

Notice of Ordinary Council Meeting and

# Agenda

18 OCTOBER 2021

To all Councillors

NOTICE OF MEETING

In accordance with the *Local Government (Meeting Procedures) Regulations* 2015 and sections 18 and 19 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020 (the Act)*, notice is given of the next ordinary meeting of the Central Coast Council to be held on Monday, 18 October 2021 commencing at 6.00pm. The meeting will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone. Due to the current COVID-19 restrictions and guidelines, this meeting will not be open to public attendance, however a live stream of the meeting will be available via the Council's website and Facebook page.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 2 January 2021.

Dated at Ulverstone this 13th day of October 2021.

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

Lou Brooke EXECUTIVE SERVICES OFFICER

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# QUALIFIED PERSON'S ADVICE

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

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

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

- that the reports within this agenda contain advice, information and recommendations given by persons who have the qualifications and experience necessary to give such advice, information or recommendation;
- 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.

den Paul Breaden

ACTING GENERAL MANAGER

# AGENDA

# COUNCILLORS ATTENDANCE

**COUNCILLORS APOLOGIES** 

**EMPLOYEES ATTENDANCE** 

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

# 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.

# **OPENING PRAYER**

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

# BUSINESS

See Contents - Page 2

# Contents

1	CONFIRMATION OF MINUTES OF THE COUNCIL	4
2	COUNCIL WORKSHOPS	4
3	MAYOR'S COMMUNICATIONS	5
	<ul><li>3.1 Mayor's communications</li><li>3.2 Mayor's diary</li><li>3.3 Declarations of interest</li></ul>	5 5 6
4	COUNCILLOR REPORTS	7
5	APPLICATIONS FOR LEAVE OF ABSENCE	7
6	DEPUTATIONS	8
7	PETITIONS	8
8	COUNCILLORS' QUESTIONS	8
	<ul><li>8.1 Councillors' questions without notice</li><li>8.2 Councillors' questions on notice</li></ul>	8 10
9	PUBLIC QUESTION TIME	11
	<ul><li>9.1 Public question time</li><li>9.2 Public questions taken on notice</li></ul>	11 11
10	DEPARTMENTAL BUSINESS	12
	GENERAL MANAGEMENT	
	10.1 Minutes and notes of committees of the Council and other organisations	12

10.3       Central Coast Local Economic Development Framework - October 2021 (108/2014 - 23.04.2014)       1         10.4       Correspondence addressed to the Mayor and Councillors       1         10.5       Common seal       1         10.6       Contracts and agreements       1         COMMUNITY SERVICES         10.7       Fees and Charges HIVE (175/2021 - 21.06.2021)       2         10.8       Council acting as a planning authority       2         10.9       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       2         10.10       Residential - dwelling - setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone - Application No. DA2021170       7         INFRASTRUCTURE SERVICES         10.11       Infrastructure Services determinations 2021-2022       11         CORPORATE SERVICES         10.13       Statutory determinations 2021-2022       12         11.1       Meeting closed to the public       12	10.2	Quarterly Performance Report – 2021–2022 Annual Plan progress	12
10.4       Correspondence addressed to the Mayor and Councillors       1         10.5       Common seal       1         10.6       Contracts and agreements       1         COMMUNITY SERVICES         10.7       Fees and Charges HIVE (175/2021 - 21.06.2021)       2         10.8       Council acting as a planning authority       2         10.9       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       2         10.10       Residential – dwelling – Setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone – Application No. DA2021170       7         INFRASTRUCTURE SERVICES         10.11       Infrastructure Services determinations 11       11         10.12       Tenders for resealing of urban and rural roads 2021–2022       11         CLOSURE OF MEETING TO THE PUBLIC         11.1       Meeting closed to the public       12	10.3	Central Coast Local Economic Development Framework -	15
10.5Common seal110.6Contracts and agreements1COMMUNITY SERVICES10.7Fees and Charges HIVE (175/2021 - 21.06.2021)210.8Council acting as a planning authority210.9Demolition 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. DA2021223210.10Residential - dwelling - Setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone - Application No. DA20211707INFRASTRUCTURE SERVICES10.11Infrastructure Services determinations 2021-202211CORPORATE SERVICES10.13Statutory determinations 1212CLOSURE OF MEETING TO THE PUBLIC11.1Meeting closed to the public12	10.4		17
10.6       Contracts and agreements       1         COMMUNITY SERVICES       1         10.7       Fees and Charges HIVE (175/2021 - 21.06.2021)       2         10.8       Council acting as a planning authority       2         10.9       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       2         10.10       Residential - dwelling - Setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone - Application No. DA2021170       7         INFRASTRUCTURE SERVICES       11         10.11       Infrastructure Services determinations 11       12         10.12       Tenders for resealing of urban and rural roads 2021-2022       11         CORPORATE SERVICES       12         10.13       Statutory determinations 12       12         CLOSURE OF MEETING TO THE PUBLIC       12         11.1       Meeting closed to the public       12			18
10.7       Fees and Charges HIVE (175/2021 - 21.06.2021)       2         10.8       Council acting as a planning authority       2         10.9       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       2         10.10       Residential - dwelling - Setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone - Application No. DA2021170       7         INFRASTRUCTURE SERVICES       10.11       Infrastructure Services determinations 11       11         10.12       Tenders for resealing of urban and rural roads 2021-2022       11         CORPORATE SERVICES       12         10.13       Statutory determinations 12       12         10.14       Financial statements       12         11.1       Meeting closed to the public       12	10.6	Contracts and agreements	19
10.8       Council acting as a planning authority       2         10.9       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       2         10.10       Residential – dwelling – Setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone – Application No. DA2021170       7         INFRASTRUCTURE SERVICES       10.11       Infrastructure Services determinations 11       11         10.12       Tenders for resealing of urban and rural roads 2021–2022       11         CORPORATE SERVICES       12         10.13       Statutory determinations 12       12         CLOSURE OF MEETING TO THE PUBLIC       12	СОММ	UNITY SERVICES	
<ul> <li>10.9 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 2</li> <li>10.10 Residential – dwelling - Setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone – Application No. DA2021170 7</li> <li>INFRASTRUCTURE SERVICES</li> <li>10.11 Infrastructure Services determinations 11</li> <li>10.12 Tenders for resealing of urban and rural roads 2021–2022 11</li> <li>CORPORATE SERVICES</li> <li>10.13 Statutory determinations 12</li> <li>10.14 Financial statements 12</li> <li>CLOSURE OF MEETING TO THE PUBLIC</li> <li>11.1 Meeting closed to the public 12</li> </ul>		-	20
<ul> <li>10.10 Residential – dwelling – Setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone – Application No. DA2021170 7</li> <li>INFRASTRUCTURE SERVICES</li> <li>10.11 Infrastructure Services determinations 11</li> <li>10.12 Tenders for resealing of urban and rural roads 2021–2022 11</li> <li>CORPORATE SERVICES</li> <li>10.13 Statutory determinations 12</li> <li>10.14 Financial statements 12</li> <li>CLOSURE OF MEETING TO THE PUBLIC</li> <li>11.1 Meeting closed to the public 12</li> </ul>		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,	
10.11       Infrastructure Services determinations       11         10.12       Tenders for resealing of urban and rural roads       11         2021–2022       11         CORPORATE SERVICES       12         10.13       Statutory determinations       12         10.14       Financial statements       12         CLOSURE OF MEETING TO THE PUBLIC       11.1         11.1       Meeting closed to the public       12	10.10	Residential – dwelling – Setbacks and building envelope for all dwellings and Privacy for all dwellings at 22 Barleen Place, West Ulverstone –	25 71
10.12 Tenders for resealing of urban and rural roads 2021-202211CORPORATE SERVICES10.13 Statutory determinations1210.14 Financial statements12CLOSURE OF MEETING TO THE PUBLIC11.1 Meeting closed to the public12	INFRAS	STRUCTURE SERVICES	
2021-202211CORPORATE SERVICES10.13 Statutory determinations1210.14 Financial statements12CLOSURE OF MEETING TO THE PUBLIC11.1 Meeting closed to the public12			117
10.13 Statutory determinations1210.14 Financial statements12CLOSURE OF MEETING TO THE PUBLIC11.1 Meeting closed to the public12	10.12	-	117
10.14 Financial statements12CLOSURE OF MEETING TO THE PUBLIC11.1 Meeting closed to the public12	CORPC	ORATE SERVICES	
10.14 Financial statements12CLOSURE OF MEETING TO THE PUBLIC11.1 Meeting closed to the public12	10.13	Statutory determinations	122
11.1 Meeting closed to the public 12		-	122
	CLOSU	RE OF MEETING TO THE PUBLIC	
11.2 Confirmation of Closed session minutes 12	11.1	Meeting closed to the public	124
	11.2	Confirmation of Closed session minutes	126

# 1 CONFIRMATION OF MINUTES OF THE COUNCIL

# 1.1 Confirmation of minutes

The Executive Services Officer reports 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.

A suggested resolution is submitted for consideration."

• "That the minutes of the ordinary meeting of the Council held on 20 September 2021 be confirmed."

# 2 COUNCIL WORKSHOPS

# 2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 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. A suggested resolution is submitted for consideration."

• "That the Officer's report be received."

# 3 MAYOR'S COMMUNICATIONS

# 3.1 Mayor's communications

The Mayor to report:

# 3.2 Mayor's diary

The Mayor reports 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."

The Deputy Mayor reports as follows:

- "I have attended the following events and functions on behalf of the Council:
- Ulverstone Mission Shop Opening Ulverstone."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

• "That the Mayor's and Deputy Mayor's reports be received."

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## 3.3 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

# 4 COUNCILLOR REPORTS

# 4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

# 5 APPLICATIONS FOR LEAVE OF ABSENCE

# 5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting."

# 6 DEPUTATIONS

# 6.1 Deputations

The Executive Services Officer reports as follows:

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

# 7 PETITIONS

# 7.1 Petitions

The Executive Services Officer reports as follows:

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

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# 8 COUNCILLORS' QUESTIONS

# 8.1 Councillors' questions without notice

The Executive Services Officer reports as follows:

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

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

- (a) of the chairperson; or
- (b) through the chairperson, of -
  - (i) another councillor; or
  - (ii) the general manager.
- (2) In putting a question without notice at a meeting, a councillor must not -
  - (a) offer an argument or opinion; or
  - (b) draw any inferences or make any imputations -

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

- (3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.
- (4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.
- (5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.
- (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
- (7) The chairperson may require a councillor to put a question without notice in writing.'

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

- '8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.
  - (6) A council by absolute majority at an ordinary council meeting, ..., may decide to deal with a matter that is not on the agenda if -
    - (a) the general manager has reported the reason it was not possible to include the matter on the agenda; and

- (b) the general manager has reported that the matter is urgent; and
- (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.'

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

Councillor	Question	Department

# 8.2 Councillors' questions on notice

The Executive Services Officer reports as follows:

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

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

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

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

No questions on notice have been received."

# 9 PUBLIC QUESTION TIME

# 9.1 Public question time

The Mayor reports as follows:

"Due to the current COVID-19 restrictions and guidelines, this meeting will not be open to public attendance. Members of the public who would like to ask questions to the Council, that would normally have been heard during the Public Question Time section of the meeting agenda, are advised to provide their question on notice to the General Manager by 3.00pm Monday, 18 October 2021.

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

## 9.2 Public questions taken on notice

The Executive Services Officer reports as follows:

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

# 10 DEPARTMENTAL BUSINESS

## GENERAL MANAGEMENT

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

The Acting General Manager reports as follows:

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

- . 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 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

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

# 10.2 Quarterly Performance Report - 2021-2022 Annual Plan progress

The Acting General Manager reports 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 reports as follows:

"A copy of the Quarterly Performance Report to Council - 30 September 2021 having been circulated to Councillors, a suggested resolution is submitted for consideration."

"That Council receive the Quarterly Performance Report on progress with the 2021-2022 Annual Plan as at 30 September 2021."

# 10.3 Central Coast Local Economic Development Framework - October 2021 (108/2014 - 23.04.2014)

The Acting General Manager reports 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 reports as follows:

"A copy of the Central Coast Local Economic Development Framework – October 2021 having been circulated to all Councillors, a suggested resolution is submitted for consideration."

"That the Central Coast Local Economic Development Framework dated October 2021 (a copy being appended to and forming part of the minutes) be adopted."

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# 10.4 Correspondence addressed to the Mayor and Councillors

The Acting General Manager reports 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 reports as follows:

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

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

## 10.5 Common seal

The Acting General Manager reports 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 reports as follows:

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

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

## 10.6 Contracts and agreements

The Acting General Manager reports as follows:

"A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into for the period 21 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 reports as follows:

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

"That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received."

### COMMUNITY SERVICES

## 10.7 Fees and Charges HIVE (175/2021 - 21.06.2021)

The Director Community Services reports 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:
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	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 reports as follows:

"A suggested resolution is submitted for consideration."

■ "That the Council:

	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

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

- (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."

# 10.8 Council acting as a planning authority

The Mayor reports as follows:

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

The Acting 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 reports as follows:

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

A suggested resolution is submitted for consideration."

"That the Mayor's report be received."

10.9 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 reports as follows:

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

' DEVELOPMENT APPLICATION NO.: PROPOSAL:	DA2021223 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
Applicant:	Wilson Homes
LOCATION:	9 Braddon Street, Penguin
Zone:	General Residential
PLANNING INSTRUMENT:	Central Coast Interim Planning Scheme
	2013 (the Planning Scheme)
Advertised:	4 September 2021
REPRESENTATIONS EXPIRY DATE:	20 September 2021
REPRESENTATIONS RECEIVED:	Тwo
42-DAY EXPIRY DATE:	3 October 2021
EXTENSION OF TIME DATE:	18 October 2021
DECISION DUE:	18 October 2021

#### PURPOSE:

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 250m<sup>2</sup>. The Planning Scheme's Acceptable Solution stipulates a total area of 60m<sup>2</sup> per dwelling (across the site). This would equate to an area of 420m<sup>2</sup>. Note: Each dwelling satisfies the private open space area required to be in one location for each dwelling, being 24m<sup>2</sup>.
- . 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  $124.75m^2$ , would be a single-storey, twobedroom dwelling with a single bathroom and open plan living/kitchen/dining area. The private open space areas would comprise a 4m x 6m ( $24m^2$ ) 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  $104m^2$ , would be a single-storey, onebedroom dwelling with a single bathroom and open plan living/kitchen/dining area. The private open space area would comprise a  $4m \times 6m (24m^2)$  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  $124.7m^2$ , would be a single-storey, twobedroom dwelling with a single bathroom and open plan living/kitchen/dining area. The private open space areas would comprise a  $4m \times 6m (24m^2)$  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  $3,518m^2$ .

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	Соммент	
10.3.	Discretionary Permit Use		
10.3.	I-(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		Not applicable.	
residential use on the same street frontage.		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		Not applicable.		
9.00p	-	Use is	s Residential.	
10.4.	I Residential density for multiple dwellings			
10.4. less ti	1-(A1) Multiple dwellings must have a site area per dwelling of not han:	Comp	bliant.	
(a)	325m²; or	Land	area is 3,518m².	
			Church and hall would occupy 1,224m <sup>2</sup> of the land,	
(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.			
10.4.2	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)	Compliant. Closest dwelling would be setback 4.5m from the primary frontage to Braddon Street.	
		(b)	Not applicable. Satisfied by (a).	
(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	(c)	Not applicable. Satisfied by (a).	
		(d)	Not applicable. Land does not abut the Bass Highway.	
(a)	setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on		Not applicable. Land does not abut the	

(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		
(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		
(d)	if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.		
	2-(A2) A garage or carport must have a setback from a primary age of at least:	(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.
(a)	5.5m, or alternatively 1.0m behind the façade of the dwelling; or		
(b)	the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or	(b)	Not applicable. Carports are not located above dwellings.
(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.	(c)	Not applicable. Site does not have a slope gradient steeper than 1 in 5 for a distance of 10m from the frontage.

not m awnin	ore tha	A dwelling, excluding outbuildings with a building height of n 2.4m and protrusions (such as eaves, steps, porches, and c extend not more than 0.6m horizontally beyond the building st:	(a)(i)	Not applicable. No rear boundary. Site has a primary and secondary frontage and two side boundaries.
<ul> <li>(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:</li> </ul>		(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	
	(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		of 2.4m and would angle away at 45°.
		an adjoining frontage; and	(b)(i)	Not applicable. Satisfied by (b)(ii).
	(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	(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).
(b)	only h dwelli	ave a setback within 1.5m of a side and rear boundary if the ng:		
	(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).		

10.4.	10.4.3 Site coverage and private open space for all dwellings							
10.4.3-(A1) Dwellings must have:				Compliant. Total site coverage would be 36.3%.				
(a)	) a site coverage of not more than 50% (excluding eaves up to 0.6m); and			Non-compliant. Total area of private open space for all dwellings is not able to be satisfied.				
(b)	less t dwell above	ultiple dwellings, a total area of private open space of not han 60.0m <sup>2</sup> associated with each dwelling, unless the ing has a finished floor level that is entirely more than 1.8m e the finished ground level (excluding a garage, carport or foyer.		Refer to the "Issues" section of this report.				
10.4. (a)	10.4.3-(A2) A dwelling must have an area of private open space that: (a) is in one location and is at least:		(a)(i)	Compliant. There would be a private open space greater than 24m <sup>2</sup> in one location for each dwelling.				
	(i)	24.0m <sup>2</sup> ; or	(a)(ii)	Not applicable. Satisfied by (a)(i).				
	(ii)	12.0m <sup>2</sup> , if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the	(b)(i)	Compliant. Each private open space area would have a minimum dimension greater than 4m.				
		finished ground level (excluding a garage, carport or entry foyer); and	(b)(ii)	Not applicable. Satisfied by (b)(i).				
(b)	has a	minimum horizontal dimension of:	(c)	Compliant. Private open space areas would be located primarily to the north and east of the				
	(i)	4.0m; or		dwellings.				

	(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	(d)	Compliant. Site is reasonably flat.
(c)	fronta	ated between the dwelling and the frontage, only if the age is orientated between 30 degrees west of true north and egrees east of true north; and		
(d)	has a	gradient not steeper than 1 in 10.		
10.4	.4 Sunlig	ght and overshadowing for all dwellings		
		A multiple dwelling, that is to the north of the private open other dwelling on the same site, required in accordance with	(a)(i)	Not applicable. Satisfied by (b).
A2 o		subclause 10.4.3, must be in accordance with (a) or (b), unless	(a)(ii)	Not applicable. Satisfied by (b).
excit	lucu by	(0).	(b)	Compliant. Dwelling No. 5 is to the north of
(a)		nultiple dwelling is contained within a line projecting (see am 10.4.4C):		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
	(i)	at a distance of 3.0m from the northern edge of the private open space; and		not cause 50% of the private open space areas of Dwelling Nos. 5 and 6 to receive less than three
	(ii)	vertically to a height of 3.0m above natural ground level and then at an angle of 45 degrees from the horizontal.		hours of sunlight between 9.00am and 3.00pm on 21 June.
			(c)	Not applicable. No outbuildings proposed.

(b)	space	nultiple dwelling does not cause 50% of the private open e to receive less than three hours of sunlight between 9.00am 3.00pm on 21 June.	
(c)	That	part, of a multiple dwelling, consisting of:	
	(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 Widt	h of openings for garages and carports for all dwellings	
		A garage or carport within 12.0m of a primary frontage	Compliant.
must	have a	e garage or carport is free-standing or part of the dwelling) total width of openings facing the primary frontage of not .0m or half the width of the frontage (whichever is the lesser).	Carports have 2.4m width openings and do not face the primary frontage, unless a carport is located more than 12m from the frontage.
10.4.	6 Priva	cy for all dwellings	
(whet	her fre	A balcony, deck, roof terrace, parking space, or carport estanding or part of the dwelling), that has a finished surface I more than 1.0m above natural ground level must have a	Not applicable. No deck, roof terrace or parking space with a finished floor
		fixed screen to a height of at least 1.7m above the finished	level more than 1m above ground level.

		oor level, with a uniform transparency of no more than 25%, les facing a:	
(a)	space	boundary, unless the balcony, deck, roof terrace, parking e, or carport has a setback of at least 3.0m from the side dary; and	
(b)	space	boundary, unless the balcony, deck, roof terrace, parking e, or carport has a setback of at least 4.0m from the rear dary; and	
(c)		ing on the same site, unless the balcony, deck, roof terrace, ng space, or carport is at least 6.0m:	
	(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.	
that I	has a flo	A window or glazed door, to a habitable room, of a dwelling, oor level more than 1.0m above the natural ground level, must ance with (a), unless it is in accordance with (b):	Not applicable. No windows or doors of habitable rooms with a finished floor level more than 1m above natural ground level.
(a)	The w	vindow or glazed door:	
	(i)	is to have a setback of at least 3.0m from a side boundary; and	

-		
	(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
	<ul> <li>and</li> <li>(iii) if the dwelling is a multiple dwelling, is to be at least 6.0m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</li> <li>(iv) if the dwelling is a multiple dwelling, is to be at least 6.0m from the private open space of another dwelling on the same site.</li> <li>The window or glazed door:</li> <li>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</li> <li>(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</li> <li>(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</li> </ul>	
(b)	The w	indow or glazed door:
	(i)	the edge of a window or glazed door, to a habitable room
	(ii)	or has fixed obscure glazing extending to a height of at
	(iii)	full length of the window or glazed door, to a height of

r			1	
space glaze	e allocat	A shared driveway or parking space (excluding a parking ed to that dwelling) must be separated from a window, or to a habitable room of a multiple dwelling by a horizontal t least:	(a) (b)	Compliant. Setback of windows from the shared driveway would be 3m. Not applicable. Satisfied by (a).
(a)	2.5m	; or		
(b)	1.0m	if:		
	(i) it is separated by a screen of at least 1.7m in height; or			
	(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.		
10.4.	7 Front	age fences for all dwellings		
	age mu	A fence (including a free-standing wall) within 4.5m of a st have a height above natural ground level of not more than: if the fence is solid; or		pplicable. age fence that is proposed satisfies the "Exempt" ard.
<ul> <li>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</li> </ul>		A Not	e is to be applied to a Permit.	

10.4.8 Waste storage for multiple dwellings					
recy	cling bir	A multiple dwelling must have a storage area, for waste and ns, that is an area of at least 1.5m <sup>2</sup> per dwelling and is within ollowing locations:	(a)	Compliant. Individual waste storage areas are provided at the rear and/or side of each dwelling, for the exclusive use of each dwelling.	
(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or			(b)	Not applicable. Satisfied by (a).	
(b) in a communal storage area with an impervious surface that:					
	(i) has a setback of at least 4.5m from a frontage; and				
	(ii) is at least 5.5m from any dwelling; and				
	(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.			
10.4	9 Suita	bility of a site or lot for use or development			
10.4.9-(A1) A site or each lot on a plan of subdivision must:			(a)	Compliant. Site area is 3,518m².	
<ul> <li>have an area of not less than 330m<sup>2</sup> excluding any access strip;</li> <li>and</li> </ul>		(b)(i)	Compliant. Building areas would satisfy setback standards from all boundaries.		
(b)	if inte	ended for a building, contain a building area of not less than	(b)(ii)	Not applicable. No zone boundary.	

	10.0m	x 15.0m:	(b)(iii)	Compliant. The development would be clear of		
	(i) clear of any applicable setback from a frontage, side or rear boundary;		registered easements.			
	(ii)	clear of any applicable setback from a zone boundary;		Not applicable. No registered right of way.		
	(iii)	<ul> <li>clear of any registered easement;</li> <li>clear of any registered right of way benefiting other land;</li> </ul>				
	(iv)		Not applicable. No access strip. Compliant. Land is accessible from Braddon Street,			
	(v)	clear of any restriction imposed by a Utility;	(0)(11)	Penguin.		
	(vi)	not including an access strip;		(b)(viii) Not applicable. Not a new residential lot.		
	(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.				
	9–(A2) s from a	A site or each lot on a subdivision plan must have a separate 1 road –	(a)	Compliant. Existing access and frontage to Braddon Street.		
(a)	across and	a frontage over which no other land has a right of access;	(b)	Not applicable. Not internal lots.		
			(c)(i)	Not applicable. Satisfied by (a).		
(b)		nternal lot, by an access strip connecting to a frontage over ot required as the means of access to any other land; or	(c)(ii)	Not applicable. Satisfied by (a).		

(c)	by a right of way connecting to a road -			
	(i)	) over land not required as the means of access to any other land; and	(d)(i)	Compliant. Width of Braddon Street frontage is approximately 59m.
			(d)(ii)	Compliant. A 6m wide crossover proposed.
	(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	(e)	Compliant. Site has existing legal access to Braddon Street. Widening of the crossover is proposed. The Road Authority would issue a
(d)	with a less t	a width of frontage and any access strip or right of way of not han –		Statement of Compliance.
	(i)	3.6m for a single dwelling development; or		
	(ii)	6.0m for multiple dwelling development or development for a non-residential use; and		
(e)	the relevant road authority in accordance with the <i>Local</i> <i>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.			
	•		Comp	liant.
		g to a water supply provided in accordance with the <i>Water</i> ge Industry Act 2008.	The si	te is connected to the reticulated water system.

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	Compliant.
provided in accordance with the <i>Water and Sewerage Industry Act 2008.</i>	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	Compliant.
provided in accordance with the Urban Drainage Act 2013.	The site is connected to the reticulated stormwater system.
10.4.10 Dwelling density for single dwelling development	
10.4.10-(A1)	Not applicable.
(a) The site area per dwelling for a single dwelling must -	Not a single dwelling development.
(i) be not less than 325m².	
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 -	Not applicable.
(a) not less than 4.5m from a primary frontage; and	There is an established, lawful "Community and
(b) not less than 3.0m from any secondary frontage; or	entertainment" use on site, comprising a church and church hall. No building development is proposed associated with the existing use of the land.

(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.	
	11.1–(A2) All buildings must be contained within a building envelope mined by –	Not applicable.
(a)	the applicable frontage setback;	There is an established, lawful "Community and entertainment" use on site, comprising a church and church hall. No building development is proposed associated with
(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;	the existing use of the land.
(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 –	
	(i) not less than 1.5m from each side boundary; or	

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	(ii)	less	than 1.5	m from a side boundary if –		
		a.		against an existing wall of an adjoining ng; or		
		b.	the wa	all or walls –		
			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.		
(d)		cordan Ibdivisio		ny building envelope shown on a sealed plan		
10.4	.11.1-(/	A3) Site	coverag	e must:	(a)	Compliant. It is proposed the "Community and
(a)	not be more than 50%; or			entertainment" use on site, comprising a church hall and 14 car parking spaces, with a combined		
(b)	not b	oe more	than an	y building area shown on a sealed plan.	building floor area of 312m <sup>2</sup> , occupy a land are	

	<ul> <li>1,164m<sup>2</sup>. This would result in a site coverage of 26.80%.</li> <li>(b) Not applicable. Satisfied by (a).</li> </ul>
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.	Non-compliant. External parking area for the existing church and hall would be located to the side of the existing buildings. Refer to the "Issues" section of this report.
<ul> <li>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:</li> <li>(a) 6.0m; or</li> <li>(b) half the width of the frontage.</li> </ul>	Not applicable. No garage or carport for church or hall proposed.
10.4.11.2 Visual and acoustic privacy for residential development	
<ul> <li>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:</li> <li>(a) if the finished floor level is more than 1.0m above natural ground level:</li> </ul>	Not applicable. No development with a finished floor level is more than 1 m above natural ground level.

	(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
(b)	if less	than the setbacks in clause A1(a):
	(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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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.			Compliant. Shared access strip and car park servicing th "Community and entertainment" use on the site would hav a separation of 4m or greater from multiple dwellings.	
10.4.	11.3 Frontage fences			
	11.3-(A1) The height of a fence, including any supporting retaining on or within a frontage setback must be:	Not a	pplicable.	
(a)	not more than 1.2m if the fence is solid; or	existi	evelopment of a fence or retaining wall, other than ng, associated with "Community and entertainment"	
(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%.	use.		
10.4.	12 Setback of development for sensitive use			
	12-(A1) A building containing a sensitive use must be contained n a building envelope determined by:	(a)	Not applicable. The multiple dwelling development does not adjoin a zone boundary.	
(a)	the setback distance from the zone boundary as shown in the Table to this clause; and	(b)	Not applicable. The multiple dwelling development does not adjoin a zone boundary.	
(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.			

10.4.12-(A2) Development for a sensitive use must be not less than 50.0m from:		(a)	Compliant. Development would be approximately 1 km from the Bass Highway.
(a)	Bass Highway;	(b)	Compliant. Development would be approximately 190m from a railway.
(b)	a railway;		
(c)	land designated in the planning scheme for future road or rail purposes; or	(c)	Not applicable. No land designated for future road or rail.
(d)	a proclaimed wharf area.	(d)	Not applicable. The nearest proclaimed wharf area is in Burnie approximately 15km to the west.
10.4.13 Subdivision			
10.4.13-(A1) Each new lot on a plan of subdivision must be -		Not ap	oplicable.
(a) intended for residential use;		No sub	bdivision proposed.
(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.	Land will be subject to a Strata Plan upon the completion of the development.	
		Not ap	oplicable.
an int	an internal lot		bdivision proposed.

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.	

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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 ex	Not exempt.	
		No Lo	cal Area Parking Scheme applies to the site.	
E9.5 l	Jse Standards			
E9.5.1	E9.5.1 Provision for parking			
E9.5.1 (a)	-(A1) Provision for parking must be: 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;	(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. In relation to the existing use of the land for "Community meeting and entertainment", Table E9A requires 15 spaces for every 100m <sup>2</sup> of floor area. The church and hall have a combined floor area of 312.9m <sup>2</sup> . 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 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.
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.

E9.5.	E9.5.2 Provision for loading and unloading of vehicles		
E9.5.	2-(A1) There must be provision within a site for:	Not applicable for residential use.	
(a)	on-site loading area in accordance with the requirement in the Table to this Code; and	(a)	One small rigid truck space is required for Community meeting and entertainment.
(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.		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.
E9.6	Development Standards		
E9.6.	2 Design of vehicle parking and loading areas		
	2 A1.1 All development must provide for the collection, drainage and sal of stormwater; and	Comp	liant by a Condition to be placed on the Permit.
A1.2		(a)	Non-compliant. The term "parking space" is
Resid the la	r than for development for a single dwelling in the General ential, Low Density Residential, Urban Mixed Use and Village zones, yout of vehicle parking area, loading area, circulation aisle and peuvring area must -		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

(a)	Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities – Off Street Car Parking;		AS/NZS 2890.1 (2004) - Parking Facilities - Off- Street Car Parking.
<ul> <li>(b)</li> <li>(c)</li> <li>(d)</li> <li>(e)</li> <li>(f)</li> <li>(g)</li> </ul>	<ul> <li>Be in accordance with AS/NZS 2890.2 (2002) Parking Facilities - Off-Street Commercial Vehicles;</li> <li>Be in accordance with AS/NZS 2890.3 (1993) Parking Facilities - Bicycle Parking Facilities;</li> <li>Be in accordance with AS/NZS 2890.6 Parking Facilities - Off-Street Parking for People with Disabilities;</li> <li>Each parking space must be separately accessed from the internal circulation aisle within the site;</li> <li>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</li> <li>Be formed and constructed with compacted sub-base and an all-</li> </ul>	(b) (c) (d) (e) (f) (g)	Refer to the "Issues" section of this report. Not applicable. Not applicable. Not applicable. Not applicable. 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. Compliant by a condition to a Permit.
circu withi or En princ	weather surface. 2-(A2) Design and construction of an access strip and vehicle lation, movement and standing areas for use or development on land n the Rural Living, Environmental Living, Open Space, Rural Resource, vironmental Management zones must be in accordance with the iples and requirements for in the current edition of Unsealed Roads ial - Guideline for Good Practice ARRB.		pplicable. is zoned General Residential.

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.

## lssues –

*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  $1,164m^2$ , and the balance  $2,344.64m^2$  is to be dedicated to Residential development. The dwelling site coverage for the development would be  $852m^2$ , 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  $60m^2$  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 24m<sup>2</sup> 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, 24m<sup>2</sup> 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 100m<sup>2</sup> of floor area. The church and hall have a combined floor area of 312.9m<sup>2</sup>. 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
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. The trees should not be replaced with concrete and bitumen.	The trees are not protected under the Planning Scheme and Council cannot lawfully require that the trees remain on site. The land is zoned "General Residential" and, as such, may be developed to residential standard, as articulated under the Planning Scheme provisions.
2	The extra seven dwellings and 24 car parking spaces would create extra traffic and stormwater problems in Braddon Street.	Infrastructure Services advise the following: <i>Traffic –</i> 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. Access to the proposed development is to be provided off Braddon Street and King Edward Street. 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. Access and internal driveways are both wide enough for vehicles passing within the development site and, therefore, no stalling would result for either road.

	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). Stormwater -
	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.
REPRESENTATION 2	
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.	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. 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.

		Land to the immediate east of the development site accommodates a strata development comprising eight multiple dwellings. See image above.
		Land 130m to the south-west, at 23A Ironcliffe Road, also accommodates five multiple dwellings.
2	The development will generate a significant increase in traffic flow.	Refer to comments by Infrastructure Services for Representation No. 1 in relation to traffic generation.
3	The development will have an environmental impact with the elimination of grassed areas, garden and well-established trees.	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.
		The land is zoned "General Residential" and, as such, may be developed to residential standard, as articulated under the Planning Scheme provisions.

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 heigh 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 reports as follows:

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

■ "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:

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- 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.
- 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."

## 10.10 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 reports as follows:

"The Town Planner has prepared the following report:

DA2021170
Residential - dwelling - Setbacks and
building envelope for all dwellings and
Privacy for all dwellings
Wilson Homes
22 Barleen Place, West Ulverstone
General Residential Zone
Tasmanian Planning Scheme – Central
<i>Coast</i> the "Planning Scheme")
11 September 2021
27 September 2021
One
20 October 2021
18 October 2021

PURPOSE

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 616m<sup>2</sup> 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	Соммент		
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.			

8.3.1-	-(A2)	$\boxtimes$	
	al lighting for a use listed as tionary:		
(a)	must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and		
(b)	security lighting must be baffled to ensure direct light does not extend into the adjoining property.		
8.3.1-	-(A3)	$\boxtimes$	
the ur comm as Dis Emerg	nercial vehicle movements and nloading and loading of ercial vehicles for a use listed cretionary, excluding gency Services, must be within ours of:		
(a)	7:00am to 7:00pm Monday to Friday;		
(b)	9:00am to 12 noon Saturday; and		
(c)	nil on Sunday and public holidays.		
8.3.1-	-(A4)	$\mathbf{X}$	
No ac	ceptable solution.		
8.3.1-(P4)			
A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:			
(a)	the intensity and scale of the use;		

.

seale garag that e the fr	-(A1) is within a building area on a d plan, a dwelling, excluding ges, carports and protrusions extend not more than 0.9m into rontage setback, must have a lick from a frontage that is:		<ul> <li>(a) Compliant. The site is an internal allotment with the proposed dwelling setback approximately 20m from the primary frontage.</li> <li>(b) Not applicable. No secondary frontage.</li> </ul>
	Setbacks and building envelope I dwellings	Not applicable	Compliant
	ple dwellings must have a site per dwelling of not less than		
8.4.1	Residential density for multiple d	wellings	
8.4 D	evelopment Standards for Dwellin	ıgs	1
(b)	has a gross floor area of not more than 300m².		
visito (a)	or Accommodation: guests are accommodated in existing buildings; and		
8.3.2		$\square$	
8.3.2	Visitor Accommodation	Not applicable	Compliant
(e)	the need for the use in that location.		
(d)	the impact on the character of the area; and		
(c)	the type and intensity of traffic generated by the use;		
(b)	the emissions generated by the use;		

(a) (b) (c)	<ul> <li>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;</li> <li>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;</li> <li>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</li> <li>if located above a non- residential use at ground floor</li> </ul>	(c) (d)	Not applicable. Satisfied by (a). Not applicable. Satisfied by (a).
	level, not less than the setback from the frontage of the ground floor level.		
8.4.2	-(A2)	(a)	Compliant. The proposed
A garage or carport for a dwelling must have a setback from a primary frontage of not less than:			attached garage would be setback greater than 5.5m from the primary frontage.
(a)	5.5m, or alternatively 1m behind the building line;	(b)	Not applicable. Satisfied by (a).
(b)	the same as the building line, if a portion of the dwelling gross floor area is located	(c)	Not applicable. Satisfied by (a).

(c)	or 1 m, i level gradi	e the garage or carport; f the existing ground slopes up or down at a ent steeper than 1 in 5 distance of 10m from the age.		
8.4.2-(A3) 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:		(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.	
(a)	envel 8.2 a (i)	entained within a building ope (refer to Figures 8.1, nd 8.3) determined by: 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 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	(a)(ii) (b)(i) (b)(ii)	<ul> <li>Non-compliant. The south-eastern portion of the dwelling would be outside the building envelope.</li> <li>Refer to the "Issues" section of this report.</li> <li>Compliant. The proposed dwelling is setback 1.5m or greater from side boundaries.</li> <li>Compliant. The proposed dwelling is setback 1.5m or greater from side boundaries.</li> </ul>
(b)	than	have a setback of less 1.5m from a side or rear dary if the dwelling:		

	(i) (ii)	does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).			
		verage and private open dwellings	Not applicable	Comp	liant
	8.4.3-(A1) Dwellings must have:			(a)	Compliant. Site coverage would be 28%.
(a)	a site than	e coverage of not more 50% (excluding eaves up 6m wide); and		(b)	Not applicable. Not a multiple dwelling development.
(b)	area not le with dwell level 1.8m grou	nultiple dwellings, a total of private open space of ess than 60m <sup>2</sup> associated each dwelling, unless the ling has a finished floor that is entirely more than above the finished nd level (excluding a ge, carport or entry ).			
A dwe	less than:			(a)(i)	Compliant. Designated private open space of 24m <sup>2</sup> would be located to the west of the dwelling off the children's activities room.
	(i)	24m²; or			

	(ii)	12m <sup>2</sup> , if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);		(a)(ii) (b)(i) (b)(ii)	Not applicable. Not a multiple dwelling development. Compliant. Horizontal dimension would be 4m. Not applicable. Not a multiple dwelling development.
(b)		minimum horizontal ision of not less than: 4m; or		(c)	Not applicable. The private open space area is not located between the dwelling and the frontage.
	(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);		(d)	Compliant. Private open space area would be flat.
(c)	dwelli if the betwe true n	ated between the ng and the frontage only frontage is orientated en 30 degrees west of orth and 30 degrees f true north; and			
(d)		gradient not steeper in 10.			
	-	t to private open space wellings	Not applicable	Compli	ant
8.4.4-	-(A1)		X		
north anoth requir 8.4.3,	of the p er dwel red to sa	velling, that is to the private open space of ling on the same site, atisfy A2 or P2 of clause atisfy (a) or (b), unless (c):			

(a)	conta	nultiple dwelling is lined within a line cting (see Figure 8.4):		
	(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;		
(b)	cause space hours	nultiple dwelling does not e 50% of the private open e to receive less than 3 s of sunlight between am and 3.00pm on 21st and		
(c)	exclu	Acceptable Solution des that part of a ple dwelling consisting		
	(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	
8.4.5-(A1) 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			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).	Not	Compliant
8.4.6 Privacy for all dwellings	applicable	Compliant
<ul> <li>8.4.6-(A1)</li> <li>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:</li> <li>(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;</li> <li>(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</li> <li>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</li> <li>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</li> </ul>		<ul> <li>(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. The first floor decks (north facing and west facing) are setback greater than 3m to all other side boundaries.</li> <li>(b) Compliant. The first floor decks would be setback greater than 4m to the rear boundary.</li> <li>(c)(i) Not applicable. No other dwelling on the site.</li> <li>(c)(ii) Not applicable. No other dwelling on the site.</li> </ul>

	(ii)	from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.		
habita a floor existir	dow or Ible roc r level i ng grou Iless it	glazed door to a om of a dwelling, that has more than 1 m above and level, must satisfy satisfies (b): indow or glazed door: is to have a setback of not less than 3 m from a side boundary; is to have a setback of not less than 4 m from a rear boundary; if the dwelling is a multiple dwelling, is to be not less than 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and if the dwelling is a multiple dwelling, is to be not less than 6 m from the private open space of another	(a)(i) (a)(ii) (a)(iii) (a)(iv) (b)(i) (b)(ii) (b)(iii)	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. Refer to the "Issues" section of this report. Compliant. The first floor of the dwelling would be setback greater than 4m to the rear boundary. Not applicable. Not a multiple dwelling. Not applicable. Not a multiple dwelling. Not applicable. Addressed under (a)(i). Not applicable. Addressed under (a)(i).
(b)	the w	site. indow or glazed door:		
	(i)	is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window		

		or glazed door, to a habitable room of another dwelling;		
	(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		
	(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%.		
8.4.6-	-(A3)		X	
(exclu to tha from a habita	ding a j t dwelli a windo ible roo	eway or parking space parking space allocated ng) must be separated w, or glazed door, to a m of a multiple dwelling al distance of not less		
(a)	2.5m;	or		
(b)	1m if:			
	(i)	it is separated by a screen of not less than 1.7m in height; or		
	(ii)	the window, or glazed door, to a habitable room has a sill height of not less than 1.7m 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 dwell	-	e fences for all	Not applicable	Compliant
8.4.7	-(A1)		X	
No Ao	cceptabl	e Solution.		
	-	n applies for fences in ee Table 4.6.		
8.4.7	-(P1)			
wall)	A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:			
(a)	<ul> <li>(a) provide for security and privacy while allowing for passive surveillance of the road; and</li> </ul>			
(b)	(b) be compatible with the height and transparency of fences in the street, having regard to:			
	(i)	the topography of the site; and		
	(ii)	traffic volumes on the adjoining road.		
8.4.8 Waste storage for multiple dwellings		Not applicable	Compliant	
8.4.8-(A1)		X		
A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m <sup>2</sup> per				

	ling and wing loc	l is within one of the cations:		
(a)	of ea the a	ea for the exclusive use ch dwelling, excluding rea in front of the ing; or		
(b)		nmon storage area with pervious surface that:		
	(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 C	Developi	ment Standards for Non-D	wellings	
8.5.1	8.5.1 Non-dwelling development		Not applicable	Compliant
8.5.1	I-(A1)		$\boxtimes$	
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:				
(a)		frontage is a primary age, 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

		age, of any existing ing on the site;		
(b)	fronta or if t prima 3.0m setba fronta	frontage is not a primary age, not less than 3.0m, he setback from the ary frontage is less than , not less than the ck, from the primary age, of any existing ing on the site; or		
(c)	are ex adjoir same the gr lesser equiv dwell	a vacant site and there kisting dwellings on ning properties on the street, not more than reater, or less than the r, setback for the alent frontage of the ings on the adjoining erties on the same street.		
8.5.1-	-(A2)		X	
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:				
(a)	be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:			
	(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		
	(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 or rear boundaries to a building height of not more than 8.5m above existing ground level; and		
(b)	1.5m	have a setback less than from a side or rear dary if the building:		
	(i)	does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or		
	(ii)	does not exceed a total length of 9m or one- third of the length of the side or rear boundary (whichever is lesser).		
8.5.1	-(A3)		$\boxtimes$	
A building that is not a dwelling, must have:				
(a)	a site coverage of not more than 50% (excluding eaves up to 0.6m); and			
(b)	than	e area of which not less 35% is free from rvious surfaces.		

8.5.1		$\boxtimes$	
No Acceptable Solution.			
	emption applies for fences in one – see Table 4.6.		
8.5.1	-(P4)		
A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:			
(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:		
	(i) the topography of the site; and		
	(ii) traffic volumes on the adjoining road.		
8.5.1	-(A5)	X	
that is	oor storage areas, for a building s not a dwelling, including waste ge, must not:		
(a)	be visible from any road or public open space adjoining the site; or		
(b)	encroach upon parking areas, driveways or landscaped areas.		
8.5.1-(A6)		$\boxtimes$	
Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of			

not le <i>An ex</i>	perty containing a sensitive use ess than 10m. <i>Contemption applies for heat pumps</i> <i>air conditioners in this zone - see</i> <i>e 4.6.</i>		
8.5.2 carpo	Non-residential garages and orts	Not applicable	Compliant
8.5.2-(A1) A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less			
than: (a)	5.5m, or alternatively 1m behind the building line;		
(b)	the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or		
(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.		
8.5.2-(A2)		X	
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).			

