soccer club offices and by other social groups as an occasional meeting venue;
- retention of the 'Old Boozer' for as yet unknown

purposes and the Keith Johnstone changerooms until such times as a replacement is available (review options beyond that time); and

- improved landscaping and amenity across the site.

The Master Plan also identifies the potential location for a further regulation full sized stadium, should there be a demand for additional play and for the installation of 'dugouts' adjacent to the softball field.

Although not shown on the Master Plan, a full review of the Sport and Leisure Centre should be undertaken by specialist facilities planners/designers. The review should consider:

- the consequences arising from decanting the Slipstream Circus into a new building and the freeing up of a portion of Stadium 3 for alternative uses (these may include indoor netball training, pilates, yoga, aerobics) and/or for the continued use of the space for judo;
- incorporation of the proposed 'sports hall of fame' as the principal entry corridor into the building;
- development of men's and women's change-rooms and umpire rooms on the ground level in the area of the kiosk/public toilets adjacent to the proposed lit soccer pitch while retaining day to day access to the public toilets from the outside;
- installation of an accessible toilet on the second level;
- creation of a sports club/function space on the second level using the existing vacant room there including removal of the solid wall and insertion of windows overlooking the show ground as originally intended and exploration of a deck off this room;
- construction of a 'river deck' off the existing function room on the second level;
- rationalisation of the number of kitchens/kitchenettes within the building;
- creation of a new 'community foyer' between

the proposed Slipstream Circus building and the existing kiosk, replacing the existing entry and creating a relaxation area for people to gather and wait in, with the potential for a portion to be café seating serviced from the kiosk;

- installation of a verandah roof along the western side of the building for spectator shelter during events on the ground; and
- reconfiguration of the kiosk to address the proposed 'community foyer' and to service the adjacent soccer ground.

The review should result in a costed master plan for the facility that illustrates how one integrated building could be developed while allowing for staged works to occur as money becomes available.

The following should also be advanced by Council and the stakeholders including:

- installation of an automated irrigation system for grassed areas (provides for cost savings on staff time and water, fertiliser and insecticide/fungicide use)
- installation of an all access, unisex toilet Immediately adjacent to the Community Shed to replace the aging toilets behind element 6;
- relocation of the softball club offices to the Community Building (element 6 on Map 1.2);
- consideration of the feasibility of extending the Poultry Shed to enable larger events and to provide a better amenity for users;
- installation of lighting within car park areas to enhance safety for night-time users of the grounds (ensure 'dark sky' principles are applied to avoid light spill); and
- reconfiguration of the internal spaces in the Community Building to accommodate the softball club.

In progressing the Master Plan, Council should also consider upgrading the toilet block at Legion Park to an accessible standard as well as the play facilities there. These upgrades would support use of the Animal Precinct and would add value to the showground as a community precinct.



Key:

- 1 New carpark off Alice Street with access parks for Community / Men's Shed members / visitors.
- 2 Proposed Ulverstone Softball Club relocation to community club with pedestrian only pavement space to field.
- 3 Existing softball pitch with proposed dugouts.
- 4 Rationalised northern carpark to allow pedestrian zones either side. Removable bollards for service / emergency vehicle entry at either end.
- 5 Capped existing informal through-road to create safe pedestrian zone with removable bollards for occasional service/ emergency vehicle entry.
- 6 Rearranged western carpark to allow pedestrian pathways either side, lighting and clearways to allow safe crossing points to field.
- 7 Relocated competition soccer pitch with 3x new field light poles and 1x relocated pole. New turf irrigation for full ground.
- 8 Poultry shed potential extension to allow statewide competition.
- 9 Reconfigured southern carpark with two egress points.
- 10 New outdoor basketball courts. 1x full court + 1x half court.
- 11 Opportunity for future indoor netball/basketball stadium + facilities.
- 12 Proposed Slipstream Circus building + facilities..
- 13 Proposed entry foyer - resident sporting clubs' hall of fame.
- 14 Existing Sports and Leisure Building. Refer to Figure 3.2 and 3.3 building layout plans for internal proposals.
- 15 Proposed extension for Judo facility. Refer to Figure 3.2 and 3.3 building layout plans for further detail.
- 16 Existing ticket booth and gates retained. Proposal to charge for match day parking rather than fencing full perimeter.
- 17 Proposed bus drop off bays and pedestrian plaza either side for student safety.
- 18 New pedestrian forecourt for sports precinct. Opportunity for public art investment.
- 19 Full perimeter concrete path network.
- 20 New unisex accessible WC
- 21 Future Works:
 - Upgraded access to Legion Park and accessible WC
 - New unisex accessible WC

Figure 3.1
Ulverstone Showground Master Plan
2 Flora Street, Ulverstone | Draft For Review
PREPARED FOR CENTRAL COAST COUNCIL

3.3 BENEFITS

- The master plan is aspirational in that it shows the desired changes that are yet to be funded and thus their implementation is subject to more detailed feasibility investigations and funding support. The benefit of such a plan is that funding and investment can be directed towards the desired outcomes, rather than the continued history of ad hoc improvements that has led to the current situation.
- Importantly, an over-arching plan enables Council to delegate monies appropriately to capital development, maintenance and operation of the facilities at the Showground
- Other benefits arising from the Master Plan include the potential to:
 - deliver positive opportunities for a more active and healthy community consistent with state and local government policy;
 - position the precinct as a premier venue for a range of sports in the region;
 - meet current and future demands for community organisations and sport clubs at all levels while increasing opportunities for junior and senior participation in sport, recreation and community activities;
 - increase opportunities for sport and recreation tourism based on the possibilities for regional, Statewide and national competitions;
 - consolidate club facilities to create efficiencies of scale and achieve better return on investment from the construction and maintenance of facilities;
 - improve the environmental and economic performance of the facility while furthering the ability of Clubs to raise revenue through better quality clubroom facilities and the hosting of events.



Image supplied by The Ulverstone Soccer Club

4 / Implementation



3.1 ACTION PLAN

The Action Plan below lists recommended actions, the responsibility for action and the priority for implementation.

It is recognised that Council's resources are finite, and that delivery of the changes proposed herein are some, amongst many, of the calls on its finances. The Action Plan is not, therefore, a fixed document, but rather a 'working guide' that is the start of a discussion and that requires regular review and revision.

The priorities assigned are subject to available resources and based on the stated assumptions:

Immediate – the are the steps that will lead to a final Master Plan that Council will use as its guide over the next 5-10 years to add value to the Showgrounds as its premier public open

space.

High – high priority strategies that should be start immediately and be completed within 2 years, these include projects for which funding is already committed or which are necessary to improve the safety of users of the Showground;

Moderate – moderate priority strategy that should start and be completed within 5 years, these are projects that require the allocation of Council or other resources, further design and discussion with the affected stakeholders; and

Low – low priority strategy about which discussions should be started the next 5 years these are projects that require the further analysis in light of stakeholder participation rates and resources, the allocation of Council or other's funds, further design and discussion with the affected stakeholders.



Image supplied by The Ulverstone Soccer Club

Task	Responsibility	Priority
Stage 1 Approvals		
Review and approve draft Master Plan prior to further stakeholder engagement	Council officers Council	Immediate
Stakeholder engagement	Consultants Council officers	Immediate
Revise and finalise Master Plan.	Council	Immediate
Approve in principle	Council	Immediate
Stage 2 High Priority works for which funding is available for construction		
Prepare schematic design for the proposed changes to the Sport and Leisure Centre as a whole, but with a view to the works being staged as funds become available. Simultaneously develop a cost plan for each potential stage to assist with business case development as part of funding applications	Council officers Consultant Architectural team (Architect, Landscape Architect, Engineering and Quantity Surveyor)	High
Prepare detailed design and documentation for the first stages of construction of works to the Sport and Leisure Centre (i.e. Slipstream Circus facilities and any additional works required to facilitate construction in the location shown i.e. relocation of parking and hard surface play) Additional design as funds become available for further stages	Council officers Consultant Architectural team (Architect, Landscape Architect, Engineering and Quantity Surveyor)	High
Install ground lighting for soccer pitch	Council officers	High

Table 4.1 Action Plan

Task	Responsibility	Priority
Stage 3 Further design and works		
Prepare design and documentation for engineering works along western and northern edges of site to create safe pedestrian and vehicle movement spaces	Council officers Consultants (Civil Engineer and Landscape Architect)	High
Prepare design and install irrigation to grassed areas	Council officers Consultants (Irrigation specialist)	Medium
Design and install unisex toilets within the Community Shed	Council officers Drafting design consultant	Medium
Undertake building alterations as required to enable Ulverstone Softball Club to take up space in the Community Building	Council officers Drafting design consultant	Medium
Stage 4 Tasks to investigate future works		
Further discussions with Poultry Club and Ulverstone Softball Club regarding their requests for building works	Council officers	Low
Investigate improvement to Legion Park to better connect with the Showground	Council officers	Low
Investigate lighting options for car parking and the northern area of the ground adjacent to the dog exercise area	Council Offices Lighting consultant	Low

Table 4.1 Action Plan (continued)

3.2 COST ESTIMATES

Indicative cost estimates are known for some elements of the Ulverstone Showground Master Plan. For instance, estimates have been prepared for the new Slipstream facilities (\$5M), soccer club facilities (\$1M) and the sub-surface irrigation (\$300K). The costs are based on:

- indicative cost estimates prepared for the Ulverstone Football Club for the new club room amenities and the Slipstream Circus; and
- indicative cost estimates for sub-surface irrigation provided by Central Coast Council staff from recent comparable works at nearby sportsground.

The rates are indicative only and subject to refinement as design occurs.

A further estimate for the rest of the recommendations herein has been prepared which shows the total cost of all works as being in the order of \$2.8M.

This estimate draws on the experience of the consulting team with similar works. Square metre rates were applied for most items to which allowances for preliminaries (12%), design contingency (10%), and construction contingency (10%) plus professional fees, permits, testing, further survey and specialist investigations (10%) were added.

The cost estimate excludes allowance for:

- GST
- upgrade or provision of services infrastructure;
- legal and finance costs;
- adverse soil conditions encountered during any excavation works, contaminated soil treatment etc;
- cost escalation beyond 2020;
- office equipment costs;
- public art; and
- Council internal costs.

The estimate is considered to be at a P50 level (at best), which means that it is unlikely that costs would exceed the nominated figure by more than 50%.

More detailed cost estimates should be prepared by a Quantity Surveyor as proposals move beyond master planning to the business case feasibility and or design development stages of the various projects.

