

Notice of Ordinary Council Meeting and

Agenda

15 AUGUST 2022

To all Councillors

NOTICE OF MEETING

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on 15 August 2022. The meeting will commence at 6.00pm.

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 8 January 2022.

A live stream of the meeting will be available on the Central Coast Council – TAS YouTube page, or via a link on Council's website and Facebook page.

Dated at Ulverstone this 10th day of August 2022.

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



Ian Brunt
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:

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



Sandra Ayton
GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

ACKNOWLEDGEMENT OF COUNTRY

The Central Coast Council acknowledges the palawa-pakana people as the Traditional Custodians of lutrawita (Tasmania), including the land, community, sea and waters where we live and work.

Our community respectfully acknowledges the Punnilerpanner tribe of the Northern Country of Tasmania, their continuing relationship to this land and their ongoing living culture.

We recognise that we have much to learn from the First Nations Peoples who represent one of the world's oldest continuing cultures, and we pay our respects to Elders past and present and to all First Nations Peoples living in and around the Central Coast Community.

OPENING PRAYER

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

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the ordinary meeting of the Council held on 18 July 2022 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 18 July 2022 be confirmed.”

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2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 25 July 2022 – Dog Management review (Penguin); arterial roads; Disability Access and Inclusion Plan.
- . 1 August 2022 – Cultural Heritage Study; Future of Local Government Review.
- . 8 August 2022 – Greenhouse gas targets; monthly update.

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

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

3.1 Mayor’s communications

The Mayor to report:

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3.2 Mayor’s diary

The Mayor reports as follows:

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

- . Switch Board Meeting – Ulverstone
- . Dial Park Stakeholder Information Session – Penguin
- . Central Coast Chamber of Commerce and Industry AGM
- . Tour of West Park University – Burnie
- . Apex Changeover Dinner – Ulverstone
- . New Councillor Information Forum – Ulverstone
- . Radio Interview.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the Mayor’s report 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.”

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4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

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5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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7 PETITIONS

7.1 Petitions

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.

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

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

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

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

<i>Councillor</i>	<i>Question</i>	<i>Department</i>
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8.2 Councillors’ questions on notice

The Executive Services Officer reports as follows:

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

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

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

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

No questions on notice have been received.”

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9 PUBLIC QUESTION TIME

9.1 Public question time

The Mayor reports as follows:

“At 6.40pm or as soon as practicable thereafter, a period of not more than 30 minutes is to be set aside for public question time during which any member of the public may ask questions relating to the activities of the Council.

Public question time will be conducted as provided by the *Local Government (Meeting Procedures) Regulations 2015* and the supporting procedures adopted by the Council on 19 May 2014 (Minute No. 133/2014).”

9.2 Public questions taken on notice

The Executive Services Officer reports as follows:

“No public questions were taken on notice from the 18 July 2022 meeting.”

10 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

10.1 Investigation into holding one Council meeting in Penguin

■ Cr Hiscutt (having given notice) to move, “That the Council investigates how it can hold a Council meeting in Penguin, with an expectation – if it is viable (financially and technically) – that the Council conducts one (1) meeting per year in Penguin.”

Cr Hiscutt, in support of the motion, submits as follows:

“Now that we seem to be through the other end of the covid and seeing how isolating it can be I think it is time that council explored the opportunities to bring ourselves to our communities.

Since the amalgamation in 1993 brought the two major cities of Central Coast together great things have been achieved. However, as residents of Penguin are getting older it can sometimes be cumbersome to get across to Ulverstone to attend council meetings. There are also other barriers to attend. This method, of moving the meetings, has been used in other amalgamated councils across Tasmania to great effect to ensure that all who have a voice can be heard.

I would propose that the meeting be well advertised, and event like to ensure that as many people as possible know that it is on and have a chance to attend.

There are many great venues in Penguin such as Dial Park, the School Hall, the Surf Club or even the old Council chambers. So, finding somewhere to go shouldn't be a problem.

In relation to our recording, our policy now requires audio recording of the sessions which should be no issue with the new equipment we have, and video recording (which isn't required) can still be easily accommodated with either the current equipment we have or via Facebook live on the council Facebook site.

I also think that this opportunity could be explored for other council areas, perhaps after the events at Penguin take place so that learnings can be made from there. These do not need to be often, but just well scheduled.

The following letter of support has been provided by Craig Dunham on behalf of the Penguin History Group.

To the General Manager & Councillors.

Central Coast Council.

On behalf of the Penguin History Group, I strongly support the Motion of Councillor Hiscutt as an attempt to engage more citizens in the actual workings and procedures of local government. It will increase the level of interest in local community issues. This initiative is a worthy promotion which deserves the support of fellow councillors. What risk is there in giving this a try?

Kind Regards,

Craig Dunham – President

I commend the motion to council.”

The General Manager reports as follows:

“The Council previously tried holding two Council meetings each year at alternative venues following a decision in April 1997 (Minute No. 145/97). However, for reasons including administrative costs and inefficiencies, and lack of attendance by the public, this practice was ceased in November 2005 (Minute No. 382/2005).

With further advances in technology, previous administrative issues are now less relevant. Additionally, there are now more ways to advertise and promote public attendance of meetings held at alternative venues to the Administration Centre.

It is suggested that Council staff identify the best venue to hold a Council meeting in Penguin, which also allows for the use of live streaming. The Council is currently reviewing live streaming devices which would allow for greater mobility and range of use – this has already been budgeted for.

The newly elected Council can determine which month they wish to conduct the Council meeting in Penguin.

The motion is supported.”

The Executive Services Officer reports as follows:

“The motion on notice from Cr Hiscutt is submitted for consideration.”

10.2 Minutes and notes of committees of the Council and other organisations

The General Manager reports as follows:

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

- Central Coast Council Audit Panel – meeting held 6 June 2022
- Central Coast Community Shed Management Committee – General Meeting held 4 July 2022
- Central Coast Community Shed Management Committee – Annual General Meeting held 4 July 2022
- Ulverstone Community Swimming Centre Management Committee – meeting held 5 July 2022
- Development Support Special Committee (DSSC) – meeting held 8 August 2022.

Copies of the minutes and notes having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

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

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10.3 Common seal

The General Manager reports as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 19 July 2022 to 15 August 2022 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reports as follows:

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

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

The General Manager reports as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into for the period 19 July 2022 to 15 August 2022 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

- “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”
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10.5 Correspondence addressed to the Mayor and Councillors

The General Manager reports as follows:

“A Schedule of Correspondence addressed to the Mayor and Councillors for the period 19 July 2022 to 15 August 2022 and which was addressed to the ‘Mayor and

Councillors' is appended. Reporting of this correspondence is required in accordance with Council policy.

Where a matter requires a Council decision based on a professionally developed report the matter will be referred to the Council. Matters other than those requiring a report will be administered on the same basis as other correspondence received by the Council and managed as part of the day-to-day operations."

The Executive Services Officer reports as follows:

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

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

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COMMUNITY SERVICES

10.6 Action to alleviate stress on homeless or displaced people

■ Cr Diprose (having given notice) to move, “That the Central Coast Council do whatever it can immediately to help alleviate any stress on homeless or displaced people within our municipality through the following actions:

- 1 Open the appropriate spaces and facilities at the Ulverstone Show Ground.
- 2 Urgently follow up with the State Government to allow for the use of the overflow caravan park and facilities at Buttons Beach.
- 3 Open up any appropriate halls for use i.e, Sprent Football Ground.
- 4 Make public toilets 24hr access.
- 5 Make available a public shower block.
- 6 Initiate a meeting with Housing Choices, Anglicare and Mission Australia to discuss what the Central Coast Council can do to assist displaced people.
- 7 Initiate a meeting with the Federal Minister for Housing and Homelessness and the Tasmanian Minister for Mental Health and Wellbeing to discuss funding for a Safe Night Space in Central Coast.”

Cr Diprose, in support of the motion, submits as follows:

“My motion is about what we can do now whilst waiting for any long term strategies to be put in place.

The municipality of Central Coast is a beautiful one filled with many residents who assist their friends, family and strangers when they are in need and although this is commendable and greatly appreciated by all, extra assistance is needed.

ACTIONS

This motion has seven elements. These have been developed from having discussions with Housing Choices, Anglicare and others as well as having discussions with those in our municipality that are doing it tough at the moment, through no fault of their own.

ULVERSTONE SHOWGROUNDS

Some empty buildings at the showgrounds could provide a warm shelter for anyone needing it and also we could look at a swipe card system for anyone needing to use the facilities (a swipe card system could be looked for this).

OVERFLOW CARAVAN PARK (BUTTONS CREEK)

This another great space that could be utilised and facilities made available for anyone who is misfortunate enough to have to be living in a tent or vehicle and it has been discussed for many years (I know this has been discussed with State Minister Nic Street already at a meeting recently which I attended but feel that Council need to continually push for an immediate discussion on site).

PUBLIC TOILETS

Central Coast need more public toilets which are open 24hrs. This might not seem like a big issue but it certainly would make a big difference to many who need to use public toilets for they are the only facilities that are available to them (I know of someone living in their car who sleeps at the Forth Recreation Ground at night because she has access to a toilet at night).

PUBLIC SHOWER BLOCK

We need to give people access to a public shower until we can build a public shower block in the future. This would not only assist those displaced residents but would then also be available to anyone in winter who is struggling and has had their power cut off and might need to use a public shower until their next pay and they can sort their financial issues.

EMERGENCY MEETING WITH HOUSING CHOICES AND HOUSING TASMANIA

After a discussion with Housing Choices it was clear to me that there are services that the Central Coast Council could provide when requested assistance in providing a trailer and tip tickets to someone who is in jeopardy of being evicted out of their home due to not having the financial ability or capacity to hire a trailer to take hard rubbish to the tip.

REQUEST MEETING WITH FEDERAL MINISTER AND STATE MINISTER

I believe it would be of great benefit to initiate a meeting with the Federal Minister for Housing and Homelessness (who is based in Tasmania) along with the State Minister for Mental Health and Wellbeing to discuss funding for a Safe Night Space in Central Coast.

We need focus on why we should and can do something as opposed to why we can't."

The Director Community Services reports as follows:

"PURPOSE

The purpose of this report is to provide information relating to Cr Diprose's motion.

DISCUSSION

Action 2.3.6.1 in the Council's 2022–23 Annual Plan is *Undertake a review of the impact of homelessness on Central Coast and include an action plan.*

While this work was scheduled to commence in September, staff are already actively addressing the important issues Cr Diprose has raised.

A number of public toilets within Central Coast are open 24 hours a day. Some within built up areas are locked at night as a response to vandalism, however we will consider increasing the number that remain open, as part of the review.

The installation of beach showers at Heybridge, Penguin and West Ulverstone was approved as part of Council's 2022–23 Annual Plan and budget, and has been prioritised for the coming weeks in recognition of the issues raised in Cr Diprose's motion. Making hot showers publicly available will be considered as part of the review.

Some Council owned buildings have been assessed for their suitability as temporary housing, and this should be explored further as part of the aforementioned review, alongside consideration of items 1, 3, 4, 5 and 6 as raised by Cr Diprose, should the motion be supported. It is important to note however, that many if not all under-utilised Council-owned buildings would require significant investment in order to meet legislative requirements associated with this use.

The Minister for Housing, the Hon. Guy Barnett MP, has already been invited to meet with the Mayor, General Manager and Director Community Services. The purpose of that meeting was for the Council to develop a better understanding of the Tasmanian Government's efforts, opportunities for collaboration and the application of *Tasmanian Planning Scheme* Clause 7.13 'Temporary Housing', which was recently introduced to address homelessness. Should the motion be supported, the focus of this meeting could be broadened to include items 2 and 7 as raised by Cr Diprose. Furthermore, the Federal Minister for Housing and Homelessness, the Hon. Julie Collins MP, could also be invited to speak to the Mayor, General Manager and Director Community Services about these issues.

CONSULTATION

Local government is not adequately resourced to assume primary responsibility for resolving all of the important health, economic and social challenges that face our community, but we do have a role to play. Prior to allocating resources to homelessness relief, it is appropriate that staff first gain a better understanding of the environment, including the efforts of other tiers of government and the not-for-profit sector, and to plan Council's work in this space accordingly. As such, much of the work (as indicated above), is more appropriately addressed as part of the review, which will involve stakeholder engagement.

RESOURCE, FINANCIAL AND RISK IMPACTS

Considering the suggested actions as part of the review is unlikely to have any negative resource, financial or risk impacts. Implementing a more urgent or immediate response however, would require staff to prioritise these matters at the expense of important work already underway, and may increase the risk of poorly informed decision making leading to inefficient or ineffective outcomes.

CONCLUSION

Items 1, 3,4, 5 and 6 outlined in Cr Diprose's motion should certainly be considered further as part of Annual Plan action 2.3.6.1 *Undertake a review of the impact of homelessness on Central Coast and include an action plan.* Items 2 and 7 should be initiated immediately."

The Executive Services Officer reports as follows:

"The motion on notice from Cr Diprose is submitted for consideration."

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10.7 Disability Access and Inclusion Plan 2022–2025

The Director Community Services reports as follows:

"PURPOSE

The purpose of this report is to recommend adoption of the Central Coast Disability Access and Inclusion Plan 2022–2025 (the Plan) and the Access and Inclusion Working Group Terms of Reference (TOR). Adoption of the TOR will enable the establishment of an Access and Inclusion Working Group.

BACKGROUND

Developing a Disability Access and Inclusion Plan was part of the Council's 2021–2022 Annual Plan. A key outcome of that work was the recommendation to establish an Access and Inclusion Working Group to support the Plan's ongoing implementation.

DISCUSSION

'Access and inclusion' is one of six priority areas identified in the National Disability Strategy (NDS). Implementation of a Disability Access and Inclusion Plan is intended to help the Council contribute to the NDS policy outcome of "People with disability live in accessible and well-designed communities with the opportunity for full inclusion in social, economic, sporting and cultural life".

The Plan also aims to:

- Reduce barriers to persons with a disability accessing Council services, facilities, and opportunities.
- Promote inclusion and participation in the community for persons with a disability.
- Change attitudes and practices which discriminate against persons with a disability.

The idea of establishing an ongoing Access and Inclusion Working Group to help implement the Plan (as distinct from the project Working Group), emerged during the project. TOR for that Working Group were developed as part of the project, and are presented alongside the Plan for Council adoption, with a view to establishing the Working Group in late 2022.

The Council wishes to sincerely acknowledge everybody who contributed to the project, especially those people who so generously volunteered to be part of the project Working Group: Nyree Elliot, Ken Ewington, Garth Johnston, Tammy Milne, Jodi Prentice, Erin Senz and Chris Van Essen.

CONSULTATION

Development of the Plan and TOR was guided by a volunteer Working Group made up of people with direct experience of living with, caring for or advocating for others who are living with, disability. The Working Group was chaired by Cr Cheryl Fuller and supported by Council staff. Broader community input was achieved through a survey and a number of community drop-in sessions, and by writing to relevant stakeholders and inviting them to meet with the Working Group. One of the members of the Working Group generously undertook an 'audit' of Council facilities, and that work helped inform the Plan.

During the course of the project, other input was also provided to Council staff both verbally and in writing. That input was very valuable and has been considered in the preparation of the Plan.

RESOURCE, FINANCIAL AND RISK IMPACTS

Rather than prescribing specific outcomes with a direct cost, the Plan contains a number of strategies and priorities which will inform future Annual Plans and Budgets. As such, adoption of the Plan and TOR is not expected to have any extraordinary resource, financial or risk impacts.

CORPORATE COMPLIANCE

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

A Connected Central Coast

- . Improve community well-being.

Community Capacity and Creativity

- . Community capacity-building
- . Cultivate a culture of creativity in the community.

Council Sustainability and Governance

- . Effective communication and engagement.

CONCLUSION

It is recommended that the Central Coast Disability Access and Inclusion Plan 2022–2025 and the Access and Inclusion Working Group Terms of Reference be adopted.”

The Executive Services Officer reports as follows:

“A copy of the Central Coast Disability Access and Inclusion Plan 2022–2025 and the Access and Inclusion Working Group Terms of Reference having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Central Coast Disability Access and Inclusion Plan 2022–2025 and the Access and Inclusion Working Group Terms of Reference (a copy being appended to and forming part of the minutes) be adopted.”
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10.8 Development application determinations

The Director Community Services reports as follows:

“A Schedule of Development Application Determinations made during the month of July 2022 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 Development Application Determinations (a copy being appended to and forming part of the minutes) be received.”
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INFRASTRUCTURE SERVICES

10.9 Tenders for bridge replacement – Laurel Creek, Loyetee Road, Loyetee

The Director Infrastructure Services reports as follows:

“The Stormwater & Bridges Engineer has prepared the following report:

‘PURPOSE

The purpose of this report is to make a recommendation on tenders received for the replacement of the bridge over Laurel Creek on Loyetee Road, Loyetee.

BACKGROUND

Loyetee Road is a rural road extending south from South Riana Road. Traffic volumes are low.

The existing bridge is a single lane structure. The super-structure was built in 1996 and consists of timber planks over timber beams. Significant deterioration of beams has been identified and the bridge has a 3-tonne load limit applied.

It is intended to replace the existing bridge with a single lane structure, based on traffic volumes and the road classification.

DISCUSSION

Tenders were called for the replacement of the bridge on 29 June 2022 and closed at 2.00pm on 27 July 2022.

A conforming standard was outlined in the design brief for the structure.

Submissions from three tenderers were received as follows (excluding GST and including \$20,000 contingency):

TENDERER	PRICE \$
TasSpan Civil Contracting P/L	265,509.82
BridgePro Engineering P/L	293,381.82
VEC Civil Engineering P/L	478,630.00
<i>ESTIMATE (EXCLUDING GST)</i>	<i>330,000.00</i>

BridgePro Engineering had some discrepancies with mathematical price extensions from the schedule in their submission. A clarification was requested. The tendered price remains unaffected by the clarification.

The existing structure is approximately 9.6m long and 4.4m clear width between barriers. The design brief asked for a structure with a 10.0m clear span minimum and 5.0m clear width between barriers.

Each of the tenderers submitted a conforming tender.

All tenderers offer construction programs in compliance with the specified completion date of 22 December 2022.

These tenderers have previously carried out work successfully for the Council and are recognised as being competent to perform the works with their structures conforming to relevant standards.

The preferred option for any bridge replacement is with a permanent concrete structure as there are low lifecycle and maintenance costs.

Designs from each tenderer provide for permanent concrete options. These designs are similar in that they propose a structural concrete deck sitting on concrete abutments over piled footings with a 100-year design life.

The Council uses a weighted tender assessment method based on:

Compliance with tender documentation	5%
Previous experience	5%
Personnel (management and field)	5%
Construction period	5%
Design	30%
WHS policy and record	10%
Local business	10%
Tender price	30%

TasSpan Civil Contracting P/L achieved the highest rating based on this method (a copy of the confidential tender assessment is attached).

CONSULTATION

This item has followed a public tendering process.

Local consultation and public notice will be provided at the time of construction.

RESOURCE, FINANCIAL AND RISK IMPACTS

This project is included in the 2022–2023 capital budget.

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure
- Contribute to a safe and healthy environment.

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the conforming tender from TasSpan Civil Contracting P/L for the sum of \$265,509.82 (exc. GST) [\$292,060.80 (incl. GST)] for the replacement of the Laurel Creek bridge on Loyetee Road, Loyetee be accepted and approved by the Council.'

The Stormwater & Bridges Engineer'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 conforming tender from TasSpan Civil Contracting P/L in the amount of \$265,509.82 (exc. GST) [\$292,060.80 (incl. GST)] for the replacement of the Laurel Creek bridge on Loyetee Road, Loyetee be accepted and approved."

CORPORATE SERVICES

10.10 Statutory determinations

The Director Corporate Services reports as follows:

“A Schedule of Statutory Determinations made during the month of July 2022 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reports as follows:

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

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

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11 CLOSURE OF MEETING TO THE PUBLIC

11.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Kerbside Recyclables, Food Organics Garden Organics, and General Waste Collection (337/2008 – 15.09.2008, 157A/2017 – 15.05.2017 and 115/2019 – 15.04.2019	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) 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
Kerbside Recyclables, Food Organics Garden Organics, and General Waste Collection (337/2008 – 15.09.2008, 157A/2017 – 15.05.2017 and 115/2019 – 15.04.2019	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential

The Executive Services Officer further 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.”

Appendices



**CENTRAL COAST COUNCIL
AUDIT PANEL
UNCONFIRMED MINUTES OF MEETING**

Minutes of meeting held on Monday 6 June 2022 at the Administration Centre, Central Coast Council commencing at 9.05am.

1 Present

Members – Robert Atkinson (Chairperson), Steve Allen, Cr Garry Carpenter and Cr Philip Viney.

Officers – Ian Stoneman (Director Corporate Services), Adrian Smith (Manager Organisational Services) and Rosanne Brown (Minute Secretary).

Sandra Ayton (General Manager) attended at 9.25am.

Jan Lynch and Jeff Tongs, Tasmanian Audit Office (TAO) representatives, attended via Teams for the part of the relating to Minute No. 6.2.

2 Apologies

Sandra Ayton (General Manager) for the early part of the meeting.

3 Confirmation of Minutes

Resolved unanimously that the minutes of the meeting held on 28 March 2022 be confirmed as true and correct.

The Chairperson requested that the Extreme Risk Register be listed on agenda for future meetings until the two items (No's 18 and 19) are moved from the Extreme Risk Rating. (Minute item 7.5 – 28.03.2022)

4 Declarations of Interest

Mr Atkinson advised he has joined the Board of Camp Clayton.

5 Business Arising

5.1 Audit Panel Assessment (Minute Item 5.1 & 8.8 – 29.11.2021 & 5.1 – 28.03.2022)

Refer item 8.3.

5.2 Financial Report – Audit Report to Parliament (Minute item 6.6 – 28.03.2022)

Manager Organisational Services responded re query on Central Coast Council's listing in Audit Report to Parliament for urban councils at 28% for capital projects. Noted that it was a recurring theme in 2019–20 and 2020–21 – impacted by budgeting for Shared Pathway and Cultural Precinct and will continue with large capital projects. An effect of planning and delivery of projects not equalised over 12 month period.

5.3 Financial Policies (Minute item 5.2 – 29.11.2021 & 6.7 – 28.03.2022) – Investment Policy

Refer item 6.5

5.4 Compliance Review (Minute item 8.2 – 12.08.2021 & 8.2 – 28.03.2022)

Refer item 8.2

6 Financial

6.1 Financial Report for quarter ended March 2022

The Financial Report presented to the Council meeting on 20 April 2022 for quarter ended 31 March 2022, including Capital Works Schedule 2021–2022, had been circulated to members with agenda.

General Manager arrived.

Manager Organisational Services gave a summary of the financial reports.

Points discussed and noted:

- End of year underlying surplus predicted to be close to amount budgeted.
- Childcare revenue higher than budgeted. Question re Council view on childcare – is it significant arm of Council? General Manager confirmed it is treated as a business and not subsidised by ratepayers, surpluses put in reserve for when needed. Council has requested for a full review to be undertaken.
- Concern re HIVE income budgeted not received, operations vs business plan. Noted COVID impact on schools not able to visit. Suggested need to plan and modify budgets as can't keep blaming COVID. General Manager advised that a new business plan to be done that is going to reflect reality.
- Financial Report provided this meeting was more detailed and extensive than previously. Cr Carpenter suggested would be good for Councillors to receive the detailed reports as a regular item as they should understand costs vs income.
- Staff costs in some areas under budget – queried effect on service delivery.
- Suggested that mention should be made to accrual accounting in the Annual Report.

6.2 Financial Audit Plan & Strategy

A copy of the Financial Audit Strategy for year ending 30 June 2022 has been provided by TAO and included with the agenda. TAO representatives, Jan Lynch and Jeff Tongs joined the meeting at 10.00am via Teams.

TAO confirmed that planning work had been completed and meeting held with Director Corporate Services and Manager Organisational Services to discuss. First on-site visit scheduled for July and final visit should be in September.

Members asked if training/information sessions provided by TAO could be done by Teams/Zoom.

6.3 Annual Budget Program

The General Manager reported on the budget program. The Corporate Folder containing the following documents is scheduled to be ready for circulation to the Council on 14 June 2022 for consideration by the Council on 20 June 2022:

- (i) Draft 2022–2023 Budget and Annual Plan;
- (ii) Long-term Financial Plan and Asset Management Plan.

An outline of the proposed rates for the 2022–2023 was provided:

- Rate increase average of 4.05%.
- 0.8% natural growth with subdivisions.
- Biggest effect of adjustment factors will be on rural properties.
- There will be three different General rates.
- Revaluation will be seven years instead of six years.
- Dulverton waste levy \$20/tonne for 2022–23, \$40/tonne for 2023–24 then \$60 2024–25.
- Increases in material costs, wages, fuel, lack of contractor availability all impact. No increase to service levels but trying to maintain levels will require regular cost reviews.

6.4 Audit Issues

Noted there are no outstanding matters.

6.5 Investment Policy (Minute item 6.7 – 28.03.2022)

Manager Organisational Services provided feedback on comments re Investment Policy provided at the February meeting. Noted that Policy needs some minor changes to ensure investments are complying with Policy. Reviewed Policy to be provided to Panel to ensure changes are addressed.

7. Risk Management & Insurance

7.1 Insurance/Risk

Noted that the renewal process has been completed and currently waiting on Renewal Reports which should be back to Council by mid-June. At this stage anticipating a 10% increase in premiums.

Insurance claims are included in the GM's Certification.

7.2 WHS Incident Reports

As per Annual Work Plan 2021–22 the Audit Panel is to review the WHS incident reports.

A report provided by the Council's Risk Officer was noted. Discussion on staff turnover levels, questioned if exit interviews conducted and acted upon. Requested for next meeting a breakdown of staff turnover and how it is being addressed.

8. Legislative & Compliance

8.1 Management/Performance Report

A copy of the Council's Interplan Actions & Tasks Progress Report as at 31 March 2022 was provided with agenda. Report noted.

8.2 Compliance Review

Mr Allen provided a sample Delegations Policy for Management to use to assist in development of own policy. Management to review and respond. List for August meeting.

8.3 Audit Panel Assessment

A copy of the following reports provided by the Chairperson were circulated with the agenda:

- (i) 2021 Audit Panel Survey and Comments; and
- (ii) 2021 Chair's Performance Evaluation of Audit Panel.

Discussions held and following comments noted:

- increased confidence in role of Panel and in the information being received;
- pleased with increased emphasis on risk at both strategic and operational level;
- discussion on internal audits to be listed for future meeting;
- focus on fraud as internal review to be done in 2022–2023 including staff training.

9. Items to Note

9.1 General Manager's Certification

Copy of the Certification for period ended 31 May 2022 provided as an attachment to the agenda.

Document noted.