8.6 D	8.6 Development Standards for Subdivision				
8.6.1 Lot design				Not applicable	Compliant
8.6.1-(A1) Each lot, or a lot proposed in a plan of subdivision, must:				$\boxtimes$	
(a)	have an area of not less than 450m² and:				
	<ul> <li>(i) be able to contain a minimum area of 10m</li> <li>x 15m with a gradient not steeper than 1 in</li> <li>5, clear of:</li> </ul>				
		a.	all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1and A2; and		
		b.	easements or other title restrictions that limit or restrict development; and		
	(ii)	cons setba clau:	ing buildings are istent with the ack required by se 8.4.2 A1, A2 A3, and 8.5.1 A1 A2;		
(b)	be required for public use by the Crown, a council or a State authority;				
(c)		quired ilities; o	for the provision or		

(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.		
8.6.1-(A2)	X	
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.		
8.6.1-(A3)	$\boxtimes$	
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.		
8.6.1-(A4)	$\boxtimes$	
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.		
8.6.2 Roads	Not applicable	Compliant
8.6.2-(A1)	$\boxtimes$	
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:		

(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</i> <i>Road Design Part 6A: Paths for</i> <i>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
8.6.3-(A1)	$\boxtimes$	
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.		
8.6.3-(A2)	$\boxtimes$	
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.		
8.6.3-(A3)	$\boxtimes$	
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.		

# CODES

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

C2.0	Parking and Sustainable Transport Code
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CLAUSE		Comment		
C2.5 Use Standards				
C2.5.1 Car parking numbers	Not applicable	Compliant		
<ul> <li>C2.5.1-(A1)</li> <li>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</li> <li>(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;</li> </ul>		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. (a)-(d) Not applicable.		
(b) the site is contained within a parking precinct plan and subject to Clause C2.7;				
(c) the site is subject to Clause C2.5.5; or				
(d) it relates to an intensification of an existing use or development or a change of use where:				
<ul> <li>(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</li> </ul>				

	on-site car parking is required; or	
(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:	
	N=A+(C-B)	
	N = Number of on- site car parking spaces required	
	A = Number of existing on site car parking spaces	
	B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1	
	C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.	

C2.5.2	Bicycle parking numbers	Not applicable	Compliant
C2.5.2-	-(A1)	$\boxtimes$	
Bicycle	parking spaces must:		
(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)	$\boxtimes$	
	mber of on-site motorcycle g spaces for all uses must:		
	be no less than the number specified in Table C2.4; and;		
	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)	$\boxtimes$	
uses wi	ng bay must be provided for th a floor area of more than ² in a single occupancy.		
	– Number of car parking spaces ntial Zone	s within General R	esidential Zone and Inner
C2.5.5- Within	-(A1) existing non-residential	$\boxtimes$	

Zone a on-sit for:	ngs in the General Residential and Inner Residential Zone, e car parking is not required			
(a)	Food Services uses up to 100m <sup>2</sup> floor area or 30 seats, whichever is the greater; and			
(b)	General Retail and Hire uses up to 100m <sup>2</sup> floor area,			
provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.				
C2.6	Development Standards for Buil	dings and Works		
C2.6.1	Construction of parking areas	Not applicable	Comp	bliant
C2.6.1	-(A1)		(a)	Compliant by condition.
(a)	be constructed with a durable all weather pavement;		(b) (c)	Compliant by condition. Compliant by condition.
(b)	be drained to a public stormwater system, or contain stormwater on the site; and			
(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.			

C2.6. areas		sign and layout of parking	Not applicable	Compli	iant
C2.6.2-(A1)			Al		
	-	ess ways, manoeuvring		(a)(i)	Compliant by condition.
and c (a)	comp	on spaces must either: bly with the following:		(a)(ii)	Not applicable. Proposal requires two car parking spaces.
	(i)	have a gradient in accordance with <i>Australian Standard AS</i>		(a)(iii)	Compliant. Access width would be 3.6m.
		2890 - Parking facilities, Parts 1-6;		(a)(iv)	Compliant. Double garage.
	(ii)	provide for vehicles to enter and exit the site in a forward direction where providing for		(a)(v)	Not applicable. Proposal requires two car parking spaces.
		more than 4 parking spaces;		(a)(vi)	Compliant. Double garage.
	(iii)	have and access width not less than the		(a)(vii)	Not applicable. Single dwelling.
		requirements in Table C2.2;		(b)	Compliant by condition.
	(iv)	have car parking space dimensions which		A1.2	
		satisfy the requirements in Table C2.3;		(a)	Not applicable for single dwelling.
	(v)	have a combined access and manoeuvring width		(b)	Not applicable for single dwelling.
		adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;		(c)	Not applicable for single dwelling.
	(vi)	have a vertical clearance of not less than 1m above the			

	(vii)	parking surface level; and excluding a single dwelling, be delineated by line marking or other clear physical means; or		
(b)	Stand	ly with <i>Australian</i> Iard AS 2890- Parking ies, Parts 1-6.		
C2.6.2	2-(A1.2	)		
perso		es provided for use by a disability must satisfy :		
(a)	practi	ated as close as cable to the main entry to the building;		
(b)		corporated into the II car park design; and		
(c)	accore Austra Stand Parkin parkin	signed and constructed in dance with alian/New Zealand lard AS/NZS 2890.6:2009 ng facilities, Off-street ng for people with ilities. <sup>1</sup>		
car pa	arking spa	is for the number of accessible aces are specified in part D3 of postruction Code 2016		
C2.6.3	3 Nun vehicl	nber of accesses for es	Not applicable	Compliant
	C2.6.3-(A1)			(a) Compliant. Site has one access.
each f	rontage			(b) Not applicable. Satisfied by (a).
(a)	be no	more than 1; or		<b>by</b> (u).

(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.		
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable	Compliant
C2.6.4-(A1)	$\boxtimes$	
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 pubic spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.		
C2.6.5 Pedestrian access	Not applicable	Compliant
C2.6.5-(A1.1)	$\boxtimes$	
Uses that require 10 or more car parking spaces must:		
<ul> <li>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing</li> </ul>		

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	access by:	s ways or parking aisles		
	(i)	a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or		
	(ii)	protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and		
(b)	points	ned and line marked at where pedestrians cross ways or parking aisles;		
C2.6.5	5-(A1.2)	)		
car pa with a width gradie requir	arking s disabil not less ent not s red from	eas containing accessible paces for use by persons ity, a footpath having a s than 1.5m and a steeper than 1 in 14 is n those spaces to the pint to the building		
C2.6.0	6 Load	ding bays	Not applicable	Compliant
C2.6.6	5-(A1)		X	
bays a design <i>Austra</i> <i>Parkin</i> facilit vehici	and acce ned in a <i>alian Sta</i> ng Facili ies- Ofi le facilit	dimensions of loading ess way areas must be ccordance with andard AS 2890.2-2002 ities Part 2: Parking f-street commercial ries, for the type of y to use the site.		

C2.6.6-(A2)		
The type of commercial vehicles likely to use the site must be abl to enter, park and exit the site in forward direction in accordance with Australian Standard AS2890 2- 2002 Parking Facilities Part 2. Parking facilities- Off-street commercial vehicle facilities.	n a 2	
C2.6.7 Bicycle parking and storage facilities within th General Business Zone an Central Business Zone		Compliant
C2.6.7-(A1)	$\boxtimes$	
Bicycle parking for uses that require 5 or more bicycle spaces Table C2.1 must:	in	
(a) be accessible from a road cycle path, bicycle lane, shared path or access wa		
(b) be located within 50m fro an entrance;	om	
(c) be visible from the main entrance or otherwise signed; and		
(d) be available and adequate lit during the times they be used, in accordance w Table 2.3 of <i>Australian/N Zealand Standard AS/NZS</i> <i>1158.3.1: 2005 Lighting</i> <i>roads and public spaces</i> <i>Pedestrian area (Category</i> ) <i>lighting – Performance and</i> <i>design requirements.</i>	will ith <i>lew</i> 5 for - v P)	
C2.6.7-(A2) Bicycle parking spaces must:	$\boxtimes$	

				1
(a)	have o than:	dimensions not less		
	(i)	1.7m in length;		
	(ii)	1.2m in height; and		
	(ii)	0.7m in width at the handlebars;		
(b)	access not le gradie 5% fro path,	unobstructed s with a width of ss than 2m and a ent not steeper than om a road, cycle bicycle lane, shared or access way; and		
(c)	lock a satisfi <i>Standa</i> 2015	e a rail or hoop to bicycle that es <i>Australian ard AS 2890.3– Parking facilities –</i> : Bicycle parking.		
C2.6.8	-	of parking and ng areas	Not applicable	Compliant
C2.6.8	3-(A1)			
Village Zone, Gener space includ parkir behine buildi area is	e Zone, Local B al Busir s and ve ing gar ng areas d the bu ngs, exe	er Residential Zone, Urban Mixed Use usiness Zone or ness Zone, parking ehicle turning areas, ages or covered s must be located uilding line of cluding if a parking ly provided in front of ine.		
Within on–sit	e parki	ntral Business Zone, ng at ground level frontage must:		

(a)	have no new vehicle accesses, unless an existing access is removed;				
(b)	retain an active street frontage; and				
(c)	not result in parked cars being visible from public places in the adjacent roads.				
C2.7	Parking Precinct Plan				
C2.7.1	Parking precinct plan	Not applica	ble	Compliant	
C2.7.1	-(A1)	$\boxtimes$			
	a parking precinct plan, on- arking must:				
(a)	not be provided; or				
(b)	not be increased above existing parking numbers.				
	SPECIFIC AREA PLANS	Not applicable		Compliant	
CCO-S	1.0 Forth Specific Area Plan	$\boxtimes$			
CCO-S	2.0 Leith Specific Area Plan	$\boxtimes$			
CCO-S	3.0 Penguin Specific Area Plan	$\boxtimes$			
CCO-S4.0 Revell Lane Specific Area Plan					
CCO-S5.0 Turners Beach Specific Area		$\boxtimes$			
	CCO CODE LISTS				
CCO-Table C3.1 Other Major Roads				s table is not used in this Local visions Schedule.	
CCO-Table C6.1 Local Heritage Places		25		s table is not used in this Local visions 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.	

#### lssues –

#### 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; orNot 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
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.	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. 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.
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	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

	consideration should be made along the western side.	of the deck that is setback closer than 3m.
		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.
		Therefore, there is no mechanism for the Planning Authority to require a privacy screen along the western elevation of the deck.
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 reports as follows:

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

"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

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(b)	would not provide adequate separation between the dwelling and adjoining lots that is compatible with that prevailing in the surrounding area."

#### INFRASTRUCTURE SERVICES

#### 10.11 Infrastructure Services determinations

The Director Infrastructure Services reports as follows:

"A Schedule of Infrastructure Services Determinations made during the month of September 2021 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities."

The Executive Services Officer reports as follows:

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

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

#### 10.12 Tenders for resealing of urban and rural roads 2021-2022

The Director Infrastructure Services reports 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
ESTIMATE	\$700,000.00

During the tender period, a typing error was found in the Schedule of Quantities for Westella Drive. Two quantities were shown: 4,788m<sup>2</sup> and 15,694 m<sup>2</sup>, 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 4,788m<sup>2</sup> 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 reseal 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 reports as follows:

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

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

#### CORPORATE SERVICES

#### 10.13 Statutory determinations

The Director Corporate Services reports 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 reports as follows:

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

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

#### 10.14 Financial statements

The Director Corporate Services reports 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 reports as follows:

"Copies of the financial statements having been circulated to all Councillors, a suggested resolution is submitted for consideration."

"That the financial statements (copies being appended to and forming part of the minutes) be received."

# 11 CLOSURE OF MEETING TO THE PUBLIC

#### 11.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

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

A suggested resolution is submitted for consideration."

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

Matter	<i>Local Government (Meeting Procedures)</i> <i>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."

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The Executive Services Officer further reports as follows:

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

Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.

4 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public."

# Associated Reports And Documents

Doc ID.: 403726



# Turners Beach Community Representatives Committee

Minutes of the meeting held in the Turners Beach Hall Thursday, 26 August 2021 commencing at 4.05pm

#### 1 PRESENT

**Community Representatives – Tim Horniblow** (Turners Beach Coastcare Inc); **Merryn Gilham** (Community Member); **Lyn Norton–Smith** (Turners Beach Community Garden); **Andrew Leary** (Community Member) and **Clynton Jaffray** (Community Member).

**Observer - Sam Andrews** (Turners Beach Coastcare Inc)

**Central Coast Council (CCC) Representatives** – **Sandra Ayton** (General Manager); **Paul Breaden** (Director Infrastructure Services); **Daryl Connelly** (Director Community Services) and **Allison Kable** (Community Development Officer)

**Chairperson** – Sandra Ayton **Minute Taker** – Allison Kable

#### 2 GUEST SPEAKERS

Mary-Ann Edwards (CCC Land Use Planning Manager) and Carolyn Harris (CCC Town Planner)

3 APOLOGIES

Susan Spinks (Turners Beach Community Garden); Rod Priestley (Community Member) and Elaine Eiler (Friends of the Dunes)

#### 4 MINUTES OF PREVIOUS MEETING

■ Clynton Jaffray moved, and Andrew Leary seconded, "That the minutes for the meeting held on 27 May 2021 be confirmed as a true and correct record."

Carried

#### 5 MATTERS ARISING FROM PREVIOUS MINUTES

#### a Railway Bridge and Shared pathway progress

Paul Breaden provided an update on the shared pathway progress:

. Construction work has not commenced, and unfortunately there have been continued delays and slow progress with this project. The delay is due to permissions needed due to working alongside Tasrail and road reserves. Once Crown licence issued, construction can commence. . Cradle Coast Authority should tender the eastern side of the bridge pathway shortly now that land tenure has been finalized.

#### b Caretaker for Turners Beach Hall

- Council have adopted a consistent approach to how they book and manage all community halls. A cleaner, contracted by Council, will now clean Turners Beach weekly. All hall bookings will be managed by Council, utilising the existing booking system.
- . Hirers will be provided with the key box access code prior to their booking time.
- . Council is trialling a new electronic keypad system to access facilities and this option may be considered for Turners Beach in the future.

#### c Mobility Access to Beach

Paul noted that the Council is commencing a program in 2021–2022 to assess all beach accesses, erosion this financial year and will be reviewed alongside coastal pathway planning for the whole municipality.

Action: Paul to provide an update at the next meeting

#### 6 MATTERS FOR CONSIDERATION

#### 6.1 COUNCIL UPDATE

- Mary-Ann Edwards and Carolyn Harris provided a brief summary to introduce the new planning scheme and the Turners Beach Specific Area Plan. Under the new scheme, Turners Beach has been rezoned general residential. A letter including a survey will be sent out to all residents in Turners Beach and a public meeting will also be held to review the existing Turners Beach Specific Area Plan. It was highlighted that this plan will be used to "shape" Turners Beach and community input is vital for its review. It was requested of the committee to please share this and encourage the community to provide feedback.
- Central Coast Council is currently undertaking a Local Cultural Heritage Study to identify, protect, and manage the heritage resources which are important to our community. The study will look at buildings, precincts, landscapes, archaeological sites, parks and gardens and individual trees of local significance. Community input is being seeked through an online survey, community workshops, zoom sessions and Drop in Sessions at the Central Coast Farmers Market and Penguin Market in October.

Paul provided an update on the working group which are looking at the integrated pathway, streetscaping and traffic management plan for Turners Beach. Traffic study reports indicated an average of 3 cars per residence leave and return to the area each day and the average speed was 54km/hr.

Coastal pathway locations are currently being considered by this group and three options are being reviewed, with the next meeting exploring these on-site. A masterplan will be presented to Council in October, and then available to the community. The main factors that will determine where the pathway will go are road and rail safety regulations.

## 5.2 COMMUNITY UPDATE

- a **Tim Horniblow** raised concerns again regarding sandbags and foreshore erosion. Paul Breaden advised that a coastal survey will be completed in the municipality this financial year. A discussion was had by the meeting attendees around how local, state and federal governments were addressing climate change and the environment.
- **b Clynton Jaffray** asked if anything can be done to enhance the entry into the Esplanade where the grassed area is. Paul Breaden reported the space has significant limitations as it is on top of a drainage cell. The option of possibly planting some natives with low root systems can be explored.
- c Lyn Norton Smith reported the book library has been used frequently and the community garden were successful in a grant to improve access around the hall and garden. Lyn mentioned how grateful they are to Frank (Council employee) for the work he does in the area.
- **d Andrew Leary** advised there is a large hole in the road near Fenton Street. He will report it via Council website on Merit.
- 7 **OTHER BUSINESS** Nothing to report.

### 7 NEXT MEETING

As there was no further business to discuss, the meeting closed at 5.10 pm.

The next meeting of the Committee will be held at 4.00pm on Thursday, 25 November 2021 at the Turners Beach Hall.



# Central Coast Community Shed Management Committee General Meeting – Minutes of Meeting held at the Community Shed Monday, 6 September 2021 commencing at 1.05 pm

Doc. ID: 401677

## 1 PRESENT/APOLOGIES

Members Present: Rob McKenzie (Chair), Stephen Ponsonby, Steven O'Grady, Kerry Hays, Ian Hardstaff, Barry Purton, Norm Frampton, and Jenni Doran,

Apologies: Laine Willis

Coordinator Admin: Melissa Budgeon

#### 2 CONFIRMATION OF MINUTES

Barry Purton moved, and Kerry Hays seconded, "That the minutes of the general meeting held on Monday, 2 August 2021 be confirmed as correct."

Carried

#### 3 BUSINESS ARISING FROM MINUTES

*Flooring* – The meeting resolved to consider vinyl options of flooring to keep the area easier to clean.

*Lighting* - Thank you to lan for all the work undertaken in the workshop area on the lighting.

*Security* - Investigate updating the system and improving the camera set up of the Shed. Melissa to follow up with Caleb from Securatech to visit the facility.

#### 4 FINANCIAL REPORT (as attached)

The meeting resolved that the Financial Report be accepted.

Utilisation

Mens Group - 472, average 34 per day. Ladies Group - 66, average 16 per day. Coffin Club -50, average of 12 per day. An open day at the Shed with an attendance of 20.

#### 5 GENERAL BUSINESS

*Women's Group* - nothing to report.

*Coffin Club* – letter requesting consideration of the \$5 fee be considered as \$2.

*Lighting in new section of shed* – Lighting is poor in the new section of the Shed. The committee will look at placing LED lighting in the new section.

*Supervisors not locking or checking equipment at the end of the day* – a check list to be completed/signed by the on-duty supervisor. Check list is being developed.

*Ulverstone Show* – will not go ahead this year, still working on hosting the Car Show for Monday of the long weekend. The Shed is normally open for the day for people to have a look through.

*Bus Trip* – was held on Thursday, 2 September, 26 members went through to Exeter and Beaconsfield for a trip. Great day out had by all.

#### 6 NEXT MEETING

As there was no further business to discuss the meeting closed at 1.42pm.

The next meeting will be held on Monday, 4 October 2021.



# CENTRAL COAST COMMUNITY SHED - FINANCIAL STATEMENT 2021-2022 as 6 September 2021

<i>Revenue</i> 11413.03		Estimates \$	Actual \$
	Membership Fees	3,000.00	2,544.36
	Groups	2,000.00	-
	Material Donations	_	-
	Project Donations	2,000.00	454.55
	GST allocation	_	-

Estimate \$6,000.00 \$2,998.91

<i>Expenditure</i> 11481			Estimates \$	Actual \$
	Aurora		-	-
	Telstra/Internet		600.00	70.90
	Office/cleaning		200.00	172.00
	Testing and tagging		1,150.00	-
	Petty Cash		500.00	-
	Training – 1st Aid		1,000.00	_
	Membership – AMSA, TMSA		100.00	-
	Insurance		200.00	_
	Repairs and Maintenance		1,200.00	56.50
	Safety Equipment		1,000.00	-
	Project Materials		1,800.00	-
	Water/Sewage		50.00	-
	Cleaning		200.00	-
		 Estimate	\$8,000.00	\$299.40

# REPRESENTATIVES' MEETING



7 September 2021

# UNCONFIRMED MINUTES

Meeting held 10:00am, Tuesday, 7 September 2021

### 1. WELCOME / APOLOGIES

The Chief Representative, Mayor P Freshney, opened the meeting at 10:03am, welcoming attendees.

Attendees and apologies are noted in Attachment 1.

#### 2. STANDING ITEMS

#### 2.1. Conflict of interest not yet disclosed

Nil.

#### 3. WORKSHOP DISCUSSION

The Chief Representative introduced the agenda item for discussion, noting the recent Local Government Association of Tasmania Conference and the comments made by Minister Jaensch indicating an in-principle tri-partisan agreement to undertake local government reform as detailed in the PESRAC Report.

The following questions were posed:

- Does local government in Northwest Tasmania wait for the implementation of the recommendations of the PESRAC Report?
- Does local government provide input to the development of the Terms of Reference?
- Is local government (we) in Northwest Tasmania prepared to consider a different structure which aims to meet community needs, which is perhaps different to what councils currently provide?

The Interim CEO provided further context for the discussion, stressing the importance of a developing a shared regional strategic response to: liveability and sustainability; circular economy and local industry; environmental issues such as climate change and impacts to waterways and effects of coastal change; Community care, aging population, mental health statistics, medical workforce, highest rates of disability and accommodation needs. It is about addressing challenges and seizing opportunities.

It was noted that the settlement patterns and economic activity for our region differ markedly from the other regions: the Cradle Coast is ribbon development as opposed to central hub and as such our municipality boundaries could be considered arbitrary, noting the importance for strong connectivity, and the ocean, port, rail and highway that traverse the region.

Those present considered the role of local government, and what services should be provided in the future to meet the needs and wants of the community.

It was generally agreed that 'form should follow function', and that once the future role for local government was identified, that the optimal organisational structure would be easier to define. Discussions should focus on structural reform, rather than amalgamation.

Concerns were raised about job security, but examples provided from the Latrobe and Kentish Councils indicated that the shared workforce had increased job opportunities.

The following were identified as current functions of local government:

- Advocacy for local issues, including economic development issues to both state and federal governments;
- A collection point for residents' concerns about services and issues;
- Build economic sustainability through the provision of services to the municipality;
- Representation proving strong local leadership, being accessible and integral to the community eg integral to preserving the community identity and sense of place;
- Governance (strategic planning, financial management, advocacy) and asset management to the community;
- land use planning; recreational services; economic development;

Possible future functions / trends were considered to be:

- Increased role in community service coordination, e.g. healthcare, education, infrastructure
- Responsibility for the health and wellbeing of the community.

It was noted that although each Council is fiercely proud of its achievements and management, an external assessment would identify several areas for significant improvement.

It was suggested that any change in local government may also see a change in the role of Cradle Coast Authority, perhaps with a greater emphasis on service provision and the sharing of resources and services.

# Action:

While noting that Councillors and community consultation is very important, the meeting agreed:

- To establish a small group to review possible models for local government, in response to what the region requires.
- Output would be circulated to all Representatives for further consultation and feedback.
- Present outputs to the Minister, as input to help shape the draft Terms of Reference.

#### 4. GENERAL BUSINESS

#### 4.1. Director Appointment

The Chief Representative introduced this item for discussion, noting information previously circulated to the Representatives tabling the letter of nomination received from King Island Council.

#### **Resolution:**

That the Representatives appoint Mayor Julie Arnold as a Director in accordance with Rule 24(2)(a) for a term of no longer than five (5) years, ending 1 September 2026.

Moved: D Quilliam / Seconded: M Duniam / Carried

#### 4.2. Regional Election Priorities

The Interim CEO tabled the rankings of the Regional Election Priorities for the forthcoming Federal Election, which had been revised to reflect Council preferences. It was noted that the Priorities included projects which may attract funding prior to the Election, through Federal Covid Recovery Funds. Feedback received from Local, State and Federal politicians following the recent State Election was very positive in response to this structure. The effectiveness of this approach is dependent upon Councils' support and willingness to progress the priorities.

A query was raised with regard to the 'Mobile Phone Towers' and the funding to be confirmed. The Interim CEO noted that the Mobile Coverage Review undertaken by Carol Bracken had been forwarded to Regional Development Australia and is also used to support the work with regard to the Telstra Blackspots. Although the value for the funding to be sought hasn't been detailed, this will be subject to the scope of the project being defined.

Mayor Arnold mentioned that at the time their grant was announced, the Federal Minister stated that if Telstra didn't have market large enough to make a commercial return on investment, the Federal Government considered that local areas needed to show support, monetarily, for the project to go ahead. Consequently, Council had to provide 10% of the funds for the \$9M project on King Island.

The Interim CEO spoke to the regional inequity concerns with regards to the NBN and telecommunications coverage, noting that this will continue to be raised in the lead up to the next Election, given that a metropolitan area would not need to meet any costs. It was noted that the Australian Government is current undertaking Consultation as part of the 2021 Regional Telecommunications Review, which would be another opportunity to raise concerns with regard to the regional inequity.

#### Action:

Interim CEO to liaise with S Crawford with regards to a submission to the Regional Telecommunications Review.

Further to the above, G Monson raised that the intermittent coverage on the Bass Highway is an area of concern, and should also be a high priority for advocacy.

Following a query, the Interim CEO clarified that heading into the Federal Election the aim is to advocate for the 'top' four Priorities, whilst remaining very aware of all Priorities which form part of

this advocacy strategy, so when approached by a Minister, CCA could advocate for Priorities relevant to their respective interests.

G Monson said it was likely that Councils may prepare a Priority List for their respective municipality. Should this be the case, it was suggested that General Managers could forward their Lists for CCA's information and preparedness when advocating.

D Midson noted that West Coast Council has reviewed the list of Regional Election Priorities, however, wouldn't be advocating for the Regional Election Priorities ahead of the Election Priorities for their local government area, as the view was that the List provides limited direct benefit for West Coast area.

The Chief Representative noted that although, at times, projects may not directly benefit every Council within the region, it was important for CCA to act regionally when heading into Federal Election. Further discussion ensued, and it was noted that the Regional Investment Framework was a process used to independently assess projects, and that this process had been endorsed by Member Councils. However, this process can continually be reviewed and amended if need be, to achieve better outcomes for all councils. The Chief Representative welcomed further discussions with West Coast Council in this regard.

### **Resolution:**

That the Representatives endorsed the 'ranked' list of Regional Election Priorities ahead of the Federal Election.

Moved: R Walsh / Seconded: A Jarman / Carried

### 4.3. Regional Cat Management Strategy

The Interim CEO tabled the Regional Cat Management Strategy, as circulated to Representatives. It was noted that the Strategy had previously been tabled with General Managers for discussion and consideration. D Thwaites commented it was disappointing that the treatment for feral cats wasn't more of a priority within the Strategy, noting that he believed there should be a stronger link with the bio-security plans to manage feral cats. Discussion ensued, and following a query the process was clarified that the Regional Cat Management Strategy was being tabled for Representatives' endorsement; however, each Council would be required to adopt the Strategy and individually determine which specific actions it wishes to implement.

### **Resolution**:

That the Representatives endorse the Regional Cat Management Strategy.

Moved: G Monson / Seconded: R Walsh / Carried

#### 4.4. Distribution of Board Minutes

Following a query, the Chief Representative noted that a letter had been received from Regional Tourism Organisation (RTO) advising that Mayor Kons had been reappointed, and that during this period an appropriate mechanism will be determined to seek Local Government representative for their Board.

# 4.5. CEO Update

#### Farm Vehicle Washdown and Effluent Dumping Facilities

The Interim CEO noted that she had been working with Chris Buza from DPIPWE and the Smithton Steering Committee had been reinstated. Further advice will be received in the following week.

With regards to the Stanley site, a proposal has been sent to TasPorts for a relocatable structure which will not impact port development and has no impact on the sewerage in Stanley. When TasPorts provides confirmation if this is in alignment with their Properties Groups' position, this will be able to be progressed further. Stakeholders have been kept appraised of this process.

Regarding the King Island site, the Interim CEO has met with representatives from King Island Council and has been reviewing the proposal. There are concerns surrounding the proposal, and as a visit to King Island is currently being considered, this may also be an agenda item to be discussed further at that time.

Further updates were provided with regard to the proposed site, at either Minna Road or Wesley Vale. An assessment criteria has been created, and consultation with stakeholders carried out, so that a preferred site can be determined. It was noted that the two proponent groups are vying for the facilities, which would give rise for a sale yard.

The Federal Government's concern is a matter of bio-security, with no provision for a sale yard. With this in mind, correspondence will be provided to the respective stakeholders, advising which site has been determined. R Walsh noted a potential conflict of interest, however wished to raise a few queries. In response, it was noted that the Zoning was compatible, and a Develop Application and Notice of Intent has been filled with Burnie City Council, and Severance of Title had been carried out. R Walsh raised a number of further concerns, suggesting that perhaps another independent location should be considered. The Interim CEO welcomed further discussion with R Walsh in this regard.

It was noted that the Mr Gavin Pearce MP has been informed as these matters have progressed.

### <u>Coastal Pathway</u>

The Tender has been let for the Penguin to Sulphur Creek section, which has come in lower than budgeted, due to changes in cost of materials and labour. It was noted that commencement of construction works is imminent.

### Planning Framework

The Interim CEO advised that correspondence had been forwarded to the General Managers, to call a meeting for early October 2021. She advised that Sean McPhail from the Department of Justice, Planning Policy Unit, will also be in attendance at the meeting. She further noted that she had met with NTDC regarding their planning process, as well as State Growth.

#### Innovation and Enterprize

A steering group of stakeholders has been formed, and has met twice. The Interim CEO advised that an agreement between CCA and Enterprize is currently being framed, as well an agreement between the stakeholders in the space. It is hoped to utilise the Makers' Workshop, and this will be further progressed with UTAS. The Interim CEO advised that CCA will be going to market for the Enterprize role in October.

#### NRM Strategy

It was noted that the NRM Strategy is going well, with final sign off expected by the end of week, after which any amendments will be made before it is sent to the Federal Department.

#### Australian School-based Apprenticeships

The Deputy CEO noted that a week-long work experience program West Coast Council started yesterday, involving 15 students together with the General Manager and four Elected Members. She further noted that the applications for the ASbA positions currently advertised close on 24 September, so CCA will continue engagement with schools to ensure sufficient applications are received.

#### Local Jobs Program Initiative

The Interim CEO noted that, following conversation with James McCormack the Employment Facilitator from the Local Jobs Program Initiative, three funding applications have been submitted with regards to Jobs Transport Network, Local Government and Workforce Planning, and Community Career Networks.

### 5. STANDING ITEMS (CONTINUED)

#### 5.1. Governance

### 5.1.1. Confirmation of Previous Minutes – 1 June 2021

#### Resolution:

The Representatives note and accept the minutes as a true and accurate record.

Moved: M Duniam / Seconded: J Bonde / Carried

#### 5.1.2. Actions Register

The Chief Representative tabled the Actions Register, noting that items detailed had been finalised.

#### 5.2. Quarterly Progress Report

The Chief Representative tabled the Quarterly Progress Report for discussion.

#### **Resolution:**

That the Representatives note the Quarterly Progress Report.

#### 5.3. Quarterly Financial Report

The Deputy CEO tabled the Quarterly Financial Report for the period ending 31 June 2021, noting a core operating surplus of \$73K against a budget of \$6K primarily due to project funds, which will be carried forward to the next financial year.

A consolidated deficit of \$347K was prior to year-end adjustments, noting that the deficit in the Annual Financial Statements will be larger when reflecting the fully expensed Coastal Pathway asset for Latrobe to Ambleside, which has been transferred to the respective Councils.

#### **Resolution:**

That the Representatives note the Quarterly Financial Report.

## 6. IDENTIFICATION OF ANY CONFIDENTIAL MATTERS - AS PER RULE 49 (7)

Nil

#### 7. WHAT WORKED WELL AND EVEN BETTER IF

The open communication during the workshop discussion earlier in the meeting was commended.

# 8. MEETING CLOSED

The meeting closed at 12:58pm and the next meeting is scheduled for Tuesday, 7 December 2021.

#### Attachment 1: Attendees and Apologies

#### Representatives

Peter Freshney	Mayor, Latrobe Council (Chief Representative)
Mary Duniam	Deputy Mayor, Waratah-Wynyard Council (Deputy Chief Representative)
Jan Bonde	Mayor, Central Coast Council
Sandra Ayton	General Manager, Central Coast Council
Daryl Quilliam	Mayor, Circular Head Council
Scott Riley	General Manager, Circular Head Council
Alison Jarman	Deputy Mayor, Devonport City Council
Matthew Atkins	General Manager, Devonport City Council
Tim Wilson	Mayor, Kentish Council (via teleconference)
Don Thwaites	Deputy Mayor, Kentish Council (via teleconference)
Julie Arnold	Mayor, King Island Council (via teleconference)
Gerald Monson	General Manager, Latrobe Council
Robby Walsh	Mayor, Waratah Wynyard Council
David Midson	General Manager, West Coast Council (via teleconference)

# Cradle Coast Authority

Hon. Sid Sidebottom Kathy Schaefer PSM Shane Crawford Mayor Annette Rockliff Peter Voller PSM Sheree Vertigan AM Claire Smith CCA Chair Director Director Director NRM Chair, Director Interim Chief Executive Officer Director Strategic Services CENTRAL COAST COUNCIL

# Central Coast Community Safety Partnership Committee

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

# Wednesday, 8 September 2021 - Commencing at 10.00am

# 1 PRESENT

**Cr Jan Bonde** (Mayor – CCC); **Sandra Ayton** (General Manager – CCC); **Paul Breaden** (Director Infrastructure Services – CCC); **Cr Cheryl Fuller** (Councillor – CCC); **Melissa Budgeon** (Community Wellbeing Officer – CCC); **Lynn Norton–Smith** (Community Rep)**Garth Johnston**; (Community Rep); and **Glen Lutwyche** (Principal Ulverstone Secondary College [USC] Schools Representative)

# 2 WELCOME

The Mayor, Cr Jan Bonde welcomed everyone to the meeting.

# 3 APOLOGIES

Kat Rose (Ulverstone Neighbourhood House); Robert Tucker (Central Coast Chamber of Commerce & Industry); Kathryn Robinson (Housing Choices Tasmania Ltd) Trevor Reeves (Rural Health No. 34); Jenelle Wells (Health Promotion Consultant [Mersey] – Tasmania Health Service) and Senior Sergeant Adam Spencer (Tasmania Police)

### 4 GUEST SPEAKER

Ruth Harris from PIPO Support Services Pty Ltd was a late apology to the meeting. She would be happy to be a guest speaker in the future.

### 5 MINUTES OF PREVIOUS MEETING

■ Garth Johnston moved, and Paul Breaden seconded, "That the minutes from the meeting held on Wednesday, 14 July 2021 be confirmed".

Carried

### 6 MATTERS ARISING FROM PREVIOUS MEETING

6.1 *The Council Security Camera Survey in the CBD* – Melissa Budgeon to contact Robert Tucker from the Central Coast Council Chamber of Commerce and send out the survey to all business within the CBD.

- 6.2 *Surveillance Policy* Paul Breaden reported on the new policy that isto be adopted by Council at their October meeting. This policy will provide a guide on the use of surveillance cameras and body cams. There will now be a standard when the Council is installing new surveillance cameras in the Central Coast area. The policy is aligned with the Right to Information Act. It will allow Tasmania Police to access footage when following up on an investigation.
- 6.3 Lynn Norton-Smith asked the question, where do the organisations that hire council buildings stand within this policy. Would this be the Council's responsibility.

Action: Paul to investigate and report back to the next meeting.

- 6.4 *Pedestrian crossing at the end of Reibey Street* Paul Breaden reported there has been a trial of solar bollard lighting which was unsuccessful. A company has been engaged to provide advice and a design to provide appropriate lighting levels.
- 6.5 *Parking around Neighbourhood House* The Parking and Traffic Committee have considered the issues. At the time of inspection, the reported problems were not evident. They did not believe the bus route was directed to this area; it may only be one bus company using the street to drive through. The Committee did not support parking restrictions in the area.

Paul advised the restriction may be more an issue on the corner adjacent to the Neighbourhood House. Paul will talk with Kat Rose the representative from Neighbourhood House and will investigate to see if any of the bus routes are directed through the street.

#### 7 COMMUNITY SAFETY ACTION PLAN 2017–2022

- 7.1 *Seniors Week October 2021* Melissa Budgeon advised that during seniors' week it is planned to run a campaign on cyber safety for seniors. There are other senior activities planned to be held during the week as well.
- 7.2 *'Safety' Posts* Lynn Norton–Smith proposed that as we are coming up to the warmer months of the year the Council look at promoting water safety on Facebook.
- 7.3 *Membership of the Committee* Noted that the Action Plan lists a review of the membership of this group. Melissa to contact each of the representative groups on the committee to gauge benefit and continued interest in being part of this committee.

- 7.4 *Disability, Action Plan* The plan is being development, representation to be on this committee is to be advertised.
- 7.5 *Surf Life Saving Awards Cr* Cheryl Fuller reported on the Awards and would like to record a note of congratulations to the recipients of the recent Surf Life Saving awards held in Burnie. Representative from Penguin and Ulverstone were acknowledged with awards and certificates on the exceptional work they carried out with their clubs.

#### 8 **REPRESENTATIVE REPORTS**

- 8.1 Crime Report\_\_\_\_\_**Tasmania Police**
- 8.2 Chamber of Commerce Report\_\_\_\_\_\_Robert Tucker
  Nil.
- 8.3 Primary Health Report\_\_\_\_\_\_ Jenelle Wells

Jenelle Wells was an apology to the meeting and sent the following report:

#### Tasmanian Government COVID-19 Community Clinics

The Tasmanian Government is running free community clinics across the State. Clinics may be in place for a limited time – closing after delivering first doses and then moving to other locations and communities. Clinics then return to deliver dose 2. Other clinics are remaining in more permanent locations.

Community clinics are delivering Pfizer vaccine (first and second doses) and AstraZeneca (AZ) vaccine (second dose only). AZ is recommended for people aged 60 years and over. Read more on where you can get an AZ vaccination. You can book online or call the Tasmanian Public Health Hotline on 1800 671 738.

#### COVID lockdown plan

Do you have a plan for working under lockdown? Just in case it happens here, the Tas Govt have released a statement saying what we can expect from the next lockdown. Read the lockdown plan.

Contact tracing on public transport by 3 September

You'll start seeing Check-in Tas QR codes on buses around the NW soon. Passengers will be expected to check in if they have a device that can scan QR codes. There won't be a manual sign in option on buses. School students won't be expected to check in. Keep up to date at the Tas Govt Coronavirus website

Webinar: Vaccines, pregnancy, kids, and youth - the questions Tasmanians are asking

Thurs 23 Sept 12:30 – 1:30pm, online. Free.

This webinar will: Discuss the issues around COVID infection and vaccination for women who are pregnant or breastfeeding, and for children and young people; Discuss which communities in Tasmania are vaccinating at lower rates, and how we can help them access vaccines; Provide answers to the most common questions being asked by Tasmanians calling the Public Health Hotline.

The conversation is a live Q & A with Public Health Physician Dr Shannon Melody. You can ask Shannon any question COVID or vaccine-related and get an immediate answer.

For workers in the community sector, the allied health sector and anyone in a position of community leadership.

To register click here: <u>https://bit.ly/3krgG2R</u>

Do you know someone who needs financial help because of COVID-19?

Ask us about translated information, in numerous languages about the COVID-19 Disaster Payment and Pandemic Leave Disaster Payment from Services Australia. 7.4

8.4 Education (all schools) Report\_\_\_\_\_Glen Lutwyche

James Street – There is a boggy area in the street again with the change in the recent weather. Paul to look at an overall solution and a design for the street to be considered in the next budget process and long-term financial plan. Sandra advised that this should include the full length of the street. Cheryl Fuller suggested with the construction of the new subdivision in Trevor Street that the traffic flow in this precinct be considered.

*Ironcliffe Road, Penguin* – Glenn reported Mat Grinning, Principal of Penguin District School had concerns of the traffic on Ironcliffe Road during drop off and pickup time in school hours. Glenn will send the information through to Paul Breaden to look at.

Health and Wellbeing Week – A variety of activities were held during the week at the Ulverstone Secondary College. Tom Boyed spoke to students around mental health. Glen suggested that he would be an excellent guest speaker. Glen will communicate with Melissa around running an event for different community groups and having Tom come along as the guest speaker e.g., Community Shed.

*Trees on the School Boundary* – Glen advised that some trees at the Trevor Street end of the school boundary along the road reserve have been damaged and the school may be requested by the Education Department to have them removed.

- 8.5 Ulverstone Neighbourhood House Report\_\_\_\_\_Kat Rose
- 8.6 Housing Choices Tasmania Report\_\_\_\_\_Kathryn Robinson

Nil.

8.7 Community Reports\_\_\_\_\_Garth Johnston/Lyn Norton-Smith

*Turners Beach Community Report* – Lyn Norton–Smith advised the Turners Beach Community Garden group has received a Government Grant and are talking with the Men's Shed regarding the structure of a footpath.

Still sorting out the insurance with the Council for the 7 Day Make Over Group. Glen Lutwyche asked if there were any other projects the 7 Day Makeover Group will be undertaking and will this include the entrance into Turners Beach. The advice was once the insurance was sorted the Turners Beach community will run this group similar to the way the Penguin 7 Day Makeover Group.

The Book Exchange at Turners Beach is very successful and is going well.

Lyn advised there is a Spring Festival to be held at the end of September.

Glen queried what was the result of the report of the Camera up the pole. He was advised of what was discussed at the last meeting and if residents have any issues with the camera being on the pole, they are to obtain the pole number and report it to TasNetworks. There is no further action for the Council or Police at this time.

*Penguin Community Report* – Garth reported that Penguin have lost a disabled toilet in the Penguin area now that the Gallery Café is closed. Placing of new Wheelchair accessible toilet will be considered in the Complete Streets report which is to be released in mid-September for community feedback.

Garth advised that Penguin residents are concerned with the increased parking in the area of the new brewery at Penguin. Paul advised there will be No Parking signs placed along the reconstructed road at the back of the brewery once the second stage of the sea wall is finished. Garth reported on the new Transport Ability program located on the North-West coast of Tasmania in Ulverstone and offer a client-centred service to NDIS participants. Offering an 8-seater vehicle with a factory fitted wheelchair lift and is able to offer transport for regular bookings as well as one off journeys. Experienced in Disability Support Services and funding for transport can be accessed through NDIS Support Plans. Bookings can be made via email or phone call. The transport is also available to private clients, cost to be negotiated.

7.8 Central Coast Community Shed\_\_\_\_\_Ken Haines

Nil

7.9 Council Report\_\_\_\_\_Mayor Jan Bonde

Mayor Jan Bonde mention some complaints received from the general public with entering Eastland Drive from Leighland Avenue and Gaffney Street. This refers to cars turning left from Gaffney Street and right from Leighland Avenue.

This matter to be considered by the Council's Traffic Management Committee on what can be done in this area to avoid accidents as the traffic is getting heavy at certain times of the day.

#### 9 GENERAL BUSINESS

School Formal – Glen reported on the potential use of the Ulverstone Wharf prior to the School Formal on 17 September. In 2020 parents took the students to the wharf area for formal photos because of the poor weather at the time. They used the undercover area in front of Buttons Brewing which caused problems with the entrance to the restaurant. Glen asked if there were other areas that could be use instead of the wharf. He was advised that because of the wharf being heavily used on a Friday night could this be promoted through the school as a no-go area. Cr Fuller suggested that the Ulverstone Rowing Club be considered, and she will contact the Rowing Club to see if they would allow this if the weather is wet. Cr Fuller will liaise with Glen Lutwyche on this

*Woolworths loading bay* – Cr Cheryl Fuller enquired as to whether any more has happened regarding trucks backing into the Woolworths loading bay. The Councils Traffic Management Committee is currently meeting with Woolworths to find a solution to fix the problem.

#### 10 NEXT MEETING

As there was no further business the meeting closed at 11.30am.

The next meeting is to be held on Wednesday, 27 October 2021 at 10.00am, in the Council Chamber, 19 King Edward Street, Ulverstone.







## East Ulverstone Swimming Pool Management Committee

### **Meeting Minutes**

## Thursday, 14 September at 3.30pm

Doc. ID: 403539

#### 1 PRESENT/APOLOGIES

Present:

Education Department Representatives – Alan Graham, Simon Dent (DoE) and Michael Wilson Council Representatives – Liz Eustace; Melissa Budgeon and Cr Amanda Diprose. Community Representative – Steve Crocker (Chair).

Guest -Andrew Rundle | Capital Project Manager, Facility Services -Department of Education

Apologies: Cr Diprose

**Update on Subdivision Plan** – Capital Manager, Andrew Rundle from DoE, attended the meeting to update the committee on the subdivision project. To date a preliminary unconfirmed report from the traffic engineer have provided suggestions in relation to stage 1 (Stage 1 – carpark area in front of the pool, access to the new subdivision, stage 2 – suggested thru road proposal to Crawford Street). The committee agreed that the suggestions made in the recent proposed plan achieve the expectations of improved safety, safe bus access retained, number of parking space retained or improved and use of space negotiated to provide an overall improvement to this busy space. A memorandum of understanding is still on the table between the DoE and the Developer.

#### 2 CONFIRMATION OF MINUTES

Simon Dent moved and Michael Wilson seconded, "The minutes of the previous meeting dated Tuesday, 14 September 2021 be accepted as a true and accurate record."

Carried

#### 3 BUSINESS ARISING FROM THE PREVIOUS MINUTES

*Brochures* – have been updated, copies to be delivered to the pool. Information is available on the Council website.

