

Notice of Ordinary Council Meeting and

Agenda

17 OCTOBER 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 17 October 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 12th day of October 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 26 September 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 26 September 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.

- . 3 October 2022 – Targa; Ulverstone CBD bin rollout; monthly strategic actions update
- . 10 October 2022 – Maskells Road; Preservation Drive and pathways

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
- . Central Coast Council Candidates Election Forum
- . COTA Seniors Week Launch
- . HIVE Hi-Vis Exhibition Opening
- . Ulverstone Football Club Dinner
- . Beyond Blue Dinner
- . Rotary Club of Ulverstone West Health and Wellbeing Expo
- . Central Coast Chamber of Commerce and Industry Business Awards Drinks.”

The Executive Services Officer reports as follows:

“A suggested resolution is submitted for consideration.”

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- “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 –

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

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

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

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

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

<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:

"At the 26 September 2022 Ordinary Council Meeting, Mr Andrew van Rooyen asked two questions without notice, which were taken on notice by the General Manager. The questions and responses are as follows:

Question 1 –

‘Could Council please consider alternate survey details for residents, as the online [dog management] survey can be completed several times by persons which can sway the results?’

Response –

The Council will take the comments on board when developing future surveys. The Council encourages constructive feedback from the community.

Question 2 –

‘If dog ownership and dogs on beaches is such a contentious issue should this reflect in the number of complaints and fines provided?’

Response –

Official complaints and fines are recorded; however, verbal warnings, compliance feedback and relevant community interactions are not recorded. The totality of these interactions may better reflect the situation. It should be noted that it is not feasible to report on all types of interactions.”

The Executive Services Officer further reports as follows:

“A suggested resolution is submitted for consideration.”

- “That the questions from Mr van Rooyen and the responses from the General Manager be received and noted.”

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10 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

10.1 Acknowledgement of departing Councillors – Mayor Jan Bonde, Cr Annette Overton and Cr Tony van Rooyen

The General Manager reports as follows:

PURPOSE

The purpose of this report is to invite acknowledgement of the contributions made to the Council by the three Councillors who did not nominate for re-election in the 2022 Central Coast Council elections.

BACKGROUND

Mayor Jan Bonde and Councillors Annette Overton and Tony van Rooyen are not seeking re-election to the Council in the 2022 local government elections.

DISCUSSION

Mayor Jan Bonde has served on the Central Coast Council for four terms (17 years), having been elected to the Council on 28 October 2005 as Councillor; serving as Deputy Mayor from 29 October 2009 to 13 June 2010; Acting Mayor from 14 June 2010 to 15 November 2010; and serving as Mayor from 16 November 2010 to the present.

Councillor Annette Overton has served on the Central Coast Council for one term (four years) as Councillor, having been elected on 2 November 2018 and serving to the present.

Councillor Tony van Rooyen has served on the Central Coast Council for four terms (17 years), having been elected on 28 October 2005 as Councillor; serving as Deputy Mayor from 14 June 2010 to 28 October 2011; and serving again as Councillor from 28 October 2011 to the present.

A Certificate of Service will be presented to each Councillor at the meeting.

CONSULTATION

Consultation is not relevant to this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

There are no resource, financial or risk impacts arising from this report.

CORPORATE COMPLIANCE

Corporate compliance is not relevant to this report.

CONCLUSION

It is recommended that a 'minute of appreciation' be recorded in acknowledgement of the contributions of departing Mayor Jan Bonde and Councillors Annette Overton and Tony van Rooyen."

The Executive Services Officer reports as follows:

"A suggested resolution is submitted for consideration."

- "That a 'minute of appreciation' be recorded in acknowledgement of the contributions of departing Mayor Jan Bonde and Councillors Annette Overton and Tony van Rooyen.

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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 Community Safety Partnership Committee – meeting held 31 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 27 September to 17 October 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 27 September to 17 October 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 27 September to 17 October 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 Request to approve a road name within a private subdivision – Hearps Road (CT113873/1), West Ulverstone

The Director Community Services reports as follows:

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

‘PURPOSE

The purpose of this report is to consider a request from the developers of an approved, staged, 89 lot subdivision at Hearps Road, West Ulverstone (prior CT113873/1) for the naming of a new road for Stage 1 and Stage 2 of the subdivision. The new road will provide primary access to the subdivision off Hearps Road.

- . Annexure 1 – aerial view of the subdivision area and approved plan of subdivision and new roadway.
- . Annexure 2 – Final Plan of Survey – showing a small portion of the new road to be constructed.

BACKGROUND

New Tasmanian legislation titled the *Place Names Act 2020 (the Act)* came into effect on 1 July 2020. The Act, along with associated “Tasmanian Place Naming Guidelines” (the Guidelines), sets out the process for the naming of places in Tasmania.

In summary, the Nomenclature Board has been replaced with the Place Names Advisory Panel and Councils are the responsible authority to propose names, through Placenames Tasmania.

The primary considerations to be given to place names are:

- . the “specific” name (for example Henslowes or Risby) cannot be applied if already used in the North West region;
- . a “specific” name, coupled with a road or street type (such as Road, Close or Avenue) cannot be used if it is used elsewhere in Tasmania;
- . to be in keeping with the character and tradition of the area;

- to be of historical or local significance;
- to be suggestive of a peculiarity of a topographical feature; or
- a name of Aboriginal derivation that has an appropriate meaning.

DISCUSSION

Council has received a request from the developers of the Hearps Road, West Ulverstone subdivision to approve the naming of a new road for Stage 1 and Stage 2 of the subdivision. The staged subdivision was approved under DA2021061 in June 2021. Existing Hearps Road will service Stage 1, Lots 1 to 7 and Lots 10, 11 and 12. Lots 7, 8 and 9 will be accessed via a new road, of which a small portion is to be constructed under Stage 1. Refer to aerial view of the land and the plan of subdivision – Annexure 1 and Stage 1 Final Plan of Survey – Annexure 2.

The following names have been offered for consideration:

- Babel Avenue;
- Passage Place; or
- Foster Street.

The developers have advised that, as business partners they have a long, well-established background in the Tasmanian fishing industry. The three names proposed are based on prestige fishing landmarks, witnessed regularly by them when fishing at the north-eastern end of the State.

- “Babel” is an island on the eastern side of Flinders Island;
- “Passage” is an island to the south of Cape Barren Island; and
- “Foster” is an island off the north-eastern coast of Tasmania, near Cape Portland.

Placenames Tasmania has advised that “Babel Avenue” could be assigned, however, a different generic road type would be preferred, to avoid similarity with the name “Abel Avenue”, in Port Arthur. Following communication with the developers, it was suggested the name “Babel Way” be assigned to the new road that is to be formed during Stages 1 and 2 of the subdivision.

“Passage Place” cannot be assigned, as a “passage” is a generic road type and as such cannot form a road name. Placenames Tasmania’s “Tasmanian Place

Naming Guidelines”, Section 7.19, defines a “Passage” as a “narrow street for pedestrians”.

A search on Placenames Tasmania reveals that the name “Foster” also cannot be assigned, due to an existing “Foster Street” in the area of Railton and “Fosters Road” in Wynyard. There is also a “Foster Street” in Bicheno.

It is suggested the name “Babel Way” be assigned to the new road that is to be formed during Stages 1 and 2 of the subdivision.

The road names will be referred to Placenames Tasmania for formal validation.

CONSULTATION

The development is a private subdivision. The Council has traditionally worked with developers to agree upon suitable names for roads or streets created by the subdivision of the land.

If the Council has preferred names for this area, other than “Babel Way” then a suggestion can be referred to the developer for consideration.

RESOURCE, FINANCIAL AND RISK IMPACTS

There are no additional costs, apart from some minor administration costs, incurred by this decision.

CORPORATE COMPLIANCE

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

The Shape of the Place

- . Encourage a creative approach to new development.

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

It is recommended that the name Babel Way be assigned to the new roadway that is to be constructed during Stage 1 and 2 off Hearps Road, West Ulverstone, approved under DA2021061, and that the Council refer the name to Placenames Tasmania for validation.’

The report is supported.”

The Executive Services Officer reports as follows:

“A plan of the proposed new road has been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the name Babel Way be assigned to the new roadway that is to be constructed during Stages 1 and 2 off Hearps Road, West Ulverstone, approved under DA2021061, and that the Council refer the name to Placenames Tasmania for validation.”
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10.7 Development application determinations

The Director Community Services reports as follows:

“A Schedule of Development Application Determinations made during the month of September 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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10.8 Council acting as a planning authority

The Mayor reports as follows:

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

The General Manager has submitted the following report:

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

The Executive Services Officer reports as follows:

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

A suggested resolution is submitted for consideration.”

- “That the Mayor’s report be received.”

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10.9 Residential – retaining wall and shed with awning – Setbacks and building envelope for all dwellings at 26 Hales Street, Penguin – Application No. DA2022248

The Director Community Services reports as follows:

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

‘DEVELOPMENT APPLICATION NO.:	DA2022248
PROPOSAL:	Residential – retaining wall and shed with awning – Setbacks and building envelope for all dwellings
APPLICANT:	n+b design Pty Ltd
LOCATION:	26 Hales Street, Penguin
ZONE:	General Residential Zone
PLANNING INSTRUMENT:	Tasmanian Planning Scheme – Central Coast (the Planning Scheme)

<i>ADVERTISED:</i>	10 September 2022
<i>REPRESENTATIONS EXPIRY DATE:</i>	26 September 2022
<i>REPRESENTATIONS RECEIVED:</i>	Four
<i>42-DAY EXPIRY DATE:</i>	19 October 2022
<i>DECISION DUE:</i>	17 October 2022

PURPOSE

The purpose of this report is to consider an application to construct a domestic shed and 800mm high retaining wall on an internal, residential allotment at 26 Hales Street, Penguin.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation;
- . Annexure 3 – representations; and
- . Annexure 4 – photographs.

BACKGROUND

Development description –

Application is made to construct a 69.93m² shed with 45m² attached awning (total floor area 108m²) and an 800mm high retaining wall, on an internal residential allotment at 26 Hales Street, Penguin.

The development would require some cut and 750mm of fill to accommodate the building and access to two roller doors.

The wall height of the shed would be 2.9m, with a ridge height of 4.4m above existing ground level, due to the 750m of fill.

The building would connect to Council's reticulated stormwater system.

Site description and surrounding area –

The 967m² lot is zoned General Residential and is an internal "battle-axe" shaped parcel of land located in the urban residential area of Penguin.

The land is elevated above Hales Street and accommodates a single dwelling.

The land is able to connect to all services.

Surrounding allotments to the north, east and west are also General Residential Zone under the Central Coast Local Provisions Schedule (LPS). Land to the south is Community Purpose Zone and accommodates the North West Christian School.

History –

A No Permit Required Certificate was issued for a single dwelling in September 2020. The dwelling did not include an internal garage. Vehicle parking, to date, has been located in an open, grassed area of the allotment.

DISCUSSION

The following table is the Manager Land Use Planning'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 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: (a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.	<input checked="" type="checkbox"/>	Not a Discretionary use.

<p>8.3.1-(A3)</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of:</p> <p>(a) 7:00am to 7:00pm Monday to Friday;</p> <p>(b) 9:00am to 12 noon Saturday; and</p> <p>(c) nil on Sunday and public holidays.</p>	<input checked="" type="checkbox"/>	<p>Not a Discretionary use.</p>
<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>	<input checked="" type="checkbox"/>	<p>Not a Discretionary use.</p>
<p>8.3.2 Visitor Accommodation</p>	<p>Not applicable</p>	<p>Assessment</p>
<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>	<input checked="" type="checkbox"/>	<p>Not Visitor Accommodation.</p>

8.4 Development Standards for Dwellings		
8.4.1 Residential density for multiple dwellings	Not applicable	Assessment
8.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than 325m ² .	<input checked="" type="checkbox"/>	Not multiple dwelling development.
8.4.2 Setbacks and building envelope for all dwellings	Not applicable	Assessment
8.4.2–(A1) Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (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 	<input type="checkbox"/>	<ul style="list-style-type: none"> (a) Compliant. Setback from Hales Street frontage would be greater than 38m. (b) Not applicable. No secondary frontage. (c) Not applicable. Not a vacant site. (d) Not applicable. Not located above a non-residential use.

(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>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>	<input type="checkbox"/>	<p>(a) Compliant. Development setback from Hales Street frontage would be greater than 38m.</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) 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</p>	<input type="checkbox"/>	<p>(a)(i) Non-compliant. Development would be setback less than 4.5m from the rear boundary of a property with an adjoining frontage. Shed would be setback 1.65m and 800mm high retaining wall would be setback 500mm.</p> <p>(a)(ii) Non-compliant. Building would be outside the required building envelope.</p> <p>(b)(i) Not applicable. No existing building built on or within 0.2m of the boundary of adjoining property.</p> <p>(b)(ii) Non-compliant. The shed and awning would have a combined length, off the rear boundary of a property with an adjoining frontage, of 19m.</p>

<p>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>The shed would have a combined length of development on the western boundary of 9m and is compliant with the standard in this regard.</p> <p>Refer to the "Issues" section of this report.</p>
8.4.3 Site coverage and private open space for all dwellings	Not applicable	Assessment
<p>8.4.3–(A1)</p> <p>Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>	<input type="checkbox"/>	<p>(a) Compliant. Site coverage would be 24.92%.</p> <p>(b) Not applicable. Not a multiple dwelling.</p>
<p>8.4.3–(A2)</p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m²; or</p>	<input type="checkbox"/>	<p>(a)(i) Compliant. Private Open Space north of the existing dwelling would be reduced but would not be less than 24m².</p>

<p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>		<p>(a)(ii) Not applicable. Not multiple dwelling development.</p> <p>(b)(i) Compliant. Private Open Space would have minimum horizontal dimension of 6m.</p> <p>(b)(ii) Not applicable. Not multiple dwelling development.</p> <p>(c) Compliant. Private open space is to the north side of the dwelling.</p> <p>(d) Compliant. Existing deck on the northern side of the dwelling.</p>
<p>8.4.4 Sunlight to private open space of multiple dwellings</p>	<p>Not applicable</p>	<p>Assessment</p>
<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><input checked="" type="checkbox"/></p>	<p>Not multiple dwelling development.</p>

<p>(i) at a distance of 3m from the northern edge of the private open space; and</p> <p>(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> <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>	<input type="checkbox"/>	Shed would be setback greater than 38m from the 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</p>	<input checked="" type="checkbox"/>	<p>Not applicable.</p> <p>Development would be 800mm above existing ground level.</p>

<p>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 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>	<input checked="" type="checkbox"/>	<p>Not applicable.</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>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window 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>		
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<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>(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>	<input checked="" type="checkbox"/>	<p>No shared driveway.</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>	<input checked="" type="checkbox"/>	<p>No front fence proposed.</p>

(ii) traffic volumes on the adjoining road.		
8.4.8 Waste storage for multiple dwellings	Not applicable	Assessment
<p>8.4.8–(A1)</p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per 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>	<input checked="" type="checkbox"/>	Not multiple dwelling development.
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</p>	<input checked="" type="checkbox"/>	Development is associated with a dwelling.

<p>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 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</p>	<p style="text-align: center;"><input checked="" type="checkbox"/></p>	<p>Development is associated with a dwelling.</p>

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

<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 associated with a 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 associated with a 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 associated with a 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>	<input checked="" type="checkbox"/>	<p>Development is associated with a 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 A1and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p>	<input checked="" type="checkbox"/>	<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>	<input checked="" type="checkbox"/>	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>	<input checked="" type="checkbox"/>	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>	<input checked="" type="checkbox"/>	Not a subdivision.
8.6.2 Roads	Not applicable	Assessment
<p>8.6.2–(A1)</p> <p>The subdivision includes no new roads.</p> <p>8.6.2–(P1)</p>	<input checked="" type="checkbox"/>	Not a subdivision.

<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 (j) the future subdivision potential of any balance lots on adjoining or adjacent land. 		
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8.6.3 Services	Not applicable	Assessment
<p>8.6.3 –(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</p>	<input checked="" type="checkbox"/>	Not a subdivision.
<p>8.6.3 –(A2)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<input checked="" type="checkbox"/>	Not a subdivision.
<p>8.6.3 –(A3)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<input checked="" type="checkbox"/>	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"/>	2 car parking spaces are provided for on the site.
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 (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7;	<div><input type="checkbox"/></div>	Compliant. The site makes provision for 2 car parking spaces. (a) Not applicable. (b) Not applicable. (c) Not applicable. (d)(i) Not applicable. (d)(ii) Not applicable.

<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> <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>		
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C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.		
C2.5.2 Bicycle parking numbers	Not applicable	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 dwelling 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 number of motorcycle parking spaces is maintained.</p>	<input checked="" type="checkbox"/>	Not required.
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 dwelling 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</p> <p>(b) seats, whichever is the greater; and</p> <p>(c) 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> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<input type="checkbox"/>	<p>(a) Compliant by condition.</p> <p>(b) Compliant by condition.</p> <p>(c) Compliant by condition.</p>

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

<p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6.</i></p> <p>C2.6.2–(A1.2)</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i>¹</p>		
<p>¹ Requirements for the number of accessible car parking spaces are specified in part D3 of the <i>National Construction Code 2016</i></p>		
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. One access existing.</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"/>	Not Central Business Zone.
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>
<p>C2.6.5 Pedestrian access</p>	<p>Not applicable</p>	<p>Assessment</p>
<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 style="padding-left: 40px;">(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p style="padding-left: 40px;">(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>	<input checked="" type="checkbox"/>	<p>Not required for single dwelling residential.</p>

C2.6.5-(A1.2)		
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.		
C2.6.6 Loading bays	Not applicable	Assessment
C2.6.6-(A1)	<input checked="" type="checkbox"/>	Loading bays are not required.
The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2-2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities</i> , for the type of vehicles likely to use the site.		
C2.6.6-(A2)	<input checked="" type="checkbox"/>	Loading bays are not required.
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> .		
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable	Assessment
C2.6.7-(A1)	<input checked="" type="checkbox"/>	Not required for residential use.
Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must: (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance;		

<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>		
<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: 80px;">(a) 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>
C2.6.8 Siting of parking and turning areas	Not applicable	Assessment
<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</p>	<input checked="" type="checkbox"/>	<p>Site is General Residential Zone.</p>

located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.		
C2.6.8-(A2) Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must: <ul style="list-style-type: none"> (a) have no new vehicle accesses, unless an existing access is removed; (b) retain an active street frontage; and (c) not result in parked cars being visible from public places in the adjacent roads. 	<input checked="" type="checkbox"/>	Site is General Residential Zone.
C2.7 Parking Precinct Plan		
C2.7.1 Parking precinct plan	Not applicable	Assessment
C2.7.1-(A1) Within a parking precinct plan, on-site parking must: <ul style="list-style-type: none"> (a) not be provided; or (b) not be increased above existing parking numbers. 	<input checked="" type="checkbox"/>	Parking precinct plan does not apply to the land.

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 –

Planning Scheme’s definition of a ‘dwelling’ includes “any outbuilding and works normally forming part of a dwelling”.

The Planning Scheme’s Objective for Clause 8.4.2 is:

The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion 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) provides reasonable access to sunlight for existing solar energy installations.

The Planning Scheme’s Acceptable Solution for Clause 8.4.2–(A3)(a)(i) states that “a dwelling, including 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 be contained within a building envelope determine by, for an internal lot, a setback distance of 4.5m from the rear boundary of a property with an adjoining frontage”.

Clause 8.4.2–(A3)(a)(ii) states the building envelope is further determined by development “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

Clause 8.4.2–(A3)(b)(ii) states development “only have a setback of less than 1.5m from a side or rear boundary if the dwelling does not exceed a total length of 9m or one third the length of the boundary (whichever is the lesser)”.

The proposed shed with awning is deemed to be “Discretionary” development due to the following matters:

- . The development would be setback less than 4.5m from the rear boundary of a property with an adjoining frontage, being 24 Hales Street. The shed with awning would be setback 1.65m from the rear boundary of 24 Hales Street and the 800mm high retaining wall would angle from a 2.66m setback to within 500mm.
- . The building would be outside the required building envelope on the western elevation.
- . The development would have a combined length of 12m off the rear boundary of a property with an adjoining frontage, (subject sites north boundary to 24 Hales Street).
The shed with awning would have a combined length of development on the western side boundary of 9m. Development is compliant with the Planning Scheme standard in this regard.

