
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, 18 October 2021 commencing at 6.00pm.

Councillors attendance

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

Councillors apologies

Cr Annette Overton

Employees attendance

General Manager (Ms Sandra Ayton)
Director Infrastructure Services (Mr Paul Breaden)
Director Community Services (Mr Daryl Connelly)
Director Organisational Services (Mr Ian Stoneman)
Executive Services Officer (Mrs Lou Brooke)
Manager Land Use Planning (Ms Mary-Ann Edwards)

Media attendance

Due to COVID-19 restrictions, the public 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 opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

274/2021 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the ordinary meeting of the Council held on 20 September 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 Hiscutt moved and Cr Viney seconded, “That the minutes of the ordinary meeting of the Council held on 20 September 2021 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

275/2021 Council workshops

The Executive Services Officer reported as follows:

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

- . 27.09.2021 – HIVE walkthrough and tour; Greening Central Coast Strategy
- . 04.10.2021 – Monthly update
- . 11.10.2021 – Cradle Coast Authority update with Chair, Interim CEO and Regional NRM Manager; HIVE entry fees and opening hours.

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

276/2021 Mayor's communications

The Mayor to report:

"I have no communications at this time."

277/2021 Mayor's diary

The Mayor reported as follows:

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

- . Central Coast Youth Leaders Council Careers Day – Ulverstone
- . Community Supper – Howth/Heybridge
- . Tasmanian Export Awards – Devonport
- . Turners Beach Bowls Club open day – Turners Beach
- . Three Waters Forum, New Zealand Water and Sewerage Reform – via video conference
- . Switch Tasmania Board Meeting – Ulverstone
- . Ulverstone Football Club Annual Dinner – Ulverstone
- . Local Government and preventing violence against women workshop – Campbell Town
- . Community Engagement Action Group meeting – Ulverstone
- . Citizenship Ceremony – Ulverstone
- . Penguin in Pink luncheon – Penguin
- . Radio interview
- . Presentation of Mayor's Cup, Ulverstone Senior Citizens Club – Ulverstone
- . Health and Wellbeing Expo official opening – Ulverstone
- . Beyond Blue Dinner, Rotary Club of Ulverstone West and Rotaract Club of Central Coast – Ulverstone
- . Penguin Lions Club Seventy and Over Annual Luncheon – Penguin
- . Coroneagh Park's 25th Birthday Celebration – Penguin."

The Deputy Mayor reported as follows:

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

- . Ulverstone Mission Shop Opening – Ulverstone."

The Executive Services Officer reported as follows:

- Cr Fuller moved and Cr van Rooyen seconded, “That the Mayor’s and Deputy Mayor’s reports be received.”

Carried unanimously

278/2021 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

279/2021 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 Fuller reported a recent meeting of the Central Coast Chamber of Commerce and Industry (attending as Proxy for Cr Overton). The Chamber were very pleased with the success of the recent 2021 Business Awards held at Pedro’s and see the event as a key annual activity. The newly elected Committee Executive noted their keenness to meet with the Council’s Mayor and General Manager on a regular basis. The Chamber’s planning for the upcoming Christmas Drinks function was also noted.

Cr Hiscutt reported on a recent meeting of the Slipstream Circus Board Inc., in particular the successful ‘After-Hours Cabaret’ production held on 2 October 2021. The success of this event will see another Cabaret performance in January 2022. Cr Hiscutt also noted the addition of a new class – Parents and Bubs – commencing in October.

APPLICATIONS FOR LEAVE OF ABSENCE

280/2021 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

281/2021 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

282/2021 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

283/2021 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.

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- (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.

284/2021 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

285/2021 Public question time

The Mayor reported as follows:

"No public questions on notice to the General Manager were received by 3.00pm Monday, 18 October 2021."

286/2021 Public questions taken on notice

The Executive Services Officer reported as follows:

"No public questions were taken on notice from the 20 September 2021 meeting."

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

287/2021 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:

- . Turners Beach Community Representatives Committee – meeting held 26 August 2021
- . Central Coast Community Shed Management Committee – meeting held 6 September 2021
- . Cradle Coast Authority Representatives – meeting held 7 September 2021
- . Central Coast Community Safety Partnership Committee – meeting held 8 September 2021
- . East Ulverstone Swimming Pool Management Committee – meeting held 14 September 2021
- . Central Coast Community Shed Management Committee – meeting held 4 October 2021.

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

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

Carried unanimously

288/2021 Quarterly Performance Report – 2021–2022 Annual Plan progress

The General Manager reported as follows:

“PURPOSE

The purpose of this report is to present a Quarterly Performance Report for the Council’s 2021–2022 Annual Plan.

BACKGROUND

The Council's 2021–2022 Annual Plan and Budget Estimates were adopted by the Council at its meeting on Monday, 21 June 2021 in accordance with the requirements of the *Local Government Act 1993*.

DISCUSSION

The Quarterly Performance Report to Council provides an update on the progress of strategic actions included in the Council's 2021–2022 Annual Plan. Strategies and Actions are listed in Department order and provide information on what is planned to be achieved during the financial year. Each action's status includes progress comments and the estimated percentage completed against the targets set. Highlights of achievements during the first quarter included:

- . The Complete Streets – Penguin Town Centre review presented at a Council Workshop with further community consultation to be undertaken. A final report to be submitted to a Council meeting for endorsement;
- . Draft Acknowledgement of Country and Welcome to Country Guidelines have been developed and provided to the Reconciliation Action Plan Working Group for their input;
- . Fees and Charges Policy adopted by the Council in July 2021;
- . Draft Greening Central Coast Strategy developed and presented at a Council Workshop, further community consultation to be undertaken;
- . The 'Shop Top' living in Reibey Street project commenced. Relevant property owners have been sent correspondence and a survey, to seek interest and assist in informing the project;
- . The Public Events working Group have met regularly to explore concepts to activate spaces within the Ulverstone CBD, with the current focus on possible Christmas activities throughout December;
- . A draft Stormwater Retention/Detention Service Level Policy has been developed and is undergoing a preliminary review;
- . A project scope for the Fairway Park Master Plan has been approved and consultation with primary stakeholders initiated. Concept Plans are being developed with a view to undertaking a wide-ranging consultation phase; and

- . A project proposal for the website redevelopment (content and functionality) for improved communication has been received and is currently under review.

A copy of the Quarterly Performance Report to Council – 30 September 2021 is appended.

CONSULTATION

Consultation is not required on this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

Other than staff time there is no impact on Council resources.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision
- . Effective communication and engagement
- . Strengthen local–regional connections.

CONCLUSION

It is recommended that Council receive the Quarterly Performance Report.”

The Executive Services Officer reported as follows:

“A copy of the Quarterly Performance Report to Council – 30 September 2021 has been circulated to Councillors.”

■ Cr Hiscutt moved and Cr Viney seconded, “That Council receive the Quarterly Performance Report on progress with the 2021–2022 Annual Plan as at 30 September 2021.”

Carried unanimously

**289/2021 Central Coast Local Economic Development Framework – October 2021
(108/2014 – 23.04.2014)**

The General Manager reported as follows:

“The Strategy & Policy Officer has prepared the following report:

“PURPOSE

The purpose of this report is to consider the adoption by the Council of a revised Central Coast Local Economic Development Framework dated October 2021.

BACKGROUND

Adopted by the Council in 2014, the revised Central Coast Local Economic Development Framework (the Framework) acknowledges that economic development outcomes are influenced by Federal, State and Local Government policies and actions. All three levels of Government are included in the revised Framework to provide context; however, the focus is on the local level.

The revised Framework is a guiding document for the Council, which is grounded in economic theory and current approaches. It applies the three pillars of economic development enablers (or levers) to equitably improve prosperity and economic growth in Central Coast. The revised Framework considers the diversity of stakeholders who influence local economic outcomes and the valuable skills and knowledge of people in Central Coast.

The revised Framework’s six Strategic Outcomes have been designed to align with the relevant economic development lever to positively influence and progress towards the desired future or goal. The forward-looking Action Plan considers collaborative networks and alliances, the need to be adaptive and responsive, to create innovative new ways of doing things and to foster social capital.

DISCUSSION

Economic development is the intentional practice of improving a community’s economic well-being and quality of life. The practice of economic development is a collaborative effort involving government, business and a range of community stakeholders. Local economic development focuses on increasing the overall size of the economy, as well as ensuring the benefits of economic growth are shared across the community.

Focusing on Central Coast strengths and competitive advantages, the Framework harnesses the potential of our social capital and quality of place to drive investment and economic growth. The Framework contributes to realisation of the Central Coast community’s vision of ‘living our potential’. Creating sustainable competitive advantage by stewarding the potential of our

social capital and quality of place to drive investment to grow our local economies can elevate Central Coast's overall prosperity.

All levels of Government have a role to play in positively influencing economic development outcomes. The revised Framework demonstrates the Council's commitment to working within the context of the three tiers of Australian Government and alongside the local business community. This commitment to continuous improvement will positively influence the business environment in Central Coast communities and can create sustainable competitive advantage to elevate prosperity for everyone in Central Coast.

CONSULTATION

Consultation regarding the reviewed Central Coast Local Economic Development Framework dated October 2021 was undertaken with the General Manager and presented at a workshop for Councillors on 13 September 2021.

The Council's operational Framework sets out economic development theories, ideas and concepts. The theoretical Framework will underpin, or provide a backbone, for the Council to facilitate business and community engagement and the development of a Collective Local Economic Development Action Plan for Central Coast.

RESOURCE, FINANCIAL AND RISK IMPACTS

The COVID-19 pandemic has highlighted the increasing pressure placed on small business operations in Central Coast. The Framework provides a place-based, adaptive, innovative and responsive roadmap to positively influence local economic development outcomes in Central Coast.

Risks associated with not adopting the revised Framework include missed opportunities to improve the business environment and to create sustainable competitive advantage and equitable economic growth in Central Coast.

CORPORATE COMPLIANCE

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

The Shape of the Place

- Encourage a creative approach to new development.

A Connected Central Coast

- Provide for a diverse range of movement patterns
- Connect people with services.

Community Capacity and Creativity

- Community capacity-building
- Facilitate entrepreneurship in the business community.

Council Sustainability and Governance

- Improve service provision
- Effective communication and engagement
- Strengthen local-regional connections.

CONCLUSION

It is recommended that the Central Coast Local Economic Development Framework dated October 2021 be adopted.”

The Strategy & Policy Officer’s report is supported.”

The Executive Services Officer reported as follows:

“A copy of the Central Coast Local Economic Development Framework – October 2021 has been circulated to all Councillors.”

■ Cr Fuller moved and Cr Beswick seconded, “That the Central Coast Local Economic Development Framework dated October 2021 (a copy being appended to and forming part of the minutes) be adopted.”

Carried unanimously

290/2021 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 21 September to 18 October 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 Beswick moved and Cr Diprose 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

291/2021 Common seal

The General Manager reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 21 September to 18 October 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 moved and Cr 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

292/2021 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 21 September to 18 October 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 Beswick 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

293/2021 Fees and Charges HIVE (175/2021 – 21.06.2021)

The Director Community Services reported as follows:

“PURPOSE

The purpose of this report is for the Council to set the fees and charges for the Council’s HIVE facility, opening in November 2021.

BACKGROUND

The Council at its meeting in November 2017 (Minute Ref No. 328/2017), adopted the Ulverstone Cultural Precinct Master Plan 2017, which also included the Ulverstone History Precinct Review Project – Final Report – Engagement Plus dated November 2017. As noted within the report, the Plan was designed to:

‘... establish this Precinct as a regional focal point for visitors and locals alike. People will be drawn by a combination of attractive open spaces, engaging history, art and science exhibitions and a local history library. Also featuring will be impressive working displays by local artisans, attractive shopping options and a comfortable enclosed café space.’

Since adopting the Master Plan in November 2017, the Council secured co-funding through the Federal and State Governments to progress this project, and since that time extensive design, consultation and planning has been undertaken.

At a Special Council Meeting in July 2020, the Council awarded the Guaranteed Maximum Price contract to Fairbrother Pty Ltd for the construction of the Ulverstone Cultural Precinct, with construction commencing in July 2020 also.

With the opening of the HIVE nearing, the Council is required to set the fees and charges associated with the operation of the facility.

DISCUSSION

In accordance with Section 205 of the *Local Government Act 1993*, the Council annually adopts a Fees and Charges Schedule, any change to these fees requires a resolution from the Council.

The following fees and charges are proposed in relation to Council’s HIVE facility, which will open in November 2021.

	2021-2022 \$	GST \$
General admission – adult	5.00	0.45
General admission – child / concession	3.00	0.27
General admission – family Up to 2 adults and 2 children / concession card holders	13.00	1.18
Planetarium – adult	10.00	0.90
Planetarium – child / concession	6.00	0.54
Planetarium – family Up to 2 adults and 2 children / concession card holders	26.00	2.36
School and special interest groups	P.O.A.	Applicable
Venue hire – refundable bond	250.00	22.72
Corporate hourly fee (min. 2 hours charged)	96.00	8.72
Corporate rate maximum	670.00	60.90
Community rate hourly fee (min. 2 hours charged)	40.00	3.63
Community rate maximum	298.00	27.09

The 2021-2022 Fees and Charges schedule was approved at the June 2021 Council meeting and included a hire charge for the small meeting room hire at the Ulverstone Visitor Information Centre (VIC). The VIC is relocating as part of the HIVE project, and the meeting room will no longer be available for hire. This report also seeks the Council's approval to remove the small meeting room (per meeting/per day) hire charge of \$11.00 inc. GST (a copy of the Fee and Charges is appended to this report). The VIC and ground floor toilet facilities will be accessible without paying admission.

CONSULTATION

The project has been through substantial community and stakeholder engagement from the commencement of the project and is widely known within the community. The proposed fees and charges for HIVE have been presented at a Councillor Workshop.

RESOURCE, FINANCIAL AND RISK IMPACTS

Provision for HIVE related revenue and expenses has been accounted for and outlined within the Council's 2021-2022 Budget Estimates. Pricing for schools and special

interest groups will be based on customer requirements. In this regard, further criteria for staff guidance will be incorporated into the HIVE Operational Master Plan.

CORPORATE COMPLIANCE

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

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the Council:

- (a) approves the following fees and charges for the HIVE:

	2021–2022 \$	GST \$
General admission – adult	5.00	0.45
General admission – child / concession	3.00	0.27
General admission – family Up to 2 adults and 2 children / concession card holders	13.00	1.18
Planetarium – adult	10.00	0.90
Planetarium – child / concession	6.00	0.54
Planetarium – family Up to 2 adults and 2 children / concession card holders	26.00	2.36
School and special interest groups	P.O.A.	Applicable
Venue hire – refundable bond	250.00	22.72
Corporate hourly fee (min. 2 hours charged)	96.00	8.72
Corporate rate maximum	670.00	60.90
Community rate hourly fee (min. 2 hours charged)	40.00	3.63
Community rate maximum	298.00	27.09

- (b) provides authority to the General Manager to negotiate fees and charges for school and special interest groups while criteria for staff guidance on these fees are developed for inclusion in the HIVE Operational Master Plan;
- (c) approves the removal of the small meeting room (per meeting/per day) hire charge of \$11.00 inc. GST at the Ulverstone Visitor Information Centre and further that;
- (d) the 2021–2022 Fees and Charges Schedule be updated to reflect the adopted fees and charges for HIVE and removal of the Ulverstone Visitor Information Centre small meeting room hire charge.”

The Executive Services Officer reported as follows:

■ Cr Carpenter moved and Cr Viney seconded, “That the Council:

- (a) approves the following fees and charges for the HIVE:

	2021–2022 \$	GST \$
General admission – adult	5.00	0.45
General admission – child / concession	3.00	0.27
General admission – family Up to 2 adults and 2 children / concession card holders	13.00	1.18
Planetarium – adult	10.00	0.90
Planetarium – child / concession	6.00	0.54
Planetarium – family Up to 2 adults and 2 children / concession card holders	26.00	2.36
School and special interest groups	P.O.A.	Applicable
Venue hire – refundable bond	250.00	22.72
Corporate hourly fee (min. 2 hours charged)	96.00	8.72
Corporate rate maximum	670.00	60.90
Community rate hourly fee (min. 2 hours charged)	40.00	3.63
Community rate maximum	298.00	27.09

- (b) provides authority to the General Manager to negotiate fees and charges for school and special interest groups while criteria for staff guidance on these fees are developed for inclusion in the HIVE Operational Master Plan;
- (c) approves the removal of the small meeting room (per meeting/per day) hire charge of \$11.00 inc. GST at the Ulverstone Visitor Information Centre and further that;
- (d) the 2021–2022 Fees and Charges Schedule be updated to reflect the adopted fees and charges for HIVE and removal of the Ulverstone Visitor Information Centre small meeting room hire charge.”

Carried unanimously

294/2021 Council acting as a planning authority

The Mayor reported as follows:

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

The General Manager has submitted the following report:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

295/2021 Demolition of existing dwelling, retaining wall, Residential – multiple dwellings x seven and Community meeting and entertainment – Setbacks and building envelope for all dwellings; Site coverage for all dwellings and E9 Traffic Generating Use and Parking Code at 9 Braddon Street, Penguin – Application No. DA2021223

The Director Community Services reported as follows:

“The Manager Land Use Planning has prepared the following report:

<i>‘DEVELOPMENT APPLICATION No.:</i>	DA2021223
<i>PROPOSAL:</i>	Demolition of existing dwelling, retaining wall, Residential – multiple dwellings x seven and Community meeting and entertainment – Setbacks and building envelope for all dwellings; Site coverage for all dwellings and E9 Traffic Generating Use and Parking Code
<i>APPLICANT:</i>	Wilson Homes
<i>LOCATION:</i>	9 Braddon Street, Penguin
<i>ZONE:</i>	General Residential
<i>PLANNING INSTRUMENT:</i>	<i>Central Coast Interim Planning Scheme 2013</i> (the Planning Scheme)
<i>ADVERTISED:</i>	4 September 2021
<i>REPRESENTATIONS EXPIRY DATE:</i>	20 September 2021
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>42-DAY EXPIRY DATE:</i>	3 October 2021
<i>EXTENSION OF TIME DATE:</i>	18 October 2021
<i>DECISION DUE:</i>	18 October 2021
<i>PURPOSE:</i>	

The purpose of this report is to consider an application for the demolition of a single dwelling at 9 Braddon Street, Penguin and the construction of seven multiple dwellings across the site.

The project would maintain the existing Catholic church and church hall which occupy the site and make provision for 19 sealed car parking spaces to be associated with the church facility and visitor parking for the multiple dwellings. Each dwelling would have an allocation of two dedicated, tandem car parking spaces.

The development is proposed to be subject to a strata plan upon completion.

The application is discretionary due to the setback of the carport for Dwelling No. 1 from Braddon Street, site coverage standard for dwellings and reliance on E9 Traffic generating use and car parking Code of the Planning Scheme.

The variations mentioned above include:

- . The carport for Dwelling No. 1 would be setback 4.5m from the Braddon Street frontage. The Planning Scheme's Acceptable Solution stipulates that a garage or carport be setback 5.5m from a frontage boundary.
- . The total site coverage of the seven dwellings, over that portion of the site that would be for Residential use, would be 59.3%. The Planning Scheme's Acceptable Solution stipulates a site coverage of not more than 50%.
- . The total area of private open space across the land area that would be for Residential use would be approximately 250m². The Planning Scheme's Acceptable Solution stipulates a total area of 60m² per dwelling (across the site). This would equate to an area of 420m².
Note: Each dwelling satisfies the private open space area required to be in one location for each dwelling, being 24m².
- . The application is reliant on the Planning Scheme's E9 Traffic generating use and parking Code due to tandem car parking associated with each dwelling.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – TasWater's Submission to Planning Authority Notice;
- . Annexure 4 – Statement of Compliance by Road Authority and Stormwater Authority;
- . Annexure 5 – representations; and
- . Annexure 6 – photographs.

BACKGROUND

Development description –

Application is made for the demolition of a single dwelling at 9 Braddon Street, Penguin and the construction of seven multiple dwellings.

The multiple dwellings would occupy the site alongside the existing Catholic church and church hall.

The proposed development over the site would be as follows:

Dwelling Nos. 1 to 3 –

Each dwelling, with a floor area of 124.75m², would be a single-storey, two-bedroom dwelling with a single bathroom and open plan living/kitchen/dining area. The private open space areas would comprise a 4m x 6m (24m²) north garden facing area, accessed via a rear porch off the living area.

Each dwelling would have two tandem car parking spaces, one a carport area that would adjoin each dwelling. Waste bins and recycling bins would be located to the rear side of each dwelling.

The buildings would be of brick construction with an iron roof.

Dwelling No. 4 –

Dwelling No 4, with a floor area of 104m², would be a single-storey, one-bedroom dwelling with a single bathroom and open plan living/kitchen/dining area. The private open space area would comprise a 4m x 6m (24m²) north facing garden area, accessed directly from the living area. The dwelling would have two tandem car parking spaces, one a carport area. Waste bins and recycling bins would be located to the rear side of the dwelling. The building would be of brick construction with an iron roof.

Dwelling Nos. 5 to 7 –

Each dwelling, with a floor area of 124.7m², would be a single-storey, two-bedroom dwelling with a single bathroom and open plan living/kitchen/dining area. The private open space areas would comprise a 4m x 6m (24m²) east facing area, accessed via a rear porch off the living area.

The buildings would be of brick construction with an iron roof and each dwelling would have a disability access ramp and two tandem car parking spaces, one space occupying a carport area that would adjoin the dwelling.

Waste and recycling bins would be located to the rear and side of each dwelling.

Trees located on the northern boundary of the site will need to be removed for the development to proceed.

Car parking and church buildings –

The footprints of the existing church and church hall buildings would not change.

An internal, sealed car park associated with the use of the church, hall and dwelling visitor parking area is proposed. The car park would make provision for nineteen car parking spaces.

An internal access road would service the church and hall car park area and would be shared with each of the proposed dwellings.