9.2 Risk Management Committee

No meeting held since 17 March 2022. General Manager advised that the Committee will only be meeting every six months and SLT will be reviewing a risk report at its monthly meetings.

9.3 Audit Panel Status Report

Copy of report provided as an attachment to the agenda.

Report noted.

9.4 Financial Policies – Investment Report

Copy of report provided as an attachment to the agenda.

Report noted.

10. General Business

10.1 Major Projects

General Manager provided update on the following projects:

- Shared Pathway – currently working through Sulphur Creek/Preservation Bay which should be close to completion by end of June. West Ulverstone Shared Pathway estimates have been received.

11 Meeting Closed: 11.00am

Next meeting: 11.00am on 11 August 2022 at Devonport City Council offices.



**Central Coast Community Shed Management Committee
General Meeting
Minutes of Meeting held at the Community Shed**

Monday, 4 July 2022 Commencing at 1.25pm

Doc. ID: 427437

1 PRESENT/APOLOGIES

Members Present: Rob McKenzie, Laine Willis, David Dunn, Norm Frampton, Ian Hardstaff, Colin Perry, Cr. Phillip Viney, Jenni Doran, Allison Kable Steve O'Grady, Barry Purton, Stephen Ponsonby.

Apologies: Ian Hardstaff, Kerry Hays.

Coordinator / Admin: Melissa Budgeon

2 CONFIRMATION OF MINUTES

■ Jenni Doran moved, and Steven O'Grady seconded, "That the minutes of the general meeting held on Monday, 6 June 2022 be confirmed as true and correct.

Carried

3 BUSINESS ARISING FROM MINUTES

Fire Alarm – still ongoing

Ulverstone Show – not going ahead this year, it is not cancelled but at this stage not enough volunteers to run the event. The weekend is still a gazetted date for an Ulverstone Event.

Forth Valley Lions Car Show – is still going ahead on the Monday 7 November 2022. They have asked if the Men's Shed is keen to be open for the day. Money raised this year is going to the Flying Doctors who will be bringing along a simulator to the event to show case how the Flying Doctors operate.

School Groups – Have finished this term and a new group will be coming along next year. School students visit the shed each Wednesday and rotate each week between workshop and cooking – both activities are well received by both students and volunteer supervisors.

Toilet upgrades – The Committee is looking to apply for grants to assist with a much-needed upgrade of a universal design toilet for use by the Shed. To date there is very little confirmed about the status of a suitable toilet for the building. Rob and Ian will follow up to confirm what is required to see this come to fruition.

4 FINANCIAL REPORT (as attached)

Utilisation June 2022

Mens Group – 388, 30 average per day.

Ladies Group – 68, 17 average per day.

Coffin Club –28, average 6 per day.

5 GENERAL BUSINESS

Forth Valley Lions Club – would like to visit again to the Shed for a Pizza night date suggested was Wednesday, 12 October 2022.

Women's Shed – Ladies would like to do a pop-up library near the little pantry, same plan as the little pantry and do it as a community project, with the support and mentoring from the Men's group.

Mobile Phone – improve the set up of the mobile phone message bank and not have the number diverted off site – improve messaging to say that the Shed hours are, and a messages will be returned.

Signing in and signing out – a reminder to please use full name when signing in and all persons to use the sign in and out register.

6 CLOSURE/NEXT MEETING

As there was no further business to discuss the meeting closed at 1.52pm

The next meeting is the meeting is to be held on Monday 1 August 2022.



Central Coast Community Shed – Financial Statement 2021 – 2022

as at 30 June 2022

Revenue		Estimates	Actual
11413.03		\$	\$
	Membership Fees	3,000.00	4,013.91
	Groups	2,000.00	240.00
	Material Donations	–	–
	Project Donations	2,000.00	863.64
	GST allocation	–	–
	Estimate	\$7,000.00	\$5,117.55
Expenditure		Estimates	Actual
11481		\$	\$
	Aurora	–	–
	Telstra/Internet	600.00	524.98
	Office/cleaning	200.00	172.00
	Testing and tagging	100.00	–
	Petty Cash	50.00	–
	Training – 1st Aid	2000.00	2004.32
	Membership – AMSA, TMSA	100.00	50.00
	Insurance	525.00	523.47
	Repairs and Maintenance	350.00	329.68
	Safety Equipment	300.00	308.42
	Water/Sewage	75.00	5.50
	Cleaning materials	200.00	118.50
	Cameras	2,200.00	2,114.00
	Wood Heater (<i>not entered in as yet</i>)	1,300.00	1,308.64
	Estimate	\$8000.00	\$7,489.51



**Central Coast Community Shed Management Committee
Annual General Meeting – Minutes of Meeting held at the Community Shed
Monday, 4 July 2022 commencing at 1.05pm closed at 1.35pm**

1 PRESENT/APOLOGIES

Members Present: Rob McKenzie, Laine Willis, David Dunn, Norm Frampton, Ian Hardstaff, Colin Perry, Cr. Phillip Viney, Jenni Doran, Allison Kable Steve O’Grady, Barry Purton, Stephen Ponsonby.

Apologies: Ian Hardstaff, Kerry Hays.

Coordinator / Admin: Melissa Budgeon

A note of recognition: The passing of valued Committee member John Klop was noted. John was an active member of the Committee for 11 years.

2 CONFIRMATION OF MINUTES

It was resolved, “That the minutes of the Annual General Meeting held on Monday, 5 July 2021 are confirmed as correct.”

Correction Barry Purton was elected to the position of Shed Liaison and not Vice Chairperson.

Carried

3 ANNUAL REPORT

Chairperson

The Chairperson, Rob McKenzie tabled and presented the Annual Report to the meeting.

■ Rob McKenzie moved and Norm Frampton seconded, “That the 2021–2022 Annual Report be tabled and accepted.”

Carried

4 FINANCIAL REPORT

Administration

Melissa provided a report on the 2020–2021 Annual Financial Statement.

■ Melissa Budgeon moved, and Jenni Doran seconded, “That the 2020–2021 Annual Financial Statement be accepted in principle, pending finalized accounts being processed. Expenditure \$7.00 including \$1,885.00 for first aid training, \$1,308.00 towards the wood heater and \$2,114.00 towards upgrade of security cameras and income was \$5,117.55.”

The 2022–2023 expenditure estimate is set for \$8,000 and the income estimate is \$6,000.00.

Carried

5 ELECTION OF COMMITTEE MEMBERS

Rob McKenzie stepped down as chairperson and asked Melissa Budgeon to chair the meeting for the election of Committee Members for 2022 – 23.

Nominations were taken for Chairperson

Rob McKenzie – nominated by David Dunn **Nominated and Accepted**

As there was one nomination for Chairperson, Rob McKenzie accepted and was elected to the position of Chairperson.

Nominations were taken for Vice Chairperson

Ian Hardstaff – nominated by Barry Purton. **Nominated and Accepted**

As there was one nomination for Vice Chairperson, Ian Hardstaff accepted and was elected to the position of Vice Chairperson.

Nominations were taken for Shed Liaison

Barry Purton – nominated by Robert McKenzie **Nominated and Accepted**

As there was one nomination for Shed Liaison, Barry Purton accepted and was elected to the position of Shed Liaison.

Nominations were recommended for the Women's Group Representative

Jenni Doran – was nominated by the Ladies Group **Nominated and Accepted**

Nominations were taken for Community Services Group Representative

Norm Frampton – nominated by Rob McKenzie **Nominated and Accepted**

Nominations were recommended for the Community Coffin Club

Laine Willis was nominated by the Care Beyond Cure **Nominated and Accepted**

Nominations were taken for Equipment Coordinator/Safety Officer Representatives

David Dunn – nominated by Patrick Williams **Nominated and Accepted**

Nominations were recommended for Shed Supervisor Representatives

Kerry Hays – nominated by Barry Purton.

As there was one nomination received, Kerry Hays accepted and was elected to the position of Shed Supervisor Representative.

Accepted

6 GENERAL BUSINESS

Reviewed fees – setting of annual membership fees for 2022–2023

Agreed that the membership fee and general admission fee remain the same as 2021–2022.

Carried

7 CLOSURE

As there were no other matters for discussion the Annual General meeting was closed at 1.25pm. Members were asked to stay and attend the General Meeting of the Committee.

8 APPENDICES

- 1 Financial Report
- 2 Chairman's Annual Report



Doc. ID: 427440

Central Coast Community Shed – Financial Statement 2021 – 2022

as at 6 June, 2022

Revenue		Estimates	Actual
11413.03		\$	\$
	Membership Fees	3,000.00	4,013.91
	Groups	2,000.00	240.00
	Material Donations	–	–
	Project Donations	2,000.00	863.64
	GST allocation	–	–
	Estimate	\$7,000.00	\$5,117.55

Expenditure		Estimates	Actual
11481		\$	\$
	Aurora	–	–
	Telstra/Internet	600.00	524.98
	Office/cleaning	200.00	172.00
	Testing and tagging	100.00	–
	Petty Cash	50.00	–
	Training – 1st Aid	2000.00	2,004.32
	Membership – AMSA, TMSA	100.00	50.00
	Insurance	525.00	523.47
	Repairs and Maintenance	350.00	359.68
	Safety Equipment	300.00	308.42
	Water/Sewage	75.00	5.50
	Cleaning materials	200.00	118.50
	Cameras	2,200.00	2,114.00
	Wood Heater	1,300.00	1,308.64
	Estimate	\$8,000.00	\$7,489.51



ANNUAL REPORT

CENTRAL COAST COMMUNITY SHED 2021–2022

It has been another busy year for the shed. After coming out of the Covid epidemic of the previous year we have managed to operate within the health department rules with only the odd member being absent after testing positive to the virus.

However, the number of members attending has been slightly down on the previous year, possibly as some are wary of being close contact in groups. The average attendance for men has been around 30 per day while the ladies have approximately 18 members attending. Care Beyond Cure continue to have 5–6 at their Thursday session.

The year has seen some upgrades with a new wood heater installed by the local heating specialists, a new security system and new battery-operated tools to try and cut down on the expensive testing and tagging cost, also they provide a safer working area with no extension leads laying around. A new computer was installed in the office and a upgraded photo copier donated by Ricoh in Ulverstone. This has made life a little easier for our Secretary/Treasurer.

Our guest speakers this year included a gentleman from the Honda Foundation alerting us to the pitfalls of scammers on our phones and computers and how to avoid these problems. Also, we hosted Ella French from the Cancer Council of Tasmania who gave an extensive rundown on various types of cancer and how to recognise early symptoms. For Mens Health Week we invited Lindsay Morgan, a Beyond Blue Ambassador who gave an informative presentation.

A revision day was held for our first aiders in conjunction with the council.

Some of the major projects we have completed include the building of a chook pen for the Forth Primary School, construction of a steel framework for a mural erected by the Wilmot Progress Association and a prototype cat enclosure for the NW Cat Management Group.

We also made sensory tables for the Turners Beach Playgroup, they proved to be so popular that other schools and groups also commissioned us to provide them with tables.

The Ulverstone RSL commissioned us to make a sign for the Vietnam Veterans Garden in Anzac Park.

Many other jobs included coffin making and furniture repairs for members of the community.

During the year we had 3 bus trips, one to Exeter where we visited a private museum of old and new machinery and Mack trucks then onto Beaconsfield for lunch and the gold mine tour afterwards.

Our second trip was to Zezt the plastic pipe manufacturing plant at Wynyard they provided us with morning tea and an extensive tour of the plant. Then on to view a private collection of farm memorabilia hosted by Mayor Robbie Walsh. It was then off to lunch provided by the Somerset Mens Shed with an inspection of their shed and extensive sawmilling operations. After lunch it was a visit to the Wonders of Wynyard and another private collection of cars and bicycles ended in a busy and entertaining day.

Our third outing was to Forth Farm and Sheffield Mens Shed.

One of the highlights of the year was a visit from the Governor the Honourable Barbra Baker and her husband, along with the Mayor and General Manager of the Central Coast Council. They spoke to our foundation member Centurion Jack Eaton, active members and viewed our shed afterwards we hosted them to a Barbecue luncheon.

This year we have had school children from the three local state primary schools attending on a Wednesday afternoon, during their time at the shed we introduce them to tools and what each one is used for. This project has been developed for them during their eight-week term, whereby they build projects such as a toolbox, gumboot puller and a clock. This year we have introduced a cooking session for them. I would like to thank Merv Gee and his helpers for conducting these sessions and the preparation involved in catering for our monthly luncheons and other special events.

The garden continues to be prolific thanks to the dedicated group who attend to this worthwhile program.

In the forthcoming year I would like to keep agitating for an upgrade of our toilet to include a unisex facility.

A special thanks goes to Barry Purton for his untiring and dedicated work in the office. Also, Thanks to Melissa and the committee who, without their hard work the shed would not run as coherently.

Finally thank you members of the shed who all endeavour to make this place a happy and enjoyable experience, remembering when it all boils down we are here for our own health and wellbeing.

Thank you

Ulverstone Community Swimming Centre Management Committee

Meeting Minutes: Tuesday, 5 July 2022 at 3.30pm

Doc. ID: 428742

1 PRESENT/APOLOGIES

Present:

Education Department Representatives:	Simon Dent, Alan Graham and Michael Wilson
Council Representatives:	Cr Diprose, Liz Eustace and Melissa Budgeon
Apologies:	Steve Crocker – Community Representative

Acknowledgement of Country:

The Council acknowledges and pays respect to the traditional owners of lutruwita (Tasmania), the palawa/pakana people. We acknowledge the Punnilerpanner tribe of this Northern Country, and in doing so, we celebrate one of the world's oldest continuous cultures.

2 CONFIRMATION OF MINUTES

■ Michael Wilson moved and Liz Eustace seconded, "The minutes of the previous meeting dated Tuesday, 3 May 2022 be accepted as a true and accurate record."

Carried

3 BUSINESS ARISING FROM THE PREVIOUS MINUTES

Subdivision There has been no update since the last meeting.

Promotion A sign for the Pool has been investigated for the exterior of the building. Permission to be sort, along with suggested design/logo placement etc from the Education Department.

4 DEPARTMENT OF EDUCATION REPORT

Ulverstone Community Swimming Pool – Management Committee

5 July 2022

Department of Education Report

Despite the extremely cold, harsh winter conditions, and the continual heat pump issues, the pool water/air temperature has been maintained to a very pleasant standard. This can be credited to Michael's diligent work to identify, report and often fix plant issues. Hopefully

with the air conditioning heat pump replacement taking place in the coming months, this will ease the relentless heating concerns.

On a positive note, it has been great to have East Ulverstone Primary's Launching into Learning group using the pool. This program has been co-ordinated by Jess Vickers, who has engaged a number of families in undertaking a water orientation program for pre-school aged children and their parents. I hope the success of this program will entice other schools to engage in similar ventures in the future.

Maintenance/Asset Management Projects – Completed

Air compressor in plant room

Repaired, but still leaking air. Klimate to follow-up.

Heat pumps

The air conditioning heat pumps have had significant maintenance undertaken to keep them operational – the new heat pumps can't come soon enough!

Maintenance/Asset Management Projects – Incomplete

Heat Pumps

These have again been plagued with various issues and are certainly at the end of their 'service life'. DoE Facilities have identified the two air conditioner heat pumps replacement to be a priority for this financial year, and the water heat pump to be a priority for next financial year. The contract to replace the air conditioner heat pumps has been awarded to the 'Contact Group', with a contract start date of the 23rd May and a completion date is sometime in August. It is anticipated that the installation will cause no disruption to pool operations.

Return air dampener motor

This motor automatically controls the return air to the air conditioning system. This will be repaired/replaced when the new air conditioning heat pumps are replaced.

Entrance/Foyer Flooring

It has been identified that the flooring at the entrance/foyer area requires attention. Currently we are exploring options on what surface would best suit the needs of the pool. Funding from the SWSP budget has been allocated to undertake this project.

Pool Deck Carpet

Is very near to the end of its 'service life' and will need replacing in the near future. It has been placed on the SWSP's 'recurrent maintenance schedule' for next financial year.

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.

Lighting

Following our roof replacement, a number of our LED light tubes have failed in various parts of the facility. An electrician has suggested the light fittings are nearing the end of their 'service life' (particularly above the pool – very harsh conditions) and will need replacing within two years. Servicing/repairing the current light fittings will be problematic as parts are difficult to source.

Subdivision Development

No further news.

Beth Osborne (Assistant Director, Curriculum Programs)

Alan Graham (NW Co-ordinator SWSP)

Michael Wilson (East Ulverstone Pool Attendant)

5 CORRESPONDENCE

Inward	Nil
Outward	Nil

6 GENERAL BUSINESS

Improvements and refurbishments – A note of recognition

The committee requested of Alan and Michael to share details about the works that has been undertaken at the facility over the last two years. This work is the result of much planning over many, many years, to assist in rejuvenating a well-used and aging facility. Not only the school community from along the coast but local users of the facility have expressed gratitude and appreciation for the way the facility has been maintained and the refurbishments. The extensive planning by Michael and Alan along with collaboration with Facilities Services (Jason Ball, Kelsey Garside) has proven to improve efficiency and been valued by all the users. The pool management committee would like to commend these contributors and thank them sincerely for their efforts.

Refurbishment of the Ulverstone Community Swimming Centre

In 2018 it was apparent that the pool required a significant refurbishment. Much of the infrastructure was old and nearing the end of its 'service life'. Audits conducted by Facilities, confirmed that a refurbishment was necessary and as a result, a 5-year refurbishment plan was developed in the form of a 'recurrent maintenance schedule'. This co-ordinated approach involved input from several stakeholders including the SWSP, DoE Facilities and the Pool Management Committee (representing DoE, CCC and the community). As circumstances changed and funding opportunities arose, the refurbishment plan evolved. Some of the major works which have been undertaken includes (but not limited to):

- Re-instatement of the change room extraction fans
- Refurbishment of the dehumidifier system
- Replacement of the change room toilet cisterns
- Replacement of the change room hair/hand driers
- Painting
 - external window frames/doors/fascia/gutters
 - office and staff amenities ceilings/walls/doors/trim
 - main pool hall support beams/walls/doors/trim
 - change rooms ceilings/walls/doors/trim
 - thoroughfare ceilings/walls/doors/trim
 - entrance foyer ceilings/walls/doors/trim
- Main pool tank and associated infrastructure maintained including
 - major valves replaced
 - manhole cover replaced
 - leaking pipes under the pool relined
 - balance tank expansion joints replaced
- Office flooring replaced
- Carpark remarking
- Plant room refurbishment
 - replacement of filters
 - replacement of chemical dosing system
 - replacement of all plumbing infrastructure
 - installation of automated controller
- Roof replacement
 - all roofing iron replaced
 - installation of fascia and barge board capping, replacement of guttering, downpipes and skylights
- Main pool hall air conditioner units to be replaced in the near future
- Pool water temperature heat pump to be replaced in the near future

These works could not have been undertaken without the guidance and support of DoE Facilities and in particular Jason Bell (Manager Facilities Operations) and Kelsey Garside (Statutory Maintenance Compliance Officer); the commitment of the pool management committee; the financial support of the SWSP and the passion of our pool attendant Michael Wilson who has worked tirelessly to co-ordinate the multitude of projects. The pool is not

only considered a first-class learn to swim and recreational facility, but the refurbishment has gone a long way to future proof the pool for many years to come.

Education Principal Representative

Simon advised of his new position as Principal of Ulverstone Secondary College starting next term. The committee were delighted to learn that Simon is willing to continue on this committee, given his involvement with the Department and the Committee over the subdivision. Simon, in his new role, will continue to be an active part of the Central Coast School Clusters group and provide a valuable connection to the local school community for this committee.

NEXT MEETING

The next ordinary meeting of the Committee will be held on Tuesday 27th September 2022 at 3.30pm.

7 CLOSURE

As there was no more business to discuss the meeting closed at 4.45pm.

**Minutes of an ordinary meeting of the Development Support Special Committee
held in the Council Chamber of the Administration Centre, 19 King Edward Street,
Ulverstone on Monday, 8 August 2022 commencing at 6.00pm**

Members attendance

Cr Jan Bonde (Mayor)
Cr Cheryl Fuller
Cr Philip Viney

Cr Garry Carpenter
Cr Tony van Rooyen
Ms Sandra Ayton

Members apologies

Nil

Employees attendance

Director Community Services (Mr Daryl Connelly)
Director Infrastructure Services (Mr Paul Breaden)
Director Corporate Services (Mr Ian Stoneman)
Executive Services Officer (Mr Ian Brunt)

Public attendance

No members of the public attended during the course of the meeting.

ACKNOWLEDGEMENT OF COUNTRY

The Central Coast Council acknowledges the palawa-pakana people as the Traditional Custodians of lutrawita (Tasmania), including the land, community, sea and waters where we live and work.

Our community respectfully acknowledges the Punnilerpanner tribe of the Northern Country of Tasmania, their continuing relationship to this land and their ongoing living culture.

We recognise that we have much to learn from the First Nations Peoples who represent one of the world's oldest continuing cultures, and we pay our respects to Elders past and present and to all First Nations Peoples living in and around the Central Coast Community.

CONFIRMATION OF MINUTES OF THE COMMITTEE

7/2022 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 9 May 2022 have already been circulated. The minutes are required to be confirmed for their accuracy.

The *Local Government (Meeting Procedures) Regulations 2015* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.”

- Cr Fuller moved and Cr Carpenter seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 9 May 2022 be confirmed.”

Carried unanimously

MAYOR’S COMMUNICATIONS

8/2022 Mayor’s communications

The Mayor reported as follows:

“Under the terms of appointment of the Development Support Special Committee, it acts in agreed circumstances as if it were the Council and, accordingly, as a planning authority under the *Land Use Planning and Approvals Act 1993*.

Members 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.

In the event that items listed for consideration are referred, under the terms of the Committee’s appointment, to the Council (e.g. any matter the Committee cannot determine unanimously), or if the Committee is unable to make a determination within the relevant statutory time limit, such items will be referred to a meeting of the Council for a decision.”

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

Carried unanimously

DECLARATIONS OF INTEREST

9/2022 Declarations of interest

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

Members 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 member must declare any interest in a matter before any discussion on that matter commences.

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

No interests were declared at this time.

ADJOURNMENT OF MEETING

10/2022 Adjournment of meeting

The Mayor reported as follows:

“In order to effectively consider the reports before this meeting of the Committee it is appropriate that I adjourn the meeting to enable the related documents to be workshopped prior to resumption of the meeting and formal resolution of the agenda items.”

The meeting was adjourned during the following times to enable the related documents to be workshopped:

- Minute No. 6/2022 6:02pm – 6:11pm
- Minute No. 7/2022 6:11pm – 6:15pm

DEPUTATIONS

11/2022 Deputations

The Executive Services Officer reported as follows:

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

OPEN REPORTS

12/2022 Subdivision – 4 residential lots – Lot design; Number of accesses for vehicles and Subdivision for sensitive use within a road attenuation area – 1 Knights Road, West Ulverstone – Application No. DA2022086

The Director Community Services reported as follows:

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

<i>‘DEVELOPMENT APPLICATION NO.: PROPOSAL</i>	DA2022086 Subdivision – 4 residential lots – Lot design; Number of accesses for vehicles and Subdivision for sensitive use within a road attenuation area
<i>APPLICANT:</i>	Michell Hodgetts Surveyors
<i>LOCATION:</i>	1 Knights Road, West Ulverstone
<i>ZONE:</i>	Low Density Residential
<i>PLANNING INSTRUMENT:</i>	<i>Tasmanian Planning Scheme – Central Coast</i> “the Planning Scheme”
<i>ADVERTISED:</i>	29 June 2022
<i>REPRESENTATIONS EXPIRY DATE:</i>	13 July 2022
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>42-DAY EXPIRY DATE:</i>	5 August 2022
<i>EXTENSION OF TIME:</i>	Granted until 15 August 2022
<i>DECISION DUE:</i>	8 August 2022

PURPOSE

The purpose of this report is to consider an application for the development of a 4 lot residential subdivision on land at 1 Knights Road, West Ulverstone.

Accompanying the report are the following documents:

-
- . Annexure 1 – location plan;
 - . Annexure 2 – application documentation;
 - . Annexure 3 – representations;
 - . Annexure 4 – aerial view and photographs; and
 - . Annexure 5– Taswater Submission to Planning Authority Notice – TWDA 2022/00471–CC.

BACKGROUND

Development description –

Application has been made to subdivide land that is zoned Low Density Residential to form 4 residential lots. The Planning Scheme's Acceptable Solution in relation to minimum lot size for Low Density Residential zoned land is 1,500m².

Lot 1 would have a land area of 1,500m² and would be accessed off Knights Road.

Lot 2 would have a land area of 1,200m² and would be accessed off Knights Road.

Lot 3 would be an internal lot with a land area of 1,200m². Lot 3 would be accessed off Knights Road via a right of way over a 56m long, 5m wide access strip. The access strip would form part of Lot 4.

Lot 4 would have land area of 7,365m². Lot 4 seeks to maintain an existing western frontage and access to Knights Road and create a new, 56m long, 5m wide, frontage and access strip off Knights Road to the south, resulting in two vehicle crossovers. Lot 4 would accommodate an existing dwelling with outbuildings.

The application is accompanied by the following documents:

- . Draft subdivision layout plan showing lot areas by Michell Hodgetts Surveyors.
- . Site Plan by Civilvision Consulting showing location of vehicle crossovers, sewer and water lines and stormwater connection points.
- . Planning Report by EnviroPlan; and

-
- . Bushfire Risk Assessment Report & Certificate and Bushfire Hazard Management Plan by TasFire accredited person, Micheal Wells of EnviroPlan.

Site description and surrounding area –

The land has an area of 1.12ha and accommodates a single dwelling with outbuildings.

The land is able to be serviced with reticulated water and sewer networks and has two road frontages to Knights Road, West Ulverstone (a western and a southern frontage).

The urban stormwater network is partially constructed in the Knights Road area. The land at 1 Knights Road currently drains to an open soakage drain. For the subdivision to proceed, the applicant would be required to design and construct kerb and guttering along the southern portion of the site's Knights Road frontage and connect to Council's underground drainage system, either at Levenview Court or to the east near 11 Knights Road.

The land is zoned Low Density Residential and is subject to the Tasmanian Planning Scheme's priority vegetation overlay and bushfire-prone areas overlay.

The site adjoins the Bass Highway exit ramp along the northern boundary. The exit ramp is Utilities Zone.

Surrounding land to the east, south and west is also a Low Density Residential Zone.

History –

The land was previously zoned Rural Living under the *Central Coast Interim Planning Scheme 2013*. The land was rezoned in 2021 under the Central Coast Local Provisions Schedule (LPS) to be Low Density Residential. The rezoning allows for higher density residential development in the Knights Road area.