The proposed development seeks a variation to Clauses 8.4.2–(A3)(a)(i), 8.4.2–(A3)(b)(ii) and 8.4.2–(A3)(b)(ii). The development is assessed against the relevant Performance Criteria and an exercise of discretion is required for the shed with awning and associated retaining wall to be approved.

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

- (a) Not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - (i) *Reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;*

Planner’s comment – The reduced setback of development is from the site’s northern, internal boundary. Due to the north/south orientation of all lots in this area, any shadow impact would primarily fall over the subject site. At 9.00am there would be some shadow over the vehicle turning area of 20 Hales Street to the west. Over the course of the day, the sun would

move across the sky and by 12 noon, any shadow impact would be over the subject site. By 3.00pm, some shadow would fall onto the roadway of 28 Hales Street, to the east. Overall, there would be little to no reduction in sunlight to a habitable room (other than a bedroom) of an adjoining dwelling.

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

Planner's comment – The reduced setback of development is from the site's northern, internal boundary. Due to the north/south orientation of all lots in this area, any shadow impact would primarily fall over the subject site. At 9.00am there would be some shadow over the vehicle turning area of 20 Hales Street to the west. Over the course of the day, the sun would move across the sky and by 12 noon, any shadow impact would be over the subject site. By 3.00pm, some shadow would fall onto the roadway of 28 Hales Street, to the east. Overall, there would be no reduction in sunlight to the private open space of a dwelling on an adjoining property.

(iii) *Overshadowing of an adjoining vacant property; or*

Planner's comment – Not applicable. There is no adjoining vacant property.

(iv) *Visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;*

Planner's comment – The development would have a final apex height of 4.4m when viewed from the adjoining property to the north, identified as 24 Hales Street. The shed would have a 7m wall length and the awning would have a 5m length, being a total of 12m in development length.

The adjoining property at 24 Hales Street presents as a large, two-storey dwelling that is lower than the subject land at 26 Hales Street. This is due to the steep slope of the land in this area, sloping downwards from the

south to the north. The owners of adjoining property at 24 Hales Street have established an effective vegetation screen along the adjoining boundary, that would be over 1m high at this stage. In time, the screen would reduce any sight of the existing dwelling and proposed shed at 26 Hales Street. It is considered the proposed shed with awning would not result in a loss of amenity or present as development of excessive bulk or scale or proportion when viewed from adjoining land.

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

Planner's comment – A shed on adjoining land to the east is positioned the same as that proposed.

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

- (i) *an adjoining property; or*

Planner's comment – Solar energy installations are identified on adjoining land to the north, at 24 Hales Street. The development would not cast any shadow over this land.

- (ii) *another dwelling on the same site.*

Not applicable. No other dwelling on the site.

Conclusion – The siting and scale of the proposed outbuilding would not result in an unreasonable loss of amenity to adjoining properties, having regard to shadow impacts on the habitable rooms and solar installations of adjoining dwellings and the minimal visual impacts that would result due to the bulk and scale of the development.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
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Environmental Health	Not applicable.
Building	No issues.
Infrastructure Services	Refer to conditions of 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 –

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

The representations are summarised and responded to as follows:

REPRESENTATION NO. 1	
MATTER RAISED	RESPONSE

<p>1 The proposal is for a large shed which does not fit with the established character of the area and is out of context for the locality.</p> <p>The shed needs to be smaller and closer to the dwelling.</p>	<p>It is customary for allotments in the General Residential Zone to accommodate single dwellings with associated outbuildings.</p> <p>The Planning Scheme does not set a maximum floor area for outbuildings in the General Residential Zone, nor is there a limit on the number of outbuildings a parcel of land should accommodate.</p> <p>The adjoining property to the east, at 28 Hales Street, accommodates a shed with a floor area of 60m². The proposed development would have a shed/garage area of 69.93m² with a 45m² attached awning.</p>
<p>2 What is the purpose of the shed? After a discussion with the owner, the shed purpose is for living room/entertainment area. This would impact on the privacy and peaceful cohabitants living in the area. The shed is close to our bedroom windows and would be a disruption to our family.</p>	<p>The Planning Scheme's definition of a 'dwelling' includes "any outbuilding and works normally forming part of a dwelling".</p> <p>The application is for a shed/garage and such a building would be approved as a Class 10 building under the <i>Building Act 2016</i>.</p>

	<p>The eastern elevations submitted detail a single door and 2 roller doors that would provide access to the shed. This means the owner can use the building for domestic purposes, including the installation of a television, other than as a habitable building. See Elevation below.</p> <p>The shed/garage would be located 10m from the dwelling to the north, 9.3m from the dwelling to the west and 23m from the dwelling to the east.</p> 
<p>3 The shed would be a detrimental visual aspect to the surrounding architect designed houses.</p> <p>The shed should be built of brick.</p>	<p>There is no standard in the Planning Scheme requiring that a certain type of material be used for domestic buildings in the General Residential Zone.</p> <p>The shed would be clad with "Colorbond" materials.</p> <p>This is a typical material for outbuildings in the General Residential Zone.</p>

<p>4 The shed would result in noise issues if used as a living space with a TV.</p>	<p>Schedule 1 of the <i>Environmental Management and Pollution Control Act 1994</i> states as follows:</p> <p>For musical instruments or sound amplifying equipment prohibited hours are:</p> <p>Monday to Thursday – before 7.00am and after 10.00pm.</p> <p>Friday – before 7.00am (after midnight)</p> <p>Saturday – before 9.00am (after midnight)</p> <p>Sunday or public holiday – before 10.00am and after 10.00pm</p> <p>Amplified, domestic noise matters, if beyond these times are a matter for the Tasmania Police.</p> <p>There is no time limit on unamplified domestic noise.</p>
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<p>5 The Title has a covenant that states “no outbuilding is to be galvanized iron or similar material”. “Colorbond” is not a material to be used for the shed.</p>	<p>The Planning Scheme, the Ordinance that governs land use and development matters in Tasmania, does not include any standards relating to the type of materials to be used for development in the General Residential Zone.</p> <p>The standards of a Planning Scheme override a covenant on a Title and the Planning Authority is not to take the covenant into consideration when determining if a permit may be issued.</p> <p>Covenants on Titles are private matters for those persons affected by the covenant.</p>
<p>REPRESENTATION NO. 2</p>	
<p>1 The shed adjoins us to the west. The shed is enormous, spanning 9m along the western boundary of the land, and only 1m from the western boundary.</p>	<p>The development satisfies the Planning Scheme’s Acceptable Solution standard in relation to the length of development and setback of development on the western side boundary.</p> <p>Refer to Clause 8.4.2–(A3)(b)(ii) of this report.</p>
<p>2 What is the purpose of the shed?</p> <p>We understand the applicant intends to use the shed as a “living room to host gatherings and parties”. We object to this and consider it an unacceptable disruption to us next door.</p>	<p>Refer to the discussion above – Representation No. 1, Point 2.</p>

<p>3 It is possible that in the future the shed could be used for commercial machinery or industrial or building equipment.</p>	<p>If a permit is issued, it would be for a Class 10 shed associated with the residential use of the land.</p> <p>A "Permit Note" is usually placed on any permit issued for an outbuilding that states: "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".</p>
<p>4 The shed would shadow the window of the main bedroom and ensuite that currently enjoys morning sun, particularly during the winter.</p>	<p>The Planning Scheme's Performance Criteria 8.4.2-(P3)(a)(i) requires that overshadowing be assessed in relation to the habitable rooms of adjoining dwellings, excluding bedrooms.</p> <p>This matter has been assessed.</p> <p>Refer to the "Issues" section of this report.</p>
<p>5 Note that the covenant on the Title says "no outbuilding is to be galvanized iron or similar material".</p>	<p>Refer to discussion above – Representation No. 1, Point 5.</p>
<p>REPRESENTATION NO. 3</p>	
<p>1 We understand the applicant intends to use the shed for parties and entertainment and/or commercial workshop. Given the proximity to our home, we are concerned the development does not provide for sound-proofing.</p>	<p>Refer to discussion above – Representation No. 1, Point 2.</p>

<p>There is already a precedent in the area where a shed is used for parties and social gatherings that create disturbance late into the night.</p>	
<p>2 We are concerned about noise.</p> <p>Our child's bedroom faces the backyard, and it would put pressure on our family if we had to deal with noise from the shed. I also work from home and my study is facing a corner of our property, opposite the property being developed.</p>	<p>Amplified, domestic noise matters, if beyond 11.00pm, are a matter for Tasmania Police.</p> <p>There is no time limit on unamplified domestic noise.</p>
<p>REPRESENTATION NO. 4</p>	
<p>I am concerned the development will devalue my property.</p> <p>My ocean view will be affected, due to the position and height of the proposed shed.</p> <p>I would like the shed to be moved further south, towards the house, with a lower pitched roof.</p>	<p>The Planning Scheme does not protect the distant views that a parcel of land may have or may lose.</p> <p>The wall height of the shed would be 2.9m, with a ridge height of 4.4m above existing ground level, due to the 750m of fill required to level the site.</p> <p>Development also includes some cut. For the length of the building, a portion of the shed would be founded lower than existing ground level and, at the opposite end, would be set 750mm above existing ground level, due to the fill required to level the site.</p>

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

The representations received do not warrant refusal of the proposed development for a shed with attached awning and a retaining wall at 26 Hales Street.

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

The development satisfies the General Residential Zone Purpose in that it would provide for residential use and development where full infrastructure services are available or can be provided.

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

Recommendation –

It is recommended that the application for Residential – retaining wall and shed with awning – Setbacks and building envelope for all dwellings at 26 Hales Street, Penguin – Application No. DA2022248 be approved, subject to the following conditions:

- 1 The development must be substantially in accordance with the plans by n+b Pty Ltd, Sheet Nos. A101 to A105, Revision B dated 11 November 2022.
- 2 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.

- 3 Stormwater run-off from buildings and hard surfaces, including from vehicle parking and manoeuvring areas, must be collected and discharged to Council's stormwater infrastructure in accordance with the *National Construction Code 2019* and must not cause a nuisance to neighbouring properties.
- 4 All vehicle manoeuvring and parking spaces must:
 - (a) be constructed with a durable all-weather pavement;
 - (b) be drained to the public stormwater system, or contain stormwater on the site; and
 - (c) 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.
- 5 During site/building works and until all exposed soil areas are permanently stabilised against erosion, the developer must 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 Tasmania.
- 6 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.
- 7 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.

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 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 a Building Surveyor be contacted should clarification be required.'

The report is supported."

The Executive Services Officer reports as follows:

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

■ "That the application for Residential – retaining wall and shed with awning – Setbacks and building envelope for all dwellings at 26 Hales Street, Penguin – Application No. DA2022248 be approved, subject to the following conditions:

- 1 The development must be substantially in accordance with the plans by n+b Pty Ltd, Sheet Nos. A101 to A105, Revision B dated 11 November 2022.
- 2 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.
- 3 Stormwater run-off from buildings and hard surfaces, including from vehicle parking and manoeuvring areas, must be collected and discharged to Council's stormwater infrastructure in accordance with the *National Construction Code 2019* and must not cause a nuisance to neighbouring properties.
- 4 All vehicle manoeuvring and parking spaces must:
 - (a) be constructed with a durable all-weather pavement;
 - (b) be drained to the public stormwater system, or contain stormwater on the site; and

- (c) 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.
- 5 During site/building works and until all exposed soil areas are permanently stabilised against erosion, the developer must 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 Tasmania.
- 6 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.
- 7 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.

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 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 a Building Surveyor be contacted should clarification be required."

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INFRASTRUCTURE SERVICES

10.10 Standing Tender 2022–2025 – coastal and rural roadside mowing

The Director Infrastructure Services reports as follows:

“The Road Engineer has prepared the following report:

‘PURPOSE

The purpose of this report is to consider the tenders for the coastal and rural roadside mowing contract from 1 October 2022 to 30 June 2025.

BACKGROUND

The Central Coast Council controls and maintains the coastal and rural roadside mowing areas within the Central Coast municipal area. The rural road network is made up of approximately 450km of sealed and unsealed roads and the coastal road network is made up of approximately 65km of sealed and unsealed roads totalling 515km of roads.

The coastal and rural roadside mowing program consists of a first cut to a width of 3.4m both sides of the road, followed by a second cut later in the season on all main arterials to 5m wide (where possible) and a 3.4m wide cut on all other roads.

DISCUSSION

Tenders were called via the Council’s on-line e-tendering portal, Tenderlink, on 8 September 2022 and closed at 2.00pm on 27 September 2022.

Three tenders were received from the following companies:

- . Rodney Wright & Sons Contracting
- . Statewide Contracting (TAS) Pty Ltd
- . Mareeba Tas Pty Ltd.

The coastal and rural roadside mowing tender is a schedule of rates tender and the tenderers were asked to provide a 3.4m wide cut per km (one side) rate and 5.0m wide cut per km (one side) rate in accordance with the coastal and rural roadside mowing manual.

The following rates (inclusive of GST) have been submitted by the tenderers.

TENDERER	3.4M WIDE CUT RATE (\$)	5.0M WIDE CUT RATE (\$)
Mareeba Tas Pty Ltd	113.30	151.25
Rodney Wright & Sons Contracting	105.60	140.80
Statewide Contracting (TAS) Pty Ltd	100.00	133.00

For the assessment, a 3.4m wide cut rate over the 515km network length and second cut totals have been calculated based on tenderers' 3.4m and 5.0m wide cut rates for the relevant road lengths.

Below is a table showing these amounts:

INFRASTRUCTURE SERVICES

TENDERER	1ST CUT (\$) (515KM, BOTH SIDES) 3.4M	2ND CUT (\$) ARTERIAL ROADS (190KM, BOTH SIDES) 5.0M	2ND CUT (\$) OTHER ROADS (325KM, BOTH SIDES) 3.4M	TOTAL (\$) (INCLUDING GST)
Mareeba Tas Pty Ltd	116,699.00	57,475.00	73,645.00	247,819.00
Rodney Wright & Sons Contracting	108,768.00	53,504.00	68,640.00	230,912.00
Statewide Contracting (TAS) Pty Ltd	103,000.00	50,540.00	65,000.00	218,540.00
<i>BUDGET (EXCLUDING GST)</i>				<i>270,000.00</i>

All submissions for coastal and rural roadside mowing meet the tender requirements and would be considered acceptable.

The Council's Tender Assessment Panel used the following weighted criteria to evaluate the tenders.

Compliance with tender documents	10%
Previous experience with Council	10%
Relevant experience	10%
Work Health and Safety policy and record	10%
Resources	10%
Location of business	10%
Tender price	40%

Rodney Wright & Sons Contracting achieved the highest rating based on this method. A copy of the confidential Tender Assessment Panel's scoresheet is appended.

CONSULTATION

This item has followed a public tendering process.

RESOURCE, FINANCIAL AND RISK IMPACTS

The tender from Rodney Wright & Sons Contracting can be accommodated within the budget (\$270,000.00). Final mowing areas will be determined based on the allowable budget and tendered rates.

CORPORATE COMPLIANCE

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

Community Capacity and Creativity

- Facilitate entrepreneurship in the business community.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

Council Sustainability and Governance

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

CONCLUSION

It is recommended that the conforming tender from Rodney Wright & Sons Contracting for the Coastal and Rural Roadside Mowing from 1 October 2022 to 30 June 2025 be accepted and approved by the Council.'

The Road 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 Rodney Wright & Sons Contracting for the Coastal and Rural Roadside Mowing from 1 October 2022 to 30 June 2025 be accepted and approved by the Council."

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CORPORATE SERVICES

10.11 Statutory determinations

The General Manager reports as follows:

“A Schedule of Statutory Determinations made during the month of September 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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10.12 Financial statements

The General Manager reports as follows:

“The following principal financial statements of the Council for the period ended 30 September 2022 are submitted for consideration:

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

The Executive Services Officer reports as follows:

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

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

11 CLOSURE OF MEETING TO THE PUBLIC

11.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

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

A suggested resolution is submitted for consideration.”

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

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

The Executive Services Officer further reports as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.
 - 2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.
 - 3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.
- Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.
- 4 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public.”

Associated Reports And Documents

Central Coast Community Safety Partnership Committee

Minutes of a meeting held in the Chambers

Wednesday, 31 August 2022 – Commencing at 10.00am

1 PRESENT

Cr Jan Bonde (Mayor – CCC); **Paul Breaden** (Acting General Manager – CCC); **Cr Cheryl Fuller** (Councillor – CCC); **Daryl Connelly** (Director Community Services – CCC); **Allison Kable** (Community Development Officer – CCC); **Lynn Norton-Smith** (Community Representative); **Robert Tucker** (Central Coast Chamber of Commerce & Industry); **Garth Johnston**; (Community Representative); **Sergeant Adam Sirkel** (Tasmania Police).

2 WELCOME

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

3 APOLOGIES

Sandra Ayton (General Manager – CCC); **Simon Dent** (Principal Ulverstone Secondary College [USC] Schools Representative); **Kat Rose** (Ulverstone Neighbourhood House); **Kathryn Robinson** (Housing Choices Tasmania Ltd); **Sam van der Meulen** (Housing Choices); and **Jenelle Wells** (Health Promotion Consultant [Mersey] – Tasmania Health Service).

4 MINUTES OF PREVIOUS MEETING

■ Lynn Norton-Smith moved, and Garth Johnson seconded, "That the minutes from the meeting held on Wednesday, 29 June 2022 be confirmed as a true and correct record".

Carried

5 MATTERS ARISING FROM PREVIOUS MEETING

5.1 CCCCCI Expo – including safety partnership in forum

Robert Tucker reported the CCCCCI Business Expo has been postponed due to the number of community events already scheduled for October. The CCCCCI now plans to hold the expo in February or March 2023.

5.2 *CSP Champion Award*

Mayor, Cr Jan Bonde requested an update on the progress of the CSP Champion Award raised at the previous meeting. Lyn Norton-Smith reported that Glen Lutwyche had drafted a recommendation letter to be printed on Council letterhead. Allison Kable to follow up on the progress of this matter.

6 COMMUNITY SAFETY ACTION PLAN 2017–2022

Allison Kable reported Council will proceed with the accreditation process to be recognised as a Safe Community. To do so, evidence needs to be provided of the safety areas that have been addressed by Council. The process will take six months to complete, after which an assessment can be made of any new community safety issues to be addressed.

7 REPRESENTATIVE REPORTS

7.1 Crime Report.....**Tasmania Police**

Limited major crime has been reported in the Central Coast. Currently dealing with a high number of family violence, mental health and youth loitering calls. Hooning continues to be a community concern. Community members should be reminded that the more information they can provide at the time, the easier it is for police to follow up.

Paul Breaden reported that Infrastructure Services are planning a series of Facebook posts to promote road safety. Sergeant Adam Sirkel suggested including promotion of the 131 444 non-urgent police hotline.

7.2 Central Coast Chamber of Commerce Report.....**Robert Tucker**

The Central Coast Chamber of Commerce and Industry Awards Night will be held on Saturday 3 September.

7.3 Primary Health Report.....**Jenelle Wells**

Nil

7.4 Education (all schools) Report.....**Simon Dent**

Nil

7.5 Ulverstone Neighbourhood House Report.....**Simon Douglas**

Nil

- 7.6 Housing Choices Tasmania Report.....**Sam van der Meulen**

Nil

- 7.7 Community Reports.....**Garth Johnston/Lynn Norton-Smith**

Turners Beach Community Report:

Lyn Norton-Smith reported that the community is keen to see the shared pathway finalised, particularly through the bush area.

Hooning remains a problem in the Blackwood Drive area.

Penguin Community Report:

Garth Johnson reported that the community is pleased with the greening of Watcombe Beach. There have been some safety concerns with people walking in the area at night dressed in dark clothing, standing on the roadway to look at the works.