An existing crossover from Braddon Street would be widened to be 6m and an access off King Edward Street to be provided.

The application also proposes a retaining wall on the southern portion of the land, adjacent to Dwelling No. 7.

An on-site stormwater detention system would be required.

Site description and surrounding area –

Certificates of Title to the land, CT88291/26 and CT88291/27, have a combined land area 3,518m².

The land is zoned General Residential and accommodates a single dwelling, a church and church hall. A stand of trees is located in the north-eastern corner of the allotment.

Adjoining land to the north, east and south is also zoned General Residential and accommodates residential development.

Land on the opposite side of Braddon Street is the site of the decommissioned Penguin recreation grounds. The land is zoned Recreation and is vacant.

The site is able to connect to Taswater's water and sewer services and Council's stormwater network.

History –

This application is subject to the *Central Coast Interim Planning Scheme 2013*, due to the validity date of the application being 6 August 2021.

On 12 August 2021, Council was directed by the Tasmanian Planning Commission to modify areas of Council's Draft Local Provision Schedule (LPS). As a result, under s.35K(2)(d) of the *Land Use Planning and Approvals*

Act 1993 (the Act), development applications lodged with Council after 12 August 2021 must be assessed under the *Tasmanian Planning Scheme – Central Coast* and the applicable new zones and provisions.

Under the *Tasmanian Planning Scheme – Central Coast*, the site is to remain General Residential zone.

DISCUSSION

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

General Residential

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

10.3.2–(A3) Other than for emergency services, residential, and visitor accommodation, hours of operation must be between 6.00am and 9.00pm.	Not applicable. Use is Residential.
10.4.1 Residential density for multiple dwellings	
10.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Compliant. Land area is 3,518m ² . The Church and hall would occupy 1,224m ² of the land, leaving a balance area of 2,294m ² . It is proposed seven dwellings would be constructed on the balance. The site area per dwelling would be 327m ² .
10.4.2 Setbacks and building envelope for all dwellings	
10.4.2–(A1) Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	(a) Compliant. Closest dwelling would be setback 4.5m from the primary frontage to Braddon Street. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a). (d) Not applicable. Land does not abut the Bass Highway.

<p>(b) if the frontage is not a primary frontage, at least 3.0m, or, if the setback from the frontage is less than 3.0m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	
<p>10.4.2–(A2) A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1.0m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1.0m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10.0m from the frontage.</p>	<p>(a) Non-compliant. Dwelling No. 1 carport would be setback 4.5m from the Braddon Street frontage. Refer to the “Issues” section of this report.</p> <p>(b) Not applicable. Carports are not located above dwellings.</p> <p>(c) Not applicable. Site does not have a slope gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>

<p>10.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at the side boundaries and a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level; and <p>(b) only have a setback within 1.5m of a side and rear boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary or the adjoining lot; or (ii) does not exceed a total length of 9.0m or one-third the length of the side boundary (whichever is the lesser). 	<p>(a)(i) Not applicable. No rear boundary. Site has a primary and secondary frontage and two side boundaries.</p> <p>(a)(ii) Compliant. The corner of the carport for Dwelling No. 4 would be setback 748mm from the eastern side boundary. The carport would have a wall height of 2.4m and would angle away at 45°.</p> <p>(b)(i) Not applicable. Satisfied by (b)(ii).</p> <p>(b)(ii) Compliant. Carport would be setback less than 1.5m for a length of approximately 2m (carport is on an angle to the boundary).</p>
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10.4.3 Site coverage and private open space for all dwellings	
<p>10.4.3–(A1) Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60.0m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>	<p>(a) Compliant. Total site coverage would be 36.3%.</p> <p>(b) Non-compliant. Total area of private open space for all dwellings is not able to be satisfied.</p> <p>Refer to the “Issues” section of this report.</p>
<p>10.4.3–(A2) A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24.0m²; or</p> <p>(ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4.0m; or</p>	<p>(a)(i) Compliant. There would be a private open space greater than 24m² in one location for each dwelling.</p> <p>(a)(ii) Not applicable. Satisfied by (a)(i).</p> <p>(b)(i) Compliant. Each private open space area would have a minimum dimension greater than 4m.</p> <p>(b)(ii) Not applicable. Satisfied by (b)(i).</p> <p>(c) Compliant. Private open space areas would be located primarily to the north and east of the dwellings.</p>

<p>(ii) 2.0m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	<p>(d) Compliant. Site is reasonably flat.</p>
<p>10.4.4 Sunlight and overshadowing for all dwellings</p>	
<p>10.4.4-(A1) A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <p>(i) at a distance of 3.0m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.</p>	<p>(a)(i) Not applicable. Satisfied by (b).</p> <p>(a)(ii) Not applicable. Satisfied by (b).</p> <p>(b) Compliant. Dwelling No. 5 is to the north of Dwelling No. 6 and Dwelling No. 6 is to the north of Dwelling No 7. (Note: however, not exactly to the north of private open space areas). Dwellings would not cause 50% of the private open space areas of Dwelling Nos. 5 and 6 to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) Not applicable. No outbuildings proposed.</p>

<p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m from the multiple dwelling. 	
10.4.5 Width of openings for garages and carports for all dwellings	
<p>10.4.5-(A1) A garage or carport within 12.0m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6.0m or half the width of the frontage (whichever is the lesser).</p>	<p>Compliant.</p> <p>Carports have 2.4m width openings and do not face the primary frontage, unless a carport is located more than 12m from the frontage.</p>
10.4.6 Privacy for all dwellings	
<p>10.4.6-(A1) A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1.0m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished</p>	<p>Not applicable.</p> <p>No deck, roof terrace or parking space with a finished floor level more than 1m above ground level.</p>

<p>surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3.0m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4.0m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6.0m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site. 	
<p>10.4.6-(A2) A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1.0m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> (a) The window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of at least 3.0m from a side boundary; and 	<p>Not applicable.</p> <p>No windows or doors of habitable rooms with a finished floor level more than 1m above natural ground level.</p>

<ul style="list-style-type: none"> (ii) is to have a setback of at least 4.0m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%. 	
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<p>10.4.6–(A3) A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1.0m if:</p> <p>(i) it is separated by a screen of at least 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p>	<p>(a) Compliant. Setback of windows from the shared driveway would be 3m.</p> <p>(b) Not applicable. Satisfied by (a).</p>
<p>10.4.7 Frontage fences for all dwellings</p>	
<p>10.4.7–(A1) A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>Not applicable.</p> <p>Frontage fence that is proposed satisfies the “Exempt” standard.</p> <p>A Note is to be applied to a Permit.</p>

10.4.8 Waste storage for multiple dwellings	
<p>10.4.8-(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5m from a frontage; and</p> <p>(ii) is at least 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.</p>	<p>(a) Compliant. Individual waste storage areas are provided at the rear and/or side of each dwelling, for the exclusive use of each dwelling.</p> <p>(b) Not applicable. Satisfied by (a).</p>
10.4.9 Suitability of a site or lot for use or development	
<p>10.4.9-(A1) A site or each lot on a plan of subdivision must:</p> <p>(a) have an area of not less than 330m² excluding any access strip; and</p> <p>(b) if intended for a building, contain a building area of not less than</p>	<p>(a) Compliant. Site area is 3,518m².</p> <p>(b)(i) Compliant. Building areas would satisfy setback standards from all boundaries.</p> <p>(b)(ii) Not applicable. No zone boundary.</p>

<p>10.0m x 15.0m:</p> <ul style="list-style-type: none"> (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right of way benefiting other land; (v) clear of any restriction imposed by a Utility; (vi) not including an access strip; (vii) accessible from a frontage or access strip; and (viii) if a new residential lot, with a long axis within the range 30 degrees east of north and 20 degrees west of north. 	<ul style="list-style-type: none"> (b)(iii) Compliant. The development would be clear of registered easements. (b)(iv) Not applicable. No registered right of way. (b)(v) Compliant. No restriction imposed by a utility. (b)(vi) Not applicable. No access strip. (b)(vii) Compliant. Land is accessible from Braddon Street, Penguin. (b)(viii) Not applicable. Not a new residential lot.
<p>10.4.9–(A2) A site or each lot on a subdivision plan must have a separate access from a road –</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or 	<ul style="list-style-type: none"> (a) Compliant. Existing access and frontage to Braddon Street. (b) Not applicable. Not internal lots. (c)(i) Not applicable. Satisfied by (a). (c)(ii) Not applicable. Satisfied by (a).

<p>(c) by a right of way connecting to a road –</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than –</p> <p>(i) 3.6m for a single dwelling development; or</p> <p>(ii) 6.0m for multiple dwelling development or development for a non-residential use; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(d)(i) Compliant. Width of Braddon Street frontage is approximately 59m.</p> <p>(d)(ii) Compliant. A 6m wide crossover proposed.</p> <p>(e) Compliant. Site has existing legal access to Braddon Street. Widening of the crossover is proposed. The Road Authority would issue a Statement of Compliance.</p>
<p>10.4.9–(A3) A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>.</p>	<p>Compliant.</p> <p>The site is connected to the reticulated water system.</p>

10.4.9–(A4) A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and wastewater to a sewage system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i> .	Compliant. The site is connected to the reticulated sewerage system.
10.4.9–(A5) A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i> .	Compliant. The site is connected to the reticulated stormwater system.
10.4.10 Dwelling density for single dwelling development	
10.4.10–(A1) (a) The site area per dwelling for a single dwelling must – (i) be not less than 325m ² .	Not applicable. Not a single dwelling development.
10.4.11 Development other than a single or multiple dwelling	
10.4.11.1 Location and configuration of development	
10.4.11.1–(A1) The wall of a building must be set back from a frontage – (a) not less than 4.5m from a primary frontage; and (b) not less than 3.0m from any secondary frontage; or	Not applicable. There is an established, lawful "Community and entertainment" use on site, comprising a church and church hall. No building development is proposed associated with the existing use of the land.

<ul style="list-style-type: none"> (c) not less than and not more than the setbacks for any existing building on adjoining sites; (d) not less than for any building retained on the site; (e) in accordance with any building area shown on a sealed plan; or (f) not less than 50.0m if the site abuts the Bass Highway. 	
<p>10.4.11.1–(A2) All buildings must be contained within a building envelope determined by –</p> <ul style="list-style-type: none"> (a) the applicable frontage setback; (b) a distance of not less than 4.0m from the rear boundary or if an internal lot, a distance of 4.5m from the boundary abutting the rear boundary of the adjoining frontage site; (c) projecting a line at an angle of 45 degrees from the horizontal at a height of 3.0m above natural ground level at each side boundary and at a distance of 4.0m from the rear boundary to a building height of not more than 8.5m above natural ground level if walls are setback – <ul style="list-style-type: none"> (i) not less than 1.5m from each side boundary; or 	<p>Not applicable.</p> <p>There is an established, lawful “Community and entertainment” use on site, comprising a church and church hall. No building development is proposed associated with the existing use of the land.</p>

<p>(ii) less than 1.5m from a side boundary if –</p> <ul style="list-style-type: none"> a. built against an existing wall of an adjoining building; or b. the wall or walls – <ul style="list-style-type: none"> i. have the lesser of a total length of 9.0m or one-third of the boundary with the adjoining land; ii. there is no door or window in the wall of the building; and iii. overshadowing does not result in 50% of the private open space of an adjoining dwelling receiving less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June. <p>(d) in accordance with any building envelope shown on a sealed plan of subdivision.</p>	
<p>10.4.11.1 –(A3) Site coverage must:</p> <ul style="list-style-type: none"> (a) not be more than 50%; or (b) not be more than any building area shown on a sealed plan. 	<p>(a) Compliant. It is proposed the “Community and entertainment” use on site, comprising a church, hall and 14 car parking spaces, with a combined building floor area of 312m², occupy a land area of</p>

	<p>1,164m². This would result in a site coverage of 26.80%.</p> <p>(b) Not applicable. Satisfied by (a).</p>
<p>10.4.11.1–(A4) A garage, carport or external parking area and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage of a building.</p>	<p>Non-compliant.</p> <p>External parking area for the existing church and hall would be located to the side of the existing buildings.</p> <p>Refer to the “Issues” section of this report.</p>
<p>10.4.11.1–(A5) Other than for a dwelling, the total width of openings in the frontage elevation of a garage or carport (whether freestanding or part of any other building) must be the lesser of:</p> <p>(a) 6.0m; or</p> <p>(b) half the width of the frontage.</p>	<p>Not applicable.</p> <p>No garage or carport for church or hall proposed.</p>
<p>10.4.11.2 Visual and acoustic privacy for residential development</p>	
<p>10.4.11.2–(A1) A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must:</p> <p>(a) if the finished floor level is more than 1.0m above natural ground level:</p>	<p>Not applicable.</p> <p>No development with a finished floor level is more than 1m above natural ground level.</p>

<ul style="list-style-type: none"> (i) be not less than 6.0m from any door, window, balcony, deck, or roof garden in a dwelling on the same site; (ii) be not less than 3.0m from a side boundary; (iii) be not less than 4.0m from a rear boundary; and (iv) if an internal lot, be not less than 4.5m from the boundary abutting a rear boundary of an adjacent frontage site; or <p>(b) if less than the setbacks in clause A1(a):</p> <ul style="list-style-type: none"> (i) be off-set by not less than 1.5m from the edge of any door or window of another dwelling; (ii) have a window sill height of not less than 1.8m above floor level; (iii) have fixed glazing or screening with a uniform transparency of not more than 25% in that part of a door or window less than 1.7m above floor level; or (iv) have a fixed and durable external screen other than vegetation of not less than 1.8m height above the floor level with a uniform transparency of not more than 25% for the full width of the door, window, balcony, deck, roof garden, parking space, or carport. 	
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<p>10.4.11.2–(A2) An access strip or shared driveway, including any pedestrian pathway and parking area, must be separated by a distance of not less than 1.5m horizontally and 1.5m vertically from the door or window to a dwelling or any balcony, deck, or roof garden in a dwelling.</p>	<p>Compliant. Shared access strip and car park servicing the “Community and entertainment” use on the site would have a separation of 4m or greater from multiple dwellings.</p>
<p>10.4.11.3 Frontage fences</p>	
<p>10.4.11.3–(A1) The height of a fence, including any supporting retaining wall, on or within a frontage setback must be:</p> <p>(a) not more than 1.2m if the fence is solid; or</p> <p>(b) not more than 1.8m provided that part of the fence above 1.2m has openings that provide a uniform transparency of not less than 30%.</p>	<p>Not applicable.</p> <p>No development of a fence or retaining wall, other than existing, associated with “Community and entertainment” use.</p>
<p>10.4.12 Setback of development for sensitive use</p>	
<p>10.4.12–(A1) A building containing a sensitive use must be contained within a building envelope determined by:</p> <p>(a) the setback distance from the zone boundary as shown in the Table to this clause; and</p> <p>(b) projecting upward and away from the zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the required setback distance from the zone boundary.</p>	<p>(a) Not applicable. The multiple dwelling development does not adjoin a zone boundary.</p> <p>(b) Not applicable. The multiple dwelling development does not adjoin a zone boundary.</p>

<p>10.4.12–(A2) Development for a sensitive use must be not less than 50.0m from:</p> <p>(a) Bass Highway;</p> <p>(b) a railway;</p> <p>(c) land designated in the planning scheme for future road or rail purposes; or</p> <p>(d) a proclaimed wharf area.</p>	<p>(a) Compliant. Development would be approximately 1km from the Bass Highway.</p> <p>(b) Compliant. Development would be approximately 190m from a railway.</p> <p>(c) Not applicable. No land designated for future road or rail.</p> <p>(d) Not applicable. The nearest proclaimed wharf area is in Burnie approximately 15km to the west.</p>
10.4.13 Subdivision	
<p>10.4.13–(A1) Each new lot on a plan of subdivision must be –</p> <p>(a) intended for residential use;</p> <p>(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a Statutory authority.</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p> <p>Land will be subject to a Strata Plan upon the completion of the development.</p>
<p>10.4.13–(A2) A lot, other than a lot to which A1(b) applies, must not be an internal lot</p>	<p>Not applicable.</p> <p>No subdivision proposed.</p>

10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
10.4.14–(A1) Electricity reticulation and site connections must be installed underground.	Not applicable. No subdivision proposed.
CODES	
E1 Bushfire-Prone Areas Code	Not applicable. Not in a Bushfire Prone Area.
E2 Airport Impact Management Code	Not applicable. No Code in the Scheme.
E3 Clearing and Conversion of Vegetation Code	Not applicable. No clearing or conversion of vegetation.
E4 Change in Ground Level Code	Not applicable. No change in ground level greater than 1m or retaining walls within 1.5m of a boundary.
E5 Local Heritage Code	Not applicable. No Local Heritage Code in the Scheme.
E6 Hazard Management Code	Not applicable. Not within a hazard mapped area.
E7 Sign Code	Not applicable. No signage proposed.
E8 Telecommunication Code	Not applicable. No telecommunications proposed.

E9 Traffic Generating Use and Parking Code	
E9.2 Application of this Code	Code applies to all development.
E9.4 Use or development exempt from this Code	Not exempt. No Local Area Parking Scheme applies to the site.
E9.5 Use Standards	
E9.5.1 Provision for parking	
<p>E9.5.1–(A1) Provision for parking must be:</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>(a) Compliant. Table E9A requires two car parking spaces for each residential dwelling and one visitor car parking space for every four dwellings. This equates to a requirement of sixteen car parking spaces on the site for the Residential use of the land. The application satisfies this requirement.</p> <p>In relation to the existing use of the land for “Community meeting and entertainment”, Table E9A requires 15 spaces for every 100m² of floor area. The church and hall have a combined floor area of 312.9m². This equates to a need for 45 car parking spaces, dedicated to the church and hall.</p>

	<p>However, the Planning Scheme Clause E9.1(d) states “the requirement for parking in a changed or enlarged use must be calculated as the difference between the required parking for the changed or enlarged use and any existing parking requirement, provided the total number of spaces in the current parking provision is retained as part of the proposed use.</p> <p>The existing development is on one title (CT88291/27). The site is a mix of grass, a small area of paved surface and an existing dwelling that is to be demolished. The number of existing car parking spaces is not distinguishable, however</p> <p>there would be little room for more that 6–7 car parking spaces on the title that accommodates the buildings. The proposed Site Plan proposes that 14 spaces be set aside for use of the church and hall, spanning over two titles.</p> <p>Given the vacant land area, the application is deemed to be sufficient in relation to the total number of car parking spaces required for the existing use of the land for community meeting and entertainment.</p>
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E9.5.2 Provision for loading and unloading of vehicles	
<p>E9.5.2-(A1) There must be provision within a site for:</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of one space for every 50 parking spaces.</p>	<p>Not applicable for residential use.</p> <p>(a) One small rigid truck space is required for Community meeting and entertainment.</p> <p>The existing development is on one title (CT88291/27). The site is a mix of grass, a small area of paved surface and an existing dwelling that is to be demolished. There is currently no area on the title that accommodates the buildings, that would be available to accommodate a small rigid truck.</p>
E9.6 Development Standards	
E9.6.2 Design of vehicle parking and loading areas	
E9.6.2 A1.1 All development must provide for the collection, drainage and disposal of stormwater; and	Compliant by a Condition to be placed on the Permit.
<p>A1.2</p> <p>Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p>	<p>(a) Non-compliant. The term “parking space” is defined to include any manoeuvring space and unfettered access to the parking space. The proposed multiple dwelling car parking would be of a “tandem” design and as such does not comply with</p>

<p>(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off Street Car Parking;</p> <p>(b) Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities – Off-Street Commercial Vehicles;</p> <p>(c) Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</p> <p>(d) Be in accordance with AS/NZS 2890.6 Parking Facilities – Off-Street Parking for People with Disabilities;</p> <p>(e) Each parking space must be separately accessed from the internal circulation aisle within the site;</p> <p>(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and</p> <p>(g) Be formed and constructed with compacted sub-base and an all-weather surface.</p>	<p>AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b) Not applicable.</p> <p>(c) Not applicable.</p> <p>(d) Not applicable.</p> <p>(e) Not applicable.</p> <p>(f) Non-compliant. The proposed multiple dwelling car parking would be of a “tandem” design, and as such, does not comply with AS/NZS 2890.1 (2004) – Parking Facilities – Off-Street Car Parking.</p> <p>(g) Compliant by a condition to a Permit.</p>
<p>E9.6.2–(A2) Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB.</p>	<p>Not applicable.</p> <p>Land is zoned General Residential.</p>

E10 Water and Waterways Code	Not applicable. Subject site is not within 30m of a watercourse.
Specific Area Plans	No Specific Area Plans apply to this location.

Issues –

1 Variation to setback of a carport from a primary frontage –

The Planning Scheme's Acceptable Solution for Clause 10.4.2–(A2) states that a garage or carport for a dwelling must have a setback of 5.5m from a primary frontage.

The proposed carport for Dwelling No. 1 would be setback 4.5m from the Braddon Street frontage. The proposed carport does not satisfy the Acceptable Solution. The development relies upon assessment against the Planning Scheme's relevant Performance Criteria and an exercise of discretion is required.

The Planning Scheme's Performance Criteria 10.4.2–(P2) states that a garage or carport must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to topographical constraints.

Comment: The majority of existing garages and carports in Braddon Street are well setback, behind single dwellings that primarily occupy land in this area. The exception to any development meeting boundary setback requirements is a dwelling on the corner of Braddon and Crescent Streets, where the dwelling is setback 3m from the Braddon Street frontage, and in relation to the existing church building on the subject site, which is setback approximately 5m from the Braddon Street frontage.

The proposed carport would be an open structure, 2.4m high with a roof angling back at 45°. The location of the carport allows for forward entry to the parking space from the internal road, not relying on direct entry to the carport off Braddon Street. The 4.5m setback, 1m less than the standard, would allow for a planting bed to be established between the carport and the Braddon Street frontage. This would ameliorate any visual impact of the carport.

2 Site coverage and private open space for all dwellings –

The Planning Scheme's Acceptable Solution for Clause 10.4.3 –(A1)(a) requires that dwellings have a site coverage of not more than 50%, excluding eaves up to 0.6m in width.