DISCUSSION

The following table is an assessment of the development against the *Tasmanian Planning Scheme – Central Coast* standards:

10.0 Low Density Residential Zone

10.1 Zone Purpose

The purpose of the Low Density Residential Zone is:

- 10.1.1 To provide for residential use or development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.
- 10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity through scale, intensity, noise, traffic generation and movement, or other off site impacts.
- 10.1.3 To provide for Visitor Accommodation that is compatible with residential character.

Planner's comment:

The proposed development satisfies the Zone Purpose in that it would provide for residential development in a residential area where there are infrastructure and environmental constraints that limit the density, location or form of development.

CLAUSE	NOT APPLICABLE	COMPLIANT
10.3 Use Standards		
10.3.1 Discretionary uses	Not applicable	Assessment
10.3.2 –(A1) Visitor Accommodation:	<input checked="" type="checkbox"/>	Not Visitor Accommodation.
(a) guests are accommodated in existing buildings; and	<input checked="" type="checkbox"/>	Not Visitor Accommodation.
(b) has a gross floor area of not more than 300m ² .		

10.4 Development Standards for Dwellings		
10.4.1 Residential density for multiple dwellings	Not applicable	Assessment
10.4.1 –(A1) Multiple dwellings must have a site area per dwelling of not less than: (a) 1500m ² if it has a connection or is capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system; or (b) 2500m ² otherwise.	<input checked="" type="checkbox"/>	Not multiple dwelling development.
		Not multiple dwelling development.
10.4.2 Building height	Not applicable	Assessment
10.4.2 –(A1) A dwelling must have a building height not more than 8.5m.	<input checked="" type="checkbox"/>	No buildings proposed.
10.4.3 Setback	Not applicable	Assessment
10.4.3 –(A1) Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.	<input type="checkbox"/>	Compliant. Existing dwelling and sheds on Lot 4 would have compliant setbacks to existing Knights Road frontage.
10.4.3 –(A2) Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	<input type="checkbox"/>	Compliant. Existing dwelling and sheds on Lot 4 would have setbacks 5m or greater to proposed new side and rear boundaries.

10.4.4 Site coverage	Not applicable	Assessment
<p>10.4.4 –(A1)</p> <p>Dwellings must have a site coverage of not more than 30%.</p>	<input type="checkbox"/>	<p>Compliant.</p> <p>Existing dwelling on Lot 9 would have a site coverage of less than 30%.</p>
10.4.5 Frontage fences for all dwellings	Not applicable	Assessment
<p>10.4.5 –(A1)</p> <p>No acceptable solution.</p> <p><i>An exemption applies for fences in this zone – see Table 4.6</i></p> <p>10.4.5 –(P1)</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy, while allowing for passive surveillance of the road; and</p> <p>(b) be consistent with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>	<input checked="" type="checkbox"/>	<p>No front fences proposed.</p>
10.5 Development Standards for Non-dwellings		
10.5.1 Non-dwelling development	Not applicable	Assessment
10.5.1 –(A1)	<input checked="" type="checkbox"/>	<p>No non-dwelling buildings proposed.</p>

A building that is not a dwelling must have a building height not more than 8.5m.		
10.5.1 –(A2) A building that is not a dwelling, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.	<input checked="" type="checkbox"/>	No non-dwelling buildings proposed.
10.5.1 –(A3) 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 from the building, must have a setback from side and rear boundaries of not less than 5m.	<input checked="" type="checkbox"/>	No non-dwelling buildings proposed.
10.5.1 –(A4) A building that is not a dwelling must have a site coverage of not more than 30%.	<input checked="" type="checkbox"/>	No non-dwelling buildings proposed.
10.5.1 –(A5) No acceptable solution. <i>An exemption applies for fences in this zone – see table 4.6</i>		No non-dwelling buildings proposed.
10.5.1 –(A6) Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:		No non-dwelling buildings proposed.
(a) be visible from any road or public open space adjoining the site; or (b) encroach upon parking areas, driveways or landscaped areas.	<input checked="" type="checkbox"/>	No non-dwelling buildings proposed.
10.5.1 –(A7) Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the	<input checked="" type="checkbox"/>	No non-dwelling buildings proposed.

boundary of a property containing a sensitive use of not less than 10m. <i>An exemption applies for heat pumps and air conditioners in this zone – see Table 4.6</i>		
10.6 Development Standards for Subdivision		
10.6.1 Lot design	Not applicable	Assessment
<p>10.6.1–(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 1500m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 10.4.3 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</p>	<p><input type="checkbox"/></p>	<p>(a)(i)a. Non-compliant. Lots 1 and 4 would have land areas 1,500m² or greater and would be able to accommodate a 10m x 15m building envelope within required setbacks. However, Lots 2 and 3 would both have land areas of 1,200m². Refer to the “Issues” section of this report.</p> <p>(a)(i)b. Compliant. Each lot is able to accommodate a 10m x 15m building envelope clear of easements or proposed rights of way.</p> <p>(a)(ii) Compliant. Existing buildings are compliant with required setbacks.</p>
	<input checked="" type="checkbox"/>	<p>(b) Not applicable. Lots are not required by the Crown, a council or a State authority. Satisfies (a).</p>

<p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<input checked="" type="checkbox"/>	(c) Not applicable. Lots are not required for the provision of Utilities. Satisfies (a).
	<input checked="" type="checkbox"/>	(d) Not applicable. Not for the consolidation of lots.
<p>10.6.1–(A2)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.</p>	<input type="checkbox"/>	<p>Non-compliant.</p> <p>Lot 1 would have an 11m frontage and Lot 3 would have a 5m frontage over a right of way.</p> <p>Refer to the “Issues” section of this report.</p>
<p>10.6.1–(A3)</p> <p>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.</p>	<input type="checkbox"/>	<p>Compliant.</p> <p>Lot 3 would be an internal lot reliant on a right of way over Lot 4 for access to a road.</p> <p>The Road Authority is satisfied with this arrangement. Refer to Conditions of Permit.</p>
10.6.2 Roads	Not applicable	Assessment
<p>10.6.2–(A1)</p> <p>The subdivision includes no new roads.</p>	<input checked="" type="checkbox"/>	<p>Compliant.</p> <p>No new roads proposed.</p>
10.6.3 Services	Not applicable	Assessment
<p>10.6.3–(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p>		<p>(a) Compliant. Each lot would be connected to a full water supply service.</p>

(a) be connected to a full water supply service if the frontage of the lot is		(b) Not applicable. Satisfied by (a).
within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.		
10.6.3 –(A2) Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	<input type="checkbox"/>	Compliant. Each lot would be connected to a reticulated sewerage system.
10.6.3 –(A3) 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.	<input type="checkbox"/>	Compliant by condition Each lot would be required to connected to the public stormwater system.

CODES

CODES	NOT APPLICABLE	APPLICABLE
C1.0 Signs Code	<input checked="" type="checkbox"/>	
C2.0 Parking and Sustainable Transport Code	<input type="checkbox"/>	Does not apply to subdivision - except for the existing dwelling that has ample, existing area for 2 car parking spaces on the land.

C3.0 Road and Railway Assets Code	<input type="checkbox"/>	Refer to table below. Bass Highway slip lane and Utilities Zone adjoins the development site to the north.
C4.0 Electricity Transmission Infrastructure Protection Code	<input checked="" type="checkbox"/>	
C5.0 Telecommunications Code	<input checked="" type="checkbox"/>	
C6.0 Local Historic Heritage Code	<input checked="" type="checkbox"/>	
C7.0 Natural Assets Code	<input type="checkbox"/>	Overlay applies to the north-western corner of the site.
C8.0 Scenic Protection Code	<input checked="" type="checkbox"/>	
C9.0 Attenuation Code	<input checked="" type="checkbox"/>	Land is over 500m to the boundary of TasWater treatment plant.
C10.0 Coastal Erosion Hazard Code	<input checked="" type="checkbox"/>	
C11.0 Coastal Inundation Hazard Code	<input checked="" type="checkbox"/>	
C12.0 Flood-Prone Areas Hazard Code	<input checked="" type="checkbox"/>	
C13.0 Bushfire-Prone Areas Code	<input type="checkbox"/>	Refer to Table below.
C14.0 Potentially Contaminated Land Code	<input checked="" type="checkbox"/>	
C15.0 Landslip Hazard Code	<input checked="" type="checkbox"/>	
C16.0 Safeguarding of Airports Code	<input checked="" type="checkbox"/>	

C3.0 Road and Railway Assets Code

CLAUSE	COMMENT	
C3.5 Use Standards		
C3.5.1 – Traffic generation at a vehicle crossing, level crossing or new junction	Not Applicable	Assessment
<p>A1.1</p> <p>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require</p> <p>(a) a new junction;</p> <p>(b) a new vehicle crossing; or</p> <p>(c) a new level crossing; or</p> <p>A1.2</p> <p>For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority; or</p> <p>A1.3</p> <p>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority; and</p> <p>A1.4</p> <p>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or</p> <p>(b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road; and</p>	<p>□</p>	<p>A1.1</p> <p>Not applicable. Not a category 1 road or limited access road.</p> <p>A1.2</p> <p>Compliant. Road Authority is satisfied with the proposed subdivision.</p> <p>A1.3</p> <p>Not applicable. No new rail crossing required.</p> <p>A1.4</p> <p>(a) Compliant. Vehicle traffic movements would not increase by more than the amounts in Table C3.1.</p> <p>(b) Not applicable.</p> <p>A1.5</p> <p>Compliant.</p> <p>Vehicles would be able to enter and exit in a forward motion.</p>

A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.		
C3.6 Development Standards for Buildings and Works		
C3.6.1. Habitable buildings for sensitive uses within a road or railway attenuation area.	Not Applicable	Assessment
A1 Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use must be: <ul style="list-style-type: none"> (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building; (b) an extension which extends no closer to the existing or future major road or rail network than: <ul style="list-style-type: none"> (i) the existing habitable building; or (ii) an adjoining habitable building for a sensitive use; or (c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual 2nd edition July 2008</i>. 	<input checked="" type="checkbox"/>	No buildings proposed.

C3.7 Development Standards for Subdivision		
C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area	Not Applicable	Assessment
A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.	<input type="checkbox"/>	Non-compliant. The land adjoins a Utilities Zone that accommodates the Bass Highway and associated slip lanes. Refer to the “Issues” section of this report.

C7.0 Natural Assets Code

CLAUSE	COMMENT	
C7.5 Use Standards		
There are no use Standards in this code.		
C7.6 Development Standards for Buildings and Works		
C7.6.1. Buildings and works within a waterway and coastal protection area or a future coastal refugia area	Not Applicable	Assessment
A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or		Works would not be within a waterway or coastal protection area.

(c)	if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.		
A2	Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.		Works would not be within a coastal refugia area.
A3	Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.		Works would not be within a waterway or coastal protection area or future coastal refugia area.
A4	Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.		Not applicable. No dredging or reclamation.
A5	Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.		Works would not be within a waterway or coastal protection area or future coastal refugia area.

C7.6.2- Clearance within a priority vegetation area	Not Applicable	Assessment
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.		Compliant. No clearance of native vegetation would be required. Trees on the land are exotic species.
C7.7 Development Standards for Subdivision		
C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area	Not Applicable	Assessment
A1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must: <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area. 		Subdivision is not within a waterway and coastal protection area or a future coastal refugia area.

C7.7.2 Subdivision within a priority vegetation area	Not Applicable	Assessment
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <p>(a) be for the purposes of creating separate lots for existing buildings;</p> <p>(b) be required for public use by the Crown, a council, or a State authority;</p> <p>(c) be required for the provision of Utilities;</p> <p>(d) be for the consolidation of a lot; or</p> <p>(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.</p>		<p>(a) Compliant. Priority vegetation overlay is shown to be over the north-western corner of Lot 4. Native vegetation has been removed from the site and replaced with well-established exotic plants.</p> <p>(b) Not applicable. Not required for public use by the Crown, a council or a State authority.</p> <p>(c) Not applicable. Not required for the provision of Utilities.</p> <p>(d) Not applicable. Not for the consolidation of lots.</p> <p>(e) Not applicable. Satisfied by (a).</p>

C13.0 Bushfire-Prone Areas Code

CLAUSE	COMMENT	
C13.5 Use Standards		
C13.5.1. Vulnerable uses	Not Applicable	Assessment
A1 No Acceptable Solution.		Not for a vulnerable use.

C13.5.2. Hazardous uses	Not Applicable	Assessment
A1 No Acceptable Solution.		Not for a hazardous use.
C13.6 Development Standards for Subdivision		
C13.6.1 Provision of hazard management areas	Not Applicable	Assessment
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS3959-2009 Construction of buildings</i>		(a) Not applicable. Satisfied by (b). (b)(i) Compliant. Plan of subdivision shows all lots are within a bushfire-prone area. (b)(ii) Compliant. Plan of subdivision shows building areas for all lots. (b)(iii) Compliant. Building areas are determined at BAL 12.5. (b)(iv) Compliant. Application is accompanied by Bushfire Hazard Management Plan and Certificate No. 22033-5 by Micheal Wells, TFS Accreditation No. BFP-128 dated 21 March 2022. The Bushfire Hazard Management Plan shows hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS3959-2009 Construction of buildings in bushfire-prone Areas</i> . (c) Not applicable. No hazard management area required on adjoining land.

<p><i>in bushfire-prone areas;</i> and</p> <p>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS3959-2009 Construction of buildings in bushfire-prone Areas;</i> and</p> <p>(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>		
C13.6.2 Public and fire fighting access	Not Applicable	Assessment
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific</p>		<p>(a) Not applicable. Satisfied by (b).</p> <p>(b)(i) Compliant. Application is accompanied by Bushfire Hazard Management Plan and Certificate No. 22033-5 by</p>

<p>measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:</p> <p>(i) demonstrates proposed roads will comply with Table C13.1, proposed property proposed fire trails will comply with Table C13.3 and</p> <p>(ii) is certified by the TFS or an accredited person.</p>		<p>Micheal Wells, TFS Accreditation No. BFP-128 dated 21 March 2022. Accesses comply with the relevant Tables.</p> <p>(b)(ii) Compliant. Application is accompanied by Bushfire Hazard Management Plan and Certificate No. 22033-5 by Micheal Wells, TFS Accreditation No. BFP-128 dated 21 March 2022. Accesses comply with the relevant Tables.</p>
C13.6.3 Provision of water supply for fire fighting purposes	Not Applicable	Assessment
<p>A1</p> <p>In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or</p>		<p>(a) Not applicable. Satisfied by (b).</p> <p>(b) Compliant. Application is accompanied by Bushfire Hazard Management Plan and Certificate No. 22033-5 by Micheal Wells, TFS Accreditation No. BFP-128 dated 21 March 2022. Reticulated water supply complies with the relevant Table.</p> <p>(c) Not applicable. Satisfied by (b).</p>

<p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>		
<p>A2</p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>		<p>Not applicable.</p> <p>Area is serviced by a TasWater water supply.</p>

SPECIFIC AREA PLANS	NOT APPLICABLE	APPLICABLE
CCO-S1.0 Forth Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S2.0 Leith Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S3.0 Penguin Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S4.0 Revell Lane Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S5.0 Turners Beach Specific Area Plan	<input checked="" type="checkbox"/>	

CCO CODE LISTS	
CCO-Table C3.1 Other Major Roads	This table is not used in this Local Provisions Schedule.
CCO-Table C6.1 Local Heritage Places	This table is not used in this Local Provisions Schedule.
CCO-Table C6.2 Local Heritage Precincts	This table is not used in this Local Provisions Schedule.
CCO-Table C6.3 Local Historic Landscape Precincts	This table is not used in this Local Provisions Schedule.
CCO-Table C6.4 Places or Precincts of Archaeological Potential	This table is not used in this Local Provisions Schedule.
CCO-Table C6.5 Significant Trees	This table is not used in this Local Provisions Schedule.
CCO-Table C8.1 Scenic Protection Areas	Not applicable to this application.
CCO-Table 8.2 Scenic Road Corridors	This table is not used in this Local Provisions Schedule.

Issues –

1 Clause 10.6.1 – Lot design – Lot size and length of a frontage

The Objective of Clause 10.6.1 is –

“that each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development”.

The Planning Scheme’s Acceptable Solution Clause 10.6.1–(A1) requires that “each lot on a proposed plan of subdivision have an area of not less than 1,500m²”.

Planner’s comments:

Lots 1 and 4 would have land areas 1,500m² or greater and would be able to accommodate a 10m x 15m building envelope within the required setbacks. However, Lots 2 and 3 would have land areas of 1,200m². An exercise of discretion is required for the subdivision to be approved.

The Planning Scheme’s Performance Criteria Clause 10.6.1–(P1) states:

“Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

- (a) the relevant requirements for development of buildings on the lots;

Planner’s comments:

All proposed lots, including Lots 2 and 3, are able to accommodate a 10m x 15m built envelope and connection to services.

-
- (b) the intended location of buildings on the lots;

Planner's comments:

All proposed lots, including Lots 2 and 3, are able to accommodate a 10m x 15m built envelope within the required setbacks for development.

- (c) the topography of the site;

Planner's comments:

The land is flat.

- (d) adequate provision of private open space;

Planner's comments:

All lots are able to accommodate adequate areas of open space.

- (e) the pattern of development existing on established properties in the area; and

Planner's comments:

The Knights Road area was previously zoned "Rural Living" under the *Central Coast Interim Planning Scheme 2013*. The land was rezoned in 2021, under the Central Coast Local Provisions Schedule (LPS), to be "Low Density Residential". The rezoning was supported, with the intent of encouraging a higher density of residential development in the Knights Road area.

The subject subdivision is the first to be submitted to Council since the rezoning of this area to Low Density Residential. The subdivision lot sizes are not expected to reflect the existing larger 4,000m² lot sizes that were characteristic under the previous zoning of the area.

- (f) any constraints to development;

- (g) and must have an area not less than 1,200m²

Planner's comments:

There is an underdeveloped reticulated stormwater system in the Knights Road area. The urban stormwater network is partially constructed. The land at 1 Knights Road currently drains to an open soakage drain. For the subdivision to proceed, the applicant would be required to design and construct kerb and guttering along the southern portion of the site's Knights Road frontage and connect to Council's underground drainage system, either at Levenview Court or to the east near 11 Knights Road.

All lots would have an area of 1,200m² or greater.

Planner's Conclusion:

All lots would have an area of 1,200m² or greater and have sufficient useable area and be of a dimension suitable for future residential development.

2 *Clause 10.6.1-(A2) – length of a frontage*

The Planning Scheme's Acceptable Solution Clause 10.6.1-(A2) requires that each 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 20m.

Lot 1 would have a 19m frontage to Knights Road (south).

Lot 2 would have a 25m frontage to Knights Road (south).

Lot 3 would be an internal lot, with no frontage. Lot 3 would have legal connection to a road via a 5m wide right of way that would benefit Lot 3 and burden Lot 4. An exercise of discretion is required for the subdivision to be approved in this regard.

Lot 4 would have a 53m frontage to Knights Road (west).

The Planning Scheme's Performance Criteria Clause 10.6.1-(P2) states:

"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 provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

-
- (a) the width of frontage proposed, if any;

Planner's comments:

Lot 1 would have a 19m wide frontage that is 1m less than the Standard and is considered suitable for the purpose of a residential lot. As stated above, Lot 3 would have legal connection to a road via a 5m wide right of way that would benefit Lot 3 and burden Lot 4.

- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;

Planner's comments:

Whilst Lot 4 would also use the access strip that accommodates Lot 3's right of way as a means of access, this would not be the sole means of access to Lot 4, as an existing access on the western frontage of Lot 4 would be maintained.

- (c) the topography of the site;

Planner's comments:

The land is flat.

- (d) the functionality and useability of the frontage;

Planner's comments:

The Road Authority is satisfied the frontages as proposed are suitable for the function and use of each of the lots.

- (e) the ability to manoeuvre vehicles on the site; and

Planner's comments:

Vehicles would be able to manoeuvre and enter and egress each lot.

- (f) the pattern of development existing on established properties in the area,

Planner's comments:

Several lots in the Knights Road area are accessed via a 3.6m wide access strip.

(g) and is not less than 3.5m wide”.

Planner’s comments:

The frontages in question would be 5m wide and 19m wide.

Planner’s Conclusion:

The width of reduced frontages would be 19m for Lot 1 and reliance on a 5m wide right of way for Lot 3. No proposed access strip would be less than 3.5m wide. Existing allotments in this area rely on access strips and legal connections to a road by a right of carriageway as their principal and sole means of access to the road network. Land areas proposed would provide ample area for on-site manoeuvrability.

3 *Reliant on Code C3.0 Road and Railway Assets Code –*

The Objective of Clause C3.7.1 is –

“To minimise the effects of noise, vibration, light, air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network”.

The Planning Scheme’s Acceptable Solution under C3.0 Road and Rail Assets Code, Clause C3.7.1–(A1) requires that a lot proposed in a plan of subdivision, intended for a sensitive use, must have a building area for the sensitive use that is not within a road or railway attenuation area. The attenuation setback for a sensitive use (residential) from the Bass Highway is 50m.

Planner’s comments:

The proposed Lot 4 would adjoin a Utilities Zone to the north that accommodates the Bass Highway and associated exit slip lane to Knights Road.

The Planning Scheme’s Performance Criteria examines several matters where a sensitive use would be within 50m of the Bass Highway, including the topography of the site, subdivision layout, noise mitigation measures proposed, if any, and any advice received from the relevant road or rail authority; in this case, State Growth. The Planning Authority must be satisfied the lot accommodating a sensitive use is adequately designed to minimise the effects of noise, vibration, light and air emissions from the road network.

In relation to the subject subdivision, only Lot 4 falls with the 50m attenuation area. Given that Lot 4 has accommodated an existing dwelling with outbuildings for the past 45 years, the Objective and provisions of the Code are considered to be satisfied and no additional measures are required to be taken in relation to Lot 4.

Further, State Growth have advised that “following a review of the related development, the Department has no objections”.

4 *Local Government (Building and Miscellaneous Provisions) Act 1993 –*

The *Local Government (Building and Miscellaneous Provisions) Act 1993 (LGBMP)* provides that the Council may refuse to approve a plan of subdivision if it is of the opinion that the road and likely pedestrian network is unsuitable, the lot cannot be satisfactorily serviced by water, sewer or stormwater or that the lots by reason of their shape, size or contours are unsuitable for the accommodation of a building envelope.

The proposed subdivision has demonstrated that it is able to satisfy the land characteristic matters required under LGBMP.

5 *Public Open Space Contributions Policy 2019 –*

Central Coast Council, in January 2019, ratified the Public Open Space Contributions Policy 2019.

The Policy was developed with consideration to the contemporary legislative requirements to do with the approval of subdivisions under LGBMP and for the approval of permits for subdivision, under the Planning Scheme.

There is a clear statutory basis for a Council to require open space to be created in the course of approving a subdivision, where a Council has formed a view that open space would be desirable. Similarly, a Council can, where it has formed the view that the mandatory provision of open space is not warranted in a set location, instead require the developer to make a mandatory cash contribution to the Council, in lieu of the provision of open space land.

LGBMP Section 117 provides that, instead of requiring the provision of public open space, a Council can require this payment of a cash sum. It is specially provided that this amount is to be held by the Council “for the acquisition or improvement of land for public open space for the benefit of the inhabitants of the Municipal area”. The cash in lieu contribution does not need to be locality specific. This is because an

increased density of lots for residential dwellings would create a greater demand for new and improved public areas, including both District and Regional areas, and thus these areas can be part funded by a cash-in-lieu contribution.

No requirement for the dedication of open space land has been identified by the Council in the assessment of the division of land at Knights Road, West Ulverstone.

Council's Public Open Space Contributions Policy 2019 states that a 5% cash in lieu of public open space be applied to the unimproved value of new lots, where the land that is Low Density Residential Zone. The unimproved value of each new lot, where 5 or less lots are created, is to be determined by a calculation based on the Valuer General's latest value of the land. A maximum amount of \$3,000.00 is to be applied if the amount per lot exceeds \$3,000.00.

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	Conditions and Notes to be applied to a Permit.
TasWater	TasWater's Submission to Planning Authority Notice TWDA 2022/00471-CC dated 29 July 2022.
Department of State Growth	State Growth have advised that "following a review of the related development, the Department has no objections".
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 were sent to adjoining property owners and occupiers; and
- an advertisement was placed in the Public Notices section of The Advocate from 29 June 2022 until 13 July 2022.

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

The representation is summarised and responded to as follows:

REPRESENTATION NO. 1	
MATTERS RAISED	RESPONSE
1 The subdivision does not comply with the amenity of the existing area in that it does not comply with the pattern of development on established properties in the area.	<p>The Knights Road area was previously zoned “Rural Living” under the <i>Central Coast Interim Planning Scheme 2013</i>.</p> <p>The land was rezoned in 2021, under the Central Coast Local Provisions Schedule (LPS), to be “Low Density Residential”. The rezoning was supported, with the intent of encouraging a higher density of residential development in the Knights Road area.</p> <p>The subject subdivision is the first to be submitted to Council since the rezoning of this area to Low Density Residential.</p>

	<p>The subdivision lot sizes are not expected to reflect the existing larger 4,000m² lot sizes that were characteristic under the previous zoning of the area.</p>
<p>2 Lots do not have a frontage 20m wide, as required under Acceptable Solutions.</p>	<p>The width of reduced frontages is a discretionary matter for 2 of the lots. The reduced frontages would be 19m wide for Lot 1 and reliance on a 5m wide right of way for Lot 3. The reliance on a right of way is a lawful means of access to a frontage.</p> <p>Existing allotments in the Knights Road area also rely on access strips and legal connections to a road by a right of carriageway, as their principal and sole means of access to the road network.</p> <p>No proposed access strip would be less than 3.5m wide.</p>
<p>3 The concrete kerb and gutter should be extended from the end of the existing concrete gutter at the western end boundary of Lot 2 to the east end boundary of Lot 1. The developer should fund the cost of kerb and guttering.</p>	<p>The applicant would be required to extend the kerb and guttering in front of the properties southern Knights Road frontage. Refer to conditions of permit.</p>
<p>4 The road pavement should be extended to this new kerb and gutter line, making it consistent with the local area. This would allow for parking on the road for any visitors or service vehicles.</p>	<p>The applicant would be required to extend the road pavement to the edge of the new, extended kerb and guttering. Refer to conditions of permit.</p>
REPRESENTATION NO. 2	
<p>Representation No. 2 is a copy of that submitted for Representation No. 1.</p>	<p>Refer to comments above for Representation No. 1.</p>

Refer to matters raised above for Representation No. 1.	
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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 the refusal of the proposed subdivision of the land.

The proposed development satisfies the purpose of the Low Density Residential Zone, which is to provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.

The Objectives of the relevant discretionary Clauses are considered to be satisfied, with due regard and consideration given to each of 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 Subdivision – 4 residential lots – Lot design; Number of accesses for vehicles and Subdivision for sensitive use within a road attenuation area at 1 Knights Road, West Ulverstone – Application No. DA2022086 be approved, subject to the following conditions:

- 1 The development must be substantially in accordance with the plan by Michell Hodgetts Surveyors, Drawing No. 221235, Revision No. 3 dated

6 June 2022 and Site Plan and Longsection by Civilvision Consulting, Project No. 22081, Drawing Nos. C03 and C04 dated 6 June 2022.