The Shared Pathway is being well utilised.

Hooning remains a problem, in particular a motorbike and high-powered car.

- 7.8 Council Report.....**Mayor, Cr Jan Bonde and Paul Breden**

Preservation Bay Shared Pathway is due to be completed by the end of September. The next section will be along the Bass Highway between Leith and Devonport. The contract has been awarded for the West Ulverstone section however no start date has been confirmed.

Council has received a request to promote the Drug Education Network on social media and consider how Council could participate. A copy of the information to be circulated with the minutes.

Mayor, Cr Jan Bonde raised concerns regarding vaping in the community. Sergeant Sirkel reported there have not been any reports of illegal substances being used in vapes however there are teens in the community using vapes.

8 OTHER REPORTS

- 8.1 Penguin Community Op-Shop Roundtable.....**Cr Cheryl Fuller**

The Op-Shop recently facilitated a roundtable with community organisations and businesses in the Penguin area, including the Salvos, Anglicare, and Housing Choices, with the goal of raising awareness for the issues being encountered by members of the community experiencing homelessness or housing insecurity. Proactive, localised solutions were discussed by those who attended.

The Op-Shop are in final negotiations for a lease on the property next door. This space will be called The Rookery, and will be open one day a week to provide access to food and financial support. There are currently no outreach services available in Penguin and this space could potentially be used as a base for regular outreach visits.

It was also identified at the roundtable that there is a need for formal training for Op-Shop volunteers who are often acting as counsellors. Service providers at the meeting were able to connect the Op-Shop team with Lifeline who will conduct Accidental Counsellor training.

8.2 Homelessness in Central Coast.....**Daryl Connelly**

Council has adopted a Strategic Action for 2022/2023 to review homelessness in the area. Whilst the project was originally scheduled to commence in November, a motion was passed at the August Council meeting to take immediate action. Council has reached out to Federal and State ministers and service providers to understand what is being done at a state and federal level. This is not a simple matter and will require careful consideration of safety implications for staff and community members.

Action already taken includes opening additional amenities for 24-hour access. The public amenities in Bannons Carpark will be added to the list of amenities already available 24-hours a day in Turners Beach, Forth and Penguin. This will be on a trial basis, pending review of vandalism and public safety.

Sergeant Adam Sirkel reported the biggest issue police have encountered is finding accommodation for people who do not fit the current criteria for emergency housing facilities e.g. youth shelters, women's shelters. Cr Fuller reported she understood the Minister for Housing had been approached regarding the potential to use the currently unoccupied Serenity House building for this purpose.

Lyn Norton-Smith asked if there are any publicly available mobile phone charging stations. Allison Kable advised charging stations are being installed at the Ulverstone Skate Park. Cr Fuller noted the Wharf Precinct would be another suitable location for charging stations.

8.3 Disability Access and Inclusion Working Group.....**Daryl Connelly**

The Council adopted the Access and Inclusion Plan at the August Council Meeting, a copy of which is attached to these minutes.

The Plan was built around three commitments: inclusive placemaking; an inclusive culture; and inclusive events, services and communications. Priority actions were identified.

Council endorsed establishing an Access and Inclusion Committee who will continue to meet twice a year to review Council's Annual Plan and Budget to ensure access and inclusion is considered in these processes.

Daryl reported three new all ability swings have been installed. All access swings are now available at:

- Sulphur Creek Hall Playground
- Forth Recreation Ground Playground
- Anzac Park
- Penguin Foreshore Playground
- Dial Park Playground
- Robins roost Playground (Beach Road, Ulverstone)
- Hope Street Playground (Ulverstone)

Garth Johnson questioned if Council had considered installing Liberty Swings in playgrounds. Cr Fuller reported that the Parks Officer had investigated these and believed there were better, more inclusive options that should be considered. Feedback from the community should be encouraged to determine if Liberty Swings or other types of accessible equipment should be included.

Daryl reported that a review is underway to determine if it is possible to open the accessible toilet in the Penguin Visitor Information Centre for public use. Security issues and building access need to be considered.

9 GENERAL BUSINESS

- 9.1 Cr Fuller raised concerns regarding the traffic lights and electronic signage at Seaside Crescent, Penguin. When the lights are set at flashing amber there is not always enough space for larger vehicles to pass. Paul Breaden will follow up.
- 9.2 Lyn Norton Smith enquired about Council's intention to install indigenous interpretation signage. Daryl Connelly reported the Cultural Heritage Study and Reconciliation Action Plan identified relevant actions for working with local indigenous people to understand significant places and signage promoting indigenous culture is planned as part of this process.
- 9.3 Garth Johnson presented flowers from the Committee to Mayor, Cr Jan Bonde and thanked her for her engagement with the committee and the community during her term as Mayor.

10 NEXT MEETING

The next meeting is to be held on Wednesday, 26 October 2022 at 10.00am, in the Council Chamber, 19 King Edward Street, Ulverstone.

As there was no further business the meeting closed at 11.06am.



Do you have young people in your life?

The subject of alcohol and other drugs can be a tricky one to raise, regardless of how old the kids in your life are. Are you concerned about a young person and not sure what to say? Want to help them but not sure how?

Let's change that.

Be part of the Community Conversations project with the Drug Education Network.

Tell us what you need to know to help your young people be safer around alcohol and other drugs.

Join us for Focus Groups.

Sign up and come along to share your thoughts and ideas in person.
Start with the survey: www.den.click/convo

Tell us your thoughts.

Can't make it to a focus group? Share your knowledge through our survey.
www.den.click/convo

Have a chat with us.

Want to take the survey on the phone or learn more about the project?
Call Clare on **6336 7959** or **1300 369 319**.
(If we can't answer, please leave a message: we'll call you back.)



About the project: The Drug Education Network (DEN) has received funding to create several online resources to prevent harms to young people from alcohol and other drugs. The **Community Conversations** project is a first for Tasmania with the resources being designed together with adult family members and friends of young people, and will focus on what they want to know about alcohol and drug awareness to help the young people they support navigate their adolescent journey. To learn more, visit <http://code.den.org.au/community-conversations>

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:

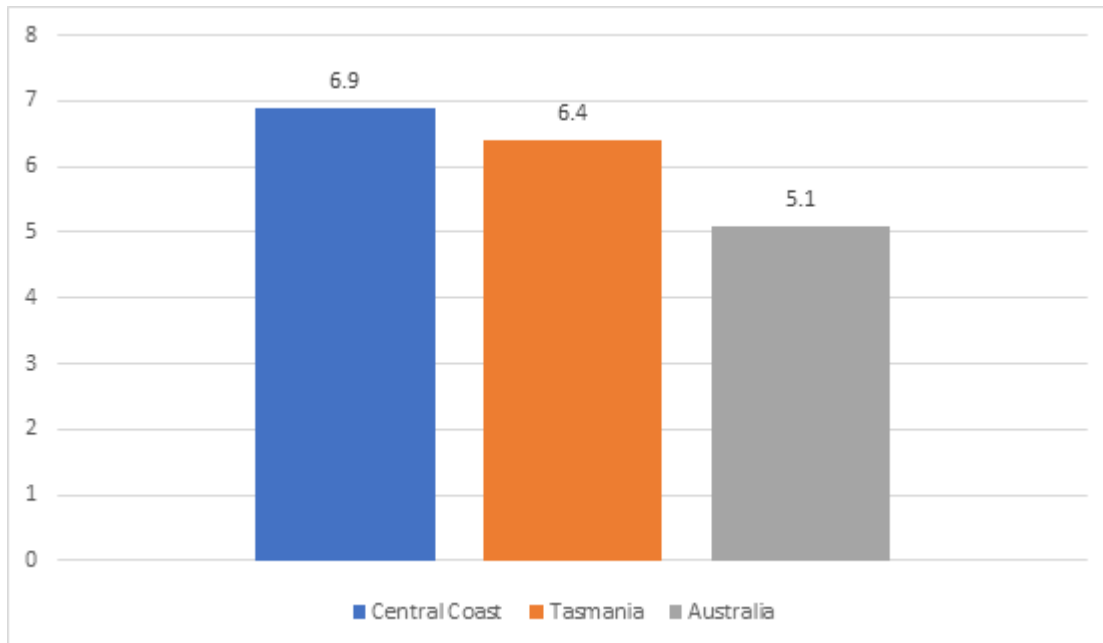
- Work – whether the work is paid or voluntary.
- Training or studying – for example at school, TAFE or university, or workplace training.
- Providing or accessing facilities or services.
- Buying or selling goods.
- Club membership or club-related activities.
- Hotels and pubs.
- Housing and accommodation – 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.



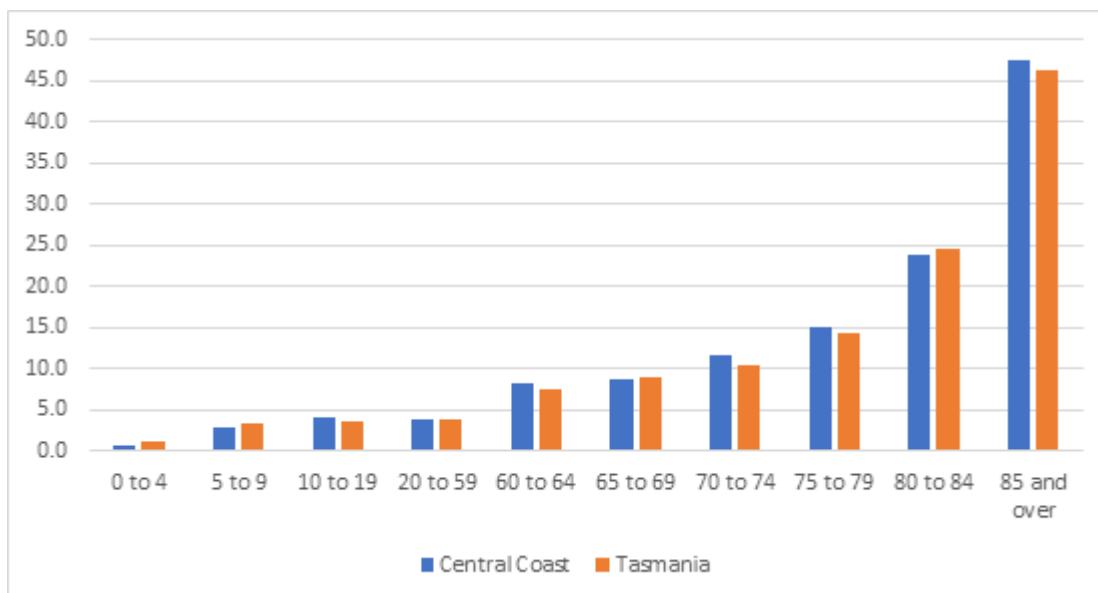
Central Coast's accessibility story

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.



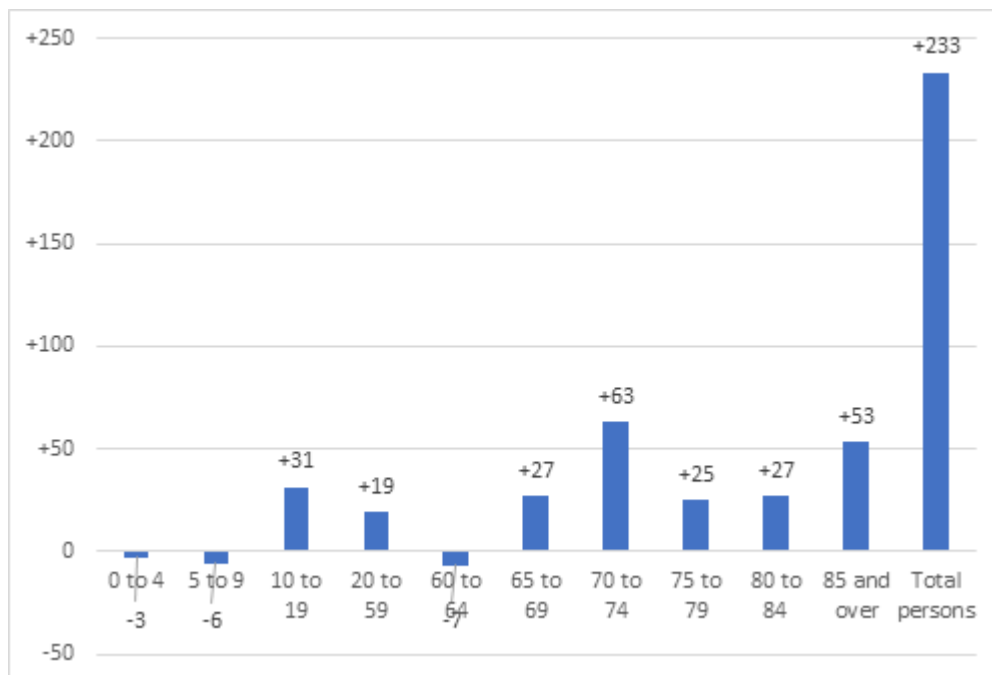
Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

Need for assistance with core activities by age, 2016



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

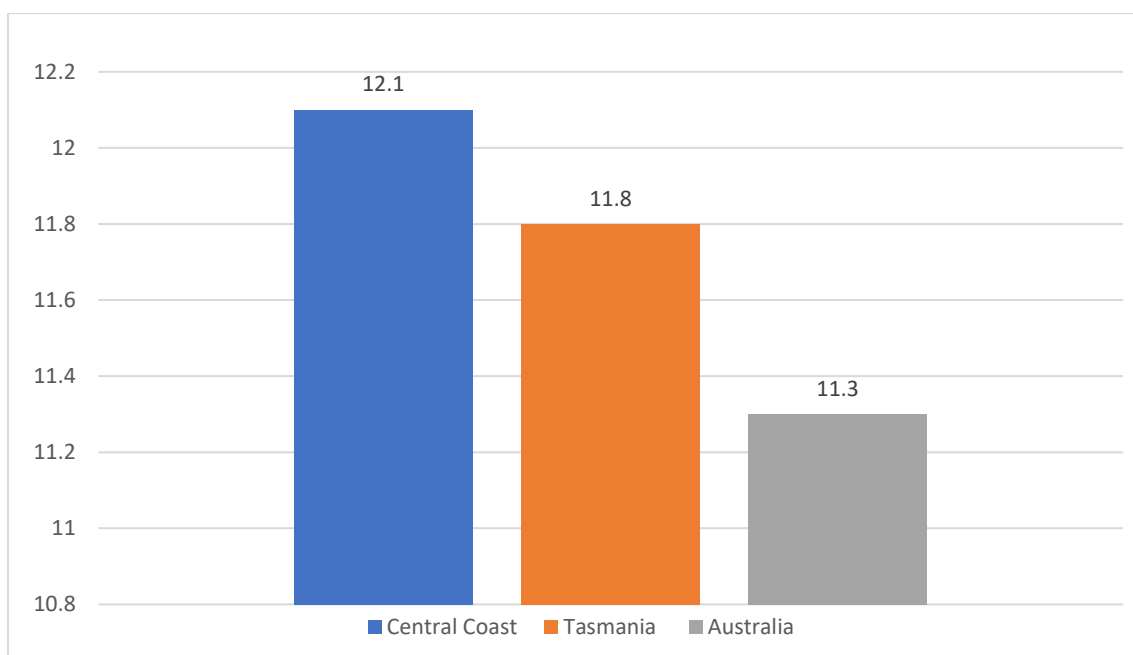
Change in need for assistance with core activities, 2011-2016



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

Caring for people with disability

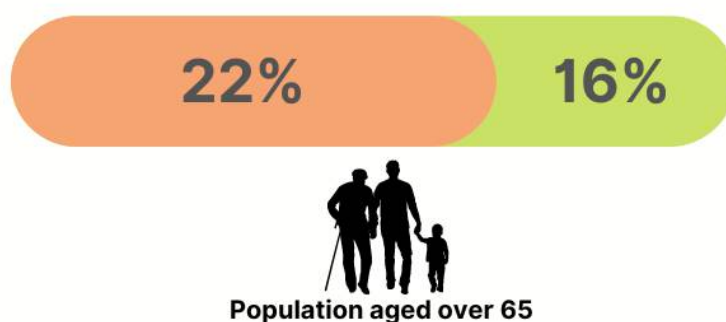
In the Central Coast Council area, 2,138 carers were providing unpaid assistance to a person with a disability, long term illness or old age in 2016. This represents 12.1% of the population aged 15+. This is compared to 11.8% for Tasmania and 11.3% for Australia. It increased by 84 people between 2011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

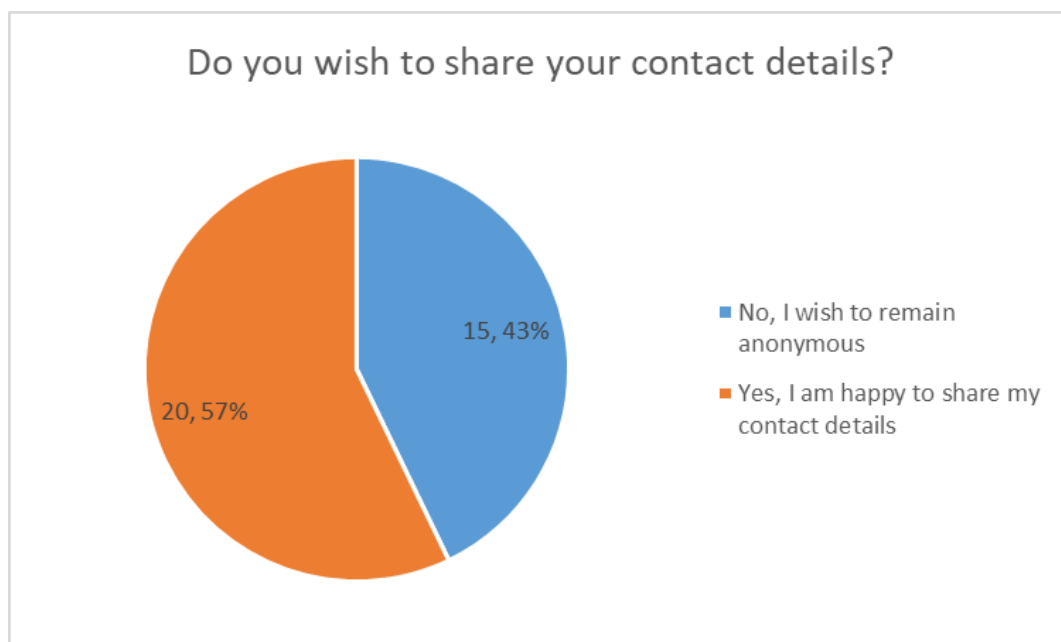
This survey was promoted via social media, a media release and through a letter to various stakeholders including disability support organisations. Hard copies were made available at the Council Administration Centre, and an email about the survey was sent to families of our childcare service. A summary 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

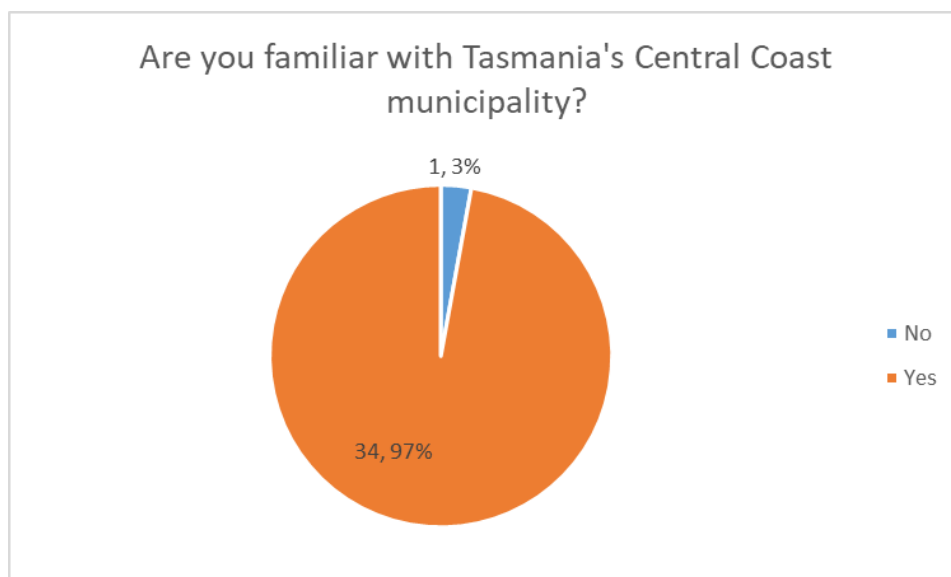
Section 1: The people who completed the survey

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.

