
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, 21 June 2021 commencing at 6.00pm.

Councillors attendance

Cr Jan Bonde (Mayor)
Cr Amanda Diprose
Cr Casey Hiscutt
Cr Tony van Rooyen

Cr John Beswick
Cr Cheryl Fuller
Cr Annette Overton
Cr Philip Viney

Councillors apologies

Cr Garry Carpenter (Deputy Mayor)

Employees attendance

General Manager (Ms Sandra Ayton)
Director Infrastructure Services (Mr Paul Breaden)
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.

Acknowledgement of Country

The Council acknowledges and pays respect to the Tasmanian Aboriginal community as the traditional owners and custodians of this land on which we live.

Prayer

The meeting commenced in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

152/2021 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the ordinary meeting of the Council held on 17 May 2021 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 ordinary meeting of the Council held on 17 May 2021 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

153/2021 Council workshops

The Executive Services Officer reported as follows:

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

- . 24.05.2021 – Annual Plan; Fees and Charges
- . 31.05.2021 – Ulverstone Secondary College – The Central a learning, careers and wellbeing hub; Operational Estimates
- . 07.06.2021 – Settlement Strategy feedback, Conservation Covenant Rate Rebate Policy
- . 15.06.2021 – Corporate Folder

This information is provided for the purpose of record only.”

■ Cr Beswick moved and Cr Diprose seconded, “That the Officer’s report be received.”

Carried unanimously

MAYOR'S COMMUNICATIONS

154/2021 Mayor's communications

The Mayor to report:

"I have no communications at this time."

155/2021 Mayor's diary

The Mayor reported as follows:

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

- . Cradle Coast Authority Representatives Meeting – Burnie
- . Central Connect Leadership Roundtable Meeting – Ulverstone
- . National Volunteer Week certificate presentations in recognition of community volunteers – Ulverstone and Penguin
- . Official Opening, including plaque unveiling and ribbon cutting, of Stage A of the Penguin Foreshore Remediation and Upgrade Project – Penguin
- . Visit from His Excellency Mr Robert Sisilo, High Commissioner for Solomon Islands – Ulverstone
- . Enabling Edie Virtual Reality Dementia Experience – Ulverstone
- . SES Open Day – Ulverstone
- . Switch Tasmania Board Meeting – Ulverstone
- . Community Event to celebrate the 75th Anniversary of Diplomatic Relations between Australia & the Philippines – Ulverstone
- . Community Wellbeing Festival – Penguin
- . Mersey-Leven Emergency Management Committee Meeting – Devonport
- . Leven Yacht Club, Annual Dinner – Ulverstone
- . Meeting with TasWater executive management team – Ulverstone
- . Community Cuppa – Gunns Plains and Preston
- . Rotary Club Ulverstone West Changeover Dinner – Ulverstone
- . Fortnightly radio interview."

The Deputy Mayor reported as follows:

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

- . HMAS Melbourne USS Frank E Evans memorial and wreath laying."

The Executive Services Officer reported as follows:

■ Cr Hiscutt moved and Cr Overton seconded, “That the Mayor and Deputy Mayor’s reports be received.”

Carried unanimously

156/2021 Declarations of interest

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

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

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

No interests were declared at this time.

COUNCILLOR REPORTS

157/2021 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 a recent meeting of the Central Coast Chamber of Commerce and Industry, noting their current winter promotion ‘Shop and Win’ which has attracted 48 businesses.

APPLICATIONS FOR LEAVE OF ABSENCE

158/2021 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

159/2021 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

160/2021 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

161/2021 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

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

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

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

The allocation of topics ensued.

162/2021 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

163/2021 Public question time

The Mayor reported as follows:

“The Council received five submissions for Public Question Time. Public Question Time will commence at 6.40pm or as soon as practicable thereafter.”

164/2021 Public questions taken on notice

The Executive Services Officer reported as follows:

“No public questions were taken on notice from the 17 May 2021 meeting.”

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

165/2021 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:

- . Cradle Coast Authority Representatives – meeting held 25 March 2021
- . Central Coast Community Safety Partnership Committee – meeting held 28 April 2021
- . Central Coast Community Shed – meeting held 3 May 2021
- . Forth Community Representatives – meeting held 6 May 2021
- . Turners Beach Community Representatives Committee – meeting held 27 May 2021
- . Cradle Coast Authority Representatives – meeting held 1 June 2021

Copies of the minutes and notes have been circulated to all Councillors.”

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

Carried unanimously

166/2021 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 18 May to 21 June 2021 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 Fuller moved and Cr Overton 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

167/2021 Common seal

The General Manager reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 18 May to 21 June 2021 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 Hiscutt moved and Cr Diprose 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

168/2021 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 18 May to 21 June 2021 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reported as follows:

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

- Cr Viney moved and Cr Overton 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

169/2021 Residential Settlement Strategy (62A/2021 – 17.02.2021)

The Strategic Projects and Planning Consultant reported as follows:

PURPOSE

The purpose of this report is to provide the Council with the responses received in relation to the Central Coast Residential Strategy Discussion Paper.

This report also recommends that the Council engages a planning consultant to finalise the Central Coast Local Settlement Strategy.

BACKGROUND

The Council as part of its 2019–2020 Annual Plan included an action which sought to ‘review and update the Central Coast Local Settlement Plan’.

A ‘Residential Strategy Discussion Paper’ prepared by Consultant Planner Geoff Davis from Korlan Pty Ltd was considered by the Council at its meeting on 15 February 2021. As a result, it was determined:

“That the Council in relation to the Draft Residential Settlement Strategy:

- 1 authorise the release/use of the consultation information provided for the purpose of public consultation noting in the first instance discussion with potentially affected property owners will occur prior to a wide consultation process being initiated,*
- 2 will further consider the finalisation of the Central Coast Residential Settlement Strategy following the conclusion of the consultation process,*
- 3 encourage the Minister for Planning to urgently provide the necessary funding and resources to allow the Cradle Coast Regional Land Use Strategy to be reviewed and updated, and*
- 4 note that the content of this report is to remain confidential until the appropriate actions have been undertaken, allowing it to be publicly released.”*

The following documents have been provided as attachments to this report:

- (a) Central Coast Council Residential Strategy Discussion Paper (prepared by Korlan Pty Ltd – December 2020);

- (b) Central Coast Council – Residential Settlement Strategy – Consultation Information (February 2021)
- (c) Community Formal Written Responses
 - a. Ben Hiscutt
 - b. Anthony Warwick
 - c. Colin Tunn, Harcourts Ulverstone & Penguin.

DISCUSSION

The Residential Strategy Discussion Paper examined the future requirements in Central Coast for additional residential zoned land. The methodology used in preparing the discussion paper considered the following:

- . population projections over the next 10 –15 years;
- . existing vacant residential zoned sites;
- . demand over the last 10 years for residential land; and
- . potential future areas suitable for residential development.

The discussion paper noted the land supply available for residential growth should be constantly reviewed to ensure there is a minimum of 10–15 years’ supply available for development. Identifying areas for future residential growth is important, noting some areas currently available were zoned for residential purposes over 20 years ago and have not as yet been developed. This raises the question of desirability of the location when considering where future residential development should be encouraged.

During the Tasmanian Planning Commission (TPC) hearings into the draft Central Coast Local Provisions Schedule for the new Tasmanian Planning Scheme it was evident some rezoning requests would not be approved by the Commission as they were not supported by the Cradle Coast Regional Land Use Strategy. It was evident that an updated municipal Residential Settlement Strategy was required, but more importantly there was a need for the Cradle Coast Regional Land Use Strategy to be reviewed as the development landscape had changed significantly in the past 10 years since it was first adopted.

The *Land Use Planning and Approvals Act 1993* (LUPAA) requires the Planning Authority in considering development in its municipal area to:

- 1 promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
- 2 to provide for the fair, orderly and sustainable use and development of air, land and water; and

- 3 to encourage public involvement in resource management and planning; and
- 4 to facilitate economic development in accordance with the objectives outlined; and
- 5 to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

LUPAA also requires that a Planning Scheme is consistent with State Policies including:

Protection of Agricultural Land Policy 2009

Conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

Coastal Policy 1996

The Policy contains three guiding principles:

- 1 Natural and cultural values of the coast shall be protected.
- 2 The coast shall be used and developed in a sustainable manner. Integrated management and protection of the coastal zone is a shared responsibility.
- 3 Each of these principles are based on the understanding of a variety of factors

It is noted that 'no one principle should be read in isolation from the others to imply a particular action or consequence'.

Of particular importance is the following clause which deals with urban development:

"2.4. URBAN AND RESIDENTIAL DEVELOPMENT 2.4.1.

Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.

2.4.2. Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.

2.4.3. Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent with the objectives, principles and outcomes of this Policy.”

Water Quality Management Policy 1997

Protect surface and groundwater from pollution. As the Policy requires that both stormwater and wastewater does not pollute it is important that new residential development can connect to existing or economically expanded reticulated systems.

Cradle Coast Regional Land Use Strategy 2010–2030

A Planning Scheme, as required in *Land Use Planning and Approvals Act 1993*, is to ‘as far as practicable, is consistent with the regional land use strategy’.

It was envisaged when the Regional Land Use Strategy was developed it would be monitored and amended, if needed. However, the Strategy is now over 10 years old, and it has not been amended although major changes to the economy, where and how people choose to live and society in general, has occurred. Also like most strategies, statistical data and information was used when it was written. Nevertheless, it remains (and is reinforced by the TPC), planning schemes and amendments must be consistent with the Regional Land Use Strategy.

In summary the Regional Strategy is against linear growth and lateral expansion of settlements and proposes that short and medium term expansion would primarily occur within the boundaries of existing settlements. The principle of containment was reinforced in the coastal section comments where it states, ‘*the expansion of urban and residential use and development within the coastal zone to avoid linear settlement patterns and encroachment onto areas of intact coastal environment is recommended*’.

The Strategy also identified that planning to facilitate housing options should occur within serviced, attractive, functional, and safe environments. Also, the ‘*principle function of planning is to allocate land for housing use at a rate sufficient to match supply and demand and which allows for choice and diversity in housing type and location*’.

A particular reference related to Central Coast in the outdated Regional Strategy was:

‘There are significant areas of vacant residential land within Ulverstone. There is also opportunity to rationalize boundaries to provide some additional land at the margins both north and south of the Bass Highway. Framework objectives to retain compact settlements and to avoid linear and merging centres impose limit on the physical footprint of most coastal settlements including Ulverstone’.