- 2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2022/00471-CC dated 29 July 2022.
- 3 The development must be in accordance with the Bushfire Hazard Management Plan and Certificate No 22022-5 by Micheal Wells of EnviroPlan, Accreditation No. BFP-125 dated 21 March 2022.
- 4 A cash-in-lieu of public open space contribution of \$9000.00, representing 5% of the unimproved value of Lots 1, 2 and 3, must be paid prior to the sealing of the Final Plan of Survey.
- 5 Prior to the sealing of a Final Plan of Survey, TasNetworks must confirm that an underground electricity supply has been installed to all new lots.
- 6 All sheds and structures on Lots 1 and 3 must be removed and materials, soils and vegetation must be disposed of at an approved landfill site.

Infrastructure Services

- 7 Accesses to each proposed lot to be provided off Knights Road (location as shown on the proposed Site Plan (Driveways and SW), Drawing No: C04 Rev 0; dated 06/06/2022), using a standard minimum 3.6 m wide kerb crossovers and driveway aprons.
- 8 Kerb, including kerb crossovers, must be constructed along the southern boundary of the existing lot to match with the existing kerb adjacent to the kerb on the south-west boundary of proposed Lot 2, to the south-eastern boundary of proposed Lot 1, in accordance with the Tasmanian Standard Drawing TSD-R14-v3 Urban Roads – Approved Concrete Kerbs and Channels Profile Dimensions.
- 9 The driveway aprons for all lots must be constructed in accordance with the Tasmanian Standard Drawing TSD-R09-v3 Urban Roads – Driveways, in a plain concrete finish, by the owner/developer.
- 10 The road pavement must be extended from the existing edge of bitumen to the new kerb matching the existing crossfall and allowing smooth transition. The pavement depths and base courses must

comply with Tasmanian Standard Drawing TSD-R06-v3 Urban Roads – Typical Section and Pavement Widths.

- 11 Width of road to be maintained for the full property frontage.
- 12 Prior to commencement of works, design of kerb and access, including kerb crossover and driveway apron and road pavement, must be designed by a suitably qualified engineer and submitted for approval by Council's Director Infrastructure Services.
- 13 Sight triangle areas adjacent to the driveway access must be kept clear of obstructions to visibility, in accordance with the Tasmanian Standard Drawing TSD-RF-01-v3 Guide to Intersection and Domestic Access Sight Distance Requirements.
- 14 Stormwater and associated infrastructure must be provided in accordance with the Tasmanian Standard Drawings, unless otherwise required or approved by Council's Director Infrastructure Services.
- 15 A new underground stormwater connection to the Council's underground stormwater infrastructure must be provided to service each lot, unless it can be demonstrated to the satisfaction of Council's Director Infrastructure Services that a lot is already suitably connected to the Council's stormwater system.
- 16 The developer must submit plans, calculations and a design for a stormwater conveyance system. The system must be designed by a suitably qualified engineer and comply with Central Coast Council's Stormwater Detention Policy. The design must be approved by Council's Director Infrastructure Services prior to commencement of works.
- 17 Prior to commencement of use, the developer must provide Council with "as constructed" plans and certification from a suitably qualified professional that all stormwater infrastructure has been constructed in accordance with the approved design.
- 18 During site/building works and until all exposed soil areas are permanently stabilised against erosion, minimise on-site erosion and the release of sediment or sediment laden stormwater from the site and work areas in accordance with the *'Soil and Water Management on Standard Building and Construction Sites – Fact Sheet 2'* published by the Department of Natural Resources and Environment.

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- 19 Works associated with roads, stormwater infrastructures, footpaths, kerb and channel, nature strips or street trees must be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services, at the developer's cost.
 - 20 Damage or disturbance to roads, stormwater infrastructures, footpaths, kerb and channel, nature strips or street trees resulting from activity associated with the development must be rectified to the satisfaction of the Council's Director Infrastructure Services, at the developer's cost.
 - 21 Prior to sealing of final plan of survey, complete all infrastructure services works and provide the Council with evidence of completed works including as-constructed drawings.
 - 22 All works or activity listed above shall be at the developer's/property owner's cost.

Please Note:

- 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.

Infrastructure Services Notes:

- 4 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.

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- 5 Prior to commencement of works, submit an application for 'Roadworks Authority' (or a 'Private Works Authority', if applicable). Roadworks Authority Rates as listed in the Council's Fees and Charges register apply.'

The report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Viney moved and Cr Fuller seconded, "That the application for Subdivision – 4 residential lots – Lot design; Number of accesses for vehicles and Subdivision for sensitive use within a road attenuation area at 1 Knights Road, West Ulverstone – Application No. DA2022086 be approved, subject to the following conditions:

- 1 The development must be substantially in accordance with the plan by Michell Hodgetts Surveyors, Drawing No. 221235, Revision No. 3 dated 6 June 2022 and Site Plan and Longsection by Civilvision Consulting, Project No. 22081, Drawing Nos. C03 and C04 dated 6 June 2022.
- 2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2022/00471-CC dated 29 July 2022.
- 3 The development must be in accordance with the Bushfire Hazard Management Plan and Certificate No 22022-5 by Micheal Wells of EnviroPlan, Accreditation No. BFP-125 dated 21 March 2022.
- 4 A cash-in-lieu of public open space contribution of \$9000.00, representing 5% of the unimproved value of Lots 1, 2 and 3, must be paid prior to the sealing of the Final Plan of Survey.
- 5 Prior to the sealing of a Final Plan of Survey, TasNetworks must confirm that an underground electricity supply has been installed to all new lots.
- 6 All sheds and structures on Lots 1 and 3 must be removed and materials, soils and vegetation must be disposed of at an approved landfill site.

Infrastructure Services

- 7 Accesses to each proposed lot to be provided off Knights Road (location as shown on the proposed Site Plan (Driveways and SW), Drawing No: C04 Rev 0; dated

06/06/2022), using a standard minimum 3.6 m wide kerb crossovers and driveway aprons.

- 8 Kerb, including kerb crossovers, must be constructed along the southern boundary of the existing lot to match with the existing kerb adjacent to the kerb on the south-west boundary of proposed Lot 2, to the south-eastern boundary of proposed Lot 1, in accordance with the Tasmanian Standard Drawing TSD-R14-v3 Urban Roads – Approved Concrete Kerbs and Channels Profile Dimensions.
- 9 The driveway aprons for all lots must be constructed in accordance with the Tasmanian Standard Drawing TSD-R09-v3 Urban Roads – Driveways, in a plain concrete finish, by the owner/developer.
- 10 The road pavement must be extended from the existing edge of bitumen to the new kerb matching the existing crossfall and allowing smooth transition. The pavement depths and base courses must comply with Tasmanian Standard Drawing TSD-R06-v3 Urban Roads – Typical Section and Pavement Widths.
- 11 Width of road to be maintained for the full property frontage.
- 12 Prior to commencement of works, design of kerb and access, including kerb crossover and driveway apron and road pavement, must be designed by a suitably qualified person and submitted for approval by Council's Director Infrastructure Services.
- 13 Sight triangle areas adjacent to the driveway access must be kept clear of obstructions to visibility, in accordance with the Tasmanian Standard Drawing TSD-RF-01-v3 Guide to Intersection and Domestic Access Sight Distance Requirements.
- 14 Stormwater and associated infrastructure must be provided in accordance with the Tasmanian Standard Drawings, unless otherwise required or approved by Council's Director Infrastructure Services.
- 15 A new underground stormwater connection to the Council's underground stormwater infrastructure must be provided to service each lot, unless it can be demonstrated to the satisfaction of Council's Director Infrastructure Services that a lot is already suitably connected to the Council's stormwater system.
- 16 The developer must submit plans, calculations and a design for a stormwater conveyance system. The system must be designed by a suitably qualified engineer and comply with Central Coast Council's Stormwater Detention Policy. The design must be approved by Council's Director Infrastructure Services prior to commencement of works.
- 17 Prior to commencement of use, the developer must provide Council with "as constructed" plans and certification from a suitably qualified professional that all

stormwater infrastructure has been constructed in accordance with the approved design.

- 18 During site/building works and until all exposed soil areas are permanently stabilised against erosion, minimise on-site erosion and the release of sediment or sediment laden stormwater from the site and work areas in accordance with the *'Soil and Water Management on Standard Building and Construction Sites – Fact Sheet 2'* published by the Department of Natural Resources and Environment.
- 19 Works associated with roads, stormwater infrastructures, footpaths, kerb and channel, nature strips or street trees must be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services, at the developer's cost.
- 20 Damage or disturbance to roads, stormwater infrastructures, footpaths, kerb and channel, nature strips or street trees resulting from activity associated with the development must be rectified to the satisfaction of the Council's Director Infrastructure Services, at the developer's cost.
- 21 Prior to sealing of final plan of survey, complete all infrastructure services works and provide the Council with evidence of completed works including as-constructed drawings.
- 22 All works or activity listed above shall be at the developer's/property owner's cost.

Please Note:

- 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.

Infrastructure Services Notes:

- 4 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.
- 5 Prior to commencement of works, submit an application for 'Roadworks Authority' (or a 'Private Works Authority', if applicable). Roadworks Authority Rates as listed in the Council's Fees and Charges register apply."

Carried unanimously

13/2022 Residential – shed – Setbacks and building envelope for all dwellings at 18 Oceanside Boulevard, Sulphur Creek – Application No. DA2022137

The Director Community Services reported as follows:

"The Town Planner has prepared the following report:

<i>'DEVELOPMENT APPLICATION NO.:</i>	DA2022137
<i>PROPOSAL:</i>	Residential – shed – Setbacks and building envelope for all dwellings
<i>APPLICANT:</i>	Toby & Kimberley Skene
<i>LOCATION:</i>	18 Oceanside Boulevard, Sulphur Creek
<i>ZONE:</i>	General Residential Zone
<i>PLANNING INSTRUMENT:</i>	<i>Tasmanian Planning Scheme – Central Coast</i> "the Planning Scheme"
<i>ADVERTISED:</i>	29 June 2022
<i>REPRESENTATIONS EXPIRY DATE:</i>	13 July 2022
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	3 August 2022
<i>DECISION DUE:</i>	8 August 2022
<i>EXTENSION OF TIME:</i>	Granted until 15 August 2022
<i>PURPOSE</i>	

The purpose of this report is to consider an application for Residential – shed at 18 Oceanside Boulevard, Sulphur Creek.

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 for the construction of a 47.05m² irregular “L” shaped shed on land known as 18 Oceanside Boulevard, Sulphur Creek.

The shed would be located to the rear of the existing single dwelling over an established concrete driveway area. The shed would be setback 500mm from the eastern side boundary and 4.2m from the southern rear boundary.

The shed roof slopes upwards into the centre of the development site to a height of 3.5m. The wall height of the shed would be 3m.

Site description and surrounding area –

The 766m² General Residential zoned property contains a single dwelling and is surrounded by an established residential area. The site is connected to all reticulated services with a sewer main intersecting the rear of the site (approximately 1m off the rear boundary).

History –

Single dwelling approved under DA2018164 which satisfied the No Permit Required status.

DISCUSSION

The following table is the Town Planner’s assessment against the 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 a shed to be used in association with a single dwelling in a built up General Residential area. The proposal satisfies the Zone Purpose in that it provides for residential use and development accommodating various dwelling types where full infrastructure services are available.

CLAUSE	COMMENT	
8.3 Use Standards		
8.3.1 Discretionary uses	Not applicable	Assessment
8.3.1-(A1) Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.	<input checked="" type="checkbox"/>	Not a discretionary use.
8.3.1-(A2) External lighting for a use listed as Discretionary:	<input checked="" type="checkbox"/>	Not a discretionary use.

<p>(a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and</p> <p>(b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.</p>		
<p>8.3.1-(A3)</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of:</p> <p>(a) 7:00am to 7:00pm Monday to Friday;</p> <p>(b) 9:00am to 12 noon Saturday; and</p> <p>(c) nil on Sunday and public holidays.</p>		Not a discretionary use.
<p>8.3.1-(A4)</p> <p>No acceptable solution.</p> <p>8.3.1 -(P4)</p> <p>A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the intensity and scale of the use;</p> <p>(b) the emissions generated by the use;</p> <p>(c) the type and intensity of traffic generated by the use;</p> <p>(d) the impact on the character of the area; and</p> <p>(e) the need for the use in that location.</p>		Not a discretionary use.

8.3.2 Visitor Accommodation	Not applicable	Assessment
<p>8.3.2 –(A1)</p> <p>Visitor Accommodation:</p> <p>guests are accommodated in existing buildings; and</p> <p>has a gross floor area of not more than 300m².</p>		Not Visitor Accommodation.
8.4 Development Standards for Dwellings		
8.4.1 Residential density for multiple dwellings	Not applicable	Assessment
<p>8.4.1 –(A1)</p> <p>Multiple dwellings must have a site area per dwelling of not less than 325m².</p>		Not multiple dwelling development.
8.4.2 Setbacks and building envelope for all dwellings	Not applicable	Assessment
<p>8.4.2 –(A1)</p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary</p>		<p>(a) Compliant. The shed would be setback greater than 4.5m from the frontage.</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p> <p>(d) Not applicable. Satisfied by (a).</p>

<p>frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>		
<p>8.4.2 –(A2)</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>		<p>(a) Compliant. The shed would be setback greater than 5.5m from the primary frontage,</p> <p>(b) Not applicable. Satisfied by (a).</p> <p>(c) Not applicable. Satisfied by (a).</p>
<p>8.4.2 –(A3)</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p>		<p>(a)(i) Compliant. As discussed above, the shed would be setback greater than 4.5m from the frontage.</p> <p>(a)(ii) Compliant. As shown on the elevation plans as prepared by Weeda Drafting (refer to</p>

<p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>		<p>Annexure 2), the shed would be inside the building envelope.</p> <p>(b)(i) Refer to (b)(ii).</p> <p>(b)(ii) Non-compliant. There would be a total wall length of approximately 15m (combined carport and proposed shed) within 1.5m of the eastern side boundary.</p> <p>Refer to the "Issues" section of this report.</p>
<p>8.4.3 Site coverage and private open space for all dwellings</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>8.4.3 –(A1)</p> <p>Dwellings must have:</p>		<p>(a) Compliant. Site coverage would be approximately 43%.</p> <p>(b) Not applicable. Not multiple dwelling development.</p>

<p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>		
<p>8.4.3 –(A2)</p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p>		<p>(a)(i) Compliant. The site has existing private open space that is in one location and is not less than 24m².</p> <p>(a)(ii) Not applicable. Not a multiple dwelling development.</p> <p>(b)(i) Compliant. The site has existing private open space that has a horizontal dimension greater than 4m.</p> <p>(b)(ii) Not applicable. Not multiple dwelling development.</p> <p>(c) Compliant. Not all the existing private open space is located between the dwelling and frontage.</p> <p>(d) Compliant. The site is reasonably flat.</p>

<p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>		
8.4.4 Sunlight to private open space of multiple dwellings	Not applicable	Assessment
<p>8.4.4 –(A1)</p> <p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <p style="margin-left: 40px;">(i) at a distance of 3m from the northern edge of the private open space; and</p> <p style="margin-left: 40px;">(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;</p> <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p>		Not multiple dwellings.

<p>(i) an outbuilding with a building height not more than 2.4m; or</p> <p>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</p>		
8.4.5 Width of openings for garages and carports for all dwellings	Not applicable	Assessment
<p>8.4.5 –(A1)</p> <p>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>		Compliant. The shed would be setback greater than 12m from the primary frontage.
8.4.6 Privacy for all dwellings	Not applicable	Assessment
<p>8.4.6 –(A1)</p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or</p>		No balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), with a finished surface or floor level more than 1m above existing ground level.

<p>carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p>		
<p>8.4.6 –(A2)</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private</p>		<p>No window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level.</p>

<p>open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>		
<p>8.4.6 –(A3)</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p>		<p>No shared driveway.</p>

<p>(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.</p>		
<p>8.4.7 Frontage fences for all dwellings</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>8.4.7 –(A1)</p> <p>No Acceptable Solution.</p> <p><i>An exemption applies for fences in this zone – see Table 4.6.</i></p> <p>8.4.7 –(P1)</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>		<p>No frontage fence proposed.</p>
<p>8.4.8 Waste storage for multiple dwellings</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>8.4.8–(A1)</p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less</p>		<p>No multiple dwelling development.</p>

<p>than 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) a common storage area with an impervious surface that:</p> <p>(i) has a setback of not less than 4.5m from a frontage;</p> <p>(ii) is not less than 5.5m from any dwelling; and</p> <p>(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.</p>		
8.5 Development Standards for Non-Dwellings		
8.5.1 Non-dwelling development	Not applicable	Assessment
<p>8.5.1–(A1)</p> <p>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:</p> <p>(a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3.0m, or if the</p>		<p>Development is for a shed associated with a single dwelling.</p>

<p>setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.</p>		
<p>8.5.1 –(A2)</p> <p>A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</p>		<p>Development is for a shed associated with a single dwelling.</p>

<p>(b) only have a setback less than 1.5m from a side or rear boundary if the building:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</p>		
<p>8.5.1 –(A3)</p> <p>A building that is not a dwelling, must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) a site area of which not less than 35% is free from impervious surfaces.</p>		<p>Development is for a shed associated with a single dwelling.</p>
<p>8.5.1–(A4)</p> <p>No Acceptable Solution.</p> <p><i>An exemption applies for fences in this zone – see Table 4.6.</i></p> <p>8.5.1–(P4)</p> <p>A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p>		<p>Development is for a shed associated with a single dwelling.</p>

<p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>		
<p>8.5.1 –(A5)</p> <p>Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <p>(a) be visible from any road or public open space adjoining the site; or</p> <p>(b) encroach upon parking areas, driveways or landscaped areas.</p>		Development is for a shed associated with a single dwelling.
<p>8.5.1 –(A6)</p> <p>Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.</p> <p><i>An exemption applies for heat pumps and air conditioners in this zone – see Table 4.6.</i></p>		Development is for a shed associated with a single dwelling.
8.5.2 Non-residential garages and carports	Not applicable	Assessment
<p>8.5.2 –(A1)</p> <p>A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the building gross floor area</p>		Development is for a shed associated with a single dwelling.

<p>is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>		
<p>8.5.2 –(A2)</p> <p>A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>		<p>Development is for a shed associated with a single dwelling.</p>
8.6 Development Standards for Subdivision		
8.6.1 Lot design	Not applicable	Assessment
<p>8.6.1–(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 450m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p>		<p>Not a subdivision.</p>

<p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>		
<p>8.6.1–(A2)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>		Not a subdivision.
<p>8.6.1–(A3)</p> <p>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.</p>		Not a subdivision.
<p>8.6.1–(A4)</p> <p>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.</p>		Not a subdivision.
8.6.2 Roads	Not applicable	Assessment
<p>8.6.2–(A1)</p> <p>The subdivision includes no new roads.</p>		Not a subdivision.

<p>8.6.2–(P1)</p> <p>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:</p> <ul style="list-style-type: none"> (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>; (i) the topography of the site; and 		
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(j) the future subdivision potential of any balance lots on adjoining or adjacent land.		
8.6.3 Services	Not applicable	Assessment
8.6.3 –(A1) 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.		Not a subdivision.
8.6.3 –(A2) Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.		Not a subdivision.
8.6.3 –(A3) 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.		Not a subdivision.

CODES

CODES	NOT APPLICABLE	APPLICABLE
C1.0 Signs Code	<input checked="" type="checkbox"/>	
C2.0 Parking and Sustainable Transport Code	<input type="checkbox"/>	Refer to table below.
C3.0 Road and Railway Assets Code	<input checked="" type="checkbox"/>	

C4.0 Electricity Transmission Infrastructure Protection Code	<input checked="" type="checkbox"/>	
C5.0 Telecommunications Code	<input checked="" type="checkbox"/>	
C6.0 Local Historic Heritage Code	<input checked="" type="checkbox"/>	
C7.0 Natural Assets Code	<input checked="" type="checkbox"/>	
C8.0 Scenic Protection Code	<input checked="" type="checkbox"/>	
C9.0 Attenuation Code	<input checked="" type="checkbox"/>	
C10.0 Coastal Erosion Hazard Code	<input checked="" type="checkbox"/>	
C11.0 Coastal Inundation Hazard Code	<input checked="" type="checkbox"/>	
C12.0 Flood-Prone Areas Hazard Code	<input checked="" type="checkbox"/>	
C13.0 Bushfire-Prone Areas Code	<input checked="" type="checkbox"/>	
C14.0 Potentially Contaminated Land Code	<input checked="" type="checkbox"/>	
C15.0 Landslip Hazard Code	<input checked="" type="checkbox"/>	
C16.0 Safeguarding of Airports Code	<input checked="" type="checkbox"/>	

C2.0 Parking and Sustainable Transport Code

CLAUSE	COMMENT	
C2.5 Use Standards		
C2.5.1 Car parking numbers	Not applicable	Assessment
C2.5.1–(A1) The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision	<input type="checkbox"/>	Compliant. The site has existing provisions that satisfy the 2 car parking spaces required in the General Residential Zone for residential use. (a)–(d) Not applicable.

<p>(spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>$N = A + (C - B)$</p> <p>N = Number of on-site car parking spaces required</p>		
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<p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.</p>		
C2.5.2 Bicycle parking numbers	Not applicable	Assessment
<p>C2.5.2-(A1)</p> <p>Bicycle parking spaces must:</p> <p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>	<input checked="" type="checkbox"/>	Does not apply to residential shed development.
C2.5.3 Motorcycle parking numbers	Not applicable	Assessment
<p>C2.5.3-(A1)</p> <p>The number of on-site motorcycle parking spaces for all uses must:</p> <p>(a) be no less than the number specified in Table C2.4; and;</p> <p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification provided the existing</p>	<input checked="" type="checkbox"/>	Does not apply to residential shed development.

number of motorcycle parking spaces is maintained.		
C2.5.4 - Loading bays	Not applicable	Assessment
<p>C2.5.4–(A1)</p> <p>A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.</p>	<input checked="" type="checkbox"/>	Does not apply to residential shed development.
C2.5.5 - Number of car parking spaces within General Residential Zone and Inner Residential Zone		
<p>C2.5.5–(A1)</p> <p>Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:</p> <p>(a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and</p> <p>(b) General Retail and Hire uses up to 100m² floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.</p>	<input checked="" type="checkbox"/>	Not an existing non-residential building.
C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	Not applicable	Assessment
<p>C2.6.1–(A1)</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to a public stormwater system, or contain stormwater on the site; and</p>	<input checked="" type="checkbox"/>	The site has existing provisions that satisfies the 2 car parking spaces required in the General Residential Zone for residential use.

<p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>		
<p>C2.6.2 Design and layout of parking areas</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>C2.6.2–(A1)</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> (i) have a gradient in accordance with <i>Australian Standard AS 2890 – Parking facilities, Parts 1-6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; 	<p style="text-align: center;">☒</p>	<p>The site has existing provisions that satisfies the 2 car parking spaces required in the General Residential Zone for residential use.</p>

<p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3</p> <p>where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6.</i></p> <p>C2.6.2–(A1.2)</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i>¹</p> <p>¹ Requirements for the number of accessible car parking spaces are specified</p>		
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in part D3 of the National Construction Code 2016		
C2.6.3 Number of accesses for vehicles	Not applicable	Assessment
<p>C2.6.3–(A1)</p> <p>The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses whichever is the greater.</p>	<input type="checkbox"/>	<p>(a) Compliant. Site has one frontage and one access.</p> <p>(b) Not applicable. Satisfied by (a).</p>
<p>C2.6.3–(A2)</p> <p>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<input checked="" type="checkbox"/>	<p>Site is General Residential Zone.</p>
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable	Assessment
<p>C2.6.4–(A1)</p> <p>In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and Clause 3.6 “Car parks” in Australian Standards/ New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.</p>	<input checked="" type="checkbox"/>	<p>Site is General Residential Zone.</p>

C2.6.5 Pedestrian access	Not applicable	Assessment
<p>C2.6.5-(A1.1)</p> <p>Uses that require 10 or more car parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and</p> <p>C2.6.5-(A1.2)</p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building</p>	<input checked="" type="checkbox"/>	<p>Ten or more car parking spaces are not required.</p>
C2.6.6 Loading bays	Not applicable	Assessment
<p>C2.6.6-(A1)</p> <p>The area and dimensions of loading bays and access way areas must be designed in</p>	<input checked="" type="checkbox"/>	<p>Loading bays are not required.</p>

accordance with <i>Australian Standard AS 2890.2-2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities</i> , for the type of vehicles likely to use the site.		
<p>C2.6.6-(A2)</p> <p>The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS2890. 2- 2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities</i>.</p>	☒	Loading bays are not required.
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable	Assessment
<p>C2.6.7-(A1)</p> <p>Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p> <p>(a) be accessible from a road, cycle path, bicycle lane, shared path or access way;</p> <p>(b) be located within 50m from an entrance;</p> <p>(c) be visible from the main entrance or otherwise signed; and</p> <p>(d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of <i>Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements</i>.</p>	☒	Site is General Residential Zone.

<p>C2.6.7-(A2)</p> <p>Bicycle parking spaces must:</p> <p>(a) have dimensions not less than:</p> <p style="padding-left: 40px;">(i) 1.7m in length;</p> <p style="padding-left: 40px;">(ii) 1.2m in height; and</p> <p style="padding-left: 40px;">(ii) 0.7m in width at the handlebars;</p> <p>(b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</p> <p>(c) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking</i>.</p>	<input checked="" type="checkbox"/>	<p>Site is General Residential Zone.</p>
<p>C2.6.8 Siting of parking and turning areas</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>C2.6.8-(A1)</p> <p>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.</p>	<input checked="" type="checkbox"/>	<p>Site is General Residential Zone.</p>

<p>C2.6.8-(A2)</p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <p>(a) have no new vehicle accesses, unless an existing access is removed;</p> <p>(b) retain an active street frontage; and</p> <p>(c) not result in parked cars being visible from public places in the adjacent roads.</p>	<input checked="" type="checkbox"/>	<p>Site is General Residential Zone.</p>
C2.7 Parking Precinct Plan		
C2.7.1 Parking precinct plan	Not applicable	Assessment
<p>C2.7.1-(A1)</p> <p>Within a parking precinct plan, on-site parking must:</p> <p>(a) not be provided; or</p> <p>(b) not be increased above existing parking numbers.</p>	<input checked="" type="checkbox"/>	<p>Parking precinct plan does not apply.</p>

SPECIFIC AREA PLANS	NOT APPLICABLE	APPLICABLE
CCO-S1.0 Forth Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S2.0 Leith Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S3.0 Penguin Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S4.0 Revell Lane Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S5.0 Turners Beach Specific Area Plan	<input checked="" type="checkbox"/>	

CCO CODE LISTS	
CCO-Table C3.1 Other Major Roads	This table is not used in this Local Provisions Schedule.
CCO-Table C6.1 Local Heritage Places	This table is not used in this Local Provisions Schedule.
CCO-Table C6.2 Local Heritage Precincts	This table is not used in this Local Provisions Schedule.
CCO-Table C6.3 Local Historic Landscape Precincts	This table is not used in this Local Provisions Schedule.
CCO-Table C6.4 Places or Precincts of Archaeological Potential	This table is not used in this Local Provisions Schedule.
CCO-Table C6.5 Significant Trees	This table is not used in this Local Provisions Schedule.
CCO-Table C8.1 Scenic Protection Areas	Not applicable to this application.
CCO-Table 8.2 Scenic Road Corridors	This table is not used in this Local Provisions Schedule.
CCO-Table C11.1 Coastal Inundation Hazard Bands AHD levels	Not applicable to this application.
CCO-Applied, Adopted or Incorporated Documents	This table is not used in this Local Provisions Schedule.
CCO-Site-Specific Qualifications	This table is used in this Local Provisions Schedule.