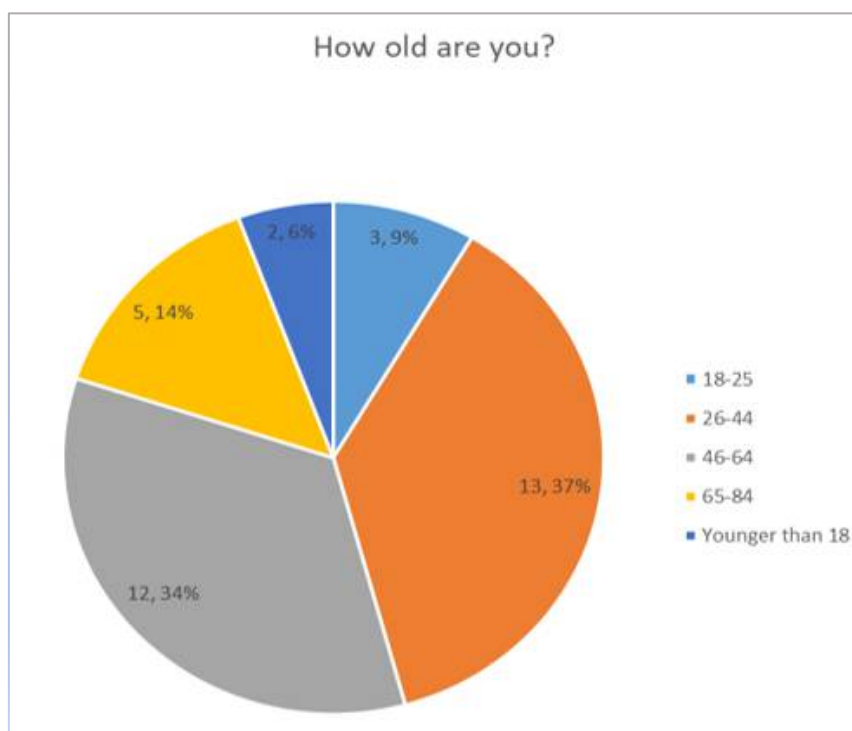
About the respondents	Number of respondents	% of respondents
I have a disability	15	43%
I am a family member, carer, or friend of somebody with a disability	18	51%
I work for a disability support organisation	6	17%
Other	3	9%

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

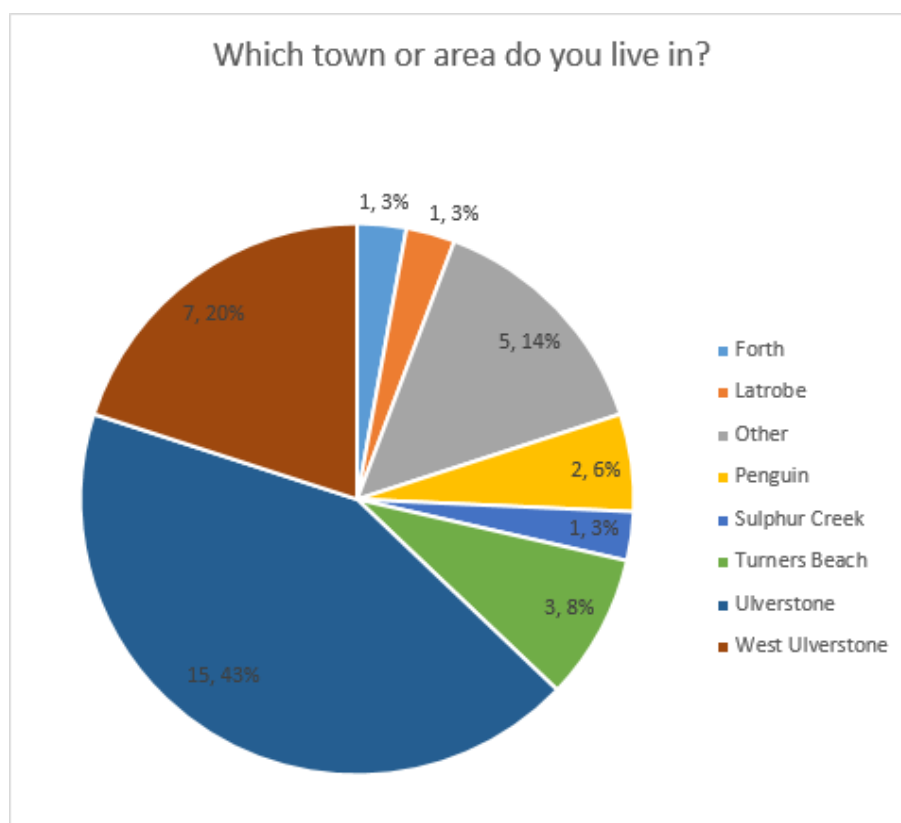
Some respondents experienced more than one disability therefore the % total is greater than 100% and respondents total is greater than 35.

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.

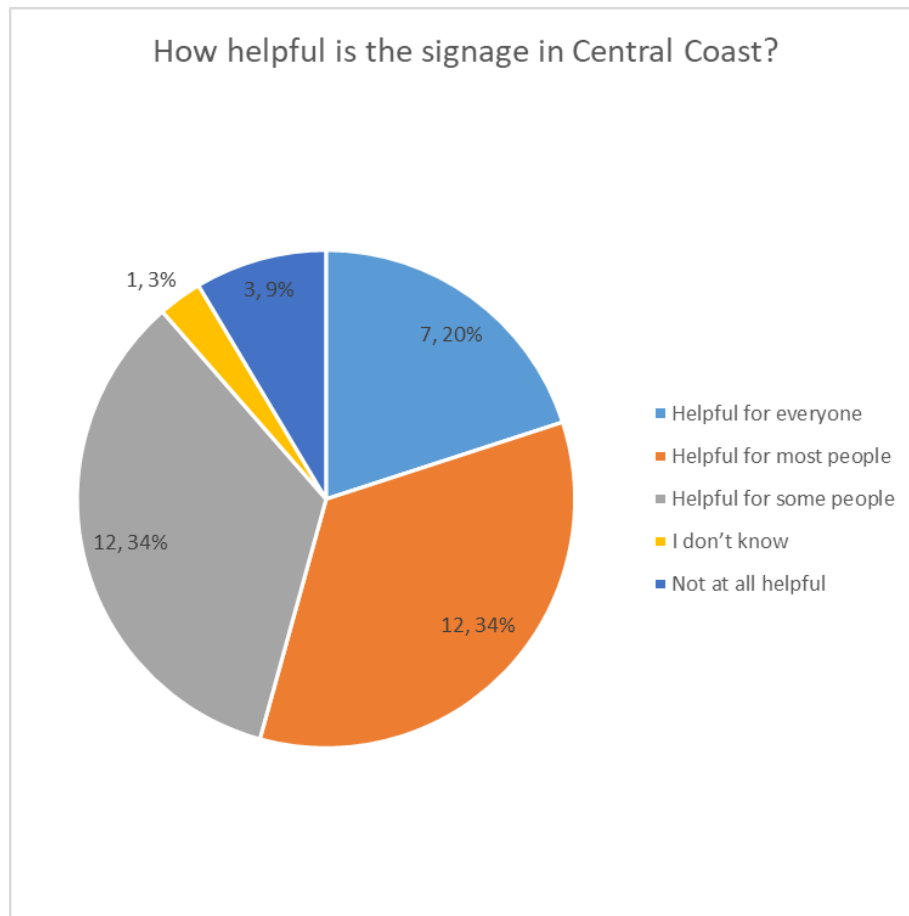


4 Most respondents (22, 63%) resided in Ulverstone or West Ulverstone, with some representation from Turners Beach, Penguin and Sulphur Creek.



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.



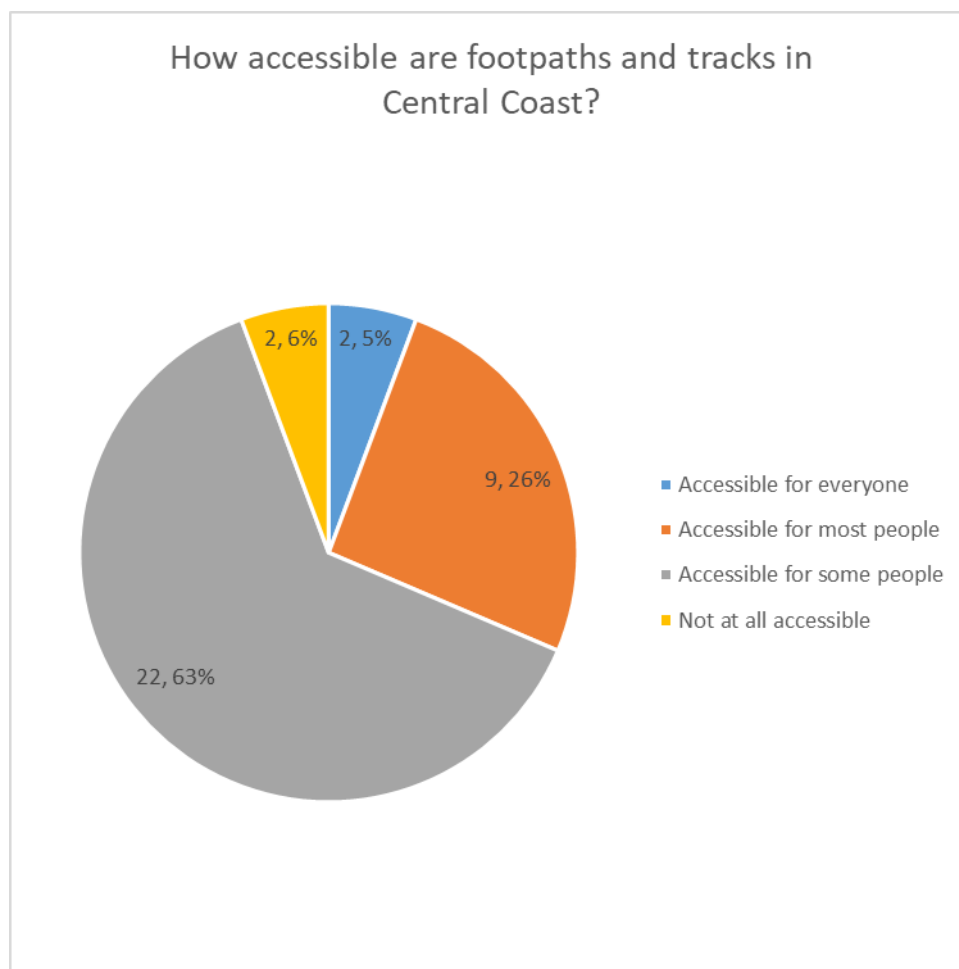
Most of the feedback provided was about:

- 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.**



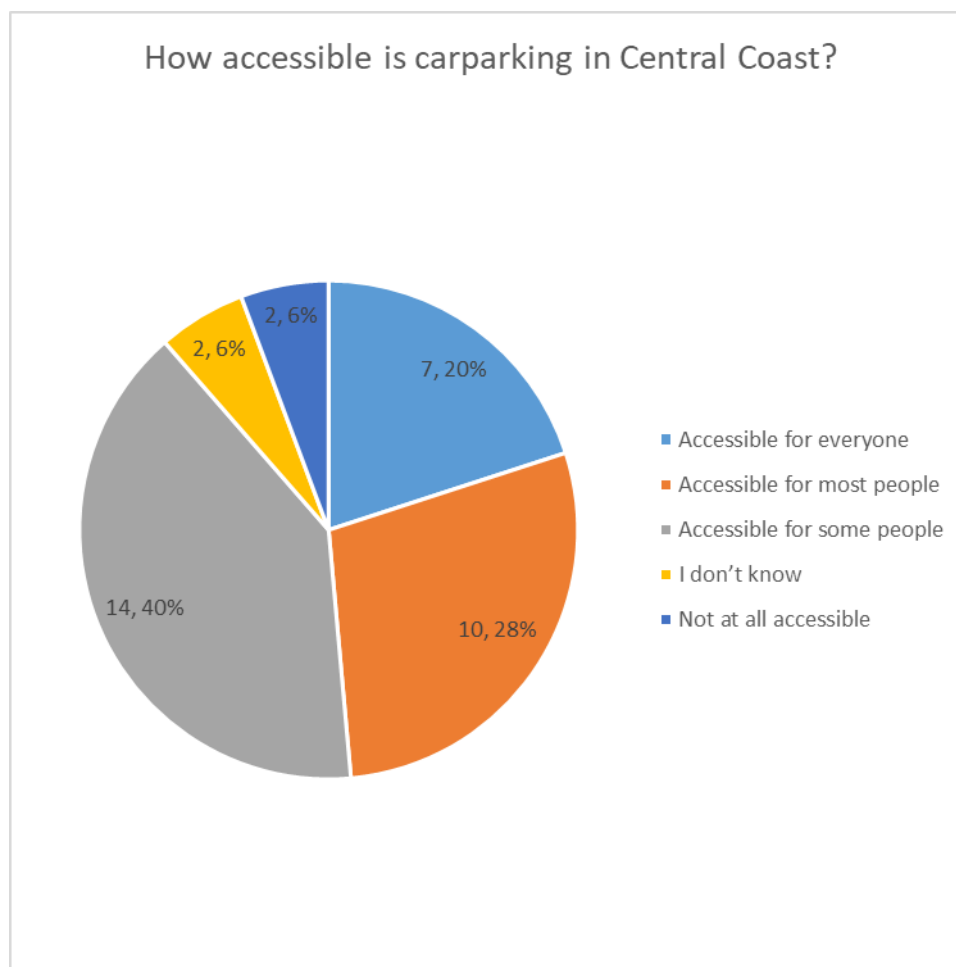
Most of the feedback provided was about:

- 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%).**



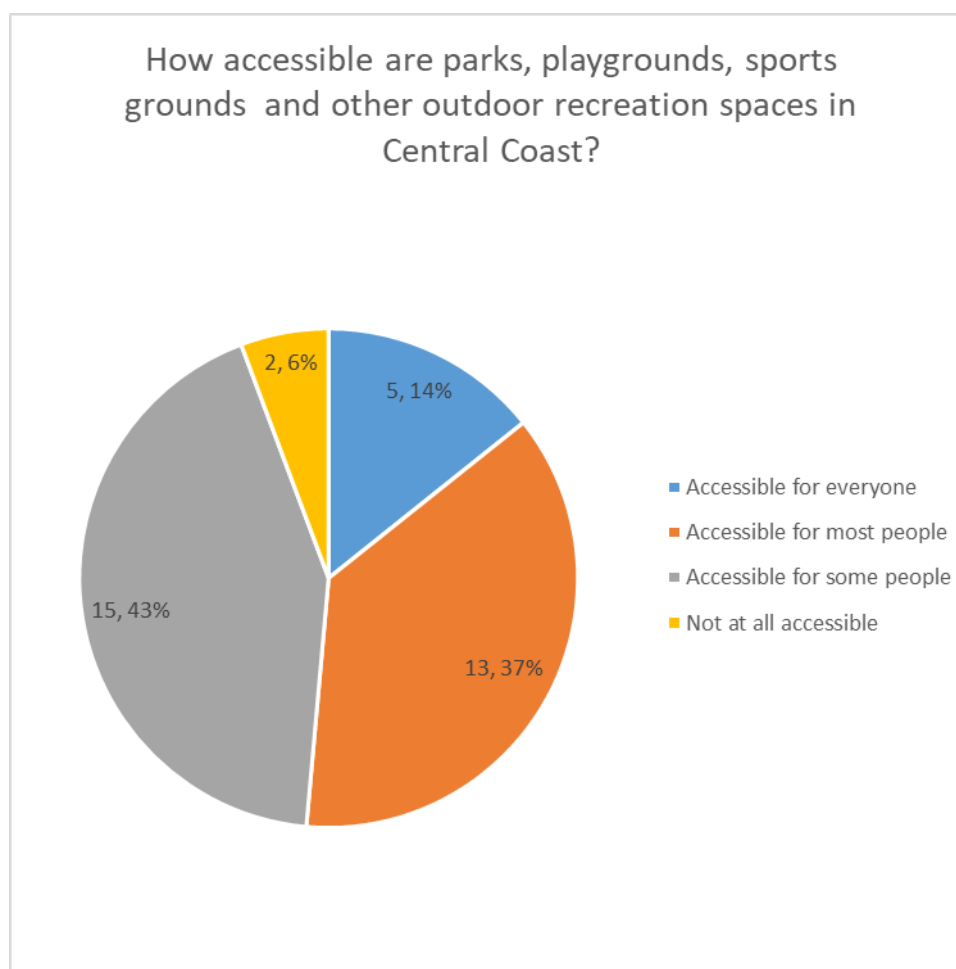
Most of the feedback provided was about:

- 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.**



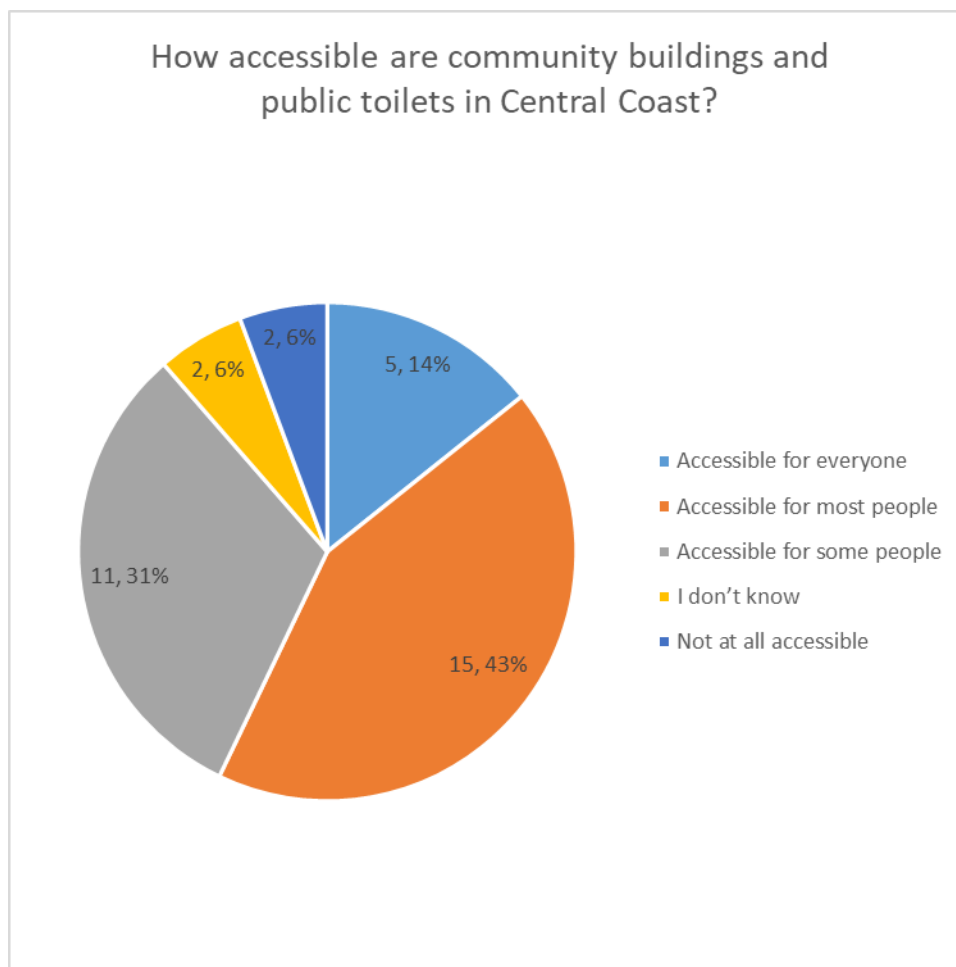
Most of the feedback provided was about:

- 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.**



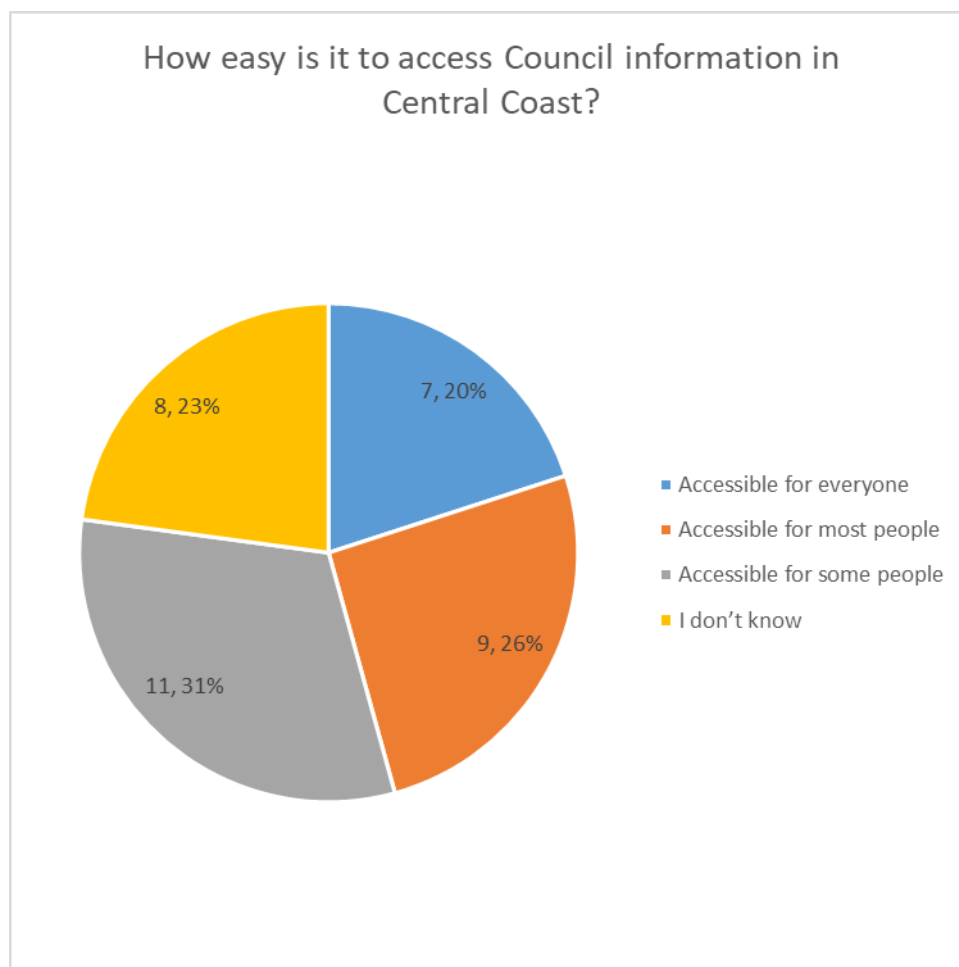
Most of the feedback provided was about:

- 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.



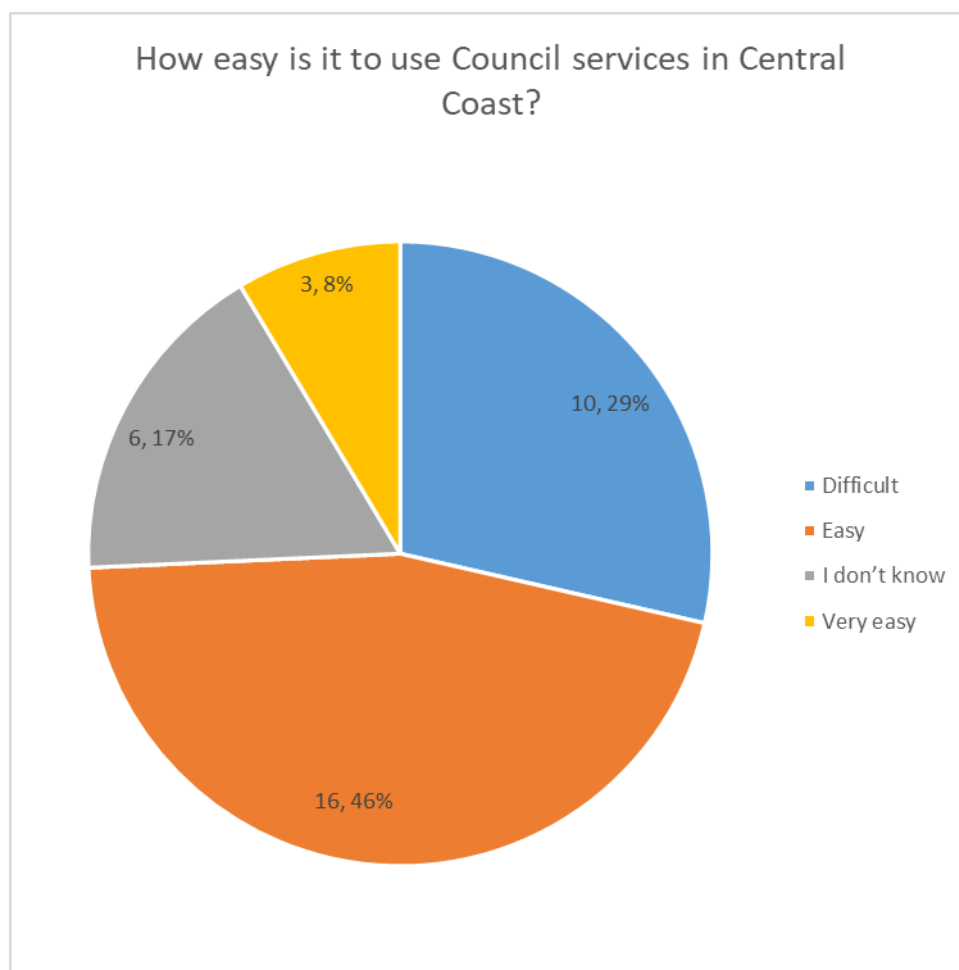
Most of the feedback provided was about:

- 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.



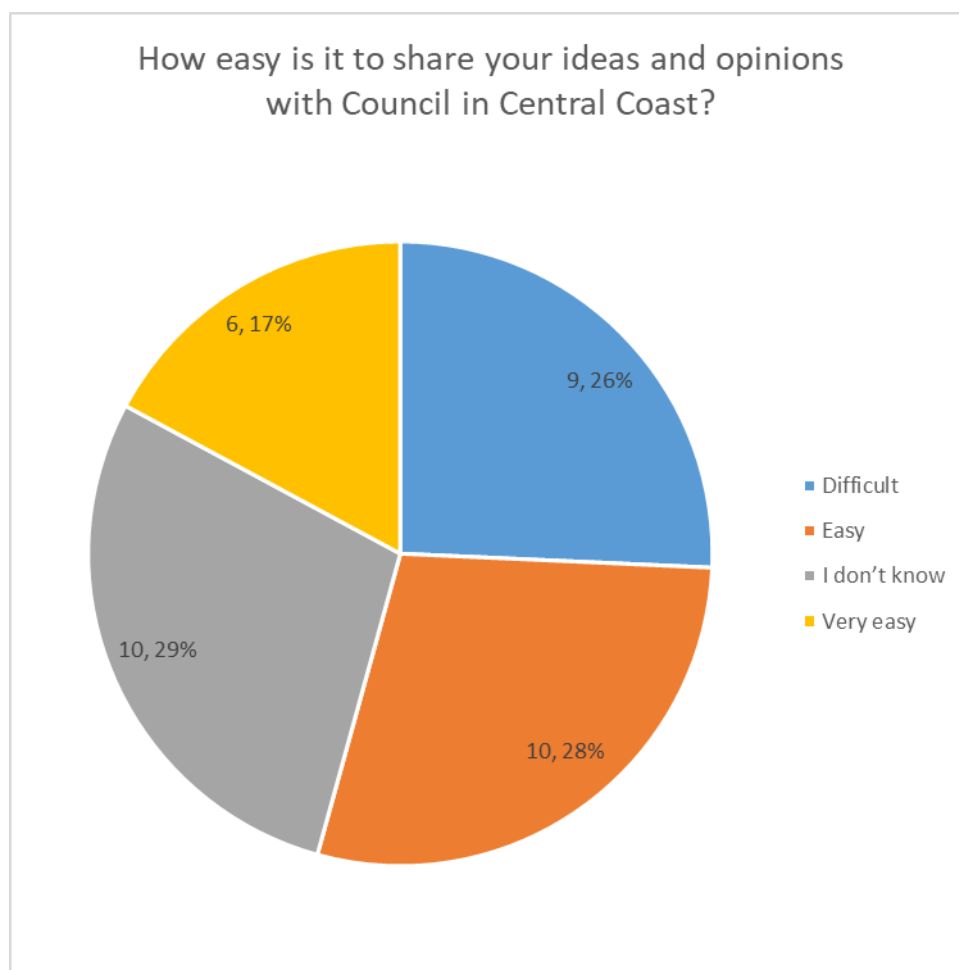
Most of the feedback provided was about:

- 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.



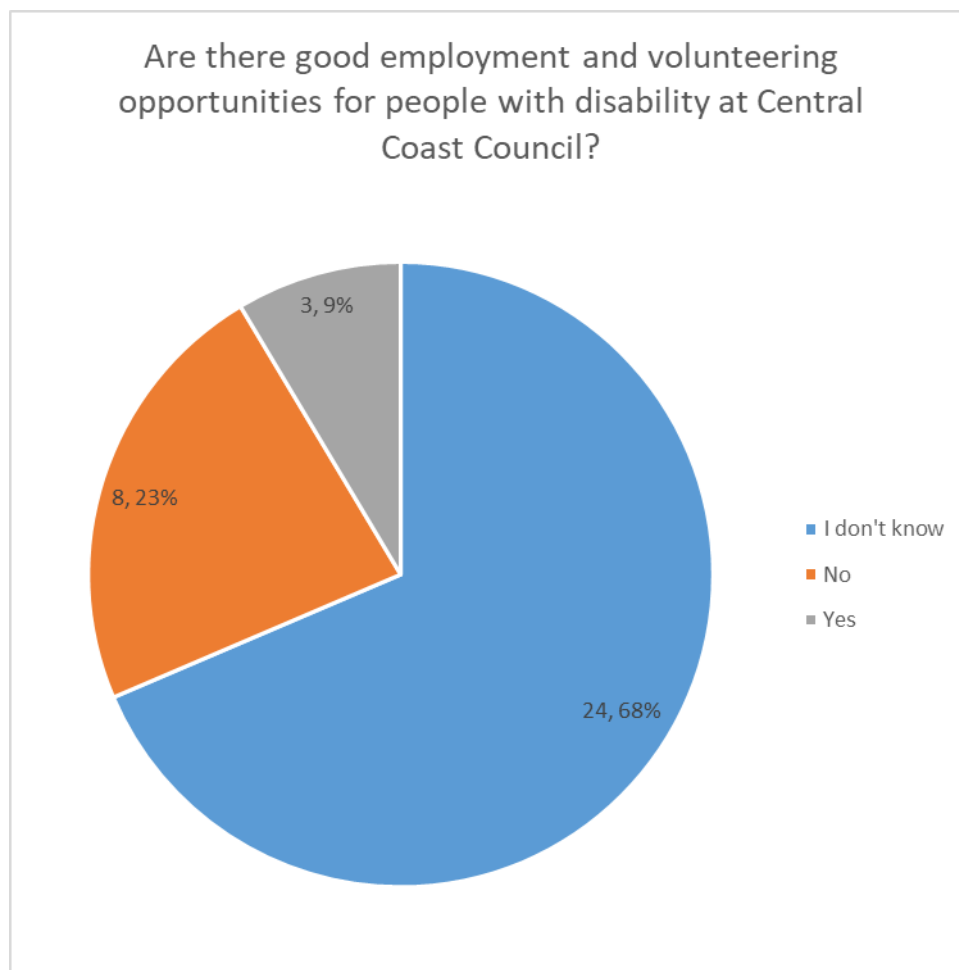
Most of the feedback provided was about:

- 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.



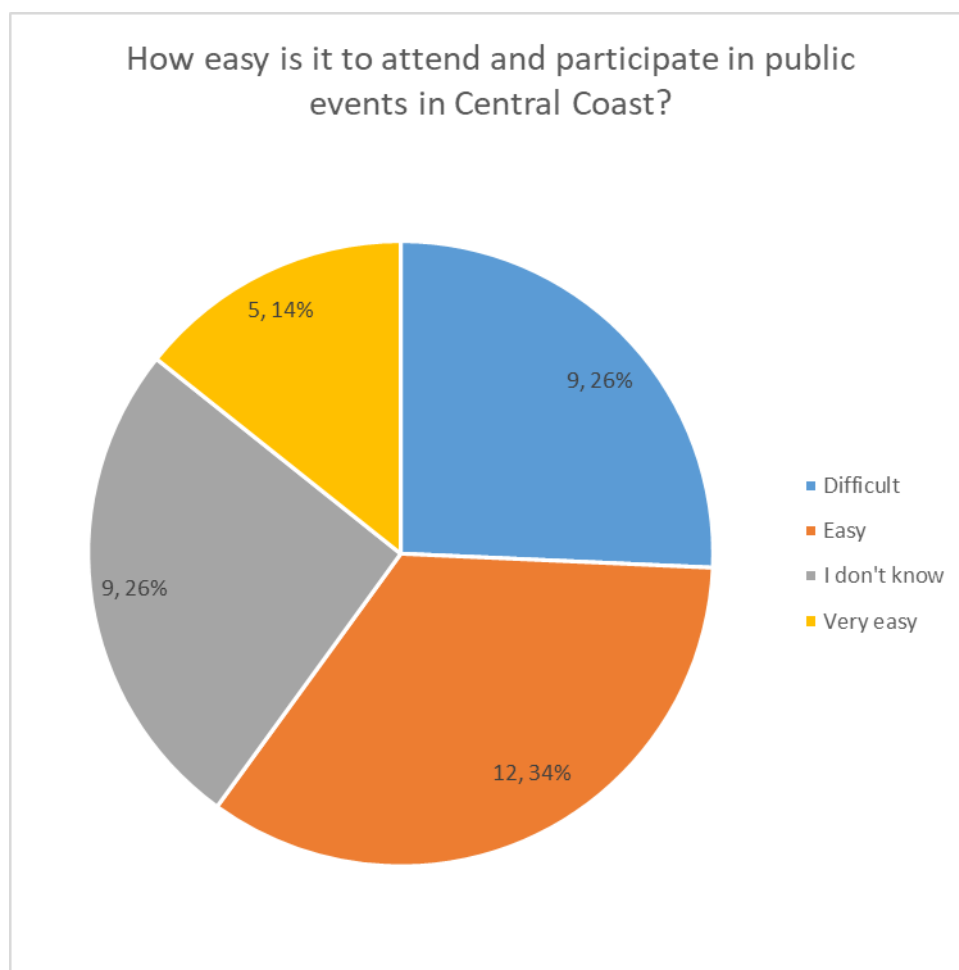
Most of the feedback provided was about:

- 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

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

Period: 27 September to 17 October 2022

Documents for affixing of the common seal under delegation

- . Adhesion Order
175 Wilsonia Road, North Motton
DA202211
- . Final Plan of Survey and Schedule of Easements
330 Preservation Drive and 340 Preservation Drive, Sulphur Creek
DA2021110



Sandra Ayton
GENERAL MANAGER

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the Common Seal)

Period: 27 September to 17 October 2022

Agreements

- Lease Agreement
North Western Axemen's Association Inc. and Central Coast Council
Axemen's Association facilities at Penguin Chopping Complex
Dial Regional Sports Complex, Penguin
Date of commencement: 1 December 2021
Term of agreement: 5 years (30 November 2026)
- Lease Agreement
Ulverstone Repertory Theatre Society Inc. and Central Coast Council
Former Ulverstone Court House, Ulverstone
Date of commencement: 1 August 2022
Term of agreement: 1 year (31 July 2023)



Sandra Ayton
GENERAL MANAGER

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

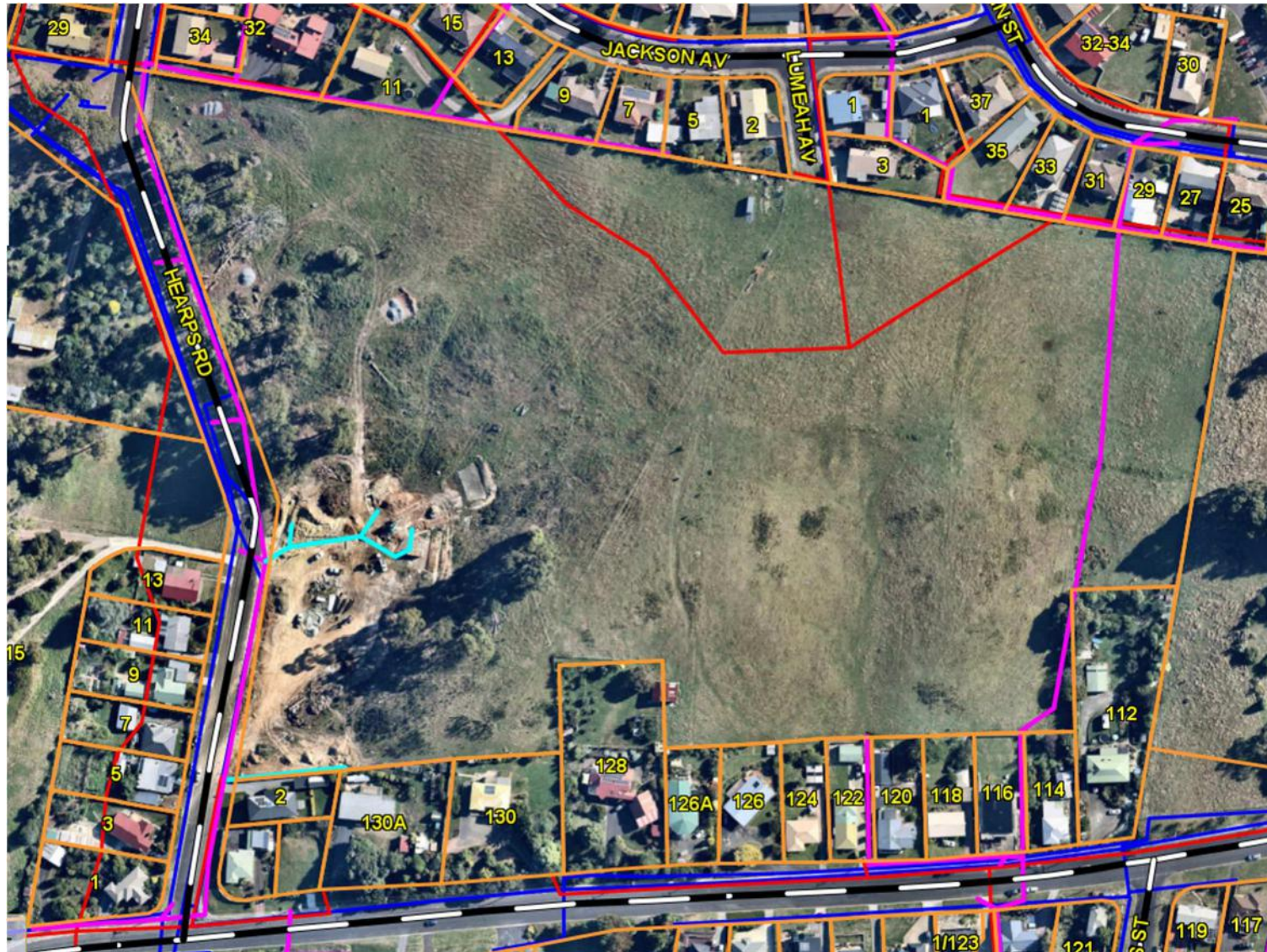
Period: 27 September to 17 October 2022

- . An email from a ratepayer regarding concerns with the recent Council dog management survey.