The application states that the total site coverage would be 59.3%. However, the Planning Scheme requires that the calculation be in relation to the land subject to the Residential use class development, excluding eaves up to 0.6m.

The submitted Strata Plan Layout (refer to Strata Title Plan DA03), shows the future allocation of land dedicated to Community meeting and entertainment use class to be 1,164m², and the balance 2,344.64m² is to be dedicated to Residential development. The dwelling site coverage for the development would be 852m², which equates to a 36.3% site coverage.

Although this matter of site coverage was advertised as a discretion, the multiple dwelling development coverage is actually 36.3% of the land area and, as such, satisfies the Planning Scheme's Acceptable Solution in this regard.

Clause 10.4.3-(A1)(b) requires that multiple dwellings must have a total area of private open space of not less than 60m² per dwelling, unless a dwelling has a finished floor level that is entirely more than 1.8m above ground level, excluding a garage, carport or entry foyer.

Whilst the proposal satisfies the requirement for 24m² of individual private open space for each dwelling, the total area of private open space per dwelling cannot be satisfied.

The development relies upon assessment against the Planning Scheme's relevant Performance Criteria in relation to these matters and an exercise of discretion is required.

The Planning Scheme's Performance Criteria 10.4.3-(P1) requires –

- (b) that dwellings have private open space that is of a size and with dimensions that are appropriate for the size of the dwellings and is able to accommodate:
 - (i) outdoor recreational space consistent with the projected requirement of the occupants; and
 - (ii) operational needs, such as clothes drying and storage; and

Comment: The proposed dwellings would each have a north or east facing, 24m² area of private open space in

a single location. This is ample area for outdoor dining and relaxation and the placement of a clothes drying line. Carports are 6m long, allowing 1m of area for a storage cupboard at the rear of the structure, if required.

- (c) reasonable space for the planting of gardens and landscaping.

Comment. Private garden spaces, a minimum of 3m wide, would be located between the dwellings and the internal driveway. There would also be a 4.5m setback, between Dwelling No. 1 and the Braddon Street frontage, that would be available for landscaping of the site.

3 *Location of car park for Community and entertainment use of the land (church and hall) –*

The Planning Scheme's Acceptable Solution for Clause 11.4.11.1 –(A4) states that a garage, carport or external parking area must be located behind the primary frontage of a building (in this case the church and hall).

The proposed car park for the church and hall would be located to the northern side of the buildings. The location does not satisfy the Acceptable Solution. The development relies upon assessment against the Planning Scheme's relevant Performance Criteria and an exercise of discretion is required.

The Planning Scheme's Performance Criteria 11.4.11.1 –(P4) states:

A garage, carport or an external car parking area must –

- (a) be constant with the streetscape;
- (b) be required by a constraint imposed by the size, shape, slope orientation and topography of the site; and
- (c) provide durable screening to attenuate appearance of the parking or loading area from a frontage and adjacent land.

Comment: The subject site has two road frontages, Braddon Street (58.06m in length) and King Edward Street (58.93m in length). Braddon Street is nominated as the primary frontage. The new car parking area associated with the church

and hall would be viewed from Braddon Street, and is in a similar location to current parking availability on the site, aside the buildings.

The new car park area would be behind the existing buildings when viewed from King Edward Street. It is considered the location of the car park is satisfactory, given the proposed layout of existing and proposed development on the land and the fact that the land is located on a corner lot, where views of the car park would be available from the primary and secondary frontage.

There is sufficient land area for landscaping along the Braddon Street frontage. A condition is to be applied to a Permit, to attenuate the appearance of the parking area from the Braddon Street frontage.

4 *E9 Traffic generating use and Parking Code –*

In relation to the existing use of the land for Residential – multiple dwellings, Table E9A requires two car parking spaces for each residential dwelling and one visitor car parking space for every four dwellings. This equates to a requirement of sixteen car parking spaces on the site for the Residential use of the land. The application satisfies this requirement.

In relation to the existing use of the land for “Community meeting and entertainment”, Table E9A requires 15 spaces for every 100m² of floor area. The church and hall have a combined floor area of 312.9m². This equates to a need for 45 car parking spaces, dedicated to the church and hall.

However, the Planning Scheme Clause E9.1(d) states “the requirement for parking in a changed or enlarged use must be calculated as the difference between the required parking for the changed or enlarged use and any existing parking requirement, provided the total number of spaces in the current parking provision is retained as part of the proposed use.

The existing development is on one title (CT88291/27). The site is a mix of grass, a small area of paved surface and an existing dwelling that is to be demolished. The number of existing car parking spaces is not distinguishable, however there would be little room for more than 6–7 car parking spaces on the title that accommodates the

buildings. The proposed Site Plan proposes that 14 spaces be set aside for use of the church and hall, spanning over two titles and to be allocated to the use under a future Strata Plan.

Given that no distinguishable allocation of car parking is made for the current use of the site, the application is deemed to be compliant and sufficient in proposing 14 dedicated car parking spaces for the existing use of the land for Community meeting and entertainment.

The discretionary matter under the Code relates to the layout and manoeuvrability of car parks associated with multiple dwelling development. Acceptable Solution E9.6.1(A1.2)(e) of the Planning Scheme requires that each car parking space must be separately accessed from the internal circulation aisle within the site, rather than be tandem car parking as is proposed.

The Planning Scheme's Performance Criteria E9.6.1(P1) requires that:

The layout and construction of a vehicle parking area, loading area, circulation aisle, and manoeuvring area must be adequate and appropriate for –

- (a) the nature and intensity of the use;

Compliant. The dwellings would be one and two bedroom units. The intensity of the use would not be high.

- (b) effect of size, slope and other physical characteristics and conditions of the site;

Not applicable. The size, slope and other physical characteristics and conditions of the site are not influences on car parking layout design.

- (c) likely volume, type, and frequency of vehicles accessing the site;

Compliant. The dwellings would be one and two bedroom units. The volume and frequency of vehicles accessing the site would be minimal.

- (d) likely demand and turnover for parking;

Compliant. The dwellings would be one and two bedroom units. The likely demand and turnover for parking would be minimal.

- (e) delivery and collection vehicles;

Not applicable. Not a commercial site.

- (f) familiarity of users with the vehicle loading and vehicle parking area;

Not applicable. Not a commercial site.

- (g) convenience and safety of access to the site from a road;

Compliant. Access to the road network will be via Braddon Street and King Edward Street and is to the satisfaction of Director Infrastructure Services.

- (h) safety and convenience of internal vehicle and pedestrian movement;

Compliant. Internal road aisle widths are to Australian Standard and allow for the safe and convenient manoeuvrability of vehicles on site.

- (i) safety and security of site users; and

Compliant. Internal roadway aisle widths and car parking dimensions are designed to Australian Standard and provide for the safe and secure use of the site.

- (j) the collection, drainage, and disposal of stormwater.

Compliant. Stormwater disposal would be in accordance with the Statement of Compliance issued by Council in its capacity as the Stormwater Authority.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Referral not required.
Infrastructure Services	Statement of Compliance from the Road Authority and Stormwater Authority to be issued. Refer Annexure 4.
Building	Building Note 10 to be applied.
TasWater	Taswater Notice to Planning Authority. Refer Annexure 3.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

CONSULTATION

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

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

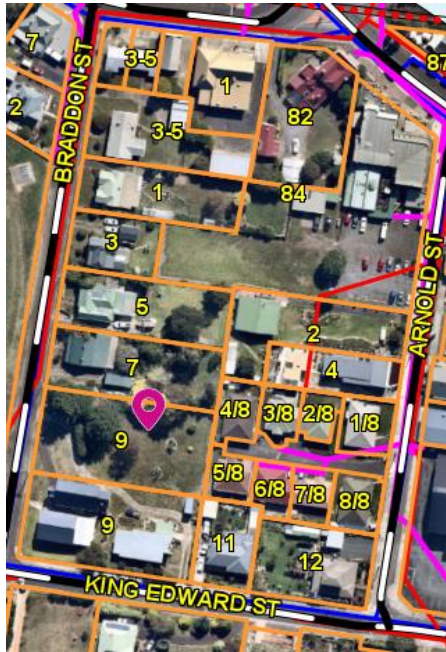
Representation –

Two representations were received within the prescribed time, copies of which are provided at Annexure 5.

The representations are summarised and responded to as follows:

REPRESENTATION 1	
MATTER RAISED	RESPONSE
<p>1 There will be an aesthetic loss with the removal of five trees from the site, some close to 100 years old that give character to the streetscape.</p> <p>The trees should not be replaced with concrete and bitumen.</p>	<p>The trees are not protected under the Planning Scheme and Council cannot lawfully require that the trees remain on site.</p> <p>The land is zoned “General Residential” and, as such, may be developed to residential standard, as articulated under the Planning Scheme provisions.</p>
<p>2 The extra seven dwellings and 24 car parking spaces would create extra traffic and stormwater problems in Braddon Street.</p>	<p>Infrastructure Services advise the following:</p> <p><i>Traffic –</i></p> <p>The number of car parks provided on site are specifically for the users of the church and the residents of the dwellings (including visitors). Car parking will be appropriately marked, in accordance with the requirements of the current Australian Standards.</p> <p>Access to the proposed development is to be provided off Braddon Street and King Edward Street.</p> <p>The management of extra traffic created from the development is assessed to be satisfactory and in line with the zoning, proposed use of the site and the two road frontages available for the development.</p> <p>Access and internal driveways are both wide enough for vehicles passing within the development site and, therefore, no stalling would result for either road.</p>

	<p>Furthermore, both access locations are in accordance with the relevant Australian standard (Figure 3.1 Prohibited Locations of Access Driveways AS/NZS 2890.1:2004).</p> <p><i>Stormwater –</i></p> <p>A conceptual plumbing plan is provided with the application (refer to Drawing DA07), indicating a designated area for on-site stormwater detention that will be designed in accordance with Council's requirements. A detailed engineering design will be required to be approved by Director Infrastructure Services, prior to the commencement of works (refer condition S3 of Statement of Compliance). This ensures that the additional stormwater discharge from the development is managed on-site appropriately, so that there is no worsening of the existing flow regime. As-constructed drawings and engineer's certification will be required prior to the commencement of the use.</p>
REPRESENTATION 2	
<p>1 The development is not in keeping with the character and amenity of the street. The development seeks to put a modern enclave within a local heritage area, with no concession to its surroundings. The development will impinge on privacy and utility of each adjoining property.</p>	<p>Braddon Street, Penguin is a short, residential street, approximately 185m in length, that accommodates five single-storey, single dwellings and associated outbuildings. The street is not a designated local heritage area and no dwellings in Braddon Street are heritage listed.</p> <p>The exception to single dwelling status in the street is the subject site that accommodates a church, church hall and a cluster of well-established trees.</p>

	 <p>Land to the immediate east of the development site accommodates a strata development comprising eight multiple dwellings. See image above.</p> <p>Land 130m to the south-west, at 23A Ironcliffe Road, also accommodates five multiple dwellings.</p>
<p>2 The development will generate a significant increase in traffic flow.</p>	<p>Refer to comments by Infrastructure Services for Representation No. 1 in relation to traffic generation.</p>
<p>3 The development will have an environmental impact with the elimination of grassed areas, garden and well-established trees.</p>	<p>The grassed areas, gardens and trees are not protected under the Planning Scheme and Council cannot lawfully require that the trees and garden remain on site.</p> <p>The land is zoned “General Residential” and, as such, may be developed to residential standard, as articulated under the Planning Scheme provisions.</p>

4	The development will substantially increase the amount of stormwater flowing through to Braddon Street and adjoining properties.	Refer to comments by Infrastructure Services for Representation No. 1 in relation to a required on-site stormwater detention system, to ensure there is no worsening of the existing flow regime.
5	The development boundary is too close to the rear of the proposed units. Units 1, 2 and 3 would be 4m from the northern boundary which will impact greatly on the privacy and character of 7 Braddon Street.	The development satisfies the Planning Scheme's Acceptable Solution standards in relation to the setback of development from both the northern and eastern side boundaries. The development also satisfies privacy standards.
6	The development is at odds with the (old) Penguin Recreation Ground development.	While there have been public discussions about possible residential development on this site, the (old) Penguin Recreation Ground is currently zoned "Recreation". Meanwhile, the subject site is zoned General Residential and is able to be developed for residential purpose, including multiple dwelling development.
7	The boundary between 7 Braddon Street and 9 Braddon Street had a low fence which compliments both properties. The proximity of Unit 1, 2 and 3 will potentially require a higher fence, involving tree removal/damage and will reduce the overall appeal of all properties.	A light-weight side boundary, fence to a height of 2.1m, is exempt from requiring a Planning Permit. The existing trees are not protected under the Planning Scheme and Council cannot lawfully require that the trees remain on site.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

The representations received do not warrant refusal of the proposed residential use and development of the land.

The proposal has demonstrated satisfactory compliance with the Planning Scheme's relevant Performance Criteria.

The grant of a Permit, subject to conditions, is considered to be justified.

Recommendation –

It is recommended that the application for Demolition of existing dwelling, retaining wall, Residential – multiple dwellings x seven and Community meeting and entertainment – Setbacks and building envelope for all dwellings; Site coverage for all dwellings and E9 Traffic Generating Use and Parking Code at 9 Braddon Street, Penguin – Application No. DA2021223 be approved, subject to the following conditions:

- 1 The development must be substantially in accordance with the plans by Wilson Multi, Project No. 712955, Drawing Nos. DA01 to DA14 and Strata Layout Plan DA03 dated 24 August 2021.
- 2 A Landscaping Plan for the frontage to Braddon Street, must be provided and implemented. The Landscaping Plan is to be to the satisfaction of the General Manager.
- 3 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 202101321-CC dated 13 August 2021.

- 4 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 6 September 2021, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.
- 5 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 6 A minimum of 19 car parking spaces must be provided on-site and enable the forward movement of vehicles entering and egressing the site.
- 7 All car parking spaces associated with the church, hall and residential visitor parking must be line-marked and designated with the associated use class.
- 8 The development must not require a retaining wall or support structure that would result in an area of influence within the boundary of adjacent land.

Notes:

- 1 A Planning Permit remains valid for two years. If the use and/or development has not substantially commenced within this period, an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.

- 4 Solid fencing within 4.5m of a front boundary, to a height of 1.2m, or fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, is "Exempt" and does not require planning approval. A fence other than this, within 4.5m of a front boundary, is 'Discretionary' development and requires the lodgement of a development application.
- 5 Side boundary fencing is to angle down to the public road reserve boundary in accordance with AS/NZS 2890.1:2004 Parking Facilities – Part 1: Off-street car parking, Figure 3.3 "Minimum Sight Lines for Pedestrian Safety.'

The Manager Land Use Planning's report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Carpenter moved and Cr Fuller seconded, "That the application for Demolition of existing dwelling, retaining wall, Residential – multiple dwellings x seven and Community meeting and entertainment – Setbacks and building envelope for all dwellings; Site coverage for all dwellings and E9 Traffic Generating Use and Parking Code at 9 Braddon Street, Penguin – Application No. DA2021223 be approved, subject to the following conditions:

- 1 The development must be substantially in accordance with the plans by Wilson Multi, Project No. 712955, Drawing Nos. DA01 to DA14 and Strata Layout Plan DA03 dated 24 August 2021.
- 2 A Landscaping Plan for the frontage to Braddon Street which allows for retention of the large cedar growing on the north-west corner of the property must be provided and implemented. The Landscaping Plan is to be to the satisfaction of the General Manager.
- 3 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 202101321-CC dated 13 August 2021.
- 4 The development must be in accordance with the conditions of the Statement of Compliance for Vehicular Access and Drainage Access dated 6 September 2021, issued by the Council, acting in its capacity as the Road Authority and the Stormwater Authority.

- 5 Stormwater, including from vehicle parking and manoeuvring areas, must be collected, drained and disposed of to an approved stormwater system.
- 6 A minimum of 19 car parking spaces must be provided on-site and enable the forward movement of vehicles entering and egressing the site.
- 7 All car parking spaces associated with the church, hall and residential visitor parking must be line-marked and designated with the associated use class.
- 8 The development must not require a retaining wall or support structure that would result in an area of influence within the boundary of adjacent land.

Notes:

- 1 A Planning Permit remains valid for two years. If the use and/or development has not substantially commenced within this period, an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.
- 4 Solid fencing within 4.5m of a front boundary, to a height of 1.2m, or fencing that is 30% transparent above 1.2m, to a maximum height of 1.8m, is "Exempt" and does not require planning approval. A fence other than this, within 4.5m of a front boundary, is 'Discretionary' development and requires the lodgement of a development application.
- 5 Side boundary fencing is to angle down to the public road reserve boundary in accordance with AS/NZS 2890.1:2004 Parking Facilities – Part 1: Off-street car parking, Figure 3.3 "Minimum Sight Lines for Pedestrian Safety.

- 6 That Council strongly encourage reconsideration of the removal of established trees (not protected under Condition 2) along the northern boundary, retaining as much of the existing highly valued green canopy in this residential area as possible.”

Carried unanimously

296/2021 Public question time

There were no questions from the members of the public.

297/2021 Residential – dwelling – Setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone – Application No. DA2021170

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA2021170
<i>PROPOSAL:</i>	Residential – dwelling – Setbacks and building envelope for all dwellings and Privacy for all dwellings
<i>APPLICANT:</i>	Wilson Homes
<i>LOCATION:</i>	22 Barleen Place, West Ulverstone
<i>ZONE:</i>	General Residential Zone
<i>PLANNING INSTRUMENT:</i>	<i>Tasmanian Planning Scheme – Central Coast</i> the “Planning Scheme”)
<i>ADVERTISED:</i>	11 September 2021
<i>REPRESENTATIONS EXPIRY DATE:</i>	27 September 2021
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	20 October 2021
<i>DECISION DUE:</i>	18 October 2021
<i>PURPOSE</i>	

The purpose of this report is to consider an application for a Residential – dwelling at 22 Barleen Place, West Ulverstone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;

- . Annexure 3 – representation; and
- . Annexure 4 – photographs.

BACKGROUND

Development description –

Application is made to construct a two-storey dwelling on an internal allotment known as 22 Barleen Place, West Ulverstone.

The ground floor would consist of three bedrooms, shared bathroom with a separate powder room, children activities room, laundry, east facing alfresco area and an attached double garage.

The first floor would consist of a shared powder room, open plan kitchen/dining/family living area, an attached north facing balcony and a master bedroom that includes an ensuite and an attached west facing balcony.

The proposal incorporates cut, fill and associated retaining walls.

Site description and surrounding area –

The 616m² internal allotment is located within the newly subdivided area of West Ulverstone. The allotment is located in the far south-eastern section of Barleen Place and has a sewer easement that runs just inside the eastern boundary. The site is connected to all reticulated services.

The site adjoins General Residential zoned land, with adjoining vacant lots to the north and west (the immediate western property has planning approval for a dwelling). The lots to the south and east are developed for residential purposes.

History –

On 12 August 2021, the Council was directed by the Tasmanian Planning Commission to modify areas of Council's Draft Local Provision Schedule (LPS). As a result, under s.35K(2)(d) of the *Land Use Planning and Approvals Act 1993* (the Act), development applications validly lodged with Council after 12 August 2021 must be assessed under the *Tasmanian Planning Scheme – Central Coast* and the applicable new zones and provisions.

This application was lodged on 18 June 2021 but was not valid (i.e. fee paid and revised application form received) until 8 September 2021.

Therefore, this application is assessed under the Tasmanian Planning Scheme – Central Coast.

DISCUSSION

The following table is the Town Planner's assessment against the Tasmanian Planning Scheme provisions:

8.0 General Residential Zone

8.1 Zone Purpose

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Planner's comment

The proposal is for residential development in the form of a two-storey dwelling on General Residential zoned land.

Clause	Comment	
8.3 Use Standards		
8.3.1 Discretionary uses	Not applicable	Compliant
8.3.1-(A1) Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.	<input checked="" type="checkbox"/>	

<p>8.3.1–(A2)</p> <p>External lighting for a use listed as Discretionary:</p> <p>(a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and</p> <p>(b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.</p>	<input checked="" type="checkbox"/>	
<p>8.3.1–(A3)</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of:</p> <p>(a) 7:00am to 7:00pm Monday to Friday;</p> <p>(b) 9:00am to 12 noon Saturday; and</p> <p>(c) nil on Sunday and public holidays.</p>	<input checked="" type="checkbox"/>	
<p>8.3.1–(A4)</p> <p>No acceptable solution.</p> <p>8.3.1–(P4)</p> <p>A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the intensity and scale of the use;</p>	<input checked="" type="checkbox"/>	

(b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and (e) the need for the use in that location.		
8.3.2 Visitor Accommodation	Not applicable	Compliant
8.3.2-(A1) Visitor Accommodation: (a) guests are accommodated in existing buildings; and (b) has a gross floor area of not more than 300m ² .	<input checked="" type="checkbox"/>	
8.4 Development Standards for Dwellings		
8.4.1 Residential density for multiple dwellings		
8.4.1-(A1) Multiple dwellings must have a site area per dwelling of not less than 325m ² .	<input checked="" type="checkbox"/>	
8.4.2 Setbacks and building envelope for all dwellings	Not applicable	Compliant
8.4.2-(A1) Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:	<input type="checkbox"/>	(a) Compliant. The site is an internal allotment with the proposed dwelling setback approximately 20m from the primary frontage. (b) Not applicable. No secondary frontage.