Issues –

1 Clause 8.4.2–(P3) – Setbacks and building envelope for all dwellings –

The Planning Scheme's Acceptable Solution for Clause 8.4.2–(A3)(b)(ii) states that a dwelling (includes an outbuilding) must only be contained within a building envelope that has a setback of less than 1.5m from a side or rear boundary, if the dwelling does not exceed a total length of 9m.

The proposed development would result in a shed to be positioned 500mm from the eastern side boundary. The shed would have a wall length of 8.6m. There is an existing carport positioned along the eastern side boundary. This would result in a total wall length of approximately 15m, within 1.5m from the eastern side boundary. 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 an unreasonable loss of amenity, having regard to:
 - (i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;

Planner's comments:

Due to the orientation of the development site and the proposed shed in relation to adjoining properties, the only dwelling to be considered for this application is the adjoining southern property, being 14 Sandhaven Crescent.

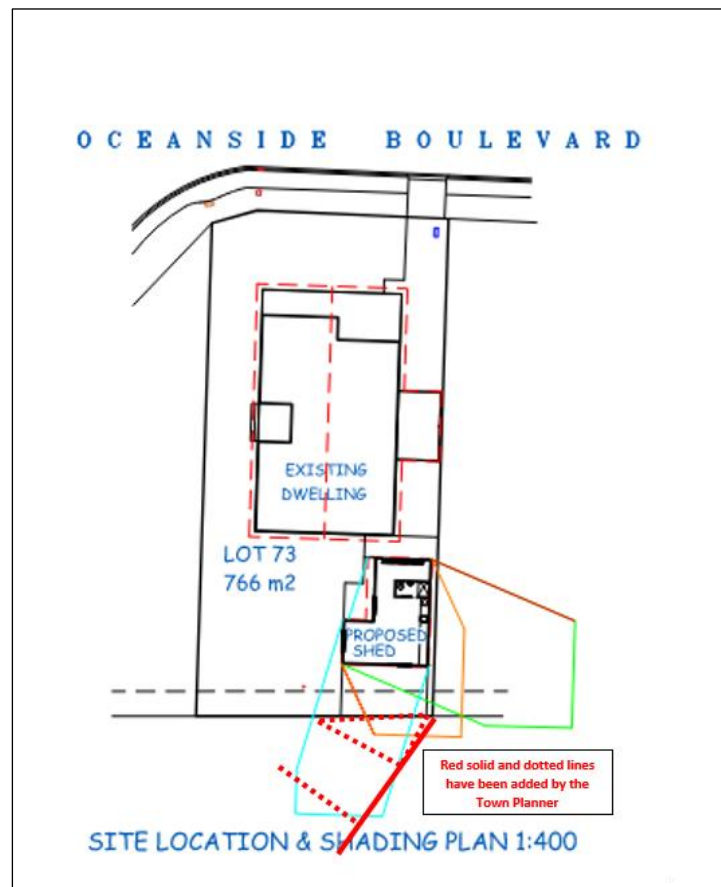
This is a built up residential area dominated by single dwellings and associated outbuildings. The layout of lots within the area does result with several lots having a north/south orientation. The development site is orientated north of 14 Sandhaven Crescent. It is not uncommon for development in built up areas to cast some form of shadow, particularly to southern oriented allotments. The test is not whether any shadow would be cast from development, but whether any shadow impact would be unreasonable.

Due to the position of the proposed shed in relation to adjoining properties, shadow plans were sought as part of the application (Site Location & Shading Plan – refer to Annexure 2) which show the alignment of shadow from the shed at 9.00am, 12 noon and 3.00pm on June 21, the day that the sun is at its lowest angle and therefore when shadow would be at its most extensive throughout the day.

The shadow plans indicate that the greatest amount of shadow to be cast into 14 Sandhaven Crescent would be at 9.00am. By 12 noon, the shadow would move so that a small amount of shadow would be in the far north-eastern corner (1m deep x 4m wide) of 14 Sandhaven Crescent and then clear of this site by 3.00pm.

The ‘mock up’ diagram below shows the approximate closest part of the dwelling (southern dotted line) that would be within the area of the shadow from the proposed shed. This diagram is a combination of the shadow plans provided by Weeda Drafting and the approximate line of the dwelling (dotted line) and a portion of the garden area (dotted triangle) added by the Town Planner to provide a visual indication of the areas that would have shadow from the proposed shed. The dwelling and garden area has been placed on this ‘mock up’ plan using a combination of aerial images and rulers in Spectrum Spatial software (Council’s mapping software). Please also refer to aerial image No. 3 (Annexure 4) which shows the development site in relation to 14 Sandhaven Crescent and the location of dwellings and garden areas mentioned below.

The amount of shadow to be cast onto the dwelling at 14 Sandhaven Drive, being the very northerly aspect of the dwelling and only at 9.00am with the shadow clear of this dwelling by 12 noon, is not considered to be unreasonable.



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

Planner's comments:

Private open space is defined in the Planning Scheme and means “an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling, excluding areas proposed or approved for vehicle access or vehicle parking”.

Due to the orientation of the development site and the proposed shed in relation to adjoining properties, the private open space areas to be considered for this application are on the adjoining southern property, being 14 Sandhaven Crescent, and the adjoining eastern property which is 20 Oceanside Boulevard.

The adjoining private open space for 14 Sandhaven Crescent includes garden areas which are

used for personal food production (as outlined through the representation received). The garden areas are all primarily located to the northern, rear of 14 Sandhaven Crescent, which is along the southern boundary of the development site. There is a solid fence (approximately 1.5m high) that separates the two properties.

The shadow plans show that at 9.00am (blue) the shadow from the proposed shed would cast across a small portion of the extensive garden area as shown in the 'mock up' diagram (triangle dotted area). This shadow would reduce significantly by 12 noon (orange) so that only a portion of this garden area would still have some shadow. By 3.00pm (green), no shadow would be cast onto the garden area of 14 Sandhaven Crescent

When considering the entirety of 14 Sandhaven Crescent's private open space areas, the extent of shadow to be cast onto this property from the proposed shed is not considered unreasonable. The shadow cast would be greatest at 9.00am and by 12 noon, the shadow would be inside the property by approximately 1m deep and approximately 4m wide of the 36m wide boundary. The shadow would be cleared of 14 Sandhaven Crescent by 3.00pm.

There is a solid fence that runs between the development site and 14 Sandhaven Crescent. The solid fence would itself create some shadow onto the private open space areas of 14 Sandhaven Crescent.

The shadow plans further show shadow that would be cast into the private open space of 20 Oceanside Boulevard. This results in a small amount of shadow at 12 noon and the greatest amount of shadow at 3.00pm. As with the private open space of 14 Sandhaven Crescent, there is ample area of usable private open space at 20 Oceanside Boulevard. It is not considered the shadow from the proposed shed is unreasonable at 18 Oceanside Boulevard.

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- (iii) overshadowing of an adjoining vacant property; or

Planner's comments:

As per the shadow plans, a small amount of shadow would be cast onto adjoining vacant land known as 12 Sandhaven Crescent at 12 noon and at 3.00pm, with the alignment of the shadow moving across the land during this time period. This is not considered unreasonable. There is ample area for the construction of a dwelling clear of this shadow as well as ample area for private open space.

- (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property;

Planner's comments:

The proposed development would be seen from immediate adjoining properties (14 Sandhaven Crescent and 20 Oceanside Boulevard). The visual amenity of the proposed development from 14 Sandhaven Crescent would be considered similar to other outbuildings constructed within the area. The proposed shed is of a standard size in relation to wall length (6.8m) and wall height (3m up to 3.5m – tapers higher into the centre of the development site) when viewed from 14 Sandhaven Crescent. Furthermore, the proposed shed would be setback 4.2m from 14 Sandhaven Crescent and would be separated by garden areas at 14 Sandhaven Crescent and a solid boundary fence.

The proposed development would also be viewed from 20 Oceanside Boulevard. The development site has an open carport along the common boundary with 20 Oceanside Boulevard. This carport is positioned midway (slightly north) along the common boundary and is of standard roof height (2.7m) and is an open structure. The carport was approved under a No Permit Required Certificate in conjunction with the dwelling.

The proposed shed would be positioned 500mm off the common boundary between the development site and 20 Oceanside Boulevard. The visual amenity of the proposed shed would be considered similar to other outbuildings constructed within the area. The proposed shed is of a standard size in relation to wall length (8.6m) and wall height (3m) when viewed from 20 Oceanside Boulevard. The proposed shed would be separated by a solid boundary fence.

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

Planner's Comments:

As discussed above, the proposed development is similar to the existing development of outbuildings within the area which consist of outbuildings, generally built closer to boundaries to optimise land area on each respective site. It is considered that the proposed development is consistent with that existing on established properties in the area.

- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

- (i) an adjoining property; or

Planner's Comments:

Solar energy installations means "a solar panel, evacuated tube solar collectors, or the like".

As discussed above, the only shadow to cast to an adjoining property from the development would be 14 Sandhaven Crescent and 20 Oceanside Boulevard. The dwelling at 14 Sandhaven Crescent does not have any solar energy installations. The dwelling at 20 Oceanside Boulevard does have solar energy installations. However, as per the Shadow Plan, no shadow would be cast onto the dwelling at 20 Oceanside Boulevard.

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- (ii) another dwelling on the same site.

Planner's Comments:

The application is not for multiple dwellings. No other dwelling is located on the development site.

Planner's Conclusion:

The objective of the Planning Scheme's Clause 8.4.2 is that the siting and scale of dwellings:

- (a) provides reasonable consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportions of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- (d) provide reasonable access to sunlight for existing solar energy installations.

It is considered through the discussions above that (a) to (c) of the Clause objective has been satisfied. Bulk, scale and separation is consistent with other established outbuildings in the area. No impact would occur to adjoining existing solar energy installations.

Due to the north/south orientation of the lots and representation received, the primary objective that has been considered for this application is in relation to opportunity for daylight and sunlight to enter habitable rooms and private open space as per objective (c).

As discussed above, some shadow would fall onto the vacant land at 12 Sandhaven Crescent and the property at 20 Oceanside Boulevard. In both cases, it is not considered the overshadowing would be unreasonable.

The main discussion was based on the property known as 14 Sandhaven Crescent, as this is the property that would experience the most shadow and is also the location from which a representation has been received.

It is apparent that the shed would cast some shadow into the land at 14 Sandhaven Crescent. This includes a tiny portion of the dwelling and a small area of the extensive garden which is the site's used private open space. As per the shadow plans, the extent of shadow and duration of shadow would reduce to no shadow by 3.00pm with the majority of shadow cleared from 14 Sandhaven Crescent by 12 noon and completely cleared by 3.00pm.

The shadow impact test is not if any shadow would result from development to adjoining properties, but rather if this shadow would be unreasonable to the amenity of the adjoining property. As outlined, the layout of lots within the area results with several lots having a north/south orientation. The area is a built-up residential area, and it is likely that development on a northern orientated lot would cast some shadow to a southern orientated lot.

The area of shadow that would be mostly affected from the proposed shed would be a small portion of the extensive garden area that is established at 14 Sandhaven Crescent and considered to be private open space. Again, the Planning Scheme does not say that there must be no shadow, but rather that the shadow not be unreasonable. As discussed, the shadow to this garden area would be most extensive at 9.00am and by 12 noon would reduce significantly to be only 1m deep and 4m wide. By 3.00pm the shadow would be cleared of 14 Sandhaven Crescent.

After considering all factors, such as usable extensive areas of private open space, the location of the existing dwelling and the orientation of lots, it is considered that the shadow into 14 Sandhaven Crescent from the proposed shed would not be unreasonable.

The owners of the development site could position the proposed shed so as to satisfy the No Permit Required Status (that is, the shed satisfies the building envelope in terms of setbacks and height then the proposed shed would not require public notification). This could be achieved if the shed was positioned 1.5m from the eastern side boundary. The shed could also be positioned much closer than the proposed 4.2m from the southern boundary (common boundary to 14 Sandhaven Crescent) as long as it was clear of a sewer main that intersects the development site.

If a No Permit Required status was achieved, it could be argued that the alignment of shadow to be cast into 14 Sandhaven Crescent would be greater. This is because the shadow would commence more central

to the backyard and would then come across the backyard throughout the day.

It is considered a No Permit Required status would result in a greater shadow impact. Further, if the application was a No Permit Required form of development, the application would not require public notification and the test regarding shadow impacts would not be considered.

In conclusion, it is considered that the proposed shed would not result in an unreasonable loss of amenity in terms of over shadowing. After considering all factors, such as the usable extensive areas of private open space on the adjoining land, the location of the dwelling and the orientation of lots, the shadow onto 14 Sandhaven Crescent from the proposed shed would not be unreasonable and 14 Sandhaven Crescent would still have ample opportunity for daylight and sunlight to enter habitable rooms and private open space.

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	Conditions and Notes to apply to the Permit.
TasWater	Not applicable.
Department of State Growth	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

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

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

Representations –

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

The representation is summarised and responded to as follows:

MATTER RAISED	RESPONSE
<p>1 Timeframe to make representation did not allow them to secure the services of a professional for re-calculation concerning shadow lines, as presented on the plans in the DA.</p> <p>They note they only had 12 days from receiving the letter in the mail on Friday 1 July 2022.</p>	<p>The application was placed on public notification for a period of 14 days in accordance with the requirements set out in the <i>Land Use Planning and Approvals Act 1993</i> (the Act).</p> <p>Public notification includes:</p> <ul style="list-style-type: none">. a notice in <i>The Advocate</i>;. letters sent to all adjoining property owners/occupiers; and. a site notice is placed on the development site. <p>No extension of time was requested for lodging a representation.</p> <p>It is understood that letters in the mail can be delayed with Australian Post. However, the application has been advertised in accordance with the Act.</p>

<p>2 They consider it is not the representor's responsibility to prove a calculation made by a building and suggest it should be referred to the designer for re-calculation.</p> <p>They note that the shadow lines have been created using a "desktop assessment" and has failed to account for mitigating factors such as high energy efficiency rating and amenity of the representor's home, food production and level of the representors home being approximately 1m lower than the development site.</p>	<p>Weeda Drafting are an accredited building designer. Weeda Drafting have provided plans for many planning applications, including shadow plans.</p> <p>It is understood that factors such as topographical conditions may not have been fully considered with the shadow plans, however, it is not considered that the shadow from the proposed shed would be significantly greater due to the adjoining property being lower than the development site by approximately 1m. The shadow may perhaps be slightly deeper into 14 Sandhaven Crescent but the alignment of the shadow would not change.</p>
<p>3 Met with Kellie Keating in Carolyn Harris's absence (due to COVID) and very grateful for her time and expertise.</p>	<p>We appreciate the feedback.</p>
<p>4 Understand that under discretionary powers, the scheme states that siting and scale of a dwelling must not cause an unreasonable loss of amenity to adjoining properties. The representor outlines that their home has a very high passive solar energy rating and is designed to maximise natural warmth sources to assist in heating the home.</p> <p>It is outlined in the representation how the home and its garden is designed to increase the effectiveness of</p>	<p>The Planning Scheme does not say that there must be no shadow, but rather that the shadow not be unreasonable. As outlined in the "Issues" section, the shadow to this garden area would be most extensive at 9.00am and by 12 noon would reduce significantly, to be only 1m deep and 4m wide. By 3.00pm the shadow would be clear of 14 Sandhaven Crescent. It is understood that any shadow into the extensive established garden area used for food production would be unwelcome. After considering all factors such as usable extensive areas of private open space, the</p>

solar passive warmth and warmth of the soil in the garden.	location of the dwelling and the orientation of lots that the shadow from the proposed shed would not be unreasonable into 14 Sandhaven Crescent. Further, if the shed was relocated to satisfy Planning Scheme standards and be considered as having a No Permit Required status (NPR), the development would result in a greater shadow impact. Also, if the application was a No Permit Required form of development, the application would not require public notification and the test regarding shadow impacts would not be considered. Refer to the “Issues” section for further discussion in relation to shadow from the proposed shed.
--	--

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 representation received does not warrant the refusal of the proposal for Residential – shed. 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 Residential – shed – Setbacks and building envelope for all dwellings at 18 Oceanside Boulevard, Sulphur Creek – Application No. DA2022137 be approved, subject to the following conditions:

- 1 The development must be substantially in accordance with the plans by Weeda Drafting, Project No. 6222, Drawing Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 dated 17 June 2022.
- 2 The existing kerb crossover and driveway off Oceanside Boulevard must be used for access to the shed.
- 3 Stormwater run-off from purposed development, buildings, and hard surfaces, including from vehicle parking and manoeuvring areas, must be collected, and discharged to existing council's stormwater system and must not cause a nuisance to neighbouring properties.

Please Note:

- 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 The outbuilding is approved as a Class 10 non-habitable structure and must be used in conjunction with the dwelling. If the outbuilding is intended to be used for a purpose other than this, then a further Permit for a change of use would be required.

-
- 5 Whilst works are occurring and until all exposed soil areas are permanently stabilised against erosion, minimise on-site erosion and the release of sediment or sediment laden stormwater from the site and work areas in accordance with the 'Soil and Water Management on Standard Building and Construction Sites – Fact Sheet 2' published by the Department of Natural Resources and Environment.
 - 6 Prior to commencement of works in the road reservation, if required, obtain a 'Works in Road Reservation (Permit)' in accordance with the Council's Work in Road Reservation Policy.
 - 7 Works associated with roads, stormwater infrastructures, footpaths, kerb and channel, nature strips, or street trees must be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services, at the developer's cost.
 - 8 Damage or disturbance to roads, stormwater infrastructures, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development must be rectified to the satisfaction of the Council's Director Infrastructure Services, at the developer's costs.'

The report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Fuller moved and Cr Viney seconded, "That the application for Residential – shed – Setbacks and building envelope for all dwellings at 18 Oceanside Boulevard, Sulphur Creek – Application No. DA2022137 be approved, subject to the following conditions:

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- 8 Damage or disturbance to roads, stormwater infrastructures, footpaths, kerb and channel, nature strips, or street trees resulting from activity associated with the development must be rectified to the satisfaction of the Council's Director Infrastructure Services, at the developer's costs."

Carried unanimously

Closure

There being no further business, the Mayor declared the meeting closed at 6.15pm.

CONFIRMED THIS DAY OF , 2022.

Chairperson

(ib:dk)

Appendices

Nil.

QUALIFIED PERSON'S ADVICE

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

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

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

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



Sandra Ayton
GENERAL MANAGER



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

Period: 19 July to 15 August 2022

Documents for affixing of the common seal under delegation

- . Part 5 Agreement under s. 71 *Land Use Planning and Approvals Act 1993*
20A Hope Street, Ulverstone
Certificate of Title 169440 Folio 1 and Certificate of Title 78539 Folio 2
- . Final Plan of Survey and Schedule of Easements
2A Locket Street and 23 Heathcote Street, Ulverstone
DA2021346 – 2 lot subdivision
- . Final Plan of Survey and Schedule of Easements
6 Southwood Avenue, Penguin
DA2018017 – 36 lot subdivision
- . Request to amend sealed plans – removal of right of way
542 (CT142925) and 540 (CT27434) Nine Mile Road, West Pine

A handwritten signature in black ink that reads 'Sandra Ayton'.

Sandra Ayton
GENERAL MANAGER



SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 19 July to 15 August 2022

Contracts

Contract 1 /2022–2023 – dated 21 July 2022

Pitt & Sherry (Operations) Pty Ltd

Provision of professional services for Sports Lighting Upgrade at Forth Recreation Ground, including the review, assessment, design, documentation and recommendation of actions, in accordance with quotation number P.22.0908 dated 17 June 2022

Contract amount: \$9,800.00 (excl. GST)

Contract 2 /2022–2023 – dated 2 August 2022

Pellows Saws & Mowers

Supply and delivery of one Toro Groundmaster 3200 4WD mower, as per quote dated 9 June 2022

Purchase price: \$44,599.00 (inc GST)

Less trade in of Toro Groundmaster 3280 4WD mower

Trade in amount: \$8,500.00 (inc. GST)

Total contract amount: \$36,099.00 (inc. GST)

Agreements

Deed of Surrender of Lease and Grant of Sublease

Vantage Hotel Group Pty Ltd and Central Coast Council

“Furners Carpark”, Part of 42 Reibey Street, Ulverstone

Sole agency agreement

Matt Kelly and Central Coast Council

Lot 1 Westella Drive, Turners Beach

Loan Agreement – 500

Tasmanian Public Finance Corporation and Central Coast Council

Executed as a Deed on 28 July 2022

Loan amount: \$2,200,000.00

20 years with fixed interest rate of 4.3300%

Fourteen Project Management Collaborator Agreements

Central Coast Council and fourteen parties

Weeds Action Fund WAF066 NW multi-stakeholder

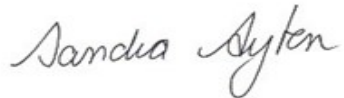
Spanish Heath and Asset Protection Program

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

admin@centralcoast.tas.gov.au

www.centralcoast.tas.gov.au

Voluntary Management Agreement establishes conditions for
expenditure provided under the Tasmanian Government's
Weeds Action Fund delivered via NRM North to Central Coast
Council for on-ground works
Agreement date: 1 July 2022
Termination date: 9 May 2023

A handwritten signature in dark ink, reading "Sandra Ayton". The script is cursive and fluid, with the first name "Sandra" and last name "Ayton" clearly distinguishable.

Sandra Ayton
GENERAL MANAGER



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

Period: 19 July to 15 August 2022

- . An email from a ratepayer concerning Council's involvement in planning issues relating to Mount Gnomon Farm.
- . An email from Tasmanian Lions seeking recognition for the 75th anniversary of Lions' service in Australia.
- . A letter from a ratepayer concerned with tree roots raising the surface of the footpath in Main Street, Ulverstone.
- . An email representing various ratepayers requesting information on Targa Tasmania 2023 routes and stages, specifically relating to the Riana and Camena stages.
- . An email from a ratepayer concerning the issue of social interactions involving off-lead dogs.
- . An email from EveryAGE Counts seeking support from Council in its movement to end ageism in Australia.

A handwritten signature in black ink that reads 'Sandra Ayton'.

Sandra Ayton
GENERAL MANAGER

Access and Inclusion Working Group

TERMS OF REFERENCE

August 2022

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STRUCTURE OF THE WORKING GROUP	3
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BACKGROUND

The Central Coast Council (the Council) committed to the development and implementation of a Disability Access and Inclusion Plan (the Plan) as part of its 2021–22 Annual Plan. “Access and inclusion” is one of six priority areas identified in the National Disability Strategy (NDS):

- 1 Inclusive and accessible communities
- 2 Rights protection, justice and legislation
- 3 Economic security
- 4 Personal and community support
- 5 Learning and skills
- 6 Health and wellbeing

The first version of the Plan was finalised in August 2022, and included a recommendation that an Access and Inclusion Working Group be established to oversee its implementation. This is distinct from the Disability Access and Inclusion Plan Working Group that was established under a different Terms of Reference, to oversee development of the Plan.

ROLE OF THE WORKING GROUP

The Working Group will help Council determine how each Annual Plan and Budget supports the Plan, and that consideration is given to the suggested actions as well as other learnings that are gained along the way.

As well as providing input into Annual Plan and Budget development, the Working Group will assist Council staff with monitoring progress against the indicators referred to in Plan.

The Working Group will meet 2–4 times per year, including at least one meeting ahead of Annual Plan and Budget development (around March), and one mid-year Progress Review (around December).

STRUCTURE OF THE WORKING GROUP

The Working Group will be made up of people who are living with disability, as well as people who have experience advocating for or assisting people with disability. Membership is voluntary and is not remunerated. The Director Community Services or their delegate will convene and chair Working Group meetings.

The Working Group will consist of up to eight members, with half of them providing a quorum. Administrative support will be provided by Council staff.

WORKING GROUP MEMBERSHIP RESPONSIBILITIES

- . Share your important ideas and experiences openly and respectfully, and encourage other members to do the same.
- . Maintain confidential information – applies to verbal discussions and written material.
- . Attend meetings prepared and on time – some reading or other actions may be required between meetings.

- . Complete any actions you agree to, on time.
- . Ask for help or support if you need it and direct any concerns or issues to the Chair or Council staff.

COUNCIL RESPONSIBILITIES

- . Appoint Working Group members through either an advertised process or direct appointment.
- . Review Working Group membership from time to time.
- . Provide administrative support (e.g., minute taking and distribution, meeting venue).

DISTRIBUTION OF MINUTES AND AGENDA

The typed minutes and agenda are to be emailed to all members listed on the Working Group mailing list.

MEDIA PROTOCOL

The Mayor and the General Manager are the principal spokespersons for the Council. Members of the Working Group shall not make statements to the media.



Central Coast Disability Access and Inclusion Plan 2022 – 2025





Acknowledgement of Country

The Central Coast Council acknowledges the Traditional Custodians of the land, community, sea, and waters where we live and work.

In recognition of the deep history and culture of our community, the Central Coast community, we acknowledge the First Nations Peoples as the original custodians of this land.

Our community acknowledges respectfully the Punnilerpanner tribe of the Northern Country of Tasmania and their continuing relationship to this land and their ongoing living culture.

We recognise that we have much to learn from the First Nations Peoples who represent the world's oldest continuing culture, as we pay our genuine respects to Elders past and present and to all First Nations Peoples living in and around the Central Coast Community.

We would like to acknowledge First Nations artist, Annie Hay, for the use of her artwork.



A word from the Mayor

I have pleasure in presenting our Disability Access and Inclusion Plan, which aims to ensure that the Central Coast community is accessible and inclusive for all and is a place where people who have a disability are encouraged to actively participate in everyday life.