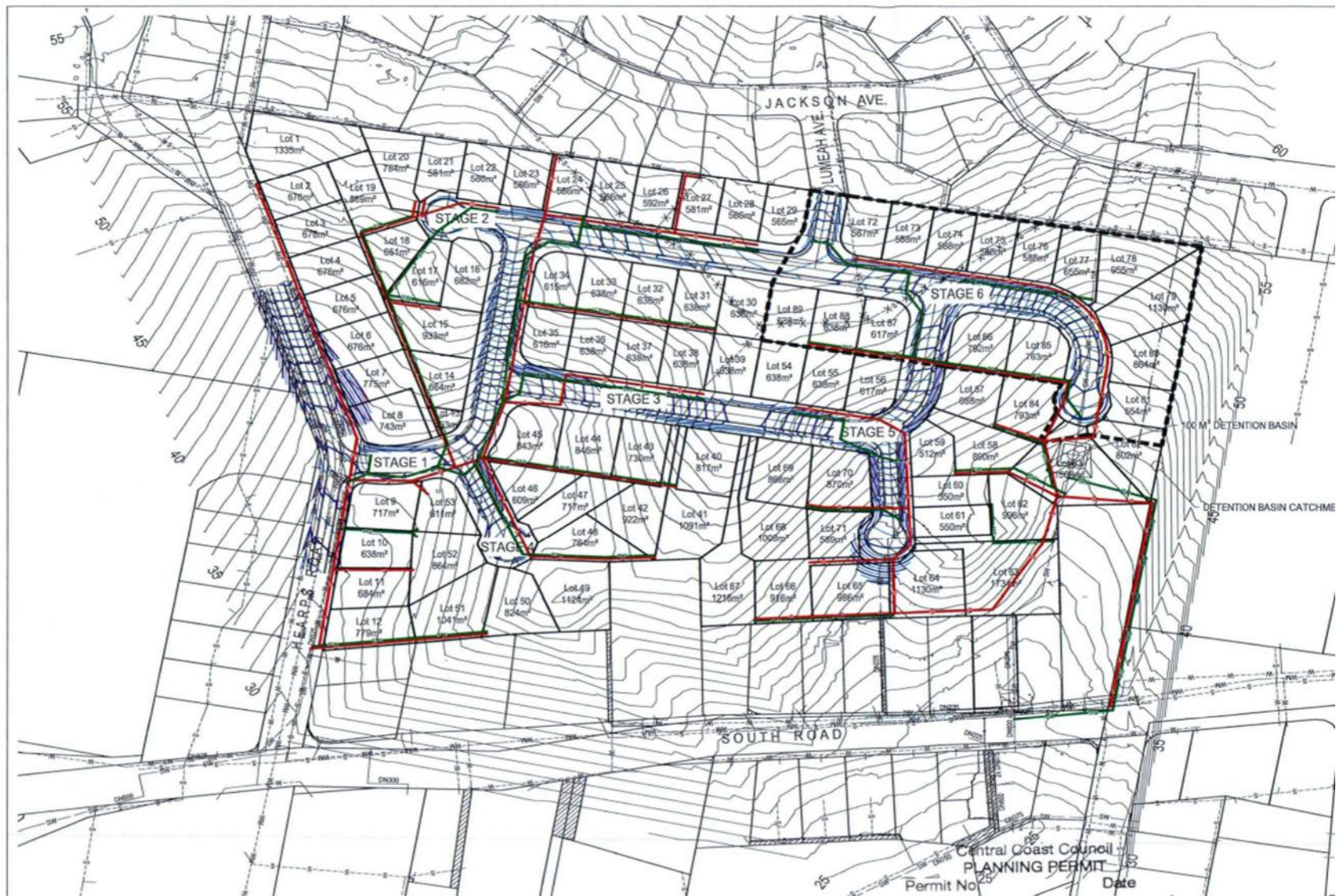


Sandra Ayton
GENERAL MANAGER

Annexure 1



Aerial View - Hears Road, West Ulverstone



Staged Plan of Subdivision

Central Coast Council
List of Development Applications Determined
Period from: 1 September 2022 to 30 September 2022

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2021369	6 Clarke Street ULVERSTONE,TAS,7315	Discretionary	Subdivision to create two lots and construction of residential dwelling on each lot	17/12/2021	23/09/2022	30	\$750,000.00
DA2022026 - 1	15 Loongana Road NIETTA,TAS,7315	Discretionary	Resource Development - Storage sheds	7/09/2022	30/09/2022	15	\$0.00
DA2022121	39 Eastland Drive ULVERSTONE,TAS,7315	Discretionary	Residential - multiple dwellings x 3 and demolition of workshop and garage	3/05/2022	13/09/2022	33	\$600,000.00
DA2022145	6 Kilowatt Court ULVERSTONE,TAS,7315	Discretionary	Service Industry, Manufacturing and Processing and Storage	24/05/2022	13/09/2022	28	\$1,300,000.00
DA2022148	16 Tower Place WEST ULVERSTONE,TAS,7315	Discretionary	Residential - single dwelling and retaining walls	26/05/2022	15/09/2022	27	\$400,000.00
DA2022164	67 Stubbs Road TURNERS BEACH,TAS,7315	Discretionary	Residential - multiple dwellings x 12 and demolition of outbuildings	14/06/2022	12/09/2022	46	\$2,900,000.00
DA2022168	79 Deviation Road PENGUIN,TAS,7316	Permitted	Subdivision - 2 residential lots	15/06/2022	23/09/2022	17	\$12,000.00
DA2022180	27 Southwood Avenue PENGUIN,TAS,7316	Discretionary	Residential - single dwelling and shed	27/06/2022	9/09/2022	29	\$470,000.00
DA2022202	21 Walker Street FORTH,TAS,7310	Discretionary	Residential - dwelling and two vehicle accesses to a frontage	20/07/2022	13/09/2022	22	\$45,000.00
DA2022206	60 South Road WEST ULVERSTONE,TAS,7315	Discretionary	Visitor Accommodation - Short term	22/07/2022	14/09/2022	23	\$0.00
DA2022209	12 Griffin Place SULPHUR CREEK,TAS,7316	Discretionary	Residential - single dwelling and shed	26/07/2022	13/09/2022	33	\$500,000.00
DA2022211	15 Leven Street ULVERSTONE,TAS,7315	Discretionary	Residential - dwelling extension	27/07/2022	26/09/2022	31	\$200,000.00
DA2022214	12 Shorehaven Drive TURNERS BEACH,TAS,7315	Discretionary	Residential - single dwelling	1/08/2022	6/09/2022	28	\$650,000.00
DA2022217	93 Dial Road PENGUIN,TAS,7316	Discretionary	Residential - dwelling extensions	2/08/2022	2/09/2022	28	\$250,000.00
DA2022227	6 Lukin Street TURNERS BEACH,TAS,7315	Discretionary	Residential - addition to Dwelling No. 2 of multiple dwellings x 2 approved under DA2020332	15/08/2022	13/09/2022	22	\$350,000.00
DA2022231	11 Lillian Court TURNERS BEACH,TAS,7315	Discretionary	Residential - second vehicular access to a frontage	18/08/2022	14/09/2022	23	\$0.00
DA2022232	25 Allens Road WEST ULVERSTONE,TAS,7315	Discretionary	Residential - change of use from dwelling to shed	22/08/2022	21/09/2022	22	\$1,000.00
DA2022233	4 Cheryl Court WEST ULVERSTONE,TAS,7315	Discretionary	Residential - deck	23/08/2022	26/09/2022	21	\$35,000.00
DA2022237	47 Wilmot Road FORTH,TAS,7310	Permitted	Residential - domestic storage and machinery shed	29/08/2022	13/09/2022	7	\$30,000.00
DA2022238	715 Forth Road FORTH,TAS,7310	Discretionary	Residential - single dwelling and demolition of existing dwelling and sheds	25/08/2022	20/09/2022	20	\$850,000.00
DA2022240	23 Griffin Place SULPHUR CREEK,TAS,7316	Discretionary	Residential - single dwelling	26/08/2022	28/09/2022	28	\$350,000.00
DA2022247	22 Kings Parade ULVERSTONE,TAS,7315	Permitted	Visitor Accommodation and retrospective application for demolition of shed	2/09/2022	30/09/2022	15	\$1,000.00

Annexure 1



Central Coast Council



CENTRAL COAST COUNCIL
19 King Edward St
Ulverstone
TAS 7315
Telephone: 03 6429 8900
Facsimile: 03 6425 1224
admin@centralcoast.tas.gov.au



8-Sep-2022

**26 HALES STREET,
PENGUIN
DA2022248**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document

All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

© The List 2021.

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10 m

Scale =
1:442.260

Annexure 2



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19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900

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

Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2022248**

Location: **26 Hales Street, Penguin**

Proposal: **Residential - retaining wall and shed with awning**

Performance Criteria: **Setbacks and building envelope for all dwellings**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au. Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the General Manager, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. *Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015.*

The representation must be made on or before **26 September 2022**

Date of Notification: **10 September 2022**

Paul Breaden
ACTING GENERAL MANAGER

CENTRAL COAST COUNCIL

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.auwww: centralcoast.tas.gov.au

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	5/09/2022
Application No:	DA2022248
Doc ID:	432005

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:**Site Address**

26 Hales Street, Penguin

**Certificate of
Title Reference**

TITLE REF 177139/40, PID9321766

Land Area

967m2

Heritage Listed Property

NO

☒

YES

☐**Applicant(s)****First Name(s)**

Nicholas Brandsema

Surname(s)**Company name**
(if applicable)

n+b design PTY LTD

Contact No:

0417 134 369

Postal Address:

8 Brandsema Street, Turners Beach

Email address:

nick@nplusb.com.au

Please tick box to receive correspondence and any relevant information regarding your application via email.

☐**Owner(s)** (note – if more than one owner, all names must be indicated)**First Name(s)**

Abbey Mott

Middle Names(s)**Surname(s)****Company name** (if applicable)**Postal Address:**

26 Hales Street, Penguin

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

General Residential

Use Class

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

Residential Kit Shed

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

\$ 20,000 **Estimate/** Actual

Total floor area of the development 108m²

Declaration of Notice to Landowner**If land is NOT in the applicant's ownership**

I Nicholas Brandsema , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant



Date 05/09/2022

If the application involves land within a Strata Corporation

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date _____

If the permit application involves land owned or administered by the CROWN

I, _____ the Minister

responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date _____

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

Applicants Declaration

I/ we Nicholas Brandsema

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


Signature of Applicant/s  _____ Date 05/09/2022

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	



SEARCH OF TORRENS TITLE

VOLUME 177139	FOLIO 40
EDITION 3	DATE OF ISSUE 21-Aug-2020

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	5/09/2022
Application No:	DA2022248
Doc ID:	432004

SEARCH DATE : 13-Nov-2020

SEARCH TIME : 11.40 AM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 40 on Sealed Plan 177139

Derivation : Part of Lot 2524, 100 Acres, James Hales, Pur.

Prior CT 176638/101

SCHEDULE 1

M835983 TRANSFER to ABBEY CHARLOTTE MOTT Registered
21-Aug-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP177139 EASEMENTS in Schedule of Easements
SP177139 COVENANTS in Schedule of Easements
SP177139 FENCING PROVISION in Schedule of Easements
E230203 MORTGAGE to Commonwealth Bank of Australia
Registered 21-Aug-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



OWNER AUSTRALASIAN CONFERENCE ASSOCIATION LTD		PLAN OF SURVEY		REGISTERED NUMBER SP177139	
FOLIO REFERENCE FR. 176259/101 176638/101		BY SURVEYOR MR J.R.J. LEGG Veris Australia Pty Ltd		APPROVED 31 MAY 2019 EFFECTIVE FROM	
GRANTEE PART OF LOT 2524, 100A-OR-0P JAMES HALES, PUR		LOCATION TOWN OF PENGUIN		DEPUTY Recorder of Titles	
SCALE 1: 750 LENGTHS IN METRES					
MAPSHEET MUNICIPAL CODE No. 104 (4244-21)	LAST UPI No.	LAST PLAN No. P.176638	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



Sandya Ayer 24/5/19
COUNCIL DELEGATE DATE



SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 177 139
--	--

PAGE 1 OF 5 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

EASEMENTS

Lot 24 on the Plan is together with a Right of Drainage over the "Drainage Easement 'A' 2.00 wide (SP 147092)" shown passing through Lots 23, 14 and 11 on SP 173647, Lot 22 on SP 153177, Lot 20 on SP 149054, Lot 19 on SP 151856, Lot 18 on SP 158472, Lot 17 on SP 152661, Lot 16 on SP 170723, Lot 15 on SP 172054, Lot 13 on SP 173209, Lot 12 on SP 173886, Lot 9 on SP 176259, Lot 8 on SP 175919, Lot 7 on SP 163620, Lots 6 and 5 on SP 173189, Lots 4 and 3 on SP 156265, Lots 2 and 1 on SP 156969 and the balance land.

Lot 24 on the Plan is subject to a Right of Drainage appurtenant to Lot 25 on SP 174884 over the "Drainage Easement 'A' 2.00 wide (SP 147092)" shown on the Plan.

Lot 24 on the Plan is subject to a Pipeline and Services Easement in gross as defined below in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "Drainage Easement 'A' 2.00 wide (SP 147092)" and the land marked "Drainage Easement 1.00 wide" on the Plan ("the Easement Land").

Lot 40 on the Plan is together with a Right of Drainage over the "Drainage Easement 2.00 wide (SP 147092)" shown passing through Lot 41 on SP 169260, Lot 42 on SP 154539, Lot 43 on SP 170012, Lot 45 on SP 159225, Lot 46 on SP 153418, Lot 47 on SP 168210, Lot 48 on SP 167760, Lot 49 on SP 153177 and the balance land.

Lot 40 on the Plan is subject to a Right of Drainage appurtenant to Lot 27 on SP 158462, Lot 28 on SP 149054, Lot 29 on SP 152661, Lot 30 on SP 164911, Lots 31 and 36 on SP 148225, Lot 32 on SP 158472, Lot 33 on SP 174169, Lot 34 on SP 161054, Lot 35 on SP 167760, Lots 37 and 38 on SP 153418 and Lot 39 on SP 176258, over the "Drainage Easement 2.00 wide (SP 147092)" shown on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Australasian Conference Association Ltd FOLIO REF: 176638/101 SOLICITOR: Walsh Day James Mihal & REFERENCE: E. James 190102	PLAN SEALED BY: <i>Central Coast Council</i> DATE: <i>23 May 2019</i> <i>SUB2003-20</i> REF NO. <i>Sandra Lyle</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 2 OF 5 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 177 139</p>
<p>SUBDIVIDER: Australasian Conference Association Ltd FOLIO REFERENCE: 176638/101</p>	

Lot 40 on the Plan is subject to a Pipeline and Services Easement in gross as defined below in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "Drainage Easement 2.00 wide (SP 147092)" and the land marked "Drainage Easement 1.00 wide" on the Plan ("the Easement Land").

Lot 51 on the Plan is together with a Right of Drainage over the "Drainage Easement "B" 2.00 wide (SP 147092)" shown passing through Lot 50 on SP 175919.

Lot 51 on the Plan is subject to a Right of Drainage appurtenant to Lot 65 on SP 152661, Lots 64 and 55 on SP 158472, Lot 63 on SP 172054, Lot 62 on SP 173209, Lot 61 on SP 175414, Lot 60 on the Plan, Lot 56 on SP 166222, Lot 54 on SP 169260, Lot 53 on SP 174884, Lot 52 on SP 176258 and the balance land over the "Drainage Easement 'B' 2.00 wide (SP 147092)" shown on the Plan.

Lot 60 on the Plan is together with a Right of Drainage over the "Drainage Easement "B" 2.00 wide (SP 147092)" shown passing through Lot 56 on SP 166222, Lot 55 on SP 158472 Lot 54 on SP 169260, Lot 53 on SP 174884, Lot 52 on SP 176258, Lot 51 on the Plan, Lot 50 on SP 175919 and the balance land.

Lot 60 on the Plan is subject to a Right of Drainage appurtenant to Lot 65 on SP 152661, Lots 64 on SP 158472, Lot 63 on SP 172054, Lot 62 on SP 173209, Lot 61 on SP 175414 over the "Drainage Easement 'B' 2.00 wide (SP 147092)" shown on the Plan.

Lots 51 and 60 are subject to a Right of Drainage in gross in favour of the Central Coast Council, its successors and assigns over the land marked the "Drainage Easement 'B' 2.00 wide (SP 147092)" and the land marked "Drainage Easement 1.00 wide" on the Plan ("The Easement Land")

COVENANTS

1. The owner of each lot on the Plan covenants with the Vendor Australasian Conference Association Ltd and the owners for the time being of every other lot shown on the Plan and the balance to the intent that the burden of this covenant may run with and bind the covenantor's lot and each and every part thereof and that benefit shall be annexed to and devolve with each and every part of every other lot shown on the Plan and the balance to observe the following stipulations, namely:

- A. Not to erect or maintain or permit to be erected or maintained on a lot:
 - (a) a relocated existing building, any kit home or a dutch or similar type barn or other portable or easily removable building;
 - (b) a building consisting principally of second hand materials other than cleaned and washed bricks;

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



<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 3 OF 5 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 177 139</p>
<p>SUBDIVIDER: Australasian Conference Association Ltd FOLIO REFERENCE: 176638/101</p>	

- (c) a dwelling externally finished using galvanised iron, colourbond or similar material;
- (d) an outbuilding externally finished using galvanised iron or similar material;
- (e) a building using galvanised iron or similar material as roof cladding;
- (f) any fence of any type constructed within 5 metres of any road shown on the plan.

This provision does not prohibit:

- a fence on a boundary which is an external boundary between land shown on the plan and adjoining land not included in the plan, or
- a fence on a boundary which is a boundary with Lot 77;
- the erection of a retaining wall for the purpose of maintaining the natural level of such lot.

- B. Not to construct, create, grant, give, exercise or permit any right of way or any other form of access from those lots to any adjoining property.

BUT nothing above contained or implied will prevent the subdividers from:

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

NO OTHER easements, covenants or profits a prendre are hereby created to benefit or burden the lots on the Plan.

FENCING PROVISION

In respect of each lot on the plan the Vendors Australasian Conference Association Ltd shall not be required to fence.

INTERPRETATION

1. The "subdividers" means Australasian Conference Association Ltd.
2. The balance means the balance of land comprised in Folio of the Register Volume 175920 Folio 101 at the date of acceptance hereof after excepting thereout Lots 24, 40, 51 and 60 on the Plan.
3. The Pipeline and Services Easement is defined as follows:-
THE FULL RIGHT AND LIBERTY for the TasWater at all times to:
 - (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

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



'EARLY ISSUE'

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 4 OF 5 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 177 139</p>
<p>SUBDIVIDER: Australasian Conference Association Ltd FOLIO REFERENCE: 176638/101</p>	

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

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the Folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

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




<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 5 OF 5 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 177 139</p>
<p>SUBDIVIDER: Australasian Conference Association Ltd FOLIO REFERENCE: 176638/101</p>	


- (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.
4. "Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:
- (a) sewer pipes and water pipes and associated valves;
 - (b) telemetry and monitoring devices;
 - (c) inspection and access pits;
 - (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
 - (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
 - (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
 - (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
 - (h) where the context permits, any part of the Infrastructure.

The Common Seal of **AUSTRALASIAN**)
CONFERENCE ASSOCIATION LTD)
 Being the registered proprietor of)
 Folio of the Register Volume 176638)
 Folio 101 was affixed in the presence of:)



 **JONATHAN MARK HAZE**

Director

 **IAN ERNST HENRY**

Secretary

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



Central Coast Council



CENTRAL COAST COUNCIL
 19 King Edward St
 Ulverstone
 TAS 7315
 Telephone: 03 6429 8900
 Facsimilie: 03 6425 1224
admin@centralcoast.tas.gov.au



8-Sep-2022

**26 HALES STREET,
 PENGUIN
 DA2022248**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document

All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

© The List 2021.