<p>(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>		<p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Not applicable. Satisfied by (a).</p>
<p>8.4.2-(A2)</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located</p>	<p><input type="checkbox"/></p>	<p>(a) Compliant. The proposed attached garage would be setback greater than 5.5m from the primary frontage.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p>

<p>above the garage or carport; or</p> <p>(c) 1 m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>		
<p>8.4.2–(A3)</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p>	<p><input type="checkbox"/></p>	<p>(a)(i) Compliant. The site is an internal allotment. The proposed dwelling satisfies the primary frontage setback and would be setback 4.5m from the internal frontage.</p> <p>(a)(ii) Non-compliant. The south-eastern portion of the dwelling would be outside the building envelope.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(i) Compliant. The proposed dwelling is setback 1.5m or greater from side boundaries.</p> <p>(b)(ii) Compliant. The proposed dwelling is setback 1.5m or greater from side boundaries.</p>

<p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>		
8.4.3 Site coverage and private open space for all dwellings	Not applicable	Compliant
<p>8.4.3-(A1)</p> <p>Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>	<input type="checkbox"/>	<p>(a) Compliant. Site coverage would be 28%.</p> <p>(b) Not applicable. Not a multiple dwelling development.</p>
<p>8.4.3-(A2)</p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m²; or</p>	<input type="checkbox"/>	<p>(a)(i) Compliant. Designated private open space of 24m² would be located to the west of the dwelling off the children's activities room.</p>

<p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>		<p>(a)(ii) Not applicable. Not a multiple dwelling development.</p> <p>(b)(i) Compliant. Horizontal dimension would be 4m.</p> <p>(b)(ii) Not applicable. Not a multiple dwelling development.</p> <p>(c) Not applicable. The private open space area is not located between the dwelling and the frontage.</p> <p>(d) Compliant. Private open space area would be flat.</p>
8.4.4 Sunlight to private open space of multiple dwellings	Not applicable	Compliant
<p>8.4.4-(A1)</p> <p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p>	☒	

<p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 		
8.4.5 Width of openings for garages and carports for all dwellings	Not applicable	Compliant
<p>8.4.5-(A1)</p> <p>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must</p>	<input type="checkbox"/>	Compliant. The attached double garage would be setback greater than 12m to the primary frontage.

have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).		
8.4.6 Privacy for all dwellings	Not applicable	Compliant
<p>8.4.6–(A1)</p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p>	<input type="checkbox"/>	<p>(a) Compliant. The proposed west facing first floor deck, would have a permanent 2m high fixed screen along the portion of the deck that is within 3m to the southern side boundary.</p> <p>The first floor decks (north facing and west facing) are setback greater than 3m to all other side boundaries.</p> <p>(b) Compliant. The first floor decks would be setback greater than 4m to the rear boundary.</p> <p>(c)(i) Not applicable. No other dwelling on the site.</p> <p>(c)(ii) Not applicable. No other dwelling on the site.</p>

(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.		
<p>8.4.6–(A2)</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window</p>	<input type="checkbox"/>	<p>(a)(i) Non-compliant for window Nos. 11 and 12 which are located on the southern elevation. Both windows are bedroom windows and setback less than 3m to the southern side boundary and located on the first floor.</p> <p>Refer to the “Issues” section of this report.</p> <p>(a)(ii) Compliant. The first floor of the dwelling would be setback greater than 4m to the rear boundary.</p> <p>(a)(iii) Not applicable. Not a multiple dwelling.</p> <p>(a)(iv) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Not applicable. Addressed under (a)(i).</p> <p>(b)(ii) Not applicable. Addressed under (a)(i).</p> <p>(b)(iii) Not applicable. Addressed under (a)(i).</p>

<p>or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>		
<p>8.4.6--(A3)</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1 m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m</p>	<p><input checked="" type="checkbox"/></p>	

above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.		
8.4.7 Frontage fences for all dwellings	Not applicable	Compliant
<p>8.4.7-(A1)</p> <p>No Acceptable Solution.</p> <p><i>An exemption applies for fences in this zone – see Table 4.6.</i></p> <p>8.4.7-(P1)</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>	<input checked="" type="checkbox"/>	
8.4.8 Waste storage for multiple dwellings	Not applicable	Compliant
<p>8.4.8-(A1)</p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per</p>	<input checked="" type="checkbox"/>	

dwelling and is within one of the following locations: <ul style="list-style-type: none"> (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area. 		
8.5 Development Standards for Non-Dwellings		
8.5.1 Non-dwelling development	Not applicable	Compliant
8.5.1-(A1) A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary 	☒	

<p>frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.</p>		
<p>8.5.1–(A2)</p> <p>A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at</p>	<input checked="" type="checkbox"/>	

<p>a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback less than 1.5m from a side or rear boundary if the building:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</p>		
<p>8.5.1-(A3)</p> <p>A building that is not a dwelling, must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) a site area of which not less than 35% is free from impervious surfaces.</p>	<p><input checked="" type="checkbox"/></p>	

<p>8.5.1–(A4)</p> <p>No Acceptable Solution.</p> <p><i>An exemption applies for fences in this zone – see Table 4.6.</i></p> <p>8.5.1 –(P4)</p> <p>A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road. 	<input checked="" type="checkbox"/>	
<p>8.5.1–(A5)</p> <p>Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <ul style="list-style-type: none"> (a) be visible from any road or public open space adjoining the site; or (b) encroach upon parking areas, driveways or landscaped areas. 	<input checked="" type="checkbox"/>	
<p>8.5.1–(A6)</p> <p>Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of</p>	<input checked="" type="checkbox"/>	

a property containing a sensitive use not less than 10m. <i>An exemption applies for heat pumps and air conditioners in this zone – see Table 4.6.</i>		
8.5.2 Non-residential garages and carports	Not applicable	Compliant
<p>8.5.2–(A1)</p> <p>A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<input checked="" type="checkbox"/>	
<p>8.5.2–(A2)</p> <p>A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<input checked="" type="checkbox"/>	

8.6 Development Standards for Subdivision		
8.6.1 Lot design	Not applicable	Compliant
<p>8.6.1–(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 450m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p>	<input checked="" type="checkbox"/>	

(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.		
8.6.1-(A2) Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	<input checked="" type="checkbox"/>	
8.6.1-(A3) Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	<input checked="" type="checkbox"/>	
8.6.1-(A4) Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	<input checked="" type="checkbox"/>	
8.6.2 Roads	Not applicable	Compliant
8.6.2-(A1) The subdivision includes no new roads. 8.6.2-(P1) The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:	<input checked="" type="checkbox"/>	

(a)	any road network plan adopted by the council;		
(b)	the existing and proposed road hierarchy;		
(c)	the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;		
(d)	maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;		
(e)	minimising the travel distance between key destinations such as shops and services and public transport routes;		
(f)	access to public transport;		
(g)	the efficient and safe movement of pedestrians, cyclists and public transport;		
(h)	the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i> ;		
(i)	the topography of the site; and		
(j)	the future subdivision potential of any balance lots on adjoining or adjacent land.		

8.6.3 Services	Not applicable	Compliant
<p>8.6.3–(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</p>	<input checked="" type="checkbox"/>	
<p>8.6.3–(A2)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<input checked="" type="checkbox"/>	
<p>8.6.3–(A3)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<input checked="" type="checkbox"/>	

CODES

CODES	Not applicable	Compliant
C1.0 Signs Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2.0 Parking and Sustainable Transport Code	<input type="checkbox"/>	<input checked="" type="checkbox"/> Refer to table below.
C3.0 Road and Railway Assets Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C4.0 Electricity Transmission Infrastructure Protection Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C5.0 Telecommunications Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C6.0 Local Historic Heritage Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C7.0 Natural Assets Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C8.0 Scenic Protection Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C9.0 Attenuation Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C10.0 Coastal Erosion Hazard Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C11.0 Coastal Inundation Hazard Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C12.0 Flood-Prone Areas Hazard Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C13.0 Bushfire-Prone Areas Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C14.0 Potentially Contaminated Land Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C15.0 Landslip Hazard Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C16.0 Safeguarding of Airports Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>

C2.0 Parking and Sustainable Transport Code

CLAUSE	COMMENT	
C2.5 Use Standards		
C2.5.1 Car parking numbers	Not applicable	Compliant
<p>C2.5.1-(A1)</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional</p>	<div><input checked="" type="checkbox"/></div>	<p>Compliant. The Parking and Sustainable Transport Code requires two car parking spaces for Residential use (if a two or more bedroom dwelling in the General Residential Zone). The proposal includes a double garage.</p> <p>(a)–(d) Not applicable.</p>

<p>on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> $N = A + (C - B)$ <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.</p>		
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C2.5.2 Bicycle parking numbers	Not applicable	Compliant
C2.5.2-(A1) Bicycle parking spaces must: <ul style="list-style-type: none"> (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1. 	☒	
C2.5.3 Motorcycle parking numbers	Not applicable	Compliant
C2.5.3-(A1) The number of on-site motorcycle parking spaces for all uses must: <ul style="list-style-type: none"> (a) be no less than the number specified in Table C2.4; and; (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification provided the existing number of motorcycle parking spaces is maintained. 	☒	
C2.5.4 – Loading bays	Not applicable	Compliant
C2.5.4-(A1) A loading bay must be provided for uses with a floor area of more than 1000m ² in a single occupancy.	☒	
C2.5.5 – Number of car parking spaces within General Residential Zone and Inner Residential Zone		
C2.5.5-(A1) Within existing non-residential	☒	

<p>buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:</p> <p>(a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and</p> <p>(b) General Retail and Hire uses up to 100m² floor area,</p> <p>provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.</p>		
C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	Not applicable	Compliant
<p>C2.6.1-(A1)</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to a public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<input type="checkbox"/>	<p>(a) Compliant by condition.</p> <p>(b) Compliant by condition.</p> <p>(c) Compliant by condition.</p>

C2.6.2 Design and layout of parking areas	Not applicable	Compliant
<p>C2.6.2-(A1)</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> (i) have a gradient in accordance with <i>Australian Standard AS 2890 – Parking facilities, Parts 1–6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 1m above the 	<input type="checkbox"/>	<p>A1</p> <ul style="list-style-type: none"> (a)(i) Compliant by condition. (a)(ii) Not applicable. Proposal requires two car parking spaces. (a)(iii) Compliant. Access width would be 3.6m. (a)(iv) Compliant. Double garage. (a)(v) Not applicable. Proposal requires two car parking spaces. (a)(vi) Compliant. Double garage. (a)(vii) Not applicable. Single dwelling. (b) Compliant by condition. <p>A1.2</p> <ul style="list-style-type: none"> (a) Not applicable for single dwelling. (b) Not applicable for single dwelling. (c) Not applicable for single dwelling.

<p>parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with <i>Australian Standard AS 2890– Parking facilities, Parts 1–6</i>.</p> <p>C2.6.2–(A1.2)</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.¹</p> <p>¹ Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016</p>		
C2.6.3 Number of accesses for vehicles	Not applicable	Compliant
<p>C2.6.3–(A1)</p> <p>The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p>	<p><input type="checkbox"/></p>	<p>(a) Compliant. Site has one access.</p> <p>(b) Not applicable. Satisfied by (a).</p>

(b) no more than the existing number of accesses whichever is the greater.		
C2.6.3-(A2) Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	<input checked="" type="checkbox"/>	
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable	Compliant
C2.6.4-(A1) In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and Clause 3.6 "Car parks" in Australian Standards/ New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.	<input checked="" type="checkbox"/>	
C2.6.5 Pedestrian access	Not applicable	Compliant
C2.6.5-(A1.1) Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing	<input checked="" type="checkbox"/>	

<p>access ways or parking aisles by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and</p> <p>C2.6.5–(A1.2)</p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building</p>		
C2.6.6 Loading bays	Not applicable	Compliant
<p>C2.6.6–(A1)</p> <p>The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2–2002 Parking Facilities Part 2: Parking facilities– Off-street commercial vehicle facilities</i>, for the type of vehicles likely to use the site.</p>	☒	

<p>C2.6.6–(A2)</p> <p>The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS2890. 2– 2002 Parking Facilities Part 2: Parking facilities– Off-street commercial vehicle facilities.</i></p>	<input checked="" type="checkbox"/>	
<p>C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone</p>	<p>Not applicable</p>	<p>Compliant</p>
<p>C2.6.7–(A1)</p> <p>Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p> <ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of <i>Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements.</i> 	<input checked="" type="checkbox"/>	
<p>C2.6.7–(A2)</p> <p>Bicycle parking spaces must:</p>	<input checked="" type="checkbox"/>	

<p>(a) have dimensions not less than:</p> <p>(i) 1.7m in length;</p> <p>(ii) 1.2m in height; and</p> <p>(ii) 0.7m in width at the handlebars;</p> <p>(b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</p> <p>(c) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities – Part 3: Bicycle parking</i>.</p>		
C2.6.8 Siting of parking and turning areas	Not applicable	Compliant
<p>C2.6.8-(A1)</p> <p>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.</p>	<input type="checkbox"/>	
<p>C2.6.8-(A2)</p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p>	<input checked="" type="checkbox"/>	

<p>(a) have no new vehicle accesses, unless an existing access is removed;</p> <p>(b) retain an active street frontage; and</p> <p>(c) not result in parked cars being visible from public places in the adjacent roads.</p>		
C2.7 Parking Precinct Plan		
C2.7.1 Parking precinct plan	Not applicable	Compliant
<p>C2.7.1-(A1)</p> <p>Within a parking precinct plan, on-site parking must:</p> <p>(a) not be provided; or</p> <p>(b) not be increased above existing parking numbers.</p>	<input checked="" type="checkbox"/>	
SPECIFIC AREA PLANS	Not applicable	Compliant
CCO-S1.0 Forth Specific Area Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CCO-S2.0 Leith Specific Area Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CCO-S3.0 Penguin Specific Area Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CCO-S4.0 Revell Lane Specific Area Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CCO-S5.0 Turners Beach Specific Area Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CCO CODE LISTS		
CCO-Table C3.1 Other Major Roads	This table is not used in this Local Provisions Schedule.	
CCO-Table C6.1 Local Heritage Places	This table is not used in this Local Provisions Schedule.	

CCO-Table C6.2 Local Heritage Precincts	This table is not used in this Local Provisions Schedule.
CCO-Table C6.3 Local Historic Landscape Precincts	This table is not used in this Local Provisions Schedule.
CCO-Table C6.4 Places or Precincts of Archaeological Potential	This table is not used in this Local Provisions Schedule.
CCO-Table C6.5 Significant Trees	This table is not used in this Local Provisions Schedule.
CCO-Table C8.1 Scenic Protection Areas	Not applicable to this application.
CCO-Table 8.2 Scenic Road Corridors	This table is not used in this Local Provisions Schedule.
CCO-Table C11.1 Coastal Inundation Hazard Bands AHD levels	Not applicable to this application.
CCO-Applied, Adopted or Incorporated Documents	This table is not used in this Local Provisions Schedule.
CCO-Site-Specific Qualifications	This table is used in this Local Provisions Schedule.

Issues –

1 *Clause 8.4.2–(P1) Setbacks and building envelope for all dwellings –*

The Planning Scheme’s Acceptable Solution for Clause 8.4.2–(A3)(ii) states that a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must fit within the required building envelope, as per Figure 8.3, which is the building envelope for internal lots.

The south-eastern portion of the proposed dwelling is outside the required building envelope. Therefore, the proposed development seeks a variation to this Clause and an exercise of discretion is required.

The Planning Scheme’s Performance Criteria for Clause 8.4.2–(P3) states that the siting and scale of a dwelling must:

(a) Not cause unreasonable loss of amenity to adjoining properties, having regard to:

(i) Reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;

Compliant. There would be some shadow cast from the proposed dwelling onto the southern adjoining unit from 9.00am and 12 noon on June 21. As per the shadow plans, the shadow would move as the day progresses. Therefore, by 3.00pm on June 21, the shadow cast from the proposed dwelling would be clear of the unit, with the exception of a small portion of shadow that would still cast onto the unit’s carport.

(ii) Overshadowing the private open space of a dwelling on an adjoining property;

Compliant. As per the shadow plans, there would be significant shadow cast onto the adjoining southern unit’s private open space area. However, this is not considered unreasonable, as by 3.00pm more than 50% of the unit’s private open space area would be clear of any shadow, particularly the area used primarily for private open space which is located on the western side.

- (iii) Overshadowing of an adjoining vacant property; or
Not applicable. No adjoining vacant property.
- (iv) Visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

Non-compliant. The proposed dwelling would be setback 1.5m from the southern boundary, on the eastern side, and would taper outwards to be setback 3.3m from the southern boundary on the western side. The entire length of the southern elevation would be 12m. The dwelling, on the southern elevation, would have a wall height of 5.5m (both sides), with a mixed gable roofline that would have a varying height from 6.5m to a maximum height of 7.6m. Due to the design of the dwelling and its positioning, the dwelling would be outside the required building envelope (as shown on the East Elevations, Sheet No. 5. Refer to Annexure 2).

The design of the two-storey dwelling along the southern elevation presents as a solid (straight up with some windows) 5.5m high wall along the southern elevation, with no variation, indentations or visual relief to the profile of the wall for a 9m length. The design would include a roofed deck on the western side which would be open for approximately 2m and would have a total roof height of 6.5m. However, the majority of the southern elevation, presents as a solid 5.5m wall (up to 7.6m high roof) setback back between 1.5m tapering to 3m from the southern elevation.

There is a single-storey dwelling unit (Unit 2, 12 Jerling Street) on the adjoining southern property, which is setback approximately 2m from the common boundary with the development site.

Currently, the view from this unit would be open vacant land. It is acknowledged, that this view would alter when the development of a dwelling is constructed on the site. However, the design of the southern elevation (height and no indentations) and the positioning of the of the proposed dwelling (1.5m tapering to 3.3m on southern side boundary) would result in an unreasonable visual amenity impact (refer to below

image to show an 'indicative' view of the proposed dwelling when viewed from the adjoining unit).

The applicant has provided no reasoning or justification regarding bulk, scale or proportions when viewed from the adjoining southern property (this was requested by the Council numerous times before the application was placed on public notification).



If the design of this elevation had included recessions and variation to the building design this may have assisted to reduce the visual impact when viewed from Unit 2, 12 Jerling Street. Furthermore, if the design included recession(s) the dwelling may have been inside the required building envelope.

Therefore, due to the proposed scale, bulk and proportions of the proposed development when viewed from Unit 2, 12 Jerling Street, the development is considered to have not satisfied the mandatory Performance Criteria 8.4.2-(P3)(a)(iv).

- (b) Provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and

Non-compliant. The pattern of separation between residential buildings in the vicinity is based on both single and two-storey buildings.

There is a two-storey dwelling located at 10 Jerling Street (adjoins the development site along a portion of the eastern boundary). This two-storey dwelling is setback approximately 3m or greater from its respective boundaries and is designed with recessions/inundations which provides some visual relief when viewed from adjoining properties.

There is an approximate 3m high parapet wall also located at 10 Jerling Street along the common boundary to the development site. There are some other buildings built closer to their respective boundaries within the vicinity.



However, even though there are some buildings that are built closer to their respective boundaries, none of them have the height of the southern elevation for the proposed dwelling. All two-storey dwellings within the vicinity are setback greater to their respective boundaries than what is proposed and are designed to reduce unreasonable visual amenity impacts (refer to image above that shows the two-storey dwelling design with recession and indentations at 10 Jerling Street).

Therefore, due to the proposed dwelling not being consistent with the established separation pattern of existing development within the area, the development is considered to have not satisfied the mandatory Performance Criteria 8.4.2–(P3)(b).

(c) Not cause an unreasonable reduction in sunlight on an existing solar energy installation on:

(i) An adjoining property; or

Not applicable. No adjoining property has dwellings that have solar energy installations.

(ii) Another dwelling on the same site.

Not applicable. No other dwelling is proposed on the same site.

2 *Clause 8.4.6-(P2) Privacy for all dwellings –*

The Planning Scheme's Acceptable Solution for Clause 8.4.6-(A2) states that a window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b).

The two master bedroom windows (first floor) along the southern elevation do not satisfy either part (a) or (b). Both windows would be setback closer than 3m to the southern side boundary, would not be offset to adjoining windows or glazed door of a habitable room of another dwelling and do not have a sill height of not less than 1.7m above the floor level. Therefore, the proposed development seeks a variation to this Clause and an exercise of discretion is required.

The Planning Scheme's Performance Criteria for Clause 8.4.6-(P2) states a window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:

(a) a window or glazed door, to a habitable room of another dwelling; and

Compliant. The windows would be translucent/satinlite which means they would be designed to minimise direct views to a window or glazed door, to a habitable room of another dwelling.

- (b) the private open space of another dwelling.

Compliant. The windows would be translucent/satinlite which means they would be designed to minimise direct views to the private open space of another dwelling.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Not applicable.
Building	Not applicable.
Infrastructure Services	No comments/conditions.
TasWater	Not applicable.
Department of State Growth	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

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

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

Representations –

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

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
<p>1 Location of the proposed first floor west facing deck and the direct overlooking to the ground level alfresco/decking area on the eastern side of dwelling to be constructed at 20 Barleen Place, West Ulverstone.</p>	<p>The proposed first floor west facing deck would be setback 4.5m from the western boundary. The alfresco/deck area for 20 Barleen Place would be setback 3.6m from this boundary. There would be a total distance of 8.1m separation between both developments, although the first floor deck would be elevated.</p> <p>The Planning Scheme stipulates privacy screen requirements for decks greater than 1m above natural ground level, depending on the setback to a boundary. In this case, the proposed first floor deck is setback at a distance that satisfies the Planning Scheme's Acceptable Solution. If a proposal satisfies the Planning Scheme's Acceptable Solution, it is considered that the matter relevant to the specific provision (in this case privacy) has been satisfied.</p>
<p>2 Difficulty to assure privacy with the first floor deck and the adjoining western property alfresco/decking area. Noted that there is a small privacy screen along the southern side and suggest similar</p>	<p>The proposed first floor deck would be setback less than 3m, for a portion, along the southern boundary. Therefore, to satisfy the Acceptable Solution a fixed privacy screen is required along this portion</p>

consideration should be made along the western side.	<p>of the deck that is setback closer than 3m.</p> <p>As stated above, the first floor deck is setback 4.5m from the western side boundary and satisfies the Acceptable Solution of the Planning Scheme.</p> <p>Therefore, there is no mechanism for the Planning Authority to require a privacy screen along the western elevation of the deck.</p>
3 A requirement of a professional constructed substantial fence (e.g., steel panel) be constructed between the two properties should be a condition if a privacy screen cannot be included.	Boundary fencing is not a planning matter. This is a matter between the two property owners.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

The proposed two-storey dwelling does not satisfy the Planning Scheme's applicable Performance Criteria, in that the dwelling would cause an unreasonable loss of amenity regarding visual impacts caused by the apparent scale, bulk and proportions of the dwelling when viewed from Unit 2, 12 Jerling Street, West Ulverstone and would not provide adequate

separation between the dwelling and adjoining lots that is compatible with that prevailing in the surrounding area.