Within the 'Central Coast Residential Strategy Discussion Paper' there was significant commentary on background matters relating to market considerations and housing affordability including:

- . Demographics
- . Population projections
- . Employment
- . Development Areas

In relation to subdivision approvals, it was noted:

- . The number of new lots approved and developed each year is very cyclical and is dependent on prevailing economic conditions.
- . With the 'boom and bust' scenario it makes it difficult to realise a steady supply of land each year.
- . Due to infrastructure availability, employment opportunities, community, and commercial facilities available in Ulverstone and Penguin, they both remain attractive for growth.
- . Lifestyle opportunities at settlements such as Sulphur Creek and Turners Beach are attractive for new developments.
- . 50–60 lots per year would appear to meet expected demand.

The draft Residential Settlement Strategy document for the initial consultation process outlined the currently available zoned residential land within Central Coast as follows:

LOCATION	AREA (HA)	PROPOSED LOTS APPROVED
West Ulverstone	12.3 ha	115 Hill View Way – 36 lots (not included in the ha total) 9 Blair Court – 38 lots
Ulverstone	118.0 ha	126A Trevor Street – 71 lots Trevor Street – 6 lots 18 Parsons Street – 79 lots Eastlands Drive – 25 lots
Penguin	28.6 ha	Southward Ave – 36 lots
Turners Beach	2.7 ha	Boyes Street Stubbs Road
Sulphur Creek	6.9 ha	Hogarth Road – 7 lots 340 & 330 Preservation Drive – 31 lots

In addition, each settlement area was discussed in relation to the future development potential of 'residential land':

LOCATION	COMMENTARY
Urban Ulverstone	There is 130 ha of vacant zoned residential land in urban Ulverstone. Largest area is 50 ha at Braids Estate – based on CCLUS density figures of 12–30 houses per ha – this area alone will satisfy over 10 years of demand.
Leith	A small dormitory area with few services – no residential expansion is envisaged or supported.
Forth	Restricted to limited infill due to adjoining rural land, the Forth River and community desire to retain the village nature – no expansion proposed.
Sulphur Creek	Recently experienced rapid growth (last 5–years) – apart from 2 remaining vacant residential zoned areas, it is virtually developed due to Bass Highway on one side and Bass Strait on the other.
Turners Beach	A 17.7 ha area which adjoins existing residential development may be suitable – the area is flat, clear of bush vegetation and is not identified as prime agricultural land and current use is limited to grazing.
Preservation Bay	Three potential titles which may be suitable for future residential 130A, 92 & 170 Preservation Drive – all blocks have good aspect, easy access to an arterial road and could be serviced – there is a medium landslip, would fall under the PAL and Coastal Policies and is not supported under the current Cradle Coast Regional Land–Use Strategy.

ULVERSTONE

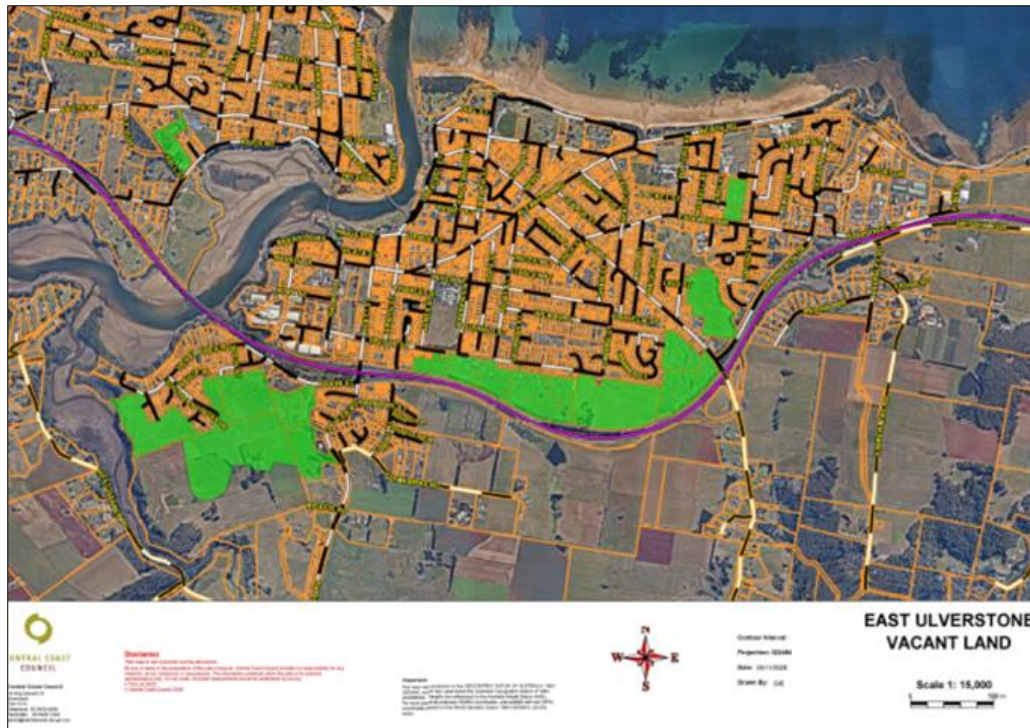
- . Areas already zoned residential
- . Approximately 130 hectares
- . The largest area is Braids Estate
- . Cradle Coast Land Use Strategy states density figure of 12–30 houses per hectare

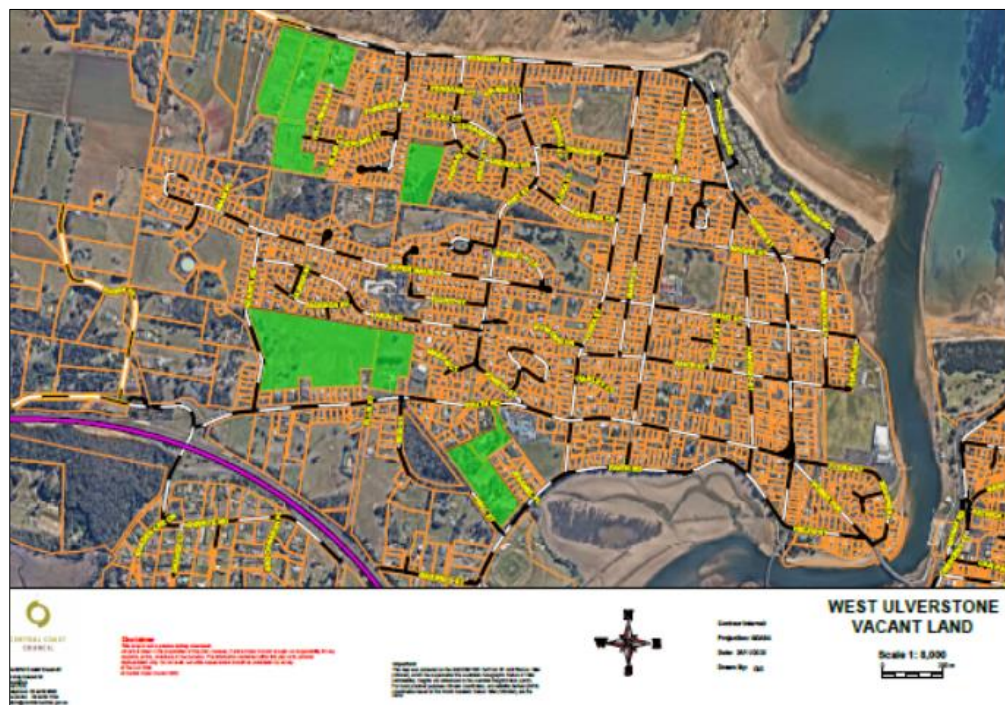
BRAIDS ESTATE

- . Large undeveloped site on southern side of Bass Highway
- . Zoned General Residential land
- . Could provide around 10+ years of supply needs if developed

EAST ULVERSTONE

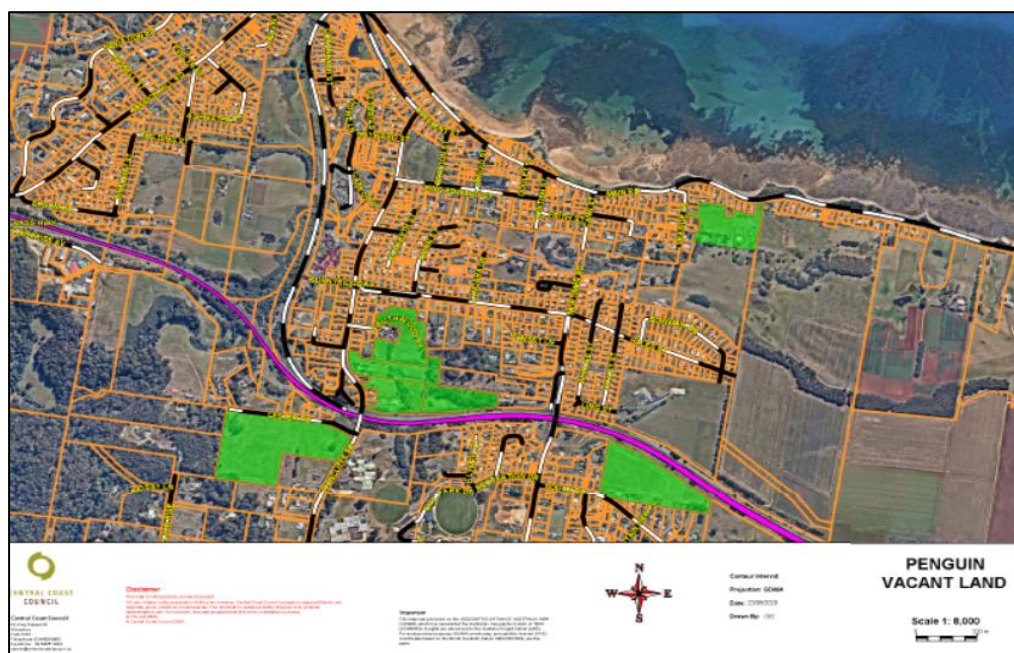
- . Large undeveloped site in East Ulverstone
- . Close proximity to Bass Highway
- . Could provide around 10 years of supply needs if developed



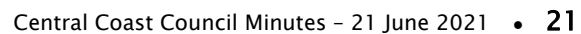


PENGUIN

- . Over 28 ha of vacant residential land
- . Likely to satisfy existing demand for the foreseeable future
- . Further expansion of residential zoning restricted due to farmland, topography and bushland