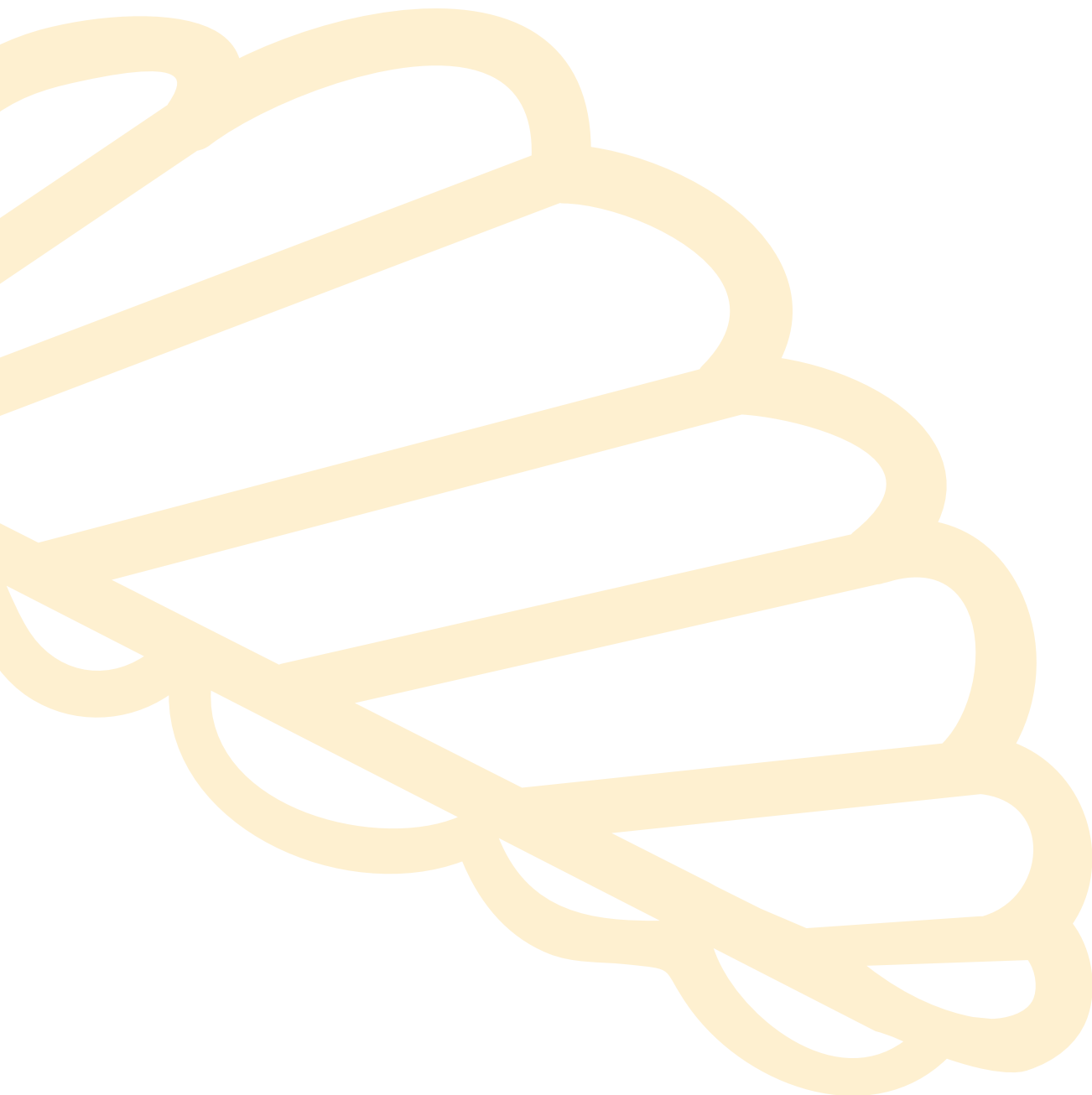


Image supplied by Ulverstone Softball Association

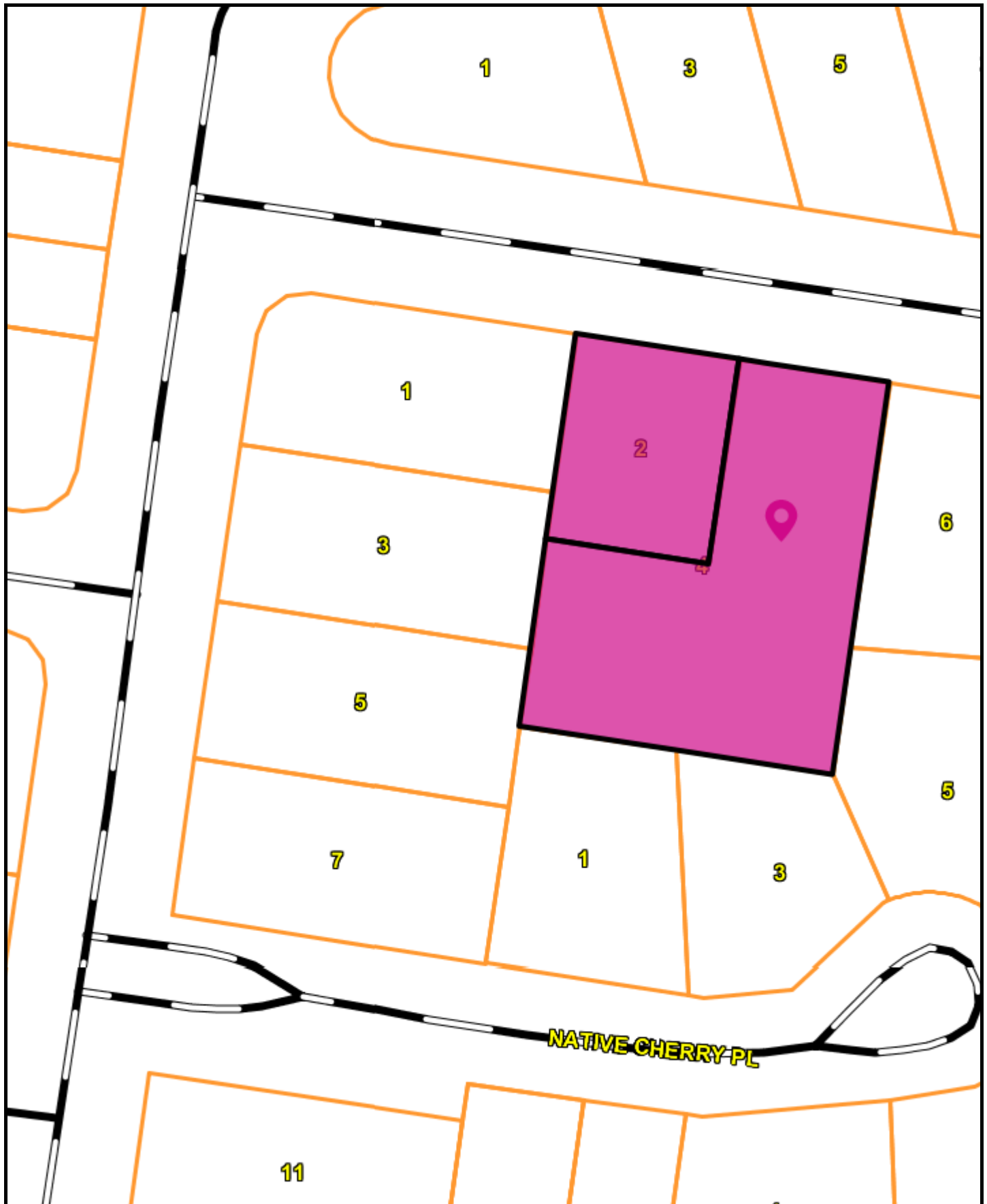
An abstract graphic consisting of several overlapping, rounded, orange-colored shapes that resemble stylized loops or a continuous path, set against a solid orange background.

Attachment A

**Recreation/Community Group
+ Sporting Club Surveys**



Annexure 1



20 m



CENTRAL COAST
COUNCIL

Scale = 1 :
653.940

Central Coast Council
19 King Edward St
Uiverside
TAS 7315
Telephone: 03 6429 8800
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au



30-Jun-2020

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

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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**2 & 4 TURNERS AVENUE,
TURNERS BEACH
DA2020172**

Annexure 2

CENTRAL COAST COUNCIL

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.au

www: centralcoast.tas.gov.au



CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993

Central Coast 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

2&4 TURNERS AVENUE, TURNERS BEACH,
TAS, 7315

Certificate of
Title Reference

104871/1

104870/1

Land Area

2023m²

Heritage Listed Property

NO



Applicant/s

First Name

PDA SURVEYORS O.B.O.

Middle
Name

Surname or
Company name

BL & SC HOWARD.

Mobile

0410 831 242.

Postal Address:

4 TURNERS AVENUE

Phone No:

64236875

TURNERS BEACH

7315

Email address:

Tom.keilly@pda.com.au



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

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

First
Name

Middle
Name

Surname

BL & SC HOWARD.

Phone No

0427 251 699

Postal Address:

4 TURNERS AVE

TURNERS BEACH

7315

Also: BRENDA THOMPSON, P.O. Box 1, TURNERS BEACH. 6423 6875.

PERMIT APPLICATION INFORMATION

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

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

Proposed Use

RESIDENTIAL SUBDIVISION

Use Class

Office use only

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

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

3 LOT RESIDENTIAL SUBDIVISION.

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

\$ 20,000 Estimate/ Actual

Total floor area of the development N/A m²

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

I, THOMAS REILLY, 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 26/06/20

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 THOMAS REILLY
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 26/06/20

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

SEARCH OF TORRENS TITLE

VOLUME 104871	FOLIO 1
EDITION 4	DATE OF ISSUE 18-Sep-2014

SEARCH DATE : 26-Jun-2020

SEARCH TIME : 04.41 PM

DESCRIPTION OF LAND

Town of TURNERS BEACH
Lot 1 on Diagram 104871
Derivation : Part of Lot 700 Gtd. to A.Clerke
Prior CT 2161/54

SCHEDULE 1

M483347 TRANSFER to B.L & S.C HOWARD PTY LTD Registered
18-Sep-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP104870 BURDENING EASEMENT: Right of Carriageway [appurtenant
to Lot 1 on SP104870] over the Right of Way 3.60 wide
on D104871
D140955 MORTGAGE to Commonwealth Bank of Australia
Registered 18-Sep-2014 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