I would like to acknowledge the generous contribution of the volunteers on our Working Group, and all those community members who took the time to share their ideas and experiences through the survey and drop-in sessions.

While this first version of the Plan has now been published, I am proud that our Council has decided to maintain an Access and Inclusion Working Group indefinitely, to work alongside Councillors and staff to help implement the Plan. I know that together, great things will be achieved over the next three years and beyond.

Cr Jan Bonde
Mayor

Central Coast Council

Disability Access and Inclusion Plan

2022 - 2025

Our Commitments

Inclusive placemaking

An inclusive culture

Inclusive events, services and communications

Key Statement

People with a disability who live in or visit Central Coast love it here because they feel valued by and are able to fully contribute to and experience, our community.

Strategies

Inclusive placemaking

- Central Coast is promoted as a great place to live and visit, for everyone, and is planned and managed accordingly
- People with disability are involved in the design and review of council buildings, carparks and recreation areas
- Design and regular review of council-owned buildings, recreation areas and carparks consider access and inclusion

An inclusive culture

- New councillors and staff are provided with an access and inclusion induction, involving people with first-hand experience of disability
- An access and inclusion working group is utilised to help ensure Council's Annual Plan and Budgets support the continuing implementation of this Plan

Inclusive events, services and communication

- People with a disability are involved in the design and regular review of Council's communication and promotions-related policies and materials, including websites
- All Council events are designed to be inclusive, in accordance with the Tasmanian Government's Accessible Events Guidelines

Priority actions

- Audit our footpaths - gradient, width, condition; to prioritise future investment
- More seating and zebra crossings
- Large and better situated disabled parking spaces for ramps and hoists
- More adult change facilities

- Develop workshops for local businesses to increase awareness of the needs of people with disabilities
- Provide Councillors and staff with an immersive experience to help understand accessibility
- Council to provide work experience, volunteering and employment opportunities for people with disabilities

- Events more accessible (access kept clear, quiet areas, disabled parking and toilets)
- Bring the Ulverstone Childcare Centre up to DDA compliance
- Develop communications to identify where our accessible facilities, carparks and recreation areas are

Central Coast Disability Access and Inclusion Plan 2022 - 2025

Key Statement

People with a disability who live in or visit Central Coast love it here, because they feel valued by and are able to fully contribute to and experience, our community.

Background

The Central Coast Strategic Plan 2014-2024, supports “A Connected Central Coast” as Strategic Direction 2, with a key action to improve access for the disabled. The Central Coast Council (the Council) committed to the development and implementation of a Disability Access and Inclusion Plan as part of its 2021-2022 Annual Plan. “Access and inclusion” is one of six priority areas identified in the National Disability Strategy (NDS):

- 1 Inclusive and accessible communities
- 2 Rights protection, justice, and legislation
- 3 Economic security
- 4 Personal and community support
- 5 Learning and skills
- 6 Health and wellbeing

Development and implementation of a Disability Access and Inclusion Plan is intended to help the Council contribute to the NDS policy outcome of “People with disability live in accessible and well-designed communities with the opportunity for full inclusion in social, economic, sporting and cultural life”.

The project also aims to:

- Reduce barriers to persons with a disability accessing Council services, facilities, and opportunities.
- Promote inclusion and participation in the community for persons with a disability.
- Change attitudes and practices which discriminate against persons with a disability.

Development of the Plan was guided by a volunteer Working Group made up of people with direct experience of living with, or caring or advocating for others who are living with, disability. The Working Group was chaired by Cr Cheryl Fuller and supported by Council staff. Broader community input was achieved through a survey and a number of community drop-in sessions, and by writing to relevant stakeholders and inviting them to meet with the Working Group. One of the members of the Working Group generously undertook an ‘audit’ of Council facilities, and that work helped inform the Plan.

During the course of the project, other input was also provided to council staff both verbally and in writing. That input was very valuable and has been considered in the preparation of this Plan.

Legislative context

People with disabilities have the same rights as everyone else in the community. Disability discrimination is prohibited both under State law (Anti-Discrimination Act 1998) and Federal law (Disability Discrimination Act 1992 (Cth)).

Disability discrimination legislation aims to prevent discrimination against people who have physical, intellectual, psychiatric, sensory, neurological, or learning disabilities, physical disfigurement or disabilities that arise from a disease. The law also aims to prevent discrimination against families, friends and associates of people who have disabilities.

Disability discrimination relating to one of these places or activities could be against the law:

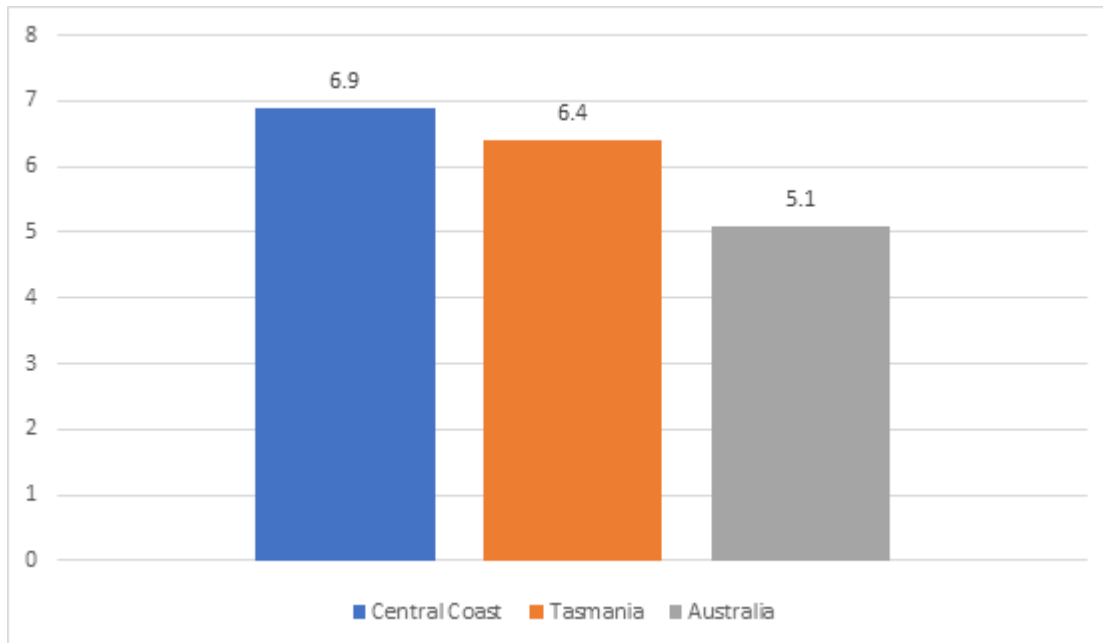
- Work – whether the work is paid or voluntary.
- Training or studying – for example at school, TAFE or university, or workplace training.
- Providing or accessing facilities or services.
- Buying or selling goods.
- Club membership or club-related activities.
- Hotels and pubs.
- Housing and accommodation – including short-term accommodation such as a hotels or hostels.
- Offices and other business premises.
- The design or implementation of state laws or programs.
- Making or implementing industrial awards, enterprise agreements or industrial agreements.

It is also against the law to offend, humiliate, intimidate, insult, or ridicule a person because of disability, or to publicly incite hatred, serious contempt or severe ridicule of a person or people with disability.



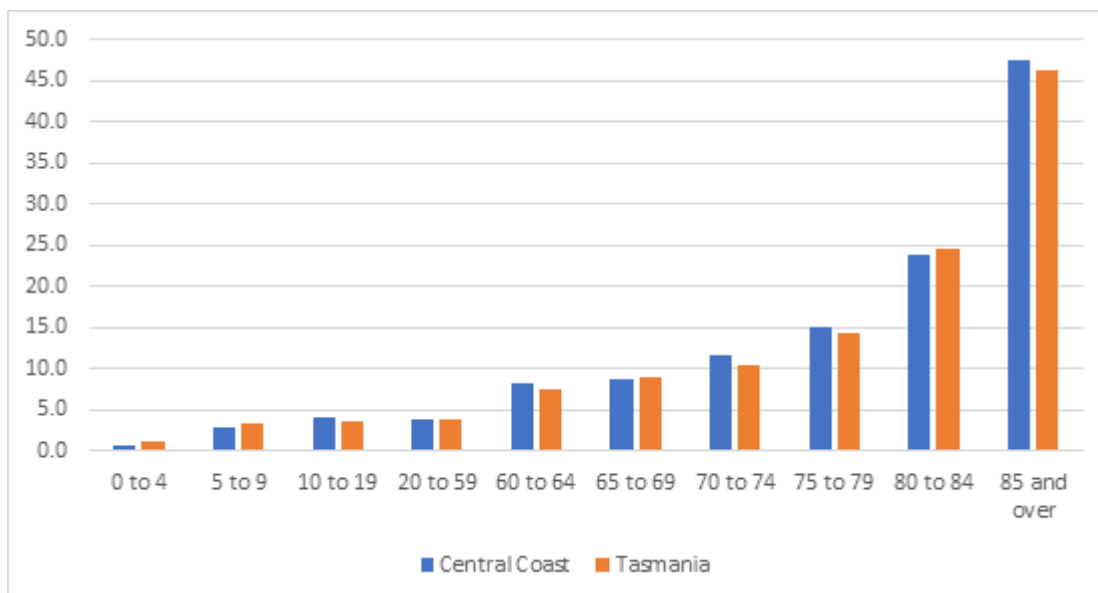
Central Coast's accessibility story

1,483 people or 6.9% of the Central Coast population in 2016, reported needing help in their day-to-day lives due to disability. This compared to 6.4% for Tasmania and 5.1% for Australia.



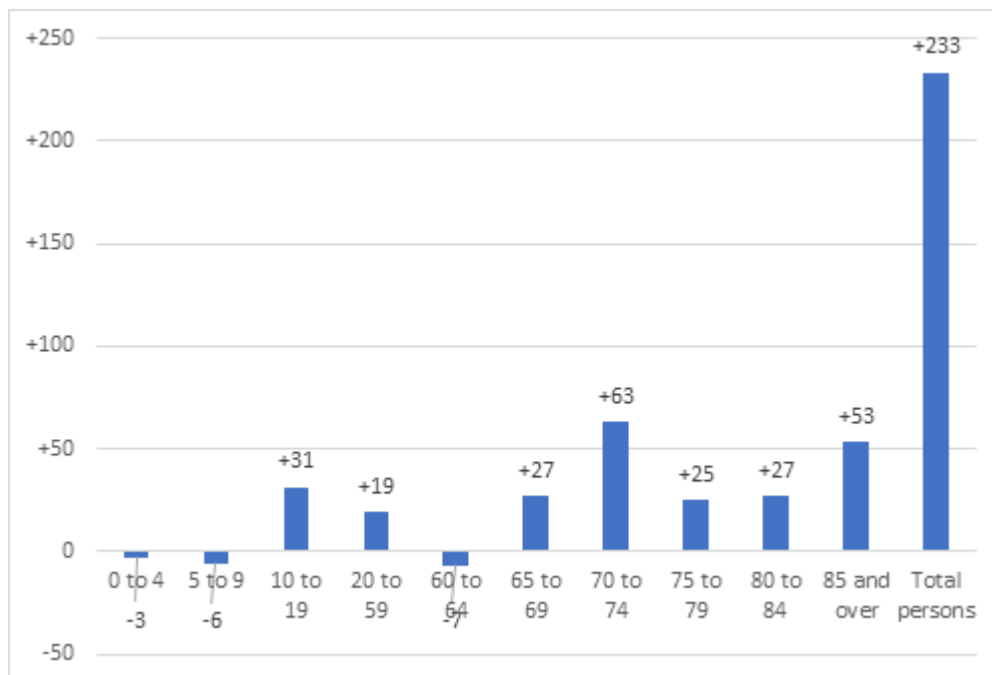
Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

Need for assistance with core activities by age, 2016



Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

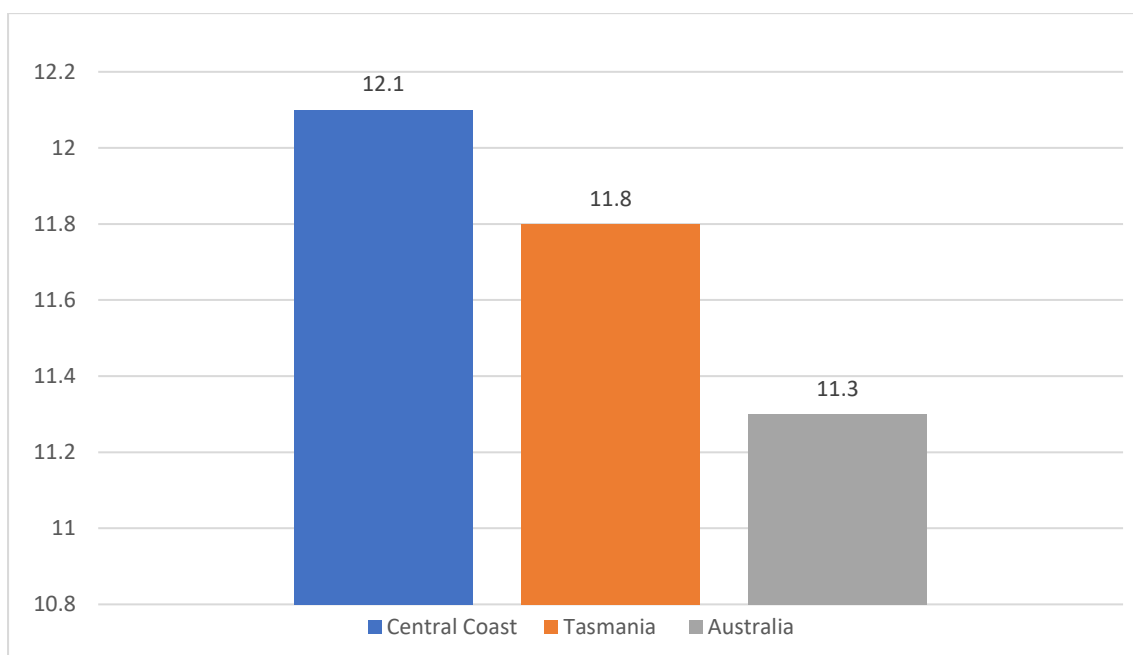
Change in need for assistance with core activities, 2011-2016



Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

Caring for people with disability

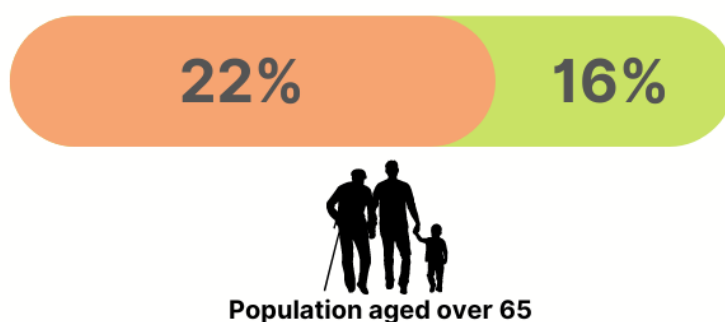
In the Central Coast Council area, 2,138 carers were providing unpaid assistance to a person with a disability, long term illness or old age in 2016. This represents 12.1% of the population aged 15+. This is compared to 11.8% for Tasmania and 11.3% for Australia. It increased by 84 people between 2011 and 2016.



Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

Relationship between ageing and disability

According to the Australian Institute of Health and Welfare, “Population ageing tends to result in increased disability prevalence because the risk of disability is greater in older age groups”. (<https://www.aihw.gov.au/reports/disability/disability-and-ageing-australian-population/contents/summary>).



22% of the Central Coast population are aged 65 and older, compared to 19% for Tasmania and 16% for Australia.

Given Tasmania’s ageing population, it is more important than ever that decision makers understand the relationship between ageing and disability, and that we plan for the future. Embracing the Future: Tasmania’s Ageing Profile Part 1, COTA Tasmania (formerly Council on the Ageing Tasmania) contains a number of important insights. According to the report, while evidence demonstrates that the global ageing trend is not associated with increased years living with disability, even the healthiest people, if they live long enough, are likely to suffer some physical or cognitive decline. This is likely to have the following impacts:

- Increased pressure on family members, who may take on caring responsibilities at the expense of their own health and wellbeing.
- Increase demand for affordable accommodation.
- Increased pressure on healthcare and other services.

It may be possible to reduce the negative impacts of an ageing population, if we can find ways for older people to remain engaged in community life by ensuring that social, work, and volunteering opportunities are made accessible for older people.

Council services and provisions for people with disabilities

Council provides a range of services and facilities for all members of the Central Coast community. In addition, Council provides some services specifically to meet the needs of people with disabilities. These include:

- The enforcement of parking permits in areas specifically designated for accessible parking.
- Sharps disposal and sharps container replacement service for people with a medical condition.
- Practical assistance to residents who have a health and/or disability issue preventing them from taking out their rubbish bins.
- Provision of a large print Council newsletter on request.
- Accessible play equipment in some open spaces.
- Accessible Adult Change Facility at Hive.
- Dementia Friendly - Café Connect weekly sessions.
- Lifts installed in our buildings.
- Building access ramps installed where required.
- Accessible toilets in majority of buildings and some toilet blocks.
- Long term program of kerb ramp and railway crossing improvements.

Things we are already doing well

Through development of the Plan, members of the community told us through the survey and drop-in sessions about the following things that Council and others are already doing well:

- “Central Coast’s Dementia Friendly signage.”
- “We love the new walking track from the yacht club to the surf club.”
- “The new skatepark has great access for all.”
- “Ulverstone Surf Club has been very accepting of children with disabilities...”
- “... the Ulverstone library is also very good with my daughter and her needs.”
- “The Visitor Information Centre in Ulverstone is always welcoming, and the staff and volunteers are helpful to everyone.”
- “On a whole, the Central Coast caters for people with disabilities well, most clubs and facilities readily accept people with disabilities and include them in their activities.”
- “Quick response from the Works Department in Penguin following Snap, Send, Solve reports to Council...”
- “Most places I visit within Central Coast are easily accessible.”

Strategies and action

As the Working Group members considered the survey data and their own collective knowledge and experience, three broad categories of action were identified – inclusive placemaking; an inclusive culture; and inclusive events, services, and communication.

These three areas were explored further through the community drop-in sessions and have been used as a framework for future action, based around seven ongoing strategies and a number of possible actions. Within each area, the Working Group identified the three highest priority actions.

The commitments are:

- 1 Inclusive placemaking**
- 2 An inclusive culture**
- 3 Inclusive events, services, and communication**

Commitment 1: Inclusive placemaking

Why is this commitment important?

The Project for Public Spaces (www.pps.org) defines placemaking as “both an overarching idea and a hands-on approach for improving a neighbourhood, city, or region” which “inspires people to collectively reimagine and reinvent public spaces as the heart of every community.”

Put simply, placemaking is a process whereby councils and others shape the spaces where people live, work and play, and it is important that the needs of people with disabilities are taken into account.

It was also interesting to note that three areas requiring the most improvement from an access and inclusion perspective – beach access, pathways and carparking – are the same things that Central Coast promotes as a strength and an advantage over neighbouring regions, particularly when expressed as beautiful beaches, free parking, and the Coastal Pathway.

What strategies does this include?

- Central Coast is promoted as a great place to live, visit and invest, for everyone, and is planned and managed accordingly.
- People with disability are involved in the design and regular review of council-owned buildings, carparks, and recreation areas.
- Design and regular review of council-owned buildings, recreation areas and carparks considers access and inclusion “best practice” – such as Access and Inclusions Assessments (e.g. <https://www.ccc.tas.gov.au/assess-inclusion-assessment-toolkit/>) and goes beyond compliance, where appropriate.

Priority actions

- An audit of footpaths (gradient, width, and condition) to identify priorities for future investment.
- More seating and zebra crossings to provide people with limited mobility with greater confidence.
- The need for larger and better situated disabled parking spaces, including to cater for vans and vehicles fitted with ramps and hoists.
- More adult change facilities.

Other actions for consideration

- An audit of pedestrian crossings to determine a priority list for Tactile Ground Surface Indicators (TGSi) and audible pedestrian crossing signals.
- An audit of signage (placement, height, contrast, use of touch) to prioritise future investment.
- Creating dedicated parking areas for elderly people who may otherwise occupy a disabled parking space.
- New or improved beach accesses, that support people with a disability, including roll-out ramps.
- Additional and better designed disabled parking spaces.
- More all-abilities play equipment and tables.
- Improved access to the waterslide.
- Cleaner and more accessible public toilets.
- More frequent, better located kerb cuts.
- Ensuring that transparent screens / COVID-shields over counters, such as those used in the Council Administration Building, are made easier for people with low visibility to see.
- Better lighting and signage around community buildings and public toilets.
- Installation of liberty swings and other accessible play equipment in more areas within Central Coast.
- Update Council's Outdoor Dining Permit Policy, to ensure it meets the needs of people with disability.
- Replace bark in playgrounds, with rubber / 'soft-fall'.
- Provide better support for wheelchair sports, such as chair storage at the Ulverstone Sports and Leisure Centre.
- Utilise access consultants for projects.
- Consider going "beyond compliance" when looking at accessible and inclusive infrastructure.

Commitment 2: An inclusive culture

Why is this commitment important?

Culture is the set of values, beliefs and practices that shape the way things are done in an organisation. In Tasmania, councils have wide-ranging powers under the *Local Government Act 1993*, and it is important that Councillors and senior management try to create an inclusive culture. An inclusive council culture would be one in which diversity is respected, the needs of people with disabilities are front of mind, and which embraces the concept that non-inclusive communities are incomplete.

What strategies does this include?

- New Councillors and staff are provided with an access and inclusion induction, involving people with first-hand experience of disability.
- An Access and Inclusion Working Group is utilised to help ensure Council's Annual Plan and Budgets support the continuing implementation of this Plan.

Priority actions

- Developing a flyer and workshop for local business owners, to increase their awareness of the needs of people with disabilities, addressing things such as reducing obstacles outside and within shops.
- Providing Councillors and staff with immersive experiences that help them better understand the needs of people with disabilities, such as trying to navigate the CBD using a wheelchair or wearing a blindfold.
- Council provides work experience, volunteering, and employment opportunities for people with disabilities.

Other actions for consideration

- Working with neighbouring councils to promote respectful, accessible, and inclusive shared use of the Coastal Pathway, addressing things such as scooter and powered wheelchair safety.
- Council proactively seeks funding (e.g. grants and election commitments) for inclusive equipment, events, and facilities.
- Build on our Disability Access and Inclusion work by looking into areas such as age, ethnicity, and gender.
- Proactively recruit staff and volunteers with diversity and inclusion in mind.
- Change Council's community grants program guidelines to encourage accessibility and inclusion projects.

Commitment 3: Inclusive events, services, and communication

Why is this commitment important?

As well as council facilities and public spaces being accessible, it is important that council services and information are clear, and easy to access. Designing services and communications with a disabled audience in mind, often provides the added benefit of simpler, clearer and better services for everybody.

When considering council services, we must consider the entire scope of Council's operations which includes areas such as waste management, childcare, residential services and the programs and experiences offered at Hive.

What strategies does this include?

- People with a disability are involved in the design and regular review of Council's communication and promotions-related policies and materials, including websites.
- All Council events are designed to be inclusive, in accordance with the Tasmanian Government's Accessible Events Guidelines (https://www.communities.tas.gov.au/csr/people_with_disability/_accessible_events_guidelines_and_checklists).

Priority actions

- Events are more accessible with regard to layout (e.g. spacing of food vans and stalls, kerb cuts kept clear, quiet areas, adequate disabled parking and toilets).
- Bring the Ulverstone Childcare Centre up to DDA compliance (there are currently no compliant parking spaces or toilets).
- Development of web content and a brochure to help people with disabilities to identify the most convenient and accessible facilities, carparks and recreation areas.
- Investigate the need for hearing loop or similar technology in Council facilities, with input from Expression Australia or similar organisations.
- As part of the development of Council's new website, ensure Council Web Content Accessibility Guideline compliance.

Other actions for consideration

- More diverse communication channels, including television and radio.
- The use of more diverse / representative imagery on Council documents and websites.
- More stalls at events / drop-in sessions, to facilitate more accessible public engagement.
- All Council produced videos contain captions.

- Ensure all Council policy and plan reviews consider access and inclusion.
- Proactively assist disability support organisations in Central Coast.

Implementation

Once endorsed, this Plan will inform Council's annual planning and budgeting processes. An Access and Inclusion Working Group will help Council ensure that each Annual Plan and Budget reflects the strategies contained in this plan, and that proper consideration is given to the suggested actions as well as other learnings that are gained along the way.

Monitoring

As well as providing input into the Annual Plan and Budget development, the Disability Access and Inclusion Working Group will assist Council staff with monitoring progress against the following indicators:

What would success look like?

By June 2023	Council has: <ul style="list-style-type: none"> • Formed an Access and Inclusion Working Group to monitor progress against this plan and provide input into the Annual Plan and Budget.
By June 2024	Council has: <ul style="list-style-type: none"> • Commenced a program for implementation of all seven strategies. • Achieved all of those Access and Inclusion Plan related actions that were incorporated into the 2023/24 Annual Plan and carried the process forward into 2024/25 Annual Plan development.
By June 2025	Council has: <ul style="list-style-type: none"> • Completed a comprehensive review of this Plan, including an evaluation of its impact.

Review

This initial Plan covers the three-year period July 2022 to June 2025. Prior to the conclusion of that initial term, the Plan will be reviewed.

Appendix I

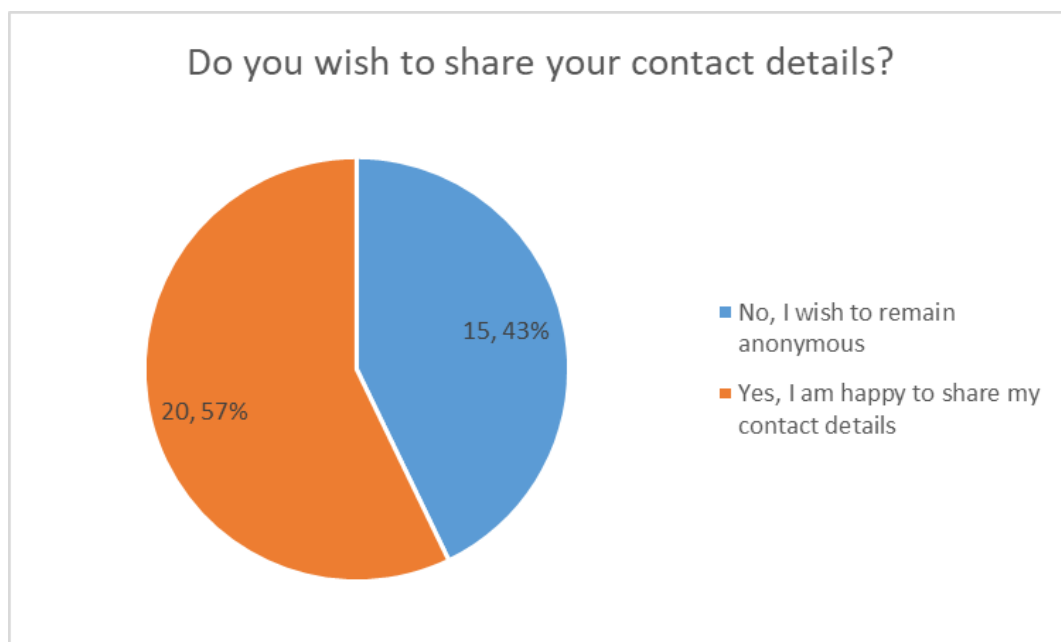
This survey was promoted via social media, a media release and through a letter to various stakeholders including disability support organisations. Hard copies were made available at the Council Administration Centre, and an email about the survey was sent to families of our childcare service. A summary version has been provided here, and the raw data which includes further insights regarding specific locations, has been shared with relevant council staff.