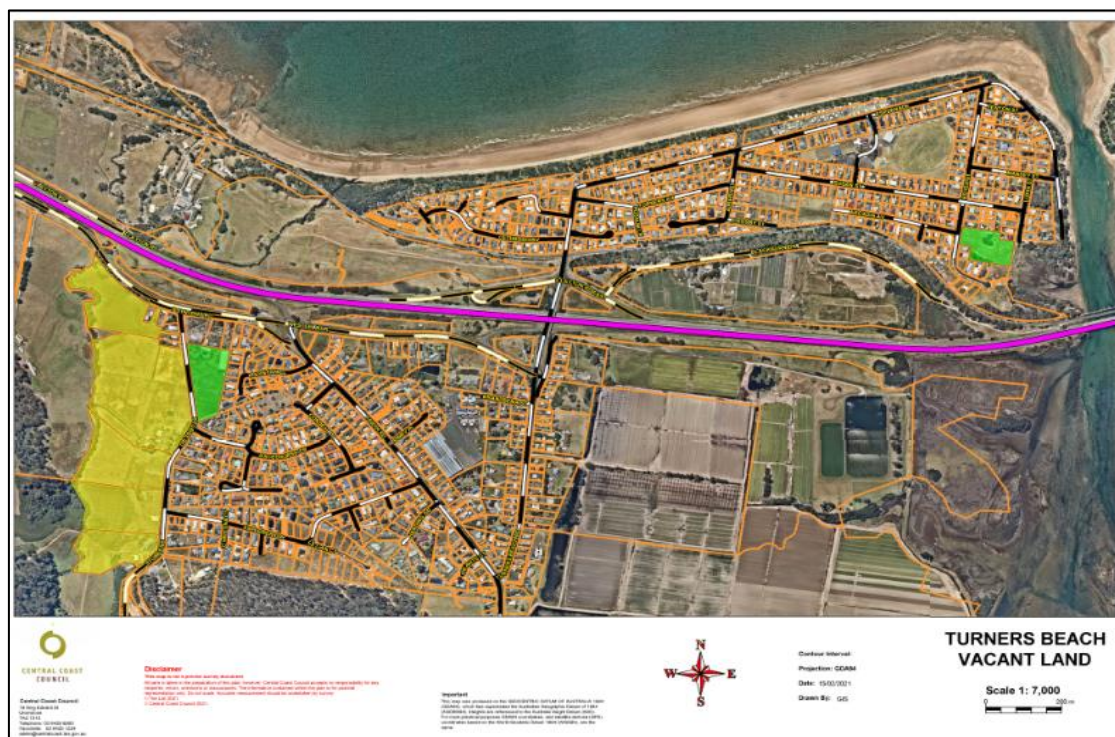


- . Has experienced rapid growth in last 5-years
- . Virtually all developed
- . Further expansion restricted by the Bass Highway and hills to the south and Bass Strait to the north
- . It is understood development (subdivision) applications are being prepared for the two vacant areas identified



TURNERS BEACH

- . Small areas currently vacant and zoned correctly (green in image)
- . Further growth is restricted by the Forth River, Bass Highway and topography
- . Limited expansion to the west towards Claytons Rivulet could be considered



PRESERVATION BAY

- . Cradle Coast Land Use Strategy identified Sulphur Creek as a low growth area – which has been proven incorrect
- . 3 potential sites identified for potential rezoning
- . 130A Preservation Drive
- . 92 Preservation Drive
- . 170 Preservation Drive
- . Currently all blocks are rural, have good aspect, easy access to Bass Highway and services in Penguin

Issues which would need resolving may include:

- . Part of the area is classified as medium landslide
- . State Policies – particularly Coastal Policy and Protection of Agricultural Land Policy
- . Conflict with Cradle Coast Regional Land Use Strategy
- . Soils appear to range from classed 4 to 7 and area current use is limited to grazing



CONSULTATION

The 'Residential Settlement Strategy Discussion Paper' information was circulated as part of an initial consultation process relating to the development of a future Central Coast Settlement Strategy. The information was on public display from 27 February to 30 April 2021. Those property owners who may be directly impacted were notified separately prior to the public notification, to ensure they had advance notice of the information.

A copy of the consultation material is provided as an attachment to this report (Annexure 2). The full Discussion Paper prepared by Korlan Pty Ltd is also provided as an attachment (Annexure 1).

At the close of the consultation period, Council had received three (3) written submission (refer Annexure 3) summarised below:

1. Ben Hiscutt

Referred to the long period of time the region had been strangled by restrictive planning laws resulting in stagnation of the population and a brain drain of talented youth.

Questioned where is the future vision in this strategy to drive population growth? Suggests the document accepts a downward spiral of regional development and adopts the past failure as inevitable. Filling existing space that doesn't offer views and access to beaches and pathways will not work.

The blanket zoning and restrictive development frameworks have chased many prospective productive citizens to another area or another state. The Council has created the type of recreational and civic spaces required to draw new families into the region but has neglected to facilitate residential expansion.

Central Coast sits slightly north of the 42nd parallel – this is important because this location in the Northern Hemisphere relates to just below the 42nd parallel. The regions thirty-year stagnation since the demise of its industrial strength is mirrored in many other regions in the world. The resurgence of other regions to recover has been by improving liveability. Central Coast has many of the attributes that attract families.

Council should 'bite the bullet and encourage residential development into the coast plains and the escarpment. Encourage new agricultural labour supply that is educated to accelerate productivity and innovation'. The ageing

demographic will rely on future taxpayers and the only way to lure them from the big cities is to provide living spaces that they can't afford where they live now.

Suggests 'we must forgo the small number of rural livestock we can run in our most liveable spaces and allow the brain gain from higher population to improve the many high value rural locations we still have in abundance. Protection of agricultural land is not only about constraint but should also be about the ability to adapt to changing technology, mainly driven by education and early adaptation has an equal if not more important role'.

2. Anthony Warwick

Believes there must be measures to minimise the urban sprawl and limit development on existing rural land. It is important as a general principle that the aesthetics of the area are considered and the very reason why people enjoy living in Central Coast (wide spanning undeveloped coastal roads and surrounded by green hills and fresh air) are not lost.

Believes in the principle that development should not put undue pressure on infrastructure such as reticulated water supply, sewerage, roads, and public transport. To this end development should be a cluster of functional and aesthetically pleasing urban villages and not sprawling linear developments replacing rural land.

Consideration should be given to urban renewal in underutilised vacant blocks near to existing business districts with good access to public transport, medical facilities, shops, and services.

Buffer zones are needed between residential development and land zoned for heavy industrial and rural land as this prevents disputes in relation to obnoxious odours, noise and activities that take place on rural land.

Values the aesthetics of living in a small to moderate sized town within a rural coastal environment and fear the loss of these qualities the area provides. Developers need to also ensure developments are provided with amenities such as parklands and undertaken in with green space.

In areas close to business districts consideration should be given to medium density housing developments and utilising eye sores such as vacant demolition blocks and old car yards.

3. Colin Tunn – Harcourts Ulverstone & Penguin

Congratulates the Council on a sensible proposed strategy and concur with the properties identified as suitable for rezoning to general residential.

Notes that Council have identified the fact that existing properties tagged as suitable for general residential development have been deemed so not considering such things as preferred housing options, locations and access and development costs. Provided several examples where this was the case.

Growth seems to be measured somewhat by house and land sales figures and a consequent rise in population. When there hasn't been much desirable land to purchase, hence little construction, there isn't going to be much in the way of sales simply because there is little to buy. The Harcourts office in Penguin has an active buyers list of over 80 people. The buyer situation is only going to increase when the mainlanders return, particularly if they return in numbers 'pre-covid'.

Property suitable for sub-dividing and housing development needs to be viable. The combination of desirability, financial viability, availability, and the ability to develop a diverse range of housing types is critical for developers to take on a project and without these attributes land that is simply tagged as suitable for general residential purposes is simply going to remain a big empty parcel of land.

The Preservation Bay land that Council has identified is ticking all the boxes for developers and sales alike and with some diverse planning it would be ideal. As far as the middle level land slip area is concerned this can be easily overcome by splitting the land in two, the area north of the land slip re-zoned General Residential and the remaining zoned as Rural.

Four (4) informal comments were also received during the period and are summarised as follows:

1. Chris, Matthew & Victoria Webb – Stubbs Road, Turners Beach
 - . Not in favour to residential as 80 – 90 per cent of the area is a flood prone plane.
 - . In 2011 the flooding moved silage bales in the paddock.
 - . As it is an operational farm they are concerned with conflicts of use.
 - . Concerned with one block that backs onto their stockyards.
2. Graham Turner – Stubbs Road, Turners Beach
 - . Interested in the approximate seven (7) acres on the right hand side of laneway of his property to be looked at as residential.

3. Tim Briggs

- . Has been keen for his land to be considered for residential subdivision for more than 15 years. Has previously had various studies completed to support a rezoning including Geotech, flora and fauna, traffic impact, agricultural land capability.
- . Supports the rezoning of land at Preservation Bay.

4. Tony & Julie Gee

- . Is supportive of the rezoning.
- . Was critical of Council and the manner he has been treated in relation to his desire to rezone their land previously.
- . Would appreciate some guarantee that Council won't change its mind again.

RESOURCE, FINANCIAL AND RISK IMPACTS

Pursuing the rezoning of land within a municipal area is not necessarily an easy path.

The Tasmanian Planning Commission must approve any rezoning proposal. Generally, they seek that the applicant demonstrates the proposal furthers the objectives of the Regional Land Use Strategy. As the current Cradle Coast Regional Land Use Strategy is more than 10 years old and no longer reflective of the settlement patterns/desires of the community, it is imperative it is reviewed at the earliest opportunity.

This initial phase has incurred costs around \$30,000. An allocation of \$15,000 has been included in the 2021–2022 operational budget for this final piece of work.

The work undertaken by the Council was to identify the land it would support for future rezoning for residential purposes, not actually pursuing the rezoning itself. The actual rezoning process is the responsibility of the individual property owners to pursue and fund.

There have been calls for the three Regional Land Use Strategies operating in the State to be reviewed and updated. Recent advice from the State Government's Policy Planning Unit (PPU) was that the Minister for Planning has requested the PPU to commence project planning for 'the comprehensive review of the three Regional Strategies in accordance with the recommendations included in the PESRAC Report'.

- . PESRAC – Major Investments category – Recommendation 8 'Regional Land Use Strategies should be comprehensively updated'.

- . There were no clear guidelines provided as to what the 'the comprehensive review' may include and/or look like.
- . PESRAC states *"The Regional Land Use Strategies need to reflect the current and future status of Tasmanian land use more accurately, and the community's priorities"*.
- . Unsure as to timeline for when this might occur.

It is unsure how the PPU process may impact (if at all) the Central Coast's 'Local Settlement Strategy'.

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

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

The Environment and Sustainable Infrastructure

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

CONCLUSION

The Council determined previously the following parameters related to the future of residential development in Central Coast:

LOCATION	COMMENTARY
Ulverstone	Currently 130.3 ha of Residential zoned land undeveloped – no need to consider further rezoning of land while this amount of already zoned land remains undeveloped.

