
Minutes of an ordinary meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 17 August 2020 commencing at 6.00pm

Councillors attendance

Cr Jan Bonde (Mayor)	Cr John Beswick
Cr Garry Carpenter (Deputy Mayor)	Cr Cheryl Fuller
Cr Casey Hiscutt	Cr Annette Overton
Cr Tony van Rooyen	Cr Philip Viney

Councillors apologies

Cr Amanda Diprose

Employees attendance

General Manager (Ms Sandra Ayton)
Director Infrastructure Services (Mr Paul Breaden)
Director Organisational Services (Mr Ian Stoneman)
Strategic Projects and Planning Consultant (Mr Paul West)
Executive Services Officer (Mrs Lou Brooke)

Media attendance

Due to COVID-19 restrictions, media representatives were not able to attend the meeting.

Public attendance

Due to COVID-19 restrictions, the public were not able to attend the meeting.

CONFIRMATION OF MINUTES OF THE COUNCIL

233/2020 Confirmation of minutes

The Executive Services Officer reported 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.”

- Cr Viney moved and Cr Hiscutt seconded “That the minutes of the previous ordinary meeting of the Council held on 20 July 2020 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

234/2020 Council workshops

The Executive Services Officer reported as follows:

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

- . 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.”

- Cr van Rooyen moved and Cr Beswick seconded “That the Officer’s report be received.”

Carried unanimously

MAYOR'S COMMUNICATIONS

235/2020 Mayor's communications

The Mayor to report:

"I have no communications at this time."

236/2020 Mayor's diary

The Mayor reported 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."

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

Carried unanimously

237/2020 Declarations of interest

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

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

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

Cr Carpenter reported as follows:

“I am declaring an interest in respect of the following matter:

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 at Minute Ref No. 253/2020.”

COUNCILLOR REPORTS

238/2020 Councillor reports

The Executive Services Officer reported as follows:

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

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

Cr Overton reported on recent meeting attendances at the Ulverstone Municipal Band’s Annual General Meeting and the Central Coast Chamber of Commerce and Industry’s meeting of the incoming committee, noting that the committee has a positive outlook for the coming year.

Cr Hiscutt reported on recent meetings of the Slipstream Circus Board Inc, noting their upcoming event – Spring into Action – Circus Fest to be held mid-September. At the recent meeting of the Penguin Surf Life Saving Club, the Club expressed their thanks to the Council

for showing interest in a recent visit and reported on recent success in the 2019–2020 Awards of Excellence with Surf Life Saving Tasmania where the Club was awarded the ‘Darkie Wilson Award’ for Club of the Year and Nicholas Canales for Surf Life Saver of the Year. A great outcome for the Club.

Cr Carpenter reported on a recent meeting of the Caves to Canyon Tourism Association advising that the 2018 funding for virtual reality, received further seed funds from West by North West to assist with a screen being installed on the Spirit of Tasmania and advised the Annual General Meeting will be held late–August. Cr Carpenter noted comments in relation to the concrete stairs at Penguin and that the community value the exercise equipment at Johnsons Beach and suggested that further purchases be considered as part of the 2021–2022 budget.

Cr Fuller reported on a recent meeting of the Dulverton Waste Management Board, advising that there are Board vacancies and that member councils may be asked to share the vacancies on their respective websites and media platforms.

Cr Fuller also requested that Council staff reach out to the Penguin Miniature Railway Management Committee again to discuss possible upgrades, which may see the train up and running over the Christmas and summer period.

APPLICATIONS FOR LEAVE OF ABSENCE

239/2020 Leave of absence

The Executive Services Officer reported as follows:

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

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

There are no applications for consideration at this meeting.”

DEPUTATIONS

240/2020 Deputations

The Executive Services Officer reported as follows:

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

PETITIONS

241/2020 Petitions – Penguin Foreshore Upgrade

The Executive Services Officer reported 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 reported 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 Minute Ref No. 254/2020.

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.”

-
- Cr van Rooyen moved and Cr Carpenter seconded “That the Council note the receipt of the non-complaint petition relating to the Penguin Foreshore Upgrade.”

Carried unanimously

COUNCILLORS' QUESTIONS

242/2020 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

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

(a) offer an argument or opinion; or

(b) draw any inferences or make any imputations –

except so far as may be necessary to explain the question.