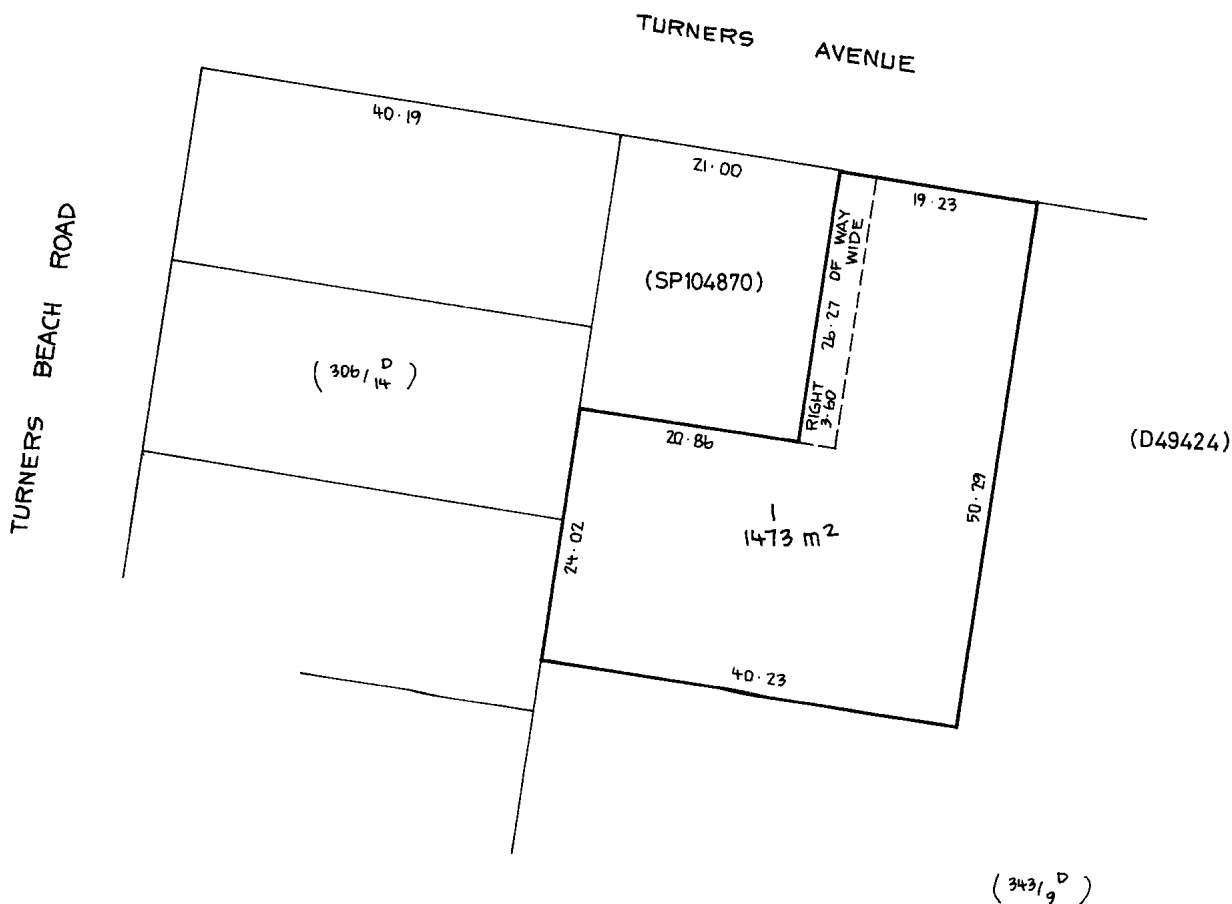
"EARLY ISSUE"

K 9175

Owner: T. L. HAYS G. I. & J. A. CRISP & ORS.	PLAN OF TITLE of land situated in the TOWN OF TURNERS BEACH BY R. W. RANSON COMPILED FROM BY SP 631 SCALE 1: 500 MEASUREMENTS IN METRES	REGISTERED NUMBER D 104871
Title Reference: C.T. 2161/54		Approved 18 MAY 1993 <i>Michael Ranson</i> Recorder of Titles
Grantee:		

BALANCE PLAN

TASMANIAN MUNICIPAL	LAST TOWN	LIBRARY
CORP. NO. 63	1753	SP631
ALL EXISTING SURVEY NUMBERS TO BE REPRODUCED ON THIS PLAN		



SEARCH OF TORRENS TITLE

VOLUME 104870	FOLIO 1
EDITION 7	DATE OF ISSUE 31-Jan-2017

SEARCH DATE : 26-Jun-2020

SEARCH TIME : 04.42 PM

DESCRIPTION OF LAND

Town of TURNERS BEACH
Lot 1 on Sealed Plan 104870
Derivation : Part of Lot 700 Gtd. to A.Clerke
Prior CT 2161/54

SCHEDULE 1

M204799 M607827 BRENDA JOAN THOMPSON Registered 31-Jan-2017
at 12.01 PM

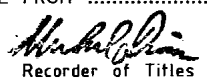
SCHEDULE 2

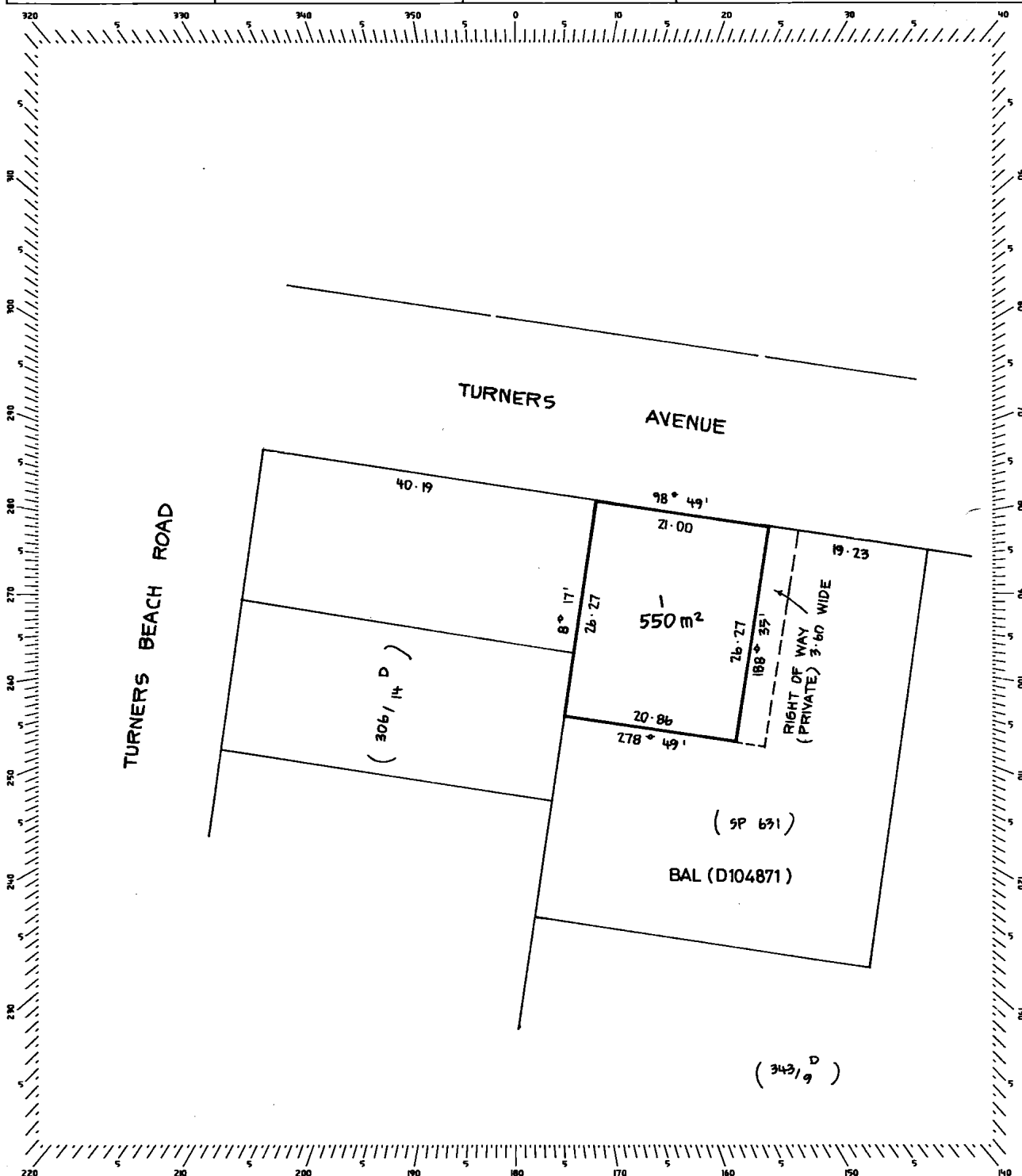
Reservations and conditions in the Crown Grant if any
SP104870 EASEMENTS in Schedule of Easements
SP104870 FENCING COVENANT in Schedule of Easements
E76751 MORTGAGE to National Australia Bank Limited
Registered 31-Jan-2017 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

"EARLY ISSUE"

OWNER F. L. HAYS G.I. & J. A. CRISP & ORS FOLIO REFERENCE C.T. 2161/54 GRANTEE PART OF LOT 700 (320.0.0) ALEXANDER CLERKE		PLAN OF SURVEY BY SURVEYOR R. W. RANSON LOCATION TOWN OF TURNERS BEACH SCALE 1: 500 LENGTHS IN METRES		REGISTERED NUMBER SP104870 APPROVED EFFECTIVE FROM 10 MAY 1973  Recorder of Titles
STATE MUNICIPAL CODE No. 63	LAST UPI No. 1753	LAST SURVEY PLAN No. SP 631	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



REGISTERED NUMBER

"EARLY ISSUE"

SCHEDULE OF EASEMENTS

SP 104870



NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

EASEMENTS:

Lot 1 on the Plan is together with a Right of ^{Carriage} Way over the "Right of Way (Private) 3.60 metres Wide" shown on the Plan.

No other easements or profits à prendre are created to benefit or burden any of the Lots shown on the Plan.

FENCING COVENANT:

The Owner of each Lot shown on the Plan covenants with **GARRY IAN CRISP, JULIE ANN CRISP, MARK REGINALD CRISP** and **JENNIFER CRISP** ("the Vendors") that the Vendors shall not be required to fence.

SIGNED by **GARRY IAN CRISP, JULIE ANNE CRISP, MARK REGINALD CRISP** and **JENNIFER CRISP** the registered proprietors of the land comprised in Certificate of Title Volume 2161 Folio 54 in the presence of:)

[Handwritten signatures of Garry Ian Crisp, Julie Ann Crisp, Mark Reginald Crisp, and Jennifer Crisp]

[Handwritten signature of Martina Hendrika Lindsay]
MARTINA HENDRIKA LINDSAY
9 DAHLIA COURT, DEVONPORT
OFFICE CO-ORDINATOR

This is the schedule of easements attached to the plan of GARRY IAN AND JULIE ANNE CRISP
(Insert Subdivider's Full Name)

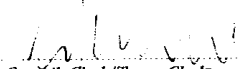
AND MARK REGINALD AND JENNIFER CRISP affecting land in

CERTIFICATE OF TITLE VOLUME 2161 FOLIO 54
(Insert Title Reference)