Penguin	Currently 28 ha of Residential zoned land undeveloped – further expanding the residential zoning is restricted due to farmland, topography, bushland and Bass Strait.
Leith	No support for further expansion of the Residential area.
Forth	All future development is limited to infill due to adjoining rural land, the Forth River and community desire to retain the village nature.
Sulphur Creek	Virtually fully developed (current vacant land likely to be developed in near future) – expansion restricted by Bass Highway, hills to the south and Bass Strait to the north.
Preservation Bay	Potential to rezone 3 blocks of Rural land to Residential – need to resolve medium landslide and any potential conflict with State Policies and the Cradle Coast Regional Land Use Strategy.
Turners Beach	<ol style="list-style-type: none"> 1 Small area of Residential zoned land available – growth restricted by Forth River, the Bass Highway and topography – limited expansion to the west towards Clayton Rivulet could be considered. 2 17.7ha of currently Rural zoned land could be considered for future Residential – limiting factors include some parts of the land (near rivulet) may be subject to flooding.

It was this basis that the consultation was undertaken. Specific comments received related to both the proposed rezoning at Stubbs Road, Turners Beach and Preservation Drive. There was also commentary received regarding the need for the Council and the State Government to support more rezoning of land near the coast. This was counter view expressed that more should be done to protect agricultural land and the linear urban sprawl.

A number of subdivision approvals have been progressed recently, predominately in the General Residential areas of Turners Beach and Ulverstone. Smaller subdivisions have progressed in Penguin and Preservation Bay.

There has been limited proposals for subdivision for rural living land. Once the new Tasmanian Planning Scheme is implemented there may be opportunity created under the following zones for further rural living:

- . Low Density Residential (minimum lot size 1,500m² – down from 5,000m²)
- . Village

- . Rural Living A – 1 ha
- . Rural Living B – 2 ha
- . Rural Living C – 5 ha
- . Rural Living D – 10 ha

Based on the feedback received it is recommended to the Council it now move to the final stage in developing a Central Coast Local Settlement Strategy.”

The Executive Services Officer reported as follows:

“Copies of the Central Coast Council Residential Strategy Discussion Paper – Korlan Pty Ltd – December 2020, Central Coast Council – Residential Settlement Strategy – Consultation Information –February 2021 and the Community Formal Written Responses have been circulated to all Councillors.”

■ Cr Hiscutt moved and Cr Fuller seconded, “That in relation to the Central Coast Local Settlement Strategy, the Council:

- 1 notes the responses received from the initial consultation process;
- 2 authorises the General Manager to engage an independent planning consultant to prepare the Central Coast Local Settlement Strategy;
- 3 once completed, the Local Settlement Strategy is to be placed on public exhibition for a further period (prior to being considered by the Council for adoption);
- 4 will maintain an active interest and watching brief on the Planning Policy Unit’s project planning for the comprehensive review of the three Regional Land Use Strategies in line with the recommendations included within the PESRAC Report, and
- 5 following the implementation of the Tasmanian Planning Scheme in Central Coast, will further consider the potential creation of additional rural living land.”

Carried unanimously

INFRASTRUCTURE SERVICES

170/2021 Infrastructure Services

The Director Infrastructure Services reported as follows:

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

CORPORATE SERVICES

171/2021 Statutory determinations

The Director Infrastructure Services reported as follows:

“A Schedule of Statutory Determinations made during the month of May 2021 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 Fuller moved and Cr Diprose seconded, “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

172/2021 Conservation Covenant Rate Rebate Policy

The General Manager reported as follows:

“PURPOSE

The purpose of this report is to assist the Council in considering the adoption of a Conservation Covenant Rate Rebate Policy.

BACKGROUND

During 2020, the Council received a Ratepayer request regarding conservation covenant rate rebates. Since this request the Council has worked to develop a Policy that formalises the process for enabling a ratepayer to claim a rebate from the Central Coast Council.

DISCUSSION

The Policy assists the conservation and protection of significant flora and fauna and habitat values on private property by providing recognition and support to landholders with land voluntarily protected under conservation covenants.

Landowners can enter into a Conservation Covenant with the Department of Primary Industries, Parks, Water & Environment (DPIPWE) to manage defined areas specifically

for nature conservation, and in return for the landowners agreeing to a conservation covenant being placed on the land title, the Council would provide a financial incentive by way of a rate rebate.

There is no legislative requirement for Council's to offer a rebate however DPIPWE have provided Councils with guidance on what other Councils are doing collectively in this area. From the Information provided it indicates that 15 of the 29 Local Government areas provide a rate rebate of \$5/hectare minimum of \$50 and max \$500/year. Each year DPIPWE provide the Council with a list of registered covenants for our municipal area, however, to date no rate rebates have been applied to land within Central Coast. Currently there are 16 properties that would be eligible within the Central Coast municipal area.

The Council recognises that protection of our natural environment is an important issue, therefore adoption of a Policy assists those interested Ratepayers in achieving their objective to conserve natural areas on their land.

CONSULTATION

The Policy has been workshopped with both the Councillors and Senior Leadership Team.

RESOURCE, FINANCIAL AND RISK IMPACTS

There will be a financial impact on the Council. If all properties concerned applied for the rebate the impact would be in the order of \$2,000 per annum.

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Contribute to the preservation of the natural environment.

Council Sustainability and Governance

- . Improve corporate governance

CONCLUSION

It is recommended that the Conservation Covenant Rate Rebate Policy – dated June 2021 be adopted.”

The Executive Services Officer reported as follows:

“A copy of the Conservation Covenant Rate Rebate Policy – dated June 2021 have been circulated to all Councillors.”

■ Cr Viney moved and Cr Fuller seconded, “That the Conservation Covenant Rate Rebate Policy – dated June 2021 be adopted (a copy being appended to and forming part of the minutes).”

Carried unanimously

173/2021 Annual Plan for the year ending 30 June 2022

The General Manager reported as follows:

“Section 71 of the *Local Government Act 1993* provides as follows:

- ‘...(1) A council is to prepare an annual plan for the municipal area for each financial year.
- (2) An annual plan is to –
 - (a) be consistent with the strategic plan; and
 - (b) include a statement of the manner in which the council is to meet the goals and objectives of the strategic plan; and
 - (c) include a summary of the estimates adopted under section 82; and
 - (d) include a summary of the major strategies to be used in relation to the council’s public health goals and objectives ...’

The Annual Plan for the year ending 30 June 2022 has been prepared and is submitted for approval.”

The Executive Services Officer reported as follows:

“A copy of the Annual Plan for the year ending 30 June 2022 has been circulated to all Councillors.”

■ Cr Viney moved and Cr Beswick seconded, “That the Annual Plan for the year ending 30 June 2022 be approved.”

Carried unanimously

174/2021 Estimates for the year ending 30 June 2022

The General Manager reported as follows:

“Section 82 of the *Local Government Act 1993* provides that estimates of the Council’s revenue and expenditure must be prepared for each financial year as follows:

‘...(2) Estimates are to contain details of the following:

- (a) the estimated revenue of the council;
- (b) the estimated expenditure of the council;
- (c) the estimated borrowings by the council;
- (d) the estimated capital works of the council;
- (e) any other detail required by the Minister.

(3) Estimates for a financial year must –

- (a) be adopted by the Council, with or without alteration, by absolute majority; and
- (b) be adopted before 31 August in that financial year; and
- (c) not be adopted more than one month before the start of that financial year.

...’

Estimates for the year ending 30 June 2022 have been prepared.”

The Executive Services Officer reported as follows:

“A copy of the Estimates have been circulated to all Councillors.”

■ Cr Viney moved and Cr Hiscutt seconded, “That the Estimates for the year ending 30 June 2022 be adopted.”

Carried unanimously

175/2021 Fees and Charges for the year ending 30 June 2022

The General Manager reported as follows:

“A list of Fees and Charges for the year ending 30 June 2022 is submitted for fixing by the Council.”

The Executive Services Officer reported as follows:

“A copy of the Fees and Charges for the year ending 30 June 2022 have been circulated to all Councillors.”

■ Cr Beswick moved and Cr Fuller seconded, “That the Fees and Charges for the year ending 30 June 2022 be fixed.”

Carried unanimously

176/2021 Long-term Financial Plan 2021–2031

The General Manager reported as follows:

“PURPOSE

The purpose of this report is to consider the Long-term Financial Plan 2021–2031 (LTFP) which outlines the steps the Council will take to realistically achieve its objectives whilst maintaining financial sustainability and addressing the major financial challenges and opportunities which will impact on the way the Council does business over the next 10 years.

BACKGROUND

In the current economic climate, the Central Coast Council faces a challenge in funding its on-going operations and adequately maintaining its community assets. The growth in the cost of labour and materials, increasing demand for services and the Council’s limited ability to generate revenue from rates, have created a challenging financial environment.

At the core of the Central Coast Council’s future financial sustainability will be the ability to adapt and respond to the challenges we face in delivering services more efficiently, reducing expenditure, developing opportunities to generate additional revenue sources and to deliver projects and initiatives based on the strategic directions identified in the Central Coast Strategic Plan 2014–2024.

In order to achieve its objectives and financial sustainability, there must be in place a long-term financial plan which will outline the steps the Council will take to realistically address the major financial challenges and opportunities which will impact on the way it does business over the next 10 years.

DISCUSSION

The LTFP is the key 10 year financial planning document of the Council. It is governed by a series of financial strategies and accompanying performance indicators. It establishes the financial framework upon which sound financial decisions are made to ensure long-term financial sustainability, it is a mechanism to ensure equality between generations of ratepayers in that each generation is responsible for the costs of the resources that they consume, and it demonstrates the Council's obligation and commitment to sound financial planning to ensure the future prosperity of the community.

The long-term financial framework has been developed for the following key reasons:

- . To establish a prudent and sound financial framework, combining and integrating financial strategies to achieve a planned outcome;
- . To provide an assessment of the resources (financial and non-financial) required to accomplish the objectives and strategies included in the Strategic Plan and Asset Management Plans (where non-financial resources are assumed to include human resources and the Council's asset base);
- . To provide an assessment of the Council's financial risks;
- . To establish a basis to measure the Council's adherence to its policies and strategies; and
- . To assist the Council to comply with sound financial management principles and to plan for the long-term financial sustainability of the municipal area.

The LTFP is for the period 1 July 2021 to 30 June 2031. It is based on projected performance against carefully developed sustainability targets and it accommodates in quantum and timing the activities set out in the Asset Management Plans.

The LTFP is reviewed and updated annually as part of the budgeting process to form part of the Corporate Folder.