(3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.

(4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.

(5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.

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

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

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

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

No questions without notice were received.

243/2020 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

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

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

No questions on notice have been received."

PUBLIC QUESTION TIME

244/2020 Public question time

The Mayor reported 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."

245/2020 Public questions taken on notice

The Executive Services Officer reported as follows:

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

The Mayor reported as follows:

"Two submissions for public question time have been received:

Bill Birtwistle, Ulverstone:

Question 1 –

"Is Central Coast Council looking into getting Park Run going in town?? This worldwide event is in shut down at the moment but hopefully will return soon. We have a lovely town here that is well suited for Park Run. This event is growing worldwide as it suits everybody. I would be interested in helping to get it going."

Response –

Parkrun is community-led participation event, which builds upon a strong volunteer team to deliver each event. The Council has previously assisted local groups and enthusiasts investigate and try to establish a Parkrun in Ulverstone.

Although the town has an excellent range of waterfront walkways, they do not meet all the criteria necessary for Parkrun Australia to accept a proposed course. Issues include that the entire length of the course must avoid driveway and roadway crossings, and must have physical barriers from roadway traffic at key locations.

The Council staff are happy to help any community champion or group to revisit with Parkrun Australia the possibility of a course and event in Central Coast.

Keryn Wells, Ulverstone:

Question 1

“Why after receiving 234 submissions from rate payers opposing changes to the dog policy did the council pass these changes?”

Response

The Council considered all submissions it received in relation to the draft Dog Management Policy. A number of changes were made to the draft policy as a result of the public submission process. The main change which has impacted some beaches is the definition of a ‘restricted’ area. Rather than previous arrangements which had seasonal restrictions the Council determined to implement an all year round ‘restricted area’ classification which allows dogs on designated beaches 24/7 provided they ‘remain restrained on a lead at all times’. The Council genuinely believes this is a better outcome than the previous arrangements.

Question 2

“Do council think consistency of signage is a relevant reason for changing the dog walking policy to restricted on Buttons Beach East?”

I’m mindful that in everyday life not all signage can be consistently the same – i.e. parking times, opening hours of businesses etc.”

Response

In considering the designation of specific areas, the Council were keen to ensure simplicity in the rules and therefore in the signage provided. Rather than the current summer restrictions where dogs are not allowed on 'restricted' beaches during specified times of the day, the Policy has been finalised on the basis there is no time and/or seasonal restrictions being applied. If a beach is classed as 'restricted' it means a dog is allowed on the beach at any time of the day (all year round) but importantly it must always be restrained on a lead.

Question 3

"After reading over 90 dot points council tabled at the last meeting only 1 person was concerned about signage.

Is this then relevant for council to say this is a reason for the change when the community didn't think so?"

Response

The dots points referred to were a summary of the main issues raised as part of the consultation process.

Question 4

"Are council concerned that due to the pandemic the community have been unable to meet with council to discuss the proposed changes face to face and that many in our community do not feel a proper review process has been undertaken?"

Response

The Council received 276 submissions during the consultation period. The process which was followed was similar to what it would normally do in relation to consultation on a draft policy.

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

246/2020 Minutes and notes of committees of the Council and other organisations

The General Manager reported as follows:

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

- . 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 have been circulated to all Councillors.”

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

Carried unanimously

247/2020 Correspondence addressed to the Mayor and Councillors

The General Manager reported as follows:

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

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

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

Carried unanimously

248/2020 Common seal

The General Manager reported 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 reported as follows:

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

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

Carried unanimously

249/2020 Contracts and agreements

The General Manager reported as follows:

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

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

GENERAL MANAGEMENT

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

Carried unanimously

COMMUNITY SERVICES

250/2020 Statutory determinations

The Director Organisational Services reported 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 reported as follows:

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

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

Carried unanimously

251/2020 Ulverstone Showground Master Plan (328/2006 – 18.09.2006)

The Strategic Projects and Planning Consultant reported 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 was 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.