#### 4 EDUCATION DEPARTMENT REPORT

#### Maintenance/Asset Management Projects - Completed

- Heat Pumps (Klimate Solutions)
  - Numerous break downs have continually plagued the heating systems, particularly the heat pumps that maintain air temperature. The cold frosty mornings have exacerbated the issues. As of today, all heating systems are operational, but the condition of the heat pumps suggest we can expect further issues. Facilities have indicated that all heating systems will be replaced this financial year. It has been suggested that January would be a suitable time to undertake this major project.
- Security Alarm Keypad
  - Replaced due to corrosion now functioning normally.

#### Maintenance/Asset Management Projects – Incomplete

- Pest Control (Coastal Pest Control)
  - To prevent a repeat of the serious ant problem we had a few months ago, Coastal Pest Control will be servicing the building on Monday 27<sup>th</sup> Sept (1<sup>st</sup> week of school holidays). To maximise the effect of the service, the pool will be shut for that day. Council has been informed.
- Roof
  - The roof is near the end of its 'service life' and it is on the list for replacement by DoE Facilities in the next 1-2 years.
- Heat Pumps
  - Are at the end of their 'service life' and will need replacing in the near future. DoE Facilities have identified this project and are arranging funding (as stated above).
- Hot Water Circulating Pumps
  - Have not operated for some time. This allows hot water to be available to showers and sinks instantaneously. Job logged to facilities for review.
- Pool Covers
  - Are nearing the end of their 'service life' and will need replacing in the next year or two. Repairs are being undertaken to ensure they are operational until replacement is required.

#### Subdivision Development

The Department would like to acknowledge the efforts of Simon who instigated meetings with the subdivision developers and the pool management committee last school holidays. These meetings were very productive and highlighted that all stakeholders were eager to move forward to achieve a positive outcome for all concerned. I believe Andrew Rundle may have further news regarding the DoE's position regarding the carpark proposal.

#### **Pool Sign-In Procedure**

There has been a change in 'sign-in' procedures for the pool. The pool protocols now align with 'school sign-in' procedures. On entry to the pool, all visitors (16 years and over) must:

- Use the 'Check in Tas App' (QR code). Those that do not have a smart phone, are required to get someone to check in for them.
- <u>AND</u> complete the 'Visitor Log'

These protocols are for 'after hours' users as well as 'school hours' users. Although the DoE do not expect these procedures to be policed, patrons are strongly encouraged to comply. The DoE would be grateful if 'after hours' users be reminded of the entry expectation.

#### Increase in Hire Fees to CCC

Can I remind the committee of the agreement made in May 2017 that the DoE will increase their hire fees to the Central Coast Council in line with the 'most recent available annual CPI increase'. This increase is to continue to occur at the beginning of each financial year. This year the hourly rate will increase from \$45.32 to \$46.23 (a 2% increase).

#### Denise Neal (Assistant Director, Support and Development, Curriculum Services)

Alan Graham (NW Co-ordinator SWSP)

#### Michael Wilson (East Ulverstone Pool Attendant)

#### 5 CORRESPONDENCE

Inward DoE - letter advising increase in pool hire rate. Outward Nil

#### 6 GENERAL BUSINESS

**Subdivision Update** – Noted was the work of the committee in being committed to see the carpark area/subdivision outcomes continuing to improve for the community and the overall accessibility.

The Committee membership as such has been involved for many years and has seen the space subject to a variety of ideas and suggestions, the current proposal has evolved and supports outcomes that will have long term benefits for the community. Thanks to Simon Dent for his continued persistence in setting up communication between the developer and the DoE. To Alan Graham and Michael Wilson, thanks also noted, for continuing to liaise with the DoE to ensure information was being sourced.

Pool Closure - The pool will be closed on Monday, 27 September 2021 for pest control.

Increase in Hire Fee from DoE. - increase of 2%, hourly hire charge is \$46.23.

#### NEXT MEETING

The next ordinary meeting of the Committee will be held on Tuesday 9 November 2021 at 3.30pm.

#### 7 CLOSURE

As there was no more business to discuss the meeting closed at 4.28pm



#### Central Coast Community Shed Management Committee General Meeting – Minutes of Meeting held at the Community Shed Monday, 4 October 2021 commencing at 1.05pm

Doc. ID: 403762

#### 1 PRESENT/APOLOGIES

Members Present: Rob McKenzie (Chair), David Dunn, Phil Viney, Steven O'Grady, Kerry Hays, Colin Perry, Russel Game, Ian Hardstaff, Barry Purton, Norm Frampton, and Laine Willis.

Apologies: Jenni Doran

Coordinator Admin: Melissa Budgeon

#### 2 CONFIRMATION OF MINUTES

Ian Hardstaff moved, and Steven O'Grady seconded, "That the minutes of the general meeting held on Monday, 6 September 2021 be confirmed as correct.

Carried

#### 3 BUSINESS ARISING FROM MINUTES

*Flooring* – The quote for vinyl has been received for \$16K. Bulk of the cost was to grind the floor surface smooth (approx. 1 week). Suggested another coat of paint over the Christmas break.

*Security (continuing item)* – Investigate updating the system and improving the camera set up of the Shed. Melissa to follow up with Caleb from SECURATECH to visit the facility.

#### INANCIAL REPORT (as attached)

The meeting resolved that the Financial Report be accepted.

Utilisation

Mens Group 465 - 36 average per day. Ladies - 92 average 23 per day. Coffin Club -56 average of 14 per day. Sign in please ensure that the full name is listed on the sign in and sign out sheet.

#### 4 GENERAL BUSINESS

*Ulverstone Show* – The Car Show for Monday of the long weekend is still very much going ahead. The Shed is normally open for the day for people to have a look through. A request to open on the Saturday has been received, and members are happy to be present on the Saturday.

*Thank You Day Event* – To be held on 30 October 2021. The Shed has indicated they will be open on the Saturday and have a few items up for sale. The Shed will also be open on the Monday of the long weekend, for patrons of the Car Show on the Monday.

*Rethink Waste –* Providing a talk during Mens Shed's programs across the state, will be at the Shed on Monday 11 October 2021 at 10am.

*Sponsoring the Delta Dog Program* – Member of the Mens Shed Ron Gabby is being supported by the Mens Shed program to train a dog to become a Delta Dog (not only at the Shed but also at local nursing homes etc.)

*Removal of garden bed/Potato Bed* – Removing a garden patch and installing concrete pad has been suggested, (ongoing discussion).

*Upgraded toilets* – to the site was discussed, it was agreed the Mens Shed would write to the Council and explain the needs and, also to clarify where planning is at. The TSMA has grants that are open and available and the Mens Shed would like to apply if it was useful in supporting the build of toilets that would support the program adequately.

*Women's Group* - nothing to report.

*Coffin Club* – letter received has not gone to a meeting as yet. Attendance at the Shed has increased.

#### 5 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 1.40pm.

The next meeting is on Monday, 8 November 2021.

#### CENTRAL COAST COMMUNITY SHED – FINANCIAL STATEMENT 2021 – 2022

as of 1 October 2021

Revenue			Estimates	Actual
11413.03			\$	\$
	Membership Fees		3,000.00	2,965.27
	Groups		2,000.00	-
	Material Donations		-	-
	Project Donations		2,000.00	454.55
	GST allocation		-	-
		 Estimate	\$7,000.00	\$3,419.82

<i>Expenditure</i> 11481			<i>Estimates</i> \$	Actual \$
	Aurora		-	-
	Telstra/Internet		600.00	106.35
	Office/cleaning		200.00	172.00
	Testing and tagging		1,150.00	-
	Petty Cash		500.00	_
	Training – 1st Aid		1,000.00	_
	Membership – AMSA, TMSA		100.00	_
	Insurance		200.00	-
	Repairs and Maintenance		1,200.00	56.50
	Safety Equipment		1,000.00	103.64
	Project Materials		1,800.00	_
	Water/Sewage		50.00	_
	Cleaning materials		200.00	-
		Estimate	\$8,000.00	\$438.49





## Corporate Folder 2021-2022 – 30 September 2021

Central Coast Council

camms**strategy** 

## **ACTION PLANS**



AMBER



At least 90% of action target achieved Between 40% and 90% of action target achieved

Less than 40% of action target achieved

No target set

\* Dates have been revised from the Original dates

#### **Community Services**

#### **Community Services**

#### **Community Development**

Action Title: 1.1.4.1 Consider opportunities for an annual Adventure Festival for Central Coast

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Community Development - Community Services	In Progress	01-Sep-2021	30-Apr-2022	30%	20.00%	GREEN
Action Progress Comments: In late-2020 Council staff had preliminary discussion Through mid-2021 Council supported a series of community-led meetings to gat General broad support but a variety of issues regarding scope (what is 'adventur Preliminary plan for a community 'scoping committee' through 2021/22 postpot Anticipate to re-visit and re-convene community-led meetings in 2022. Investigating possible interim measures, including working with Central Coast gat	uge support amoi ire') and staging (r oned, with the con	ngst key stakeholde need to have centra asensus direction to	ers, and interested of l 'festival' compone not try to impleme	organisers. ent) and uncertaint nt in immediate fur	y around Covid-: ture.	

Action Title: 1.1.7.1 Develop and implement an education program to support a culture of cycling in Central Coast

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Community Development - Community Services	In Progress	01-Sep-2021	31-Mar-2022	15%	14.00%	GREEN

Action Progress Comments: Bicycle Network Tasmania is developing a 'Back on Your Bike' adult cycling and bike education program, to be implemented from end-2021 through mid-2023. Project received funding through Healthy Tasmania Fund Round 2 (supported by various Councils) Bicycle Network with collaborate with Council to implement and deliver the program in Central Coast. Initial 'commencement' planning in October/November 2021, with likely program delivery in February/March 2022. Last Updated: 04-Oct-2021

Action Title: 2.1.1.1 Review Central Coast Walking Trails Marketing Plan for use in a post-Covid-19 recovery environment

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Development Officer - Community Services	In Progress	01-Sep-2021	28-Feb-2022	18%	20.00%	GREEN

Action Progress Comments: Initial review of the Central Coast Walking Trails Marketing Plan has been conducted with the lens of post COVID recovery with some key activities and actions identified.

Last Updated: 04-Oct-2021

Action Title: 2.3.2.1 Develop a Community Health and Wellbeing Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Wellbeing Officer - Community Services	In Progress	01-Sep-2021	28-Feb-2022	20%	15.00%	GREEN
Action Progress Comments: Scope of the plan has been developed for consideration.						
Last Updated: 30-Sep-2021						

Action Title: 2.3.7.3 Develop a policy around the use of Acknowledgement of Country and Welcome to Country at meetings and events

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Wellbeing Officer - Community Services	In Progress	01-Sep-2021	30-Nov-2021	50%	50.00%	GREEN

Action Progress Comments: A first draft of guidelines has been developed to assist Council staff with the appropriate and respectful use of an acknowledgement of country by staff at Council events and activities, where it is appropriate to open with an acknowledgement. Consultation of the draft is with the RAP working group for discussion and review.

Last Updated: 29-Sep-2021

Action Title: 4.3.6.1 Consider opportunities for residential living above shops in Reibey Street

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Community Services - Community Services	In Progress	01-Aug-2021	31-Mar-2022	20%	25.00%	AMBER

Action Progress Comments: Letter and survey sent to property owners and Central Coast Chamber of Commerce and Industry. Project promoted on social media. Owners of ten properties have indicated they are not interested, owners of eight properties have indicated they are happy to learn more about the project. On track.

Last Updated: 27-Sep-2021

Action Title: 4.3.6.2 Continue to develop active spaces and interactive activities for the Ulverstone CBD through the Public Events Working Group.

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Development Officer - Community Services	In Progress	01-Jul-2021	30-Jun-2022	25%	24.00%	GREEN

Action Progress Comments: The Public Events Working Group has been meeting regularly and exploring different concepts and activities to activate spaces in the Ulverstone CBD. Hosting event scale activities in the CBD continues to have the challenge of COVID restrictions. The scope of installing interactive infrastructures such as Rube Goldberg Machines (Crazy Contraptions) linked to the Hive theme of art and science, is an idea being considered. The group is now looking to hold Christmas activities in the CBD, with a focus on bringing the magic of Christmas to Reibey Street through all of December.

Last Updated: 27-Aug-2021

#### **Community Services and Facilities**

Action Title: 2.2.1.1 Commence consultation phase and committee implementation of the Disability and Inclusion Action Plan						
Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Community Services - Community Services	In Progress	01-Sep-2021	30-Apr-2022	5%	20.00%	RED
Action Progress Comments: Have advertised for EOIs for Working Group roles. EOIs close 04.10.21. On track.						
Last Updated: 27-Sep-2021						

Action Title: 3.3.1.2 Update Venue Management Plans and promote on the Council's website and relevant events literature (for all venues)

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Community Development - Community Services	In Progress	01-Jul-2021	30-Nov-2021	65%	95.00%	AMBER
Action Progress Comments: Initial review completed 2020/21. In Q1 of 2021/22 (end-September): - consolidated hire application forms/process (completed); - revised booking arrangements for some venues (completed); - revised cleaning arrangements for some venues (completed) Actions for Q2 of 2021/22 (October - December 2021): - update of resources/inventory at venues (commenced); - consider better integration of online booking enquiry with booking softwar - update summary information on website (not commenced - after the above		menced)				
Last Updated: 04-Oct-2021						

#### Land Use Planning

#### Land Use Planning

Action Title: 1.3.1.2 Undertake a desktop exercise to identify potential land to be rezoned for commercial purposes

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %		
Manager Land Use Planning - Land Use Planning	In Progress	01-Sep-2021	31-Mar-2022	5%	15.00%	RED		
Action Progress Comments: The examination of the supply and ne	Action Progress Comments: The examination of the supply and need for Commercial zoned land will form part of the Central Coast Local Settlement Strategy.							
Last Updated: 25-Aug-2021								

Action Title: 1.3.5.1 Following the commencement of the Tasmanian Planning Scheme and Central Coast LPS, consider providing support for the rezoning of identified land to light industrial

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	In Progress	01-Sep-2021	31-Mar-2022	1%	15.00%	RED

Action Progress Comments: To be examined and to form part of the Local Settlement Strategy

Last Updated: 01-Oct-2021

Action Title: 5.3.1.1 Identify areas where the Tasmanian Planning Scheme 'Road and Rail Code' would be applied for noise attenuation.

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	In Progress	01-Sep-2021	28-Feb-2022	10%	15.00%	AMBER
Action Progress Comments: Planners meet with Jennifer Jarvis to Planners to identify lands that would be subject to the Code if sub		development appl	ications that are wi	thin 50m of the We	estern Rail Line.	
Last Updated: 01-Oct-2021						

#### Action Title: 5.3.1.2 Develop a Cultural Heritage Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	In Progress	01-Aug-2021	28-Feb-2022	20%	30.00%	AMBER

Action Progress Comments: The Tasmanian Planning Scheme, under C6.0 Local Historic Heritage Code, contains provisions for the identification, inclusion, protection and enhancement of local cultural heritage, including buildings, precincts, landscapes, archaeological sites and trees of local significance.

The Council sought Expressions of Interest from consultants to undertake the identification of local places, precincts and trees of heritage significance within the municipal area.

The Council engaged heritage consultants, Extent Heritage (Hobart), to undertake a study and community engagement project to identify, protect and manage the heritage resources which are important to our community. Extent Heritage will sub-contract Tasmanian historian Nic Haygarth to undertake the written history portion of the project. The study will look at buildings, precincts, landscapes, archaeological sites, parks and gardens and individual trees of local significance. Places of State cultural heritage significance are currently

recorded on the Tasmanian Heritage Register, kept by the Tasmanian Heritage Council. It may be that some places transition onto a local heritage register.

Consultant, Dr Jennifer Jones -Travis, anticipates that, through a public consultation process, the local community will also assist with the identification of significant sites for further research and possible listing as items of local heritage significance.

To participate, we encourage the community to attend information and community engagement sessions.

Extent Heritage will undertake community consultation during October 2021, including a community information session at the Gnomon Pavilion, Ulverstone Wharf Precinct and a digital evening session that the community will be able to access from home. The community will also be invited to participate in a "Survey Monkey" questionnaire. It is anticipated the study will be completed with 6 months.

Last Updated: 15-Sep-2021

#### Action Title: 5.3.1.3 Finalise a Local Central Coast Settlement Strategy

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	In Progress	01-Aug-2021	31-Mar-2022	10%	30.00%	RED
Action Progress Comments: In August 2021, four experienced Land L	Jse Planning Consultants we	re asked to make a	submission to deve	lop a Central Coas	t Local Settleme	nt Strategy.
The Strategy will inform and guide future use and development in Ce 2010-2030.	ntral Coast for the next 20 y	ears and will also b	e used to inform a i	review of the Cradl	e Coast Regiona	l Land Use Strateg
The Strategy is to:						
. Identify land use requirements and make recommendations for resine Residential and Rural Living (A, B & C) zones;	dential land use under the G	ieneral Residential,	Low Density			
. identify land that may be suitable for Community Purpose, Light Ind	lustrial and Commercial land	use. (Note: Counci	l staff have begun			
looking at Light Industrial and Commercial options and will be unc	dertaking further investigation	ons to assist with th	e study outcomes);	;		
. contain land zoning recommendations; and						
. examine and make comment on:						
<ul> <li>any regional provision that would not need to be replicated in Ce</li> </ul>	entral Coast;					
<ul> <li>social, economic and environmental trends that have impacted</li> </ul>	ed the region and the munic	ipal area over the p	ast decade;			
<ul> <li>social, economic and environmental trends that are likely to i</li> </ul>	impact the region over the n	ext 20 years includ	ling climate change			

de-urbanisation and remote working driven by COVID-19, and a move to more in-home care for the elderly, driven by Government policy; and

- any strategic land use advantage that may be pursued by our municipality in relation to neighbouring or like municipalities around Australia.

Submissions are to be received by 10 September 2021.

One submission has been received. Options for additional funding are being explored.

Last Updated: 01-Oct-2021

Action Title: 5.3.1.4 Review the Turners Beach, Forth and Revell Lane, Penguin, Specific Area Plans

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	In Progress	01-Aug-2021	31-Mar-2022	20%	26.00%	AMBER

Action Progress Comments: Planning staff met with the Forth Community Group on 5 August, to introduce the review of the Forth Specific Area Plan (SAP) and advised that a Heritage Consultant will also be looking at the Forth area. It is anticipated the review of the Forth SAP will 'dovetail' with the Heritage Study, each informing the other.

Planning staff met with the Turners Beach community group on 26 August to introduce the process for a review of the Turners Beach Specific Area Plan (SAP). Planning staff are working a Survey Monkey for the Turners Beach community and a letter/survey for Revell Lane property owners.

Last Updated: 01-Oct-2021

#### **Corporate Services**

#### **Corporate Services**

#### Finance

Action Title: 5.1.3.1 Internal Audit Program – Fringe Benefit Tax

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %		
Manager Corporate Finance - Corporate Services	In Progress	01-Jul-2021	31-Dec-2021	20%	50.00%	AMBER		
Action Progress Comments: Commenced review of existing FBT reportable items and submitted 2020/21 return to ensure compliance with current legislation.								

To commence deep dive of vehicle numbers, types employee contribution levels for opportunities to reduce liability.

#### Action Title: 5.2.1.22 Adopt a Fees and Charges Policy

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Corporate Finance - Corporate Services	Completed	01-Jul-2021	31-Jul-2021	100%	100.00%	GREEN

Action Progress Comments: An extensive review was undertaken by River Road Consulting and a Policy developed. Policy was workshopped with Councillors and adopted by the Council on 19 July 2021

Last Updated: 04-Aug-2021

Action Title: 5.2.1.23 Conduct review of existing finance processes for automation opportunities to improve time and cost efficiencies

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Corporate Finance - Corporate Services	In Progress	01-Sep-2021	30-Apr-2022	17%	12.00%	GREEN

Last Updated: 01-Oct-2021

Action Progress Comments: This will be an ongoing process throughout the year as part of adopting a continuous improvement focus for team. This will have a major focus during the project for the upgrade of financial software to identify current processes that can be improved with the upgrade. Process improvement opportunities in Project Close-out / Asset Capitalisation identified to improve year end and asset management reporting processes. To work with Engineering, Asset Management and finance Teams in Q2 in 2021/22. Payroll stage 2 will represent another key opportunity. Meeting scheduled with external consultants to look at improving performance of Microsoft Teams Last Updated: 30-Sep-2021

#### **Information Services**

Action Title: 5.2.1.29 Review Customer Request System

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Corporate Services - Corporate Services	In Progress	01-Sep-2021	31-Mar-2022	10%	25.00%	AMBER
Action Progress Comments: Review existing systems and workflows for capturin Match the existing systems with function requirements. Align outcomes of OLT LEAN teams with this action. Last Updated: 19-Aug-2021	g customer requ	ests.				

#### Action Title: 5.2.6.2 Review the Terms of Reference of the ICT Governance Committee

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %	
Director Corporate Services - Corporate Services	In Progress	01-Sep-2021	30-Nov-2021	20%	35.00%	AMBER	
Action Progress Comments: Review the recommendations of external review conducted by River Road Consultants. Determine the role, composition and structure of ICT Committee.							
Last Updated: 19-Aug-2021							

#### **Regulatory Services**

#### **Building and Plumbing Services**

Action Title: 5.2.1.25 Implementation of the Open Office Building application

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %		
Manager Organisational Development - Regulatory Services	In Progress	01-Jul-2021	31-Dec-2021	30%	48.00%	AMBER		
Action Progress Comments: Two outstanding issues with data migration from previous software, waiting on Open Office to sort these remaining issues out. Once this is complete we can then undertake data migration for current spreadsheet data (2017 - current).								
Last Updated: 01-Oct-2021								

#### Compliance

Action Title: 1.1.11.1 Finalisation of a Camping By-law to regulate freedom camping within Central Coast

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %		
Manager Regulatory Services - Regulatory Services	In Progress	01-Sep-2021	31-Mar-2022	10%	15.00%	AMBER		
Action Progress Comments: An initial review of camping areas has been undertaken and a by-law drafted. It was identified that development applications are required for existing and proposed sites although this work has not commenced. The recommendations and the draft by-law require further internal review.								

Last Updated: 06-Oct-2021

#### **Infrastructure Services**

#### Infrastructure Services

#### Assets

Action Title: 4.3.1.7 Conduct a facilities audit of Council buildings

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Sep-2021	31-May-2022	5%	10.00%	AMBER

Action Progress Comments: Internal discussion between Infrastructure Services and Community Services including through Facilities and Asset Management Team (FAMT) to develop a consistent and strategic approach for similar actions namely;

Action: 4.3.3.6 Review of the Central Coast Open Space and Recreation Plan 2012-2022.

Action: 4.3.1.7 Conduct a facilities audit of Council buildings. 5.2.1.19 Review of the Recreation and Hall facilities review.

Action: 4.3.1.15 Refine the Asset Management Plans and update the Policy.

Action: 5.2.1.19 Review of the Recreation and Hall facilities review

Last Updated: 29-Sep-2021

#### Action Title: 4.3.1.10 Review and assessment of beach accesses

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Jul-2021	31-Mar-2022	15%	36.00%	AMBER

#### Action Progress Comments: Review process has started.

Due to the high erosion activity at this time of year the beach access at the Buttons Beach overflow caravan park was temporarily closed. This beach access was repaired and reopened due to high usage and an unsafe alternative.

The spatial mapping to capture the beach access data is currently being undertaken.

The beach accesses have been catergorised into 6 types;

1. Council constructed and maintained in Asset Management System (Conquest)

2. Council constructed and maintained not in Asset Management System (Conquest)

3. Council maintained and minimal structure

4. Unauthorised minimal structure

5. Unauthorised unconstructed

6. Not managed by Council

Last Updated: 04-Oct-2021

Action Title: 4.3.3.1 Complete the Perry-Ling Gardens Master Plan, incorporating a Management and Implementation Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %	
Manager Assets - Infrastructure Services	Not Started	01-Sep-2021	31-May-2022	0%	10.00%	RED	
Action Progress Comments: Progress was delayed due to the Penguin Foreshore Stage B project. Work can now recommence on this project following acceptance of a tender for the foreshore project.							
Last Updated: 04-Oct-2021							

#### Action Title: 5.3.4.1 Review the future use of the Penguin Depot Site

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Sep-2021	28-Feb-2022	10%	15.00%	AMBER
Action Progress Comments: This action requires inputs from the Penguin Tow Area is zoned General Residential. Options for consideration at this stage: No change Sold as-is Development - Residential subdivision Development - As per Penguin Town Centre Project Last Updated: 04-Oct-2021	vn Centre project ar	nd may be delayed u	until the co-depend	ent project is finali	sed.	

#### Engineering

Action Title: 4.3.1.4 Development of a Greening Central Coast Strategy

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Jul-2021	31-Dec-2021	80%	40.00%	GREEN

#### **Action Progress Comments:**

Draft Central Coast Greening Strategy has been developed and provided to Council's Asset Team.

Council's Greening Asset Management Team (GAMT) provided input into the implementation matrix to develop budgets and timeframes.

The strategy is now with the Greening Central Coast Working Group members for review and has been provided to Council's Senior Leadership Team for consideration at their next meeting. Feedback from the Greening Central Coast Working Group members and Council's Senior Leadership Team were considered and included for the draft dated 24 September 2021. The strategy was presented at the 27 September 2021 Councillor Workshop and was well received. One addition edit to the draft strategy was included and then the finalised draft was provided to the Greening Central Coast Working Group members and Councillors on 28 September 2021 which also confirmed the consultation phase.

Last Updated: 29-Sep-2021

Action Title: 4.3.1.9 Develop a Stormwater Retention/Detention Service Level Policy

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Engineering - Infrastructure Services	In Progress	01-Sep-2021	28-Feb-2022	50%	15.00%	GREEN

Action Progress Comments: A draft document has been developed and currently being reviewed.

Last Updated: 01-Oct-2021

#### Action Title: 4.3.3.2 Complete Fairway Park Master Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Engineering - Infrastructure Services	In Progress	01-Aug-2021	30-Jun-2022	25%	22.00%	GREEN

Action Progress Comments: The project has been initiated and the scope has been approved by Council. Consultation has commenced with the primary stakeholders. Concept plans are currently being developed to provide options so the main consultation can be undertaken with an aim to accomplish this during the summer months. Design for the Seakist to Fairway Park shared pathway link has commenced which is part of the master plan and funded by the LRCI grant.

Last Updated: 30-Aug-2021

#### **Parks and Amenities**

Action Title: 4.3.3.3 Finalise the Johnsons Beach Master Plan (BBQ shelter)								
Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %		
Manager Assets - Infrastructure Services	In Progress	01-Sep-2021	30-Nov-2021	5%	35.00%	RED		
Action Progress Comments: Site visit and initial planning to identify construction requirements underway.								
Last Updated: 29-Sep-2021								

Action Title: 4.3.3.6 Review of the Central Coast Open Space and Recreation Plan 2012-2022

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Jul-2021	30-Jun-2022	10%	24.00%	AMBER

Action Progress Comments: Project Proposal has been developed and was presented at Council's Facilities Asset Management Team (FAMT) meeting in August. Current review/audit of actions being undertaken. The previous plan actions which have been identified an achieved have now been removed and any outstanding actions are currently being considered by FAMP. *Last Updated: 29-Sep-2021* 

#### Roads, Bridges and Drainage

Action Title: 4.3.1.8 Prepare an integrated Turners Beach Pathway, Streetscaping and Traffic Management Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Jul-2021	31-Oct-2021	40%	75.00%	AMBER

Action Progress Comments: Several meetings of the task group have been conducted. Last meeting held Tuesday 24 August 2021.

Discussions focused on traffic numbers and speeds, the eastern end of the Esplanade, and potential routes for the shared pathway. More detailed designs to progress prior to next meeting. *Last Updated: 27-Aug-2021* 

#### Waste Management

Action Title: 4.4.2.1 Development of a Central Coast Waste Strategy

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Jul-2021	31-Oct-2021	60%	75.00%	AMBER

Action Progress Comments: Project work is progressing. Consultant engaged, has attended meetings and visited waste sites for background on Councils waste services.

Meeting held 30 August 2021, JustWaste provided a summary presentation regarding Councils current state, future directions of regional and state strategies, and potential key areas for Council's strategy.

Work has commenced on preparing a presentation for Councillors in late October 2021.

Next meeting 11 October 2021.

Last Updated: 01-Oct-2021

## Office of General Manager

### Office of General Manager

#### **Organisational Development**

Action Title: 5.1.1.1 Complete the Council's Workforce Plan								
Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %		
Manager Organisational Development - Office of General Manager	In Progress	01-Aug-2021	31-May-2022	20%	22.00%	GREEN		
Action Progress Comments: Currently working with Planning and Works Services (RRC) to implement recommendations. Once these two areas are complete we will then roll out to the rest of the organisation.								
Last Updated: 23-Sep-2021								

Action Title: 5.1.9.1 Update the Strategic Risk Register

31-Oct-2021 nented. The existing	20%	90.00%	RED
mented. The existing	a strategic risk regist		
		ter to be modifie	ed due to some of th
_			

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Risk Officer - Office of General Manager	Not Started	01-Sep-2021	31-Mar-2022	0%	13.00%	RED
Last Updated: 30-Jun-2021						

#### **Strategy and Policy**

Action Title: 1.3.5.2 Review and progress outcomes from the Complete Streets report on the Penguin Town Centre

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
General Manager - Office of General Manager	In Progress	01-Jul-2021	31-Dec-2021	40%	45.00%	AMBER
Action Progress Comments: The draft Complete Streets report h Parallel to the public feedback talks will commence with users of The consultation has been undertaken and Council is currently undertaken.	f some Council buildings to ensur	e they are being us	sed in the best strate	egic way.	o endorsement o	of the plan by Counci

The consultation has been undertaken and Council is currently waiting on a draft report from Complete Streets to take to Council for consideration.

Last Updated: 29-Sep-2021

Action Title: 5.2.1.28 Review content and functionality of CCC Website

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Strategy & Policy Officer - Office of General Manager	In Progress	01-Jul-2021	30-Jun-2022	32%	24.00%	GREEN
Action Progress Comments: The Project Proposal for the Website R	edevelopment for Improved (	Communications ha	as been sent to the (	General Manager.		

The Website Redevelopment for Improved Communications Project Proposal is under revision.

Last Updated: 01-Oct-2021

Action Title: 5.5.2.1 Work with the State Government and Cradle Coast Authority to progress immigration settlement within Central Coast

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Strategy & Policy Officer - Office of General Manager	In Progress	01-Jul-2021	30-Jun-2022	32%	24.00%	GREEN

Action Progress Comments: The Choose Cradle Coast Jobs Board is currently advertising job vacancies in the Cradle Coast region, including vacancies at the Council. According to the Regional Futures Plan Evaluation dated June 2021, "The Choose Cradle Coast campaign was well received and there was a definite boost in website traffic to the jobs board and on the Choose Cradle Coast social media site". In late August, the Choose Cradle Coast Facebook page had over 450 followers. Currently looking at links between the Council's Population Strategy with State Government and CCA Progress.

The Central Coast Local Economic Development Framework aligns to the Cradle Coast Authority's Futures Plan, specifically the Choose Cradle Coast initiative, and explores ways to influence and encourage repatriation of the youth diaspora.

Last Updated: 01-Oct-2021



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# Central Coast Local Economic Development Framework

October 2021

# FACILITATING ELEVATED PROSPERITY -IT'S IN OUR NATURE



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## CONTENTS

Purpose 1
Introduction1
Background 2
Context
The Current Situation
Levers of Economic Development7
Approaches
Evaluation Tools
Vision
Guiding Principles10
Contacts
Strategic Outcomes
Action Plan14
Measurement
References



## 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 reginal 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

	Population growth	<b>22,157</b> residents in 2020
-		<b>1.4%</b> increase in population for the 2015-2020 period
	Projected nonulation	20,328 residents in 2040 (medium series)
	Projected population	-8.3% decrease in population 2020-2040 (medium series)
6		16.9% of population was aged 0-15 years in 2016
Ictor	Retention of young people	1,305 residents aged 15-19 years in 2016
Social Factors		<b>0.7%</b> increase in residents aged 20-34 in the 2011-2016 period
Soc	Births	1.7% - fertility rate in 2018
		<b>37.3%</b> - highest year of school completed was Grade 10 in 2016
	Education	11.3% held a Bachelor or higher degree in 2016
	Travel to work	12.4km - average distance travelled to work from home
	Available labour	6.9% - unemployment rate in Central Coast in 2016
	Active workforce	9,493 people participated in the labour force in 2016
		59.9% of population was aged 15-64 years in 2019
	Working-age population	47.3 years old - average age in 2019
		22.3% of population was aged 65 years or older in 2016
10		1,489 businesses in Central Coast in 2020
Ictors	Business environment	5.7% increase in number of businesses for the 2015-2020 period
ic Fa		15,826 - total number of jobs in Central Coast in 2018
Economic Fact	Key employing	711 employee jobs in retail trade
EC	industry sectors (2016)	692 employee jobs in health care and social assistance
	(2010)	577 employee jobs in manufacturing
	Most popular	1,429 employee jobs as technicians and trades workers
	occupations (2016)	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**

Strengthe	ning	collaborative networks and strategic partner	ships	STRATE	EGIC OU	TCOME 1
Action	ID	Task	ED Lever	Council Role	Timings	Resources
	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	ln progress	Community engagement
Improve networking opportunities for local Institutions	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

Strengthe	Strengthening collaborative networks and strategic partnerships				STRATEGIC OUTCOME 1		
Action	ID	Task	ED Lever	Council Role	Timings	Resources	
Churmathan	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	ln progress	Council collateral & Budget Estimates	
Strengthen partnership arrangements with the Cradle Coast	1.7	Align local economic development efforts with the regional Futures Plan to create regional economies of scale.	Market: Networking	Advocate	ln progress	Council collateral & Budget Estimates	
Authority	1.8	Participate in the Cradle Coast Authority's Projects of Regional Importance Register.	Market: Networking	Provider	ln progress	Budget Estimates	
	1.9	Training and professional development opportunities for Council staff involved in economic development activities.	Government: Services	Advocate	ln progress	Council collateral	
Effectively use strategic alliance with	1.10	Develop sustainable, social and physical infrastructure.	Government: Infrastructure & land	Provider	ln progress	Council collateral & Policy	
the Local Government Association of Tasmania	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	ln progress	Council collateral	
Boost networking	1.13	Engage in the Economic Development professional development group for Tasmanian councils.	Government: Services	Provider	ln progress	Council collateral	
with Regional Development Australia	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	

Embeddi	ng a	culture of innovation		STRATE	EGIC OU	TCOME 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
connuence	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
	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
Foster clustering activities	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

Embeddi	ng a	culture of innovation		STRATE	EGIC OU	TCOME 2
Action	ID	Task	ED Lever	Council Role	Timings	Resources
Foster clustering activities	2.7	<text></text>	Market: Clustering & networking of businesses	Provider	In progress	Community engagement
	2.8	Support local Farmers' Markets, for example, cross promotion on digital platforms.	Market: Access to markets	Provider	In progress	Council collateral
Support local food systems	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	ln 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	ln progress	Council collateral

Boosting p	lace	marketing and management of place making infi	rastructure	STRAT		JTCOME 3
Action	ID	Task	ED Lever	Council Role	Timings	Resources
	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
Boost place marketing	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
efforts	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	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
management of place making	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
infrastructure	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
	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
Attract investment	4.3	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.	Government: Market structure & regulation	Provider	Long- term	Council collateral

Attracting investment and supporting business STRATEGIC OUTC					COME 4	
Action	ID	Task	ED Lever	Council Role	Timings	Resources
	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
Attract	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
investment	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

Attractin	g inv	estment and supporting business		STRATE	GIC OUT	COME 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
	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
Support local businesses	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 businessSTRATEGIC OUTCOME						COME 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	ln progress	Council collateral
	4.19	<text><text><text><text><text><text></text></text></text></text></text></text>	Market: Networking	Facilitator	Medium term	Council collateral
	4.20	Explore the potential for Shop Top living in Reibey Street, Ulverstone.	Market: Networking	Facilitator & advocate	ln progress	Council collateral
	4.21	Progress development and implementation of the Penguin Town Centre Master Plan.	Market: Networking	Provider & advocate	ln progress	Council collateral

Appealing to relocating creative professionals, retirees and families STRATEGIC OUTCOME 5						
Action	ID	Task	ED Lever	Council Role	Timings	Resources
	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
Attract creative professionals and retirees	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
	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
Attract families	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	Appealing to relocating creative professionals, retirees and families STRATEGIC OUTCOME 5					
Action	ID	Task	ED Lever	Council Role	Timings	Resources
	5.6	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.	Government: Infrastructure & land	Provider	Long- term	Council collateral

Increasing the population and retaining young people			STRATEGIC OUTCOME 6			
Action	on ID Task		ED Lever	Council Role	Timings	Resources
	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
Plan to increase the population	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	ln 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	Action ID Task		ED Lever	Council Role	Timings	Resources
	6.8	Lobby State Government for improved access and availability to public transport routes.	Community: Justice & equality	Advocate	Long- term	Council collateral
Improve employment opportunities and identify and reduce barriers	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> <li># of local institutions identified.</li> <li># of Cradle Coast Authority's Future Plan initiatives and strategies participated in.</li> </ul>	<ul> <li># of local institution stakeholders engaged.</li> <li># local actors involved in Futures Plan initiatives and strategies.</li> </ul>	<ul> <li># of community skills, resources, businesses and physical asset inventories developed.</li> <li>Evaluation of Futures Plan initiatives and strategies.</li> </ul>
2. Embedded a culture of innovation	<ul> <li># of stakeholders         participating in the Local         Economic Development         Committee.         </li> <li># of emerging cluster</li> <li>activities identified.</li> </ul>	<ul> <li># of Mayor's Roundtables held for the Local Economic Development Committee.</li> <li># of stakeholders engaged.</li> <li># of potential cluster stakeholders engaged.</li> </ul>	<ul> <li># of innovative programs, initiatives and planning ideas developed, prioritised and implemented.</li> <li># enabling supports facilitated for cluster development and activities.</li> </ul>
3. Boosted place marketing & management of place making infrastructure	<ul> <li># of community visioning meetings held in key localities.</li> <li>Audit/review of Council owned/managed community facilities/amenities.</li> </ul>	<ul> <li># of community-led place visions for their own identity and image developed.</li> <li># of findings and/or recommendations from asset audits or reviews.</li> </ul>	<ul> <li># of Coast to Canyon capital brand applications integrating authentic place identity and image/s.</li> <li>Second Second Seco</li></ul>

Strategic Outcome	How much did we do?	How well did we do it?	Is anyone better off?
4. Attracted investment & supported business	<ul> <li># of target industries and businesses identified.</li> <li># of potential land or buildings identified for investment or development marketing.</li> <li># of Business Tasmania and Switch Tasmania supports, initiatives and programs promoted to local business and entrepreneurs.</li> </ul>	<ul> <li># of investment opportunities identified in the Investment Strategy/ Prospectus.</li> <li># of businesses or industries targeted for investing or developing in Central Coast.</li> <li># of Business Tasmania and Switch Tasmania supported promotions on digital platforms.</li> </ul>	<ul> <li># of new businesses or industries attracted to Central Coast.</li> <li># of local businesses and entrepreneurs gaining new skills and knowledge by Business Tasmania and Switch Tasmania supports and assistance.</li> </ul>
5. Appealed to creative professionals, retirees & families	<ul> <li># of lifestyle amenity identified in communities.</li> <li># of local services, schools and supporting social and physical infrastructure identified in urban communities.</li> </ul>	<ul> <li># of Coast to Canyon capital brand applications appealing to creative professionals.</li> <li># of Coast to Canyon capital brand applications appealing to families and retirees.</li> </ul>	<ul> <li>% increase in people holding a bachelor or higher degree.</li> <li>% increase in the fertility rate in Central Coast.</li> <li>% increase in Central Coast high income earners.</li> </ul>
6. Increased our population and retained our young people	<ul> <li># of liveability indicators included in the Community Liveability Survey.</li> <li>Image: Community Survey.</li> <li>Image: Community Survey.</li> <li>Image: Community Survey.</li> <li># of strategies/ initiatives developed to attract young diaspora.</li> </ul>	<ul> <li># of Community Liveability Surveys conducted.</li> <li># of strategies/ initiatives implemented e.g. the Futures Plan - Choose Cradle Coast initiative or the Central Coast Population Growth Strategy.</li> </ul>	<ul> <li>% increase in Central Coast residents.</li> <li>% increase in the number of residents aged 15-19.</li> <li>% increase in residents aged 20-34.</li> </ul>

### REFERENCES

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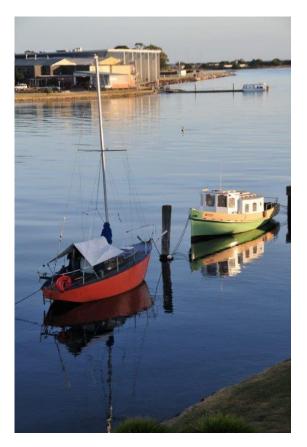
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# SCHEDULE OF CORRESPONDENCE RECEIVED ADDRESSED TO MAYOR AND COUNCILLORS

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-desac 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.

den.

Paul Breaden ACTING GENERAL MANAGER

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

www.**centralcoast**.tas.gov.au



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 (460m<sup>2</sup> 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

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

www.centralcoast.tas.gov.au

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

den. L

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

Man.