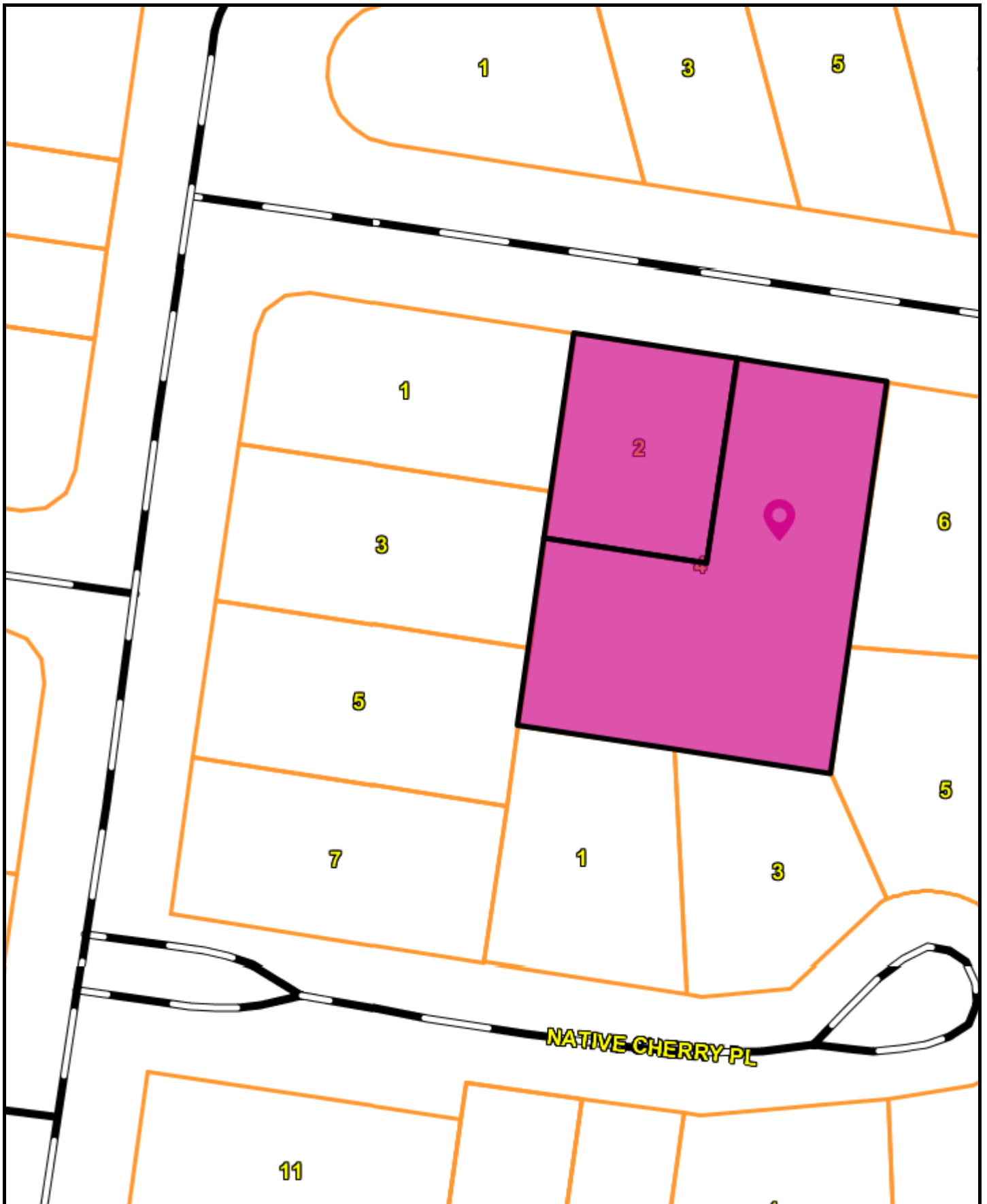
THE WARDEN, COUNCILLORS AND ELECTORS OF

Scaled by THE MUNICIPALITY OF CENTRAL COAST on 1 7TH APRIL, 1991

Solicitor's Reference DOOLAN AND BROTHERS


Council Clerk/Town Clerk

OS & 1134



20 m



CENTRAL COAST
COUNCIL

Scale = 1 :
653.940

Central Coast Council
19 King Edward St
Uiversdale
TAS 7315
Telephone: 03 6429 8800
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au



30-Jun-2020

Important

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This map is not a precise survey document

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**2 & 4 TURNERS AVENUE,
TURNERS BEACH
DA2020172**





- Compliance Submission -

Subdivision at 2 and 4 Turners Avenue, Turners Beach

Prepared by: Thomas Reilly

Date: 23 June 2020

PDA Surveyors reference: 45716

Central Coast Interim Planning Scheme 2013

<i>Provision</i>	Applicable	Compliant	Comment:
<i>1.0 Identification of the Planning Scheme</i>	Yes	Yes	The site is located within the Central Coast municipal area.
<i>2.0 Planning Scheme Purpose</i>	No	N/A	Consideration of section 2.0 is specifically excluded by 8.10.3.
<i>3.0 Planning Scheme Objectives</i>	No	N/A	Consideration of section 3.0 is specifically excluded by 8.10.3.
<i>4.0 Interpretation</i>	Yes	Yes	Definitions in section 4 have been considered and applied.
<i>5.0 General Exemptions</i>	No	N/A	No general exemptions apply.
<i>6.0 Limited Exemptions</i>	No	N/A	No limited exemptions apply.

<i>7.0 Planning Scheme Operation</i>	Yes	Yes	In accordance with 7.2.1, the land on which the activity would occur is in the Low Density Residential Zones and is assessed below accordingly.
<i>8.1 Application Requirements</i>	Yes	Yes	In accordance with 8.1.2, the application documentation includes: (a) details of the location of the proposed use or development; (b) a copy of the certificate of title, title plan and schedule of easements; (c) a full description of the proposed use or development; (d) a description of the manner in which the proposed use or development will operate.
<i>9.0 Special Provisions</i>	No	N/A	No special provisions apply.

12 LOW DENSITY RESIDENTIAL ZONE

<i>12.1.1 Zone Purpose Statements</i>	No	N/A	The proposed use is Residential, which is permitted use. In accordance with 8.10 there is no cause for consideration of the Zone Purpose Statements.
<i>12.1.2 Local Area Objectives</i>	No	N/A	The proposed use is Residential, which is a permitted use. In accordance with 8.10 there is no cause for consideration of the Local Area Objectives.
<i>12.1.3 Desired Future Character Statements</i>	No	N/A	The proposed use is Residential, which is a permitted use. In accordance with 8.10 there is no cause for consideration of the Desired Future Character Statements.
<i>12.2 Use Table</i>	Yes	Yes	The proposed use is Residential, which is a permitted use.
<i>12.3.1 Discretionary use</i>	No	N/A	Proposed use is Residential, which is a permitted use.

12.3.2 Impact of use

12.4.1 Suitability of a site or lot for use or development

No	N/A	No non-residential use is proposed.
Yes	Yes	<p>A1</p> <p>In accordance with A1, lots 2 and 3 would have an area of at least 580m². Contrary to A1, lot 2 would have an area of 488m².</p> <p>P1</p> <p>The following are considered to be relevant considerations:</p> <ul style="list-style-type: none"> • The Acceptable Solutions of the LDRZ provide opportunity for dwellings to be located on boundaries (12.4.3A2(c)(ii)) and have site coverage of up to 50% (12.4.3A3). • No space on the proposed lot 1 is required for either on-site stormwater or waste water disposal. • No utilities intersect lot 1 and no easements would constrain development on lot 1. • While narrow, the lot width is equivalent to a number of other lots in the local area (8 & 8A Turners Beach Road, 2 & 2A Native Cherry Place, 1 & 3 Possum Lane). Each of these lots now contains perfectly habitable dwellings. • The careful placement of windows and living areas would enable sufficient solar access to enable a suitably amenable and passive solar energy efficient dwelling. <p>On the basis of the considerations above, it is considered that modestly sized and carefully designed residential development could be established on the site.</p> <p>A2 – Access</p> <p>The existing access to number 4 Turners Avenue would be transferred to number 2 Turners Avenue. The proposed accesses for lots 1 and 3 and would be formed and constructed</p>

12.4.2 Dwelling density

		<p>from the road edge in accordance with Council's requirements. In each case, access would be across a frontage over which no other land has a right of access. Each crossover would be constructed in accordance with the requirements of the Road Authority.</p> <p>A3 - Water</p> <p>Lots 1 and 3 would utilise the two existing water meters. Lot 2 would be disconnected from the existing meter and connected to a new meter and connection in accordance with the requirements of TasWater.</p> <p>A4 - Sewer</p> <p>Lots 1 and 3 would utilise the two existing sewer connections. Lot 2 would be disconnected from the existing connection and reconnected to a new connection in accordance with the requirements of TasWater.</p> <p>A5 - Stormwater</p> <p>Lots 1 and 2 would be provided with new stormwater connections as indicated on the Plan of Subdivision.</p>
Yes	Yes	<p>A1</p> <p>Lot 1 would have a higher density than the Acceptable Solution. Averaged across the site, dwelling density would be 1/675m².</p> <p>P1</p> <p>As with 12.4.1 P1 above, the following are considered to be relevant considerations:</p>

12.4.3 Location and configuration of development

		<ul style="list-style-type: none"> • The Acceptable Solutions of the LDRZ provide opportunity for dwellings to be located on boundaries (12.4.3A2(c)(ii)) and have site coverage of up to 50% (12.4.3A3). • No space on the proposed lot 1 is required for either on-site stormwater or waste water disposal. • No utilities intersect lot 1 and no easements would constrain development on lot 1. • While narrow, the lot width is equivalent to a number of other lots in the local area (8 & 8A Turners Beach Road, 2 & 2A Native Cherry Place, 1 & 3 Possum Lane). Each of these lots now contains perfectly habitable dwellings. • The careful placement of windows and living areas would enable sufficient solar access to enable a suitably amenable and passive solar energy efficient dwelling. <p>On the basis of the considerations above, it is considered that an appropriate development can be established on the site.</p>
Yes	Yes	<p>A1</p> <p>No changes to the existing dwellings are proposed. Lot 1 would have a suitable building area for a future dwelling located free from the 4.5m frontage setback requirement.</p> <p>A2</p> <p>The existing dwelling on the proposed lot 2 has a wall maximum wall height adjacent to the proposed access strip of 2.7m. The setback of the wall from this boundary would be 1.85m and hence would fit within the envelope.</p> <p>No other building relative to new boundaries would be within close proximity.</p>

12.4.4 Visual and acoustic privacy for residential development

Yes	Yes	<p>A1</p> <p>No window to a habitable room, or any part of a balcony, deck, roof garden, parking space or carport of a building would have a FFL more than 1.0m above natural ground level.</p> <p>A2</p> <p>The driveway shared between lots 2 and 3 would be 1.9m from the dwelling on lot 2.</p>
-----	-----	---

12.4.5 Private open space for residential use

Yes	Yes	<p>A1</p> <p>The dwelling on lot 2 would contain private open space at the rear of the dwelling with suitable area and dimension. In future, lot 1 may require landscaping to ensure that the 6m x 4m area of private open space was suitably level but it would be achievable by typical design and building practices.</p> <p>P2</p> <p>There would be no substantial change in manner in which residential use takes place on lot 2. The land to the west of the dwelling, which would become the driveway for lot 1 was never developed in a manner for outdoor relaxation and so it is unlikely to substantially detract from the amenity of the open space areas of the site. The dwelling has a number of large north facing window areas and a bright, sunny and well maintained front garden that cannot be built out or overshadowed. Although not private, the street is quiet and it is nonetheless an amenable open space area. At the rear of the dwelling, there is a large area of private space. It is considered that between the two main open space areas, the needs of occupants can be adequately accommodated.</p> <p>P3 - Each lot contains sufficient space for waste storage.</p>
-----	-----	---