© Central Coast Council 2021.

10 m

Scale =
1:442.260

ABBEY CHARLOTTE MOTT
PROPOSED SHED
26 HALES STREET, PENGUIN

DRAWING SCHEDULE

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	B	11/11/20
A101	SITE PLAN	B	11/11/20
A102	ELEVATIONS 1 OF 2	B	11/11/20
A103	ELEVATIONS 2 OF 2	B	11/11/20
A104	CONSTRUCTION NOTES 1 OF 2	B	11/11/20
A105	CONSTRUCTION NOTES 2 OF 2	B	11/11/20

GENERAL INFORMATION

ACCREDITED DESIGNER:
ACCREDITATION NUMBER:
LAND TITLE REFERENCE NUMBER:
ENERGY ASSESSMENT:
COUNCIL ZONE:
COUNCIL:

NICHOLAS BRANDSEMA
047538582
TITLE REF 177139/40, PID9321766
N/A
GENERAL RESIDENTIAL
CENTRAL COAST COUNCIL

FLOOR AREAS


PROPOSED SHED AREA:

108m2

SITE INFORMATION

SITE AREA:
DESIGN WIND SPEED:
SOIL CLASSIFICATION:
ALPINE AREA:
CORROSION ENVIRONMENT:
BUSHFIRE ATTACK LEVEL:
CLIMATE ZONE:

967m2
N3
CLASS M
N/A
N/A
BAL LOW
7

 **CENTRAL COAST COUNCIL**
LAND USE PLANNING

Received: 5/09/2022

Application No: DA2022248

Doc ID: 432006



CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL

LAND USE PLANNING

Received:

5/09/2022

Application No:

DA2022248

Doc ID:

432006

SITE PLAN

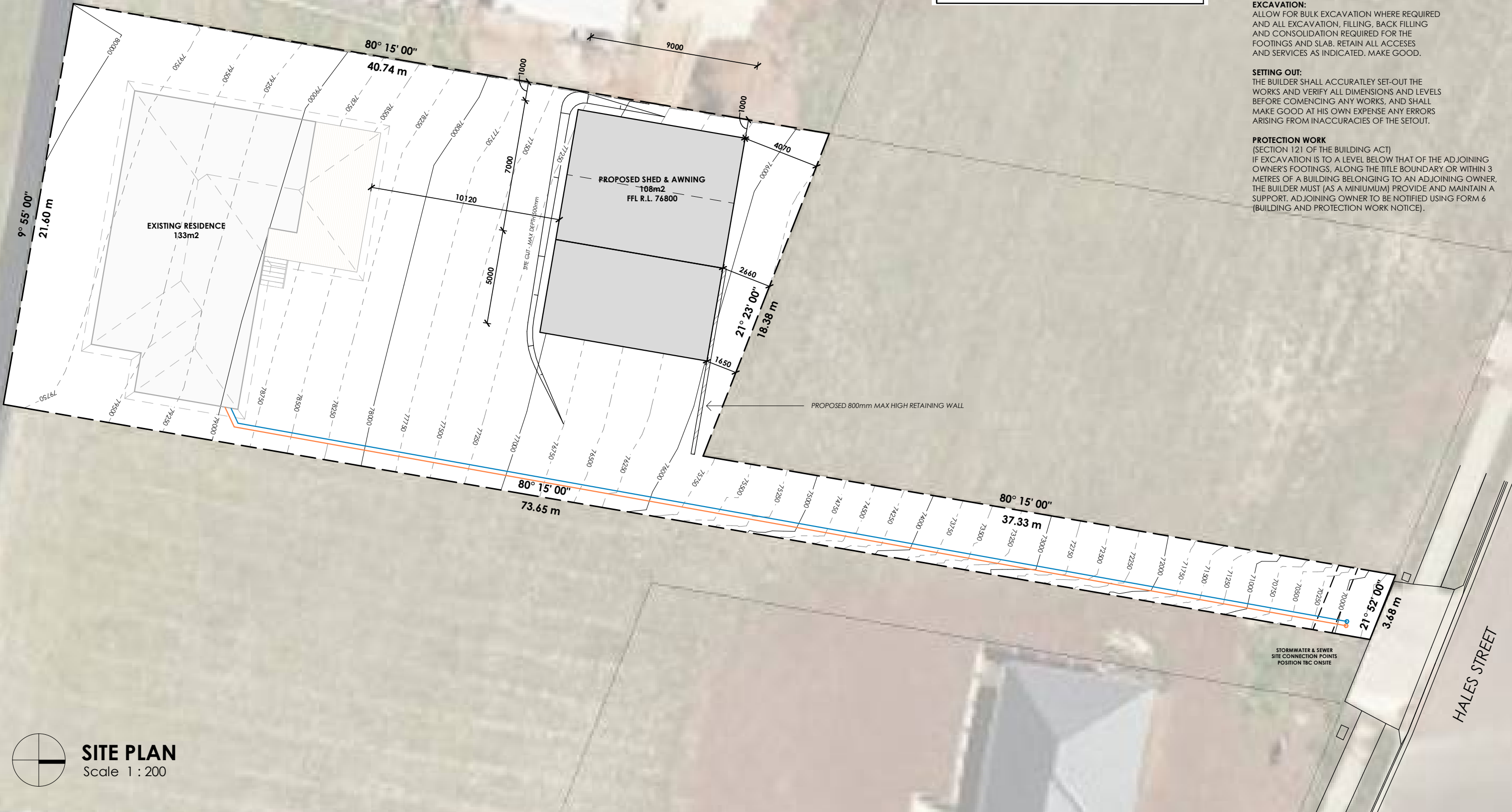
PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
SECONDARY CONTOURS SHOWN AT 250mm INTERVALS

GENERAL NOTES:
DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATLY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE COSTRUCTION PROCESS.

EXCAVATION:
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB. RETAIN ALL ACCESES AND SERVICES AS INDICATED. MAKE GOOD.

SETTING OUT:
THE BUILDER SHALL ACCURATLEY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

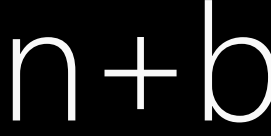
PROTECTION WORK
(SECTION 121 OF THE BUILDING ACT)
IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A SUPPORT. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE).





SITE PLAN

Scale 1 : 200



22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As

CONSTRUCTION

Scale A3
1 : 200

Revision

No.	Date	Description
B	11/11/20	issued as CONSTRUCTION

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant to NCC & AS

Project

PROPOSED SHED

Location

26 HALES STREET, PENGUIN

Client

ABBIE CHARLOTTE MOTT

Sheet Title

SITE PLAN

Drawn

NJB

Issue Date

11/11/20

Project No.

TBA

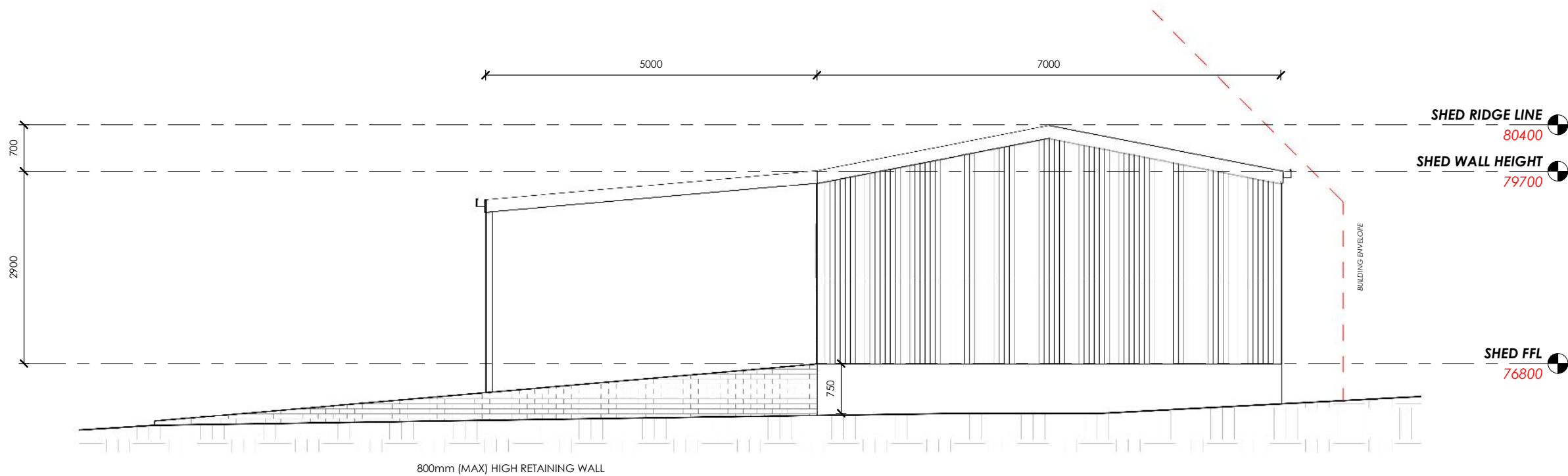
Revision

B

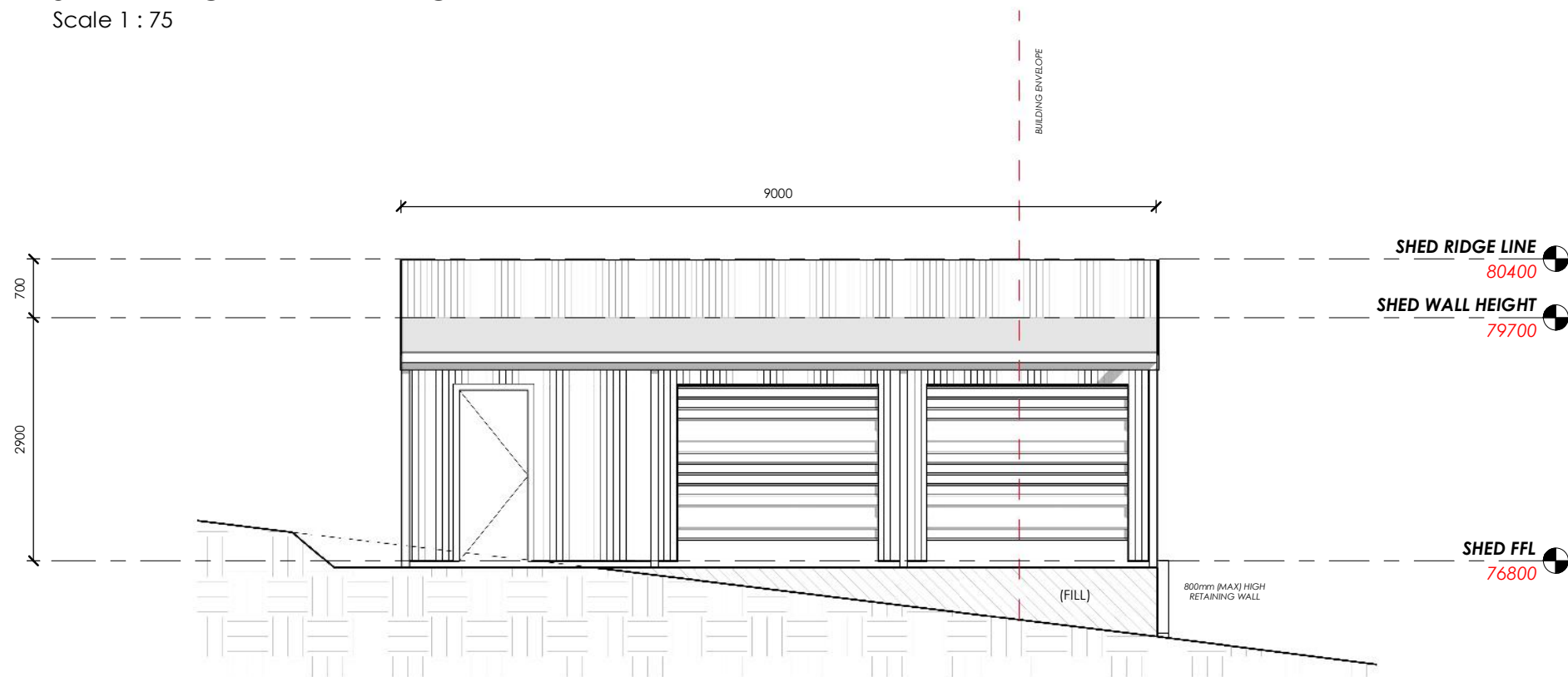
Sheet Number

A101

/A105



SHED - NORTH ELEVATION
Scale 1 : 75



SHED - EAST ELEVATION
Scale 1 : 75

	CENTRAL COAST COUNCIL	
	LAND USE PLANNING	
	Received:	5/09/2022
	Application No:	DA2022248
	Doc ID:	432006

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
CONSTRUCTION
Scale A3
1 : 75

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Revision
No. Date Description
B 11/11/20 issued as CONSTRUCTION

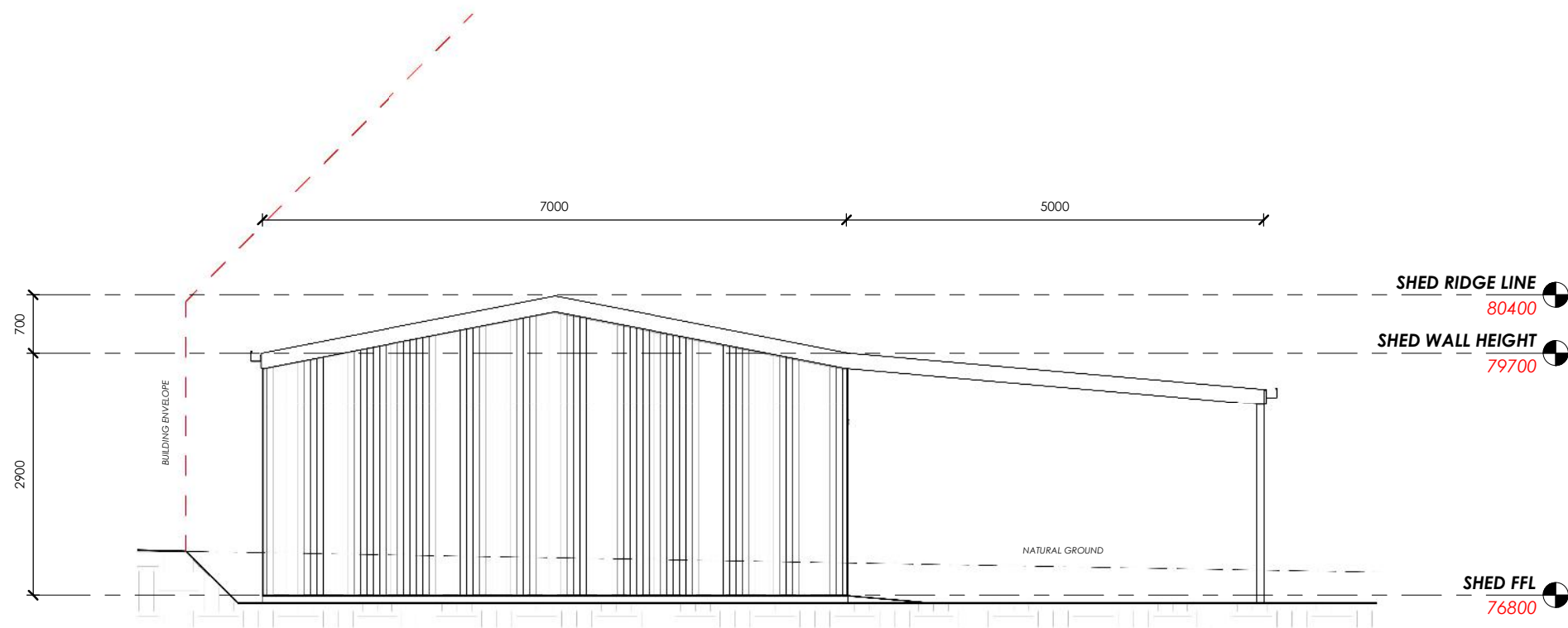
do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant to NCC & AS

Project
PROPOSED SHED
Location
26 HALES STREET, PENGUIN
Client
ABBEY CHARLOTTE MOTT

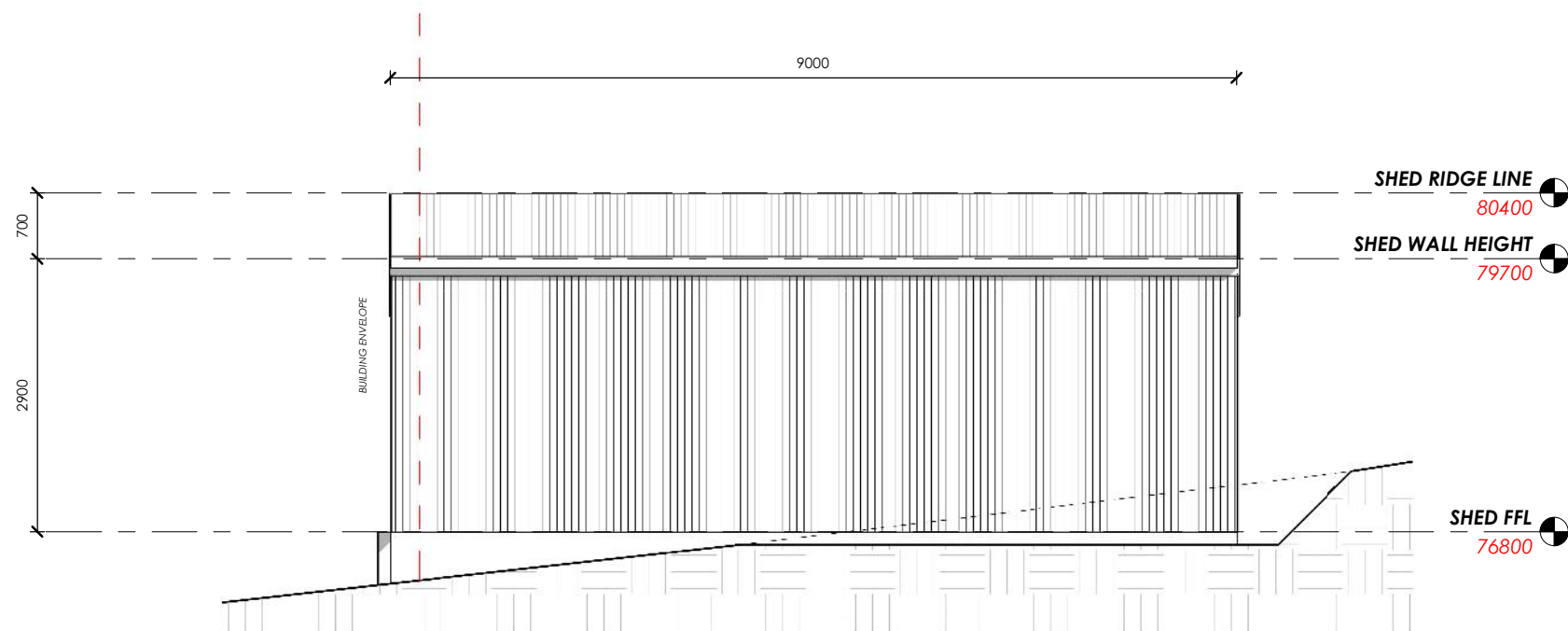
Sheet Title
ELEVATIONS 1 OF 2

Drawn Issue Date Project No. Revision
NJB 11/11/20 TBA B

Sheet Number
A102
/A105



SHED - SOUTH ELEVATION
Scale 1 : 75



SHED - WEST ELEVATION
Scale 1 : 75

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	5/09/2022
Application No:	DA2022248
Doc ID:	432006

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
CONSTRUCTION
Scale A3
1 : 75

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Revision
No. Date Description
B 11/11/20 issued as CONSTRUCTION

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED SHED
Location
26 HALES STREET, PENGUIN
Client
ABBEY CHARLOTTE MOTT