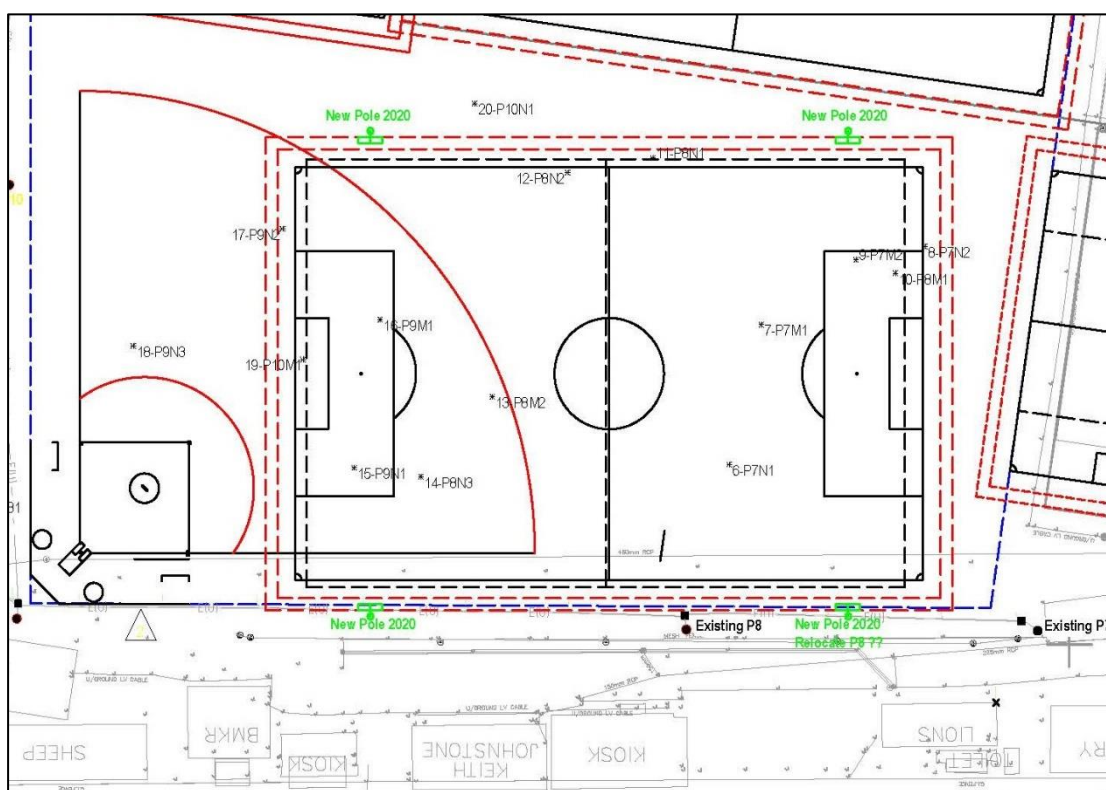
2 Lighting Design Parameters

- . 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 reported as follows:

"A copy of the DRAFT Ulverstone Showground Concept Master Plan prepared by Inspiring Place has been circulated to all Councillors."

■ Cr Hiscutt moved and Cr Viney seconded "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."

Carried unanimously

252/2020 Council acting as a planning authority

The Mayor reported as follows:

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

The General Manager has submitted the following report:

‘If any such actions arise out of Minute Ref 253/2020, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reported as follows:

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

- Cr Carpenter moved and Cr Fuller seconded “That the Mayor’s report be received.”

Carried unanimously

253/2020 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

Cr Carpenter having declared an interest and left the meeting at 6.22pm.

The Strategic Projects and Planning Consultant reported 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

PURPOSE

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: <ul style="list-style-type: none"> (a) be consistent with local area objectives; (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. 	Not applicable. Residential use is Permitted.
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 style="padding-left: 40px;">Lot 1 would have an area of 379m², not including access strip.</p> <p style="padding-left: 40px;">Refer to the “Issues” section of this report.</p> <p style="padding-left: 40px;">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>
--	--

<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> <ul style="list-style-type: none"> (a) provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or (b) from a rechargeable drinking water system ^{R4} with a storage capacity of not less than 10,000 litres if: <ul style="list-style-type: none"> (i) there is not a reticulated water supply; and (ii) development is for: <ul style="list-style-type: none"> a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day. 	<ul style="list-style-type: none"> (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. (b) Not applicable. The development has satisfied (a).
<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> <ul style="list-style-type: none"> (a) to a sewerage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or 	<ul style="list-style-type: none"> (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. (b) Not applicable. The development has satisfied (a).