Disability Access and Inclusion Survey results

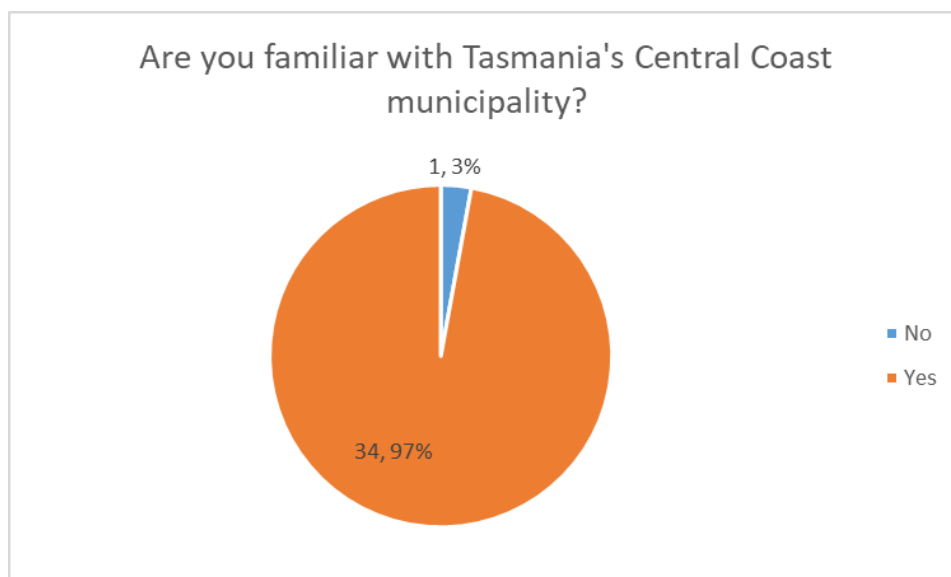
Section 1: The people who completed the survey

Thirty-five people completed the survey. Two of them provided additional information via telephone and email, which is reflected in this summary.

- 1 **Most respondents (20, 57%) were happy to share their contact details.**



2 All except one respondent were familiar with Central Coast.



- “Family member, carer, or friend of somebody with a disability” was the most commonly reported answer to the question “Please tell us a bit about yourself”.

Some respondents identified in more than one category therefore the % total is greater than 100% and respondents total is greater than 35.

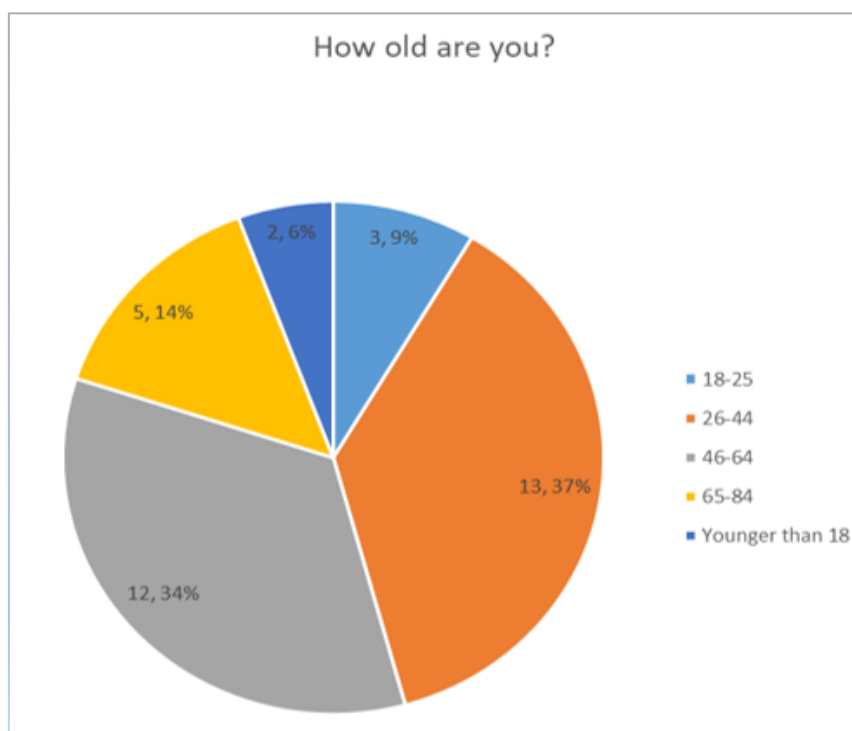
About the respondents	Number of respondents	% of respondents
I have a disability	15	43%
I am a family member, carer, or friend of somebody with a disability	18	51%
I work for a disability support organisation	6	17%
Other	3	9%

- “Mobility” was the most commonly reported answer to the question “What kind of disability or disabilities do you have or have you experienced”.

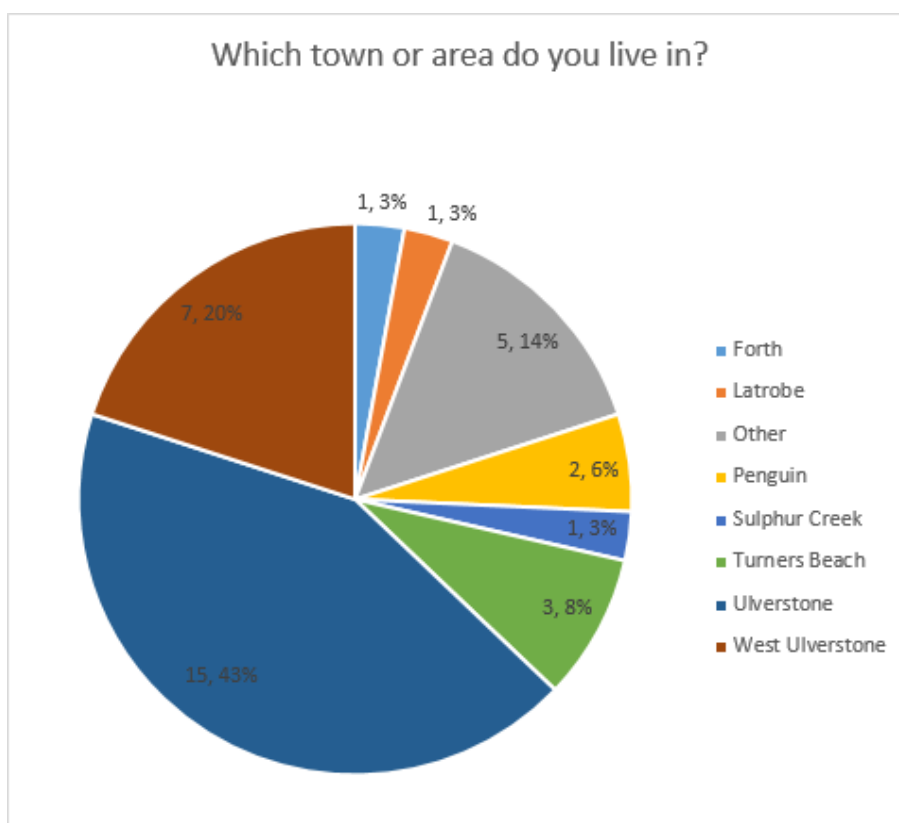
Some respondents experienced more than one disability therefore the % total is greater than 100% and respondents total is greater than 35.

Disability	Number of respondents	% of respondents
Mobility	21	60%
Intellectual	13	37%
Psychosocial	10	29%
Sight	10	29%
Hearing	7	20%
Prefer not to say	4	11%

3 Most respondents (25, 71%) were aged between 26 and 64.

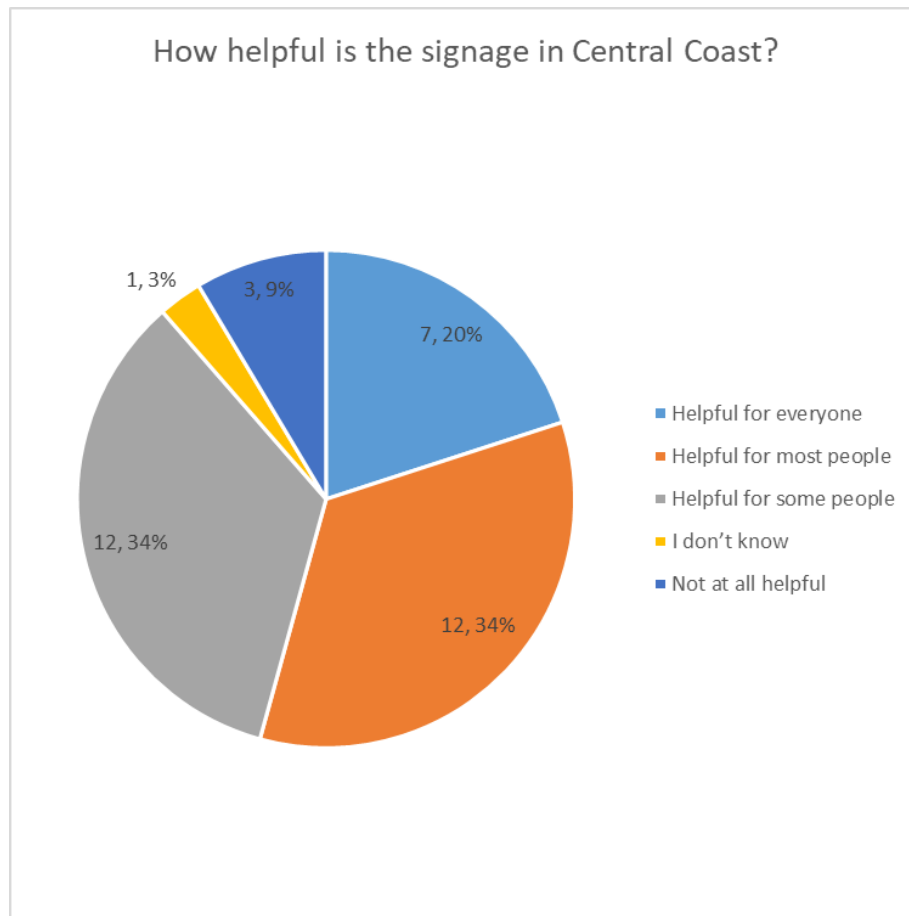


4 Most respondents (22, 63%) resided in Ulverstone or West Ulverstone, with some representation from Turners Beach, Penguin and Sulphur Creek.



Section 2: What they told us

- 1 More than half of respondents (19, 54%) felt that signage in Central Coast was either helpful for everyone or helpful for most people.



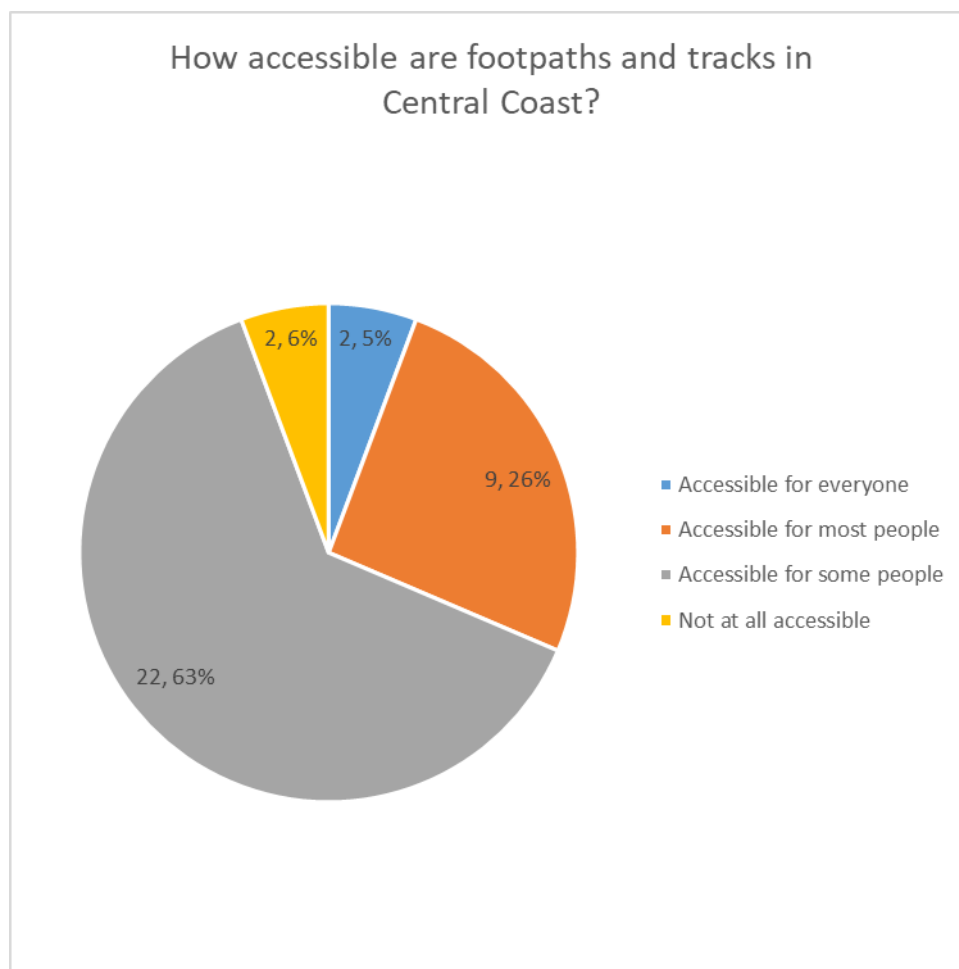
Most of the feedback provided was about:

- The need for more signage, especially for disabled parking.
- The need for better signage, including:
 - Being at the right height.
 - Use of bright or contrasting colours in vegetated areas such as beach accesses.
 - Being located in logical places, where people would expect to find them and where people who are blind or have low visibility, can touch them.
 - Being accompanied by Tactile Ground Surface Indicators (TGSIs) where appropriate.

Other valuable insights included:

- The suggestion of a website or brochure showing disabled parking and buildings that have disabled access.
- Appreciation of Council's Dementia Friendly signage.
- The suggestion of creating dedicated parking areas for elderly people who may otherwise occupy a disabled parking space.

- 2 **More than half of respondents (24, 69%) felt that footpaths and tracks in Central Coast were either not at all accessible or only accessible for some people.**



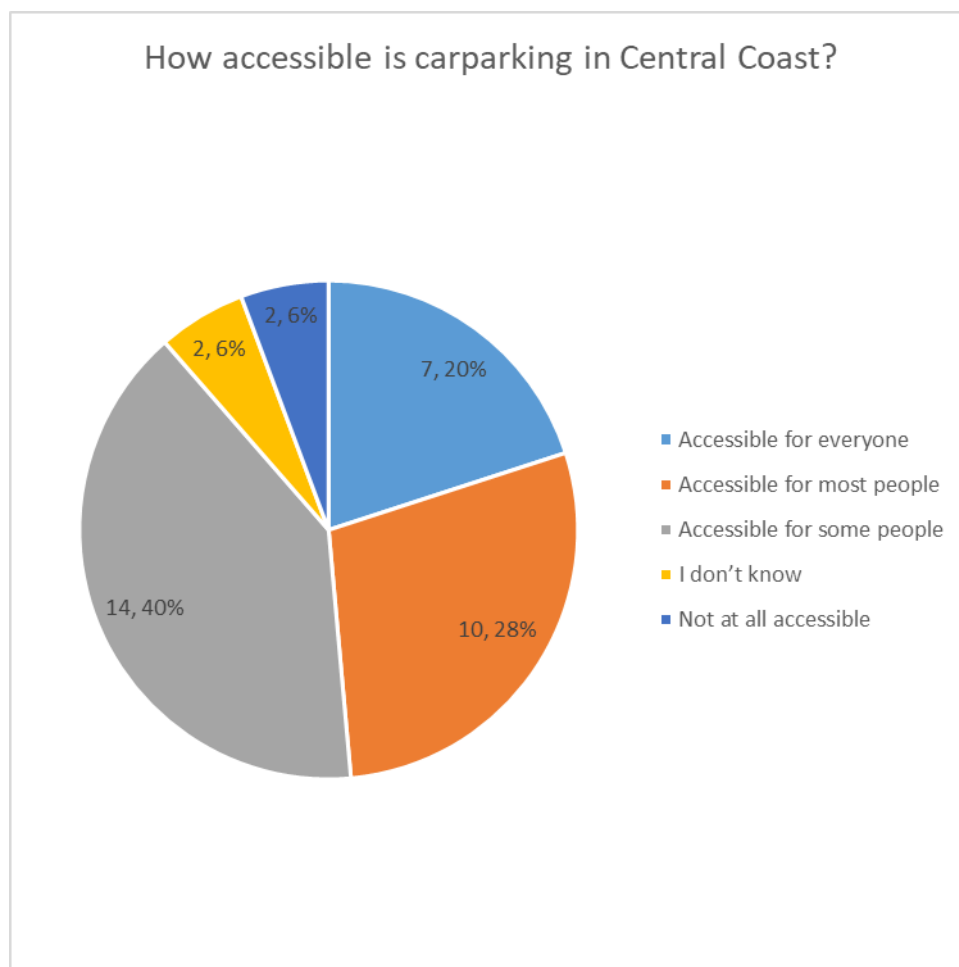
Most of the feedback provided was about:

- The need to improve the surface of footpaths, with many being cracked and slippery.
- The need for wider footpaths.
- Concerns that some footpaths are being upgraded while some areas are not serviced by footpaths at all.
- The need for more widespread use of TGSIs.
- The need to improve beach access for people with a disability.

Other valuable insights included:

- The suggestion of more seating and zebra crossings to provide people with limited mobility with greater confidence, especially near commonly frequented places.
- The hazard posed by driveways, kerbs, signs, and street furniture.
- Ensuring the gradient of parklands supports access.
- Confusion about right of way, and the suggestion that when people are crossing, all traffic lights should be red.

- 3 **Less than half of respondents (17, 48%) felt that carparking in Central Coast was either accessible for everyone or accessible for most people. The most common response was that parking was only accessible for some people (14, 40%).**



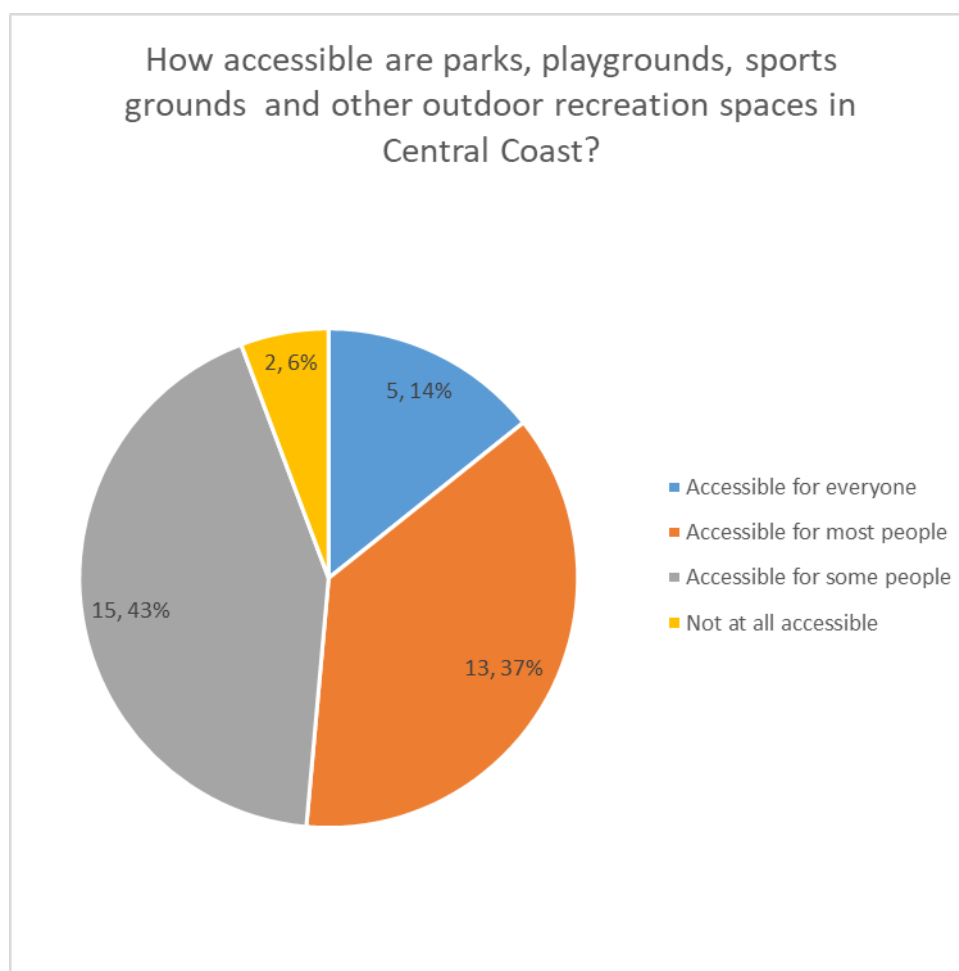
Most of the feedback provided was about:

- The need for more disabled parking spaces.
- The need for larger and better situated disabled parking spaces, including to cater for vans and vehicles fitted with ramps and hoists.
- The need for better signage in parking areas, to indicate traffic flow and the location of disabled parking spaces.
- The need for more widespread use of TGSIs.
- The need to improve beach access for people with a disability.

Other valuable insights included:

- The suggestion of more electric vehicle charging stations.
- The suggestion of more dedicated taxi pick-up locations.

- 4 **The most commonly reported response (15, 43%) was that the parks, playgrounds, sportsgrounds and other outdoor recreation spaces in Central Coast were only accessible for some people (15, 43%), although 51% felt that parks, playgrounds, sportsgrounds and other outdoor recreation spaces in Central Coast were either accessible for everyone or accessible for most people.**



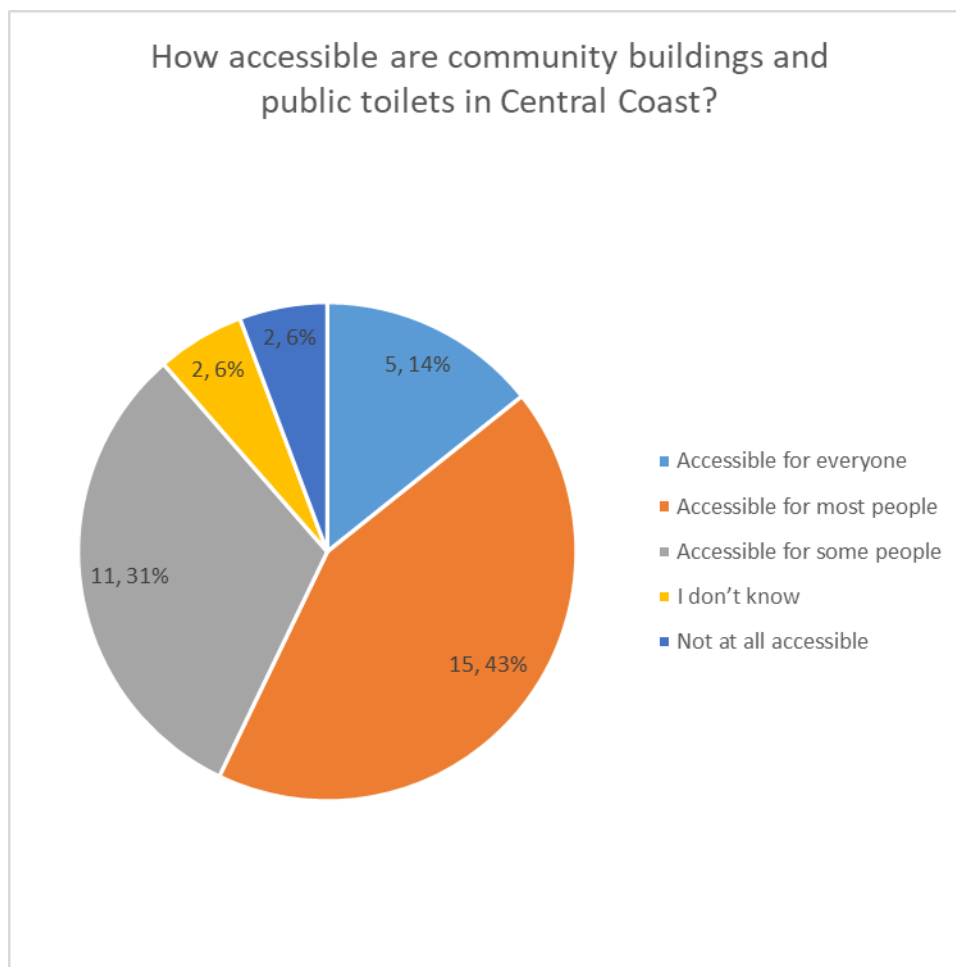
Most of the feedback provided was about:

- The need for more all-abilities play equipment and tables.
- The need for the waterslide to be more accessible.
- The importance of ensuring good access to (as opposed to within) these areas, through adequate disabled parking, disabled toilets and zebra crossings.

Other valuable insights included:

- The hazard posed by off-leash dogs in these areas.
- The challenges posed by a lack of public transport to these areas.
- The need for more accessible beach access.