12.4.6 Frontage fences

No	N/A	No fencing proposed
Yes	Yes	<p>A1</p> <p>No listed zone boundaries are proximate to the site.</p> <p>A2</p> <p>The dwellings on each site would be setback from the Devonport Port, the Bass Highway and the Western Line as follows:</p> <ul style="list-style-type: none">• Devonport Port – Over 10km.• Bass Highway – 150m.• Western Line – 80m.
Yes	Yes	<p>A1</p> <p>The subdivision is designed to accommodate single residential dwellings on each lot.</p> <p>P2</p> <p>The proposed access strip enables convenient access to an underutilised part of 4 Turners Avenue. It would not be possible to access this section of the site by more convenient means. The access strip provides a suitable connection to the road network and an appropriate route for connections to utilities.</p> <p>The access would be used for domestic purposes and is unlikely to significantly impact on residential amenity.</p>

*12.4.7 Setback of development
for sensitive use*

12.4.8 Subdivision

<i>12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision</i>	Yes	Yes	The existing two sites are currently serviced by an overhead connection to overhead mains on the opposite side of the road. An additional overhead connection is unlikely to have any significant visual amenity impacts. Given the extent of overhead connections in the area, it is considered unreasonable and unnecessary to provide underground connections to the proposed lot 1.
<i>E1 Bushfire-Prone Areas Code</i>	No	N/A	The site is not bushfire prone.
<i>E2 Airport Impact Management Code</i>	No	N/A	The site is not within prescribed airspace or ANEF contours.
<i>E3 Clearing and Conversion of Vegetation Code</i>	No	N/A	No significant vegetation removal is proposed.
<i>E4 Change in Ground Level Code</i>	No	N/A	There would be no use or development that resulted in a change in existing ground level or natural ground level by cut or fill.
<i>E5 Local Heritage Code</i>	No	N/A	No local heritage present.
<i>E6 Hazard Management Code</i>	Yes	Exempt	<ul style="list-style-type: none"> • The site does not contain land that is identified as having landslide risk. • No contamination is known to be present. • A small part of lot 1 would be located within the low risk hazard band for coastal inundation. In accordance with 6.4.3(b) and 6.4.4, it is considered that the proposal is exempt from the Code standards.
<i>E7 Sign Code</i>	No	N/A	No signage proposed.
<i>E8 Telecommunication Code</i>	No	N/A	The site is not near and the proposal does not involve telecommunications infrastructure of the type covered by the Code.

<i>E9 Traffic Generating Use and Parking Code</i>	Yes	Yes	<p>E9.5.1</p> <p>Lots 2 and 3 are intended for continued Residential use. Each lot contains space for parking at least 3 vehicles. No changes are proposed that would adversely impact on the existing parking arrangements.</p> <p>Lot 1 is intended for residential use and can accommodate the required number of parking spaces provided care is taken in the design process.</p> <p>E9.6.1</p> <p>The existing car parking areas are appropriately sealed and drained.</p>
<i>E10 Water and Waterways Code</i>	No	N/A	No use or development involved that would be within 30m of a wetland or waterway.
<i>F4.0 Turners Beach Specific Area Plan</i>			
<i>F4.7.1 Building Height</i>	Yes	Yes	A1 - No changes proposed to existing building heights.
<i>F4.7.2 Vegetation management</i>	Yes	Yes	A1 – No clearance involved.
<i>F4.7.3 Landscaping</i>	Yes	Yes	<p>Lots 1 and 3 meet the definition of an internal lot:</p> <p><i>internal lot means a lot:</i></p> <p><i>(a) lying predominantly behind another lot; and</i></p> <p><i>(b) having access to a road by an access strip, private road or right of way.</i></p>
<i>F4.7.4 Beach Access</i>	Yes	Yes	No access to the beach or Forth River involved.

Section 85 - *Local Government (Building & Miscellaneous Provisions) Act 1993*

Provision	Comment
<i>S85. The council may refuse to approve a plan of subdivision if it is of the opinion –</i>	
<i>(a) that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is; or</i>	No roads proposed.
<i>(b) that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of; or</i>	Stormwater from buildings and developed areas would be gravity fed and discharged in a controlled manner into in accordance with the requirements of the Stormwater Authority.
<i>(ba) that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block; or</i>	No lot would require an on-site waste water system.
<i>(c) that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets; or</i>	Water, electricity, drainage and access would be arranged in a typically cost effective manner.
<i>(d) that the layout should be altered to include or omit –</i>	
<i>(i) blind roads; or</i>	No foreseeable benefit.

<i>(ii) alleys or rights of way to give access to the rear of lots; or</i>	The rear of all relevant lots can be accessed without need for alleys or additional rights of way.
<i>(iii) public open space; or</i>	No appropriate land for open space purposes.
<i>(iv) littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake; or</i>	No nearby water body.
<i>(v) private roads, ways or open spaces; or</i>	No foreseeable benefit.
<i>(vi) where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides; or</i>	No roads proposed.
<i>(vii) licences to embank highways under the Highways Act 1951; or</i>	No embankments necessary.
<i>(viii) provision for widening or deviating ways on or adjoining land comprised in the subdivision; or</i>	Any provision for widening or deviating ways would be considered on a case by case basis.
<i>(ix) provision for the preservation of trees and shrubs; or</i>	Existing trees and shrubs would be retained to the greatest extent possible.
<i>(e) that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision; or</i>	No foreseeable benefit.

(f) that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on; or

Issue addressed above in the assessment of the development standards.

(g) that one or more of the lots ought not to be sold because of –

(i) easements to which it is subject; or

There are no easements on the land that would affect the potential for each lot to support appropriate use and development.

(ii) party-wall easements; or

There are no party walls on the land that would affect the potential for each lot to support appropriate use and development.

(iii) the state of a party-wall on its boundary.

There are no party walls on the land that would affect the potential for each lot to support appropriate use and development.

- End -

The Advocate

Connect with Classifieds

Phone: 1300 363 789
Email: classifieds@theadvocate.com.au



Garage Sales

VISIT VISITED

Somerset

2/2 SIMPSON STREET
Washing machine, fridge; 2 single beds complete and chairs; water pump and piping; tools; cutlery; crockery and lots of small things. All under cover.
MOVING SALE
Strictly 8am to 2pm.

VISIT VISITED

Ulverstone

GODDARD STREET
Tent; bric-a-brac; household items; clothing; bikes; kitchen items etc. etc. 8am start.

Wanted to Buy

A PETROL TIN

An old one gallon petrol tin. Ulv. Phone 0408 253 384.

DVD/CDs,

LP records, estates /downsize, shed/workshop contents, antiques, chesterfield, deer head, wine/whisky, Stamps/coins, books /comics, model trains /cars, collections of anything. Cash paid, will visit. Ph 6423 3316.

FALCON XY or any model between XT-XC, complete or project. Ph: 0409 335 589.

Motor Vehicles

TOYOTA Hilux

ute in ...
or ...
pe ...

Ford Fiesta LX

2011, Hatchback 5 dr. manual. Excellent condition. Low 57,500 km. Burnt orange. \$6990. Located Wynyard. Inspect from 28/6. Ph. or text 0419 887 525.

SUBARU IMPREZA

2014, Outback, 4dr, 100000 km. Ph. or text 0419 887 525.

ALL OUR CLASSIFIEDS APPEAR ONLINE

Auctions

SHERWOOD AUCTIONS

Incorporating ELDERS REAL ESTATE

60 Reibey Street, Ulverstone

"The no buyers premium auctioneers"

AUCTION SATURDAY 11TH JULY - ON SITE - 154 UPPER GEORGE STREET, DEVONPORT

10.30am start - viewing from 9.00am morning of sale and Friday 10th July 12.30 to 1.30pm

On behalf of The Estate of Barbara Hall - Motor vehicle & household of furniture & chattels

Main Items: 2006 Hyundai Elantra 4-door hatch with just 52911kms, good tyres, auto transmission, reg. til March 2021, goes very well. Qty vintage & costume jewellery. Qty Australian pre-decimal & decimal coins & banknotes. Westinghouse upright freezer & fridge. Hoover auto washing machine & clothes dryer. Qty Pipers Truline and J&H Furniture Blackwood furniture incl. 7pc dining suite, coffee tables, chest of drawers, bedside drawers & dressing table. Royal Doulton & Noritake dinner sets. Revivite Circulation Booster. Mobility walker. Mahogany writing bureau. Parmaker 3-wheel golf buggy. Qty childrens & asst books. Queen & double beds. 5pc Outdoor setting. Cast & timber bench seats. Qty ornaments & boxed giftlines. Torpedo exercise bike. Axes & vintage tools. Wheelbarrow. Victa lawnmower. Aluminium extension ladder and more.

REMINDER: AUCTION TODAY 4 ADELONG PLACE, ULVERSTONE - viewing from 9.00am

Telephone: DAVID COUSINS 0407 479 898
Email: sherwoodauctions@gmail.com
Website: www.sherwoodauctions.com.au



Caravans and Motor Homes



Global Warrior

Explore Australia... away from the maddest crowds. Fully loaded Sept 2018 ATW Global Warrior 4x4 heavy duty off road motorhome



Isuzu NPS 75/155 5.2 L turbo, 3.0L turbo Located in Wynyard, Tas.

★ Too many features to list here. Can email further details to you. \$280,000 firm Phone 0429 601 479.

Motor Wrecking

NISSAN Navara D22, 2002 model, 3.0L turbo motor, gear box and transfer case, can hear running until 12th July, 101,000Kms \$2900 o.n.o. 0438 551 586.

Real Estate

ULVERSTONE

HOUSE FOR SALE

3 to 4 bedrooms, 1 bathroom, close to schools, great renovator. Ph. 0407 320 922.

Livestock

Ulverstone Pet Food

Stock wanted, suitable for pet food. Ph. 6425 5822 or 0408 141 972 (AH).

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Local Government

WARATAH WYNARD COUNCIL

APPLICATIONS FOR PLANNING PERMITS

Notice is given that applications have been made for the following discretionary permits:-

No:	DA 9/2020
Location:	16628 Bass Highway Wynyard
Applicant:	Rosene Cox
Zoning:	Rural Resource
Use Class:	Residential
Proposal:	Outbuildings (2 x Sheds)
Discretionary Matter:	Residential use 26.3.3 (P1)
No:	DA 87/2020
Location:	118 Deep Creek Road Wynyard
Applicant:	PLA Designs Pty Ltd
Zoning:	Rural Living
Use Class:	Residential
Proposal:	Dwelling & Outbuildings x 2
Discretionary Matter:	Location and configuration of development 13.4.3 (P2, P3)

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.warwyn.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 20 July 2020.

Dated at Wynyard this day, 4 July 2020.

Shane Crawford, General Manager

PO Box 168, WYNARD 7325

Email: council@warwyn.tas.gov.au

www.warwyn.tas.gov.au

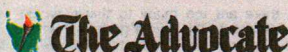
HAD A COVID CLEAROUT?

Advertise your Garage Sale from only \$35 until July 26.

YOUR SUBURB

Your address. Start and finish time. List of items that will be on offer. Any extra information of interest.

Contact your local office on: 1300 363 789
classifieds@theadvocate.com.au



Local Government

CIRCULAR HEAD COUNCIL

RATES 2020/21

Notice is hereby given that, in accordance with Section 118 of the Local Government Act 1993 Council, at the Council Meeting on 18 June 2020, passed a resolution to fix rates and charges.