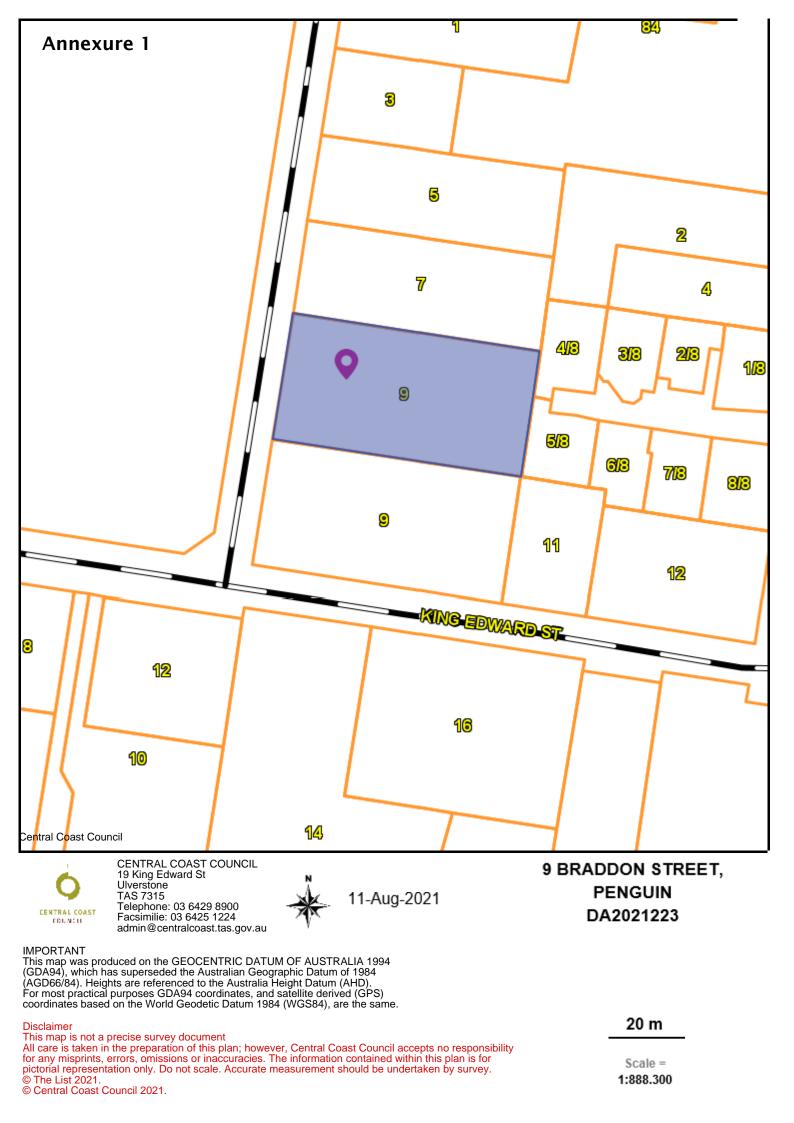
Paul Breaden ACTING GENERAL MANAGER

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

## FEES AND CHARGES

COMMUNITY SERVICES

	2021-2022 \$	GST \$
Social Facilities (without Kitchen and Bar)		
Hourly rate	28.00	2.55
Minimum fee	56.00	5.09
Maximum daily fee	531.00	48.27
P.A. system and audio bench	22.00	2.00
Projector and screen	43.00	3.91
Meeting Room and Kitchen		
Hourly rate	17.00	1.55
Minimum fee	17.00	1.55
Maximum daily fee	107.00	9.73
Dormitory Accommodation		
1-5 people (per person one night)	32.00	2.91
6-36 people (per person one night)	27.00	2.45
Four or more consecutive nights accommodation (per person		
per night)	22.00	2.00
Washing Machine		
Minimum fee - per day	16.00	1.45
SWIMMING POOL AND WATERSLIDE		
Ulverstone Learn-To-Swim Centre		
(increases effective from 1 January 2022)		
Hourly fee	99.00	9.00
Hourly fee for Central Coast community groups involved in		
junior development in swimming	83.00	7.55
Ulverstone Waterslide		
3 rides	9.00	0.82
Group bookings (per half hour)	86.00	7.82
Group bookings (per hour)	152.00	13.82
/ISITOR INFORMATION CENTRE		
Ulverstone Visitor Information Centre		
Small meeting room (per meeting/per day)	11.00	1.00
Annual display space for		
DL brochure	32.00	2.91
A4-A5 brochure	80.00	7.27
A0 poster display on outside wall per month	32.00	2.91
(Brochure display charges for brochures outside of the Central		
Coast area. Central Coast tourism businesses have brochures		
displayed for free)		



## Annexure 2

CENTRAL COAST COUNCIL PO Box 220 <sup>2</sup>49 King Edward Street ULVERSTONE TASMANIA 7315 Ph: (03) 6429 8900 Email: planning@centralcoast.tas.gov.au www: centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

## Land use Planning and Approvals Act 1993

Central Coast Interim Planning Scheme 2013

## PLANNING PERMIT APPLICATION

Zone:

Office use only:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:					
Site Address	9 Braddon Street, Penguin				
Certificate of Title Reference	88291/26				
Land Area	3509 m2 Heritage Listed Property NO X YES				
Applicant(s)					
First Name(s)	Surname(s)				
<b>Company name</b> (if applicable)	Contact No: 6234 6444				
Postal Address:	250 MURRAY STREET, HOBART TAS 7000				
Email address:	projects@wilsonhomes.com.au				
Please tick box to receive	e correspondence and any relevant information regarding your application via email.				
Owner(s) (note	– if more than one owner, all names must be indicated)				
First Name(s)	CATHOLIC CHURCH Middle Names(s)				
Surname(s)	Company name (if applicable)				
Postal Address:	250 MURRAY STREET, HOBART TAS 7000				

PERMIT APPL	ICATION INFORMATION	(If insufficient space for proposed use and development, please attach separate documents)
"USE" is the purpo	se or manner for which land is utilised.	
Proposed Use	MULTIPLE DWELLINGS	
<b>Use Class</b> Office use only		
buildings and struct Proposed Dev	tures, signs, any change in ground level and	entation in PDF format to planning@centralcoast.tas.gov.au

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

\$ 1,225,000	Estimate/	Actual
Ψ	Lotiniace	7.00041

Total floor area of the development	Fotal floor area of the development	848m <sup>2</sup>	2
-------------------------------------	-------------------------------------	-------------------	---

Notification of Landowner					
If land is NOT in the applicant's ownership					
I, Erin Porter for Wilson Homes the land has been notified of the intention to make this permit	, declare that the owner/each of the owners of application.				
Signature of Applicant Frin Porter	Date 03/08/2021				
If the application involves land within a Strata Corporation					
I, of the body corporation has been notified of the intention to n	, declare that the owner/each of the owners nake this permit application.				
Signature of Applicant	Date				

If the application involves land owned or administered by the CENTRAL COAST COUNCIL		
Central Coast Council consents to the making of this permit application.		
General Managers Signature	Date	
If the permit application involves land owned or administered by the CROWN		
l,th	e Minister	
responsible for the land, consent to the making of this permit application.		
Minister (Signature)	Date	

*NB:* If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration			
I/ we Erin Porter for Wilson Homes			
declare that the information I have given in my knowledge.	this permit application to I	be true and correct to the best of	
Signature of Applicant/s		Date <u>03/08/2021</u>	
Office Use Only			
Planning Permit Fee	\$		
Public Notice Fee	\$		
Permit Amendment / Extension Fee	\$		
No Permit Required Assessment Fee	\$	\$	
TOTAL	\$		

Validity Date



## INFRASTRUCTURE SERVICES INFORMATION REQUEST

Site of Proposed Development					
Street Address					
Certificate of Title Reference					
Applicant					
Contact Name					
Company					
Postal Address					
Phone No.	Mobile No.				
Email Address					
Does the development propose to construct a new crossover?		YES	NO □		
Does the development propose to increase existing crossover width to more than 3.6m?					
Does the development require removal of any vegetation from within the road reserve or outside the property boundary?					
Applicant Declaration					
	n I have given in this application to be true and correct to the best o				

Signature of Date





SEARCH OF TORRENS TITLE

VOLUME	FOLIO
88291	26
EDITION	DATE OF ISSUE
3	22-Jun-2009

SEARCH DATE : 19-Feb-2021 SEARCH TIME : 03.20 PM

#### DESCRIPTION OF LAND

Town of PENGUIN Lot 26 on Diagram 88291 (formerly being 1-12DEV) Derivation : Part of Lot 2215 Gtd. to E. Cummings & Ors. Prior CT 3172/5

#### SCHEDULE 1

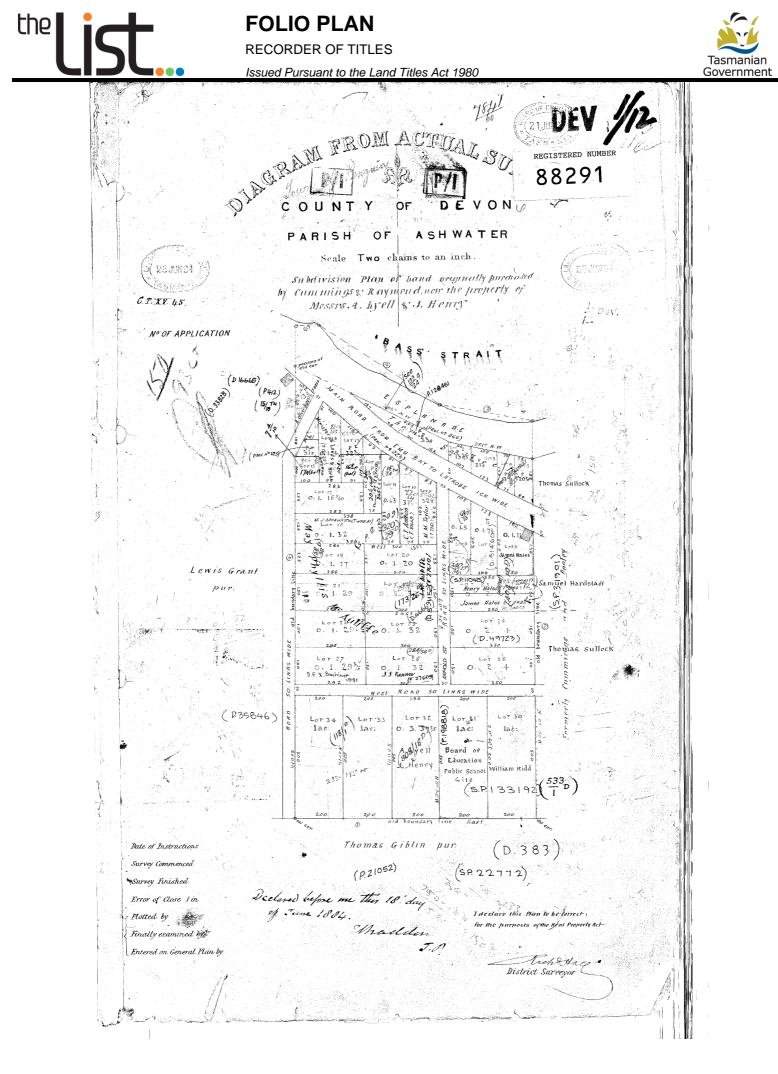
C911802 ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART Registered 22-Jun-2009 at noon

#### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

#### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations







SEARCH OF TORRENS TITLE

VOLUME	FOLIO
88291	27
EDITION	DATE OF ISSUE
3	22-Jun-2009

SEARCH DATE : 22-Jul-2021 SEARCH TIME : 11.44 AM

#### DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON Lot 27 on Diagram 88291 (formerly being 1-12DEV) Derivation : Part of Lot 2215 Gtd. to E. Cumming's & Ors. Prior CT 3208/11

#### SCHEDULE 1

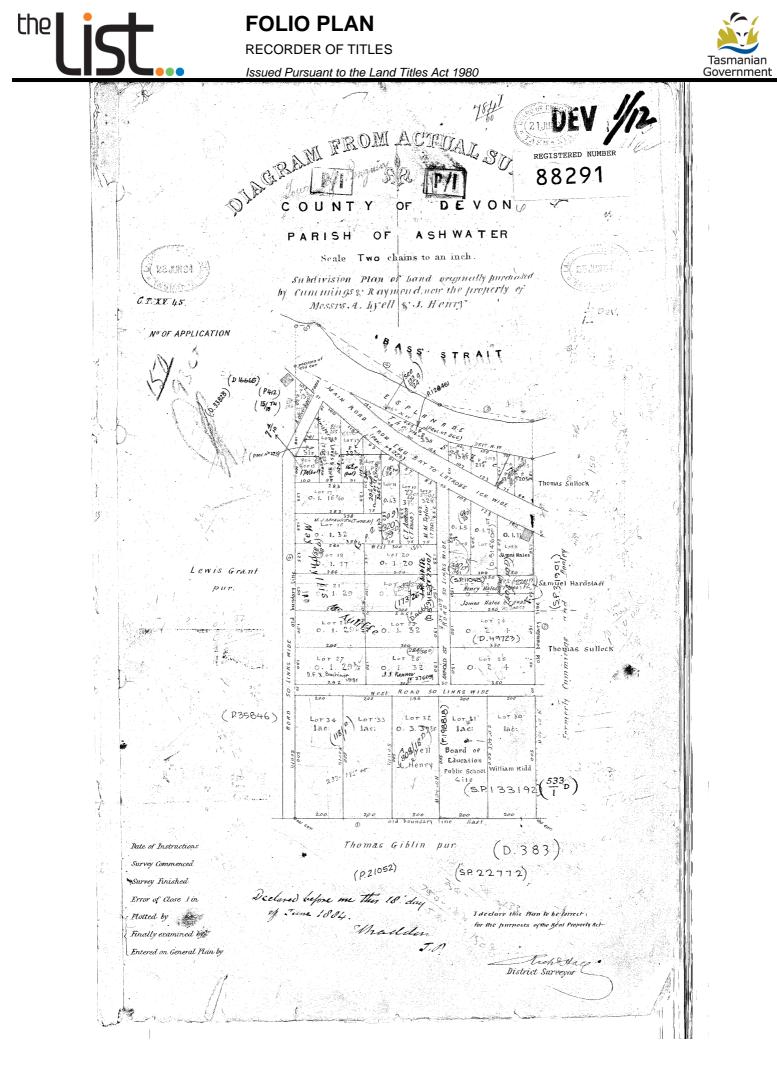
C911802 ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART Registered 22-Jun-2009 at noon

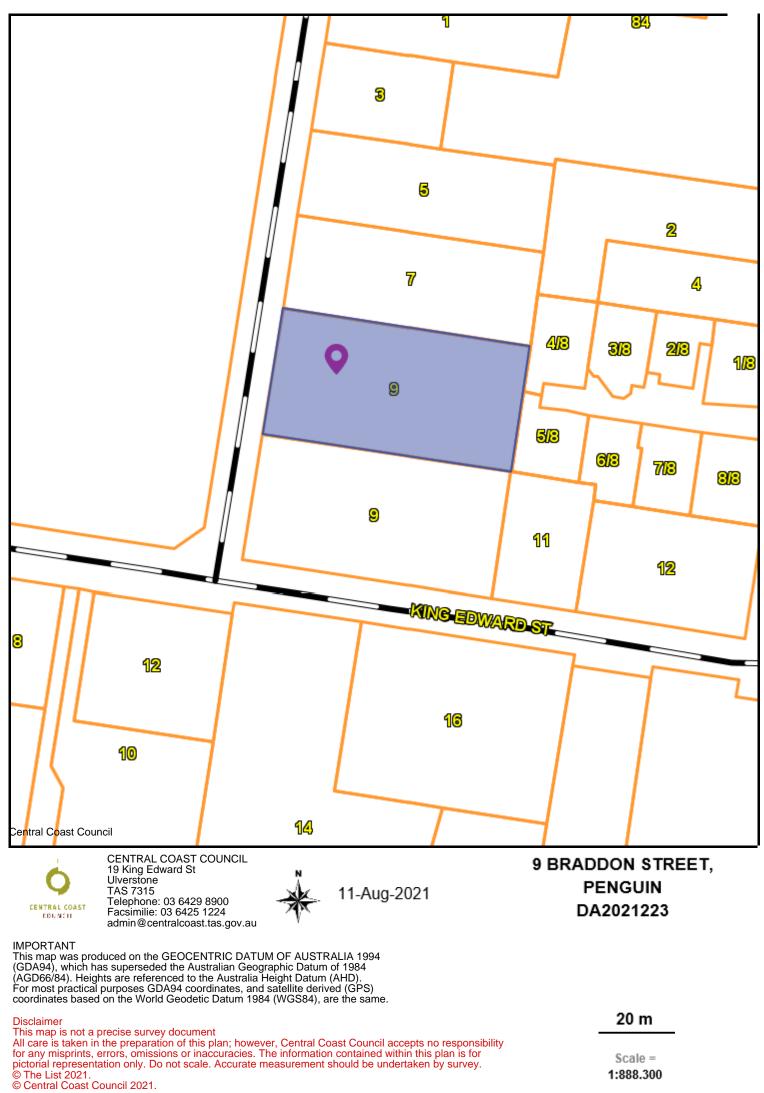
#### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

#### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





# **UNIT DEVELOPMENT** 7 UNITS

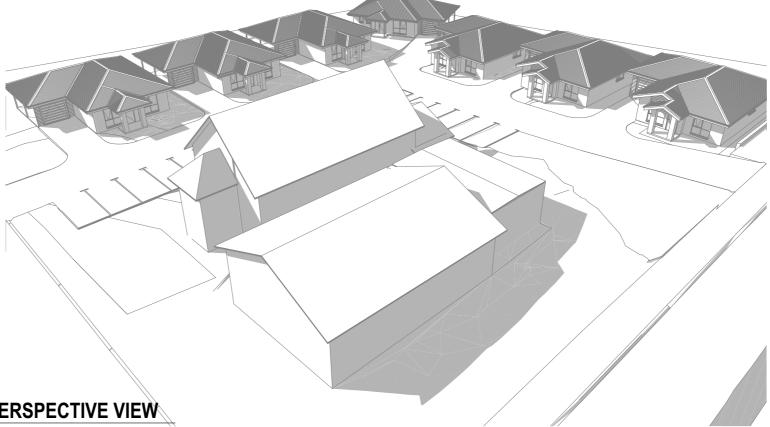
ID NAME	REV
DA01 COVER	
DA02 TITLE ADHERANCE PLAN	
DA03 SITE PLAN	А
DA04 SITE SECTION	А
DA05 DRIVEWAY PLAN	
DA06 DRIVEWAY LONG SECTION	
DA07 PLUMBING PLAN	
DA08 CAR TURNING PLAN	
DA09 UNIT 1-3 FASCIA 2 FLOOR PLAN	
DA10 UNIT 1-3 FASCIA 2 ELEVATION	
DA11 UNIT 4 FLOOR PLAN	
DA12 UNIT 4 ELEVATION	
DA13 UNIT 4-7 FASCIA 3 FLOOR PLAN	
DA14 UNIT 4-7 FASCIA 3 ELEVATION	А

ISSUE HISTORY				
ID	NAME	REVISION	CHANGES	
A, RESPONSE TO COUNCIL RFI, 24/08/2021 11:25 AM				
DA03	SITE PLAN	А	A3	
DA04	SITE SECTION	Α	A1, A2	
DA14	UNIT 4-7 FASCIA 3 ELEVATION	Α	A4	

СН	CHANGE LIST			
ID	NAME			
A1	SHOW U5 & U6 CUT & FILL HEIGHT			
A2	SHOW RETAINING WALL DETAIL			
A3	EXTEND U7 RETAINING WALL ALONG EASTERN SIDE UNTIL LESS THAN 1m H			
A4	FIX SOUTH ELEVATION TYPO			



LOCATION PLAN/SATELLITE IMAGERY 1:1000

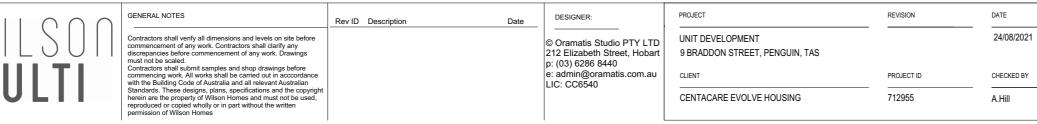


#### SCHEDULE OF AREA

EXISTING COMMUNITY CENTRE:	A1=312.91m <sup>2</sup>
PROPOSED DRIVEWAY:	A2=883.45m <sup>2</sup>
PROPOSED RAMP:	A3=22.58m <sup>2</sup>
PROPOSED UNIT 1-3 & 5-7 ROOF AREA:	A4=124.75m <sup>2</sup>
PROPOSED UNIT 4 ROOF AREA:	A5=104.00m <sup>2</sup>
SITE AREA :	A6=3508.62m <sup>2</sup>
BUILDING COVERAGE:(A1+A4x6+A5) / A6	33.21%
IMPERVIOUS AREA: A7=(A1+A2++A3+A4x6+A	\5)=2071.44m <sup>2</sup>
SITE COVERAGE: A7/A6	59.03%

PERSPECTIVE VIEW

Scale:NTS



#### GENERAL NOTES

GENERAL © REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT OF ORAMATIS STUDIO

DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE VOLUME (PLAN): 882921/26 & 27 DESIGN WIND SPEED WIND LOADING TO AS 4055: N1

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870: P (TREES AND BUILDING ON SITE)

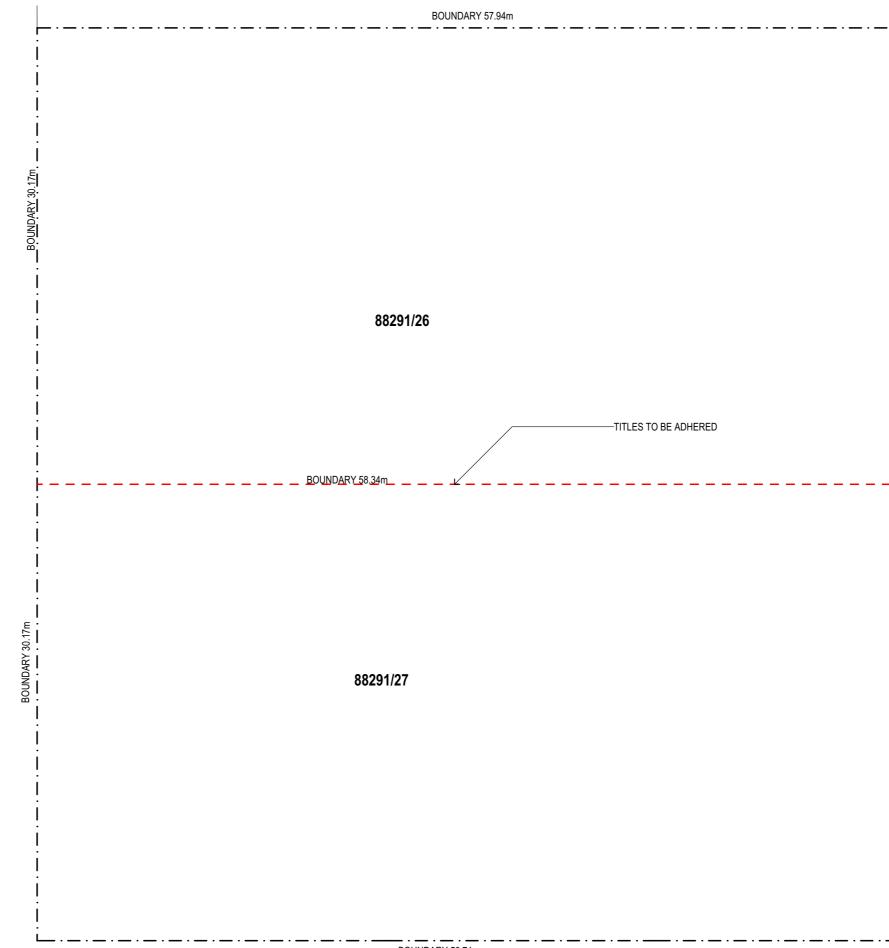
CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: BAL-XX

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/N7S 2312 N/A

KNOWN SITE HAZARDS: n/a

SCALE PAGE NORTH AS SHOWN @ A3 **DA01** DRAWN BY DRAWING C. Li COVER



## TITLE ADHERANCE PLAN

1:250

#### GENERAL NOTES PROJECT REVISION DATE DESIGNER: Rev ID Description Date Contractors shall verify all dimensions and levels on site before commencement of any work. Contractors shall clarify any discrepancies before commencement of any work. Drawings must not be scaled. Contractors shall submit samples and shop drawings before commencing work. All works shall be carried out in accordance with the Building Code of Australia and all relevant Australian Standards. These designs, plans, specifications and the copyright herein are the property of Wilson Homes and must not be used, reproduced or copied wholly or in part without the written permission of Wilson Homes 24/08/20 © Oramatis Studio PTY LTD 212 Elizabeth Street, Hobart p: (03) 6286 8440 e: admin@oramatis.com.au LIC: CC6540 UNIT DEVELOPMENT 9 BRADDON STREET, PENGUIN, TAS CLIENT PROJECT ID CHECKED I CENTACARE EVOLVE HOUSING 712955 A.Hill

BOUNDARY 58.74m

	SCALE	PAGE	NORTH
021	AS SHOWN @ A3	DA02	
RV			
BY	DRAWN BY ————————————————————————————————————		
	V. LI	TITLE ADHERANCE PLAN	

BOUNDARY 30.17 m



#### LEGEND

ELEMENTS TO BE DEMOLISHED & REMOVED

PROPOSED FENCE U.N.O

PROPOSED ELEMENT AREA SCHEDULE			
Element ID	Sqm		
CARPORT	138.90		
DRIVEWAY	0.00		
HOUSE FASCIA 2	189.81		
HOUSE FASCIA 3	189.81		
PORCH FASCIA 2	10.26		
PORCH FASCIA 3	10.26		
RAMP	22.58		
U4 HOUSE	63.15		
U4 PORCH	2.48		
627.25 m²			

SCHEDULE OF AREA

EXISTING COMMUNITY CENTRE: A1=312.91m<sup>2</sup> PROPOSED DRIVEWAY: A2=883.45m<sup>2</sup> A3=22.58m<sup>2</sup> PROPOSED RAMP: PROPOSED UNIT 1-3 & 5-7 ROOF AREA: A4=124.75m<sup>2</sup> A5=104.00m<sup>2</sup> PROPOSED UNIT 4 ROOF AREA: SITE AREA A6=3508.62m<sup>2</sup> BUILDING COVERAGE:(A1+A4x6+A5) / A6 33.21% IMPERVIOUS AREA: A7=(A1+A2++A3+A4x6+A5)=2071.44m<sup>2</sup> SITE COVERAGE: A7/A6 59.03%

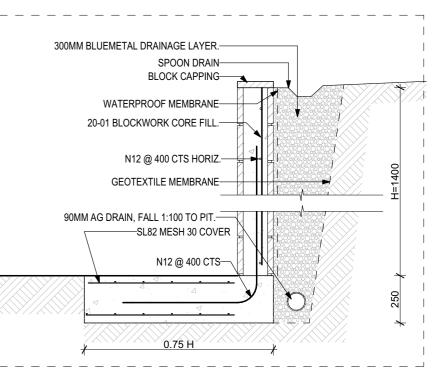
	SCALE	PAGE	NORTH
21	AS SHOWN @ A3	DA03	z
Υ	DRAWN BY	DRAWING	$\cup$
	C. Li	SITE PLAN	



## **U7 RETAINING WALL ELEVATION**

952

1:100



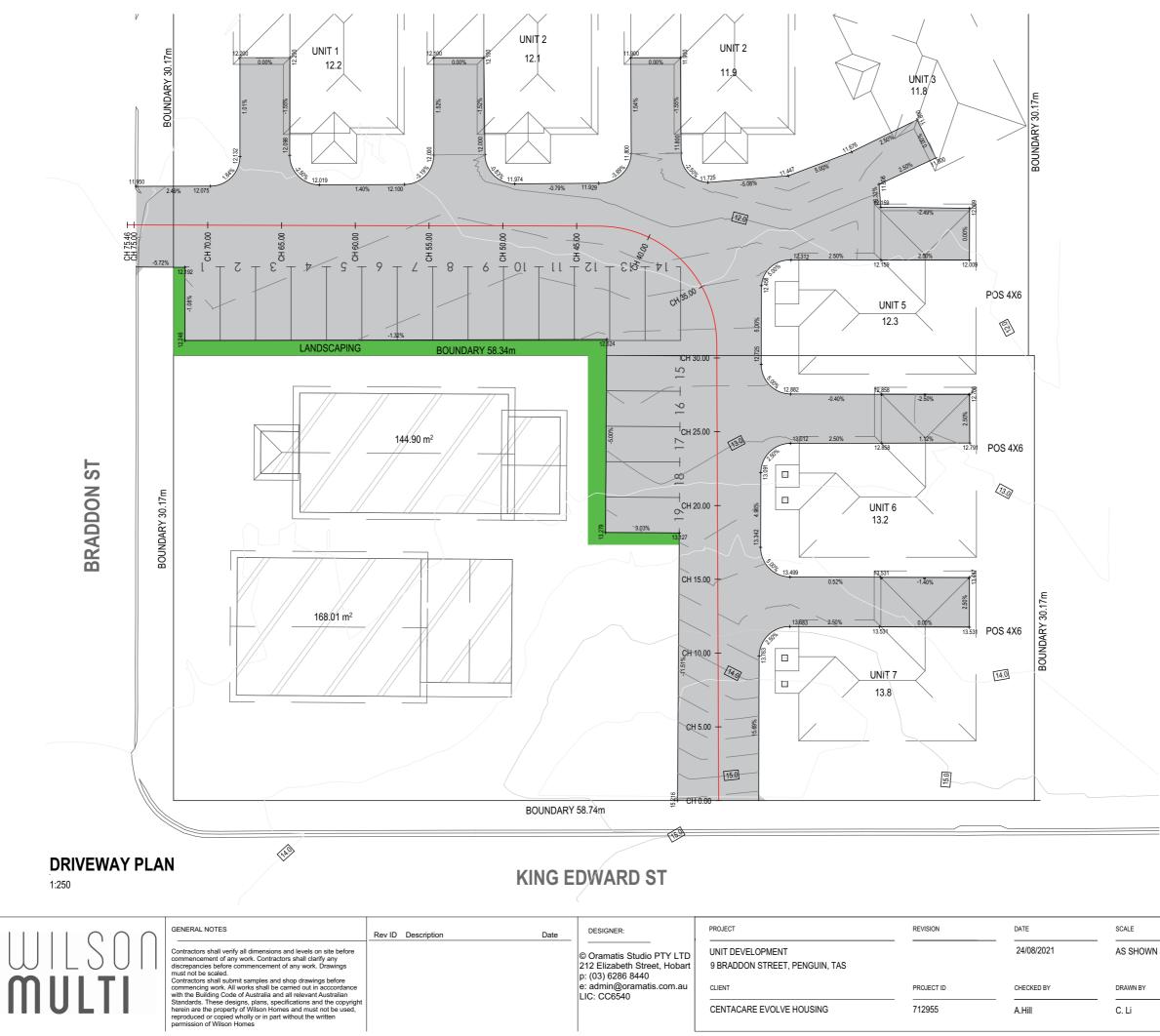
## D1 RETAINING WALL DETAIL

1:20

GENERAL NOT	OTES Rev	ev ID Description	Date	DESIGNER:	PROJECT	REVISION	DATE
commencement discrepancies b must not be sca		A SHOW U5 & U6 CUT & FILL HEIGHT, SHOW RETAINING WALL DETAIL		© Oramatis Studio PTY LTD 212 Elizabeth Street, Hobart p: (03) 6286 8440	UNIT DEVELOPMENT 9 BRADDON STREET, PENGUIN, TAS	A	24/08/2021
commencing we with the Building	hall submit samples and shop drawings before work. All works shall be carried out in acccordance ing Code of Australia and all relevant Australian			e: admin@oramatis.com.au LIC: CC6540	CLIENT	PROJECT ID	CHECKED BY
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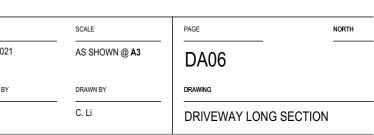
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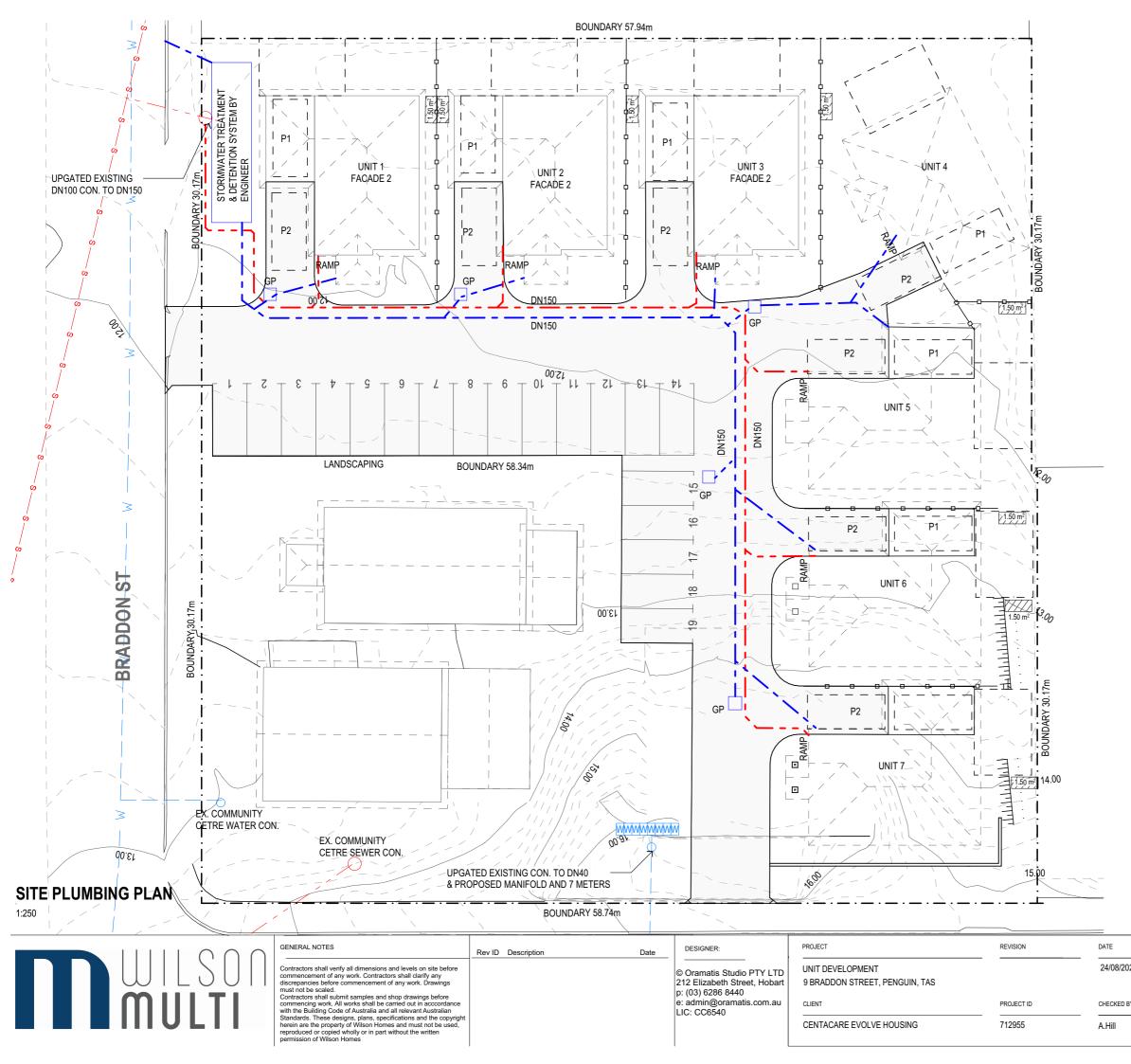
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	C. Li	DRIVEWAY PLAN	

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## DRIVEWAY LONG SECTION 1:250

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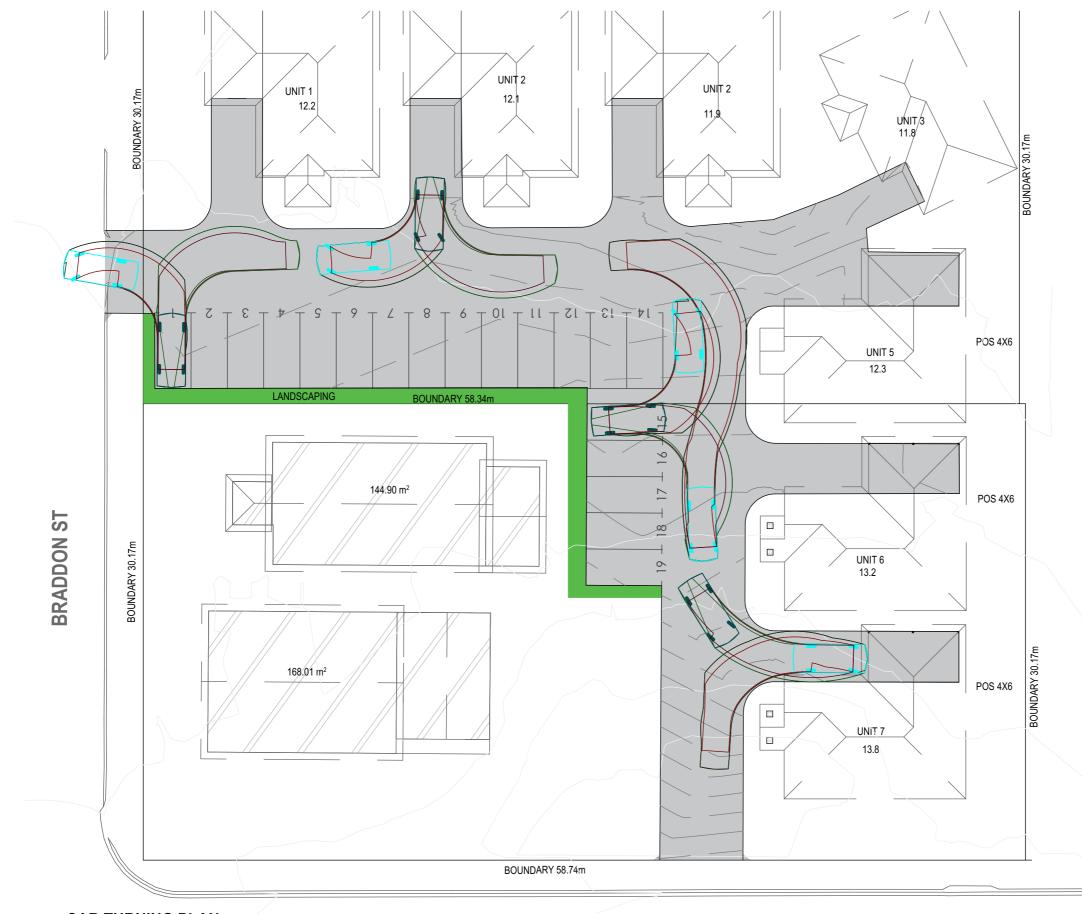




#### LEGEND

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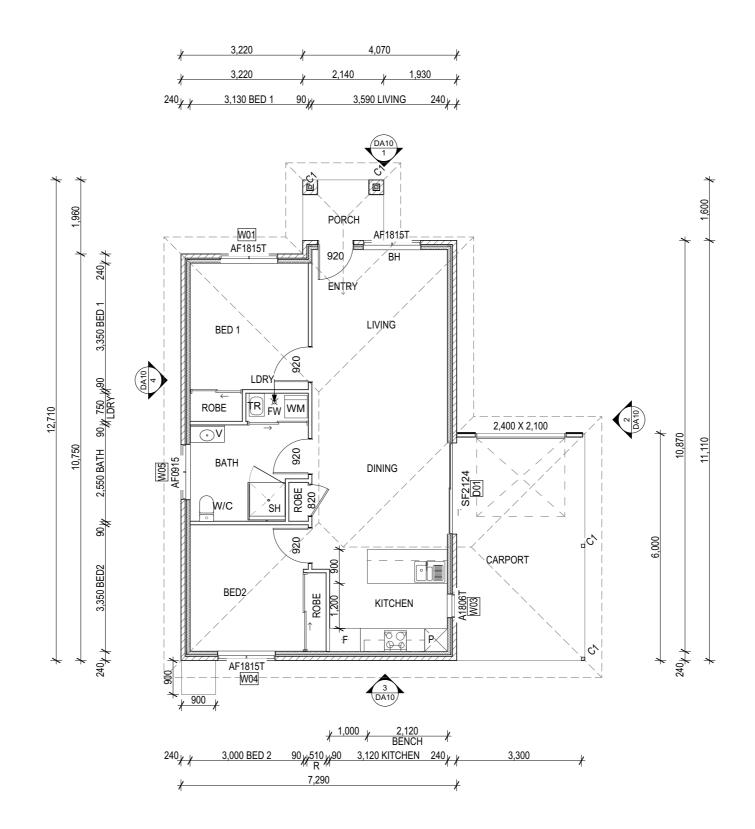


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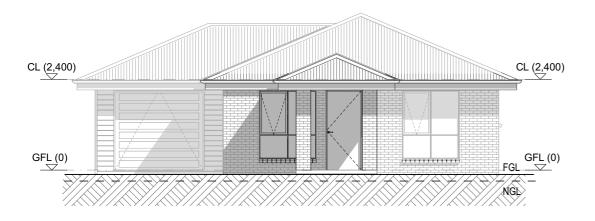
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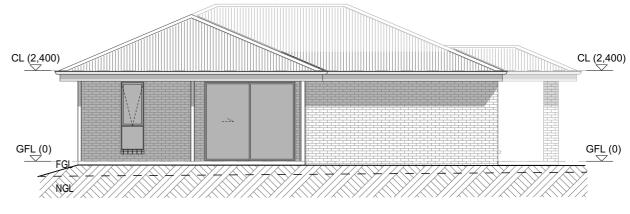
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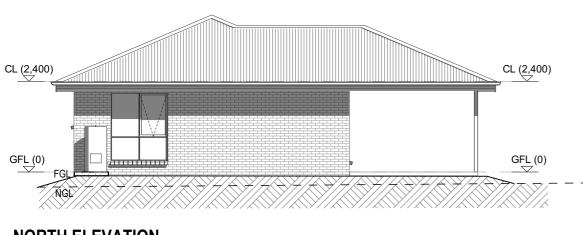
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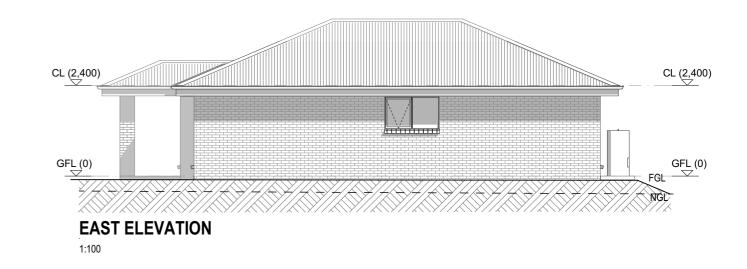
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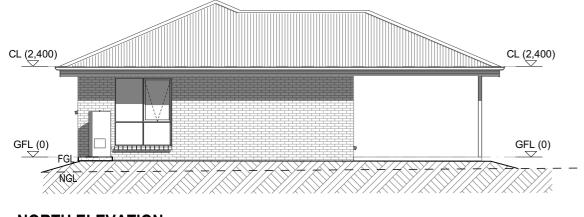
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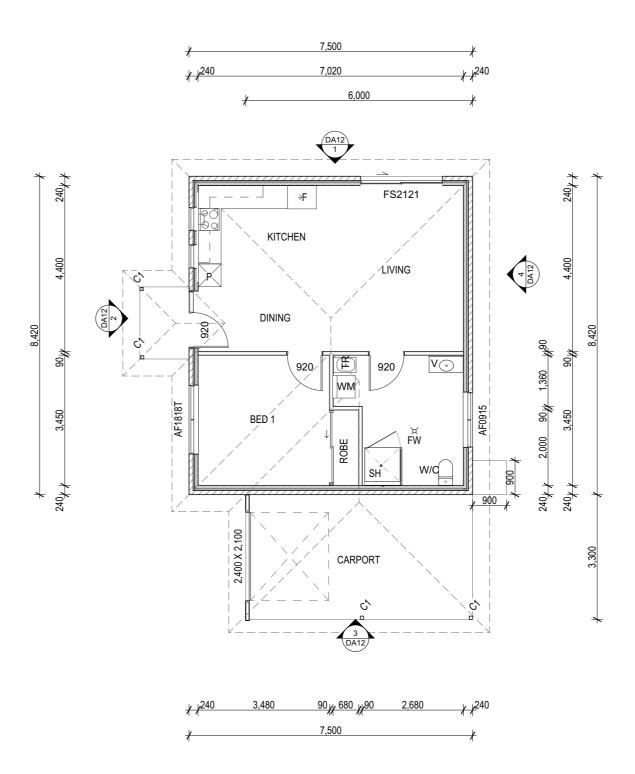


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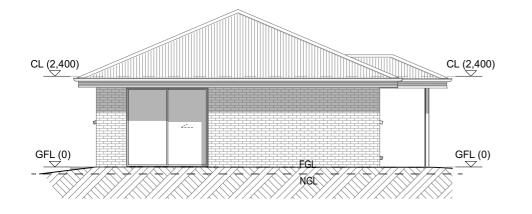
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# FLOOR PLAN

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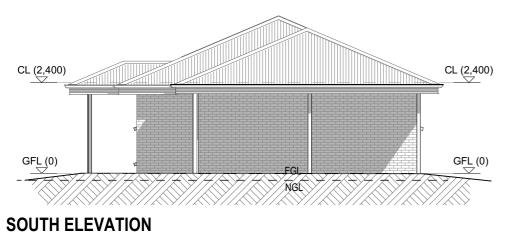




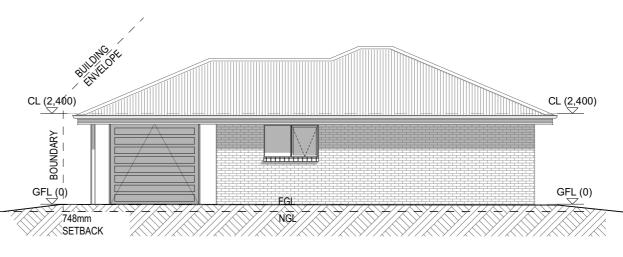
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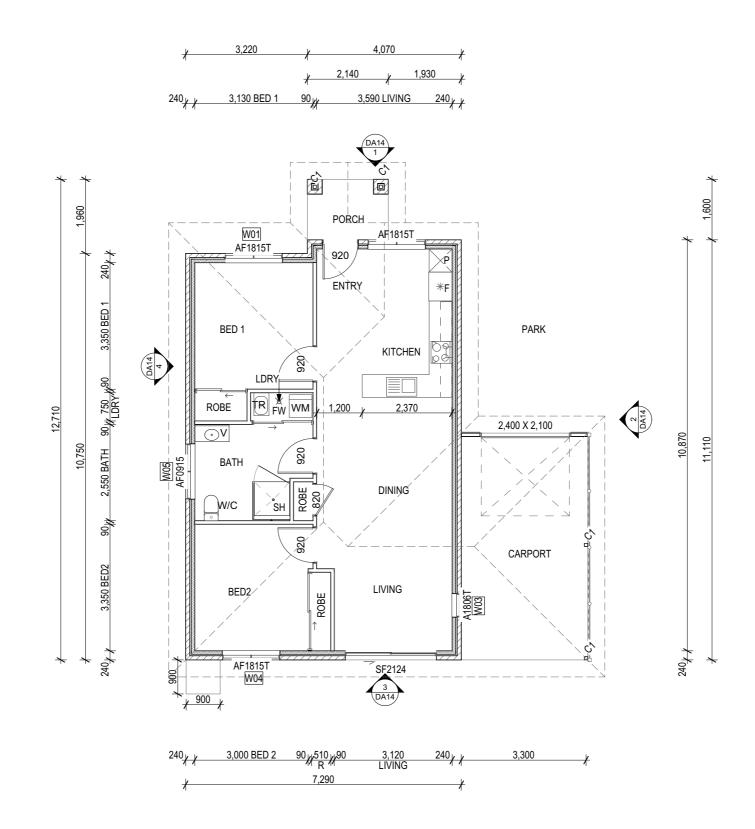


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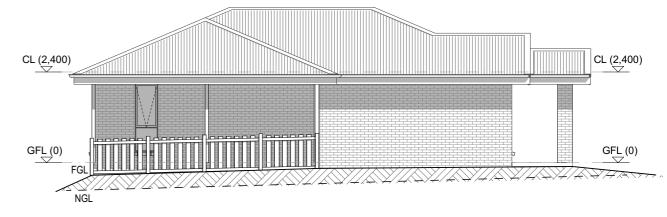


# FLOOR PLAN

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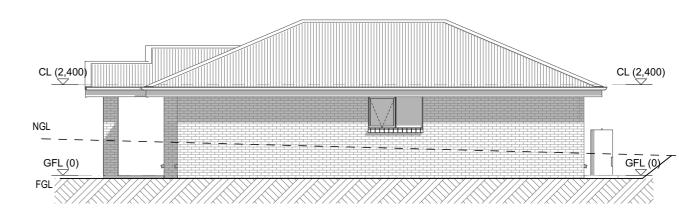
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# EAST ELEVATION

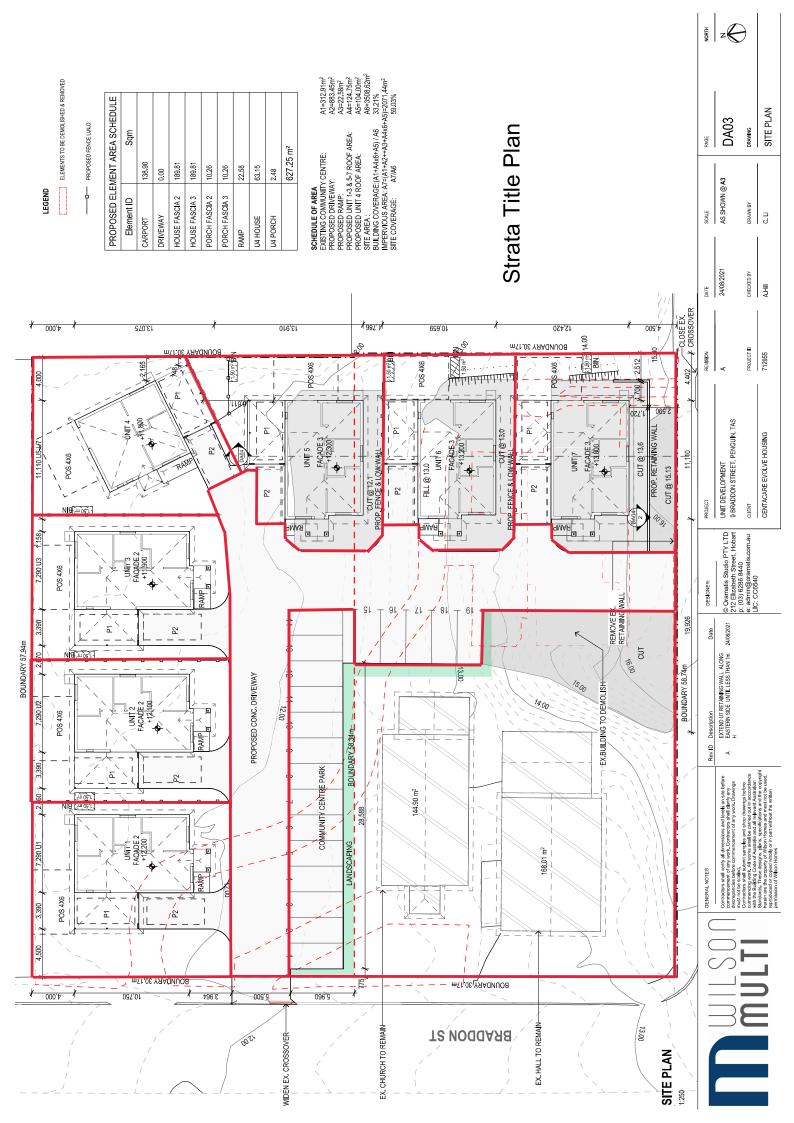
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SOUTH ELEVATION

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Standards. These designs, plans, specifications and the copyright herein are the property of Wilson Homes and must not be used, reproduced or copied wholly or in part without the written permission of Wilson Homes				CENTACARE EVOLVE HOUSING	712955	A.Hill

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AS2870-2011 SITE ASSESSMENT

9 Braddon Street

Penguin

March 2021

Wilson Homes Reference: Multi Res 6754778



# GEO-ENVIRONMENTAL SOLUTIONS

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## **Investigation Details**

Client:	Wilson Homes
Site Address:	9 Braddon Street, Penguin
Date of Inspection:	25/02/2021
Proposed Works:	New Unit(s)
Investigation Method:	AMS Power Probe - Direct Push
Inspected by:	A. Plummer

## **Site Details**

Certificate of Title (CT):	88291/26
Title Area:	Approx. ~3400 m <sup>2</sup>
Planning Overlays:	N/A
Slope & Aspect:	Flat
Vegetation:	Gardens

## **Background Information**

Geology Map:	MRT 1:25000
Geological Unit:	Quaternary Alluvium
Climate:	Annual rainfall 970mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS 2870-2011 & AS 1726-2017



## **Investigation**

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

## Soil Profile Summary

BH1&2 Depth (m)	BH3 Depth (m)	USCS	Description
0 - 0.30	0 - 0.30	SW	<b>TOPSOIL</b> - <b>Gravelly SAND</b> : grey, dry, medium dense,
0.30 - 0.50	0.30 - 0.50	SW	Gravelly SAND: pale grey, dry, dense,
0.50 - 1.0	0.50 - 1.0	SW	SAND trace Clay: dark grey/pale orange, dry, very dense,
1.0 - 1.4	1.0 - 1.3	GW	<b>Sandy GRAVEL</b> with Clay: yellow/orange/grey, dry, very dense, Refusal.