The development relies upon a number of the Planning Scheme's mandatory Performance Criteria. If compliance cannot be achieved or justified, then the development must be refused.

It is considered the proposal has not satisfied the Performance Criteria and it is appropriate the proposed development be refused.

Recommendation –

It is recommended that the application for Residential – dwelling – Setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone – Application No. DA2021170 be refused for the following reasons:

- 1 The proposal does not satisfy Clause 8.4.2–(P3) in that the development would cause an unreasonable loss of amenity in regard to –
 - (a) the apparent scale, bulk or proportions of the dwelling when viewed from Unit 2, 12 Jerling Street, West Ulverstone; and
 - (b) would not provide adequate separation between the dwelling and adjoining lots that is compatible with that prevailing in the surrounding area.'

The Town Planner's report is supported."

The Executive Services Officer reported as follows:

"A copy of the Annexures referred to in the Town Planners' report have been circulated to all Councillors."

■ Cr Beswick moved and Cr van Rooyen seconded, "That the application for Residential – dwelling – Setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone – Application No. DA2021170 be refused for the following reasons:

- 1 The proposal does not satisfy Clause 8.4.2–(P3) in that the development would cause an unreasonable loss of amenity in regard to –

- (a) the apparent scale, bulk or proportions of the dwelling when viewed from Unit 2, 12 Jerling Street, West Ulverstone; and
- (b) would not provide adequate separation between the dwelling and adjoining lots that is compatible with that prevailing in the surrounding area.”

Carried unanimously

INFRASTRUCTURE SERVICES

298/2021 Infrastructure Services determinations

The Director Infrastructure Services reported as follows:

“A Schedule of Infrastructure Services Determinations made during the month of September 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 van Rooyen moved and Cr Fuller seconded, “That the Schedule of Infrastructure Services Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

299/2021 Tenders for resealing of urban and rural roads 2021–2022

The Director Infrastructure Services reported as follows:

“The Manager Engineering has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for the 2021–2022 urban and rural roads resealing program.

BACKGROUND

For sealing of Council roads there is an established practice of calling for expressions of interest from suppliers to be listed on a Multiple Use Register for a three-year term.

Expressions of interest for sprayed bituminous surfacing were invited on 30 June 2021 as part of the Council’s Standing Tenders for 2021–2024. Submissions were received from:

- Roadways Pty Ltd;
- Hardings Hotmix, Roadways Pty Ltd;
- Fulton Hogan Industries Pty Ltd; and

- Downer EDI Pty Ltd.

All four companies were placed on the Multiple Use Register after being assessed for compliance.

The registered companies were invited to provide tenders for the resealing of urban and rural roads during 2021–2022 on 26 August 2021, via the Council's on-line e-tendering portal, Tenderlink. Tenders closed at 2.00pm on Wednesday, 22 September 2021.

DISCUSSION

Works identified for 2021–2022 will include the resealing of 2km of urban roads, 22.68km of rural roads, and 12.34km of road sections affected by resealing will be re-linemarked.

Three of the four registered companies submitted tenders as follows (excluding GST):

TENDERER	PRICE \$ (Ex. GST)
Hardings Hotmix Pty Ltd	\$605,203.99
Fulton Hogan Industries Pty Ltd (Conforming Tender)	\$768,161.36
Fulton Hogan Industries Pty Ltd (Alternative Tender)	\$708,596.28
Roadways Pty Ltd	\$630,516.64
<i>ESTIMATE</i>	\$700,000.00

During the tender period, a typing error was found in the Schedule of Quantities for Westella Drive. Two quantities were shown: 4,788m² and 15,694 m², the latter quantity being the correct one. While the other two tenderers crossed off the printing error, Fulton Hogan Industries Pty Ltd included it in their tender.

For the assessment of tenders, the price quoted for 4,788m² at Westella Drive by Fulton Hogan Industries Pty Ltd was deducted from the total price.

Initial verification of price extensions revealed some minor rounding off and mathematical errors.

After the adjustment the following tender prices have been used to assess the tenders.

TENDERER	PRICE \$ (EX. GST)
Hardings Hotmix Pty Ltd	\$605,203.99
Fulton Hogan Industries Pty Ltd (Conforming Tender)	\$746,814.65
Fulton Hogan Industries Pty Ltd (Alternative Tender)	\$687,987.37
Roadways Pty Ltd	\$630,516.64

The following weighted tender assessment criteria was used to evaluate the tenders:

Compliance with tender documents	5%
WHS policy, procedures and records	5%
Proposed construction period	20%
Previous work for Council	20%
Tender price	40%
Locality of Business	10%

Based on the evaluation, Hardings Hotmix Pty Ltd was assessed as the preferred tender (a copy of the confidential tender assessment is attached).

CONSULTATION

This item has utilised the Council's Multiple Use Register for sprayed bituminous sealing in an invited tendering process.

RESOURCE, FINANCIAL AND RISK IMPACT

The total budget for urban and rural resealing for 2021–2022 is \$1,000,000. The tender from Hardings Hotmix Pty Ltd can be accommodated within the budget.

The balance is utilised for reseat preparation works carried out by the Council's Construction and Maintenance Group and project overheads.

This year's successful tender rate comparisons with last year's successful tender are as follows:

RESEAL AREA	THIS YEAR'S TENDER
Rural	+1.0%
Urban	+2.0%
Linemarking	-14.0%

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 includes the following objectives:

A Connected Central Coast

- . Provide for a diverse range of movement patterns
- . Connect the people with services.

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the schedule of rates tender from Hardings Hotmix Pty Ltd be accepted and approved by the Council.'

The Manager Engineering's report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Viney moved and Cr Carpenter seconded, "That the Schedule of Rates tender from Hardings Hotmix Pty Ltd for urban and rural road resealing 2021–2022, be accepted and approved by the Council."

Carried unanimously

C O R P O R A T E S E R V I C E S

300/2021 Statutory determinations

The Director Corporate Services reported as follows:

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

Carried unanimously

301/2021 Financial statements

The Director Corporate Services reported as follows:

“The following principal financial statements of the Council for the period ended 30 September 2021 are submitted for consideration:

- . Statement of Comprehensive Income
- . Statement of Financial Position
- . Operational Budgets
- . Summary of Rates and Fire Service Levies
- . Capital Works Resource Schedule.”

The Executive Services Officer reported as follows:

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

■ Cr Fuller moved and Cr Beswick seconded, “That the financial statements (copies being appended to and forming part of the minutes) be received.”

Carried unanimously

CLOSURE OF MEETING TO THE PUBLIC

302/2021 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

■ Cr Hiscutt moved and Cr Viney 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.”

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 in to closed session at 6.52 pm.

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
303A/2021 Confirmation of Closed Session Minutes	The Closed session minutes of the previous ordinary meeting of the Council held on 20 September 2021 had been circulated. The minutes are required to be confirmed for their accuracy.

CLOSURE

There being no further business, the Mayor declared the meeting closed at 6.57pm.

CONFIRMED THIS 15th DAY OF NOVEMBER, 2021.

Chairperson

(lb:lc)

Appendices

- Minute No. 289/2021 – Central Coast Local Economic Development Framework dated October 2021
- Minute No. 290/2021 – Schedule of Correspondence addressed to the Mayor and Councillors
- Minute No. 291/2021 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 292/2021 – Schedule of Contracts & Agreements
- Minute No. 298/2021 – Infrastructure Services determinations
- Minute No. 300/2021 – Schedule of Statutory Determinations
- Minute No. 301/2021 – Financial Statements

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

An aerial photograph showing a coastal town with a mix of residential and commercial buildings, surrounded by green agricultural fields and a blue body of water. The town is situated along a coastline with a bay and a river or inlet. The water is a deep blue, and the land is a mix of green fields and urban development.

Central Coast Local Economic Development Framework

October 2021

**FACILITATING ELEVATED PROSPERITY -
IT'S IN OUR NATURE**

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PURPOSE

The Central Coast Local Economic Development Framework (the Framework) emphasises places, people, innovation and investment. The Framework applies levers of economic development to guide decision making and to create opportunities and outcomes that can strengthen collaborative networks and strategic partnerships, embed a culture of innovation, boost place marketing and management of place making infrastructure, attract investment and support business, appeal to relocating creative professionals, retirees and families, increase our population and retain our young people in order to elevate Central Coast's prosperity.



INTRODUCTION

Economic development is the intentional practice of improving a community's economic well-being and quality of life. The practice of economic development comprises of a collaborative effort involving government, business and a range of community stakeholders. Local economic development focuses on increasing the overall size of the economy, as well as ensuring the benefits of economic growth are shared across the community.

Central Coast has natural advantages from our oceanside villages to our productive and picturesque hinterland. Developing authentic, innovative and liveable places with access to high quality social and physical infrastructure and accessible recreational experiences that provide outstanding quality of life in Central Coast can be irresistible in attracting people, both young and older, as well as investment and development opportunities.

Building on our image and our natural comparative advantages, together with our talented community and stakeholders, we can transform our comparative advantages to create sustainable competitive advantage for our local economy and greater prosperity for our communities. Quality and life and social capital can help to embed a culture of innovation in Central Coast and drive local investment and economic growth.

Talented people generate the new ideas, which drives innovation and it's this social capital in Central Coast that needs to be fostered and championed. When people belong, they feel they have a say in shaping places that attract people and investment to Central Coast now, and into the future. Whether attracting people to make a life here, businesses to invest, develop or cluster, entrepreneurs to innovate or visitors to explore our area, quality of place and life plays a central role in the decision of whether to come here, over somewhere else.

The Framework harnesses the potential of our social capital and quality of place to drive investment and economic growth in Central Coast. It comes from, and contributes to, the realisation of the Central Coast community's vision of 'living our potential' and the Strategic Plan 2014-2024 that outlines the things that need to be done to achieve the preferred future. Creating sustainable competitive advantage by stewarding the potential of our social capital and quality of place to drive investment to grow our local economies can elevate Central Coast's overall prosperity.

BACKGROUND

In developing appropriate place-based initiatives or projects, consideration should be given to a range of economic development theories, concepts and factors. The following sections provide a background to some important elements of economic development.

Globalisation

The spatial dimension of an area is important to analyse. According to Casey Dawkins, processes driving innovation are fundamentally spatial in nature. However, globalisation forces, such as the creation of global financial markets, improved communication, knowledge and technology transfer, improved transportation and the internet fundamentally changed the way we all do business. Workers are increasingly mobile and spatial boundaries have become blurred. As an isolated island state, Tasmania became vulnerable to external forces brought about by globalisation at the turn of the last century as we entered the era of the Knowledge Economy.

Competitive Advantage

Developed through the work of Michael Porter, competitive advantage puts the focus on efficiencies, performance and intangibles such as quality of life and social capital, rather than just cost, which defines the concept of comparative advantage. Many governments still promote a comparative advantage to attract industry, for example, a particular resource endowment (comparative advantage) that provides a cost advantage in producing a good. However, staple (or single) industry economies can become threatened as global competition increases. Due to the impacts of globalisation, a comparative advantage alone is no longer the only consideration for a relocating organisation or business. Porter considers that innovation is the driver of economic development amidst globalisation forces.



Social Capital and Quality of Life

Richard Florida argued that due to globalisation forces, it is social capital and knowledge that drive economic growth, and competition is the effect. Florida's 'creative professionals' concept (highly skilled, high income earning and mobile professionals), create economic opportunities for an area. Places that do not attract 'creative professionals' in the Knowledge Economy have a diminished chance of economic growth and the 'white knights' of industry such as the Pulp Mill in Burnie, tend to leave for the same reason they came; to maximise profits and reduce costs. Significant volatility is caused in local economies when a key (staple) industry and employer, relocates.

Florida's 'creative professionals' are attracted to areas that have developed their quality of life factors including good social and physical infrastructure, accessible 'lifestyle amenity' such as the Central Coast Shared Pathway Network, high standard sporting facilities and reliable internet technology availability. Quality of life is also an important relocation consideration for high income earning families, cashed-up retirees and relocating businesses.

Clustering

Globalisation changed the nature and location of the way we manufacture things, which resulted in greater industry specialisation or clustering. Clustering is grounded in Locational Theory, which focuses on models for ideal industry sites and considers transport costs, raw material costs and final product costs.

Based on External Scale Economies and Agglomeration Economies, benefits to a local economy increases with cluster numbers. Benefits of developing clusters include:

- . Strengthened networks;
- . Knowledge creation and spillovers;
- . Encouraging innovation and development;
- . Sharing of labour and intermediate resources such as technology; and
- . Increasing returns to scale.



CONTEXT

Governments and agencies at all levels have an important role to play in contributing to Central Coast's local economic development. The sections below outline the economic development context across the three tiers of Government in Australia.

National

The Commonwealth Government invests federal funds in State Governments to develop regional infrastructure, in particular, for transport. Smaller Commonwealth programs support other community and regional development needs. The Commonwealth promotes several business development programs, along with national research and cluster programs that can support regional development.

The Department of Infrastructure, Transport, Regional Development and Communication's strategy document, 'Regions 2030: Unlocking opportunity', outlines the Australian Government's regional development agenda. The strategy places regional Australia at the heart of Government decision making, where implementation is realised through investment and activity in five focus areas: jobs and economic development; infrastructure; health; education; and communication.

Economic Development Australia is the national peak professional body for economic development professionals. Economic Development Australia provides members access to a range of useful resources, aiming to foster a community of professionals, promote a culture of economic development excellence and deliver influence and leadership on issues that matter to members.

State

The Tasmanian Government assumes the primary role in Tasmania's economic development, as this is the most effective tier of Government to influence economic development outcomes. The Department of State Growth have a range of responsibilities including transport; infrastructure development; industry and business development; and workforce development and training.

Several State Governments in Australia have undertaken long-term strategic regional planning. In February 2021, the New South Wales Government released a 20 year economic vision and assistance for local councils in order to develop regional economic development strategies based on the concept of Functional Economic regions. This enables faster access to dedicated state funding and support for other types of government grant applications.

The Office of the Coordinator is the lead agency in Tasmania for attracting investment. Funded by the Department of State Growth, the functions of the Office of the Coordinator General include linking potential investors to local opportunities; assisting local businesses who are looking for new investors; creating fact sheets and showcasing major projects and investment opportunities to global investors; and providing local developers with a range of support services.

Business Tasmania is also funded by the Department of State Growth. Business Tasmania provides support and user-friendly online resources for Tasmanian micro, small and medium enterprises (SMEs) through all stages of the business and product development cycles.

Regional

The Tasmanian Government funded the Cradle Coast Authority's 2018 regional economic development Futures Plan for Cradle Coast member councils. The Futures Plan aimed to improve living standards in the region by boosting regional growth and fostering a more resilient economy and focused on creating more jobs, and better jobs. The Futures Plan identified shared challenges that need to be overcome in the region to ensure a highly skilled workforce that is well positioned to address:

- . High unemployment rates;
- . Low educational attainment levels;
- . Shrinking working-age population;
- . A regionally dispersed population; and
- . Significant labour demands.



A collaborative governance arrangement was established to implement the Futures Plan. A Steering Group provided leadership, advice and guided the overall implementation and review of the Futures Plan. Five Working Groups formed from sector experts in the region were supported by core teams of economic development practitioners, that were provided by member councils and the Cradle Coast Authority.

Regional Development Australia committees are funded from all levels of government and represent all regions across the country. These committees are made up of local leaders who work with government, business and community groups. Regional Development Australia committees support the development of their regions by focusing on connecting local businesses to industry, in order to create more jobs and attract more local investment.

Local

Local institutions can be basically understood as, how things are done in Central Coast. Central Coast institutions create and strengthen local networks and are aware of our place-based needs and opportunities. Within their structure and membership, they often contain local (tacit) knowledge and can build trust and loyalty both internally and throughout the community. While decision-making may not always be made at the local level, institutions in Central Coast include:

- . Organisations such as the Council, Central Coast Community Representative Groups and the Returned Services League club. The Youth Leaders Council is a good example of the Council's involvement in fostering and developing human capital in Central Coast, specifically for our local youth.
- . Industry-level bodies representing the private sector such as the Central Coast Chamber of Commerce and Industry;
- . Civil societies including local clubs and large not-for-profits such as Rotary, Rotaract, Probus and Lions; or
- . Social and community enterprises, such as Switch Tasmania.

THE CURRENT SITUATION

Benchmark indicators for Central Coast

Social Factors	Population growth	22,157 residents in 2020
		1.4% increase in population for the 2015-2020 period
	Projected population	20,328 residents in 2040 (medium series)
		-8.3% decrease in population 2020-2040 (medium series)
	Retention of young people	16.9% of population was aged 0-15 years in 2016
		1,305 residents aged 15-19 years in 2016
		0.7% increase in residents aged 20-34 in the 2011-2016 period
	Births	1.7% - fertility rate in 2018
	Education	37.3% - highest year of school completed was Grade 10 in 2016
		11.3% held a Bachelor or higher degree in 2016
	Travel to work	12.4km - average distance travelled to work from home
Economic Factors	Available labour	6.9% - unemployment rate in Central Coast in 2016
	Active workforce	9,493 people participated in the labour force in 2016
	Working-age population	59.9% of population was aged 15-64 years in 2019
		47.3 years old - average age in 2019
		22.3% of population was aged 65 years or older in 2016
	Business environment	1,489 businesses in Central Coast in 2020
		5.7% increase in number of businesses for the 2015-2020 period
		15,826 - total number of jobs in Central Coast in 2018
	Key employing industry sectors (2016)	711 employee jobs in retail trade
		692 employee jobs in health care and social assistance
		577 employee jobs in manufacturing
	Most popular occupations (2016)	1,429 employee jobs as technicians and trades workers
		1,389 employee jobs as professional workers
		1,173 employee jobs as labourers

LEVERS OF ECONOMIC DEVELOPMENT

Levers of economic development can be used to positively influence the generation of economic growth, prosperity and improved quality of life in Central Coast. The three pillars of economic development: government levers; market and business levers; and community levers are described below.

Government Levers

- . Transparent and accountable governance and strong leadership.
- . The quality, capacity and accessibility of infrastructure and sustainable provision of land.
- . Services provided by the Council assist communities to develop including public swimming pools, sporting facilities, festivals, childcare, events and museums.
- . Market structure and regulation levers can assist in developing a good mix of differently sized enterprises.
- . Natural resources can enable economic prosperity through comparative advantages in providing that resource.
- . The intrinsic value of a healthy environment can enable economic activity.

Market and Business Levers

- . The clustering and networking of businesses lever refers to the special concentration of businesses that can lead to specialisation and competitive advantage, while business networks enable information sharing and knowledge spill-overs that can drive innovations.
- . The business planning lever influences how successful a business will be, but this can be limited by capacity and knowledge gaps of business owners.
- . The innovation lever refers to changing processes or creating more effective products and ideas that can lead to new ideas, better ways of working and growth.
- . The access to markets lever refers to improved access to physical and digital (technology) connectors that can create new opportunities in external markets.
- . Improved access to finance and venture capital can assist businesses to start-up, grow and innovate.

Community Levers

- . Enabling a sense of leadership, identity, values and building trust are vital to maintaining strong community relationships.
- . Knowledge and skills of individuals, or 'human capital' are integral to a community's overall capacity that can be improved by training, education, job provision and fostering emerging leaders.
- . The unpaid community work and care levers relate to unpaid economic contributions. Central Coast's strong volunteering spirit and local service club/community group membership boosts community capacity.
- . Liveability, cultural vibrancy, safety and urban quality can enable improved quality of life. For example, the Central Coast Shared Pathway Network improves liveability and quality of life for residents and visitors.
- . The employment and wealth lever is the ability to create and hold wealth equitably across the local economy in order to improve economic and social participation and limit demographic inequalities.
- . The lever of justice and equality considers that all people should have equal opportunities for advancing themselves along their preferred life trajectory.

APPROACHES

Public/private and Partnerships approaches to implementing the Framework can significantly improve potential for creating sustainable, positive change in the capacity of Central Coast communities to improve the business environment. Partnerships could be forged by the Council, for example, representatives taking out membership on of a Local Economic Development Committee, characterised by various local stakeholder groups and interests. This Committee could provide direction towards achieving agreed outcomes around themes of place-based risk or opportunity and could also facilitate stretching and leveraging of shared resources. Forming collaborative partnerships with the private and public sector can also boost innovativeness and social capital to drive Central Coast's economic development.

Community engagement approaches assist with mobilising local institutions and organising local community and business leaders. Stretching and leveraging from stakeholder's local knowledge and resources enables development of place-based initiatives, projects and strategies that respond to shared local issues and opportunities.

Engagement approaches can be used to foster social capital in our community to drive innovation, knowledge transfer and entrepreneurship. Harnessing the collective energy of local institutions, community and business leaders, and other stakeholders improves knowledge transfer, boosts innovation and can create sustainable, positive outcomes for Central Coast's economic development.



There are benefits in undertaking a Central Coast **capacity assessment**. Asset mapping is a community economic development tool to assist in identification and inventorying of community assets and strengths. Capacity assessments helps the community to identify their opportunities, untapped resources and gaps, which also assists the Council's corporate strategic planning process. The community can then focus on a building a vision for the identity and the preferred image for their 'place', which further builds relationships, trust and capacity.

Place marketing strategies and messaging using the Coast to Canyon's capital branding and the Place Marketing Plan need to be honest and speak to local residents, that is, they need to authentically relate to a product or the image of a place and its people. The identity of a community and the image to be portrayed in messaging to external audiences needs to align to the communities shared vision and values for their place. Collaborative place marketing efforts also needs to be aligned to the Coast to Canyon capital brand, be understandable, relatable, and attractive to audiences within Central Coast and audiences that are further afield.