It has been developed to achieve the following objectives within the 10 year time frame:

- . The achievement of a prudent balance between maintaining the existing range and level of service provision;
- . Maintain a strong cash position, ensuring the Council remains financially sustainable in the long-term;

- . Achieve underlying surpluses which exclude from operating surpluses items such as granted assets and capital income and expenditure;
- . Maintain debt levels below prudential guidelines;
- . Continue to pursue capital grant funding for strategic capital projects from the State and Federal Governments;
- . Provide for rate increases that are not excessive and can be justified in a positive and transparent way;
- . Maintain the ability to fund both capital works in general and meet the asset renewal requirements as outlined in asset management planning; and
- . Fees and Charges increases that are both manageable and sustainable.

CONSULTATION

Workshops have been held with the Councillors with regard to the Long-term Financial Management of the Council through the budget processes.

RESOURCE, FINANCIAL AND RISK IMPACTS

The adoption of the LTFP has no impact on resources other than the usual resources in the preparation of the Plan.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the Council adopt the Long-term Financial Plan 2021–2031."

The Executive Services Officer reported as follows:

"A copy of the Long-term Financial Plan 2021–2031 has been circulated to all Councillors."

- Cr Viney moved and Cr Hiscutt seconded, “That the Council adopt the Long-term Financial Plan 2021–2031.”

Carried unanimously

177/2021 Rates and Charges for the year ending 30 June 2022

The General Manager reported as follows:

“A specification of the Rates and Charges to be levied in order to meet the objectives of the Annual Plan has been included within the Estimates for the year ending 30 June 2022.”

The Executive Services Officer reported as follows:

- Cr Hiscutt moved and Cr Viney seconded, “That, in accordance with the provisions of the *Local Government Act 1993*, the following Rates and Charges be and are made for the year ending 30 June 2022:

1 General Rate

- (a) A General Rate of 8.835 cents-in-the-dollar based on the assessed-annual-value and is payable on all rateable land within the Central Coast municipal area but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$310.00 otherwise payable in respect of that rate.

2 Service Rates and Charges

- (a) A Fire Protection Service Rate of 0.426 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land within the Penguin Urban Fire District and the Ulverstone Urban Fire District but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$42.00 otherwise payable in respect of that rate.
- (b) A Fire Protection Service Rate of 0.426 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land within the Forth/Leith Country Fire Brigade District, the Heybridge Country Fire Brigade District and the Turners Beach Country Fire Brigade District but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$42.00 otherwise payable in respect of that rate.
- (c) A Fire Protection Service Rate of 0.474 cents-in-the-dollar based on the assessed-annual-value and is payable in respect of all rateable land outside

the Forth/Leith Country Fire Brigade District, the Heybridge Country Fire Brigade District, the Penguin Urban Fire District, the Ulverstone Urban Fire District and the Turners Beach Country Fire Brigade District, but shall only be payable in so far as the sum payable under such rate exceeds a minimum amount of \$42.00 otherwise payable in respect of that rate.

- (d) A Waste Management Service Charge of \$270.00 for each tenement is payable in respect of all rateable land to which there is a supplying, or making available, of waste management services.

3 Payment

- (a) All Rates and Charges shall be payable in one payment on or before the 30th day of September 2021.

4 Discount for early payment

- (a) A discount of 5% is offered to all ratepayers for payment of Rates and Charges in total on or before the 31st day of August 2021 provided that no such discount shall be offered if there are at any time any arrears of Rates and Charges owing.

5 Supplementary Valuation Rate

- (a) If a supplementary valuation is made of any land prior to 30 June 2022 the Council may adjust the amount payable in respect of any rate for that land for the 2021–2022 financial year.
- (b) If an adjusted rate is made of any land, a rate notice must be issued by the General Manager, with the amount shown as credited or payable on that notice due to be paid within 30 days of the date on which that notice issued.

6 Definition

For the purposes of this resolution:

- (a) ‘tenement’ being rateable land for which a waste management service is supplied or is made available, includes: each separate residential use on that rateable land including each lot or block of land, each house, moveable dwelling unit, flat, home unit or self-contained holiday apartment or holiday unit located on the rateable land.”

Carried unanimously

178/2021 Fees and Charges Policy

The Strategic Projects and Planning Consultant reported as follows:

"PURPOSE

The purpose of this report is to present to the Council for adoption a Fees and Charges Policy.

BACKGROUND

The Annual Plan for the year ending 30 June 2021 included two (2) actions for completion:

- . Review framework for calculation of Fees and Charges; and
- . Review the National Competition Policy

An assessment of the Council's compliance with GST legislation was also completed as part of the review process.

The review identified that at present there was not a clearly identifiable framework for how the Council determines and calculates its fees and charges. Anecdotally, it appears that fees and charges have in the past been set in relative isolation and have regularly been increased based on CPI without consideration of what the actual service costs to deliver.

A presentation was provided to the Council at a Workshop in March 2021.

DISCUSSION

The Council provides a wide range of services to its community. Some of these services are provided due to a statutory or legislative requirement, while some are discretionary.

When determining to provide a service, the Council must decide whether it will be delivered on a full cost recovery basis or alternatively whether part of the cost will be funded/subsidised through the General Rate.

In an ideal situation the amount applied to each of the Council's fees and charges would be assessed in a consistent manner and on a predetermined methodology to ensure there is clear accountability and transparency in the decision making process.

All fees and charges need to consider GST implications. Certain fees and charges are exempt from GST in accordance with Division 81 of *A New Tax System (Goods and*

Services Tax) Regulations 2019. Up until 30 June 2012 the Treasurer issued a *Division 81 Determination* which prescribed which fees and charges were to be treated as GST exempt. Amendments were made to *Division 81* with effect from 1 July 2013, whereafter, Australian government agencies, which includes local government, were required to undertake a self-assessment of their GST obligations annually.

In determining fees and charges, the Council must also consider any implications associated with the National Competition Policy (NCP).

Under NCP there are Competitive Neutrality Principles (CNP) to consider, to ensure full cost reflective pricing is achieved, this is particularly relevant if a service has been assessed as a Significant Business Activity (SBA).

To comply with NCP, the Council needs to identify its SBA and adjust their prices, where relevant, to neutralise any competitive advantage when competing with the private sector. Cost reflective pricing includes recognition of private sector equivalent costs such as rate of return, regulatory costs not incurred by Council and tax equivalents.

Guiding principles to be used by the Council in determining fees and charges is recommended to assist in future considerations. The Fees and Charges Policy allows Council to work within an established framework for the setting of fees and charges.

The Council's existing fees and charges have been categorised as follows:

CATEGORY	DESCRIPTION	COUNCIL / STATUTORY REQUIREMENTS
1	A statutory charge set by Regulation	No discretion
2	Reflective of benchmarked market price – will include full cost of providing a service including direct costs, corporate overheads, tax equivalents and any 'profit' margin	It is mandatory for any significant business activity that has been classified under NCP principles to meet the reflected benchmark price
3	Reflective of the full cost of providing service – will include direct costs and corporate overheads	Set with a target price to compensate for costs incurred in delivery of the service

CATEGORY	DESCRIPTION	COUNCIL / STATUTORY REQUIREMENTS
4	Reflective of the direct cost of providing service including overheads	Set with a target price to compensate for costs incurred in delivery of the service
5	Price is set at a level to contribute towards the cost of providing the service with the remainder subsidised by a ratepayer contribution	Council determines it has discretion in allocating a rate contribution to subsidise (partly or substantially) the cost of the service
6	A fully subsidised service provided by the ratepayer or external funding partner	There is no charge for a service

A Fees and Charges Policy sets the high-level principles for determining fees and charges and is considered to be a positive outcome for the Council. The DRAFT Policy (refer attachment) includes the categories outlined above which have been applied to the fees and charges included as part of the Council's 2021–2022 Annual Plan.

The Policy also outlines how Council will ensure compliance with the requirement of National Competition Policy and the determination of Significant Business Activities.

The 'User Fee Decision Matrix' was used for the first time as part of the 2021–2022 budget process.

In circumstances where a fee or charge is imposed on the Council by an external party for a service (i.e., disposal of tyres) the amount is on-charged to the customer in full (refer clause 4.7.3 of the Policy).

CONSULTATION

There has not been specific community consultation undertaken in relation to the development of the Fees and Charges Policy. Council has adopted the Annual Plan for 2021–2022 which will now be available to the public on the website. The Annual Plan includes the Fees and Charges Schedule for 2021–2022.

RESOURCE, FINANCIAL AND RISK IMPACTS

Imposing fees and charges for the provision of services is an important aspect of ensuring there is sufficient funding available to the Council.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

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

CONCLUSION

It is recommended that Council adopt the Fees and Charges Policy with immediate effect."

The Executive Services Officer reported as follows:

"A copy of the Fees and Charges Policy – dated May 2021 have been circulated to all Councillors."

■ Cr Beswick moved and Cr Hiscutt seconded, "That Council adopt the Fees and Charges Policy – dated May 2021 with immediate effect, (a copy being appended to and forming part of the minutes)."

Carried unanimously

179/2021 Public question time

The Mayor introduced public question time at 6.30pm.

Via email – Mr Tony King – Penguin

Question 1 –

"Just asking about any development on the old Penguin Football Ground. The boundary fence between the ground and my property and nearby properties is in need of repair. Some of the fence was damaged by kids kicking the football into it when the ground was still being used."

Response –

The General Manager responded that in accordance with the Council's Boundary Fence Contribution Policy, the Council does not contribute to the cost of fencing abutting public reserves.

In relation to the old Penguin Football Ground – as there has been some time since the first iteration of the redevelopment of the ground, the Council have asked Complete Streets, who are currently reviewing the Penguin Town Centre and Open Space precincts in the immediate area to review this plan as part of the public consultation undertaken by themselves.

This report is expected to come to the Council by August 2021 at which time the Council will make decisions in relation to the Penguin CBD, open space adjoining the CBD and the former Penguin Recreation Ground.

Via email – Lesley Lyons, Leith

Question 1 –

"On 17 May 2021 the Council advised with regard to The Advocate newspaper published on 20 September 2017, *"The General Manager advised that the comments attributed to Braddon MHA Roger Jaensch, were incorrect"*. The Advocate published articles on 8 June and 9 June 2021, where both state, *"On Sunday afternoon two vehicles crashed at the turn off to Leith on the Bass Highway, heading east"*.

The Department of State Growth current Accident Statistics, record accident ref: VCRN 21003615 as occurring on 6 June 2021 and involving a single vehicle.

Are the Advocate articles published on 8 June 2021 and 9 June 2021 correct and how is the Council recording the accident on the Bass Highway at Leith on 6 June 2021?

Response –

The General Manager responded that the crash statistics are recorded by the Department of State Growth, not the Council. The accuracy of the Advocate articles on 8 and 9 June 2021 would need to be confirmed with either the Department of State Growth or Tasmania Police.

In relation to the Advocate article on 20 September 2017, the General Manager was referring to the comment that the Council were undertaking the consultation and writing the report up. This was in fact incorrect as that was the role of the Department of State Growth.