Rates and Charges	Cents per \$ of Adjusted AAV	Minimum
General Rate	7.67499	\$277.00
Waste Charges		
Transfer Station Contribution		\$78.00 per property
Urban Bin Collection		\$130.00 per bin pickup
Rural Bin Collection		\$103.00 per bin pickup
Recycling		\$54.00 per bin pickup
Stormwater Charge Smithton	1.304552	No Minimum
Stormwater Charge Stanley	2.078532	No Minimum
Fire Service Rates		
Urban	0.373166	\$41.00
Rural	0.375158	\$41.00

A 3% discount is available if full rates are paid on or prior to 31 August 2020.

Ratepayers can also pay by three instalments. Instalment dates are 31 August 2020, 30 November 2020 and 26 February 2021.

A 7% penalty will be imposed if payment is not received by the due date.

Should a ratepayer be unable to meet a payment date, consideration will be given to a special arrangement if the application is made in writing on the appropriate form and prior to the due date. Arrangement forms are available from Council's Administration Office 33 Goldie St Smithton, at www.circularhead.tas.gov.au, or by calling 6452 4800.

APPLICATION FOR PLANNING PERMIT (s.57(3) Land Use Planning and Approvals Act 1993)

Circular Head Interim Planning Scheme 2013

APPLICATION NO	DA 2020 / 00033
Location	7 Pebbly Road, Hellyer
Applicant/Owner	Cox R / Graham P A, Crisp B J
Use Class	Residential
Proposal	Extension to an existing dwelling
Discretionary Matter	12.4.1 (P5) Suitability of a site or lot for use or development, 12.4.3 (P2) Location and configuration of development, 12.4.7 (P2) Setback of development for sensitive use
Application No	DA 2020 / 00043
Location	24 Honey Richea Road, Hellyer
Applicant/Owner	Cox R / Stretton J L
Use Class	Residential
Proposal	Extension to an existing dwelling
Discretionary Matter	12.4.1 (P5) Suitability of a site or lot for use or development, 12.4.3 (P2) Location and configuration of development, 12.4.3 (P4) Location and configuration of development, 12.4.4 (P1) Visual and acoustic privacy for residential development

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton or Council's website till the date listed below. Please be advised due to COVID-19 restrictions Council offices may not be open to the public during this notification period. In accordance with s.57(5) of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and received by 5.00pm 20/07/2020.

Scott Riley
GENERAL MANAGER
PO Box 348 Smithton 7330
Ph: 03 6452 4800
Email: council@circularhead.tas.gov.au
Web: www.circularhead.tas.gov.au



Local Government



DEVONPORT CITY COUNCIL
137 Rooke 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:	PA2020.0098
Proposal:	Residential (single dwelling)
Address:	10 Riverbend Drive, Don
Application No:	PA2020.0101
Proposal:	Residential (dwelling extension)
Address:	12 Tasman Street, Devonport
Application No:	PA2020.0103
Proposal:	Residential (shed)
Address:	6 Middle Road, Devonport

The applications can be viewed at the Council offices or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 20 July 2020.

Matthew Atkins
GENERAL MANAGER

Local Government



19 King Edward Street
Ulverstone Tasmania 7315
Tel: 03 6429 8900
Fax: 03 6425 1224
www.centralcoast.tas.gov.au

APPLICATIONS FOR PLANNING PERMITS

5.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Location:	18, 26 & 27 Parsons Street, Ulverstone
Proposal:	Residential (staged subdivision to form 79 lots, road, the provision of land for public open space, flood conveying channel and demolition of shed) - variation to suitability of a site for development, internal allotments and reliance on E4 Change in Ground Level Code, E6 Hazard Management Code and E10 Water and Waterways Code
Application No.:	DA2020071
Location:	CT224305/1 Golf Club Road, West Ulverstone
Proposal:	Natural and cultural values management (rehabilitation and reinstatement of site due to removal of vegetation) - access to site across a frontage used by others, variation to side setback standards and reliance on E3 Clearing and Conversion of Vegetation Code and E10 Water and Waterways Code
Application No.:	DA2020129
Location:	25 Josephine Street, West Ulverstone
Proposal:	Residential (dwelling) - variation to the building envelope
Application No.:	DA2020131
Location:	12 Bertha Street, West Ulverstone
Proposal:	Residential (dwelling) - variation to the building envelope
Application No.:	DA2020132
Location:	49 & 57 White Hills Road, Penguin
Proposal:	Residential (subdivision - reconfiguration of boundaries) - variation to site area and dwelling density and reliance on E1 Bushfire-Prone Areas Code
Application No.:	DA2020140
Location:	29 Josephine Street, West Ulverstone
Proposal:	Residential (outbuilding - shed) - variation to the building envelope
Application No.:	DA2020165
Location:	2 & 4 Turners Avenue, Turners Beach
Proposal:	Residential (subdivision - three lots) - variation to the size and orientation of internal Lot 1 with overhead electrical supply and a shared right of way for Lots 2 & 3
Application No.:	DA2020172

The applications may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during office hours (Monday to Friday 8.00am to 4.30pm) and on the Council's website. Any person may make representation in relation to the applications [in accordance with s.57(5) of the Act] by writing to the General Manager, Central Coast Council, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015. Representations must be made on or before 20 July 2020.

Date of notification: 4 July 2020.

SANDRA AYTON
General Manager



Annexure 3

Kellie Malone

From: Smith, Lou <louella.smith@ths.tas.gov.au>
Sent: Wednesday, 8 July 2020 12:58 PM
To: Admin
Subject: Attention General Manager re Application No. DA2020172

To the General Manager,

I reside at 5 Turners Beach Road, Turners Beach, this property has a fence line directly opposite the building proposed as Lot 1.

Currently that fence line has a low 1.3 metre fence dividing my property from this development.

Since the property has been cleared of trees, the amount of privacy in my back yard has diminished to zero. The problem has always been there but the trees and shed that were there reduced the visibility a great deal.

I cannot go into my back yard without being observed by the residents of the above properties now.

I feel that a building in this area will only add to this problem.

If built as described, there would be windows placed into the structure that would look into my yard.

Whilst I am not pleased about this development, I would prefer that a fence, preferably 1.8 to 2 metres high be added to the proposal to at least give me back some privacy in my own backyard.

Thank you

Regards

Lou Smith

Project Nurse – Ehealth and Information Technology

North West Regional Hospital Burnie

Telephone: 03 6493 6133

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Kellie Malone

From: Pamela Nichols <pamelanichols55@gmail.com>
Sent: Monday, 13 July 2020 11:40 AM
To: Admin
Subject: Attn: General Manager Application No. DA2020172 - Objection to proposal
Attachments: Objection to application DA2020172 Nichols.pdf

Dear Madam.

Please find attached documentation in relation to the objection to Application No. DA 2020172 - Residential (subdivision - three lots) - variation to the size and orientation of internal Lot 1 with overhead electrical supply and share right of way for Lots 2 & 3 .

We are objecting to this development on the grounds listed in the attached letter.

Many thanks
Pam Nichols

JN & PL Nichols
PO Box 471
Ulverstone TAS 7315

Central Coast Council
PO Box 220
Ulverstone TAS 7315

8 July 2020

For the attention of the General Manager
Sandra Ayton

Dear Sandra

Reference: APPLICATION DA2020172

Proposed residential subdivision – three lots – variation to the size and orientation of internal Lot 1 with overhead electrical supply and a shared right of way for Lots 2 & 3 at 2 & 4 Turners Avenue, Turners Beach.

We write in connection with the above application submitted for planning permit.

We have examined the plans for the proposed subdivision which adjoins our property at 1 Native Cherry Place Turner Beach. We wish to object to the development of this subdivision in this location on the grounds that the subdivision contravenes a number of guidelines relating to **12.4 Development Standards**.

1. The proposed subdivision contravenes the Suitability of Use of a Site or Lot for Use or Development Guidelines (12.4.1) in that Lot 1 would only have an area of 488m² (which includes the access strip) being under the acceptable solution of 500m². The total area of Lot 1 excluding the access strip is 379 m² which is well under the 500m².

12.4.1 Suitability of a site or lot for use or development 12.4.1-(A1) a site or each lot on a plan of subdivision must: (a) have an area of: (i) not less than 500m² excluding any access strip

2. The subdivision also contravenes the prescribed Dwelling Density Guidelines (12.4.2), in that Lot 1 would have a higher density than the acceptable solution.

12.4.2 Dwelling density 12.4.2-(A1) the site area per dwelling must: (a) be not less than 500m² if the site has: (i) connection to a reticulated water supply; (ii) connection to a reticulated sewer system; and (iii) connection to a stormwater system;

3. In relation to Access 12.4.1 (A2), it is proposed that the existing access to number 4 Turners Avenue would be transferred to number 2 Turners Avenue and the proposed access

for Lot 1 & 3 would be formed and constructed from the road edge. It is unclear as to whether Lot 1 & 3 will use the same access road or where lot 3 will access its property. This contravenes the Access guideline **12.4.1-(A2)**:

A site or each lot on a subdivision plan must have a separate access from a road: (a) across a frontage over which no other land has a right of access

4. We contest the comment made in 12.4.9 *Reticulation of an electricity supply to new lots on a plan of subdivision*, where it states that an additional overhead connection (providing electrical supply to Lot 1) is unlikely to have a significant visual amenity impact. In our view this would have a significant visual impact on the properties on the southern and western side of Lot 1, directly behind and to the side of this lot.

In conclusion, the proposed subdivision of 2 & 4 Turners Avenue from 2 lots into 3 lots, significantly increases the site density on this very small parcel of land and its surrounds, (see aerial photograph attached) and will result in a lessening of open space and an increase in the amount of hard surface in such a small area of land. This may pose a flood risk for Lot 1 and surrounding properties. Evidently there is a well within Lot 1.

High residential/site density and overdevelopment is out of character for the area of Turners Beach and will detract from the unique nature and personality of this beautiful residential area which needs preserving.

Please consider our objections to the proposed residential subdivision.