## **Site Notes**

The soils encountered on site were consistent throughout bore holes drilled, which were natural sandy topsoil and subsoil overlying weathered deposits.

## **Site Classification**

The site has been assessed and classified in accordance with AS2870-2011 *"Residential Slabs and Footings".* 

The site has been classified as:

## Class P

## Y's range: 0mm

Notes: The site has been classified Class P - due to trees & existing building on the site which are to be removed prior to construction. The removal of these trees will disturb the ground conditions and may cause differential movement and settlement across the building area.



## **Wind Loading Classification**

According to "AS4055-2012 - Wind Loads for Housing" the house site is classified below:

Wind Classification:	N1
Region:	А
Terrain Category:	3
Shielding Classification:	PS
Topographic Classification:	Т0
Wind Classification:	N1
Design Wind Gust Speed – $m/s$ (V <sub>h,u</sub> ):	34

## **Construction Notes & Recommendations**

The site has been classified as Class P, see 'Site Classification' above.

The soil profile is expected to exhibit little or no ground movement from moisture changes.

It is recommended that all footings be founded in the natural material with bearing capacities >100kPa. or be placed on the underlying gravel to minimise the potential for significant foundation movement.

All earthworks on site must comply with AS 3798-2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD Director



## **Explanatory Notes**

### 1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726-2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870-2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547 – 2012) On-site domestic wastewater management.

## 1.1 Site Classification AS2870 - 2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
Α	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
м	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance



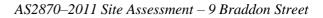
## 1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON COHSIVE – SAND & GRAVEL					
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm			
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1			
Loose (L)	se (L) Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.				
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8			
Dense (D) Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.		8 - 15			
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15			

COHESIVE - SILT & CLAY				
Consistency Description	Field Test	Indicative undrained shear strength kPa		
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12		
Soft	Easily penetrated 10 mm by thumb. Moulded by light >12 and <2			
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50		
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100		
Very Stiff	Very tough. Readily indented by thumbnail.			
Hard	Brittle. Indented with difficulty by thumbnail.	>200		





## 1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				10 (02		
- 25	BOULDERS	200			%<(	0.075 mm (2)	Plasticity of fine fraction	$C_{s} = \frac{D_{sb}}{D_{gs}}$	$C_{n} = \frac{(D_{n})^{2}}{(D_{n})(D_{n})}$	NOTES	
0LS Is larger than 0.075 mm)	COBBLES	200			1						
	GRAVELS (more than	63	GW	Well graded gravels and gravel-sand mixtures, little or no fines		0-5	-	>4	Between 1 and 3	(1) Identify fines by the method give	
		coarse	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	Divisions'	0-5	1		comply with above	for fine-grained soils.	
NED SO 63 mm	half of coarse	medium	GM	Silty gravels, gravel-sand-silt mixtures (1)	Wajor I	12-50	Below 'A' line or PI<4	1.000			
COARSE GRAINED SOIL, (more than half of material bass than 63 mm b l	fraction is larger than 2.36 mm)	6 fine 2.36	GC	Clayey gravels, gravel-sand- clay mixtures (1)	wiew, ui uevo i	12-50	Above 'A' line and Pl>7	-	5. 55.4	(2) Borderline	
	SANDS	2.36	SW	Well graded sands and gravelly sands, little or no fines	of fractions according to frie otherta	0-5		>8	Between 1 and 3	classifications occur when the percentage of fines (fraction	
	(more than half of coarse fraction is smaller than 2.36 mm)	0.6	SP	Poorly graded sands and gravelly sands, little or no fines	ording to 1	0-5			comply with above	smaller than 0.075 mm size) is greater than 5% and less	
		smaller than	medium	SM	Silty sands, sand silt mixtures (1)	DIS BOC	12-50	Below 'A' line or Pi<4		<u>111</u> 1	than 12%. Borderline
				fine 0.075	SC	Clayey sands, sand-clay mixtures (1)		12-50	Above 'A' line and PI>7		
FINE GRANED SOLLS (more than half of malletal less than 63 mm is smaller than 0.075 mm			ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	dassfication			classificati	ticity Cha ion of fine gra	ained soils	
	SILTS & CLAYS (Liquid Limit ≤50%)		CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	g 63 mm for	60			n of coarse gr dum High		
			OL	Organic silts and clays of low plasticity	passin	8				ALL R	
			MH Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts	gradation curve of material passing 63	Plastic Index (%) a & & &				The Postal		
	SILTS & CLAYS (Liquid Limit >50%)		СН	Inorganic clays of high plasticity, fat clays	ourve	1000	15100	and a	MILES	94	
			он	Organic silts and clays of high plasticity	adation	30 0	Zen	M	401		
	HIGHLY ORGANIC F			Peat and other highly organic soils	Use the gr		0 10 20	so 40 Liqu	so so aid Limit (%)	70 80 96 100	



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size			
Clay	Less than 0.002mm			
Silt	0.002 – 0.06mm			
Fine/Medium Sand	0.06 – 2.0mm			
Coarse Sand	2.0mm – 4.75mm			
Gravel	4.75mm – 60.00mm			

### **1.4 Bearing Capacities and DCP testing.**

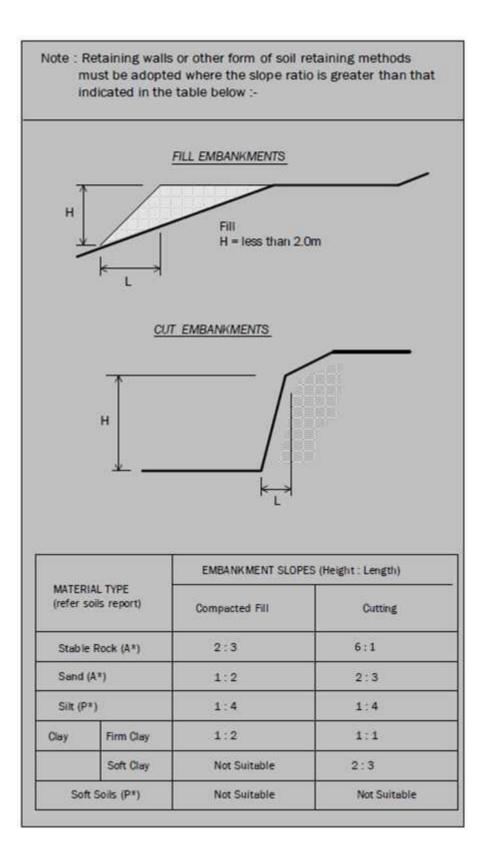
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.



## **1.5 Batter Angles for Embankments** (Guide Only)





## **Glossary of Terms**

**Bearing Capacity** – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

**Clay** – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

**Dynamic Cone Penetrometer (DCP)** – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

**Dispersive soil** – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation - Ground which supports the building

**Landslip** – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

**Qualified Engineer** – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

**Reactive Site** – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

**Sand** – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

**Services** – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

**Silt** – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

**Site** – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

**Surface Movement (Ys)** – Design movement (mm) at the surface of a reactive site caused by moisture changes.



## Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

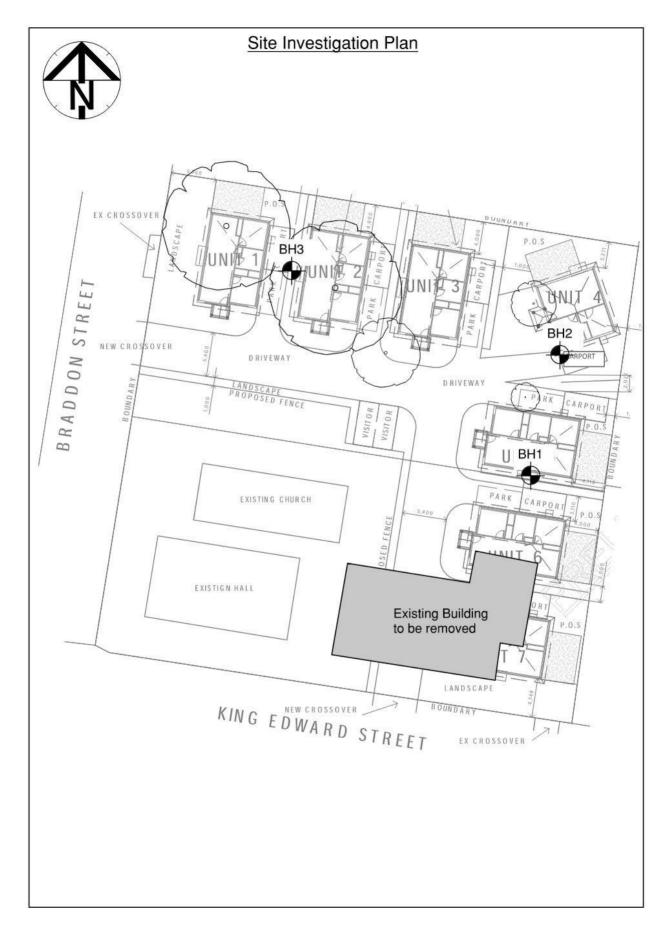
The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

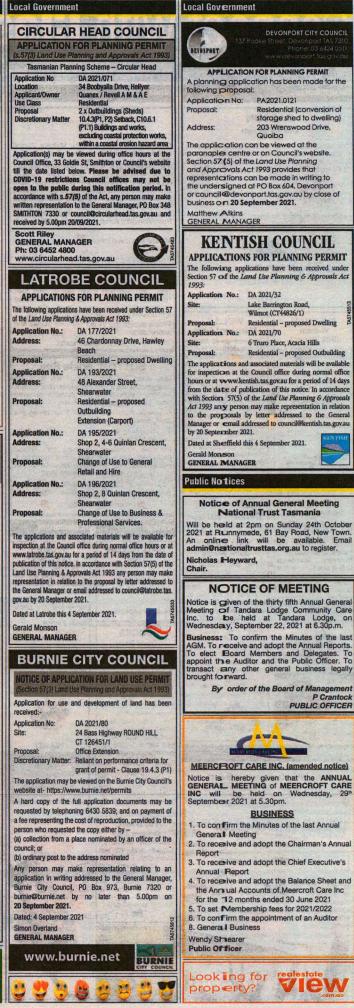
No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third a party.











theadvocate.com.au

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# **Submission to Planning Authority Notice**

Council Planning Permit No.	DA2021223			Council notice date		6/08/2021	
TasWater details							
TasWater Reference No.	TWDA 2021/01321-CC			Date	e of response	13/08/2021	
TasWater Contact	Phil Papps Phone No.			0474 931 272			
Response issued to							
Council name	CENTRAL COAST COUNCIL						
Contact details	planning@centralcoast.tas.gov.au						
Development details							
Address	9 BRADDON ST, PENGUIN			Prop	perty ID (PID)	6754778	
Description of development	Multiple Dwellings x 7 & Adhesion of Titles						
Schedule of drawings/documents							
Prepared by		Drawing/document No.			<b>Revision No.</b>	Date of Issue	
Oramatis Studio	Oramatis Studio Site Plan / DA					22/07/2021	
Conditions							

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

### **CONNECTIONS, METERING & BACKFLOW**

- 1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
- 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
- 3. Prior to use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

#### **DEVELOPMENT ASSESSMENT FEES**

4. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

#### Advice

#### General

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

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

#### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.



The location of this infrastructure as shown on the GIS is indicative only.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <u>www.taswater.com.au/Development/Service-location</u> for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

#### Declaration

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

Authorised by

Jason Taylor Development Assessment Manager

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

Annexure 4

CENTRAL COAST COUNCIL



6 September 2021

Our ref.: DA2021223, ss:kaa Doc ID:

Ms E Porter Wilson Homes 250 Murray Street HOBART TAS 7000

Dear Ms Porter

STATEMENT OF COMPLIANCE – 9 BRADDON STREET, PENGUIN FOR RESIDENTIAL (DEMOLITION OF EXISTING DWELLING, RETAINING WALL, RESIDENTIAL – MULTIPLE DWELLINGS X SEVEN AND COMMUNITY MEETING AND ENTERTAINMENT) IN ACCORDANCE WITH LOCAL GOVERNMENT (HIGHWAYS) ACT 1982 AND URBAN DRAINAGE ACT 2013

I refer to application DA2021223 for residential (Demolition of existing dwelling, retaining wall, Residential – multiple dwellings x seven and community meeting and entertainment) at 9 Braddon Street, Penguin and based on the information provided with the application this Statement of Compliance is issued for vehicular access and stormwater disposal, subject to the following conditions:

#### VEHICULAR ACCESS

- R1 Access to the development can be provided on Braddon Street and King Edward Street, using 5.5m wide access kerb crossovers and driveway aprons as indicated in Wilson Multi's 'Site Plan' Project ID 712955 dated 24/08/2021 (enclosed);
- R2 <u>Access Kerb Crossovers</u>
  - a) The kerb crossovers are be constructed by the Council in accordance with Tasmanian Standard Drawing TSD-R14-v3 Urban Roads – Approved Concrete Kerbs and Channels Profile Dimensions (enclosed) at the owner's/developer's cost;
  - b) The existing access kerb crossovers made redundant as a result of the proposed development are to be removed by the Council and kerb reinstated to match the existing infrastructure.

*Prior to commencement of works,* submit an application for 'Roadworks Authority'. Roadworks Authority Rates as listed in the Council's Fees and Charges register apply;

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

admin@centralcoast.tas.gov.au www.centralcoast.tas.gov.au

#### R3 <u>Driveway Aprons</u>

- a) The driveway aprons are to be constructed in accordance with Tasmanian Standard Drawing TSD-R09-v3 Urban Roads - Driveways (enclosed), in a plain concrete finish, by the owner/developer;
- b) The existing driveway aprons made redundant as a result of the proposed development is to be removed and road reservation reinstated to match the surrounding area, by the owner/developer;
- R4 *Prior to commencement of works in the road reservation*, obtain a 'Works in Road Reservation (Permit)' in accordance with the Council's *Work in Road Reservation Policy.* Please contact the Council's Public Safety Officer on 0409 026 519 for further details;
- R5 Any work associated with roads, footpaths, kerb and channel, nature strips, or street trees will be undertaken by the Council, unless alternative arrangements are approved by Council's Director Infrastructure Services, at developer's cost;
- R6 Any damage or disturbance to roads, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development are to be rectified to the satisfaction of Council's Director Infrastructure Services, at developer's cost.

#### **STORMWATER**

- S1 Stormwater and associated infrastructure shall be provided in accordance with the Tasmanian Standard Drawings, unless otherwise required or approved by Council's Director Infrastructure Services;
- S2 Stormwater run-off from buildings (including existing buildings) and nonpervious surfaces is to be collected and discharged to the Council's stormwater infrastructure;
- S3 Conceptual stormwater drainage and detention plan as indicated on Wilson Multi's 'Plumbing Plan' Project ID 712955 dated 24/08/2021 (enclosed) is considered satisfactory.

*Prior to commencement of works,* submit plans, calculations and design for an on-site detention storage system for approval by Council's Director Infrastructure Services. The system is to be designed by a suitably qualified professional to include the following:

a) An on-site detention storage system must be provided to limit the peak rate of piped stormwater discharge from the property to that generated for the site developed to a level of 40 per cent impervious for a 5% AEP event;

- b) The on-site detention storage must be designed to accommodate the maximum volume generated for the actual % impervious for the fully developed site for a 5% AEP event;
- c) The on-site detention storage must be designed to accommodate the maximum volume generated for the actual % impervious for the fully developed site up to the 1% AEP event, unless it can be demonstrated that either a suitably designed overland flow path or an alternative on-site storage mechanism is available;
- S4 *Prior to commencement of use,* complete the stormwater detention works and provide Director Infrastructure Services with a certification including asconstructed plans by a suitably qualified professional that all works have been completed in accordance with the approved plans;
- S5 A new underground stormwater connection, to the Council stormwater infrastructure, is to be provided to service the development, unless it can be demonstrated to the satisfaction of Council's Director Infrastructure Services that the property is already suitably connected to the Council's stormwater system;
- S6 *Prior to commencement of works,* if required, submit an application 'Install Stormwater Connection Point' for any work associated with existing stormwater infrastructure. Such work is to be undertaken by the Council, unless alternative arrangements are approved by Council's Director Infrastructure Services, at developer's cost.

Drainage costings as listed in the Council's Fees and Charges register apply;

S7 Any damage or disturbance to existing stormwater infrastructure resulting from activity associated with the development is to be rectified to the satisfaction of Council's Director Infrastructure Services, at the developer's cost.

#### **INFRASTRUCTURE**

- 11 The provision, upgrading, re-routing, relocation or extension of Council infrastructure and services, required as a result of the development, shall be done in accordance with the relevant standards and to the satisfaction of Council's Director Infrastructure Services, at the developer's cost;
- 12 Any damage or disturbance to existing services resulting from activity associated with the development must be rectified to the satisfaction of Council's Director Infrastructure Services, at the developer's cost.

'Statement of Compliance' is not an approval to create an access, work in the road reservation or undertake stormwater drainage works, nor is it a planning permit for the development.

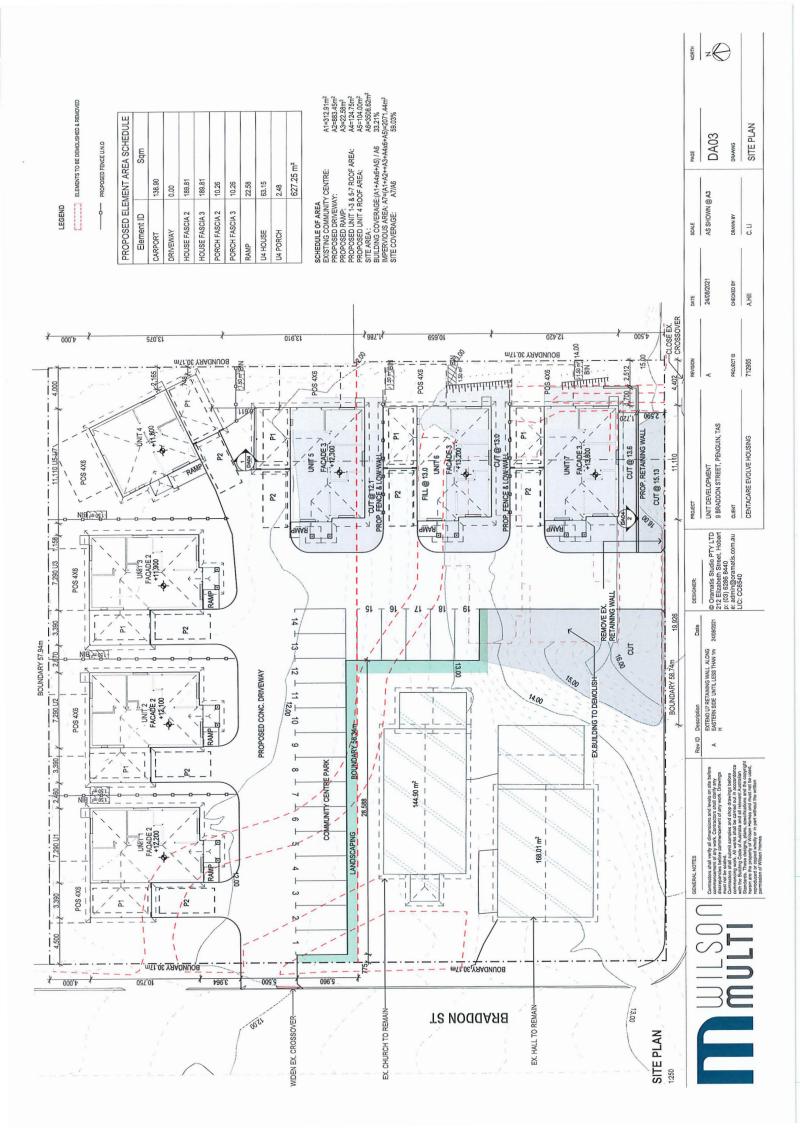
Please contact the Council's Development Officer, Shelly Sharma, on tel. 6429 8977 should you have any further enquiries.

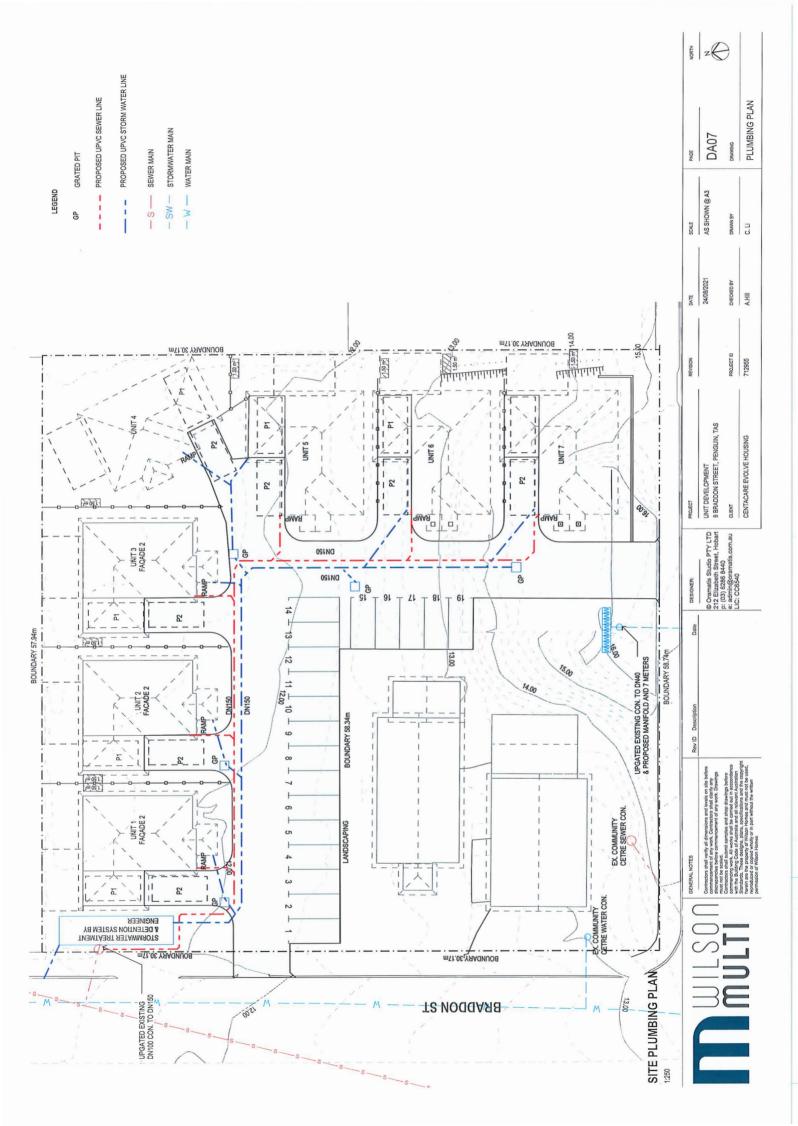
Yours sincerely

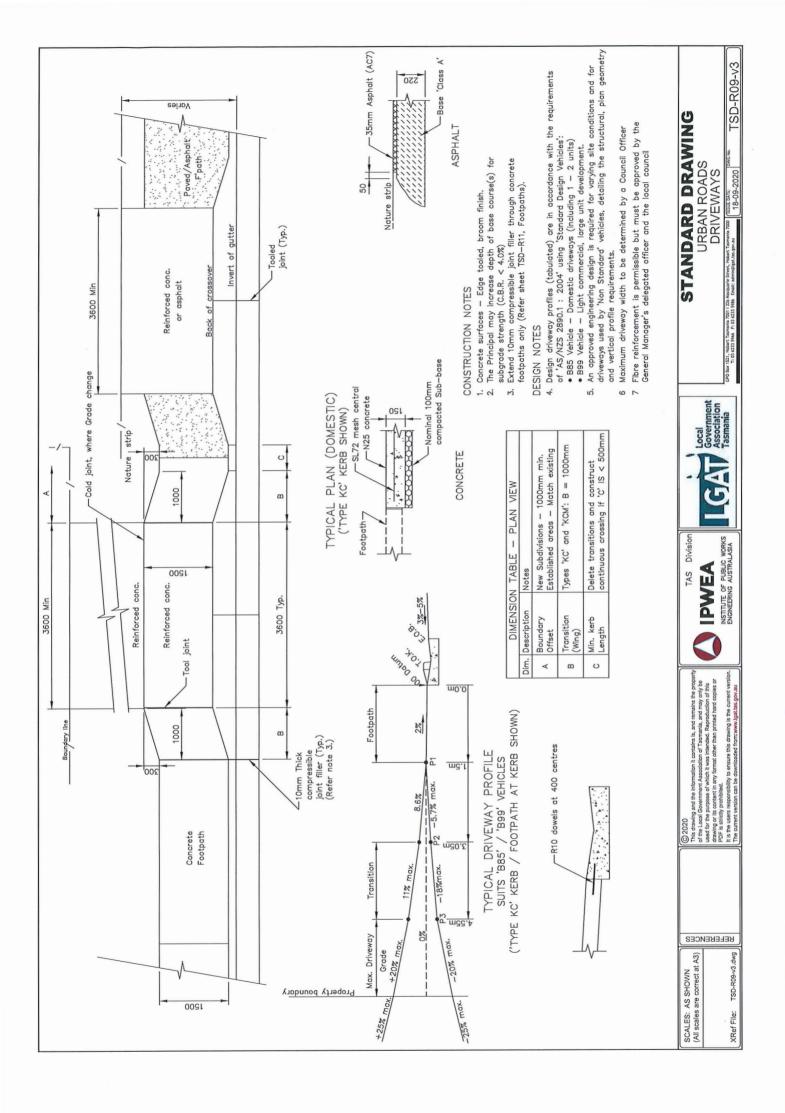
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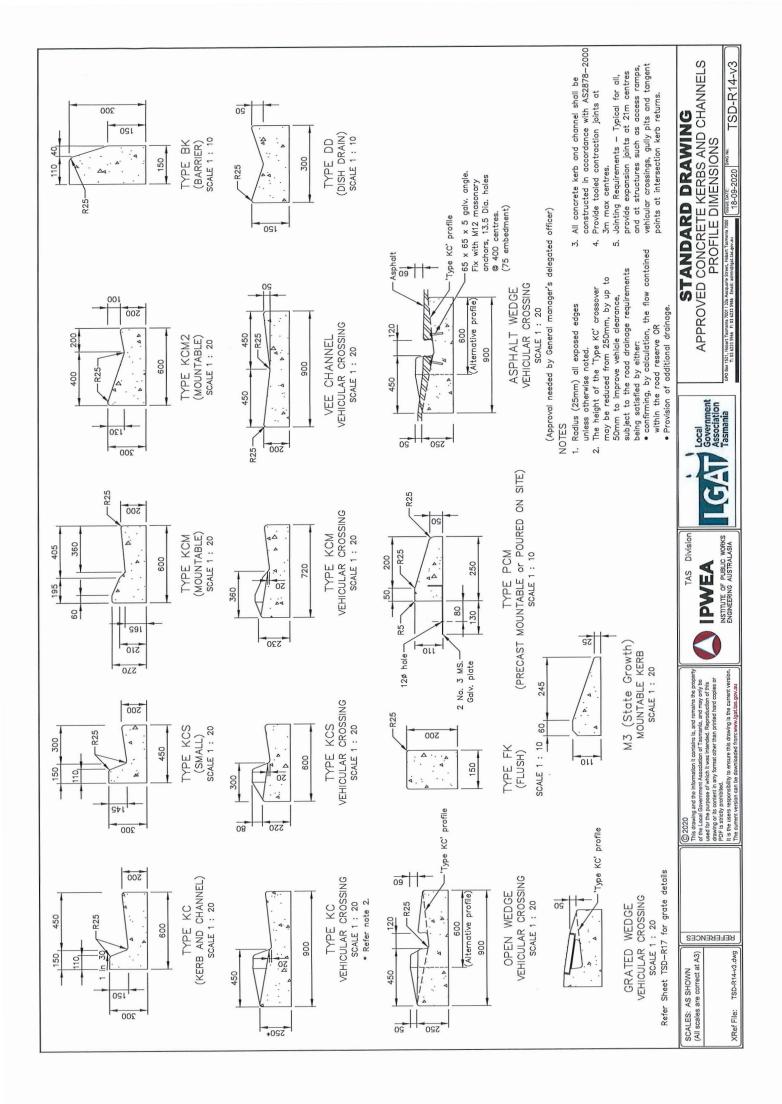
Paul Breaden DIRECTOR INFRASTRUCTURE SERVICES

Encl.









## Annexure 5

admin@centralcoast.tas.gov.au

16 September 2021.

Attn: General Manager,

Planning Permit Application No. DA2021223- 9 BRADDON STREET PENGUIN.

As the owner & resident of 5 Braddon Street we wish to notify Council of our concern and objection to some elements of the above application and development proposal by Centra Care Evolve.

The aesthetic loss from the removal of 5 trees in this permit is considerable and given these trees are close to 100 years old and give the streetscape it's character and beauty, and has been a feature of Braddon Streeet for many decades. Trees to be removed are 2 Cedrus Alantica, Golden Ash, Silver Birch, Cedar and Metrosiderus Excelsior. It would seem to me that removal of these trees would depreciate the public amenity greatly.

The concept drawings for the new development opposite us in the Recreation ground which have been made with consultation of the people of Penguin, I note greenery and trees, which appears to be more in keeping with the visual amenity.

In respect of the history for the Church facility at 9 Braddon St. given its place of peace and worship, and now with our priority at this time in our lives on Climate Change, it should be on everyone's agenda not to be replacing trees and greenery with concrete and bitumen car parks.

An extra 7 dwellings plus the 24 car parking spaces, does it just become a car park and is it creating extra traffic and storm water problems in Braddon Street that is of some concern when in conjunction with the recreation ground proposal. I am aware of the comments put forward by the Revell family (7 Braddon St.) adjoining the above land, and support their endeavours to achieve the best for Penguin

These matters we would like to discuss with council on site if the opportunity arises.

Yours faithfully,

Graham Overall 5 Braddon Street Penguin Tas. 7316 0408 485923.

#### Council Development Reference: DA2021223 - 9 Braddon Street, Penguin

#### Objection to Development Application at 9 Braddon Street, Penguin – DA2021223

1. The purpose of this letter is to raise objection to the development proposal outlined above, on the following grounds:

- a. The development is not in keeping with the character and amenity of the street.
- b. The development will generate a significant increase in traffic flow.

c. The development will have an environmental impact relating to the elimination of grassed areas, gardens and well-established trees and will also substantially increase the amount of storm water flowing through to Braddon Street and adjoining properties.

d. The development boundary is too close to the rear of the proposed units, resulting in a loss of privacy and character.

e. The development is at odds with that of the Penguin Recreation Ground development.

2. Braddon Street was first developed and settled in the late Edwardian period and through the First World War years, resulting in a streetscape character that reflects that period. There are currently six houses that occupy Braddon Street, five of which have maintained an outward appearance similar to that of the era in which they were erected. This is consistent with the street's sleepy, old-world character and charm. Central Coast Council has previously recognised this charm as evidenced in the Penguin Recreation Ground (PRG) Final Master Plan and PRG Master Plan Project—Community Engagement Report, both of which can be found on the Council website. These documents variously state that the PRG development facing Braddon Street will be built in a "style [that] will reflect nearby housing character and design" and further, that it would "reflect the unique character of nearby properties, particularly noting the design of housing in Braddon Street". The development proposed under DA2021223 pays no regard to the history, unique character and design of the street. Their plan to build seven modern-styled dwellings is at odds with the surrounding houses, Church and Hall and, will more than double the amount of houses on the street by its completion.

3. There is currently little regular through-traffic experienced along Braddon Street. This development proposes the construction of an additional seven dwellings, with each being allocated two parking spaces. Additionally, the internal area of the development around the Catholic Church and Hall, have another 19 parking spots. This is bound to result in a significant increase in local and passing traffic utilising the street for access and egress of the properties.

4. The grounds of the Catholic Church on Braddon Street are predominantly covered in grass, garden and trees. The trees nearest Braddon Street itself are particularly well established having been part of the property for most of living memory. The development proposes to eliminate the gardens, grassed areas and trees and replace them with Concrete, Brick and roofing material. Page two of the DA Geographical site assessment (AS2870-2011) warns that "[t]he removal of these trees will disturb the ground conditions and may cause differential movement and settlement across the building area", causing concern regarding soil erosion thereafter. The effect of the development on water flow is clear for even a layman to understand. Rain water falling on the property will now flow

into the street and drain, rather than being absorbed and utilised by the flora as is currently the case. There is also no doubt that the increase in water flow will be significant, as is evidenced by the need to install a stormwater treatment and detention system at the 7 Braddon St boundary as noted on the plumbing plan (DA7).

5. The boundary between 7 Braddon St and the current Church grounds has a low fence, which historically suited the complementary nature of both properties with trees, gardens and shrubs lining the fence. The proposed development plans to construct units 1, 2, and 3 a mere four metres from the boundary fence, which will impinge markedly upon current privacy and character of 7 Braddon St. The close proximity of units 1-3 will also potentially require higher fence construction, involve even further tree removal/damage and will thus reduce the overall appeal of all properties.

6. The points raised in this objection have not been made lightly and are based upon a deep, longstanding connection and understanding of the Penguin township and specifically of Braddon Street. 7 Braddon Street has been occupied by one family—our family, for well over a century. During that long period, over successive generations, our family have maintained a close relationship with the Catholic Church, its community and the many Priests and Nuns that have resided within the rectory. The Church grounds were always understood by the inhabitants of both properties to have been provided as an open park-like area for the use of the Christian community to celebrate joyous occasions, conduct sombre ones and, to act as an extension of the Church proper, i.e. to serve as a peaceful, verdant and calming place of worship and reflection.

7. The 9 Braddon St Development proposal, as it currently stands, is fundamentally at odds with the historic character and amenity of the street. It seeks to put a modern enclave within a local heritage area, making no concession for its surroundings. This is in contrast to the plans being made for the development of the PRG. Despite the large plot of land at 9 Braddon St, the construction is to be pushed out to the boundaries, impinging on the privacy and utility of each neighbour's property. Traffic will be greatly increased along Braddon Street and the storm water flow will also significantly increase as a result of the destruction and removal of almost all of the existing flora. Taking into account the development that is also planned for the Recreation Ground, the development at 9 Braddon St presents further impact upon 7 Braddon St which will now be hemmed in on all sides. The difference between the two development proposals (9 Braddon Street versus Recreation Ground) is stark and germane to this objection. Whereas one seeks to engage widely with the community, to increase ecological areas and blend in with the character of the streetscape and town; DA2021223 is not widely known, clashes with the character of the street and will strip virtually all of the natural beauty from the property as it currently stands.

8. The development application for 9 Braddon St is in conflict with the character and amenity of Braddon Street and that of the surrounding area and accordingly, we request that it be rejected in its current form.

S.C. Rovell JMRevell

Scott and Julie Revell 7 Braddon Street Penguin, TAS 7316 Ph: 040999322

20 September 2021

# Annexure 6



9 Braddon Street, Penguin.



9 Braddon Street, Penguin – looking east from Braddon Street towards adjoining multiple dwelling development at 8 Arnold Street, Penguin.



9 Braddon Street, Penguin - looking north towards adjoining land at 7 Braddon Street.



9 Braddon Street, Penguin - view of shipping containers on the land and partial views of church and dwelling that is to be demolished.



9 Braddon Street, Penguin - church and hall.



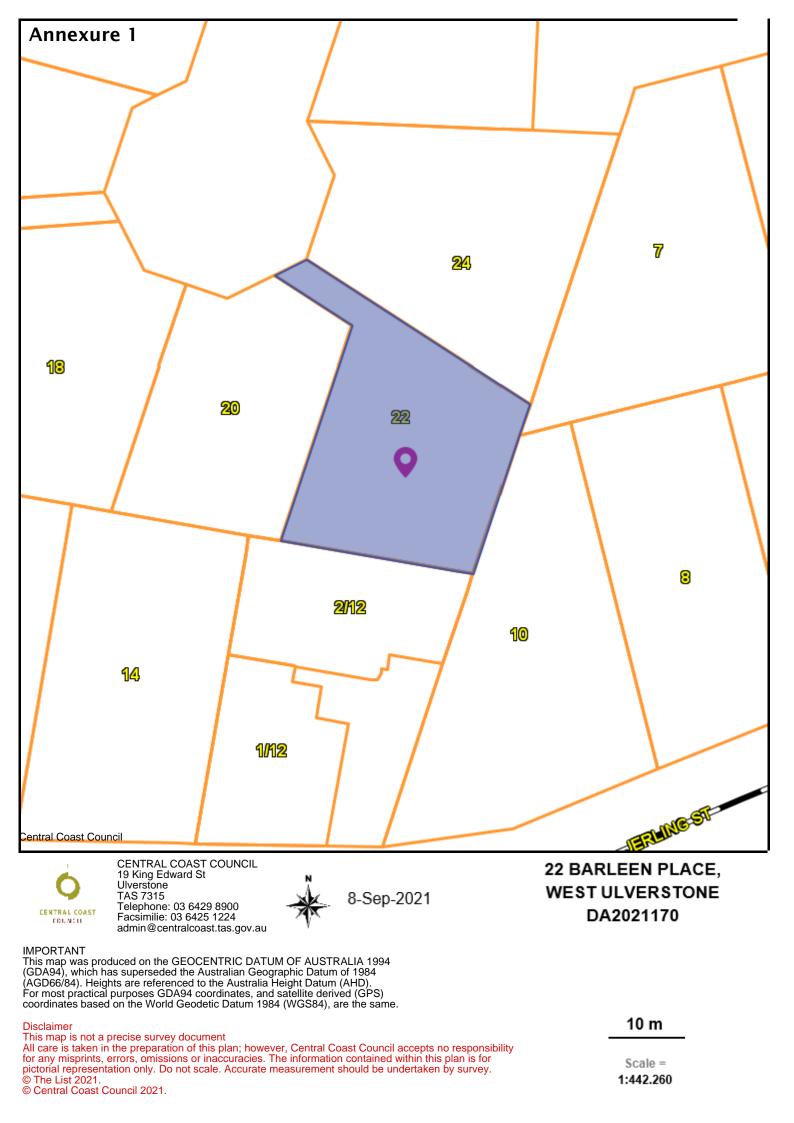
9 Braddon Street, Penguin - church and rear dwelling that is to be demolished.