Via email – Tony Downey – Leith

Question 1 –

“The Council Letter dated 21 September 2016 written to The Hon MT (Rene) Hidding MP Minister for Infrastructure, has an enclosure, being the letter dated 11 December 2013 written to the Secretary Department of Infrastructure, Energy and Resources, where this letter states *“There are some 45 recorded accidents at these junctions since 2001, with nine of them serious, including two fatalities”* please advise the dates of these of accidents and fatalities and the circumstances of how each accident and fatality involved the use of either the Short Street junction at Leith with the Bass Highway, or the Leith Road/Braddons Lookout Road junction at Leith with the Bass Highway?”

Response –

The General Manager responded advising that the dates ranged from February 2001 through September 2016. The crashes are those recorded for the Bass Highway in the Leith area and the numbers were advised to the Council by the Department of State Growth. This request for detailed information should be directed to the Department of State Growth, not the Council.

Question 2 –

“In response to a public question asked by Denise Butler on 17 May 2021, the response by the General Manager *stated, “an Advocate article which was reported after the letter went to the Hon. MT (Rene) Hidding MP.”* What is the date this Advocate article was published, what is its headline and will a copy of this article be provided in response to my question?”

Response –

The General Manager advised that there was an Examiner article dated 7 October 2017 titled Design of Bass Highway, Leith intersection overpass begins; and an Advocate article dated 20 September 2017 titled Potential Solutions for Leith. These articles can both be found on the internet.

Via email – Leo and Faye Beuermann – Leith

Question 1 –

“In response to a public question asked by Richard Killick on 17 May 2021, the response by the General Manager *stated, “four design suggestions were proposed at*

the community meeting held by the Department of State Growth". What are these four design suggestions and who, or which entity proposed these four designs?"

Response –

The General Manager responded that the design options were presented by the Department of State Growth. You need to redirect your question to them.

Question 2 –

"Can the Mayor and Councillors please explain why they consider the two Leith intersections as extremely dangerous?

As the following statistics from the DSG and Tasmania Police from 02/2001 to 06/06/2021, clearly show that they are not proportionately higher than Lillico, Turners Beach to East Ulverstone, especially the Maskells Road intersection as follows:

- (a) Short Street intersection, total of 11 accidents;
- (b) Leith road intersection, total of 15 accidents (one fatality, cyclist in 2017, Police report states cyclist travelling West on Highway, veered onto highway into path of car travelling in same direction, Not at Intersection!!)
- (c) Maskell's road intersection, total of 13 accidents (including one fatality).

For same period from 6/02/2001 To 06/06/2021, total accidents for Lillico, Turners Beach & to East Ulverstone there were 85 accidents. For Leith section of Bass Highway there were 87 accidents.

Response –

The General Manager responded that the Council acknowledge that any vehicle accidents have the potential to cause significant harm. The Council wrote to the Minister with concerns regarding the section of Bass Highway that is in our council area. In this case no comparisons were made concerning other highway accidents.

The Department of State Growth are the ones who determine the warrant or otherwise of safety improvements in relation to the Bass Highway as a whole.

Via email – Jamie Smith – Leith

Question 1 –

"Distribution of the Minutes of the Forth Community Representatives Committee Meeting held on 18 May 2021 have been determined as confidential and only be

published in the confidential papers of council in accordance with Rule 49(7). What is the precise/exact reason or reasons these Minutes have been determined as confidential and what specific issue/matter/agenda item in these Minutes requires or necessitates the Minutes being confidential?"

Response –

The General Manager responded that the Forth Community Representative Committee minutes were identified in open Council at agenda item 10.1 and the minutes are attached to the agenda.

Question 2 –

"Can you please provide a copy of, and or Reference to Rule 49(7).in writing for clarification of this rule as it is must be provided when requested as per the Local Government Regulations."

Response –

The General Manager responded, I assume that you are referring to the Cradle Coast Authority Representatives meeting held on 18 May 2021. The Cradle Coast Authority determine through its own rules whether any areas of their meeting are to be treated as confidential. Therefore, when the Council receives any minutes as confidential papers the Council is required to deal with these in Closed Council.

Questions and replies concluded at 6.41 pm.

CLOSURE OF MEETING TO THE PUBLIC

180/2021 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
Minutes and notes of other organisations and committees of the Council · Cradle Coast Authority Representatives – meeting held 18 May 2021	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
TasWater Quarterly Report to the Owners’ Representatives	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
General Manager’s performance review	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council Cradle Coast Authority Representatives – meeting held 18 May 2021	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
TasWater Quarterly Report to the Owners' Representatives	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
General Manager's performance review	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential."

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.”

Carried unanimously and by absolute majority

The meeting moved into closed session at 6.42pm.

CLOSED SESSION SUMMARY

The Executive Services Officer reported as follows:

“In accordance with Regulation 34(1)(b) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council is to provide an overview of matters considered during Closed Session for the public.”

Matter	Description of matter discussed
181A/2021 Confirmation of Closed Session Minutes	The Closed session minutes of the previous ordinary meeting of the Council held on 17 May 2021 had been circulated. The minutes are required to be confirmed for their accuracy.
182A/2021 Minutes and notes of other organisations and committees of the Council . Cradle Coast Authority Board – meeting held 6 May 2021 . Cradle Coast Authority Board – meeting held 11 May 2021 . Cradle Coast Authority Representatives – meeting held 18 May 2021	The minutes and notes have been provided to the Council on the condition they are kept confidential.
183A/2021 TasWater Quarterly Report to the Owners’ Representatives	The TasWater Quarterly Report to Owners’ Representatives – 31 March 2021 is in accordance with the Shareholders’ Letter of

	Expectations and is provided to all owner councils on an 'In Confidence' basis.
184A/2021 General Manager's performance review	The General Manager's Performance Review Committee provided a report in relation to the annual review of the performance of the General Manager and was completed in accordance with the Contract of Employment.

CLOSURE

There being no further business, the Mayor declared the meeting closed at 7.14pm.

CONFIRMED THIS 19th DAY OF JULY, 2021.

Chairperson

(lb:lc)

Appendices

- Minute No. 166/2021 – Schedule of Correspondence addressed to the Mayor and Councillors
- Minute No. 167/2021 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 168/2021 – Schedule of Contracts and Agreements
- Minute No. 171/2021 – Schedule of statutory determinations
- Minute No. 172/2021 – Conservation Covenant Rate Rebate Policy
- Minute No. 178/2021 – Fees and Charges Policy

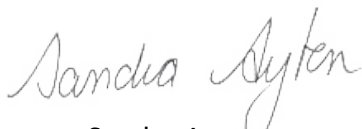
QUALIFIED PERSON'S ADVICE

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

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

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

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



Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents

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

Period: 18 May to 21 June 2021

- . An email in relation to roadside rubbish concerns within the municipal area
- . An email regarding a planning application delay due to a minor amendment
- . A letter from the Penguin 7-Day Makeover committee thanking the Council for their involvement in the Penguin Foreshore Project
- . An email providing background papers in relation to Agenda item number 61 in the upcoming National General Assembly of the Australian Local Government Association.



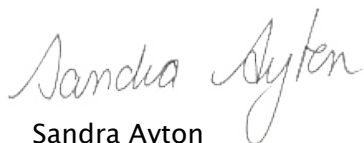
Sandra Ayton
GENERAL MANAGER

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

Period: 18 May to 21 June 2021

Documents for affixing of the common seal under delegation

- . Part 5 Agreement
8 Albert Street, Turners Beach
Application No. DA2020308
Volume 140891 Folio 19 and Volume 140539 Folio 2
- . Plan of Survey and Schedule of Easements
45 Jordans Road, North Motton
Application No. DA2018244
Volume 20793 Folio 1 and 2
- . Land Transfer
Lot 11 Dial Road, Penguin
Volume 180630 Folio 11
- . Final Plan of Survey
Lot 1 Boyes Street, Turners Beach
Application No. DA211037
Folio Ref: 179353-1
- . Final Plan of Survey
22 Henslowes Road, Ulverstone
Application No: DA2018189
Folio Ref: 65233-3
- . Final Plan of Survey
For consolidation of Balance Land at
645 Preston Road and 50 Church Road, North Motton
Application No. DA2020194
Folio Ref: 63034-1, 64424-2, 252071-1, 252643-1, 144170-1



Sandra Ayton
GENERAL MANAGER

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 18 May to 21 June 2021

Agreements

- . Residential Tenancy Agreement
Unit 9 – Caroo Court, Penguin
Commencement date: 2 June 2021
Fixed period: 26 weeks
- . Residential Tenancy Agreement
Unit 5 19 Helen Street, West Ulverstone
Commencement date: 23 July 2021
Fixed period: 52 weeks
- . Residential Tenancy Agreement
Unit 3 - Ganesway
51-55 Queen Street, West Ulverstone
Commencement date: 25 May 2021
- . Lease Agreement
Patrick Street Medical Clinic and Central Coast Council
Upper floor and car park at 19 Ironcliff Road, Penguin
Expires 28 February 2025
- . Service Agreement
Dogs' Home of Tasmania and Central Coast Council
Renewal of acceptance of dogs agreement
Agreement term: 1 July 2021 for a period of three (3) years
- . Lease agreement
Department of Primary Industries Parks Water and
Environment and Central Coast Council
Crown Land at Esplanade Turners Beach (OC Ling Caravan Park)
Property ID:1852328 –
Agreement term: expires 30 April 2031

-
- . Loan agreement
Tasmanian Public Finance Corporation and Central Coast Council
Loan amount: \$774,669.07
Loan 487 – Maturity date 20 May 2036

 - . Grant agreement
Department of Communities Tasmania and Central Coast Council
(auspicing for Riana Community Centre Committee)
To contribute towards the installation of a new security system and UPS and
new antenna to boost the Wi-Fi signal
Grant amount: \$15,000

 - . Residential Tenancy Agreement
Unit 2 – Ganesway
51–55 Queen Street, West Ulverstone
Commencement date: TBC


Sandra Ayton
GENERAL MANAGER

Central Coast Council
List of Development Applications Determined
Period from: 1 May 2021 to 31 May 2021