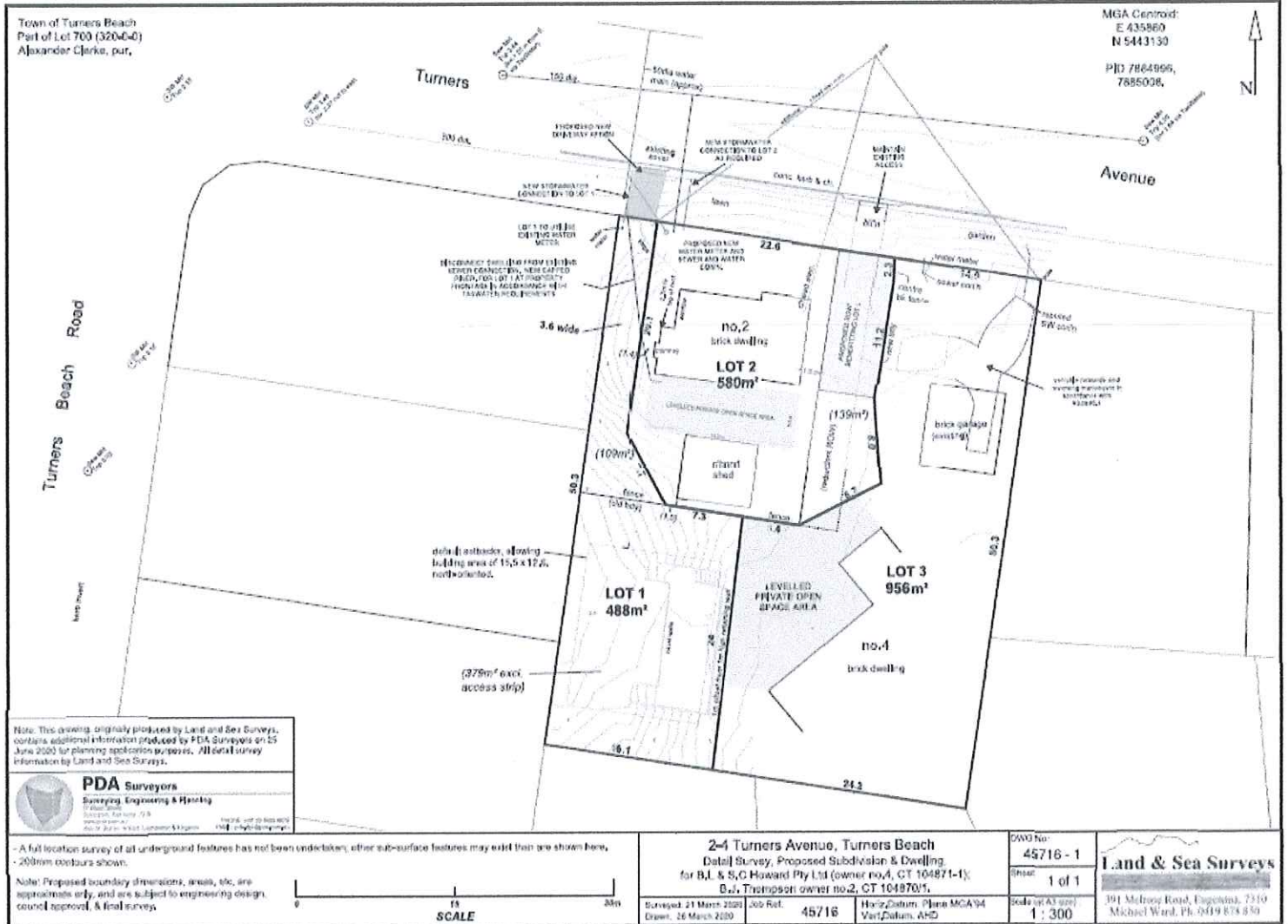
Yours faithfully,

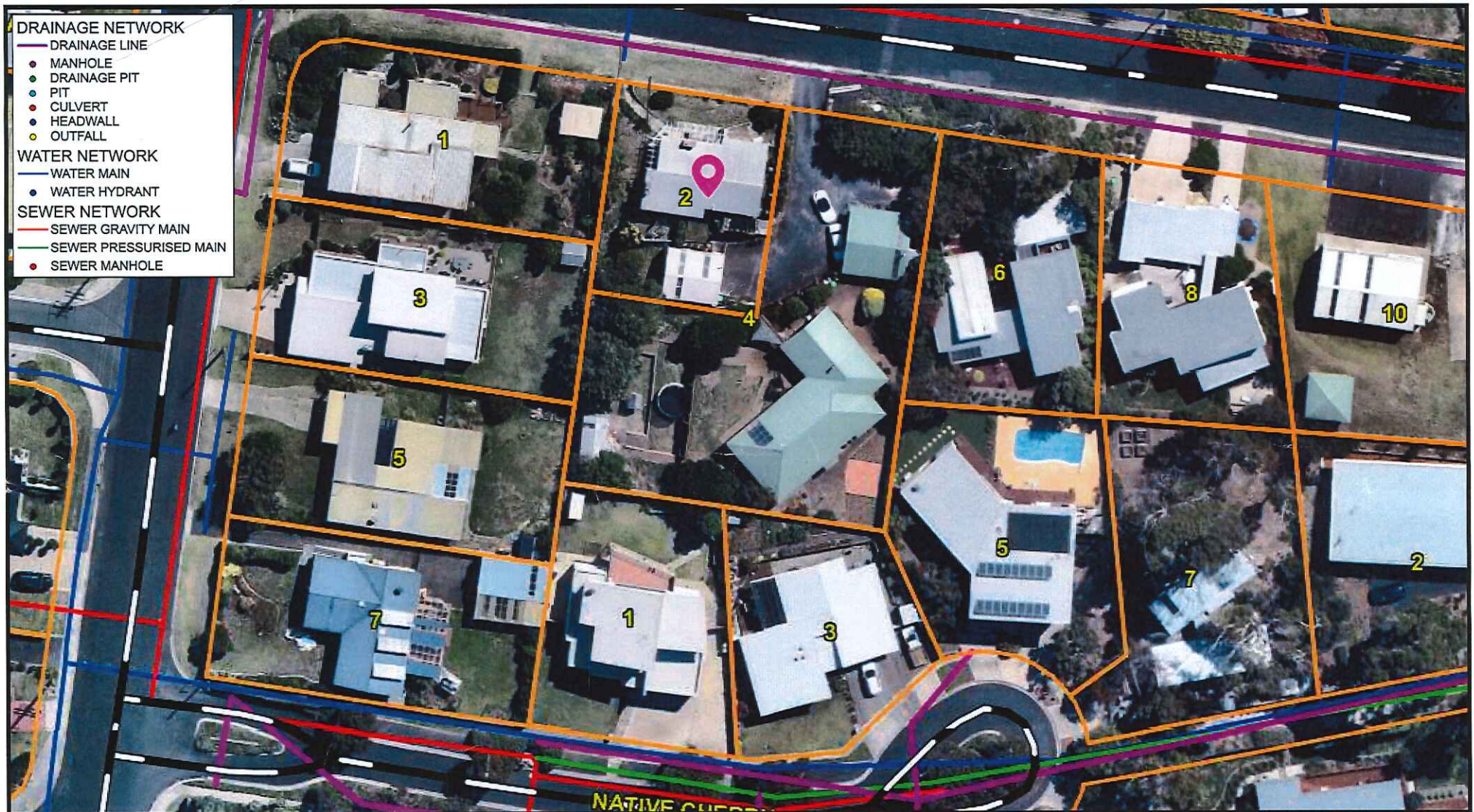
A handwritten signature in cursive script, appearing to read 'P.L. Nichols' followed by a flourish.

JN & PL Nichols

Town of Turners Beach
Part of Lot 700 (3200-0)
Alexander Clarke, put,

MGA Centroid:
E 435860
N 5443130
PID 7864956,
7885038,





Scale = 1 : 653.940

6-Jul-2020



Central Coast Council
19 King Edward St
Liverstone
TAS 7315
Telephone: 03 6429 9800
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au

Important
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geodetic Datum of 1984 (AGD84). Heights are referenced to the Australian 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.
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 2020.
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2 July 2020

Our ref.: DA2020172

J N & P L Nichols
PO Box 471
ULVERSTONE TAS 7315

Dear Sir/Madam

APPLICATION FOR PLANNING PERMIT UNDER
S.57 LAND USE PLANNING AND APPROVALS ACT 1993
2 & 4 TURNERS AVENUE, TURNERS BEACH

An application for development of land has been received for:

Residential (subdivision – three lots) – variation to the size and orientation of internal
Lot 1 with overhead electrical supply and a shared right of way for Lots 2 & 3

at 2 & 4 Turners Avenue, Turners Beach

As an owner or occupier adjoining the above land, you are invited to view this
application during office hours at Council's Land Use Planning Office, 1st Floor
Administration Centre, 19 King Edward Street, Ulverstone and/ or on the Council's
website at www.centralcoast.tas.gov.au.

If you wish to comment on this application, please write to the General Manager,
PO Box 220, Ulverstone 7315 or via email to admin@centralcoast.tas.gov.au, Attn:
General Manager and quote Application No. DA2020172. Any representations
received by the Council are classed as public documents and will be made available to
the public where applicable under the *Local Government (Meeting Procedures)*
Regulations 2015. Your representation must be received on or before 20 July 2020
to be considered during the Council's assessment of this application.

For further information regarding this application please contact Mary-Ann Edwards
on tel. 6429 8951.

Yours faithfully

Paul West
STRATEGIC PROJECTS & PLANNING

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900
Fax 03 6425 1224
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

Kellie Malone

From: Philip S Mitchell <filnsu@hotmail.com>
Sent: Tuesday, 14 July 2020 8:22 PM
To: Planning
Subject: Re proposed redevelopment of numbers 2 and 4 Turners Avenue Turners Beach (Application DA 2020172)