9 Braddon Street, Penguin - view of the hall from King Edward Street.



9 Braddon Street, Penguin – view from King Edward Street – dwelling that is to be demolished.



## Annexure 2

CENTRAL COAST COUNCIL PO Box 220 <sup>2</sup>f9 King Edward Street ULVERSTONE TASMANIA 7315 Ph: (03) 6429 8900 Email: <u>planning@centralcoast.tas.gov.au</u> www: centralcoast.tas.gov.au

CENTRAL	COAST	COUNCIL	

## Land use Planning and Approvals Act 1993

Central Coast Interim Planning Scheme 2013

# PLANNING PERMIT APPLICATION

Zone:

Office use only:

Permit Pathway – NPR/Permitted/Discretionary

Use or Develop	ment Site:
Site Address	Lot 19, 22 Barleen Court, West Ulverstone
Certificate of Title Reference	180681/19
Land Area	616m2 Heritage Listed Property NO X YES
Applicant(s)	
First Name(s)	Lillian Surname(s) Cox
Company name (if applicable)	C/- Wilson Homes Contact No:
Postal Address:	250 Murray Street, Hobart
Email address:	projects@wilsonhomes.com.au
Please tick box to receiv	e correspondence and any relevant information regarding your application via email.
Owner(s) (note	- if more than one owner, all names must be indicated)
First Name(s)	Kim & Paul Middle Names(s)
Surname(s)	Emmerton Company name (if applicable)
Postal Address:	25 Clara Street, West Ulverstone

PERMIT APPLIC	CATION INFORMATION	(If insufficient space for proposed use an separate documents)	d development, please attach
"USE" is the purpose	e or manner for which land is utilised.		
Proposed Use	lew Dwelling		
Use Class Office use only			]
"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation. <b>Proposed Development</b> (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents). Proposed New Double Storey Brick Veneer Dwelling			
·			
L			

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)	
\$.476,000.00	Estimate/ <del>Actual -</del>
Total floor area of the develop	ment

Notification of Landowner	
If land is NOT in the applicant's ownership	
Ι,	, declare that the owner/each of the owners of
the land has been notified of the intention to make this permit	application.
	••
Signature of Applicant	Data 07.00.01
	Date 07.09.21
If the application involves land within a Strata Corporat	ion
l,	, declare that the owner/each of the owners
-	
of the body corporation has been notified of the intention to r	nake this permit application.
Signature of Applicant	Date
- U	

If the application involves land owned or administered by the CENT	RAL COAST COUNCIL
Central Coast Council consents to the making of this permit application.	
General Managers Signature	Date
If the permit application involves land owned or administered by t	he CROWN
l,t	he Minister
responsible for the land, consent to the making of this permit application.	
Minister (Signature)	Date

*NB:* If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration		
I/ we Lillian Cox c/- Wilson Homes		
declare that the information I have given in my knowledge.	this permit application to be	e true and correct to the best of
Signature of Applicant/s	a.	Date 07.09.21
Office Use Only		
Planning Permit Fee	\$	
Public Notice Fee	\$	
Permit Amendment / Extension Fee	\$	
No Permit Required Assessment Fee	\$	
TOTAL	\$	
Validity Date		



# INFRASTRUCTURE SERVICES INFORMATION REQUEST

Site of Proposed Development			
Street Address	Lot 19, 22 Barleen Court, West Ulverstone		
Certificate of Title Reference	180681/19		
Applicant			
Contact Name	Lillian Cox		
Company	C/- Wilson Homes		
Postal Address	250 Murray Street, Hobart		
Phone No.	03 6213 9900 Mobile No.		
Email Address	projects@wilsonhomes.com.au		
Does the developme	ent propose to construct a new crossover?	YES	NO □
Does the developme more than 3.6m?	ent propose to increase existing crossover width to		X
-	ent require removal of any vegetation from within the ide the property boundary?		X
Applicant Declaration			

Lillian Cox c/- Wilson Homes I, \_\_\_\_\_\_(Print Name)

declare the information I have given in this application to be true and correct to the best of my knowledge.

Signature of Applicant

Date 07.09.21





SEARCH OF TORRENS TITLE

VOLUME	FOLIO
180681	19
EDITION	DATE OF ISSUE
2	31-Aug-2021

SEARCH DATE : 07-Sep-2021 SEARCH TIME : 03.01 PM

#### DESCRIPTION OF LAND

Town of ULVERSTONE Lot 19 on Sealed Plan 180681 Derivation : Part of Lot 6012, 195A-3R-0P Gtd. to Thomas Denman Jowett Prior CT 179549/51

#### SCHEDULE 1

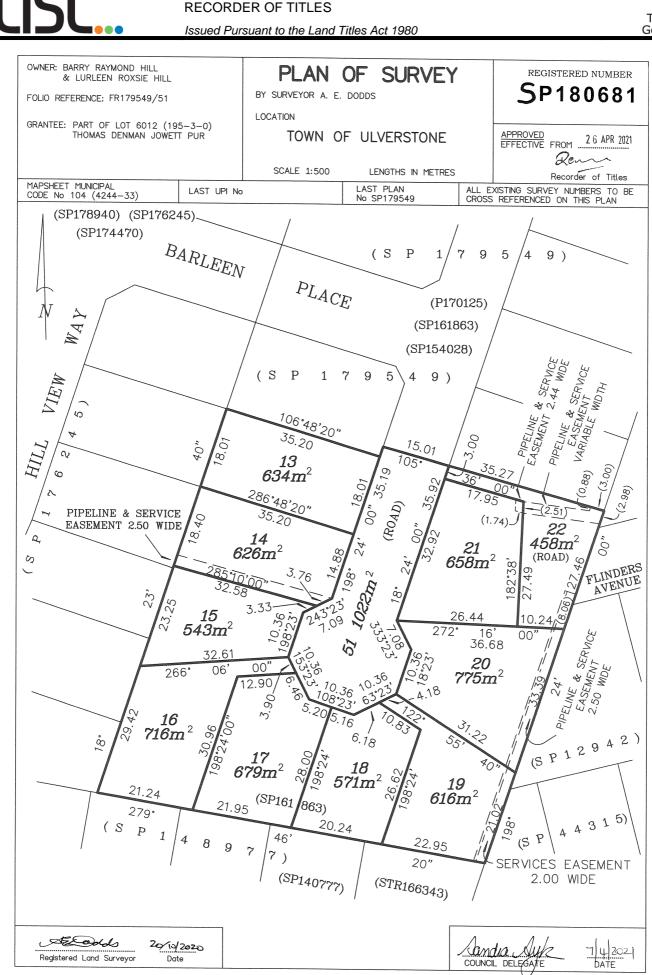
M908534 TRANSFER to PAUL ANTHONY EMMERTON and KIM LOUISE EMMERTON Registered 31-Aug-2021 at noon

#### SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP180681 EASEMENTS in Schedule of Easements SP180681 COVENANTS in Schedule of Easements SP180681 FENCING COVENANT in Schedule of Easements SP154028, SP161863 & SP179549 COVENANTS in Schedule of Easements SP154028 & SP179549 FENCING COVENANT in Schedule of Easements SP154028 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.

#### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**FOLIO PLAN** 

the





RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Registered Number

PAGE 1 OF 4 PAGES

## SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

#### EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

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

#### Easements

Lot 14 is subject to a Pipeline and Service Easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICE EASEMENT 2.50 WIDE ("the Easement Land") passing through that lot on the plan

Lots 19, 20 & 22 are subject to a Pipeline and Service Easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICE EASEMENT 2.50 WIDE ("the Easement Land") passing through those lots on the plan

Lot 21 is subject to a Pipeline and Service Easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICE EASEMENT 2.44 WIDE ("the Easement Land") passing through that lot on the plan

Lot 22 is subject to a Pipeline and Service Easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICE EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan

Lots 19, 20 & 22 are subject to a Services Easement as defined herein (in favour of Aurora Energy Pty Ltd) over the land marked SERVICES EASEMENT 2.00 WIDE passing through those lots on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Barry Raymond Hill & Lurleen Roxsie Hill	PLAN SEALED BY: Central Coast Council
FOLIO REF: 179549/51	date: <u>7 April 2021</u>
SOLICITOR & REFERENCE: Cann Legal ALB 180469	DARISONS Sandia Syk REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certi	ficate for the purposes of identification.

Revision Number: 01



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### ANNEXURE TO SCHEDULE OF EASEMENTS

PAGE 2 OF 4 PAGES



SUBDIVIDER: Barry Raymond Hill & Lurleen Roxsie Hill FOLIO REFERENCE: 179549/51

#### Covenants

The owner of each lot shown on the plan covenants with the Vendor, Barry Raymond Hill and Lurleen Roxsie Hill, and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants shall run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the said plan and each and every part thereof to observe the following stipulations:

- 1. Not to erect on such lot any buildings other than buildings designed for use as private dwellings and/or residences and the buildings usually appurtenant thereto.
- 2. Not to set up or carry on in and upon such lot any trade, manufacture or business of any kind other than the business of the provision of services of a professional nature PROVIDED THAT this covenant shall not prevent the letting of any flat, unit or villa unit erected on such lot.
- 3. Not to re-erect on the said lot any building whatsoever which shall have been pulled down or demolished on any other land.

BUT nothing above contained or implied will prevent Barry Raymond Hill and Lurleen Roxsie Hill from:

- (a) selling any lot free or exempt from one or more of the restrictive covenants and stipulations contained in the above Covenants; and
- (b) modifying, waiving or releasing or allowing any departure from any of the above Covenants in relation to any lot or portion of any lot.

#### Fencing Covenant

The owner of each Lot shown on the Plan covenants with the Vendors, Barry Raymond Hill and Lurleen Roxsie Hill, that the Vendors shall not be required to fence.

#### Interpretations

"Pipeline and Service Easement" is defined as follows:-

**FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY** for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

1. enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

BRHill: Bell

LRHill: & M.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## ANNEXURE TO SCHEDULE OF EASEMENTS

Registered Number	
-------------------	--

SP 180681

PAGE 3 OF 4 PAGES

SUBDIVIDER: Barry Raymond Hill & Lurleen Roxsie Hill FOLIO REFERENCE: 179549/51

- 2. investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- 3. install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- 4. run and pass sewage, water and electricity through and along the Infrastructure;
- 5. do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (a) without doing unnecessary damage to the Easement Land; and
  - (b) leaving the Easement Land in a clean and tidy condition;
- 6. if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- 7. use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

**SECONDLY**, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

#### Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

BRHIII: Blei

LRHIII: LYW

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



RECORDER OF TITLES

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**Registered Number** 

## ANNEXURE TO SCHEDULE OF EASEMENTS

PAGE 4 OF 4 PAGES

SUBDIVIDER: Barry Raymond Hill & Lurleen Roxsie Hill FOLIO REFERENCE: 179549/51

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

"Service Easement" means the full free right and liberty for Aurora Energy Pty Ltd, their servants and agents, to enter upon the strip of land marked "Services Easement 2.00 Wide" on the plan to inspect, maintain, repair and amend the electricity infrastructure under the surface of the land provided that the rights granted are exercised in the proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land.

Signed by the said BARRY RAYMOND HILL and LURLEEN ROXSIE HILL being the registered proprietors of Folio of the Register Volume 179549 Folio 51 in the presence of:-

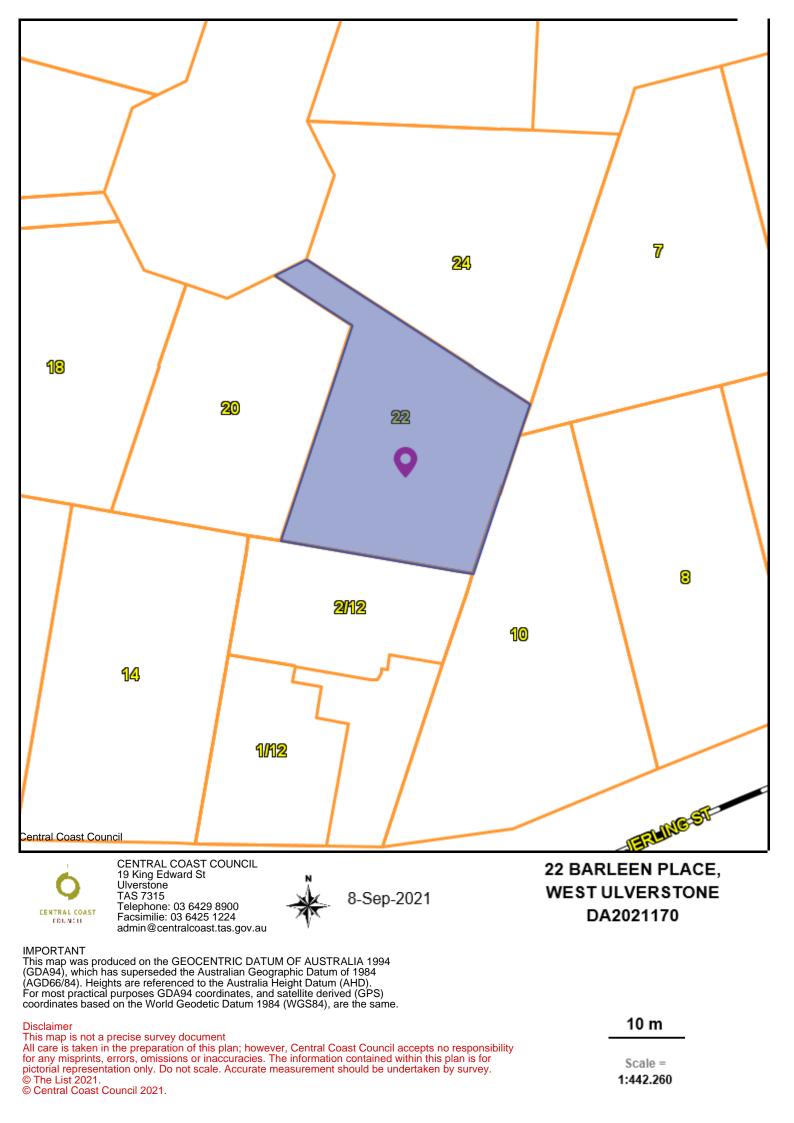
Barry Raymond Hill

Lurleen Roxsie Hill

Witness Signature:

Witness Name: Danielle Mikaela Överend Witness Address: 11 King Edward Street Ulverstone Tasmania 7315 Witness Occupation: Legal Secretary

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



#### SHEET INDEX

SHEET INDEX
COVER SHEET
SITE PLAN
GROUND FLOOR PLAN
FIRST FLOOR PLAN
ELEVATIONS
ELEVATIONS
SECTION
WINDOW & DOOR SCHEDULES
CALCULATIONS & SCHEDULES
DRAINAGE PLAN
ROOF DRAINAGE PLAN
GROUND FLOOR - ELECTRICAL PLAN
FIRST FLOOR - ELECTRICAL PLAN
FLOOR COVERINGS
KITCHEN DETAILS
PANTRY DETAILS
BATHROOM DETAILS
ENSUITE DETAILS
LAUNDRY DETAILS
POWDER ROOM DETAILS
POWDER ROOM 2 DETAILS
SHADOW DIAGRAMS - JUNE 21
SHADOW DIAGRAMS - JUNE 21

11

18 19

20

21 22 23



1/23

#### **BUILDING INFORMATION**

GROUND FLOOR TOP OF WALL HEIGHT(S): 2445mm FIRST FLOOR TOP OF WALL HEIGHT(S): 2595mm (CEILING HEIGHT 45mm LOWER THAN TOP OF WALL) ROOF PITCH (U.N.O.): 23.0° ELECTRICITY SUPPLY: SINGLE PHASE GAS SUPPLY: NONE ROOF MATERIAL: SHEET METAL ROOF COLOUR: N/A ROOF INSULATION: R4.1 BATTS SARKING WALL MATERIAL: BRICK VENEER, CLADDING WALL INSULATION:

R2.0 BATTS WALL WRAP TO ENTIRE HOUSE

BIAX XPOD, AIRCELL INSULATION

FLOOR INSULATION:

#### SITE & ENGINEERING INFORMATION

WIND CLASSIFICATION:	N1
CLIMATE ZONE:	ZONE 7 - COOL TEMPERATE
WIND REGION:	А
TERRAIN CATEGORY:	TC3
SHIELDING FACTOR:	FS - FULL SHIELDING
TOPOGRAPHIC CLASSIFICATION:	ТО
DESIGN WIND SPEED:	40 m/sec

SITE CLASSIFICATION: SLAB CLASSIFICATION:

SLAB TO BE 85mm THICK (U.N.O.) WITH REINFORCEMENT TO ENGINEERS SPECIFICATIONS & DETAILS OVER A 200µm WATERPROOF MEMBRANE ON A BED OF FREE DRAINING COARSE SAND (WHERE SPECIFIED)

А

TBC

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700

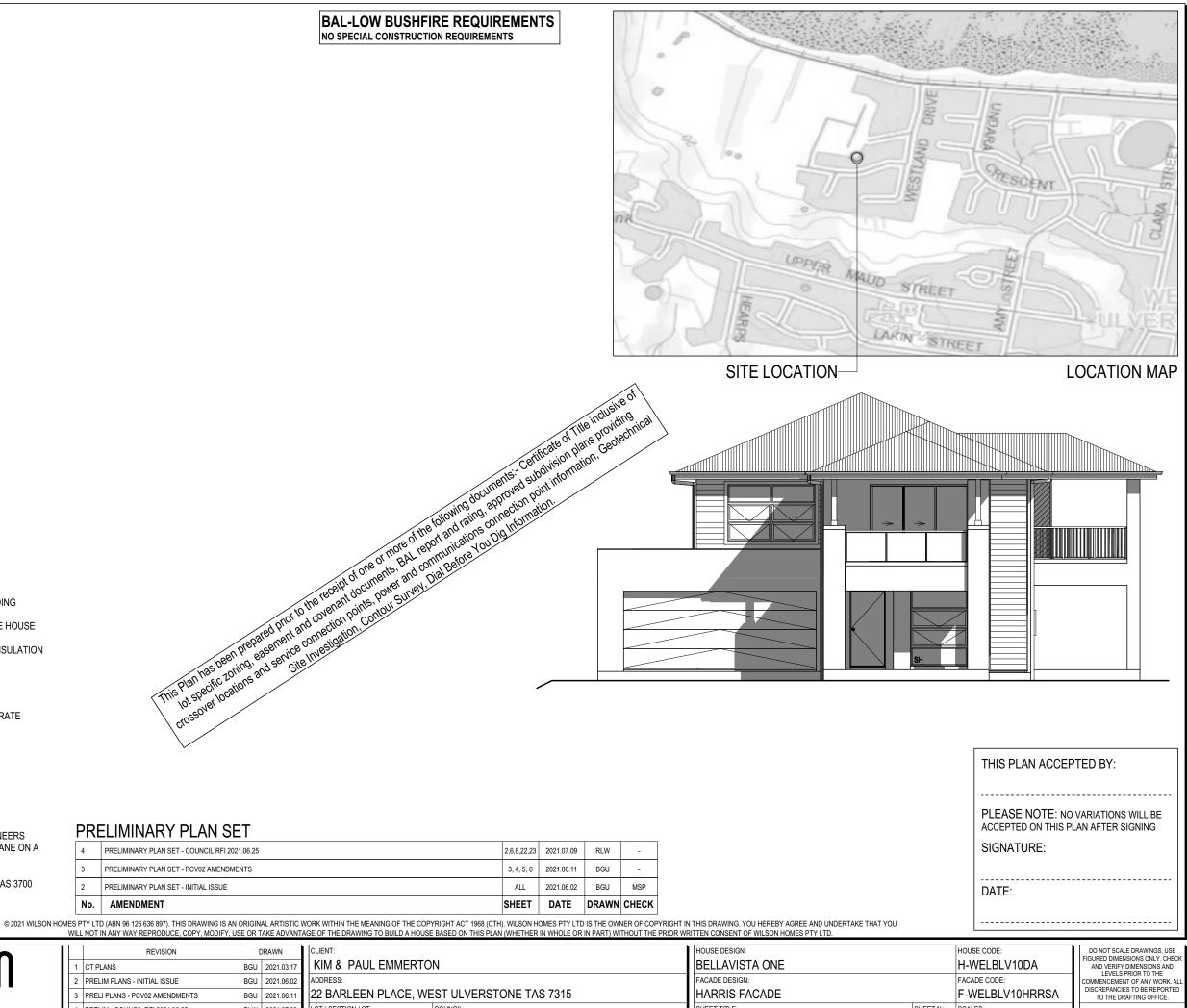
ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010

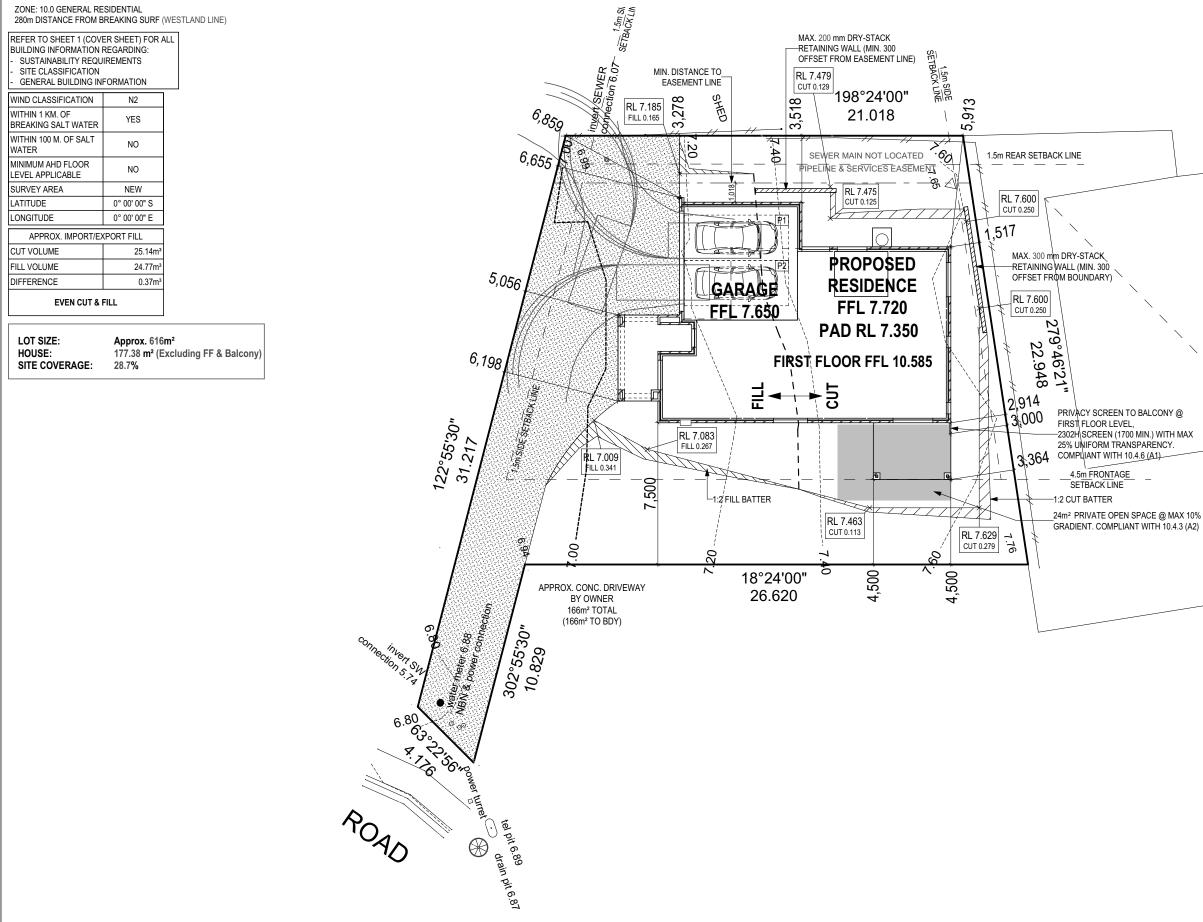
### PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2021.06.02	BGU	MSP
3	PRELIMINARY PLAN SET - PCV02 AMENDMENTS	3, 4, 5, 6	2021.06.11	BGU	-
4	PRELIMINARY PLAN SET - COUNCIL RFI 2021.06.25	2,6,8,22,23	2021.07.09	RLW	-



	WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.										
ì	REVISION		DRAWN	CLIENT:	HOUSE DESIGN:						
L	1 CT PLANS	BGU	2021.03.17	KIM & PAUL EMMERTO	BELLAVISTA ONE						
L	2 PRELIM PLANS - INITIAL ISSUE		2021.06.02	ADDRESS:	FACADE DESIGN:						
L	3 PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE, WE	EST ULVERSTONE TAS 7315	HARRIS FACADE					
L	4 PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09		COUNCIL:	SHEET TITLE:					
				19 / - / 180681	CENTRAL COAST COUNCIL (TAS)						



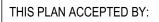


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Ì		REVISION	[	DRAWN	CLIENT:	HOUSE DESIGN:	
L	1	CT PLANS	BGU	2021.03.17	KIM & PAUL EMMERTO	BELLAVISTA ONE	
L	2	PRELIM PLANS - INITIAL ISSUE	BGU	2021.06.02	ADDRESS:	FACADE DESIGN:	
	3	PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE, WE	HARRIS FACADE	
L	4	PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:
					19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	SITE PLAN

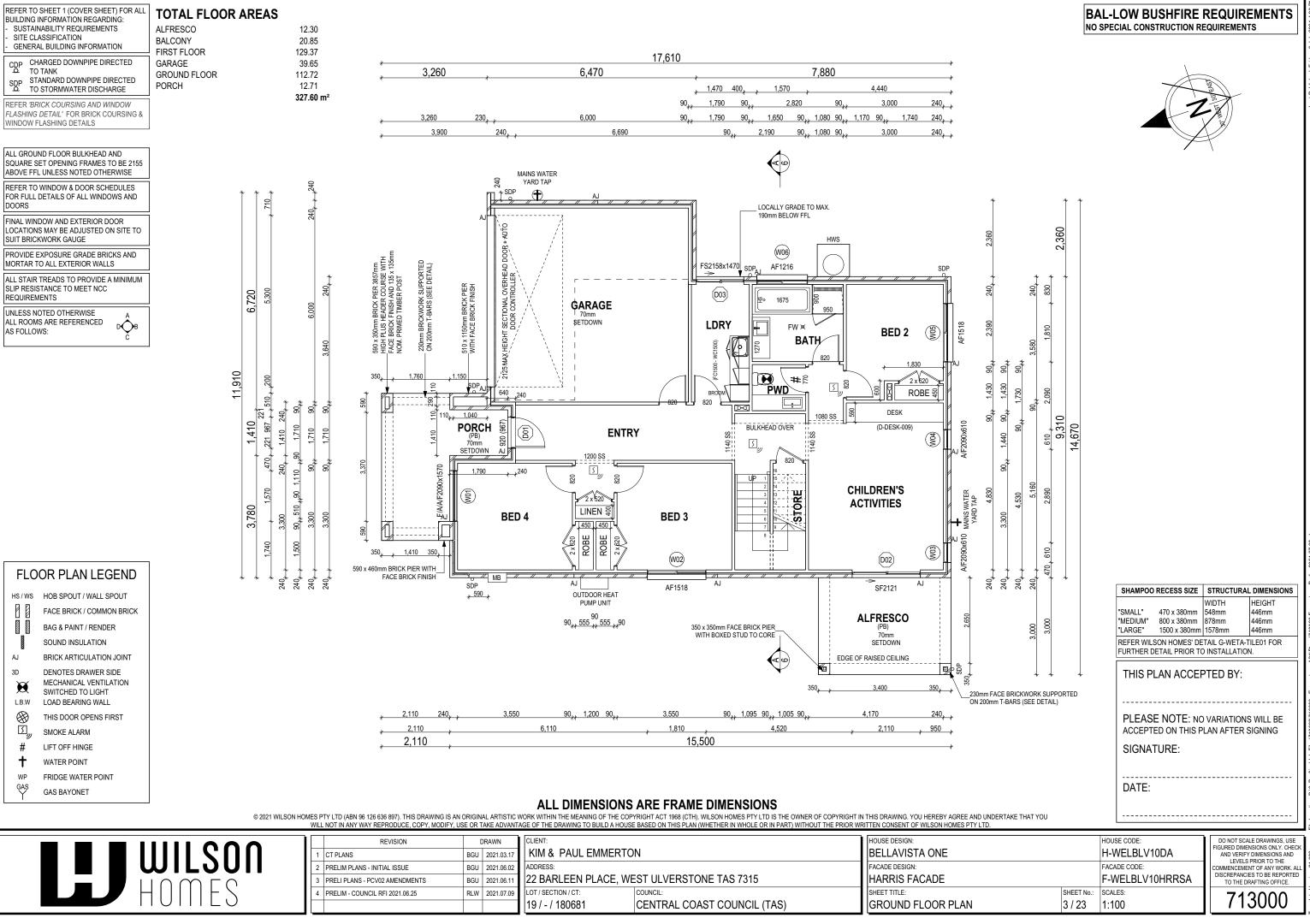
# **BAL-LOW BUSHFIRE REQUIREMENTS** NO SPECIAL CONSTRUCTION REQUIREMENTS UNIT 2, JERLING STREET



PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING SIGNATURE:

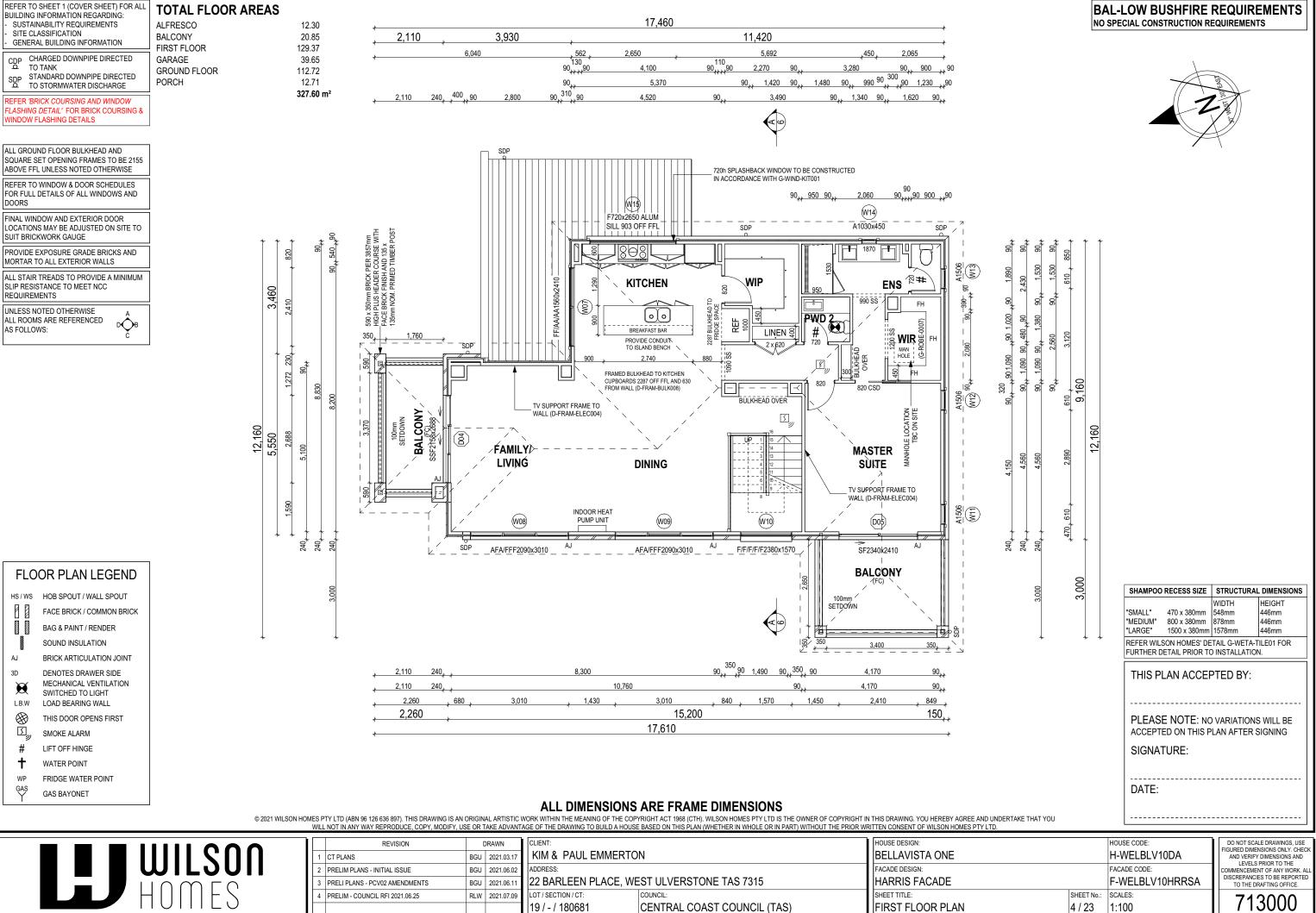
DATE:

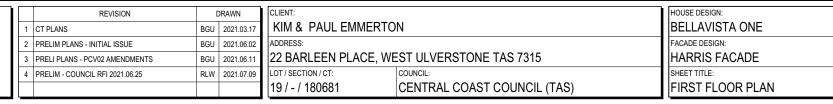
			-
	OUSE CODE:	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY, CHECK	
H·	-WELBLV10DA	AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE	020
FAG	ACADE CODE:	COMMENCEMENT OF ANY WORK. ALL	. 21
F-	-WELBLV10HRRSA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	Version
SHEET No.: SC	CALES:	713000	
2 / 23 1:	:200	/13000	Template



٦	REVISION		DRAWN	CLIENT:	HOUSE DESIGN:						
	1 CT PLANS	BGU	2021.03.17	KIM & PAUL EMMERT	BELLAVISTA ONE						
	2 PRELIM PLANS - INITIAL ISSUE	BGU	2021.06.02	ADDRESS:	FACADE DESIGN:						
	3 PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE, W	22 BARLEEN PLACE, WEST ULVERSTONE TAS 7315						
	4 PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:					
				19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	GROUND FLOOR PLAN					

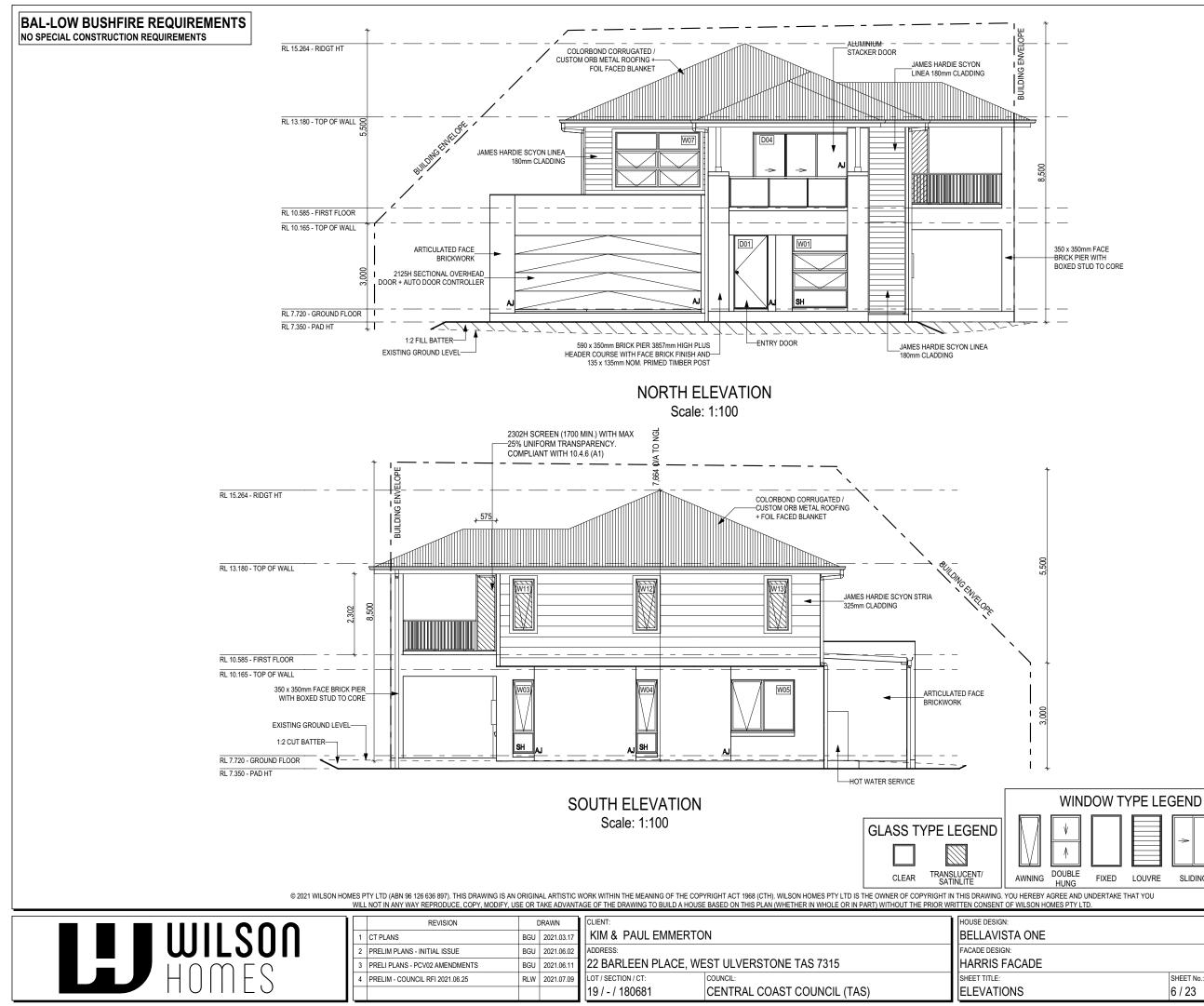












SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

-----

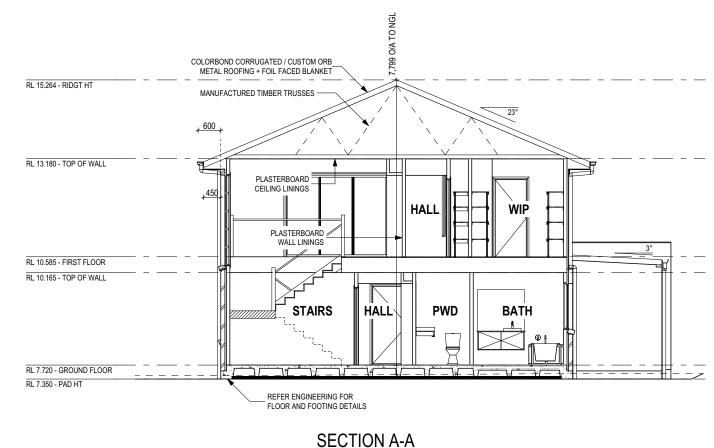
SIGNATURE:

DATE:

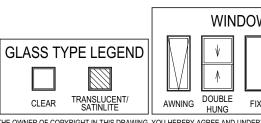
SLIDING

HOUSE CODE H-WELBLV10DA FACADE CODE: F-WELBLV10HRRSA SHEET No.: SCALES: 6 / 23 1:100





Scale: 1:100



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	REVISION		DRAWN	CLIENT:	HOUSE DESIGN:						
1	CT PLANS	BGU	2021.03.17	KIM & PAUL EMMERTC	KIM & PAUL EMMERTON						
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4	PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:					
				19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	SECTION					



REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION GENERAL BUILDING INFORMATION

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC

SH = SNAP HEADER SILL

## THIS PLAN ACCEPTED BY: PLEASE NOTE: NO VARIATIONS WILL BE WINDOW TYPE LEGEND ACCEPTED ON THIS PLAN AFTER SIGNING SIGNATURE: DATE: FIXED LOUVRE SLIDING HOUSE CODE: DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY, CHEC H-WELBLV10DA FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. AL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. FACADE CODE: F-WELBLV10HRRSA SHEET No.: SCALES: 713000 7 / 23 1:100

WINDOW SCHEDU		FROM INSIDE									Manufacturer - Clark Windows Window Type	Glazing	U-Value S	HGC
ID CODE <sup>o</sup>	ROOM		WIDTH	PERIMETER	AREA FRAME (m <sup>2</sup> ) TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²) GLAZING TYPE	ADDITIONAL INFORMATION <sup>1</sup>	Awning	Single Double	6.5 4.1	0.67 0.57
W01 F/A/A/F2090x1570	BED 4	2,090	1,570	7,320	3.28 ALUMINIUM	N/A	SNAP HEADER	N	2.49 CLEAR, DOUBLE GLAZED	BP 523/1045/1568	Fixed	Single	5.9	0.75
W02 AF1518	BED 3	1,460	1,810	6,540	2.64 ALUMINIUM	N/A	ANGLED	W	2.19 CLEAR, DOUBLE GLAZED	MP 905		Double	3.2	0.67
W03 A/F2090x610	CHILDREN'S ACTIVITIES	2,090	610	5,400	1.27 ALUMINIUM	N/A	SNAP HEADER	S	0.94 CLEAR, DOUBLE GLAZED	BP 600	Sliding	Single	6.4	0.76
W04 A/F2090x610	CHILDREN'S ACTIVITIES	2,090	610	5,400	1.27 ALUMINIUM	N/A	SNAP HEADER	S	0.94 CLEAR, DOUBLE GLAZED	BP 600		Double	4.2	0.59
W05 AF1518	BED 2	1,460	1,810	6,540	2.64 ALUMINIUM	N/A	ANGLED	S	2.19 CLEAR, DOUBLE GLAZED	MP 905	Fixed Pane	Single	5.9	0.75
W06 AF1216	BATH	1,200	1,570	5,540	1.88 ALUMINIUM	N/A	ANGLED	E	1.51 TRANSLUCENT, DOUBLE GLAZED, TOUGHENED	MP 785		Double	3.2	0.67
W07 FF/AA/AA1560x2410	DINING	1,560	2,410	7,940	3.76 ALUMINIUM	N/A	NONE	Ν	2.70 CLEAR, DOUBLE GLAZED	BP 520/1040, MP 1205/1205/1205	Fixed Glass Panel Hinged Door	Single	6.0	0.62
W08 AFA/FFF2090x3010	FAMILY / LIVING	2,090	3,010	10,200	6.29 ALUMINIUM	N/A	SNAP HEADER	W	5.18 CLEAR, DOUBLE GLAZED	BP 600, MP 1003-1003/1003-1003		Double	4.3	0.55
W09 AFA/FFF2090x3010	DINING	2,090	3,010	10,200	6.29 ALUMINIUM	N/A	SNAP HEADER	W	5.18 CLEAR, DOUBLE GLAZED	BP 600, MP 1003-1003/1003-1003	Sliding Door	Single	6.1	0.74
W10 F/F/F/F/F2380x1570	STAIRWELL	2,380	1,570	7,900	3.74 ALUMINIUM	N/A	ANGLED	W	3.03 CLEAR, DOUBLE GLAZED	BP 476/952/1428/1904	Ota a kinan Dalam	Double	3.6	0.66
W11 A1506	MASTER SUITE	1,460	610	4,140	0.89 ALUMINIUM	N/A	NONE	S	0.64 TRANSLUCENT, DOUBLE GLAZED		Stacking Door	Single	6.3	0.74 0.66
W12 A1506	MASTER SUITE	1,460	610	4,140	0.89 ALUMINIUM	N/A	NONE	S	0.64 TRANSLUCENT, DOUBLE GLAZED		135 deg. Awning Bay Window	Double	3.8 6.5	0.66
W13 A1506	WC	1,460	610	4,140	0.89 ALUMINIUM	N/A	NONE	S	0.64 TRANSLUCENT, DOUBLE GLAZED, TOUGHENED		135 deg. Awning Bay Window	Single Double	4.1	0.07
W14 A1030x450	ENS	1,030	450	2,960	0.46 ALUMINIUM	N/A	NONE	E	0.29 TRANSLUCENT, DOUBLE GLAZED, TOUGHENED		135 deg. Sliding Bay Window	Single	6.5	0.76
W15 F720x2650	KITCHEN	720	2,650	6,740	1.91 ALUMINIUM	N/A	NONE	E	1.67 CLEAR, DOUBLE GLAZED, TOUGHENED			Double	4.2	0.59
					38.10				30.23		90 deg. Awning Bay Window	Single	6.5	0.67
											<u> </u>	Double	4.1	0.57
											90 deg. Sliding Bay Window	Single	6.5	0.76
												Double	4.2	0.59
											Bifold Doors	Single	6.1	0.61
												Double	4.4	0.53
											NOTE:	·	•	

#### **EXTERIOR DOOR SCHEDULE**

0, 1 ASSUME LOOKING FROM OUTSIDE
----------------------------------

	CODEº	ROOM	HEIGH	t width	AREA FRAME (m <sup>2</sup> ) TYPE	BAL Ratin	G SILL TYPE	ORIENT.	GLAZING TYPE	DOOR TYPE ADDITIONAL INFORMATION <sup>1</sup>
D	01 920	ENTRY	2,106	967	2.04 TIMBER	N/A	SNAP HEADER	Ν	DOOR(S): N/A - SIDELIGHT(S): N/A	SWINGING
D	02 SF2121	CHILDREN'S ACTIVITIES	2,158	2,110	4.55 ALUMINIUM	N/A	SNAP HEADER	W	CLEAR, DOUBLE GLAZED, TOUGHENED	SLIDING
D	03 FS2158x1470	LDRY	2,158	1,470	3.17 ALUMINIUM	N/A	SNAP HEADER	E	CLEAR, DOUBLE GLAZED, TOUGHENED	SLIDING
D	04 SSF2158x2688	FAMILY / LIVING	2,158	2,688	5.80 ALUMINIUM	N/A	SNAP HEADER	N	CLEAR, DOUBLE GLAZED, TOUGHENED	STACKER
D	05 SF2340x2410	MASTER SUITE	2,340	2,410	5.64 ALUMINIUM	N/A	SNAP HEADER	W	CLEAR, DOUBLE GLAZED, TOUGHENED	SLIDING

21.20 m<sup>2</sup>

#### INTERIOR DOOR SCHEDULE

#### PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY TYPE

HEIGHT WIDTH AREA (m<sup>2</sup>)

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION
1	1080 SS	SQUARE SET OPENING	2,155	1,080	N/A	
1	1090 SS	SQUARE SET OPENING	2,155	1,090	N/A	
2	1140 SS	SQUARE SET OPENING	2,155	1,140	N/A	
2	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
1	2 x 520	SWINGING	2,040	1,040	N/A	
4	2 x 620	SWINGING	2,040	1,240	N/A	
2	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
1	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES
9	820	SWINGING	2,040	820	N/A	
1	820 CSD	CAVITY SLIDING	2,040	820	N/A	
1	990 SS	SQUARE SET OPENING	2,155	990	N/A	

# **BAL-LOW BUSHFIRE REQUIREMENTS**

NO SPECIAL CONSTRUCTION REQUIREMENTS

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	REVISION	[	RAWN	CLIENT:	HOUSE DESIGN:	
1	CT PLANS	BGU	2021.03.17	KIM & PAUL EMMERTC	DN .	BELLAVISTA ONE
2	PRELIM PLANS - INITIAL ISSUE	BGU	2021.06.02	ADDRESS:	FACADE DESIGN:	
3	PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE, WE	EST ULVERSTONE TAS 7315	HARRIS FACADE
4	PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:
				19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	WINDOW & DOOR SCHEDULES



NOTE: Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 3.9.2.5.