EVALUATION TOOLS

An Excel based Evaluation and Measurement Toolkit has been developed by Economic Development Australia. The Toolkit supports a systematic approach that helps monitor progress toward a goal and enables value to be demonstrated to stakeholders.

The Toolkit assists in identification of what needs to be measured and in clearly defining the pathways to achieve the goal. The Evaluation and Measurement Toolkit can be used in any community-led economic development program or project regardless of budget, capacity, resources, or size, which illustrate the value and impact of the work and project/s.

VISION

Willing and Able

- . Central Coast's economic development is supported by all in our community;
- . Our industries, businesses, products and places are actively promoted by all; and
- . Whatever we are promoting, or doing and wherever we are, there is visible and authentic link to the Coast to Canyon's place marketing brand.



Local Businesses

- . We work together, share knowledge and provide referrals to local businesses in order to improve the Central Coast business environment and spread the economic and social benefits to all in our community;
- . Our industry sectors, local institutions, business leaders and community stakeholders all collaborate and network, aiming to increase economies of scale of outputs through innovation and clustering activities; and
- . We put ourselves under the microscope to see what we can enhance or build-on in order to develop innovative and place-based, local economic development responses to emerging, new, or untapped opportunities or risks.

Our Identity and Image

- . We socialise and enjoy a variety of unique and authentic experiences in our communities, which are honestly captured in our community identities and images;
- . Our vibrant, thriving and genuine communities are clearly visible and admired by relocating investors, developers, businesses and visitors; and
- . Industry sectors and businesses in our community are connected and supported by high quality social and physical infrastructure.

GUIDING PRINCIPLES

The following principles will guide the work and approaches of the Council and stakeholders towards achieving positive change for local economic development in Central Coast. There is no substitute for a community's own networks, enterprises, local organisations and knowledge. It is local social capital, which has the ability to drive innovations and new place-based and collaborative approaches to local economic development activities, building from existing capabilities and providing the basis for engaging with local stakeholders.



Making a Difference

- . Transforming the systems and relationships to produce positive economic impact and elevate the prosperity of Central Coast industries, businesses and communities;
- . Aligning practices, delivery systems and culture with the Central Coast vision; and
- . Taking action together to develop place-based, local economic development strategies and initiatives.

Innovation

- . Using the Framework to align effort across policy and service domains in order to embed a culture of innovation;
- . Identifying improved and new ways of working and creating new job opportunities; and
- . Providing inspiration and incentives to encourage innovation and investment to achieve agreed goals or outcomes.

Collaboration

- . Working together to improve the Central Coast business environment;
- . Aligning with a shared vision and purpose;
- . Building-on and connecting existing assets, strengths and competitive advantages;
- . Developing broad coalitions to identify and resolve key challenges and risks; and
- . Developing service agreements, partnerships and other effective collaborative models.



Learning

- . Developing knowledge, skills and attitudes as a foundation to change;
- . Starting with young people, while emphasising lifelong learning and skill development;
- . Integrating learning and education into all approaches; and
- . Raising awareness through digital marketing and cross-promotional activities.

A Focus on Local Economic Development

- . Meeting the needs of current investors and developers and attracting investors and developers of the future;
- . Working together on relevant and appropriate strategies to build-on the skills and knowledge of local businesses and to create innovative, new opportunities;
- . Engaging with stakeholders to better facilitate delivery of unique and exceptional product offerings and services;
- . Supporting population growth and appealing to relocating families, retirees, creative professionals and the youth diaspora; and
- . Doing with, not doing for.



CONTACTS

If you would like more information or want to share what you are doing, please contact:

Heidi Willard
STRATEGY & POLICY OFFICER

STRATEGIC OUTCOMES

Strategic outcomes have been designed to align with the relevant economic development lever to positively influence and progress towards the preferred outcome. The Framework's strategic outcomes are listed below.

1. **Strengthened collaborative networks and strategic partnerships.**
2. **Embedded a culture of innovation.**
3. **Boosted place marketing and management of place making infrastructure.**
4. **Attracted investment and supporting business.**
5. **Appealed to relocating creative professionals, retirees and families.**
6. **Increased the population and retained young people.**

The Framework's Action Plan identifies actions and related tasks that the Council will be able to undertake within the three roles of provider, facilitator and advocate. These actions and tasks aim to influence and improve the associated strategic outcome.

Timings

Short-term	One year
Medium-term	One to three years
Long-term	One to five years (+)



Knowing if Anyone is Better Off

The Council will take a Results Based Accountability approach to measuring the performance of the Framework. This approach starts with the end ‘results’ desired for a strategic outcome and then identifies indicators that can be measured in order to quantify the achievement of the desired results.

A measure of how well an initiative, project, or service system is working involves three types of interlocking measures shown below.

1. How much did we do?
2. How well did we do it?
3. Is anyone better off?

Performance Measures

	Quantity	Quality
Effort	How much service did we deliver?	How well did we deliver it?
Effect	How much change/effect did we produce?	What quality of change/effect did we produce?



ACTION PLAN


Strengthening collaborative networks and strategic partnerships				STRATEGIC OUTCOME 1		
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Improve networking opportunities for local Institutions	1.1	Map local institutions to identify new stakeholders, areas for new networking opportunity and gaps that could drive innovation.	Community: knowledge & skills	Provider	Short-term	Council collateral
	1.2	Strengthen and build networking opportunities among local organisations such as Central Coast Community Representative Groups and the Returned Services League club.	Community: Leadership, identity, values & trust	Facilitator	Short-term	Community engagement
	1.3	Strengthen and build networking opportunities among local Industry-level bodies representing the private sector such as the Central Coast Chamber of Commerce and Industry.	Market: Business networking	Facilitator	In progress	Community engagement
	1.4	Strengthen and build networking opportunities among local civil societies including local clubs and large not-for-profits such as Rotary, Rotaract, Probus and Lions. 	Community: Leadership, identity, values & trust	Facilitator	In progress	Community engagement
	1.5	Strengthen and build networking opportunities among social and community enterprises, such as Switch Tasmania.	Market: Business planning	Facilitator	Short-term	Community engagement

Strengthening collaborative networks and strategic partnerships				STRATEGIC OUTCOME 1		
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Strengthen partnership arrangements with the Cradle Coast Authority	1.6	Participate in the implantation of the Cradle Coast Authorities Futures Plan, for example, the 'Supporting Food Producers' and 'Choose Central Coast' initiatives.	Market: Access to markets	Provider	In progress	Council collateral & Budget Estimates
	1.7	Align local economic development efforts with the regional Futures Plan to create regional economies of scale.	Market: Networking	Advocate	In progress	Council collateral & Budget Estimates
	1.8	Participate in the Cradle Coast Authority's Projects of Regional Importance Register.	Market: Networking	Provider	In progress	Budget Estimates
	1.9	Training and professional development opportunities for Council staff involved in economic development activities.	Government: Services	Advocate	In progress	Council collateral
Effectively use strategic alliance with the Local Government Association of Tasmania	1.10	Develop sustainable, social and physical infrastructure.	Government: Infrastructure & land	Provider	In progress	Council collateral & Policy
	1.11	Develop strategic partnerships and alliances with various levels of government, agencies and industry representative bodies.	Government Market structure & regulation	Advocate	Long-term	Council collateral & Policy
Utilise Economic Development Australia learnings	1.12	Participate in online learning and utilise Economic Development Australia's membership resources and tools for professional development.	Government: Services	Provider	In progress	Council collateral
Boost networking with Regional Development Australia	1.13	Engage in the Economic Development professional development group for Tasmanian councils.	Government: Services	Provider	In progress	Council collateral
	1.14	Effectively collaborate, share learning, research, knowledge and expertise with local government Economic Development Officers to gain current insights and learnings that can be used in response to local issues.	Government: Services	Provider	In progress	Council collateral

Embedding a culture of innovation				STRATEGIC OUTCOME 2		
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Enhance the local business environment to gain investor confidence	2.1	Host meetings with local institutions to investigate local economic challenges and opportunities and identification of innovative and responsive strategies.	Market: Innovation	Facilitator	Short-term	Community engagement
	2.2	Forge a Local Economic Development Committee and develop Terms of Reference, which characterises the various stakeholder groups and interests.	Community: Leadership	Facilitator	Medium-term	Community engagement
	2.3	Host Mayor's Roundtables with the Local Economic Development Committee to prioritise strategies for implementation identified by local institutions.	Community: Identity, values & trust	Facilitator	Medium-term	Community engagement & Budget Estimates
	2.4	Develop and adopt a Collective Local Economic Development - Action Plan, which includes formation of Working Groups for priority areas and develop community-led progress measures of related actions towards the agreed desired result, outcome or goal.	Community: Leadership Market: Innovation	Provider	Long-term	Council collateral & Community engagement
Foster clustering activities	2.5	Desktop research to identify emerging industry/sector growth and investigate areas of appropriate land zoning.	Government: Infrastructure & land	Provider	Long-term	Council collateral
	2.6	Investigate clustering dynamics including desired destinations of relocating business and evidence of information sharing and other networking activities. 	Market: Clustering & networking of businesses	Provider	Long-term	Council collateral

Embedding a culture of innovation				STRATEGIC OUTCOME 2		
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Foster clustering activities	2.7	<p>Foster and support emerging clusters, for example, nature-based tourism operators in the Leven Valley area.</p> 	Market: Clustering & networking of businesses	Provider	In progress	Community engagement
Support local food systems	2.8	Support local Farmers' Markets, for example, cross promotion on digital platforms.	Market: Access to markets	Provider	In progress	Council collateral
	2.9	Investigate opportunities for small producers to engage with local selling markets and opportunities to improve their knowledge and skills and to value add their produce.	Market: Access to markets	Provider	In progress	Council collateral & Community engagement
	2.10	Promote opportunities on digital platforms for local workers to engage with the Agri sector, for example the State government's 'Harvest Jobs' website.	Government: Services	Provider	In progress	Council collateral


Boosting place marketing and management of place making infrastructure					STRATEGIC OUTCOME 3	
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Boost place marketing efforts	3.1	Asset map social amenities and Council owned and/or managed amenities and facilities available for community use.	Government: Infrastructure & land	Provider	Medium-term	Council collateral
	3.2	Identify and analyse target markets, consumers, and the competition in key areas such as tourism.	Government: Services	Provider	Long-term	Council collateral
	3.3	Host a series of community visioning meetings in key localities to develop values to inform creation of their community's identity and their preferred image.	Community: Knowledge & skills	Provider	Long-term	Community engagement & Budget Estimates
	3.4	Authentically and honestly differentiate local places by applying the community vision for their identity and image, that is, the desired image of the community that will be promoted to external audiences.	Community: Identity, values & trust	Provider	Long-term	Council collateral
	3.5	Develop specific place marketing promotions directed to target audience/s integrating the community's image. Align with the Coast to Canyon place marketing brand's Style Guide to ensure a consistent approach, for example use the messaging '... It's in our Nature'.	Community: Identity, values & trust	Provider	Long-term	Council collateral & Budget Estimates
Enhance management of place making infrastructure	3.6	Investigate provision and standard of public amenity such as toilets, picnic areas and bar-be-que facilities to meet expectations of target markets.	Government: Infrastructure & land	Provider	Medium-term	Council collateral
	3.7	Review maintenance schedule of assets to ensure provision and standard of amenity meets expectations of target markets and needs of projected population estimates.	Government: Infrastructure & land	Provider	Long-term	Council collateral
	3.8	Investigate booking and hire processes for Council owned community spaces and reduce red tape and barriers, where possible.	Government: Services	Provider	Medium-term	Council collateral


Attracting investment and supporting business				STRATEGIC OUTCOME 4		
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Attract investment	4.1	Explore development of a Central Coast Investment Attraction Strategy. Identify areas of competitive strengths/advantage via location quotient analysis, strategic research and industry scanning. Identify critical services or other gaps that could be currently missing from the community.	Government: Services	Provider	Short-term	Council collateral & Budget Estimates
	4.2	Engage broadly with industry, business and the community relating to advantages/disadvantages of operating in Central Coast, what businesses or industries are currently missing that the population could support and what businesses are involved in key sector supply chains.	Government: Business clustering & networking	Facilitator	Medium-term	Council collateral & Budget Estimates
	4.3	<p>Identify which industries/businesses to target that are a good fit for Central Coast. Consider how they complement each other and their integration in the local economy, which will assist marketing efforts.</p> 	Government: Market structure & regulation	Provider	Long-term	Council collateral

Attracting investment and supporting business				STRATEGIC OUTCOME 4		
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Attract investment	4.4	Workshop with stakeholders: how the new industries/businesses will fit with the Coast to Canyon's capital place-marketing brand; is it likely these industries/businesses would relocate to Central Coast and what would draw them here; are State/Federal Governments currently targeting any prospective investors or industries/businesses; examples where new industries/businesses were successfully attracted to a comparable area - and what pulled them to that area; and if any Central Coast businesses/investors are currently looking for partners.	Market: Innovation	Facilitator	Long-term	Council collateral & Budget Estimates
	4.5	Inventory pipeline projects, developments, existing buildings and land that are zoned light-industrial, industrial or commercial to define Central Coast investment locations. Then, investigate land use planning regulations relating to permitted use of available vacant or built sites, and identify business suitability for existing Central Coast built structures or land.	Government: Market structure & regulation / Provision of land	Provider	Long-term	Council Collateral
	4.6	Stakeholder engagement outputs will help clearly define the strategic objectives; the number/size of businesses being targeted; the implementation timeline/milestones and targets for objectives (relative to Central Coast's capacity).	Government: Market structure & Services	Provider	Long-term	Council collateral
	4.7	Create tasks and identify available resources for the Strategy. Available resources will be allocated between key industry attraction task activities, which will be commensurate to their prospective return on investment. Tasks and their related actions will focus on demonstrating good sites, resource availability, access to markets and quality of place.	Government: Services	Provider	Long-term	Council collateral & Budget Estimates
	4.8	Consider non-financial and financial incentives to attract industries/business to Central Coast. Non-financial incentives are cost effective but there may be financial incentives the Council may consider, e.g. discounting land or property.	Government: Market structure & regulation	Provider	Long-term	Council collateral & Budget Estimates

Attracting investment and supporting business				STRATEGIC OUTCOME 4		
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Attract investment	4.9	Develop a Central Coast Investment Prospectus and liaise with the Office of the Coordinator General for marketing opportunities. Develop other marketing and promotional approaches for the Prospectus, such as a Communication Strategy.	Market: Networking	Provider	Long-term	Council collateral & Budget Estimates
	4.10	Investigate development opportunities for the Penguin Recreation Ground.	Government: Services	Provider	Long-term	Council collateral & Budget Estimates
	4.11	Participate in Tasmanian Network's Project Marinus, specifically, their development of an Economic Development Strategy and Action Plan for the North West region of Tasmania.	Market: Networking	Advocate	Long-term	Council collateral
Support local businesses	4.11	Conduct long and short-term jobs analysis to identify which sectors/occupations will be positively/negatively affected (particularly in relation to the COVID-19 pandemic), with an eye toward job creation, re-skilling and up-skilling opportunities.	Government: Services	Provider & advocate	Medium-term	Council collateral
	4.12	Partner with Business Tasmania to provide succession planning support for local business.	Market: Business Planning	Provider & advocate	Short-term	Council collateral
	4.13	Partner with Business Tasmania to provide human resources support for local business.	Market: Business Planning	Provider & advocate	Short-term	Council collateral
	4.14	Partner with Business Tasmania to provide productivity support for local business.	Market: Business Planning	Provider & advocate	Short-term	Council collateral
	4.15	Partner with Switch Tasmania to provide digital marketing support for local business.	Market: Business Planning	Provider & advocate	Short-term	Council collateral

Attracting investment and supporting business				STRATEGIC OUTCOME 4		
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Support local businesses	4.16	Partner with Switch Tasmania to provide grant writing support for local business.	Market: Business Planning	Provider & advocate	Short-term	Council collateral
	4.17	Partner with Switch Tasmania to provide personalised support for entrepreneurs.	Market: Business Planning	Provider & advocate	Short-term	Council collateral
	4.18	Participate and provide referrals to the Cradle Coast Authority's Futures Plan - Regional Restart Hub initiative, providing business support and assistance during COVID-19.	Market: Networking	Provider & advocate	In progress	Council collateral
	4.19	Support local businesses to review their online presence and position to the Coast to Canyon place marketing brand. 	Market: Networking	Facilitator	Medium term	Council collateral
	4.20	Explore the potential for Shop Top living in Reibey Street, Ulverstone.	Market: Networking	Facilitator & advocate	In progress	Council collateral
	4.21	Progress development and implementation of the Penguin Town Centre Master Plan.	Market: Networking	Provider & advocate	In progress	Council collateral

Appealing to relocating creative professionals, retirees and families STRATEGIC OUTCOME 5						
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Attract creative professionals and retirees	5.1	Investigate and inventory recreational facilities and amenities (lifestyle amenity) that are identified in the Council's Assets Register.	Government: Infrastructure & land	Provider	Medium-term	Council collateral
	5.2	Promote recreational facilities and amenities (lifestyle amenities), and differentiate using the community's place vision and align to the 'It's in our Nature', place marketing brand messaging.	Government: Infrastructure & land	Provider	Long-term	Council collateral
	5.3	Promote access to nature-based experiences (hidden gems in Central Coast) and differentiate using the place marketing brand messaging.	Market: Networking	Provider	Long-term	Council collateral
Attract families	5.4	Promote access to services in Central Coast and differentiate using the community's place vision and align to the 'It's in our Nature', place marketing brand messaging.	Government: Services	Provider	Long-term	Council collateral
	5.5	Promote access to jobs in Central Coast and differentiate using the community's place image and place marketing brand messaging. 	Community: Employment & wealth	Provider	Long-term	Council collateral
	5.6	Implement the Central Coast Residential Settlement Strategy that will set the direction for future development and expansion of residential zones in Central Coast.	Government: Infrastructure & land	Provider	Long-term	Council collateral



Appealing to relocating creative professionals, retirees and families						STRATEGIC OUTCOME 5	
Action	ID	Task	ED Lever	Council Role	Timings	Resources	
	5.6	<p>Promote access to social and physical infrastructure, and differentiate using the community's place vision and align to the 'It's in our Nature', place marketing brand messaging.</p> 	Government: Infrastructure & land	Provider	Long-term	Council collateral	


Increasing the population and retaining young people				STRATEGIC OUTCOME 6		
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Plan to increase the population	6.1	Review and implement the Central Coast Population Growth Strategy.	Government: Services	Provider	Medium-term	Council collateral
	6.2	Create a Central Coast Liveability Survey around key, quality of life measures to create benchmark data or join a regional Liveability survey with the Cradle Coast Authority.	Community: Liveability	Provider/advocate	Long-term	Council collateral & Budget estimates
	6.3	Conduct the Central Coast Liveability Survey every 3-5 years to track performance against key quality of life indicators.	Community: Liveability	Provider	Long-term	Council collateral & Budget estimates
	6.4	Participate in strategies and initiatives to encourage repatriation of the youth diaspora, for example, the Cradle Coast Authority Futures Plan - Choose Cradle Coast initiative or initiatives from the Central Coast Population Growth Strategy.	Community: Liveability / Employment & wealth	Provider	In progress	Council collateral
Improve educational opportunities, tools and resources	6.5	Partner with the Commonwealth and State Government and Registered Training Organisations to cross-promote on digital platforms access to information on training and skills opportunities, for example the Job Trainer program.	Government: Market structure	Provider	In progress	Council collateral
	6.6	Partner with the Commonwealth and State Government and education providers to cross-promote on digital platforms access to funding and incentive schemes.	Market: Access to finance & venture capital	Provider	In progress	Council collateral
	6.7	Partner with the Federal and State Governments and education providers to cross-promote on digital platforms access to career guides and pathways, for example the Commonwealth Government's 'Your Career' website.	Government: Market structure	Provider/Advocate	In-progress	Council collateral

Increasing the population and retaining young people				STRATEGIC OUTCOME 6		
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Improve employment opportunities and identify and reduce barriers	6.8	Lobby State Government for improved access and availability to public transport routes.	Community: Justice & equality	Advocate	Long-term	Council collateral
	6.9	Lobby State Government for provision of a register of available apprenticeships.	Government: Market structure	Advocate	Long-term	Council collateral
	6.10	Lobby State Government to further investigate barriers to regional employment.	Community: Employment & wealth	Advocate	Medium-term	Council collateral
	6.11	Lobby Federal and State Governments to plan and implement strategies to improve affordable housing in regional areas.	Community: Justice & equality	Advocate	In progress	Council collateral



MEASUREMENT

Strategic Outcome	How much did we do?	How well did we do it?	Is anyone better off?
1. Strengthened collaborative networks and strategic partnerships	<ul style="list-style-type: none"> # of local institutions identified. # of Cradle Coast Authority's Future Plan initiatives and strategies participated in. 	<ul style="list-style-type: none"> # of local institution stakeholders engaged. # local actors involved in Futures Plan initiatives and strategies. 	<ul style="list-style-type: none"> # of community skills, resources, businesses and physical asset inventories developed. Evaluation of Futures Plan initiatives and strategies.
2. Embedded a culture of innovation	<ul style="list-style-type: none"> # of stakeholders participating in the Local Economic Development Committee. # of emerging cluster activities identified. 	<ul style="list-style-type: none"> # of Mayor's Roundtables held for the Local Economic Development Committee. # of stakeholders engaged. # of potential cluster stakeholders engaged. 	<ul style="list-style-type: none"> # of innovative programs, initiatives and planning ideas developed, prioritised and implemented. # enabling supports facilitated for cluster development and activities.
3. Boosted place marketing & management of place making infrastructure	<ul style="list-style-type: none"> # of community visioning meetings held in key localities. Audit/review of Council owned/managed community facilities/amenities. 	<ul style="list-style-type: none"> # of community-led place visions for their own identity and image developed. # of findings and/or recommendations from asset audits or reviews. 	<ul style="list-style-type: none"> # of Coast to Canyon capital brand applications integrating authentic place identity and image/s.  <ul style="list-style-type: none"> # of findings and/or recommendations from audits or reviews implemented in asset planning cycle.