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2018068 – 1	330 Preservation Drive SULPHUR CREEK,TAS,7316	Minor amendment of a Permit.	Residential (subdivision to create two lots and construction of an outbuilding)	29/04/2021	28/05/2021	4	\$0.00
DA2018143 – 1	48 White Hills Road PENGUIN,TAS,7316	Minor amendment of a Permit.	Residential – staged subdivision – six lots – two stages	13/05/2021	17/05/2021	0	\$1,000.00
DA2020187 – 1	2 Manley Street TURNERS BEACH,TAS,7315	Discretionary	Residential (ancillary dwelling)	17/05/2021	26/05/2021	6	\$0.00
DA2020372	5 Fenton Street TURNERS BEACH,TAS,7315	Discretionary	Residential – dwelling	16/11/2020	11/05/2021	33	\$510,000.00
DA2020414 – 1	20 Beach Road ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling – Revised Statement of Compliance – construction methods	28/04/2021	11/05/2021	8	\$0.00
DA2020427	210 Nine Mile Road HOWTH,TAS,7316	Discretionary	Residential – two bedroom studio and Visitor accommodation (farm stay)	21/12/2020	3/05/2021	26	\$400,000.00
DA2021026	Wilmot Road CT11917/1, FORTH,TAS,7310	Discretionary	Residential – dwelling	29/01/2021	7/05/2021	25	\$200,000.00
DA2021036	1 Tucker Street ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling including demolition of existing dwelling	15/02/2021	17/05/2021	33	\$550,000.00
DA2021056	Nine Mile Road CT127819/1 HOWTH,TAS,7316	Discretionary	Residential, Resource development and Storage – required dwelling with domestic shed and three agricultural storage sheds	2/03/2021	27/05/2021	22	\$400,000.00
DA2021064	103 Pine Road PENGUIN,TAS,7316	Discretionary	Residential – garage	4/03/2021	4/05/2021	27	\$21,885.00
DA2021071	249 Penguin Road WEST ULVERSTONE,TAS,7315	Discretionary	Residential – dwelling and shed	9/03/2021	14/05/2021	32	\$350,000.00
DA2021086	Cuprona Road CT156608/1 HEYBRIDGE,TAS,7316	Discretionary	Residential – non required dwelling	25/03/2021	18/05/2021	28	\$600,000.00

Central Coast Council
List of Development Applications Determined
Period from: 1 May 2021 to 31 May 2021

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2021088	617 South Riana Road SOUTH RIANA,TAS,7316	Discretionary	Resource development – farm shed	29/03/2021	17/05/2021	26	\$42,429.00
DA2021090	Main Road, Watcombe Beach and Perry-Ling Gardens PENGUIN,TAS,7316	Discretionary	Natural and cultural values – remedial foreshore works comprising rock walls, ramps and stairs, Utilities – minor upgrades and shared pathway, Signs, Passive recreation and reconciliation of rail line crossings	31/03/2021	17/05/2021	38	\$0.00
DA2021098	35 Cordell Place TURNERS BEACH,TAS,7315	Permitted	Residential – in-ground swimming pool	12/04/2021	28/05/2021	17	\$54,000.00
DA2021099	Clayton Road East – CT115441/3 TURNERS BEACH,TAS,7315	Discretionary	Resource development – vineyard and glasshouse; Residential – required dwelling; and retrospective approval for Natural and cultural values management	12/04/2021	17/05/2021	26	\$750,000.00
DA2021100	Goulds Road PRESTON,TAS,7315	Discretionary	Utilities – addition of one antenna on an existing Telstra facility and supporting equipment – variation to the location and configuration of development and Reliance on E8 Telecommunications Code.	16/04/2021	19/05/2021	28	\$50,000.00
DA2021103	100 Westella Drive ULVERSTONE,TAS,7315	Discretionary	Storage – pickled onion warehouse	19/04/2021	26/05/2021	20	\$250,000.00
DA2021104	13–15 Wilmot Road FORTH,TAS,7310	Discretionary	Residential – dwelling and shed (shipping container)	20/04/2021	28/05/2021	21	\$50,000.00
DA2021105	U 2/13 Helen Street WEST ULVERSTONE,TAS,7315	Permitted	Residential – awning	20/04/2021	7/05/2021	11	\$25,000.00
DA2021107	34–36 Braddon Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential – subdivision – two lots and dwelling on Lot 2	21/04/2021	14/05/2021	22	\$600,000.00
DA2021108	U 2/192 Main Road PENGUIN,TAS,7316	Permitted	Residential – retrospective outbuilding – carport	23/04/2021	7/05/2021	8	\$4,700.00

Central Coast Council
List of Development Applications Determined
Period from: 1 May 2021 to 31 May 2021

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2021111	195 Upper Maud Street WEST ULVERSTONE,TAS,7315	Permitted	Residential – dwelling	26/04/2021	21/05/2021	10	\$400,000.00
DA2021117	108 William Street FORTH,TAS,7310	Discretionary	Residential – non- required dwelling, shed and carport	29/04/2021	27/05/2021	22	\$500,000.00
DA2021125	37–39 Ironcliffe Road PENGUIN,TAS,7316	Permitted	Change of Use – Visitor Accommodation	10/05/2021	14/05/2021	1	\$0.00
DA2021126	638 Cuprona Road CUPRONA,TAS,7316	Permitted	Resource development – shed extension	12/05/2021	21/05/2021	7	\$125,000.00

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 May 2021 to 31 May 2021

Building Permits – 6

·	New dwellings	3	\$861,000
·	Outbuildings	1	\$300,000
·	Additions/Alterations	1	\$30,000
·	Other	1	\$150,000
·	Units	0	\$0

Demolition Permit – 0

Permit of Substantial Compliance – Building – 1

Notifiable Work – Building – 11

·	New dwellings	4	\$1,772,625
·	Outbuildings	4	\$163,000
·	Additions/Alterations	1	\$25,000
·	Other	2	\$13,600

Building Low Risk Work – 3

Certificate of Likely Compliance – Plumbing – 14

No Permit Required – Plumbing – 2

Food Business registrations (renewals) – N/A

SCHEDULE OF COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Period: 1 May 2021 to 31 May 2021

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 May to 31 May 2021

Infringement notices issued for Dog Offenses

	1-31 May 2021
Claimed	20
Burnie Dogs Home	0
Destroyed	0
Heldover	0
Devonport Dogs Home	0
RSPCA Spreyton	0

Infringements for dogs and impoundments etc.

1 - 31 May 2021	4
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Infringements under Animal By-Law

1 - 31 May 2021	1
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Traffic Infringement Notices for Parking Offences

1 - 31 May 2021	80	
Bannons Car Park	6	8%
King Edward Street	24	30%
Coles/Furners Carpark	6	8%
North Reibey Street Carpark	17	21%
Reibey Street	23	29%
Victoria Street	2	3%
Alexandra Road	2	3%



Paul Breden
DIRECTOR INFRASTRUCTURE SERVICES

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Central Coast Council

Conservation Covenant Rate Rebate Policy

JUNE 2021

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PURPOSE

To assist the conservation and protection of significant flora and fauna and habitat values on private property by providing recognition and support to landholders with land voluntarily protected under conservation covenants.

Where land has been assessed as having a high conservation value, in return for the landowners agreeing to a conservation covenant being placed on the title, the Council will provide a financial incentive by way of a rate rebate.

SCOPE

The Policy applies to rateable land that has been covenanted in perpetuity under either the Private Forest Reserves Program or the Protected Areas on Private Land Program under Part 5 of the *Tasmanian Nature Conservation Act 2002*.

STANDARDS (INCLUDING RELEVANT LEGISLATION)

This Policy was developed in accordance with:

RELEVANT LEGISLATION

- Section 129 of the *Local Government Act 1993*; and
- Part 5 of the *Tasmanian Nature Conservation Act 2002*.

RELATED POLICIES/DOCUMENTS

- Rates and Charges Policy – June 2019.

RELATED FORMS/TOOLS

- Conservation Covenant Rate Rebate Application Form.

POLICY STATEMENT

A rate rebate is to be provided to ratepayers that have registered conservation covenants within the municipal area of Central Coast under either the Private Forest Reserves Program or the Private Land Conservation Program. The rebate is set at \$5 per hectare per annum with a minimum of \$50 and a maximum of \$500.

Any request for relief is subject to an application by the landholder to the Council.

The Council will provide an application form for this purpose and advise eligible property owners of the Conservation Covenant Rate Rebate Policy.

Eligible properties are determined by being listed in the Central Coast Council schedule provided annually by the Department of Primary Industries, Parks, Water & Environment.

Only when all normal rates due to the Council for the year for a property have been paid (including where an approved payment plan is in place) may the Conservation Covenant Rate Rebate be paid for that year.

ASSESSING APPLICATIONS

Applications for a Conservation Covenant Rate Rebate must be decided by the General Manager.

An annual report will be provided to the Council of rebates approved under this Policy.

REVIEW

This Policy will be reviewed every three years by the Council, unless organisational and legislative changes require more frequent modification/s.

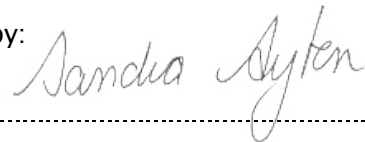
ATTACHMENTS

- 1 Conservation Covenant Rate Rebate Application Form.

SANDRA AYTON
GENERAL MANAGER

Date of approval: 21 / June / 2021

Approved by:



Minute Ref No. 172/2021

CONSERVATION COVENANT RATE REBATE APPLICATION

Applications are to be received by 13 May 2022

ELIGIBILITY CRITERIA:

To be eligible for a rate rebate, the rates for each financial year must be paid in full on or before the final instalment date.

APPLICANT/S DETAILS:

Name of Ratepayer/s:

Property Address:

Property ID No.:

I hereby apply for a Conservation Covenant Rate Rebate on the above property. I understand that the rate rebate only applies to that portion of land set aside under a Conservation Covenant and that the total amount, for all claims, is capped each year with any payments made being at the Council's discretion.

I also acknowledge that the rebate, if applied, will be credited directly to the property to be offset against the rates and is not redeemable.

I have paid/or will pay my rates in full by the final instalment date each financial year.

Signature of Applicant/s / /

..... / /

OFFICE USE ONLY:

Approved for rebate: / /

General Manager \$.....

The Council is collecting personal information from you for the purposes of managing, assessing, advising upon and determining the relevant application.

All information is collected in accordance with the Central Coast Council's Privacy Policy, available at:

<https://www.centralcoast.tas.gov.au/privacy/>

PO Box 220 / DX 70506
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900

admin@centralcoast.tas.gov.au

www.centralcoast.tas.gov.au

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Central Coast Council

Fees and Charges Policy

MAY 2021

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PURPOSE

The Council provides a wide range of services to its community. In undertaking this role Council assesses community needs through its annual planning processes and determines which services Council will support. Of those identified services, Council can advocate, facilitate, or actively participate in the delivery of the service/s.

Some services are provided due to statutory or legislative requirements, while others are provided at the discretion of Council.

When determining to provide a service, Council must decide whether it will be delivered on a full cost recovery basis or alternatively whether part of the cost of delivery will be funded/subsidised through consolidated revenue (i.e. rates).

The setting of Council's fees and charges will be undertaken in a consistent manner using a methodology which ensures there is clear accountability and transparency in the decision making process.