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: SUSTAINABILITY REQUIREMENTS - SITE CLASSIFICATION - GENERAL BUILDING INFORMATION THIS PLAN ACCEPTED BY: PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING SIGNATURE: ------DATE: -----DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. HOUSE CODE: H-WELBLV10DA FACADE CODE: F-WELBLV10HRRSA SHEET No.: SCALES: 713000 8/23

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HOMES

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4	PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:		SHEET TITLE:
				19 / - / 180681	CENTRAL COAST COUNCIL (TAS)		CALCULATIONS & SCHEDULES

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AREA

ROOF

WALLS (EXT)

FLOORS

WALLS (INTERNAL)

CLEARANCE IS REQUIRED FOR UNCOMPRES TIMBERS SHOULD BE SIZED ACCORDINGLY 210mm FOR R4.1 BULK INSULATION 210mm FOR R5.0 BULK INSULATION 260mm FOR R6.0 BULK INSULATION THESE DIMENSIONS ARE NOMINAL AND MAY VARY DEPENDING ON THE TYPE OF INSULATION TO BE INSTALLED

#### INSULATION SCHEDULE

	R4.1 BATTS (OR EQUIVALENT) EXCLUDING GARAGE SARKING				
T)	BRICK VENEER, CLADDING R2.0 BATTS +1 LAYER SISALATION. SISALATION ONLY TO GARAGE WALL WRAP TO ENTIRE HOUSE				
	BIAX XPOD, AIRCELL INSULATION				
)	R2.0 BULK INSULATION (OR EQUIVALENT) TO INTERNAL WALLS ADJACENT TO GARAGE				
IS REQUIRED FOR UNCOMPRESSED INSTALLATION OF BULK INSULATION &					

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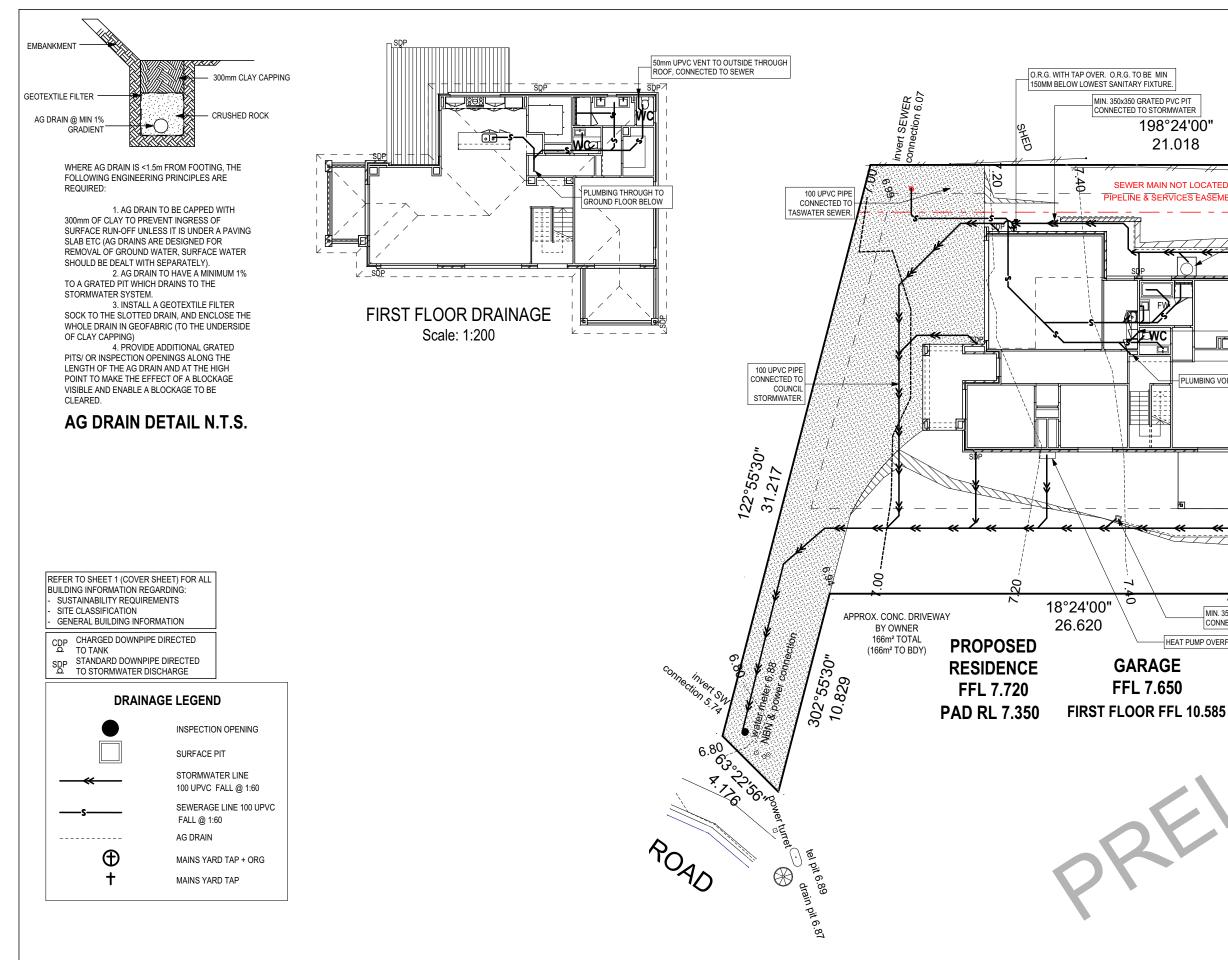
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DATE:

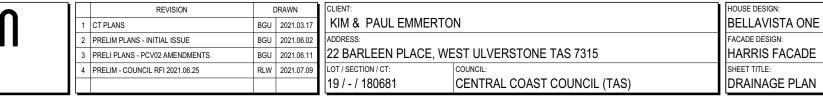
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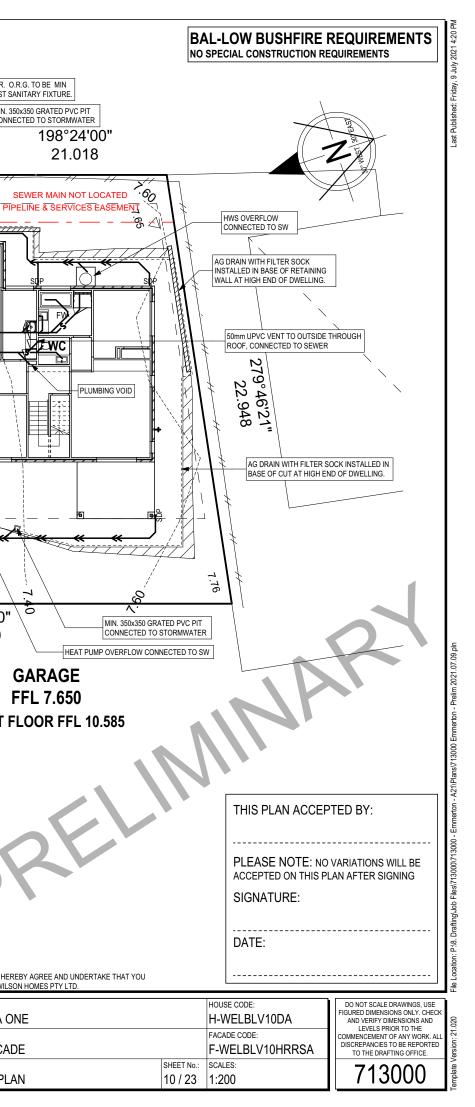
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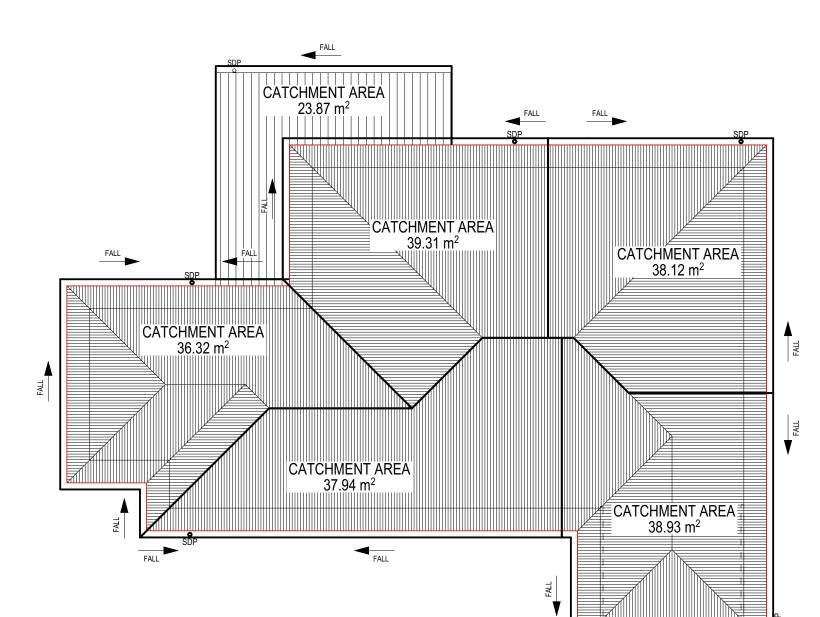


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**UILSON** HOMES





WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C.3.5.2.5(b)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER. AREA'S SHOWN ARE SURFACE AREAS

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CATCUM	ACNIT ADD	AC NI		
CAICHIN	IENT ARE	:AS, IN	OT PLAN	AREAS
L				

Downpipe roof calculations (as per AS/NZA3500.3:2018)							
Ah	190.62	Area of roof (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )					
Ac	230.65	Ah x Slope factor (Table 3.4.3.2 from AS/NZS 3500.3:2018) (1.21 for 23 $^\circ$ pitch) (m²)					
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm <sup>2</sup> )					
DRI	118	Design Rainfall Intensity (determined from Figure E8 from AS/NZS 3500.3:2018)					
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2018) (m <sup>2</sup> )					
Required Downpipes	3.6	Ac / Acdp					
Downpipes Provided	5						

Down	Downpipe roof calculations (as per AS/NZA3500.3:2018)					
Ah	23.87	Area of roof (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )				
Ac	24.58	Ah x Slope factor (Table 3.4.3.2 from AS/NZS 3500.3:2018) (1.03 for 3 $^\circ$ pitch) (m²)				
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm <sup>2</sup> )				
DRI	118	Design Rainfall Intensity (determined from Figure E8 from AS/NZS 3500.3:2018)				
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2018) ( $m^2$ )				
Required Downpipes	0.38	Ac / Acdp				
Downpipes Provided	1					

0
× ·

FALL

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I	2	PRELIM PLANS - INITIAL ISSUE	BGU	2021.06.02	ADDRESS:			FACADE DESIGN:
I	3	PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE	E, WEST ULVERSTONE TAS 7315		HARRIS FACADE
I	4	PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:		SHEET TITLE:
					19 / - / 180681	CENTRAL COAST COUNCIL (TAS)		ROOF DRAINAGE PLAN
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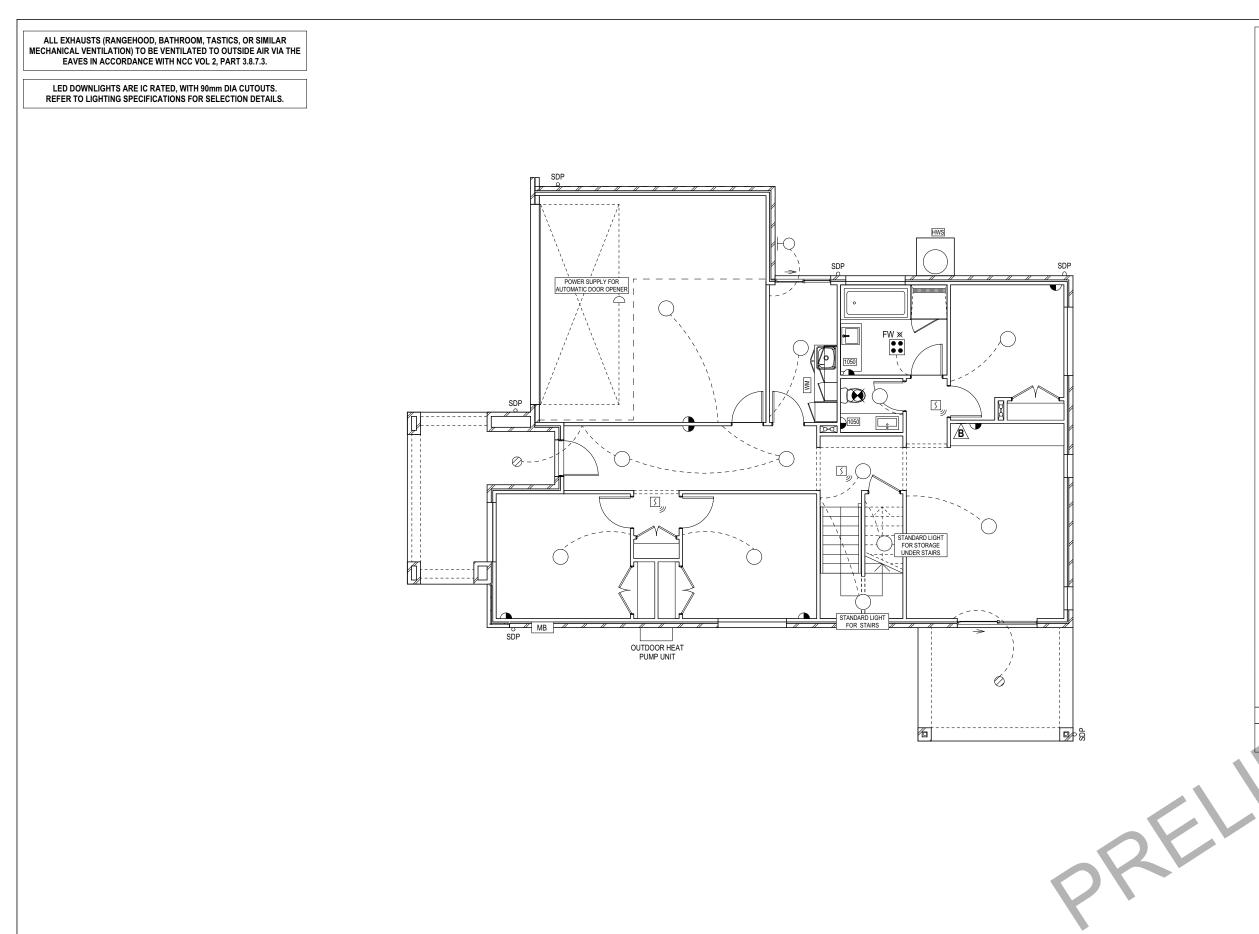
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HOMES

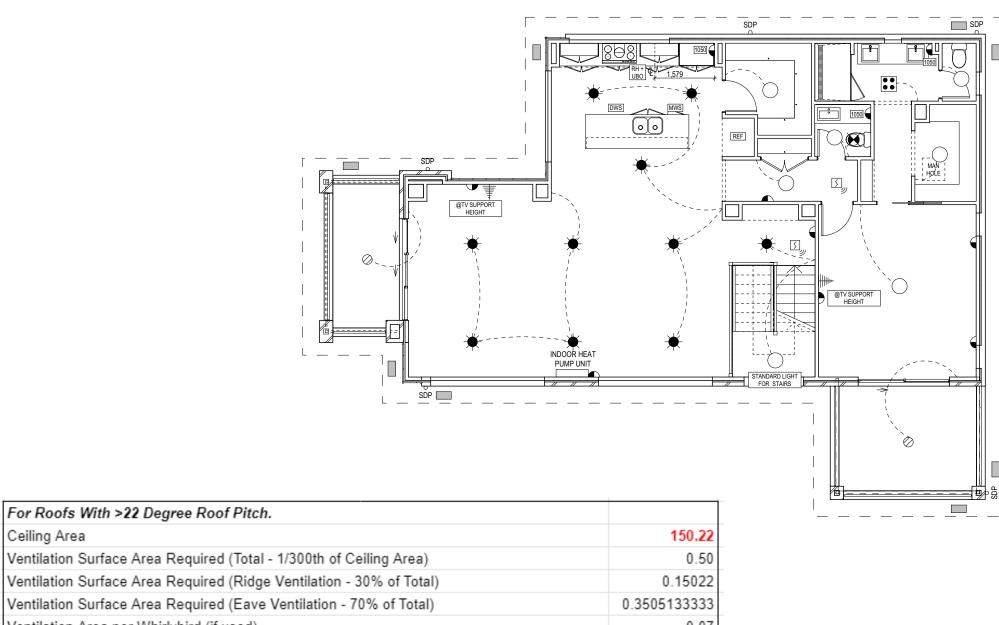
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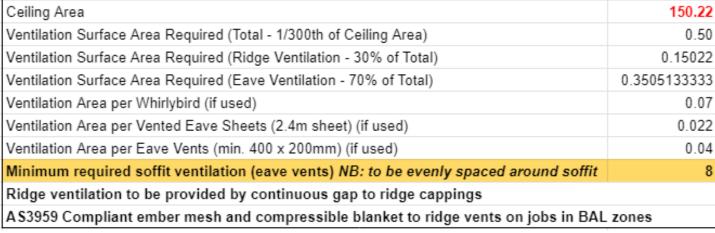
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3 PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE, WE	EST ULVERSTONE TAS 7315	HARRIS FACADE
4 PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:
			19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	GROUND FLOOR - ELECTRICAL PLAN

	ELI	ECTRICAL LEGE	ND	-ast Published: Friday, 9 July 2021 4:20 PN	
	0	STANDARD OUTDOOR L		uly 202	
	Ó	OUTDOOR LED DOWNLI		day, 9 J	
	Ť	IC RATED LED DOWNLIG	GHT (9W)	ied: Fri	
	$\bigcirc$	STANDARD CEILING LIG	HT (30W)	Publist	
	НŌ	WALL LIGHT (30W)		Last	
	Ē	FLOODLIGHT			
	Ś	SENSOR			
	FS	FLOOD LIGHT WITH SEN	ISOR		
	<b>P</b>	PENDANT FITTING			
		<ul> <li>FLUORESCENT LIGHT P</li> </ul>			
:		2 x FLUORESCENT LIGH	. ,		
:		2 x SLIM FLUORESCENT SINGLE POWERPOINT	LIGHT POINT (28W)		
		DOUBLE POWERPOINT			
	$\square$	WATERPROOF SINGLE	POWERPOINT		
		WATERPROOF DOUBLE	POWERPOINT		
	••	FAN/HEAT/LIGHT (10W)			
	X	MECHANICAL VENTILATION	ON SWITCHED TO LIGHT		
	1	TV POINT			
	B	NATIONAL BROADBAND	NETWORK		
	₽	PAY TV POINT			
	$\square$	PHONE POINT	PHONE POINT		
	I ₩	SMOKE ALARM (INTERC WHERE MORE THAN 1)	ONNECTED		
	$\sim$	CEILING FAN			
	<6	CAT 5 OR 6 DATA SOCK	ET	등	
	$\bowtie$	PRE-WIRE ONLY		121.07.09.4	
		SOFFIT VENT		Prelim 20	
F	ALL G	POs 300mm OFF FFL UNLESS		nerton -	
	IN	PROVIDE SINGLE GPOS FOR MW STALL ISOLATION SWITCH WITHIN		000 Emn	
	$\mathbb{N}$				
		THIS PLAN ACCEP	TED BY:	imerton - A2	
				000 - En	
		PLEASE NOTE: NO		00/713	
		ACCEPTED ON THIS PL	AN AFTER SIGNING	les\713	
		SIGNATURE:		g\Job Fi	
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ALL EXHAUSTS (RANGEHOOD, BATHROOM, TASTICS, OR SIMILAR MECHANICAL VENTILATION) TO BE VENTILATED TO OUTSIDE AIR VIA THE EAVES IN ACCORDANCE WITH NCC VOL 2, PART 3.8.7.3.

LED DOWNLIGHTS ARE IC RATED, WITH 90mm DIA CUTOUTS. REFER TO LIGHTING SPECIFICATIONS FOR SELECTION DETAILS.





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3 PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLAC	E, WEST ULVERSTONE TAS 7315	HARRIS FACADE
4 PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:
			19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	FIRST FLOOR - ELECTRICAL PLAN

EL	ECTRICAL LEGE	ND
	STANDARD OUTDOOR L	
	OUTDOOR LED DOWNLI	
	IC RATED LED DOWNLIG	
	STANDARD CEILING LIG	
	WALL LIGHT (30W)	
	FLOODLIGHT	
(S)	SENSOR	
FS	FLOOD LIGHT WITH SEM	ISOR
P	PENDANT FITTING	
	— FLUORESCENT LIGHT P	OINT (36W)
	2 x FLUORESCENT LIGH	IT POINT (72W)
	2 x SLIM FLUORESCENT	LIGHT POINT (28W)
	SINGLE POWERPOINT	
	DOUBLE POWERPOINT	
	WATERPROOF SINGLE	POWERPOINT
	WATERPROOF DOUBLE	POWERPOINT
••	FAN/HEAT/LIGHT (10W)	
×	MECHANICAL VENTILATI	ON SWITCHED TO LIGHT
<u></u>	TV POINT	
B	NATIONAL BROADBAND	NETWORK
₽	PAY TV POINT	
	PHONE POINT	
	SMOKE ALARM (INTERC WHERE MORE THAN 1)	CONNECTED
	CEILING FAN	
	CAT 5 OR 6 DATA SOCK	ET
	PRE-WIRE ONLY	
	SOFFIT VENT	
ALL C	GPOs 300mm OFF FFL UNLESS	OTHERWISE NOTED
	PROVIDE SINGLE GPOS FOR MW	
	THIS PLAN ACCEP	TED BY
	PLEASE NOTE: NO	
	ACCEPTED ON THIS PL	LAIN AF I EK SIGINING
Y ·	SIGNATURE:	
	DATE:	
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RRIS FACADE	F-WELBLV10HRRSA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

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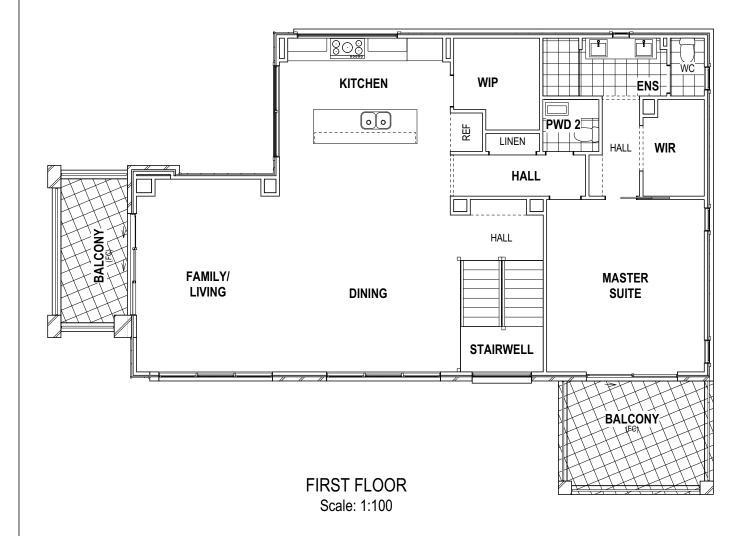
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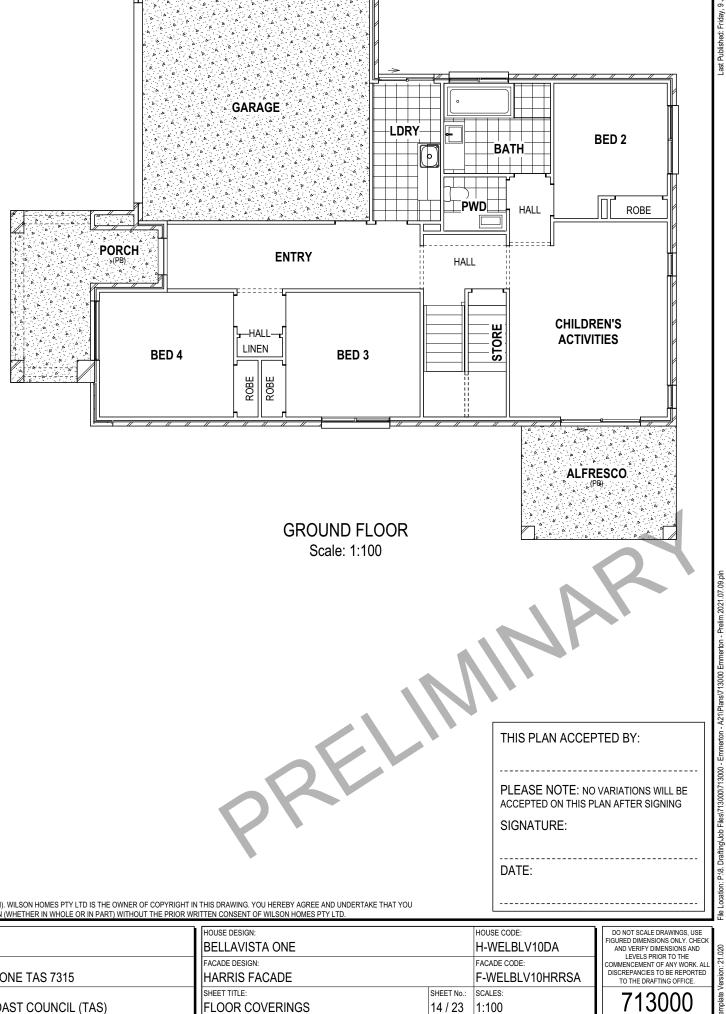
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SIREMENTS	© 2021 WILSON H				A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT T		ETHAT YOU
WILS Home	S S	REVISION         1       CT PLANS         2       PRELIM PLANS - INITIAL ISSUE         3       PRELI PLANS - PCV02 AMENDMENTS         4       PRELIM - COUNCIL RFI 2021.06.25	BGU         2021.03.17           BGU         2021.06.02           BGU         2021.06.11		ERTON E, WEST ULVERSTONE TAS 7315 COUNCIL: CENTRAL COAST COUNCIL (TAS)	HOUSE DESIGN: BELLAVISTA ONE FACADE DESIGN: HARRIS FACADE SHEET TITLE: FLOOR COVERINGS	
			· · · · ·	-			<u>,                                     </u>

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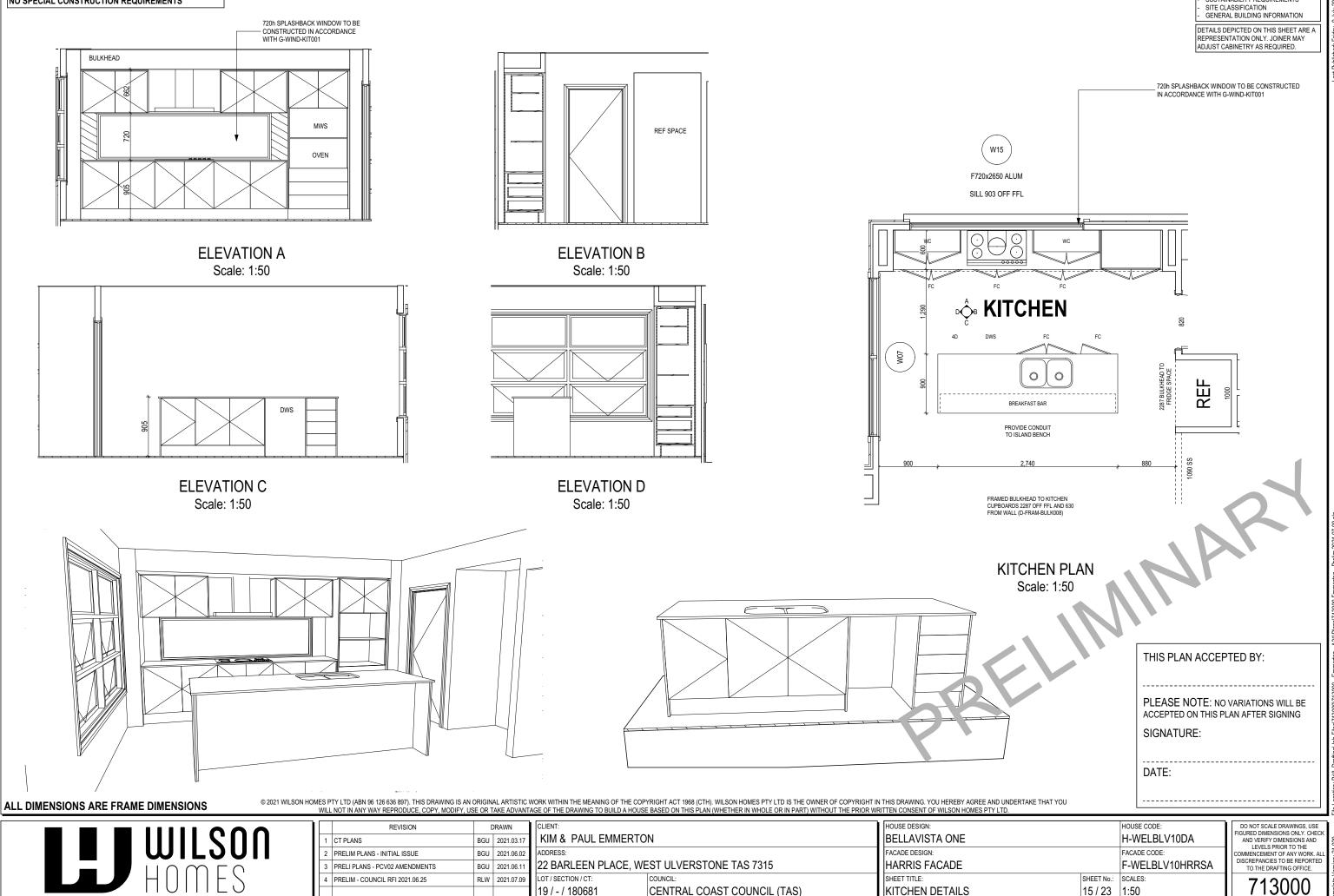






REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION GENERAL BUILDING INFORMATION

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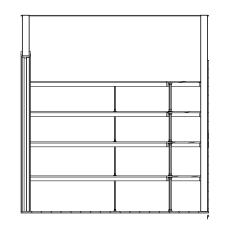
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	BGU	2021.03.17	KIM & PAUL EMMERTC	DN	BELLAVISTA ONE					
IS - INITIAL ISSUE	BGU	2021.06.02	ADDRESS:	FACADE DESIGN:						
- PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE, WI	EST ULVERSTONE TAS 7315	HARRIS FACADE					
JNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:					
			19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	KITCHEN DETAILS					

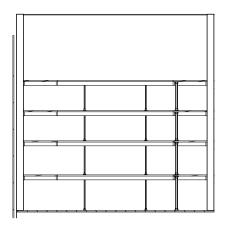
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SUSTAINABILITY REQUIREMENTS

15/23 1:50

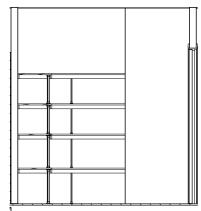






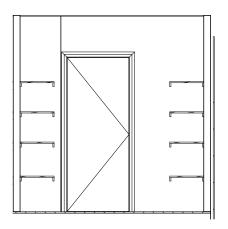
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**ELEVATION C** Scale: 1:50

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**ELEVATION D** Scale: 1:50



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٦		REVISION	[	DRAWN	CLIENT:		HOUSE DESIGN:
T	1	CT PLANS	BGU	2021.03.17	KIM & PAUL EMMERTO	N	BELLAVISTA ONE
T	2	PRELIM PLANS - INITIAL ISSUE	BGU	2021.06.02	ADDRESS:	FACADE DESIGN:	
T	3	PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE, WE	EST ULVERSTONE TAS 7315	HARRIS FACADE
T	4	PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:
					19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	PANTRY DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

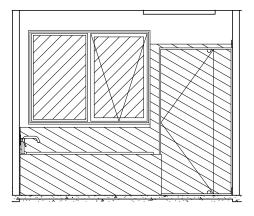
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SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION GENERAL BUILDING INFORMATION

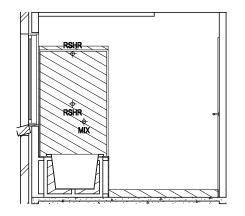
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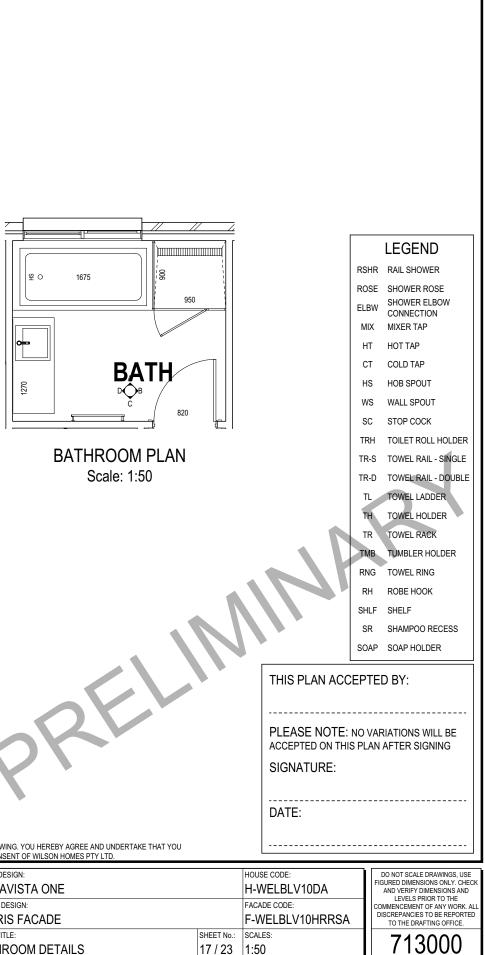
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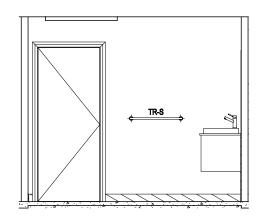


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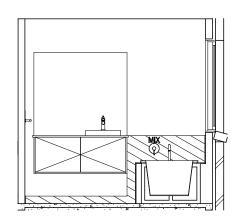
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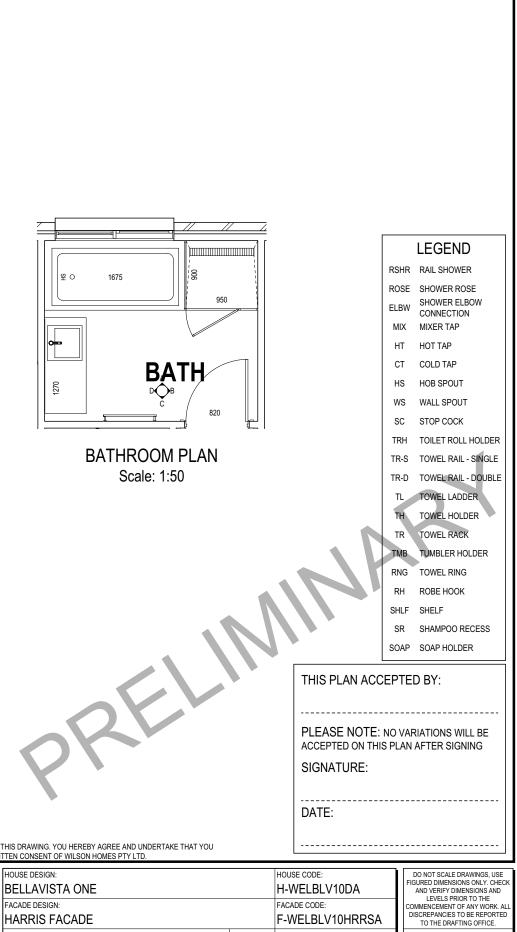


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**ELEVATION D** Scale: 1:50



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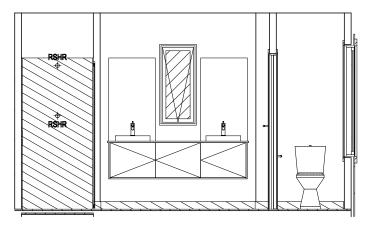
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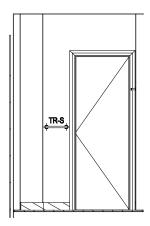
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	1 CT PLANS	E	BGU	2021.03.17	KIM & PAUL EMMERTO	BELLAVISTA ONE	
	2 PRELIM PLANS - INITI	L ISSUE E	BGU	2021.06.02	ADDRESS:	FACADE DESIGN:	
	3 PRELI PLANS - PCV02	AMENDMENTS E	BGU	2021.06.11	22 BARLEEN PLACE, WE	EST ULVERSTONE TAS 7315	HARRIS FACADE
	4 PRELIM - COUNCIL RI	I 2021.06.25 F	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:
					19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	BATHROOM DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

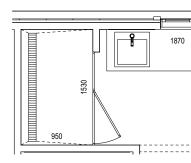
SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION GENERAL BUILDING INFORMATION DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY



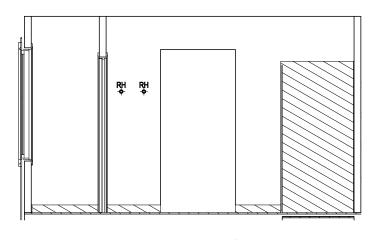
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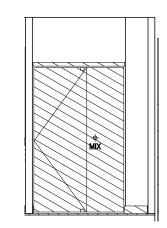


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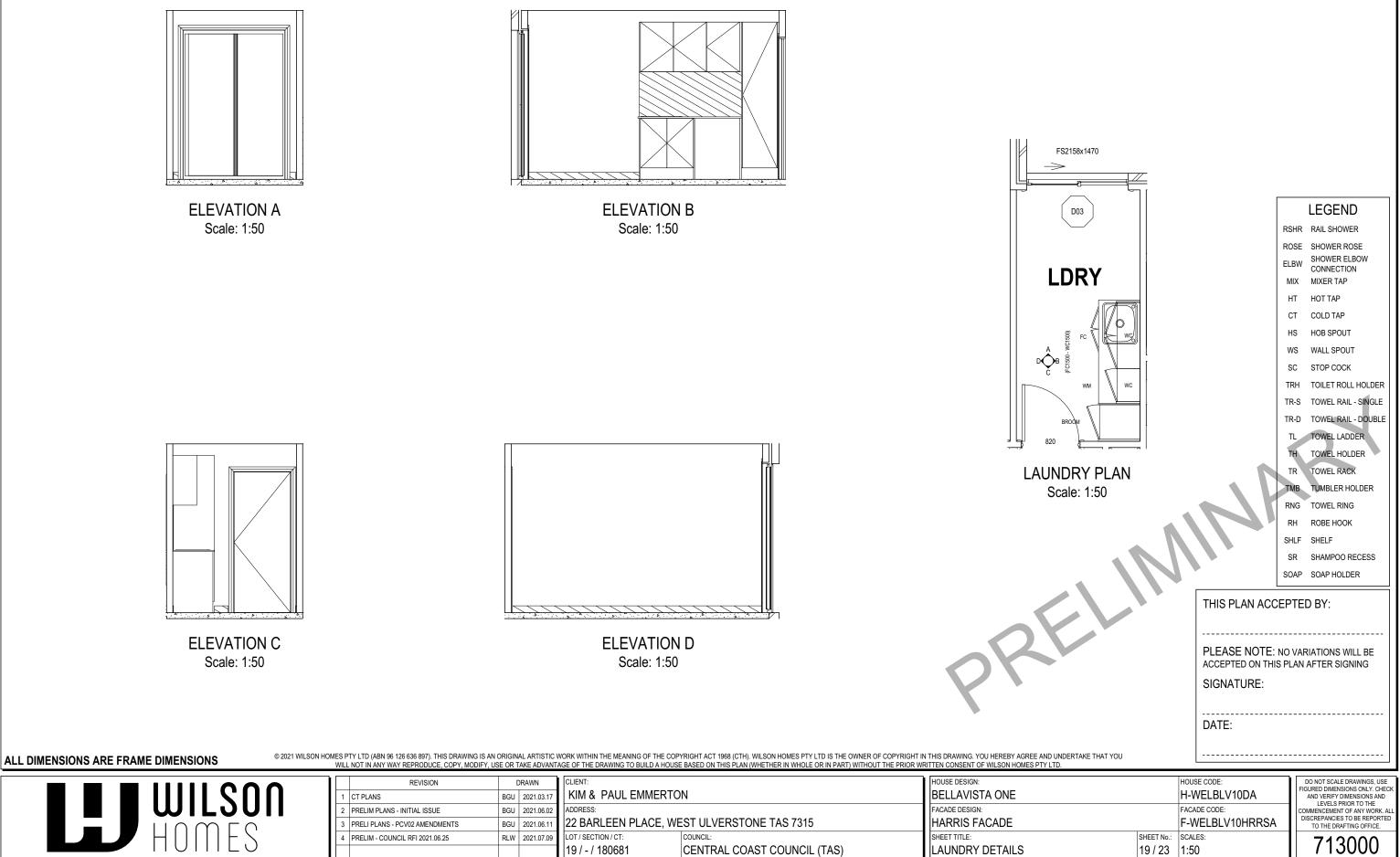
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I	2	PRELIM PLANS - INITIAL ISSUE	BGU	2021.06.02	ADDRESS:	FACADE DESIGN:	
I	3	PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE, WI	EST ULVERSTONE TAS 7315	HARRIS FACADE
I	4	PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:
					19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	ENSUITE DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

SUSTAINABILITY REQUIREMENTS
 SITE CLASSIFICATION
 GENERAL BUILDING INFORMATION
 DETAILS DEPICTED ON THIS SHEET ARE A
 REPRESENTATION ONLY

# LEGEND RSHR RAIL SHOWER ROSE SHOWER ROSE ELBW SHOWER ELBOW CONNECTION MIX MIXER TAP 720 # **ENS** HT HOT TAP CT COLD TAP HS HOB SPOUT WS WALL SPOUT SC STOP COCK TRH TOILET ROLL HOLDER TR-S TOWEL RAIL - SINGLE TR-D TOWEL RAIL - DOUBLE TOWEL LADDER TOWEL HOLDER TOWEL RACK TR TUMBLER HOLDER TMB RNG TOWEL RING ROBE HOOK RH SHLF SHELF SR SHAMPOO RECESS SOAP SOAP HOLDER THIS PLAN ACCEPTED BY: PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING SIGNATURE: \_\_\_\_\_ DATE: -----HOUSE CODE: DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY, CHEC H-WELBLV10DA AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE FACADE CODE: COMMENCEMENT OF ANY WORK. AL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. F-WELBLV10HRRSA SHEET No.: SCALES: 713000 18/23 1:50