Strategic Outcome	How much did we do?	How well did we do it?	Is anyone better off?
4. Attracted investment & supported business	<ul style="list-style-type: none"> # of target industries and businesses identified. # of potential land or buildings identified for investment or development marketing. # of Business Tasmania and Switch Tasmania supports, initiatives and programs promoted to local business and entrepreneurs. 	<ul style="list-style-type: none"> # of investment opportunities identified in the Investment Strategy/ Prospectus. # of businesses or industries targeted for investing or developing in Central Coast. # of Business Tasmania and Switch Tasmania supported promotions on digital platforms. 	<ul style="list-style-type: none"> # of new businesses or industries attracted to Central Coast. # of local businesses and entrepreneurs gaining new skills and knowledge by Business Tasmania and Switch Tasmania supports and assistance.
5. Appealed to creative professionals, retirees & families	<ul style="list-style-type: none"> # of lifestyle amenity identified in communities. # of local services, schools and supporting social and physical infrastructure identified in urban communities. 	<ul style="list-style-type: none"> # of Coast to Canyon capital brand applications appealing to creative professionals. # of Coast to Canyon capital brand applications appealing to families and retirees. 	<ul style="list-style-type: none"> % increase in people holding a bachelor or higher degree. % increase in the fertility rate in Central Coast. % increase in Central Coast high income earners.
6. Increased our population and retained our young people	<ul style="list-style-type: none"> # of liveability indicators included in the Community Liveability Survey.  <ul style="list-style-type: none"> # of strategies/ initiatives developed to attract young diaspora. 	<ul style="list-style-type: none"> # of Community Liveability Surveys conducted. # of strategies/ initiatives implemented e.g. the Futures Plan – Choose Cradle Coast initiative or the Central Coast Population Growth Strategy. 	<ul style="list-style-type: none"> % increase in Central Coast residents. % increase in the number of residents aged 15-19. % increase in residents aged 20-34.

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SCHEDULE OF CORRESPONDENCE RECEIVED ADDRESSED TO MAYOR AND COUNCILLORS

Period: 21 September to 18 October 2021

- . An email outlining concerns regarding the footpath in Coroneagh Street, Penguin, proposing that the concrete footpath continues around the cal-de-sac to meet up with the new proposed footpath, drain and guttering.
- . Letter of complaint regarding Council emails on 21 September 2021 at 11.44am, 11.57am, and 16.34pm and Council email on 23 September 2021 at 13.38pm, and rejects the Council's statement, assertion, and allegation
- . Letter of complaint regarding Council emails on 21 September 2021 at 3:27:30pm, 3:30:30pm, 3:33:30pm, 3:43:42pm Without Attachment and 3:43:42pm With Attachment and Council email dated 23 September 2021 at 1:31:09pm, and rejects the Council's statement, assertion, and allegation
- . Letter seeking evidence of denigration and blaming by correspondent
- . Letter seeking evidence of denigration and blaming by correspondent
- . Letter of suggestion that a formalised agreement between the Penguin History Group and the Council be developed for matters relating to attendance at meetings (general and at committee level) and to outlines parties' roles and responsibilities
- . Letter of response and supporting documentation regarding the Development Application (DA2021057) for Sport and Recreation Use in Penguin
- . An email raising concern regarding the dangerous condition of West Pine Road, West Pine and asks whether the Council intend to undertake maintenance works.



Sandra Ayton
GENERAL MANAGER

SCHEDULE OF DOCUMENTS FOR AFFIXING OF THE COMMON SEAL

Period: 21 September to 18 October 2021

Documents for affixing of the common seal under delegation

- . Final Plan of Survey and Schedule of Easements
56 Chellis Road and CT151972/2 Stotts Road, Riana
Folio Ref No.: 224976/1 and 151972/2
Application No. DA2020113
- . Final Plan of Survey
2C Hayward Street, Penguin
Two lot subdivision
Folio Ref No.: 121489/1
Application No. DA2020162
- . Lease Agreement
Department of Primary Industries, Parks, Water and
the Environment and Central Coast Council
Crown Land and clubrooms at Dial Street, Ulverstone
Identified by Property Identification Number 6959167 (460m² approx.)
Lease expiry: 30 November 20230
- . Plan of Survey and Schedule of Easements
241 Penguin Road, Ulverstone
Subdivision
Folio Ref No.: FR65465/11
Application No. 2020202
- . Final Plan of Survey and Adhesion Order
83 Olivers Road and 181 Penguin Road, West Ulverstone
Volume Ref No.: 28185/2 – Folio: Part 10180/1
Application No. DA2021082
- . Final Plan of Survey and Schedule of Easements and Part 5 Agreement
3 Pioneer Road (CT63035/1), 49 Fabers Road(CT130923/1) and
68 Cookes Road (CT207997/1), Riana
Application No. DA2020222

. Part 5 Agreement
8 Albert Street, Turners Beach
Central Coast Council (Council), Tom Sullivan and Emily Mann (Owner)
and Nicholas Haywood (Neighbour)
Folio Ref No. 140891 /19
Application No. 2020308



Paul Breaden
ACTING GENERAL MANAGER

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

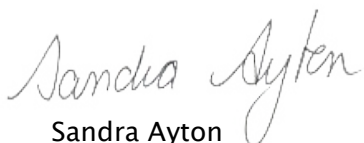
Period: 21 September to 18 October 2021

Contracts

- . Contract of Works – External Relations Services
Central Coast Council and Ali Kerr
The HIVE, Ulverstone
Contract commencement and duration: 21 September 2021 until late 2021
- . Contract 3/2021–2022
VEC Civil Engineering
Design and construction of Adams Creek bridge,
Stotts Road, Riana in accordance with Tender 410,804.00
submission dated 2 September 2021.
Contract amount: \$410,804.00 (inc. GST)

Agreements

- . Residential Tenancy Agreement
Ganesway Unit 2
51–55 Queen Street West Ulverstone
Date of agreement: 30 September 2021
- . Resource Recovery Centre “Tip Shop” Management Agreement
Central Coast Council and City Missions Inc.
Operation of the onsite Tip Shop
Agreement Term: 1 November 2021 ending on 31 October 2024
- . Licence Variation – Penguin Foreshore
Department of Primary Industries, Parks, Water and Environment
and Central Coast Council
Change of use – inclusion of structures in section E



Sandra Ayton
GENERAL MANAGER

SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS

Period: 1 September 2021 to 30 September 2021

Approval of Roadworks and Services

Developer: Peter Madden and Scott Jordan
Location: 330 and 340 Preservation Drive, Sulphur Creek
No. of Lots: 13 Residential Lots and a Balance Lot
Engineer: Chris Martin (CSE Tasmania Pty Ltd)



Paul Breaden
DIRECTOR INFRASTRUCTURE SERVICES

Central Coast Council
List of Development Applications Determined
Period from: 1 September 2021 to 30 September 2021

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2020046 – 1	3 Sunnyridge Avenue PENGUIN,TAS,7316	Discretionary	Residential (multiple dwellings x ten)	19/07/2021	17/09/2021	4	\$0.00
DA2021085	188 Saltmarshs Road NORTH MOTTON,TAS,7315	Permitted	Boundary adjustment	23/03/2021	10/09/2021	9	\$15,000.00
DA2021157	23 Sice Avenue HEYBRIDGE,TAS,7316	Discretionary	Residential – dwelling extension	7/06/2021	10/09/2021	30	\$100,000.00
DA2021176	7 Maple Court ULVERSTONE,TAS,7315	Discretionary	Residential – retrospective deck	24/06/2021	16/09/2021	17	\$0.00
DA2021195	5 Casey Street South LEITH,TAS,7315	Discretionary	Residential – subdivision – two lots	12/07/2021	28/09/2021	33	\$20,000.00
DA2021197	39 Walker Street ULVERSTONE,TAS,7315	Discretionary	Residential – subdivision to create two lots	13/07/2021	14/09/2021	34	\$30,000.00
DA2021220	16 Allegra Drive HEYBRIDGE,TAS,7316	Discretionary	Residential – shed	3/08/2021	1/09/2021	27	\$40,000.00
DA2021225	46 Boyes Street TURNERS BEACH,TAS,7315	Discretionary	Residential – dwelling and shed	5/08/2021	30/09/2021	42	\$500,000.00
DA2021228	6 Dunning Street ULVERSTONE,TAS,7315	Discretionary	Residential – shed and carport	9/08/2021	20/09/2021	33	\$45,000.00
DA2021233	25 Isaac Road PENGUIN,TAS,7316	Discretionary	Residential – shed	12/08/2021	21/09/2021	27	\$80,000.00
DA2021239	2 Leven Street ULVERSTONE,TAS,7315	Permitted	Educational and Occasional Care – storage shed	20/08/2021	24/09/2021	8	\$15,000.00
DA2021245	56 Main Street ULVERSTONE,TAS,7315	Discretionary	Food Services – coffee and food vans	25/08/2021	29/09/2021	28	\$5,000.00
DA2021250	86 White Hills Road PENGUIN,TAS,7316	Permitted	Residential – dwelling alteration	31/08/2021	14/09/2021	11	\$40,000.00
DA2021251	154A Trevor Street ULVERSTONE,TAS,7315	Discretionary	Residential – shed	31/08/2021	21/09/2021	20	\$50,000.00
DA2021256	158 Main Road PENGUIN,TAS,7316	Permitted	Visitor Accommodation – dwelling – change of use	2/09/2021	17/09/2021	2	\$1,000.00
DA2021259	304 Fabers Road RIANA,TAS,7316	Permitted	Resource development – shed	6/09/2021	21/09/2021	6	\$45,000.00
DA2021275	Lovett Street ULVERSTONE,TAS,7315	Permitted	Crematoria and Cemeteries – Memorial	17/09/2021	24/09/2021	3	\$1,200.00

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 September 2021 to 30 September 2021

Building Permits – 3

·	New dwellings	1	\$1,900,000
·	Outbuildings	2	\$303,000
·	Additions/Alterations	0	\$0
·	Other	0	\$0
·	Units	0	\$0

Demolition Permit – 0

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 16

·	New dwellings	9	\$3,578,000
·	Outbuildings	3	\$213,580
·	Additions/Alterations	1	\$115,000
·	Other	2	\$99,000
·	Units	0	\$0

Building Low Risk Work – 5

Certificate of Likely Compliance – Plumbing – 21

No Permit Required – Plumbing – 4

Food Business registrations (renewals) – 20

SCHEDULE OF COMMUNITY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Period: 1 September 2021 to 30 September 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
20 William Street, Ulverstone	2 Sheep

SCHEDULE OF OTHER STATUTORY RESPONSIBILITIES OF COMMUNITY SERVICES

Period: 1 September to 30 September 2021

Infringement notices issued for Dog Offenses

	1-30 Sep 2021
Claimed	9
Burnie Dogs Home	2
Destroyed	0
Heldover	1
Devonport Dogs Home	0
RSPCA Spreyton	0

Infringements for dogs and impoundments etc.

1 - 30 September 2021	4
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Infringements under Animal By-Law

1 - 30 September 2021	0
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Traffic Infringement Notices for Parking Offences

1 - 30 September 2021	49	
Bannons Car Park	5	10%
King Edward Street	15	31%
Coles/Furners Carpark	7	14%
North Reibey Street Carpark	9	18%
Reibey Street	11	22%
Victoria Street	0	0%
Alexandra Road	0	0%
Crescent Street	2	4%



Ian Stoneman
DIRECTOR CORPORATE SERVICES

Central Coast Council
Statement of Comprehensive Income for the period ended 30 September 2021

Note	Budget Annual	YTD Budget	Actual YTD	Variance
	\$	\$	\$	\$
Income				
Recurrent Income				
	17,140,000	17,140,000	17,305,449	165,449
	4,692,000	1,062,135	1,117,491	55,356
1 Grants - Recurrent	4,607,717	617,172	698,335	81,163
2 Contributions	1,268,000	299,753	461,848	162,095
	200,000	-	-	-
3 Share in profit/loss of associate	522,534	50,001	21,539	(28,462)
Interest	1,374,000	166,026	175,598	9,572
Other income	222,000	118,499	121,900	3,401
Investment revenue				
	30,026,251	19,453,586	19,902,159	448,573
Capital income				
4 Grants - Capital	821,000	242,500	78,415	(164,085)
5 Capital contributions	9,301,000	225,253	808,686	583,433
6 Gain/(loss) on disposal of assets	930,000	107,499	14,159	(93,340)
	11,052,000	575,252	901,259	326,007
Total Income	41,078,251	20,028,838	20,803,419	774,581
Expenses				
	12,343,000	3,217,004	3,177,135	(39,869)
7 Employee benefits	9,122,675	2,591,223	2,186,873	(404,350)
Materials and services	7,164,600	1,791,156	1,791,156	-
Depreciation and amortisation	371,147	92,793	10,479	(82,314)
8 Finance costs	365,000	91,248	79,362	(11,886)
Other expenses				
Total expenses	29,366,422	7,783,424	7,245,005	(538,419)
Operating result	11,711,829	12,245,414	13,558,413	(1,312,999)

The following explanations are provided for material variances.

Variances are deemed material when the % Variation is >10% and >\$50,000.

Recurrent Income

- 1 Grants - Recurrent are \$80k above budget reflecting higher than expected FAGS receipts for the 2021-2022 financial year.
- 2 Contributions - Relates to \$113k higher than budgeted Child Care Receipts for September quarter.
- 3 Interest Receipts lower due to timing of interest payments versus budget phasing and on-going lower than anticipated interest rates.

Capital Income

- 4 Capital Grants below budget due to timing of Rural RTR grant proceeds
- 5 Capital Contributions above budget due to timing of key strategic projects. \$750k for Penguin Foreshore invoiced in August.
- 6 Net gain/(loss on disposal) of assets is below budget expectations to due to timing of budget provisions.

Expenses

- 7 Materials and services - relating to timing of costs. Notable variances for quarter include Fire Service Levy Contributions \$171k, Land Tax \$50k and Computer maintenance \$46k.
- 8 Finance Costs relates to timing of interest payments on ALGP Loan processed in early October

**Central Coast Council
Statement of Financial Position
as at 30 September 2021**

	30 June 2021	30 September 2021	Movement
	\$	\$	\$
Assets			
Current assets			
Cash and cash equivalents	10,098,955	14,227,748	4,128,792
Investment	7,361,540	12,376,933	5,015,393
Trade and other receivables	2,979,220	4,436,516	1,457,296
Assets held for sale	66,000	66,000	-
Other assets	358,378	347,654	(10,724)
Total current assets	20,864,093	31,454,850	10,590,757
Non-current assets			
Investment in Regional Waste Management Authority	7,869,025	7,869,025	-
Investment in Water Corporation	72,186,956	72,186,956	-
Property, infrastructure, plant and equipment	457,334,274	455,553,792	(1,780,482)
Capital work in Progress	11,953,741	14,257,505	2,303,764
Right of use asset	177,822	177,822	-
Total non-current assets	549,521,819	550,045,101	523,282
Total assets	570,385,912	581,499,951	11,114,039
Liabilities			
Current liabilities			
Trade and other payables	4,035,117	1,619,596	2,415,521
Trust funds and deposits	376,421	378,801	(2,380)
Provisions	4,801,821	4,801,821	-
Interest bearing liabilities	8,132,137	8,105,238	26,899
Lease liabilities	49,378	45,044	4,334
Contract liability	1,659,100	1,659,100	-
Total current liabilities	19,053,974	16,609,600	2,444,375
Non-current liabilities			
Provisions	2,017,734	2,017,734	-
Interest bearing liabilities	5,629,187	5,629,187	-
Lease liabilities	145,141	145,141	-
Total non-current liabilities	7,792,062	7,792,062	-
Total liabilities	26,846,037	24,401,662	(2,444,375)
Net Assets	543,539,875	557,098,288	13,558,413
Equity			
Accumulated surplus	# 265,595,455	279,362,272	13,766,817
Reserves	277,944,420	277,736,017	(208,403)
Total Equity	543,539,875	557,098,289	13,558,413

Notes

\$14.3 million overall increase seen for the September Quarter, reflecting the collection of \$14.2m of the \$18m Annual Rates notices issued in July. This has resulted in a net increase in cash holding of \$9.1m, with the balance of funds applied to the payment of CWIP and reduction in Trade Payables balance.

Significant Movements against June 2021

- PPE \$1.8M reduction - reflects depreciation charged to the Income Statement per Budget
- CWIP - Budgeted Capital projects works YTD spend \$2.3m.
- Trade and other receivables - relating to \$2.3m balance of rates outstanding at 30th September.
- Trade & Other Payables - timing of Creditor payment accrued at end June vs actual payment made on 30 September

Central Coast Council
Operating Budgets as at 30 September 2021

An explanation for material variances is provided on the following page.
Variances are deemed material when the % Variation is >10% and the aggregate total of the cost centre >\$50,000.

	Revenue			Expenditure			Surplus/Deficit (net)			Variation	% Variation	Note
	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals			
	2021	30 Sep 2021	30 Sep 2021	2021	30 Sep 2021	30 Sep 2021	2021	30 Sep 2021	30 Sep 2021			
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
GENERAL MANAGEMENT												
Office of General Manager												
Strategic Projects	- 7,706,556	- 178,278	- 854,815	346,556	86,641	10,595	- 7,360,000	- 91,637	- 844,220	- 752,583		
Property Management	- 526,000	- 6,501	- 5,758	10,000	2,506	5,631	- 516,000	- 3,995	- 128	3,867		
Elected Members	-	-	-	586,000	190,745	182,036	586,000	190,745	182,036	- 8,709		
General Managers Office	-	-	-	772,000	192,996	235,011	772,000	192,996	235,011	42,015		
Organisational Development	- 215,100	- 53,775	- 53,775	486,000	121,500	100,687	270,900	67,725	46,912	- 20,813		
	- 8,447,656	- 238,554	- 914,348	2,200,556	594,388	533,960	- 6,247,100	355,834	- 380,388	- 736,222	-207%	1
Total GENERAL MANAGEMENT	- 8,447,656	- 238,554	- 914,348	2,200,556	594,388	533,960	- 6,247,100	355,834	- 380,388	- 736,222		
INFRASTRUCTURE SERVICES												
Engineering Services												
Engineering	- 1,637,000	- 409,251	- 236,710	1,637,000	409,248	369,980	-	- 3	133,270	133,273		
Plant	-	-	-	-	-	-	-	-	-	-		
	- 1,637,000	- 409,251	- 236,710	1,637,000	409,248	369,980	-	- 3	133,270	133,273		
Works Operations												
Works Depot and Store	- 991,670	- 247,920	- 160,000	991,670	247,917	300,966	-	- 3	140,966	140,969		
Private Works	- 75,000	- 56,250	- 12,770	60,000	45,000	29,952	- 15,000	- 11,250	17,182	28,432		
Emergency Services	- 6,500	- 4,874	-	67,500	50,625	9,127	61,000	45,751	9,127	- 36,624		
	- 1,073,170	- 309,044	- 172,770	1,119,170	343,542	340,045	46,000	34,498	167,275	132,777	385%	
Roads, Bridges and Drainage												
Roads - Urban Sealed	- 381,025	- 95,008	- 117,492	1,943,025	485,763	420,335	1,562,000	390,755	302,843	- 87,912		
Roads - Rural Sealed	- 659,000	- 152,251	- 110,089	2,746,000	686,508	655,860	2,087,000	534,257	545,771	11,514		
Roads - Rural Unsealed	- 50,000	- 12,501	- 13,710	467,000	116,745	135,130	417,000	104,244	121,420	17,176		
Footpaths	-	-	- 58,686	934,000	233,502	221,991	934,000	233,502	163,305	- 70,197		
Bridges	- 1,308,025	- 77,007	- 4,013	571,025	142,758	138,778	- 737,000	65,751	134,765	69,014		
Carparks	- 23,025	- 5,757	- 4,013	153,025	38,256	27,220	130,000	32,499	23,208	- 9,291		
Street Lighting	-	-	-	330,000	82,500	51,134	330,000	82,500	51,134	- 31,366		
Drainage	- 87,000	- 21,750	- 22,553	748,000	187,002	186,227	661,000	165,252	163,675	- 1,577		
	- 2,508,075	- 364,274	- 330,553	7,892,075	1,973,034	1,836,674	5,384,000	1,608,760	1,506,121	- 102,639	-6%	2
Waste Management												
Household Garbage	- 584,000	- 145,998	- 166,642	4,130,838	1,032,708	761,224	3,546,838	886,710	594,582	- 292,128		
Non-Household Garbage	- 50,000	- 12,501	-	334,000	83,499	49,090	284,000	70,998	49,090	- 21,908		
	- 634,000	- 158,499	- 166,642	4,464,838	1,116,207	810,314	3,830,838	957,708	643,672	- 314,036	-33%	3
Parks and Amenities												
Parks	- 184,200	- 46,050	- 52,715	1,984,838	496,227	571,547	1,800,638	450,177	518,831	68,654		
Public Amenities	- 15,420	- 3,855	- 4,852	469,420	117,357	123,051	454,000	113,502	118,199	4,697		
Cemeteries	- 109,000	- 27,249	- 14,579	347,500	86,874	75,362	238,500	59,625	60,782	1,157		
	- 308,620	- 77,154	- 72,146	2,801,758	700,458	769,959	2,493,138	623,304	697,813	74,509	12%	4
Total INFRASTRUCTURE SERVICES	- 6,160,865	- 1,318,222	- 978,822	17,914,841	4,542,489	4,126,972	11,753,976	3,224,267	3,148,150	- 76,117		
CORPORATE SERVICES												
Corporate Administration												
Administration	- 6,000	- 1,496	- 950	716,000	179,004	164,066	710,000	177,508	163,116	- 14,392		
Administration Centre	- 3,000	- 750	- 2,306	197,000	49,254	55,964	194,000	48,504	53,658	5,154		
Caravan Parks	- 155,000	- 38,751	- 26,649	122,000	30,501	14,456	- 33,000	- 8,250	- 12,194	- 3,944		
	- 164,000	- 40,997	- 29,906	1,035,000	258,759	234,486	871,000	217,762	204,581	- 13,181	-6%	
Corporate Support Services												
Corporate Support Services	-	-	-	897,000	381,753	316,965	897,000	381,753	316,965	- 64,789		
Labour On-Costs	- 3,705,000	- 926,250	- 1,168,921	3,705,000	1,057,498	956,932	-	131,248	- 211,990	- 343,238		
Fleet On-Costs	- 272,100	- 68,025	- 1,035	272,100	68,028	189,214	-	3	188,179	188,176		