The Council in setting its fees and charges will ensure compliance with GST requirements and National Competition Policy.

SCOPE

This Policy applies to all fees and charges set by the Council in accordance with s.205 of the *Local Government Act 1993*.

The Council must consider the application of this policy when:

- Setting fees and charges (excluding rates); and
- Reviewing fees and charges.

DEFINITIONS

Cost recovery – is the level of costs to be recovered from users of a service. To achieve this the full cost of delivering a service will be calculated including both direct and indirect costs, and the application of an overhead allocation for those services which are deemed to be a significant business activity. The target rate contribution and any other revenue, such as grants, will be subtracted from this amount. The balance amount will be recovered from fees and charges.

Competitive Neutrality Policy (CNP) – competitive neutrality is the policy that a public sector business, or agency, should not have a competitive advantage (or disadvantage) over the private sector solely due to their government ownership.

Direct costs – are those costs, captured at an activity level, which can be attributed to the service because they are incurred exclusively for that service.

Indirect costs – are departmental costs which support the service (e.g. management and department administration costs).

National Competition Policy (NCP) – means application to the significant business activities of publicly owned entities, and not to the non-business, non-profit activities of those entities.

Overhead costs – are those costs which support the service at an organisational level such as payroll, risk management, information technology, payables, receivables, and insurance.

Rate contribution – means the dollar amount identified in the annual budget to be contributed to the cost of service delivery from properties (Council rates).

Service – means a collection of tangible and intangible benefits that can be offered and consumed. Service provision requires work to be done by one or more people for the benefit of others.

Significant Business Activity (SBA) – means service which is defined as commercial and competes against other providers.

COUNCIL POLICY

Fees and charges are a component of Council's revenue raising strategy and represent around 11% of total budgeted recurrent revenue.

Fees and charges are imposed:

- (a) to increase the revenue available to Council to support the cost of service delivery;
- (b) to support the Council's medium to long term service delivery objectives; and
- (c) to help users of the Council services to understand the value and benefits they obtain when accessing those services.

In setting Fees and Charges, the Council is committed to:

- (a) ensuring resources are used efficiently and effectively to finance the service delivery objectives outlined in its Strategic Plan;
- (b) identifying the level of rate contribution provided to individual services to ensure transparency in decision making; and

- (c) ensuring Council's long term financial sustainability by considering user pays principles as part of determining the most appropriate way to fund service delivery.

4.1. FEES AND CHARGES FRAMEWORK

4.1.1 The Council's Fees and Charges Policy is underpinned by the User Fee Decision Matrix which provides a standard approach in determining the target rate contribution to be provided for a service.

4.1.2 The Council will provide transparency to the community in the decision making process by demonstrating the level of rate contribution, cost recovery and fee setting criteria as shown in the table below:

	Target Rate Contribution (% Rate Contribution)	Cost Recovery	Fees and Charge Setting Criteria
Category 1 Statutory Fee			Statutory charge set by regulation or by-law
Category 2 Market Price	0% Rate contribution	Market Driven (must be Full Cost Recovery plus Margin)	Fee set by Council (Discretionary)
Category 3 Full Cost Price	0% Rate contribution	Recovery of full cost of providing the service	Fee set by Council (Discretionary)
Category 4 Direct Cost Price	Rate Contribution only for overheads	Recovery of direct costs of providing the service	Fee set by Council (Discretionary)
Category 5 Subsidised Price	Partial Rate Contribution between 20–90%	Partial Cost recovery	Fee set by Council (Discretionary)
Category 6 Fully Subsidised Service	100% Rate contribution	No Cost recovery	No Fee or Charge Levied

4.1.3. All Council services will be subject to the User Fee Decision matrix.

- 4.1.4. The Council will review and endorse the User Fee Decision Matrix as part of the budget process.

4.2. *USER FEE DECISION MATRIX*

The Council's User Fee Decision Matrix is based on the following:

- 4.2.1. Identification of services which the Council provides.
- 4.2.2 Classification of the services between external services (those which have a direct interface with external customers and internal services (activities which support the provision of the external services). Fees and charges will only apply to external services.
- 4.2.3 Determining if the service has general or specific users. Generally services which are provided for the broader community, such as public open space, will not attract fees and charges.
- 4.2.4 Understanding the fee setting criteria. The type of fees and/or charges for a service may be subject to statute, by-law, schedule of fees or at the discretion of Council. The type of and/or charges will determine any restrictions on setting the amount.
- 4.2.5 Determining if the service is a Significant Business Activity. Under National Competition Policy competitive neutrality adjustments, to ensure full cost reflective pricing, are required if the service is considered a significant business. To comply with National Competition Policy, Council needs to identify its Significant Business Activities and adjust its prices, where relevant, to neutralise any competitive advantage when competing with the private sector. Cost reflective pricing includes recognition of private sector equivalent costs such as the rate of return, regulatory costs not incurred by Council and taxes.

Business activities will be assessed against the following scoring matrix to determine whether they are an SBA.

Score	Relevant Market	Competitive Impact	Relevant Market	Competitive Impact
0	No Competition	0–10% Share of Relevant Market	No Impact	Competitors Unlikely
1	Potential Competition	10–30% Share of Relevant Market	Minor Player	Competitors Possible

2	State Competition	30–50% Share of Relevant Market	Moderate Player	Competitors Likely
3	Regional Competition	50–75% Share of Relevant Market	Major Player	Competitors Highly Likely
4	Local Competition	75–100% Share of Relevant Market	Dominate Player	Significant Business Activity

A score of:

- 0–7 indicates it is unlikely to be an SBA, therefore CNP will not apply.
- 8–10 indicates it is possible that the business activity may be significant, and a further assessment should be undertaken to ascertain whether NCP principles may apply.
- 11–15 indicates it is highly likely to be an SBA and NCP should apply.

4.2.6 Classification of the cost recovery for the service will determine the total revenue from fees and charges. Individual fees and charges will then be set based on the fee and charge setting criteria.

4.2.7 Target rate contribution will be determined by Council based on community needs and policy objectives. Services likely to attract a rate contribution are those which provide a broader community benefit as well as benefits to the individual users. The target set will be endorsed by Council and used to calculate required total fees and charges revenue. Each service will initially be assessed under the six categories in the User Fee Decision Matrix.

4.2.8 Uniform pricing services which are provided at a similar level or standard will have the same fees across the municipal area.

4.3 *COSTS EXCLUDED IN SETTING FEES AND CHARGES*

4.3.1 Costs which are incurred for the benefit of the Council, (i.e., the General Manager, Senior Department Managers and Governance Department) will be excluded. These costs are not considered indirect costs but a cost of being a Council.

4.4 CONCESSIONS

- 4.4.1 Concessions will be provided fairly to segments of the community and be identified in the fees and charges scheduled and disclosed as a benefit in the Annual Report in accordance with s77 of the Local Government Act.

Eligible concessions may include support for junior sport, local community groups, not for profit organisations, or youth activities.

To receive a concession community groups and organisations need to apply for a concession on the prescribed form (based on predetermined Council policy) as follows:

- Community groups and organisations can apply for a 50% concession on set fees and charges if meeting the following criteria:
 - Classified as a charitable organisation and either based or have strong Central Coast membership; or
 - Classified as a youth-based organisation working with children within the Central Coast area.
 - The concession may apply to the following fees and charges:
 - Civic Centre Hire
 - North Motton Hall Hire (for youth events for children under 15 years of age)
 - Turners Beach Hall Hire (for youth events for children under 15 years of age)
 - Place of Assembly – Special Event that is free to the public
- Affiliated sporting organisations will be provided a 50% for sporting and recreation hires fees for junior sport at the following venues:
 - Dial Park – Sporting Ovals
 - Forth Recreation Ground
 - Haywoods Recreation Ground
 - Heybridge Recreation Ground
 - North Motton Recreation Ground
 - Penguin Hockey Fields
 - Riana Recreation Ground
 - River Road Recreation Ground

- Turners Beach Recreation Ground
 - Ulverstone Recreation Ground
 - Ulverstone Show Ground
 - West Ulverstone Recreation Ground
 - Penguin Sports Centre
- Central Coast community groups involved in junior development in swimming will be provided with a 15% concession at the Ulverstone Learn to Swim Centre.
- Charitable organisations and service clubs that are based in Central Coast area will be provided with a 50% concession on fees towards cost of access to the Central Coast Resource Recovery Centre, limited at a maximum remission of \$350.
- Not for profit community groups will be provided a 100% remission for Food Shops Registration.
- A residential property owner whose residential premise has been destroyed by fire may apply for a remission of 50% of the following fees, associated with reinstatement:
 - Land use planning fees
 - Building fees
 - Plumbing fees

4.5 UNIFORM PRICING

- 4.5.1 In order for users of a service to be confident that the fee charged will provide them with a similar level of service regardless of their social equity or location, Council will endeavour to adopt uniform pricing for like services.

4.6 NATIONAL COMPETITION POLICY

- 4.6.1 The Council will apply the National Competition Policy to any business activity that has been deemed to be significant.
- 4.6.2 The Council will review all activity on a regular basis to determine which are business activities and then apply an NCP Test based on the relevant market, market share, competitive impact, and potential competitor.

This test will determine which business activities are likely to be significant.

4.6.3 The following activities are significant business activities:

- Long Day Childcare
- Outside School Hours Care

4.6.4 While not deemed a significant business activity, the following business activities are to be monitored on an annual basis:

- Aged Person Home Units
- Ganesway Aged Persons Housing Complex
- Cemetery
- RV Camping

4.6.5 The NCP reviews will be disclosed in the Annual Report each year.

4.7. TRANSITION PERIOD

4.7.1 The base level of rate contribution for each service will be recognised as the levels approved within the 2021–22 Budget.

4.7.2 Where there is a material difference between the required and base level of rate contribution, Council will consider phasing increases in over an extended period.

The phase-in period will be determined following consideration of the user's capacity to pay, commercial implications and the funding pressures on Council.

4.7.3 Where there is an increase applied by an external service provider related to the service provided by the Council, the full impact of the increase will be passed on to the consumer of the service.

4.8. POLICY REVIEW

4.8.1 The Fees and Charges Policy will be reviewed annually during budget development, with consideration given to service levels and productivity.

4.9. ACCESS

4.9.1 The community will be able to access information about fees and charges from Council's website and in the Annual Plan.

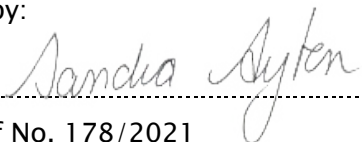
REFERENCES

- National Competition Policy (NCP).
- *The Local Government Act 1993.*

SANDRA AYTON
GENERAL MANAGER

Date of approval: 21/ June / 2021

Approved by:


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