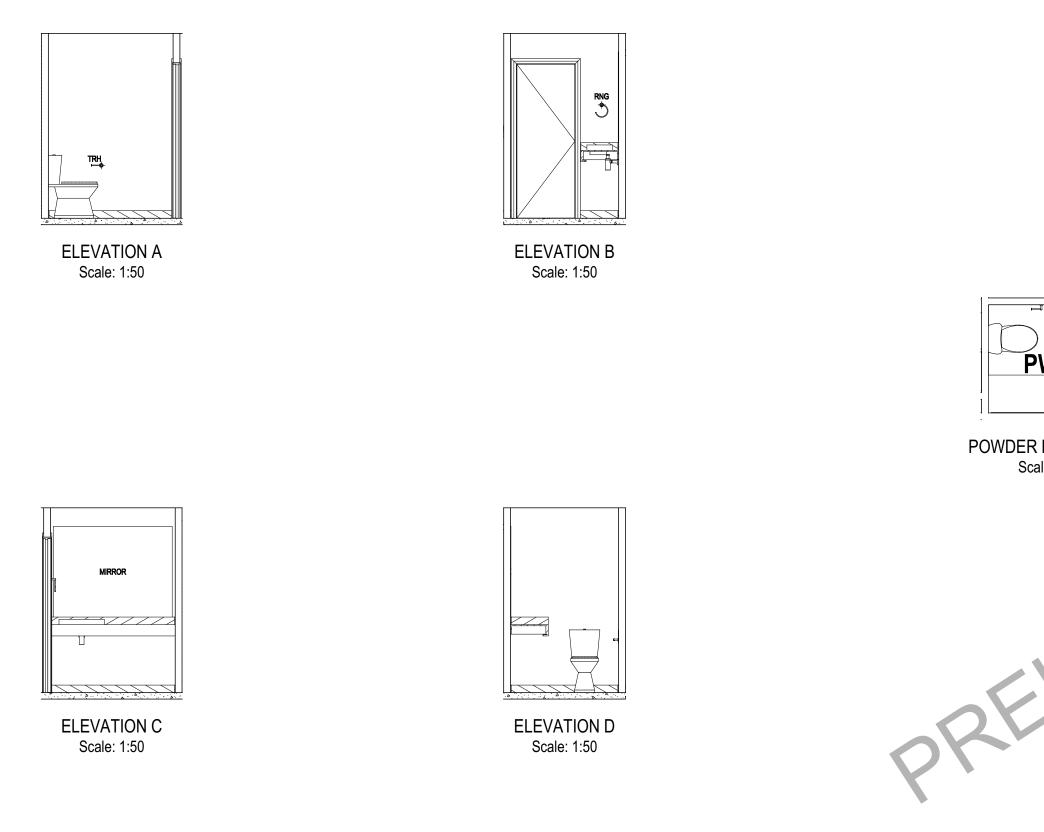




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	2	PRELIM PLANS - INITIAL ISSUE	BGU	2021.06.02	ADDRESS:		FACADE DESIGN:
	3	PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE, W	EST ULVERSTONE TAS 7315	HARRIS FACADE
	4	PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:
					19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	LAUNDRY DETAILS

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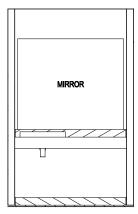
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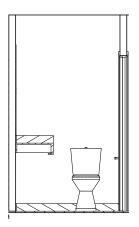
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	3	PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE, W	EST ULVERSTONE TAS 7315	HARRIS FACADE	
	4	PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	
					19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	POWDER ROOM DETAILS	

			LEGEND
	1	RSHR	RAIL SHOWER
		Rose Elbw Mix	SHOWER ROSE SHOWER ELBOW CONNECTION MIXER TAP
) (2 # 2		ΗT	HOT TAP
PWD		СТ	COLD TAP
		HS	HOB SPOUT
		WS	WALL SPOUT
		SC	STOP COCK
R ROOM PLAN		TRH	TOILET ROLL HOLDER
ale: 1:50		TR-S	TOWEL RAIL - SINGLE
		TR-D	TOWEL RAIL - DOUBLE
		TL	TOWEL LADDER
		тн	TOWEL HOLDER
		TR	TOWEL RACK
		тмв	TUMBLER HOLDER
		RNG	TOWEL RING
		RH	ROBE HOOK
		SHLF	SHELF
		SR	SHAMPOO RECESS
		SOAP	SOAP HOLDER
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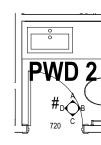
#### **BAL-LOW BUSHFIRE REQUIREMENTS** NO SPECIAL CONSTRUCTION REQUIREMENTS



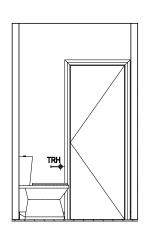
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**ELEVATION B** Scale: 1:50

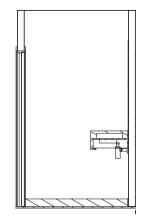


POWDER ROOM 2 F Scale: 1:50



**ELEVATION C** Scale: 1:50

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I	1 CT PLANS	BGU	2021.03.17	KIM & PAUL EMMERT	ON		BELLAVISTA ONE
L	2 PRELIM PLANS - INITIAL ISSUE	BGU	2021.06.02	ADDRESS:			FACADE DESIGN:
I	3 PRELI PLANS - PCV02 AMENDMENTS	BGU	2021.06.11	22 BARLEEN PLACE, WEST ULVERSTONE TAS 7315			HARRIS FACADE
L	4 PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT:	COUNCIL:		SHEET TITLE:
				19 / - / 180681	CENTRAL COAST COUNCIL (TAS)		POWDER ROOM 2 DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION GENERAL BUILDING INFORMATION

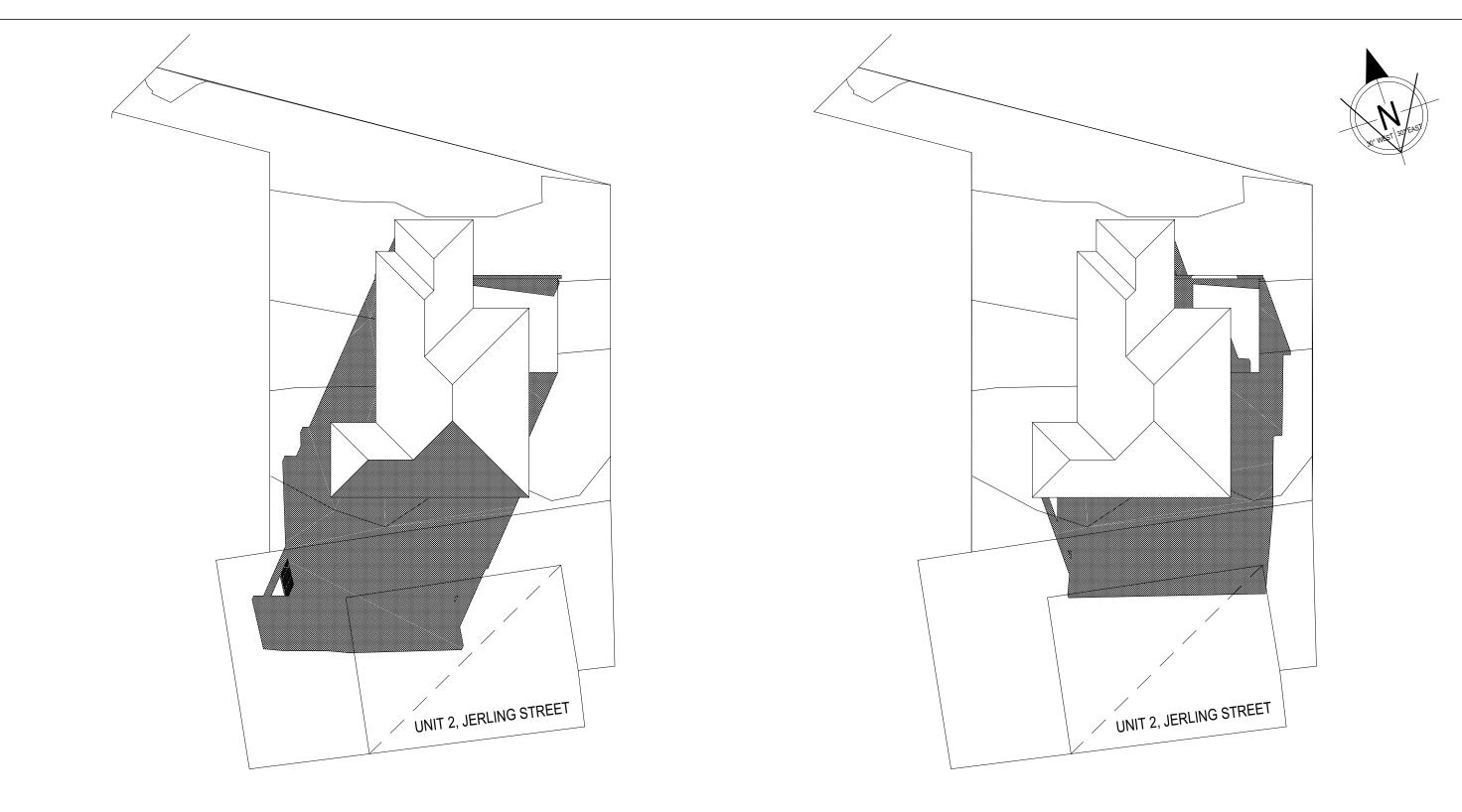
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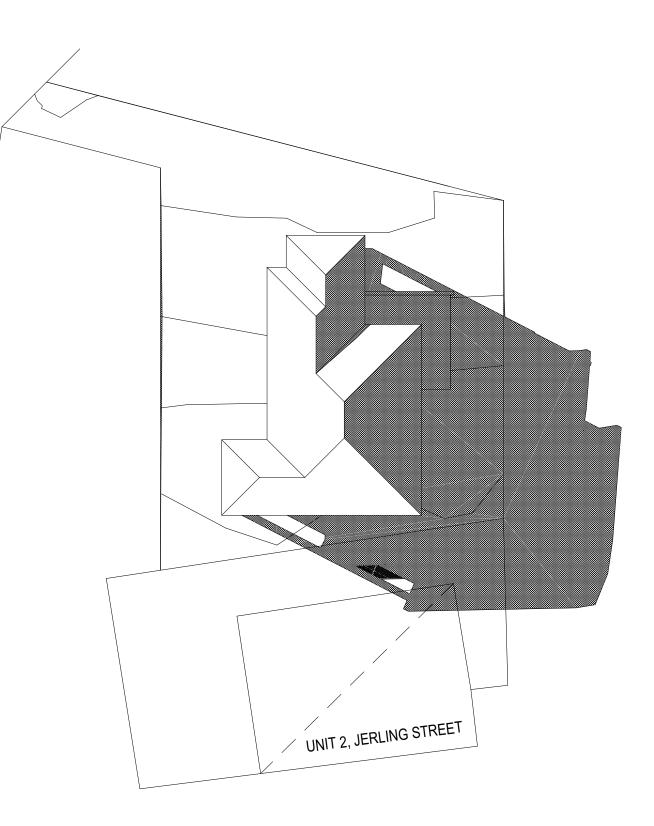
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	1 (	REVISION CT PLANS	_	2021.03.17	CLIENT: KIM & PAUL EMMERTO	ON	HOUSE DESIGN: BELLAVISTA ONE	HOUSE CODE: H-WELBLV10DA	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND				
	_			2021.06.02 2021.06.11	ADDRESS: 22 BARLEEN PLACE, WEST ULVERSTONE TAS 7315			FACADE DESIGN: HARRIS FACADE			LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
	4 F	PRELIM - COUNCIL RFI 2021.06.25	RLW	2021.07.09	LOT / SECTION / CT: 19 / - / 180681	COUNCIL: CENTRAL COAST COUNCIL (TAS)		SHEET TITLE: SHADOW DIAGRAMS - JUNE 21	SHEET No.: 22 / 23		713000		



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JUNE 21 - 1500

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REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK
1 CT PLANS	BGU 2021.03.17	KIM & PAUL EMM	ERTON	BELLAVISTA ONE	BELLAVISTA ONE		AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE
2 PRELIM PLANS - INITIAL ISSUE	BGU 2021.06.02	ADDRESS:		FACADE DESIGN:			COMMENCEMENT OF ANY WORK. ALL
3 PRELI PLANS - PCV02 AMENDMENTS	BGU 2021.06.11	22 BARLEEN PLAC	E, WEST ULVERSTONE TAS 7315	HARRIS FACADE		F-WELBLV10HRRSA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
4 PRELIM - COUNCIL RFI 2021.06.25	RLW 2021.07.09	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		19 / - / 180681	CENTRAL COAST COUNCIL (TAS)	SHADOW DIAGRAMS - JUNE 21	23 / 23	1:250	713000





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#### Local Government

APPLICATION FOR PLANNING PERM (s.57(3) Land Use Planning and Approvals Act 19 Tasmanian Planning Scheme – Circular Head					
	ctions Council offices may not be				
accordance with s written representa SMITHTON 7330 received by 5.00pt	lic during this notification period. In .57(5) of the Act, any person may make tion to the General Manager, PO Box 348 or council@circularhead.tas.gov.au and m 27/09/2021.				
accordance with s written representa SMITHTON 7330 received by 5.00pr Scott Riley GENERAL M/ Ph: 03 6452 4	.57(5) of the Act, any person may make tion to the General Manager, PO Box 348 or council@circularhead.tas.gov.au and m 27/09/2021.				
accordance with s written representa SMITHTON 7330 received by 5.00pr Scott Riley GENERAL M/ Ph: 03 6452 4 www.circularf	.57(5) of the Act, any person may make tion to the General Manager, PD Box 348 or council@circularhead.tas.gov.au and n 27/09/2021.				
accordance with s written representa SMITHTON 7330 received by 5.00pr Scott Riley GENERAL MA Ph: 03 6452 4 www.circulart LATER APPLICATIC The following ap	.57(5) of the Act, any person may make tion to the General Manager, PO Box 348 or council@circularhead.tas.gov.au and n 27/09/2021. ANAGER 800 nead.tas.gov.au				
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accordance with s written representa SMITHTON 7330 received by 5.00pr Scott Riley GENERAL MV, Ph: 03 6452 4 www.circulart LAATER APPLICATIO The following ap Section 57 of the L Application No.: Address:	1.57(5) of the Act, any person may make tion to the General Manager, PD Box 348 or council@circularhead.tas.gov.au and n 27/09/2021. ANAGER BOO nead.tas.gov.au DBE COUNCIL INS FOR PLANNING PERMIT PICations have been received under and Use Planning & Approvals Act 1993;				
accordance with s written representa SMITHTON 7330 received by 5.00pr Scott Riley GENERAL M/ Ph: 03 6452 4 www.circulart LATER APPLICATIC The following ap	1.57(5) of the Act, any person may make tion to the General Manager, PD Box 348 or council@circularhead.tas.gov.au and n 27/09/2021. ANAGER BOO nead.tas.gov.au <b>DEBE COUNCIL</b> NS FOR PLANNING PERMIT PliCations have been received under and Use Planning & Approvals Act 1993; DA 197/2021 3273 Railton Road, Latrobe Resource Development – proposed Placement of Fill.				

Address: Proposal: 44 Fenton Street, Latrobe Residential – proposed Outbuilding Proposal: Hesidential – proposed Outbuilding The applications and associated materials will be available for inspection at the Council office during normal office hours or at www.latrobe.tas.gov.au for a period of 14 days from the date of publication of this notice. In accordance with Section 57(5) of the *Land Use Planning & Approvals Act* 1993 any person may make representation in relation to the proposal by letter addressed to the General Manager or email addressed to council@latrobe.tas.gov.au by 27 September 2021.

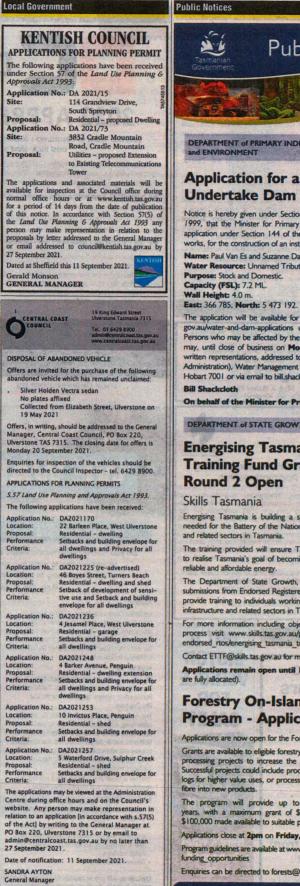
Application No.: DA 199/2021



GENERAL MANAGER www.burnie.net BURNI

Dated: 11 September 2021

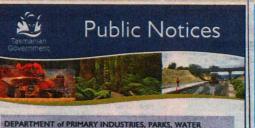
Simon Overland



Will be held at 2pm on Sunday 24th October 2021 at Runnymede, 61 Bay Road, New Town. An online link will be available. Email admin@nationaltrusttas.org.au to register.

Nicholas Heyward,

Chair.



#### **Application for a Permit to Undertake Dam Works**

#### Notice is hereby given under Section 145 of the Water Management Act 1999, that the M inister for Primary Industries & Water has received an application under Section 144 of the Act for a permit to undertake dam

works, for the construction of an instream dam, as set out below: Name: Paul Van Es and Suzanne Dawn Van Es. Water Resource: Unnamed Tributary of Detention River. Purpose: Stock and Domestic Capacity (FSL): 7.2 ML.

The application will be available for viewing online at https://dpipwe.tas. gov.au/water-and-dam-applications until Monday 27 September 2021. Persons who may be affected by the application to undertake dam works, may, until close of business on **Monday 27 September 2021**, make written representations, addressed to the Section Head (Water and Dam Administration), Water Management & Assessment Branch, GPO Box 44, Hobart 7001 or via email to bill.shackcloth@dpipwe.tas.gov.au. **Bill Shackcloth** 

On behalf of the Minister for Primary Industries & Water

DEPARTMENT of STATE GROWTH

### **Energising Tasmania Training Fund Grant Program** Round 2 Open

#### Skills Tasmania

Energising Tasmania is building a skilled workforce with the expertise needed for the Battery of the Nation initiative and the renewable energy and related sectors in Tasmania.

The training provided will ensure Tasmania has the workforce available to realise Tasmania's goal of becoming Australia's powerhouse for clean, reliable and affordable energy.

The Department of State Growth, through Skills Tasmania, is seeking submissions from Endorsed Registered Training Organisations (ERTOs) to provide training to individuals working or wanting to work in the energy, infrastructure and related sectors in Tasmania.

For more information including objectives, eligibility and the application process visit www.skills.tas.gov.au/providers/rto/funding\_programs\_for\_endorsed\_rtos/energising\_tasmania\_training\_fund

Contact ETTF@skills.tas.gov.au for more information

Applications remain open until 12 September 2022 (or until funds are fully allocated).

## **Forestry On-Island Processing Program - Applications Open**

Applications are now open for the Forestry On-Island Processing Program. Grants are available to eligible forestry and timber processors for significant processing projects to increase the value of wood and or wood fibre. Successful projects could include processing to increase the recovery from logs for higher value uses, or processing to transform wood and/or wood fibre into new products.

The program will provide up to \$10 million over the next five years, with a maximum grant of \$2.5 million and minimum grant of \$100,000 made available to suitable projects on a competitive basis.

Applications close at 2pm on Friday, 22 October 2021.

Program guidelines are available at www.stategrowth.tas.gov.au/ grants\_and\_ funding\_opportunities

Enquiries can be directed to forests@stategrowth.tas.gov.au

www.tas.gov.au

# Every 36 hours an Australian child is diagnosed with an incurable blood cancer.



# HOW TO BEST ADVERTISE **YOUR ITEMS** FOR SALE?

Why not eniov the





Phone or email your local classified staff and let them help you.



+ \*

Saturday, September 11, 2021 THE ADVOCATE 55

**Public Notices** 

The AGM of AGSAT will be held at the The Lighthouse, Ulverstone on Wednesday, September 29°, 2021 at 7pm Meal gathering at 6pm, Ali members and nterested parties are welcome.

D Clark, 0419 523 720

The Manager, Central Coast Council, admin@centralcoast.tas.gov.au

Ref: DA2021170.

Re: Application for Planning Permit, 22 Barleen Pl, W Ulverstone.

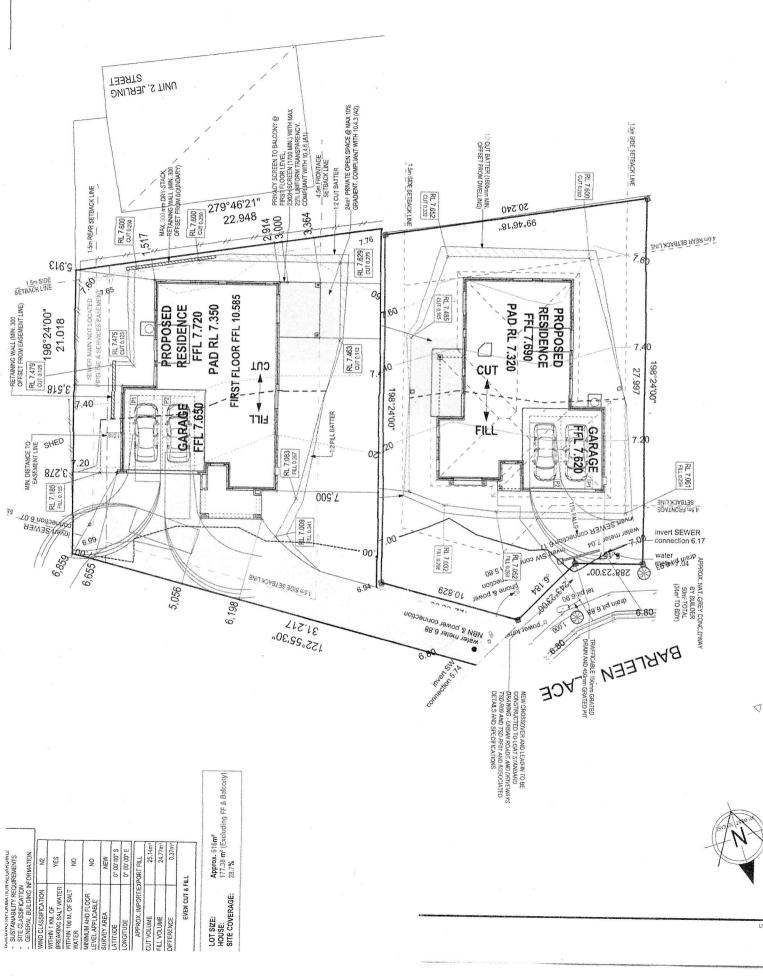
Thank you for giving notice of this application in respect of its' likely effect on amenity of the adjacent block on which we are commencing construction shortly (No 20).

In short, this representation relates entirely to the placement and location of the second elevated balcony/ deck on the upper floor western side which will directly overlook the ground level alfresco/ decking area on the eastern side of our construction marked on plans as reserved "private open space" (we attach a juxtaposition of the 2 plans and elevations to illustrate this) at a relatively short distance (albeit we do note that it is within required set-back).

We have no objection other than the difficulty in assuring privacy with this arrangement, at the minimum which will require us to take additional measures for screening etc to accommodate it. We note that the design of this balcony incorporates a small privacy screen facing the rear (southern side), and we would suggest consideration of some similar (more substantial) arrangement to the west.

Further, we would suggest a requirement for professional construction of a substantial fence (steel panel eg) between these areas with cost to be equally shared, if such can be made a condition of approval.

Regards, <sup>r</sup> Allan & Roberta Lobwein, 2 Oakmont Way, Prospect Vale. (Owners 20 Barleen PI).



#### .OT SIZE: HOUSE: HTE COVERAGE: NIMUM AHD FLOOR VEL APPLICABLE THIN 100 M. OF SALT NGITUDE TTUDE RVEY AREA -ERENCE VOLUME EAKING SALT WATER VOLUME EVEN CUT & FILL . IMPORT/EXPORT FILL NEW 0° 00' 00" S 0° 00' 00" E 571m² 170.39m² 29.82% NO NO YES

Last Pi



# Annexure 4



Spectrum Spatial Aerial Image - 22 Barleen Place, West Ulverstone.



Spectrum Spatial Aerial Image - 22 Barleen Place, West Ulverstone.



22 Barleen Place, West Ulverstone - photo taken south-east across the site.



22 Barleen Place, West Ulverstone – photo taken south-east across the site. 10 Jerling Street double-storey dwelling can be seen in the background.



22 Barleen Place, West Ulverstone - photo taken south across the site. Unit 2, 12 Jerling Street can be seen in the background.



22 Barleen Place, West Ulverstone - photo taken south across the site.



22 Barleen Place, West Ulverstone - photo taken south across the site.



Unit 2, 12 Jerling Street, West Ulverstone - photo taken north towards the development site.



## SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS Period: 1 September 2021 to 30 September 2021

Approval of Roadworks and Services

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

Burden

Paul Breaden DIRECTOR INFRASTRUCTURE SERVICES

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

www.centralcoast.tas.gov.au

# 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	\$O
•	Other	0	\$O
	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
-----	-------------------	---

# Infringements under Animal By-Law

1 – 30 September 2021	0
-----------------------	---

# **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				
	Rates and charges	17,140,000	17,140,000	17,305,449	165,449
	Fees and charges	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
	Share in profit/loss of associate	200,000	-	-	-
3	Interest	522,534	50,001	21,539	(28,462
	Other income	1,374,000	166,026	175,598	9,572
	Investment revenue	222,000	118,499	121,900	3,401
		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				
-	Employee benefits	12,343,000	3,217,004	3,177,135	(39,869
7	Materials and services	9,122,675	2,591,223	2,186,873	(404,350
	Depreciation and amortisation	7,164,600	1,791,156	1,791,156	-
8	Finance costs	371,147	92,793	10,479	(82,314
	Other expenses	365,000	91,248	79,362	(11,886
	Total expenses	29,366,422	7,783,424	7,245,005	(538,419

The following explanations are provided for material variances.

Variances are deemed material when the % Variation is >10% <u>and</u> >\$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
11-110-1			
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	(2,500)
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
New summers list lists			
Non-current liabilities Provisions	2,017,734	2,017,734	
Interest bearing liabilities	5,629,187		-
Lease liabilities	145,141	5,629,187 145,141	-
Total non-current liabilities	7,792,062	7,792,062	
Total liabilities	26,846,037	24,401,662	(2,444,375)
	20,040,037	24,401,002	- (2,777,575)
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			

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 an 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% <u>and</u> the aggregate total of the cost centre >\$50,000.

		Revenue			Expenditure			Surplus/Def	ficit (net)		
	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals	Variation	% Variation No
	2021	30 Sep 2021	30 Sep 2021	2021	30 Sep 2021	30 Sep 2021	2021	30 Sep 2021	30 Sep 2021		
ENERAL MANAGEMENT	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Office of General Manager											
trategic 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	
Drganisational Development	- 215,100	- 53,775	- 53,775	486,000	121,500	100,687	270,900	67,725	46,912	- 20,813	
siganisational Berelopment	- 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
otal 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	
NFRASTRUCTURE 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	
Vorks Operations											
Vorks 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
Vaste Management											
lousehold 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

#### 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) Adopted Budget YTD Budget YTD Actuals Adopted Budget YTD Budget **YTD Actuals** Adopted Budget YTD Budget YTD Actuals Variation % Variation Note 2021 30 Sep 2021 30 Sep 2021 2021 30 Sep 2021 2021 30 Sep 2021 30 Sep 2021 30 Sep 2021 - 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 - 59,875 Finance - 2,782,500 - 390,125 - 269,813 886,000 330,250 655,633 - 1,896,500 385,820 445,695 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 - 39,500 - 9,876 246,775 207,275 51,819 17,535 - 34,284 Environment and Health - 32,316 61,695 49,851 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 - 118,853 - 510,500 - 97,755 - 181,066 1,053,775 263,456 227,915 543,275 165,701 46,848 -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 - 576,249 2,205,000 551,243 523,181 - 100,000 - 25,006 - 156,801 - 131,795 527% 6 - 2,305,000 - 679,982 Community Services & Facilities Housing - 738,000 - 184,500 - 215,808 669,000 167,250 191,006 - 69,000 - 17,250 - 24,801 - 7,551 48,747 Cultural Amenities - 129,000 - 32,254 - 26,077 324,000 81,001 69,064 195,000 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** 33,501 Swimming Pool and Waterslide - 130,000 - 12,501 - 11,073 134,000 20,874 4,000 21,000 9,802 - 11,198 - 544,500 - 136,132 - 56,190 1,600,920 400,240 344,628 1,056,420 264,108 288,438 24,330 Active Recreation 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 - 16,500 1,013 61,500 15,375 45,000 5,649 Community Cont. & Support - 4,125 15,886 11,250 16,899 Arts, Culture and Visitor Services - 82,000 - 130,978 1,170,000 292,508 210,508 - 104,244 454,000 237,241 716,000 106,264 - 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%

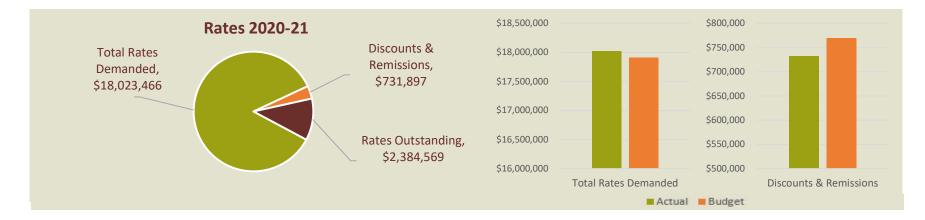
## Central Coast Council Notes for Operating Budgets @ 30 September 2021

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
Andrea O'Rourke	16,213,495.18	100.00	16,772,837.35	100.00
ASSISTANT ACCOUNTANT				

1-Oct-2021



#### Capital Works Program 2021/2022 ID Status Task Name Budget Expenditure Jun '21 Jul '21 Aug '21 Sep '21 Oct '21 Nov '21 Dec '21 Jan \$28,525,000 \$0 1 **Central Coast Council** 2 \$0 \$13,940,500 **General Management** 3 \$0 \$13,702,500 **Strategic Projects** 4 0 \$58,686 Coastal pathway \$6,522,000 $\bigcirc$ 5 Penguin CBD redevelopment \$300,000 \$49,173 $\bigcirc$ 6 Penguin foreshore \$3,103,000 \$27,223 $\bigcirc$ 7 \$500,000 \$0 Purchase of strategic properties 0 8 \$291,000 \$0 Beach Road, Ulverstone Shared Pathway (LRCI) - Phase 2 0 9 **Ulverstone Cultural Precinct** \$1,851,000 \$1,251,124 $\bigcirc$ 10 Ulverstone Cultural Precinct - fit out \$104,500 \$22,713 $\bigcirc$ 11 Ulverstone Cultural Precinct - Science Centre, History Museum and dome \$1,031,000 \$88,714 12 **Property Management** \$200,000 \$0 $\bigcirc$ 13 East Ulverstone Industrial Estate - Stage 2 \$100,000 \$0 $\bigcirc$ 14 \$0 Park Avenue - Penguin Depot \$100,000 17 \$11,257,500 \$0 Infrastructure Services 25 \$127,000 \$0 Works Depot 0 26 Ulverstone Depot - shed roof renewal \$5,000 \$6,909 $\bigcirc$ 27 \$0 Ulverstone Depot - painting program \$5,000 $\bigcirc$ 28 \$2,000 \$0 Ulverstone Depot - Master Plan 0 29 Ulverstone Depot - roller door replacement \$15,000 \$3,919 $\bigcirc$ 30 Ulverstone Depot - security upgrade \$10,000 \$0 37 \$15,000 **\$0 Emergency Services** 0 \$0 38 \$15,000 SES - building and equipment 39 \$0 **Roads - Urban Sealed** \$1,558,000 $\bigcirc$ 40 Cluan Crescent - pavement and kerb replacement \$200,000 \$85,889 0 41 Coroneagh Street - rehabilitation \$211,000 \$110,251 $\bigcirc$ 42 Street resealing \$285,000 \$0 $\bigcirc$ 43 \$140,000 \$68 Trevor Street - kerb replacement $\bigcirc$ 44 Carpark Lane improvements - design \$40,000 \$0 0 45 \$8,339 Ironcliffe Road/Sunnyridge Avenue - intersection \$85,000 0 46 \$0 \$20,000 Kerb ramp improvements $\bigcirc$ 47 \$0 Kings Parade - Queen's Garden \$21,000 $\bigcirc$ 48 Railway crossings - upgrade \$20,000 \$0 ۲ $\bigcirc$ 49 Safe cycling routes - urban roads \$10,000 \$0 $\bigcirc$ 50 Traffic management/safety improvements \$10,000 \$724 $\blacklozenge$ 0 51 \$91,000 \$0 South Road, Ulverstone - retaining wall $\bigcirc$ 52 \$0 Westella Drive - kerb and footpath \$100,000 $\bigcirc$ 55 \$0 Seaside Crescent, Penguin renewal \$80,000 56 **Roads - Rural Sealed** \$1,985,000 **\$0** 0 57 \$0 Penguin Road - Lonah slip \$50,000 $\bigcirc$ 58 Raymond Road - landslip \$10,000 \$0 $\bigcirc$ 59 Road resealing \$800,000 \$3,584 $\bigcirc$ 60 Shoulder program \$200,000 \$28,011 Print Date: Thu 14/10/21 Original schedule Progress

Page 1 of 5

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#### **Capital Works Program 2021/2022** ID Status Task Name Expenditure Budget Jun '21 Jul '21 Aug '21 Sep '21 Oct '21 Nov '21 Dec '21 Jai $\bigcirc$ 61 Guidepost installation program \$100,000 \$102,787 0 Intersection improvements \$40,000 \$0 62 $\bigcirc$ 63 \$200,000 \$0 Kindred Road/Old Kindred Road - intersection $\bigcirc$ 64 \$90,000 \$0 Loongana Road - guardrail $\bigcirc$ 65 \$5,365 Nine Mile Road \$140,000 $\bigcirc$ 66 Pine Road/Copes Road - intersection \$100,000 \$0 0 67 Swamp Road - safety improvement \$20,000 \$0 $\bigcirc$ 68 Traffic management \$5,000 \$0 ٠ 69 \$0 Westella Drive/Waverley Road - intersection \$80,000 73 **\$0** \$1,776,500 Footpaths 0 74 \$383 Walker Street, Ulverstone footpath renewal and upgrade \$160,000 $\bigcirc$ 75 James Street, Ulverstone footpath renewal and upgrade \$0 \$30,000 $\bigcirc$ 76 \$0 Queen Street - Bertha Street Crossing \$40,000 0 77 Victoria Street - Main Street Crossing \$20,000 \$0 $\bigcirc$ 78 \$1,416,500 \$187,567 Forth/Leith shared pathway $\bigcirc$ 79 Turners Beach (UDG) - boardwalk \$100,000 \$0 0 80 \$10,000 \$10,379 South Road, Penguin footpath 81 \$3,144,000 **\$0** Bridges $\bigcirc$ 82 Adams Creek - Stotts Road \$300,000 \$368 $\bigcirc$ 83 Gawler River - Preston Road \$2,794,000 \$0 0 84 \$0 Leven River Bridge - flags \$20,000 $\bigcirc$ 85 Leven River Bridge - delineation \$30,000 \$0 86 \$0 Car Parks \$28,000 $\bigcirc$ 87 \$0 Electric vehicle charging \$18,000 ٠ $\bigcirc$ 88 \$0 North Reibey Street - design \$10,000 89 **\$0** Drainage \$406,000 $\bigcirc$ 90 Side entry pits and manhole lids \$30,000 \$7,713 0 91 Bertha Street - outfall \$115,000 \$0 $\bigcirc$ 92 \$0 Esplanade Turners Beach (OC Ling) \$60,000 $\bigcirc$ 93 Ironcliffe Road - contribution \$15,000 \$14,585 $\bigcirc$ 94 Mason Street \$66,000 \$0 0 95 Miscellaneous drainage \$20,000 \$1,521 ۲ 0 96 Victoria Street - outfall \$80,000 \$0 $\bigcirc$ 97 \$0 Buttons Creek - wetland investigation \$20,000 98 \$0 **Household Garbage** \$414,000 $\bigcirc$ 99 Resource Recovery Centre - wetlands/weighbridge \$300,000 \$0 0 100 \$0 Resource Recovery Centre - security upgrade \$10,000 0 101 \$15,000 \$0 **Resource Recovery Centre - site development** $\bigcirc$ 103 Penguin Refuse Disposal Site - site rehabilitation \$47,000 \$16,176 0 104 Resource Recovery Centre - signage \$5,000 \$773 105 **\$0** Parks \$1,330,000 $\bigcirc$ 106 \$254 Beach access upgrades \$40,000 $\bigcirc$ 107 Beach Road - coastline expansion \$10,000 \$3,197

Print Date: Thu 14/10/21

Original schedule Progress

Page 2 of 5

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#### Capital Works Program 2021/2022 Status Task Name Expenditure ID Budget Jun '21 Jul '21 Aug '21 Sep '21 Oct '21 Nov '21 Dec '21 Jar $\bigcirc$ 108 Fairway Park - Master Plan \$20,000 \$0 0 109 Hall Point - rehabilitation \$2,000 \$1,667 $\bigcirc$ 110 \$26,922 Hiscutt Park - bridge refurbishment \$35,000 $\bigcirc$ 111 \$40,000 Hiscutt Park - wall repair \$0 $\bigcirc$ 112 \$415 Industrial Estate - greenbelt \$15,000 $\bigcirc$ 113 Leven River Foreshore - Reid Street Reserve wildlife corridor \$2,000 \$0 0 114 Parks asset renewals \$35,000 \$2,914 $\bigcirc$ 115 **Perry-Ling Gardens** \$40,000 \$0 $\bigcirc$ 116 **Playground renewals** \$30,000 \$2,815 $\bigcirc$ 117 \$15,000 \$0 Shade sail program $\bigcirc$ 118 Ulverstone Skate Park \$209 \$559,000 0 119 \$0 Braddons Lookout - solar light/security camera \$15,000 0 120 Fishpond - coastal restoration \$5,000 \$2,038 0 121 Johnsons Beach - bbg and hut \$50,000 \$0 $\bigcirc$ 122 \$20,000 \$0 Lethborg Ave - boundary encroachment restoration 0 123 \$0 Natural Resource Management Strategy - development \$30,000 0 127 \$0 Greening Central Coast Strategy \$15,000 0 128 \$60,000 \$0 Public Showers - State Govt grant $\bigcirc$ 129 \$37,000 \$314 **Picnic Point Shared Pathway** ٠ $\bigcirc$ 130 Tobruk Park Shared Pathway \$13,000 \$0 $\bigcirc$ 131 \$0 West Ulverstone Fish Cleaning Station - State Govt grant \$10,000 132 \$0 \$109,000 Cemeteries 0 133 \$0 Cemetery renewals \$6,000 • $\bigcirc$ 134 \$0 Memorial Park - ash garden \$25,000 $\bigcirc$ 135 Memorial Park - drainage \$20,000 \$2,501 $\bigcirc$ 136 \$0 Memorial Park - Master Plan \$5,000 $\bigcirc$ 137 Memorial Park - seating \$5,000 \$0 0 138 Memorial Park - tree planting program \$10,000 \$0 $\bigcirc$ 139 \$0 Memorial Park - watering system \$10,000 141 \$0 \$50,000 **Public Amenities** $\bigcirc$ 142 Drinking water stations \$10,000 \$0 $\bigcirc$ \$0 143 Flagpole review \$20,000 0 144 Public toilets - refurbishments \$20,000 \$2,963 • 145 \$551,000 \$0 **Corporate Services** 148 \$74,000 \$0 **Administration Centre** $\bigcirc$ 149 \$0 Administration Centre - carpet replacement \$10,000 $\bigcirc$ 150 Administration Centre - painting \$10,000 \$150 $\bigcirc$ 151 Administration Centre - heat pumps \$7,000 \$0 $\bigcirc$ \$0 152 \$5,000 Administration Centre - lighting upgrades $\bigcirc$ 153 \$42,000 \$0 Administration Centre - switchboard and wiring upgrade 154 \$190,000 \$0 **Corporate Support Services** $\bigcirc$ 155 Computer hardware and software \$100,000 \$0 • 0 156 \$0 CAMMS - Risk and Project software modules \$30,000 ۲

Print Date: Thu 14/10/21

Original schedule Progress

Page 3 of 5

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#### Capital Works Program 2021/2022 Status Task Name ID Budget Expenditure Jun '21 Jul '21 Aug '21 Sep '21 Oct '21 Nov '21 Dec '21 Jai $\bigcirc$ Microsoft Dynamics Finance module 157 \$60,000 \$0 158 \$160,000 \$0 **Caravan Parks** $\bigcirc$ 159 \$0 Ulverstone Caravan Park - painting program \$10,000 $\bigcirc$ 160 \$10,000 \$0 Ulverstone Caravan Park - electrical upgrade - Stage 3 $\bigcirc$ 161 \$0 Ulverstone Caravan Park - amenities \$140,000 167 \$0 \$2,776,000 **Community Services** 168 \$45,000 \$0 **Child Care** 0 169 Ulverstone Child Care - internal/external painting \$15,000 \$5,168 0 170 \$0 Ulverstone Child Care - guttering \$15,000 $\bigcirc$ 171 Ulverstone Child Care - installation of shade sail \$10,000 \$0 $\bigcirc$ 172 \$0 46 Main Road, Penguin - internal painting \$5,000 174 \$0 \$206,000 **Cultural Activities** 0 175 Maskells Road Precinct - redevelopment \$0 \$134,000 $\bigcirc$ 176 \$0 Reibey Street - curation (fire pots etc.) \$18,000 0 177 Ulverstone Band - purchase instruments \$54,000 \$4,598 • 178 Housing \$2,525,000 **\$0** 0 179 Aged Persons Home Units - electrical replacements \$20,000 \$3,139 0 180 Aged Persons Home Units - external rehabilitation \$63,000 \$4,257 $\bigcirc$ 181 \$10,000 \$0 Aged Persons Home Units - fencing/surrounds $\bigcirc$ 182 \$0 Aged Persons Home Units - HWC renewal \$20,000 $\bigcirc$ 183 Aged Persons Home Units - internal rehabilitation \$60,000 \$1,659 184 **Cultural Amenities** \$73,000 **\$0** $\bigcirc$ 185 Civic Centre - lock/entry control system \$8,500 \$0 $\bigcirc$ 186 \$0 Montgomery Room - lock/entry control system \$1,500 0 187 \$0 Wharf building - lock/entry control system \$8,000 $\bigcirc$ 188 \$25,000 \$0 Civic Centre – Gawler Room renovation $\bigcirc$ 189 Ulverstone Wharf Precinct - reclad southern end roof \$30,000 \$0 190 \$0 **Public Halls and Buildings** \$633,000 $\bigcirc$ 191 Forth Hall - external refurbishment \$10,000 \$0 0 192 \$0 Municipal Tea Rooms - Trade Waste compliance \$15,000 $\bigcirc$ North Motton Hall - internal refurbishment 193 \$10,000 \$0 $\bigcirc$ 194 Riana Community Centre - amenities refurbishment \$558,000 \$0 $\bigcirc$ \$0 195 Ulverstone Surf Life Saving Club - balcony structure \$5,000 0 196 \$0 Penguin Surf Life Saving Club - amenities \$20,000 $\bigcirc$ 197 Riana Community Centre - security system \$15,000 \$0 198 \$47,000 **\$0** Swimming Pool and Waterslide $\bigcirc$ 199 \$10,000 \$8,904 Waterslide - painting program $\bigcirc$ 200 Waterslide - srrounds \$27,000 \$984 0 201 \$0 Waterslide - treatment system upgrade \$10,000 202 \$974,000 **Active Recreation** \$0 $\bigcirc$ 203 Cricket wicket renewals program \$10,000 \$0 $\bigcirc$ 204 Heybridge Recreation Ground - electrical safety \$30,000 \$12,207 205 $\bigcirc$ \$0 Penguin Athletic Track - line remarking \$25,000

Print Date: Thu 14/10/21

Original schedule Progress

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	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	$\odot$	Trade Waste compliance	\$10,000	\$0		1												   
207	$\bigcirc$	Haywoods Reserve - cricket wicket upgrade	\$17,000	\$0														
208	$\bigcirc$	Penguin Chopping Arena - toilets and amenities	\$35,000	\$0			i i	i i		i i								
209	$\bigcirc$	Penguin Miniature Railway - track upgrade	\$23,000	\$0			1	1		1					1			-
210	$\bigcirc$	Recreation grounds - lighting upgrades	\$25,000	\$0														1
211	$\bigcirc$	Turners Beach Recreation Ground - changeroom upgrade	\$12,000	\$0			Î Î	1		1				1	Ì			1
212	$\bigcirc$	Ulverstone Showground Precinct - changerooms and amenities	\$499,000	\$0		   		   										-
213	$\bigcirc$	Dial Park - changeroom seating	\$8,000	\$0														
214	$\bigcirc$	Dial Park - cricket nets security gates	\$8,000	\$0		i i	Ì	Î Î		Ì		1	1	1			1	1
215	0	Turners Beach Recreation Ground - seating	\$5,000	\$5,224		   	   	1		1					1		1	1
218		Recreation Centres	\$587,000	\$0		1	1			1	1			1	1			1
219	0	enguin Sports Centre - window replacement and external refurbishmer	\$35,000	\$0		i i	î L	i I		Ĵ.		1	1	1	1		1	i !
220	$\bigcirc$	Ulverstone Sports & Leisure Centre - electronic backboard winches	\$85,000	\$0			1	1		1				1	Ì			1
221	$\bigcirc$	Ulverstone Sports & Leisure Centre - community rooms	\$457,000	\$0				   			   	   			+	+		
222	0	Penguin Sports Centre - seating and stair compliance	\$10,000	\$0						1				1				
223		Arts, Culture and Visitor Services	\$38,000	\$0		1	   			)   		   		1	   	1	1	
224	0	Penguin Visitor Centre - new reception/joinery	\$38,000	\$0				   							   			