ATTENTION: Sandra Ayton, General Manager, Central Coast Council

Regarding the aforementioned proposed subdivision

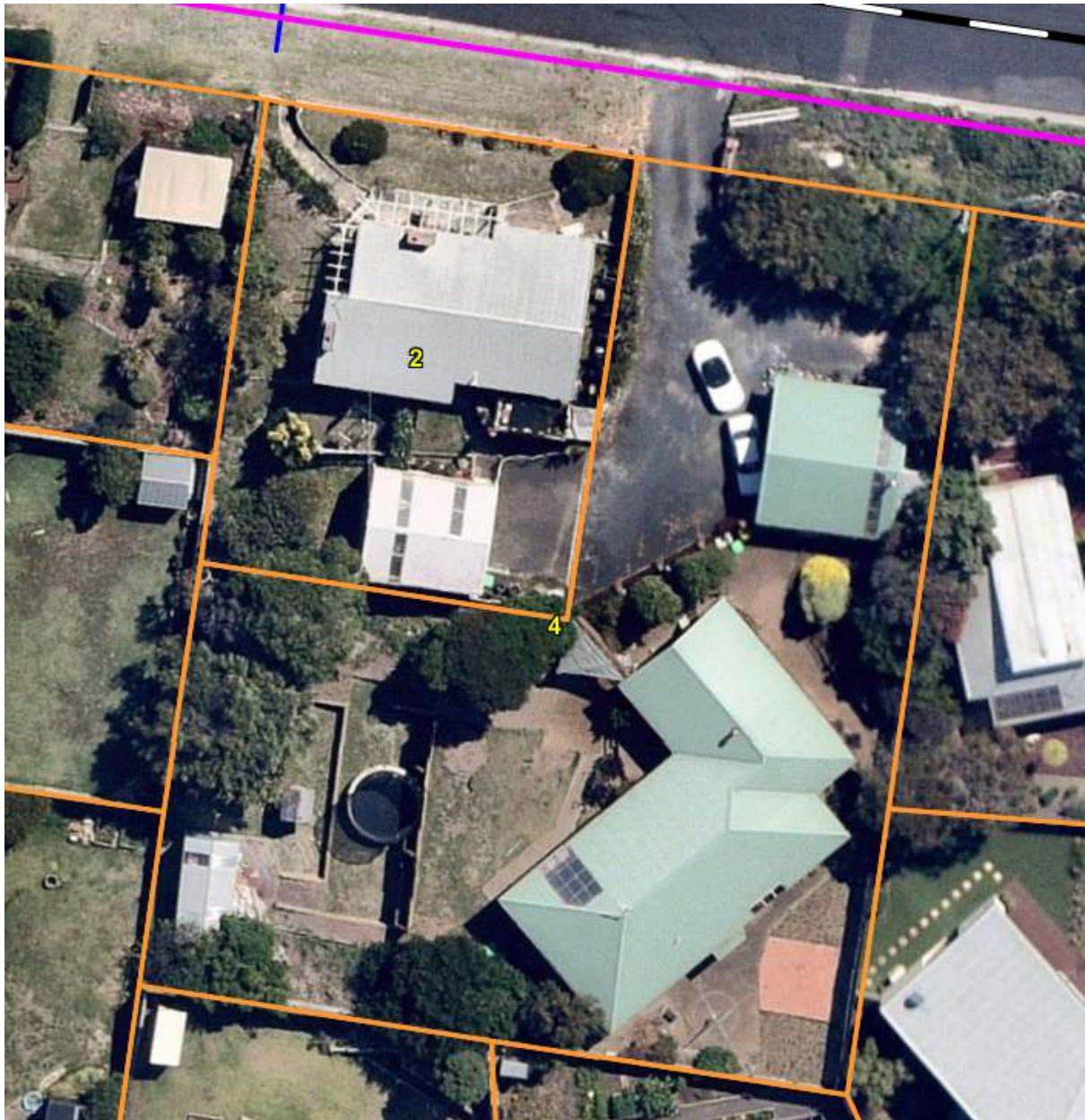
We wish to object to this development

- The proposal contravenes a number of guidelines in councils 'Development Standards' the "Suitability of a site or lot for use or development (12.4.1 and 12.4.2 dwelling density) which both state that the acceptable size should not be less than 500m2 when the access is excluded; in this proposal the land size is 379m2 excluding the access strip.
- The Application sites Numbers 2 and 2a Native Cherry Place as examples already, where dwellings have been erected, as being similar in small land size. However the land size of each of these properties is larger than the proposal, being 490m2 and 384m2 respectively.
- The idea that overhead power lines would be unlikely to have any "significant visual amenity impact" seems overly optimistic if the site is developed as the owner will have to have power poles to reach the dwelling from the
- It is a concern to us that by repeatedly making exceptions to the guidelines with diminishing acceptable sizes of subdivided blocks the council is setting precedents. Ultimately the low density charm of this area will be irrevocably changed making it a far less desirable place to live.

We therefore wish to formally object to this proposed residential subdivision which it seems not only contravenes established guidelines; sets precedents which once set could lead to irrevocable changes to the unique atmosphere of this area.

Sue and Phil Mitchell
4 Native Cherry Place
Turners Beach 7315

Annexure 4



Aerial view of 2 & 4 Turners Avenue, Turners Beach



2 Turners Avenue



2 Turners Avenue



Lot 1



4 Turners Avenue and location of the right of way to be shared with 2 Turners Avenue



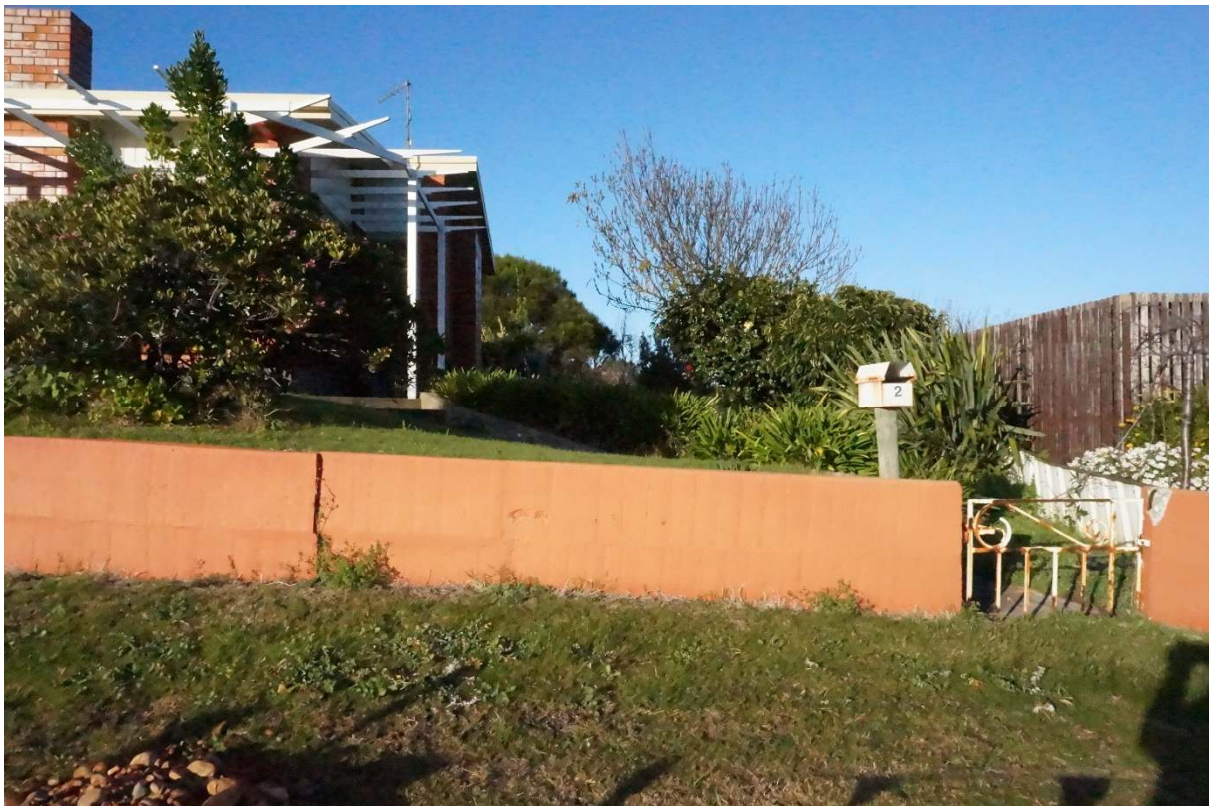
Proposed Lot 1



Proposed Lot 1



4 Turners Avenue



2 Turners Avenue



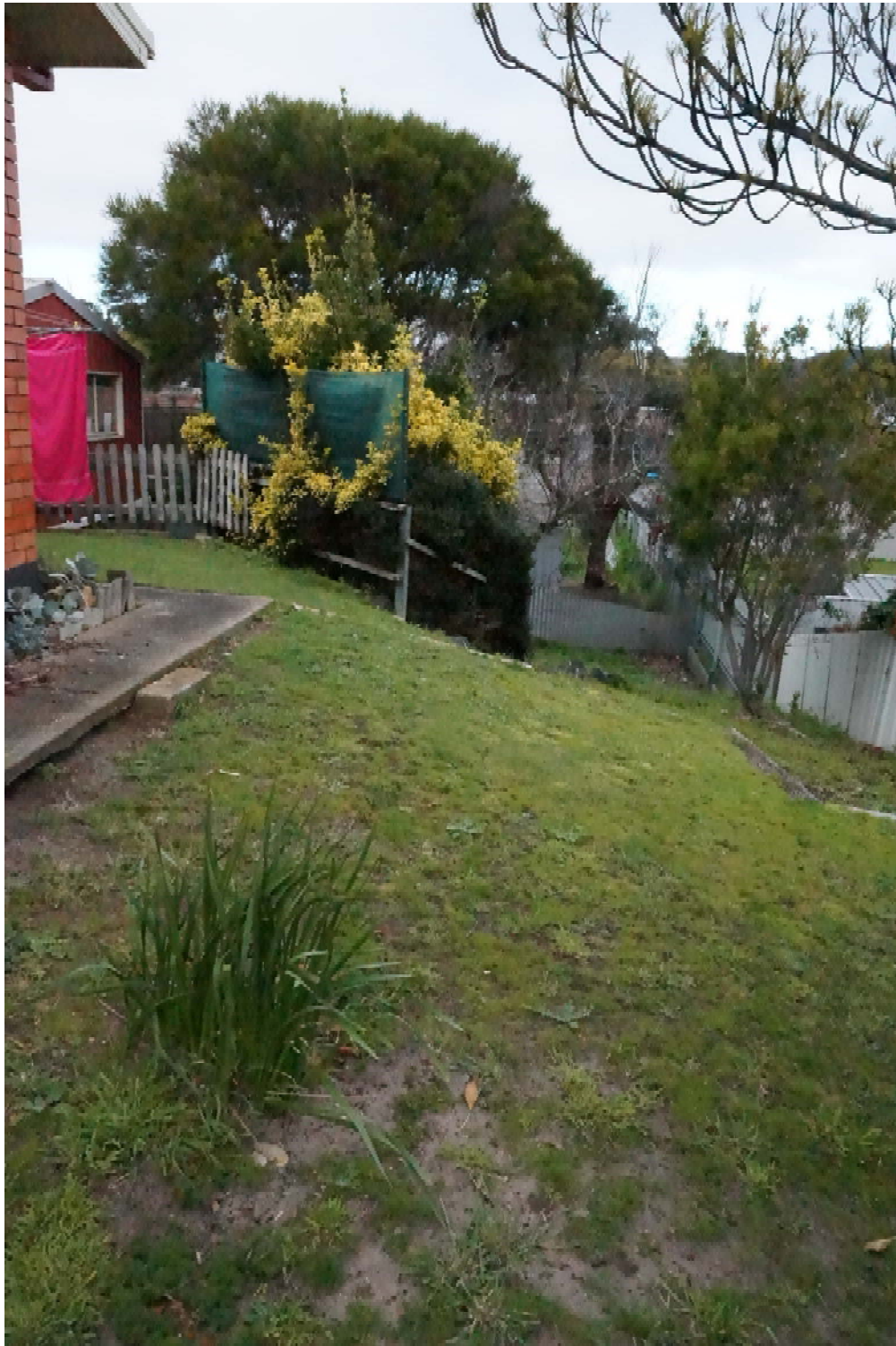
4 Turners Avenue and location of the right of way to be shared with 2 Turners Avenue



4 Turners Avenue and location of the right of way to be shared with 2 Turners Avenue



Proposed access to Lot 1



Location of proposed access strip – 2 Turners Avenue

Submission to Planning Authority Notice

Council Planning Permit No.	DA2020172	Council notice date	29/06/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00905-CC	Date of response	30/06/2020
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	CENTRAL COAST COUNCIL		
Contact details	planning@centralcoast.tas.gov.au		
Development details			
Address	4 TURNERS AVE, TURNERS BEACH	Property ID (PID)	7885008
Description of development	3 Lot Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Land & Sea Surveys/PDA Surveyors	45796 -1 Sh. 1		26/03/2020
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>NOTE: New sewer connection will need to be designed by a suitably qualified person, and provide a longsection as this is a non standards connection.</p> <p>FINAL PLANS, EASEMENTS & ENDORSEMENTS</p> <ol style="list-style-type: none"> 4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i> <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater. 			

Advice

General

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

A handwritten signature in black ink, appearing to read "J. Taylor".

Jason Taylor

Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au