<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>	
--	--

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>

<p>(b) not less than 3.0m from any secondary frontage; or</p> <p>(c) not less than and not more than the setbacks for any existing building on each of the immediate adjoining sites;</p> <p>(d) not less than for any building retained on the site;</p> <p>(e) in accordance with any building area shown on a sealed plan; or</p> <p>(f) if the site abuts a road shown in the Table to this Clause, the setback specified for that road.</p>	<p>(a) Compliant. Setbacks of existing, lawful buildings to Turners Avenue frontage will not change as a result of the subdivision.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Not applicable. No other buildings on the site.</p> <p>(e) Not applicable. No building area on a sealed plan.</p> <p>(f) Not applicable. Site does not abut the Bass Highway.</p>
<p>12.4.3–(A2) All buildings must be contained within a building envelope determined by:</p> <p>(a) the applicable frontage setback;</p> <p>(b) if the site is in a locality shown on Table A2, not less than the setback distance specific from the feature specified;</p> <p>(c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the</p>	<p>(a) Compliant. Setbacks of dwellings to Turners Avenue frontage will not change.</p> <p>The building envelope shown for Lot 1 satisfies setback standards.</p> <p>(b) Not applicable. No Table to this Clause.</p> <p>(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>

<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.
--	--

<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. 	
--	--

<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 reported as follows:

"A copy of the Annexures referred to in the Land Use Planning Group Leader's report have been circulated to all Councillors."

■ Cr van Rooyen moved and Cr Fuller seconded "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."

Carried unanimously

Cr Carpenter returned to the meeting at this stage – 6.28pm.

INFRASTRUCTURE SERVICES

254/2020 Penguin Foreshore Upgrade – beach access (227/2020 – 20.07.2020)

The Director Infrastructure Services reported 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 Minute Ref No. 241 /2020, 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 reported as follows:

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

■ Cr Fuller moved and Cr Hiscutt seconded “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.”

Carried unanimously

ORGANISATIONAL SERVICES

255/2020 Organisational Services

The Director Organisational Services reported as follows:

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

CLOSURE OF MEETING TO THE PUBLIC

256/2020 Meeting closed to the public

The Executive Services Officer reported as follows:

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

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

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

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

■ Cr Hiscutt moved and Cr Beswick seconded “That the Council close the meeting to the public to consider the following matters, they being matters relating to:

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</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

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

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

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

The meeting moved in to Closed session at 6.33pm.

257/2020 Confirmation of Closed session minutes

The Executive Services Officer reported as follows:

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

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

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

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

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

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

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

GENERAL MANAGEMENT

258/2020 Sale of Land – Dial Road, Penguin subdivision

The General Manager reported as follows:

“PURPOSE

The purpose of the report was provided to assist the Council in considering sale prices for the 19-lot subdivision of Council land located at Dial Road, Penguin (adjacent to Dial Park).

...

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

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

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

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

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

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

259/2020 Adjournment of meeting

The meeting adjourned from 6.43pm – 6.54pm for Councillors to workshop and consider the content of the report and motion currently before the meeting.

The meeting resumed at 6.54pm.

258/2020 ...continued

...

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

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

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

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

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

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

Closure

There being no further business, the Mayor declared the meeting closed at 6.56PM.

CONFIRMED THIS 21ST DAY OF SEPTEMBER, 2020.

Chairperson

(lb:lc)

Appendices

- Minute No. 247/2020 – Schedule of Correspondence addressed to Mayor and Councillors
- Minute No. 248/2020 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 249/2020 – Schedule of Contracts & Agreements
- Minute No. 250/2020 – Schedule of Statutory Determinations

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

Associated Reports And Documents



**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
- . Strata Plan
Units 1 and 2 – 3 Forth Road, Turners Beach
Folio Ref No.: F.R.177193-1
Application No. DA217127
- . Final Plan of Survey and Schedule of Easements
381 and 383 South Road, West Ulverstone
Application No. DA2019066

A handwritten signature in black ink, appearing to read 'Sandra Ayton'.

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 July
 Contract 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