- 5 **Most respondents (20, 57%) felt that community buildings and public toilets were accessible for everyone or most people in Central Coast.**



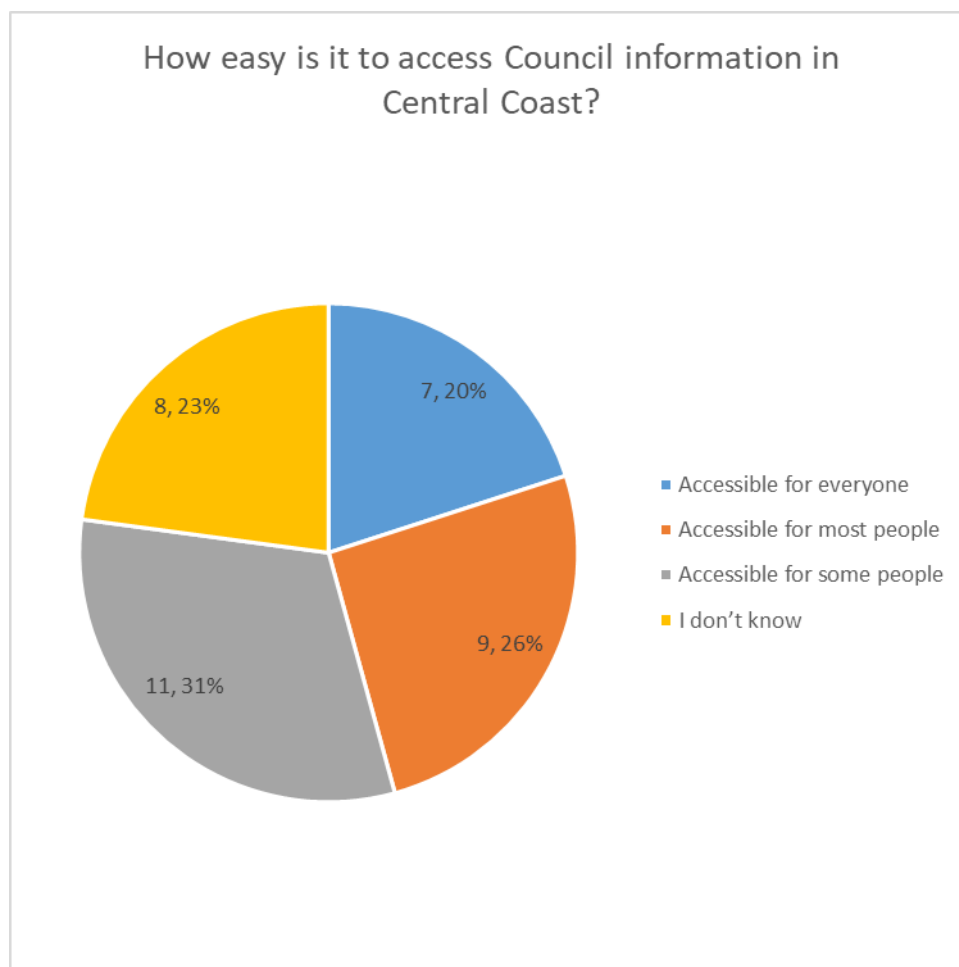
Most of the feedback provided was about:

- Public toilets and buildings being inaccessible, due to heavy doors, doors opening the wrong way, and steps or ramps that are poorly designed.
- The standard of cleanliness at public toilets.

Other valuable insights included:

- Transparent screens / shields over counters, such as those used in the Council Administration Building, are difficult for people with low visibility to see.
- The suggestion of more showers in beach areas, to rinse sand off.
- The suggestion of more adult change facilities.
- The need for better lighting and signage around community buildings and public toilets.

- 6 Most respondents (19, 54%) either felt that Council information was only accessible for some people, or didn't know.



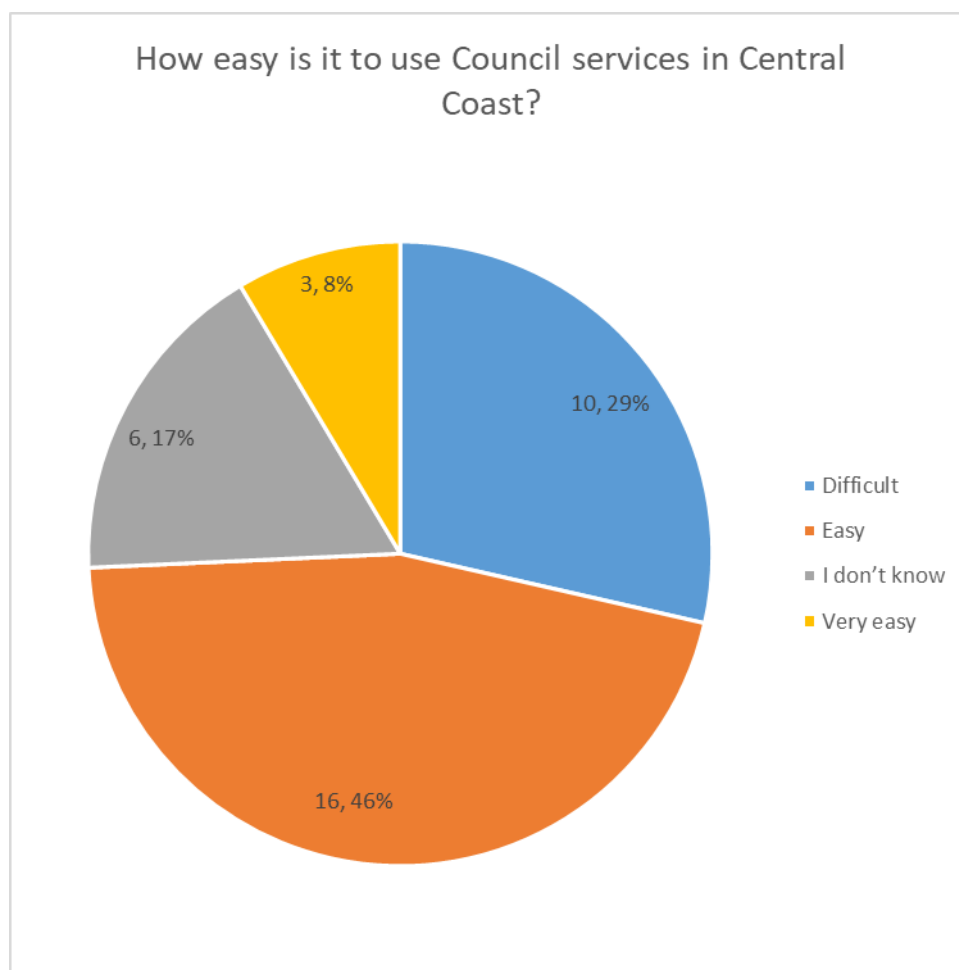
Most of the feedback provided was about:

- Over-reliance on websites and social media, which aren't accessible to everybody.
- The need for greater Internet access, as not all public Internet access (e.g. libraries, community houses) is easily accessible.
- The importance of using other channels to share information, including radio and television.

Other valuable insights included:

- Suggested improvements to the survey, for people who are blind or have low visibility.
- Positive feedback about some of the Council news shared online and through Central Coast Voice.
- A suggestion that people with an intellectual disability, could be better supported.

- 7 Only a little over half of the respondents (19, 54%) felt that it was easy or very easy to access Council services in Central Coast.



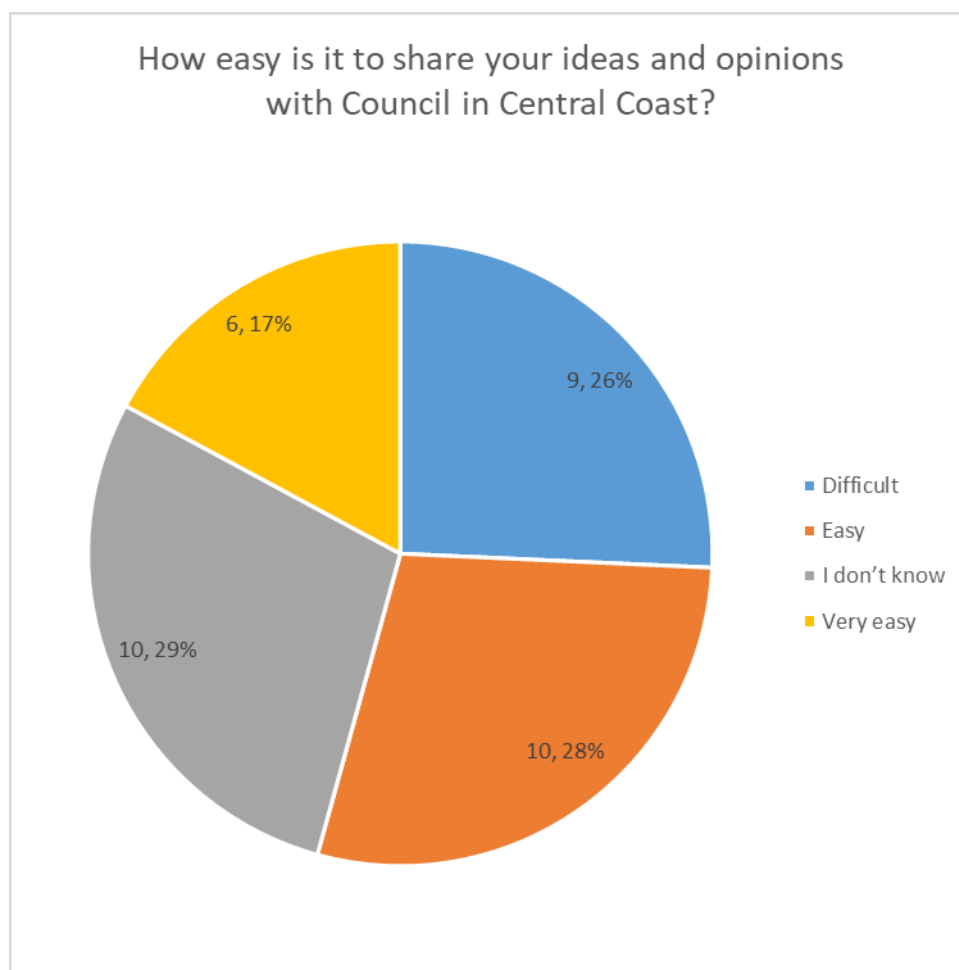
Most of the feedback provided was about:

- The need for bigger rubbish bins, in general.
- The need to cater for people who have specific needs, such as large volumes of incontinence items.
- The need for more personalised customer service support at Council.

Other valuable insights included:

- Positive feedback about Council's approach to pensioners.
- A suggestion that our community needs better bus services and more accessible bus stops.

- 8 **Most respondents (19, 55%) either felt that it was difficult or didn't know, how easy it was to share ideas and opinions with Council.**



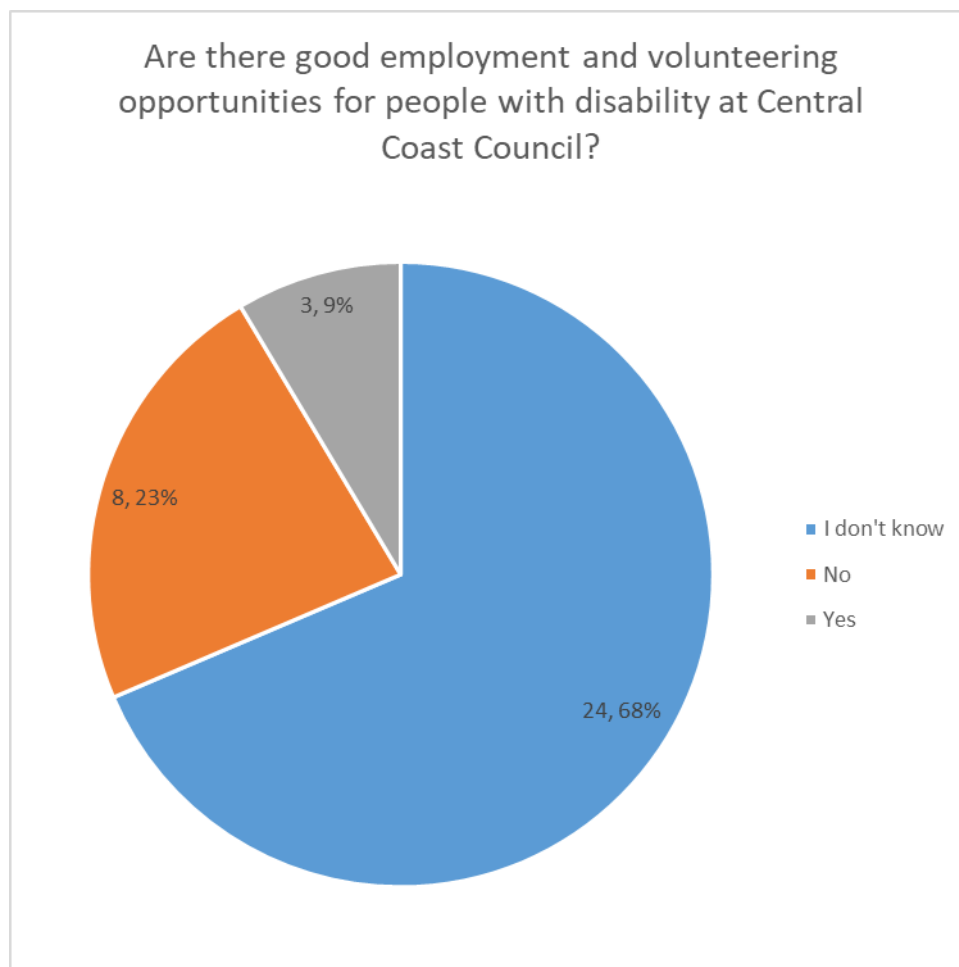
Most of the feedback provided was about:

- The need for better community engagement, including engagement specifically with the elderly and people with a disability. Suggestions included:
 - Liaison people
 - “Walking a mile in somebody else’s shoes”
 - Street stalls, stalls at events
 - An online feedback mechanism
- The need to utilise a wider range of communication channels, including social media, e-newsletters / regular and emails hard copy materials.

Other valuable insights included:

- Positive feedback about the Access and Inclusion Plan initiative.

- 9 Only 3 respondents (9%) felt that Council provides good employment and volunteering opportunities for people with a disability. The vast majority (24, 68%) reported that they didn't know.



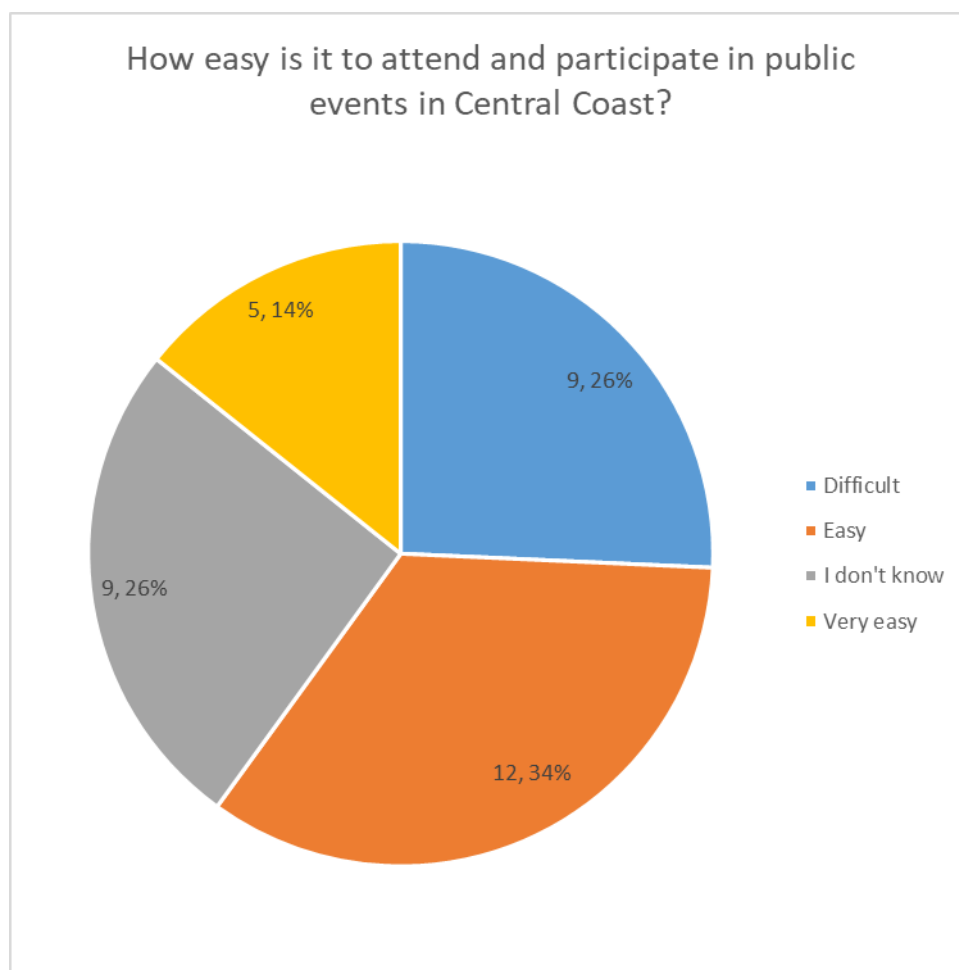
Most of the feedback provided was about:

- The need for better communication about the opportunities that do exist, and Council's policy towards this.

Other valuable insights included:

- The need for better engagement and skills matching between employers and people seeking employment.

- 10 **Less than half of the respondents (17, 48%) felt that it was easy or very easy to attend and participate in public events in Central Coast.**



Most of the feedback provided was about:

- The need to include people with a disability in event planning.
- Some people find noise and crowds very difficult.
- The need to ensure that public events are held in accessible venues and spaces, with appropriate parking, toilets, and access.
- The need to ensure adequate shade.

Other valuable insights included:

- The need for better engagement and skills matching between employers and people seeking employment.

11 When we asked “What other ideas do you have for making Central Coast more inclusive?” most of the feedback provided was about:

- The need for Council to gain a better understanding of the needs of people with a disability.
- The need for Council to better engage with and utilise the knowledge of people and organisations who support people with a disability.
- The need for better beach access.
- The need for better public transport, including for people who wish to transport pets.

Other valuable insights included:

- The suggestion of providing better support for people who are new to the area, including craft groups.
- The suggestion of sponsoring refugees to combat racism.
- The suggestion that Council needs to gain a better understanding of the needs of elderly ratepayers.
- The suggestion that there needs to be better support for parents of children aged over 12 years, to help care for children between school finishing and parents returning home after work.
- The suggestion of a public indoor swimming pool in Ulverstone.
- The suggestion that all crossings include automated audible signals.
- The need for better lighting in general.

12 When we asked people to “tell us about any particularly good examples of access and inclusion in Central Coast” the feedback included:

- “We love the new walking track from the yacht club to the surf club.”
- “The new skatepark has great access for all.”
- “Ulverstone Surf Club has been very accepting of children with disabilities...”
- “... the Ulverstone library is also very good with my daughter and her needs.”
- “LEAP also work very hard in getting disability individuals involved in the community and activities where possible.”
- “The Visitor Information Centre in Ulverstone is always welcoming and the staff and volunteers are helpful to everyone.”
- “On a whole, the Central Coast caters for people with disabilities well, most clubs and facilities readily accept people with disabilities and include them in their activities.”
- “Quick response from the Works Department in Penguin following Snap, Send, Solve reports to Council...”
- “Most places I visit within Central Coast are easily accessible.”

13 When we asked people to “list any other groups of people Council should consider when developing future versions of our Access and Inclusion Plan”, the feedback included:

- Elderly people
- Pregnant people
- People with young children and prams
- LGBTIQ+ (lesbian, gay, bisexual, transgender, intersex, queer/questioning and others)
- People with mental health issues
- Single parents
- People dealing with palliative care
- People with autism
- People with literacy challenges
- People from different ethnic groups

Central Coast Council
List of Development Applications Determined
Period from 1 July 2022 to 31 July 2022

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2020028 - 2	from Esplanade Turners Beach to Bass Highway underpass, Leith (West) ,TAS,7315	Minor amendment of a Permit.	Utilities (minor - shared pathway from Turners Beach to Leith (West) - including upgrade of heritage rail bridge) - change of pathway material and color - from asphalt to brown concrete.	12/07/2022	27/07/2022	8	\$1,000.00
DA2022030	8 Davis Street LEITH,TAS,7315	Discretionary	Residential - subdivision to create two lots	9/02/2022	4/07/2022	31	\$30,000.00
DA2022030 - 1	8 Davis Street LEITH,TAS,7315	Discretionary	Residential - subdivision to create two lots - to amend the stormwater condition for the proposed lot via a minor amendment in accordance with section 55 of the Land Use Planning & Approvals Act 1993.	14/07/2022	15/07/2022	1	\$0.00
DA2022049	37 George Street FORTH,TAS,7310	Discretionary	Subdivision - one residential lot and one rural lot	22/02/2022	18/07/2022	26	\$10,000.00
DA2022093	Allison Road (CT115730/2) NORTH MOTTON,TAS,7315	Permitted	Resource development - shed	7/04/2022	1/07/2022	14	\$75,000.00
DA2022108	130 South Road WEST ULVERSTONE,TAS,7315	Discretionary	Subdivision - 2 residential lots	20/04/2022	12/07/2022	36	\$0.00
DA2022136	18 Lillian Court TURNERS BEACH,TAS,7315	Discretionary	Retaining walls	17/05/2022	12/07/2022	28	\$10,000.00
DA2022146	2 Lillian Court TURNERS BEACH,TAS,7315	Discretionary	Residential - dwelling and retaining walls	23/05/2022	28/07/2022	29	\$489,000.00
DA2022147	161 Hardys Road PENGUIN,TAS,7316	Discretionary	Residential - shed and retrospective application for two shipping containers	25/05/2022	12/07/2022	21	\$100,000.00
DA2022149	1104 Kindred Road KINDRED,TAS,7310	Discretionary	Residential - dwelling extension and outbuilding - carport	26/05/2022	13/07/2022	37	\$350,000.00
DA2022151	7 Moonbeam Place ULVERSTONE,TAS,7315	Discretionary	Residential - dwelling and shed	27/05/2022	12/07/2022	32	\$500,000.00
DA2022153	97-99 Reibey Street ULVERSTONE,TAS,7315	Discretionary	Food Services - new signage	30/05/2022	14/07/2022	36	\$40,000.00
DA2022162	107 Stubbs Road TURNERS BEACH,TAS,7315	Discretionary	Residential - shed	7/06/2022	14/07/2022	30	\$80,000.00
DA2022171	40 Main Street ULVERSTONE,TAS,7315	Discretionary	Visitor Accommodation - Change of Use	20/06/2022	14/07/2022	23	\$0.00
DA2022172	29 Esplanade WEST ULVERSTONE,TAS,7315	Discretionary	Residential - single dwelling and demolition of existing dwelling	20/06/2022	12/07/2022	20	\$800,000.00
DA2022177	20 Dennison Close HEYBRIDGE,TAS,7316	Discretionary	Residential - shed	23/06/2022	29/07/2022	24	\$50,000.00
DA2022179	U 7/3 Hayward Street PENGUIN,TAS,7316	Discretionary	Residential - porch - retrospective application	27/06/2022	29/07/2022	30	\$16,500.00
DA2022181	7 Heathcote Street ULVERSTONE,TAS,7315	Discretionary	Residential - verandah and shed and demolition of existing verandah and shed	28/06/2022	29/07/2022	23	\$50,000.00
DA2022183	14B & 14E Beach Road ULVERSTONE,TAS,7315	Permitted	Subdivision - boundary adjustment	30/06/2022	12/07/2022	4	\$5,000.00
DA2021303-1	144 South Road PENGUIN, TAS, 7316	Discretionary	Residential – demolition of existing buildings and construction of 29 multiple dwellings	28/07/2022	28/07/2022	42	\$500,000.00
DA2022007	15 Shorehaven Drive TURNERS BEACH, TAS, 7315	Discretionary	Residential – dwelling, secondary residence and garage	29/07/2022	29/07/2022	43	\$730,000.00



SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 July 2022 to 31 July 2022

Building Permits – 1

. New dwellings	0	\$0
. Outbuildings	0	\$0
. Additions/Alterations	0	\$0
. Other	1	\$55,000
. Units	0	\$0

Demolition Permit – 0

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 12

. New dwellings	4	\$1,725,000
. Outbuildings	2	\$33,000
. Additions/Alterations	2	\$103,500
. Other	4	\$74,895
. Units	0	\$0

Building Low Risk Work – 2

Certificate of Likely Compliance – Plumbing – 8

No Permit Required – Plumbing – 0

Food Business registrations (renewals) – 93

Food Business registrations – 2

Temporary Food Business registrations – 1

Public Health Risk Activity registrations – 0

SCHEDULE OF REGULATORY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Period: 1 July 2022 to 31 July 2022

FIRE ABATEMENT INSPECTIONS COMPLETED – 0**FIRE ABATEMENT CHECKS ON NOTICES ISSUED – 0****ABATEMENT NOTICE/S ISSUED**

ADDRESS PROPERTY ID

Nil

KENNEL LICENCE/S ISSUED 1

ADDRESS OWNER

Nil

DOG REGISTRATION FOR 2022–2023

Total Dog Registration Notices Issued	3127
Kennel Licence Renewals Issued	66
Dogs Registration Renewals Paid	2690
Kennel Licence Renewals Paid	51
Kennel Licence Inspections	21

PERMITS ISSUED UNDER ANIMAL CONTROL BY-LAW NO. 1 OF 2018

ADDRESS PERMIT ISSUED FOR

23 South Road, Ulverstone 1 Rooster

WANDERING LIVESTOCK COMPLAINTS – 3

SCHEDULE OF OTHER REGULATORY SERVICES STATUTORY RESPONSIBILITIES

Period: 1 July 2022 to 31 July 2022

DOGS IMPOUNDED

Claimed	3
Burnie Dogs Home	0
Devonport Dogs Home	0
RSPCA Spreyton	0
Destroyed	0
Held over	0

DOG OFFENCES

Dog Attacks on Other Dogs	0
Dog Attacks on Persons	1
Dog Attacks on Livestock	0
Barking Dog Complaints	11
Unregistered Dogs Found by Compliance	16

INFRINGEMENT NOTICES ISSUED FOR DOG OFFENCES 7

INFRINGEMENT NOTICES ISSUED FOR DOGS OFF-LEAD IN ON-LEAD AREA

Penguin Beaches	3
Turners Beach	0
Buttons Beach	4
Midway Beach	0

CAUTIONS FOR DOGS OFF-LEAD IN ON-LEAD AREAS 5

PATROLS OF FREE CAMPING AREAS – 15

Halls Point	8
Penguin Surf Life Saving Club	8
Forth Oval	5
Nicholson Point	10

Cautions Issued to Campers in Free Camping Areas 2

TRAFFIC INFRINGEMENT NOTICES FOR PARKING OFFENCES – 26

Alexandra Road	1	4%
Bannons Car Park	2	8%
Coles/Furner's Car Park	0	0%
Crescent Street, Ulverstone	13	50%

Eastland Drive	0	0%
King Edward Street, Ulverstone	4	15%
Main Road, Penguin	2	8%
North Reibey Street Car Park	0	0%
Reibey Street	3	12%
Surf Club Road, Penguin	0	0%
Victoria Street	1	4%
Wharf Car Park	0	0%
Wongi Lane	0	0%
Other	0	0%
PARKING COMPLAINTS	0	
ABANDONED CARS	4	
PARKING PERMITS ISSUED	0	
LITTER ENQUIRIES	0	



Ian Stoneman
DIRECTOR CORPORATE SERVICES