Central Coast Council
Operating Budgets as at 30 September 2021

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	Revenue			Expenditure			Surplus/Deficit (net)			Variation	% Variation	Note
	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals			
	2021	30 Sep 2021	30 Sep 2021	2021	30 Sep 2021	30 Sep 2021	2021	30 Sep 2021	30 Sep 2021			
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
Finance	- 3,977,100	- 994,275	- 1,169,956	4,874,100	1,507,279	1,463,111	897,000	513,004	293,154	- 219,850	-43%	
Finance	- 2,782,500	- 390,125	- 269,813	886,000	330,250	655,633	- 1,896,500	- 59,875	385,820	445,695		
Rates and Charges	- 17,140,000	- 17,140,000	- 17,305,449	-	-	-	- 17,140,000	- 17,140,000	- 17,305,449	- 165,449		
Government Contributions	- 4,375,000	- 527,250	- 604,621	926,000	231,501	-	- 3,449,000	- 295,749	- 604,621	- 308,872		
	- 24,297,500	- 18,057,375	- 18,179,883	1,812,000	561,751	655,633	- 22,485,500	- 17,495,624	- 17,524,250	- 28,626	0%	5
Regulatory Services												
Building and Plumbing Control	- 293,500	- 73,377	- 110,658	542,000	135,501	118,609	248,500	62,124	7,951	- 54,173		
Environment and Health	- 39,500	- 9,876	- 32,316	246,775	61,695	49,851	207,275	51,819	17,535	- 34,284		
Control of Animals	- 137,000	- 4,377	- 27,928	259,000	64,760	57,341	122,000	60,383	29,414	- 30,969		
Parking Control	- 40,500	- 10,125	- 10,165	6,000	1,500	2,114	- 34,500	- 8,625	- 8,052	573		
	- 510,500	- 97,755	- 181,066	1,053,775	263,456	227,915	543,275	165,701	46,848	- 118,853	-72%	
Total CORPORATE SERVICES	- 28,949,100	- 19,190,402	- 19,560,811	8,774,875	2,591,245	2,581,145	- 20,174,225	- 16,599,157	- 16,979,666	- 380,509		
COMMUNITY SERVICES												
Childrens Services												
Child Care	- 2,305,000	- 576,249	- 679,982	2,205,000	551,243	523,181	- 100,000	- 25,006	- 156,801	- 131,795		
	- 2,305,000	- 576,249	- 679,982	2,205,000	551,243	523,181	- 100,000	- 25,006	- 156,801	- 131,795	527%	6
Community Services & Facilities												
Housing	- 738,000	- 184,500	- 215,808	669,000	167,250	191,006	- 69,000	- 17,250	- 24,801	- 7,551		
Cultural Amenities	- 129,000	- 32,254	- 26,077	324,000	81,001	69,064	195,000	48,747	42,986	- 5,761		
Public Halls and Buildings	- 343,500	- 85,872	- 45,240	288,000	72,012	71,882	- 55,500	- 13,860	26,642	40,502		
	- 1,210,500	- 302,626	- 287,125	1,281,000	320,263	331,952	70,500	17,637	44,827	27,190	154%	
Recreation Facilities												
Swimming Pool and Waterslide	- 130,000	- 12,501	- 11,073	134,000	33,501	20,874	4,000	21,000	9,802	- 11,198		
Active Recreation	- 544,500	- 136,132	- 56,190	1,600,920	400,240	344,628	1,056,420	264,108	288,438	24,330		
Recreation Centres	- 618,000	- 154,497	- 47,568	581,000	145,242	134,321	- 37,000	- 9,255	86,754	96,009		
	- 1,292,500	- 303,130	- 114,830	2,315,920	578,983	499,824	1,023,420	275,853	384,993	109,140	40%	7
Community Development												
Community Development	- 4,000	- 999	-	757,000	189,252	204,773	753,000	188,253	204,773	16,520		
Cultural Activities	- 44,000	- 4,749	- 3,420	134,600	33,648	10,216	90,600	28,899	6,797	- 22,102		
Community Cont. & Support	- 16,500	- 4,125	1,013	61,500	15,375	15,886	45,000	11,250	16,899	5,649		
Arts, Culture and Visitor Services	- 454,000	- 82,000	- 130,978	1,170,000	292,508	237,241	716,000	210,508	106,264	- 104,244		
	- 518,500	- 91,873	- 133,384	2,123,100	530,783	468,117	1,604,600	438,910	334,733	- 104,178	-24%	8
Land-Use Planning												
Land-Use Planning	- 217,000	- 54,252	- 72,798	574,000	143,502	118,537	357,000	89,250	45,739	- 43,511		
	- 217,000	- 54,252	- 72,798	574,000	143,502	118,537	357,000	89,250	45,739	- 43,511	-49%	
Total COMMUNITY SERVICES	- 5,543,500	- 1,328,130	- 1,288,119	8,499,020	2,124,774	1,941,610	2,955,520	796,644	653,491	- 143,153		
TOTAL OPERATING BUDGETS	- 49,101,121	- 22,075,308	- 22,742,100	37,389,292	9,852,896	9,183,687	- 11,711,829	- 12,222,412	- 13,558,413	- 1,336,001	11%	

Central Coast Council
Notes for Operating Budgets @ 30 September 2021

Note	Area	Comment
1	General Management	Revenue is up due to timing of \$750k contribution for Penguin Foreshore invoiced in August. Expenses below budget due to budget timing of ALGP loan interest payments processed in October.
2	Roads, Bridges and Drainage	Timing issues around Engineering and Works Allocations and receipt of contributions for RTR programme instalment.
3	Waste Management	Awaiting processing of accounts for Kerbside and Household Garbage collection for September.
4	Parks and Amenities	Expenses YTD above budget due to timing of expenses versus budget phasing for annual planting and maintenance activity.
5	Finance	Revenue YTD up due to higher than budgeted receipts for Rates and annual FAGS allocation. Expenses to date showing as higher than budget due to Insurance costs needing to be allocated to relevant operational departments and on-charged to community groups.
6	Childrens Services	Increase in grants received from the Federal Government along with increased utilisation than what was budgeted.
7	Recreation Facilities	Revenue down due to timing of Capital Contributions for USLC Community Rooms and Showground Changerooms vs budget phasing.
8	Community Development	Costs are down due to lower staff costs for planned opening of Hive and timing of community activities compared to budget phasing.

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

2020/2021			2021/2022		
	\$	%		\$	%
Rates paid in Advance	– 1,278,055.24	–7.88	–	1,421,958.22	–8.48
Rates Receivable	186,549.33	1.15		156,569.91	0.93
Rates Demanded	17,236,400.75	106.77		18,023,466.41	107.46
Supplementary Rates	68,600.34	0.42		14,759.25	0.09
	16,213,495.18	100.46		16,772,837.35	100.00
Collected	12,670,447.81	78.15		13,226,330.11	78.86
Add Pensioners – Government	916,700.29	5.65		931,261.91	5.55
Pensioners – Council	34,020.00	0.21		34,230.00	0.20
	13,621,168.10	84.01		14,191,822.02	84.61
Discount Allowed	695,191.39	4.29		731,897.11	4.36
Paid in advance	– 456,935.78	–2.82	–	535,451.27	–3.19
Outstanding	2,354,071.47	14.52		2,384,569.49	14.22
	16,213,495.18	100.00		16,772,837.35	100.00


Andrea O'Rourke
ASSISTANT ACCOUNTANT
1-Oct-2021



Capital Works Program 2021/2022

(Schedule indicates site construction only)

ID	Status	Task Name	Budget	Expenditure	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22
1		Central Coast Council	\$28,525,000	\$0														
2		General Management	\$13,940,500	\$0														
3		Strategic Projects	\$13,702,500	\$0														
4		Coastal pathway	\$6,522,000	\$58,686														
5		Penguin CBD redevelopment	\$300,000	\$49,173														
6		Penguin foreshore	\$3,103,000	\$27,223														
7		Purchase of strategic properties	\$500,000	\$0														
8		Beach Road, Ulverstone Shared Pathway (LRCI) - Phase 2	\$291,000	\$0														
9		Ulverstone Cultural Precinct	\$1,851,000	\$1,251,124														
10		Ulverstone Cultural Precinct - fit out	\$104,500	\$22,713														
11		Ulverstone Cultural Precinct - Science Centre, History Museum and dome	\$1,031,000	\$88,714														
12		Property Management	\$200,000	\$0														
13		East Ulverstone Industrial Estate - Stage 2	\$100,000	\$0														
14		Park Avenue - Penguin Depot	\$100,000	\$0														
17		Infrastructure Services	\$11,257,500	\$0														
25		Works Depot	\$127,000	\$0														
26		Ulverstone Depot - shed roof renewal	\$5,000	\$6,909														
27		Ulverstone Depot - painting program	\$5,000	\$0														
28		Ulverstone Depot - Master Plan	\$2,000	\$0														
29		Ulverstone Depot - roller door replacement	\$15,000	\$3,919														
30		Ulverstone Depot - security upgrade	\$10,000	\$0														
37		Emergency Services	\$15,000	\$0														
38		SES - building and equipment	\$15,000	\$0														
39		Roads - Urban Sealed	\$1,558,000	\$0														
40		Cluan Crescent - pavement and kerb replacement	\$200,000	\$85,889														
41		Coroneagh Street - rehabilitation	\$211,000	\$110,251														
42		Street resealing	\$285,000	\$0														
43		Trevor Street - kerb replacement	\$140,000	\$68														
44		Carpark Lane improvements - design	\$40,000	\$0														
45		Ironcliffe Road/Sunnyridge Avenue - intersection	\$85,000	\$8,339														
46		Kerb ramp improvements	\$20,000	\$0														
47		Kings Parade - Queen's Garden	\$21,000	\$0														
48		Railway crossings - upgrade	\$20,000	\$0														
49		Safe cycling routes - urban roads	\$10,000	\$0														
50		Traffic management/safety improvements	\$10,000	\$724														
51		South Road, Ulverstone - retaining wall	\$91,000	\$0														
52		Westella Drive - kerb and footpath	\$100,000	\$0														
55		Seaside Crescent, Penguin renewal	\$80,000	\$0														
56		Roads - Rural Sealed	\$1,985,000	\$0														
57		Penguin Road - Lonah slip	\$50,000	\$0														
58		Raymond Road - landslip	\$10,000	\$0														
59		Road resealing	\$800,000	\$3,584														
60		Shoulder program	\$200,000	\$28,011														

Capital Works Program 2021/2022

(Schedule indicates site construction only)

ID	Status	Task Name	Budget	Expenditure	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22
61	<div></div>	Guidepost installation program	\$100,000	\$102,787														
62	<div></div>	Intersection improvements	\$40,000	\$0														
63	<div></div>	Kindred Road/Old Kindred Road - intersection	\$200,000	\$0														
64	<div></div>	Loongana Road - guardrail	\$90,000	\$0														
65	<div></div>	Nine Mile Road	\$140,000	\$5,365														
66	<div></div>	Pine Road/Copes Road - intersection	\$100,000	\$0														
67	<div></div>	Swamp Road - safety improvement	\$20,000	\$0														
68	<div></div>	Traffic management	\$5,000	\$0														
69	<div></div>	Westella Drive/Waverley Road - intersection	\$80,000	\$0														
73		Footpaths	\$1,776,500	\$0														
74	<div></div>	Walker Street, Ulverstone footpath renewal and upgrade	\$160,000	\$383														
75	<div></div>	James Street, Ulverstone footpath renewal and upgrade	\$30,000	\$0														
76	<div></div>	Queen Street - Bertha Street Crossing	\$40,000	\$0														
77	<div></div>	Victoria Street - Main Street Crossing	\$20,000	\$0														
78	<div></div>	Forth/Leith shared pathway	\$1,416,500	\$187,567														
79	<div></div>	Turners Beach (UDG) - boardwalk	\$100,000	\$0														
80	<div></div>	South Road, Penguin footpath	\$10,000	\$10,379														
81		Bridges	\$3,144,000	\$0														
82	<div></div>	Adams Creek - Stotts Road	\$300,000	\$368														
83	<div></div>	Gawler River - Preston Road	\$2,794,000	\$0														
84	<div></div>	Leven River Bridge - flags	\$20,000	\$0														
85	<div></div>	Leven River Bridge - delineation	\$30,000	\$0														
86		Car Parks	\$28,000	\$0														
87	<div></div>	Electric vehicle charging	\$18,000	\$0														
88	<div></div>	North Reibey Street - design	\$10,000	\$0														
89		Drainage	\$406,000	\$0														
90	<div></div>	Side entry pits and manhole lids	\$30,000	\$7,713														
91	<div></div>	Bertha Street - outfall	\$115,000	\$0														
92	<div></div>	Esplanade Turners Beach (OC Ling)	\$60,000	\$0														
93	<div></div>	Ironcliffe Road - contribution	\$15,000	\$14,585														
94	<div></div>	Mason Street	\$66,000	\$0														
95	<div></div>	Miscellaneous drainage	\$20,000	\$1,521														
96	<div></div>	Victoria Street - outfall	\$80,000	\$0														
97	<div></div>	Buttons Creek - wetland investigation	\$20,000	\$0														
98		Household Garbage	\$414,000	\$0														
99	<div></div>	Resource Recovery Centre - wetlands/weighbridge	\$300,000	\$0														
100	<div></div>	Resource Recovery Centre - security upgrade	\$10,000	\$0														
101	<div></div>	Resource Recovery Centre - site development	\$15,000	\$0														
103	<div></div>	Penguin Refuse Disposal Site - site rehabilitation	\$47,000	\$16,176														
104	<div></div>	Resource Recovery Centre - signage	\$5,000	\$773														
105		Parks	\$1,330,000	\$0														
106	<div></div>	Beach access upgrades	\$40,000	\$254														
107	<div></div>	Beach Road - coastline expansion	\$10,000	\$3,197														

Capital Works Program 2021/2022

(Schedule indicates site construction only)

ID	Status	Task Name	Budget	Expenditure	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22
108		Fairway Park - Master Plan	\$20,000	\$0														
109		Hall Point - rehabilitation	\$2,000	\$1,667														
110		Hiscutt Park - bridge refurbishment	\$35,000	\$26,922														
111		Hiscutt Park - wall repair	\$40,000	\$0														
112		Industrial Estate - greenbelt	\$15,000	\$415														
113		Leven River Foreshore - Reid Street Reserve wildlife corridor	\$2,000	\$0														
114		Parks asset renewals	\$35,000	\$2,914														
115		Perry-Ling Gardens	\$40,000	\$0														
116		Playground renewals	\$30,000	\$2,815														
117		Shade sail program	\$15,000	\$0														
118		Ulverstone Skate Park	\$559,000	\$209														
119		Braddons Lookout - solar light/security camera	\$15,000	\$0														
120		Fishpond - coastal restoration	\$5,000	\$2,038														
121		Johnsons Beach - bbq and hut	\$50,000	\$0														
122		Lethborg Ave - boundary encroachment restoration	\$20,000	\$0														
123		Natural Resource Management Strategy - development	\$30,000	\$0														
127		Greening Central Coast Strategy	\$15,000	\$0														
128		Public Showers - State Govt grant	\$60,000	\$0														
129		Picnic Point Shared Pathway	\$37,000	\$314														
130		Tobruk Park Shared Pathway	\$13,000	\$0														
131		West Ulverstone Fish Cleaning Station - State Govt grant	\$10,000	\$0														
132		Cemeteries	\$109,000	\$0														
133		Cemetery renewals	\$6,000	\$0														
134		Memorial Park - ash garden	\$25,000	\$0														
135		Memorial Park - drainage	\$20,000	\$2,501														
136		Memorial Park - Master Plan	\$5,000	\$0														
137		Memorial Park - seating	\$5,000	\$0														
138		Memorial Park - tree planting program	\$10,000	\$0														
139		Memorial Park - watering system	\$10,000	\$0														
141		Public Amenities	\$50,000	\$0														
142		Drinking water stations	\$10,000	\$0														
143		Flagpole review	\$20,000	\$0														
144		Public toilets - refurbishments	\$20,000	\$2,963														
145		Corporate Services	\$551,000	\$0														
148		Administration Centre	\$74,000	\$0														
149		Administration Centre - carpet replacement	\$10,000	\$0														
150		Administration Centre - painting	\$10,000	\$150														
151		Administration Centre - heat pumps	\$7,000	\$0														
152		Administration Centre - lighting upgrades	\$5,000	\$0														
153		Administration Centre - switchboard and wiring upgrade	\$42,000	\$0														
154		Corporate Support Services	\$190,000	\$0														
155		Computer hardware and software	\$100,000	\$0														
156		CAMMS - Risk and Project software modules	\$30,000	\$0														

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Original schedule Progress

Capital Works Program 2021/2022

(Schedule indicates site construction only)

ID	Status	Task Name	Budget	Expenditure	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22
157		Microsoft Dynamics Finance module	\$60,000	\$0														
158		Caravan Parks	\$160,000	\$0														
159		Ulverstone Caravan Park - painting program	\$10,000	\$0														
160		Ulverstone Caravan Park - electrical upgrade - Stage 3	\$10,000	\$0														
161		Ulverstone Caravan Park - amenities	\$140,000	\$0														
167		Community Services	\$2,776,000	\$0														
168		Child Care	\$45,000	\$0														
169		Ulverstone Child Care - internal/external painting	\$15,000	\$5,168														
170		Ulverstone Child Care - guttering	\$15,000	\$0														
171		Ulverstone Child Care - installation of shade sail	\$10,000	\$0														
172		46 Main Road, Penguin - internal painting	\$5,000	\$0														
174		Cultural Activities	\$206,000	\$0														
175		Maskells Road Precinct - redevelopment	\$134,000	\$0														
176		Reibey Street - curation (fire pots etc.)	\$18,000	\$0														
177		Ulverstone Band - purchase instruments	\$54,000	\$4,598														
178		Housing	\$2,525,000	\$0														
179		Aged Persons Home Units - electrical replacements	\$20,000	\$3,139														
180		Aged Persons Home Units - external rehabilitation	\$63,000	\$4,257														
181		Aged Persons Home Units - fencing/surrounds	\$10,000	\$0														
182		Aged Persons Home Units - HWC renewal	\$20,000	\$0														
183		Aged Persons Home Units - internal rehabilitation	\$60,000	\$1,659														
184		Cultural Amenities	\$73,000	\$0														
185		Civic Centre - lock/entry control system	\$8,500	\$0														
186		Montgomery Room - lock/entry control system	\$1,500	\$0														
187		Wharf building - lock/entry control system	\$8,000	\$0														
188		Civic Centre – Gawler Room renovation	\$25,000	\$0														
189		Ulverstone Wharf Precinct - reclad southern end roof	\$30,000	\$0														
190		Public Halls and Buildings	\$633,000	\$0														
191		Forth Hall - external refurbishment	\$10,000	\$0														
192		Municipal Tea Rooms - Trade Waste compliance	\$15,000	\$0														
193		North Motton Hall - internal refurbishment	\$10,000	\$0														
194		Riana Community Centre - amenities refurbishment	\$558,000	\$0														
195		Ulverstone Surf Life Saving Club - balcony structure	\$5,000	\$0														
196		Penguin Surf Life Saving Club - amenities	\$20,000	\$0														
197		Riana Community Centre - security system	\$15,000	\$0														
198		Swimming Pool and Waterslide	\$47,000	\$0														
199		Waterslide - painting program	\$10,000	\$8,904														
200		Waterslide - srrounds	\$27,000	\$984														
201		Waterslide - treatment system upgrade	\$10,000	\$0														
202		Active Recreation	\$974,000	\$0														
203		Cricket wicket renewals program	\$10,000	\$0														
204		Heybridge Recreation Ground - electrical safety	\$30,000	\$12,207														
205		Penguin Athletic Track - line remarking	\$25,000	\$0														

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Original schedule Progress

Capital Works Program 2021/2022

(Schedule indicates site construction only)

ID	Status	Task Name	Budget	Expenditure	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22
206		Trade Waste compliance	\$10,000	\$0														
207		Haywoods Reserve - cricket wicket upgrade	\$17,000	\$0														
208		Penguin Chopping Arena - toilets and amenities	\$35,000	\$0														
209		Penguin Miniature Railway - track upgrade	\$23,000	\$0														
210		Recreation grounds - lighting upgrades	\$25,000	\$0														
211		Turners Beach Recreation Ground - changeroom upgrade	\$12,000	\$0														
212		Ulverstone Showground Precinct - changerooms and amenities	\$499,000	\$0														
213		Dial Park - changeroom seating	\$8,000	\$0														
214		Dial Park - cricket nets security gates	\$8,000	\$0														
215		Turners Beach Recreation Ground - seating	\$5,000	\$5,224														
218		Recreation Centres	\$587,000	\$0														
219		enguin Sports Centre - window replacement and external refurbishmer	\$35,000	\$0														
220		Ulverstone Sports & Leisure Centre - electronic backboard winches	\$85,000	\$0														
221		Ulverstone Sports & Leisure Centre - community rooms	\$457,000	\$0														
222		Penguin Sports Centre - seating and stair compliance	\$10,000	\$0														
223		Arts, Culture and Visitor Services	\$38,000	\$0														
224		Penguin Visitor Centre - new reception/joinery	\$38,000	\$0														