Sheet Title
ELEVATIONS 2 OF 2

Drawn	Issue Date	Project No.	Revision
NJB	11/11/20	TBA	B

Sheet Number
A103
/A105

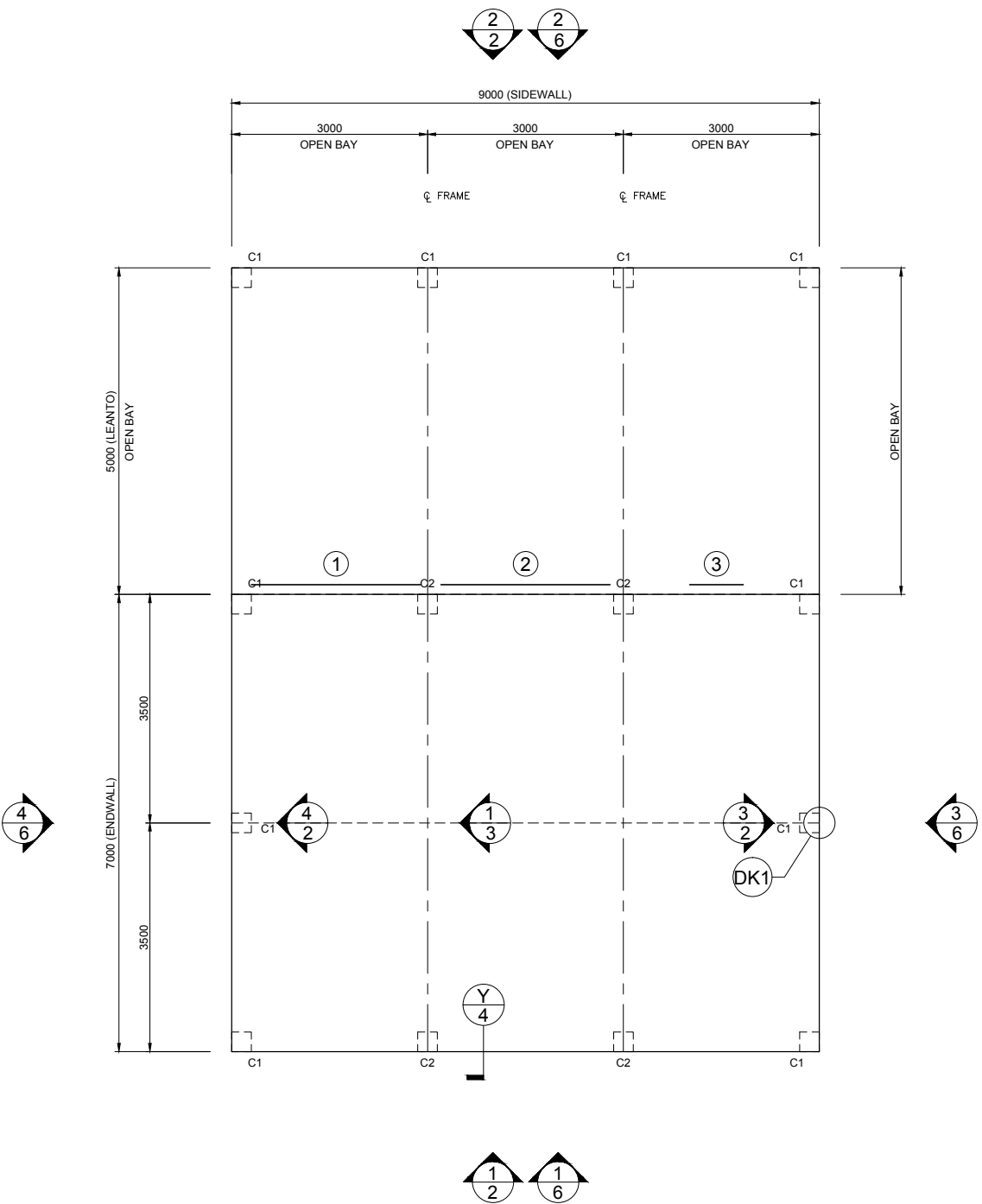
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IF IN DOUBT, ASK.



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 5/09/2022
Application No: DA2022248
Doc ID: 432002



FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

MEMBER LEGEND

C1	C15012
C2	C15015

1
OF
7

SHEET
JOB NO.
DEPT 19539
NCC
2019
DATE
8/8/2022
CHECKED
TM
DRAWN
FDS

STEEL BUILDING BY
FOR
AT

(CONTACT)
DBS SHEDS PTY LTD
03 6424 6664
ABBEY MOTT
26 HALES STREET
PENGUIN



**NORTHERN
CONSULTING
engineers**

Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

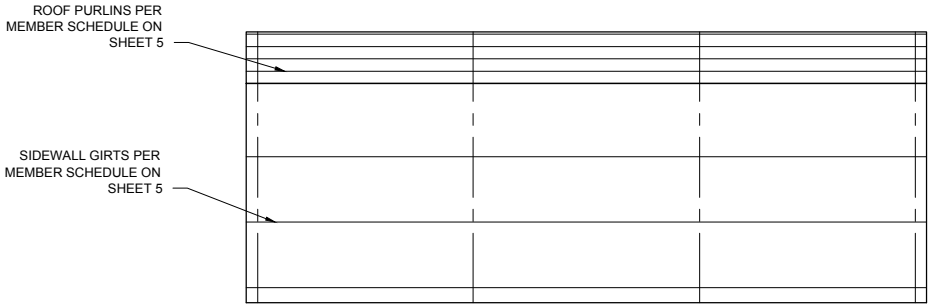
Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

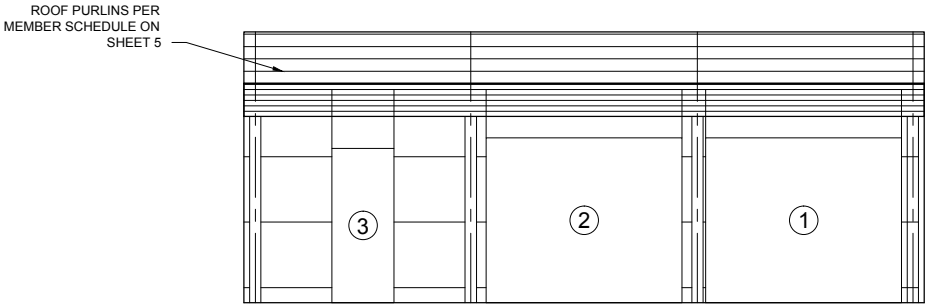
Date 8/8/2022
Registered on the NPER in the areas of practice
of Civil & Structural National Professional
Engineers Register

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1
2
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2
2
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100

 **CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received:

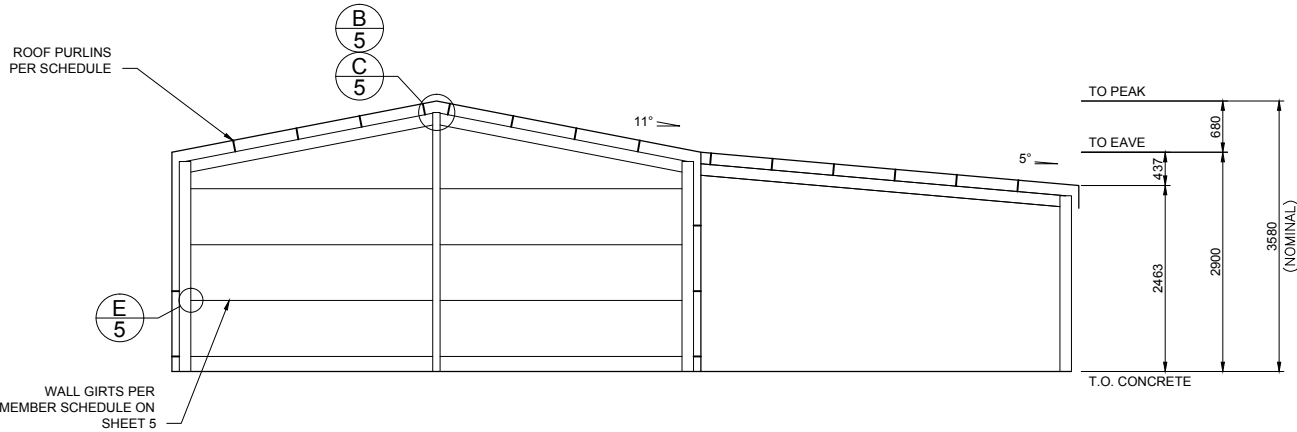
5/09/2022

Application No:

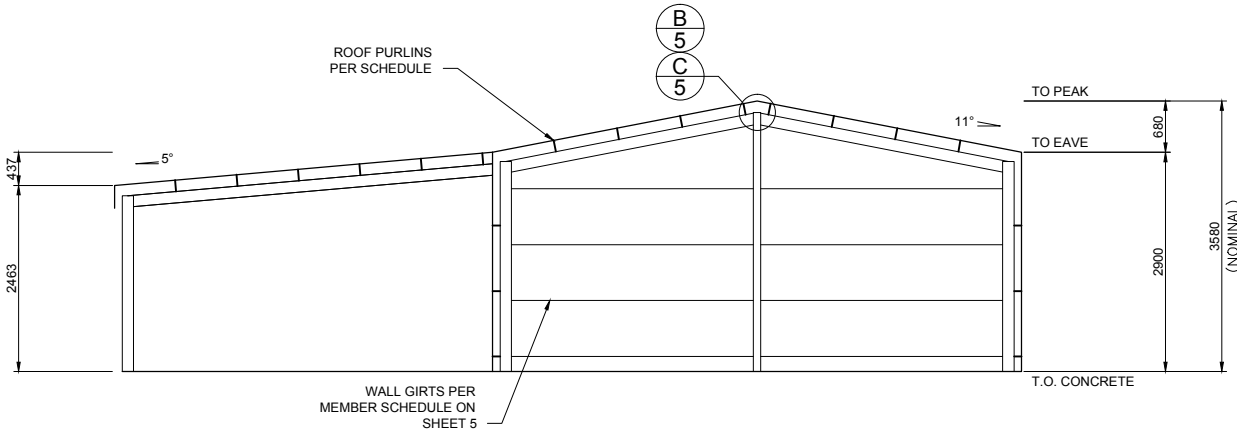
DA2022248

Doc ID:

432002







4
2
ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100



3
2
ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100

DIAGONAL X BRACING NOT REQUIRED IN THIS BUILDING.
CLADDING DIAPHRAGM SUFFICIENT.

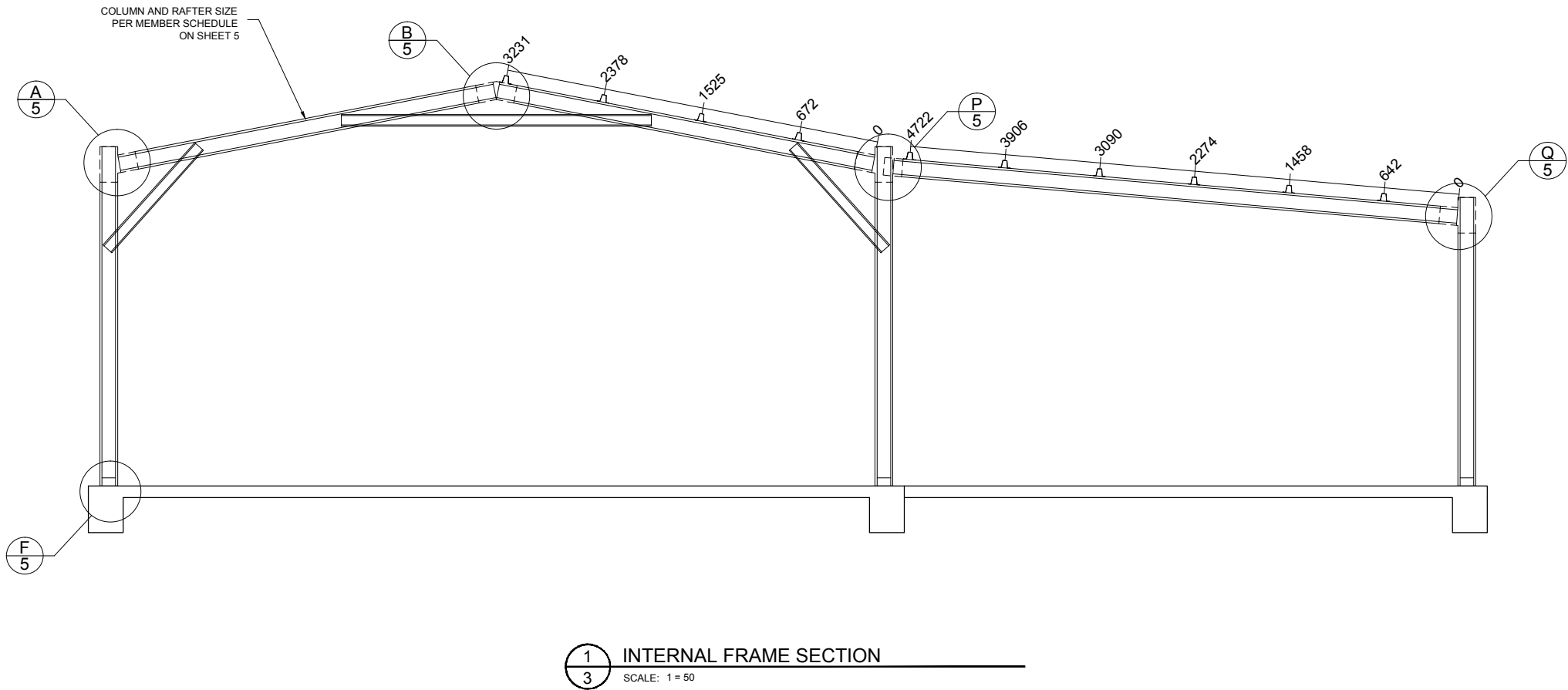
2 OF 7	SHEET	JOB NO. DEPT 19539	DATE 8/8/2022	CHECKED TM	DRAWN FDS	STEEL BUILDING BY	(CONTACT)	DBS SHEDS PTY LTD	03 6424 6664	ABBEY MOTT	26 HALES STREET	PENGUIN			 <div>Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56</div>	Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M	Mr Timothy Roy Messer BE MIEAust RPEQ
		NCC 2019				FOR AT										Signature 	Date 8/8/2022

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**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 5/09/2022
Application No: DA2022248
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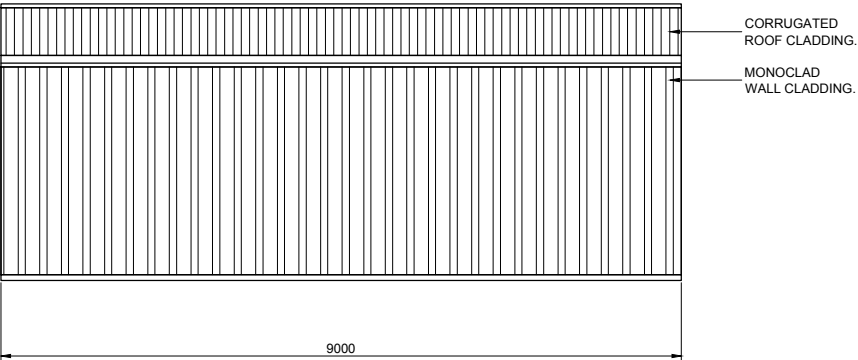


Refer to Sheet #4 for concrete specification.

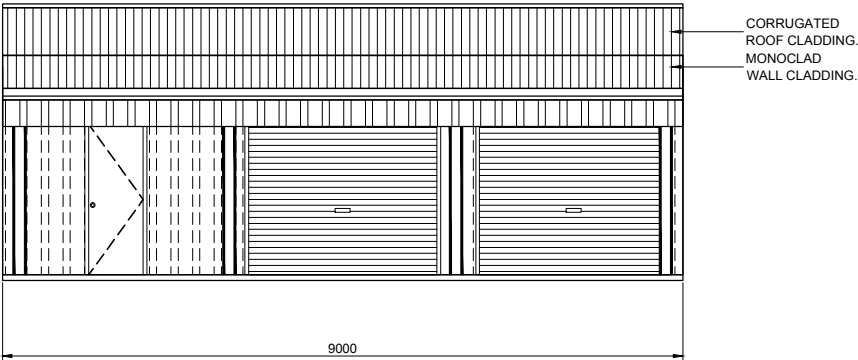
3 OF 7	SHEET	JOB NO. DEPT 19539	DATE 8/8/2022	CHECKED TM	DRAWN FDS	STEEL BUILDING BY FOR AT	(CONTACT) DBS SHEDS PTY LTD 03 6424 6664 ABBEY MOTT 26 HALES STREET PENGUIN			 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ
		NCC 2019									Signature

Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M


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1
6
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2
6
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100

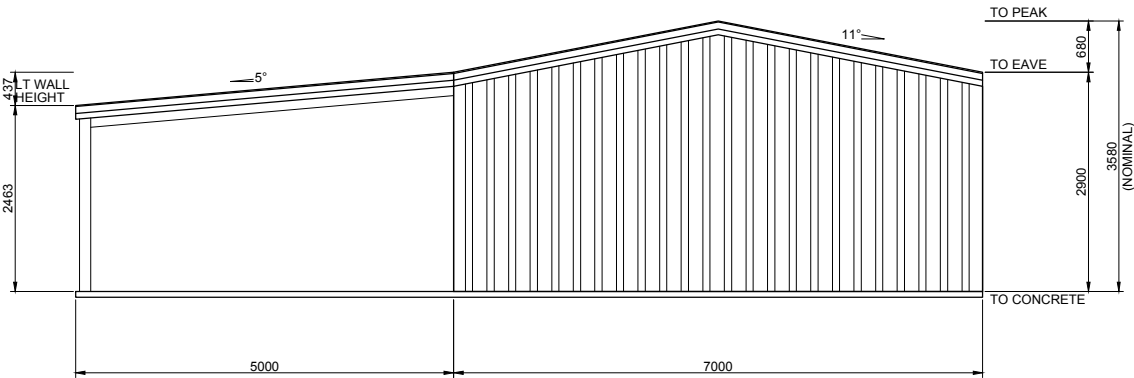
CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

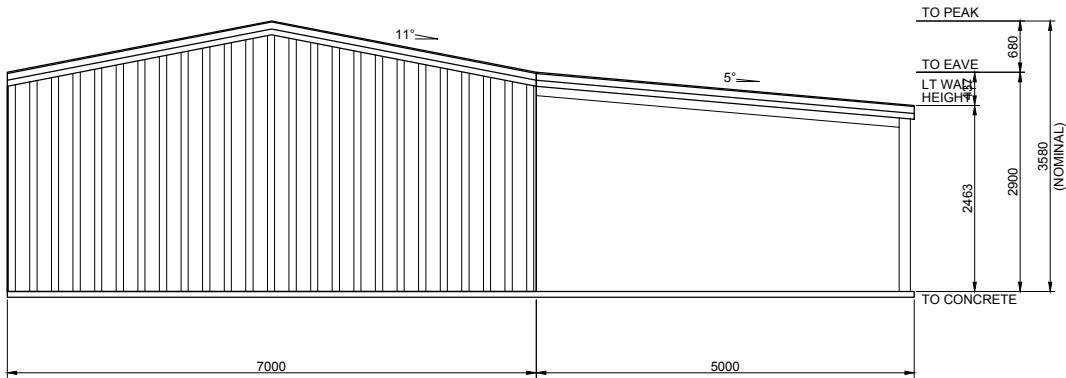
Received: 5/09/2022

Application No: DA2022248

Doc ID: 432002



4
6
ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3
6
ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS	
WALL	NIGHT SKY
ROOF	NIGHT SKY
ROLLER DOOR	NIGHT SKY
P.A. DOOR	NIGHT SKY
DOWNPIPE	NIGHT SKY
GUTTER	NIGHT SKY
CORNER FLASHING	NIGHT SKY
BARGE FLASHING	NIGHT SKY
OPENING FLASHING	WOODLAND GREY

6
OF
7

SHEET

JOB NO.
DEPT 19539

DATE
8/8/2022

CHECKED
TM

DRAWN
FDS

STEEL BUILDING BY

(CONTACT)


DBS SHEDS PTY LTD


03 6424 6664


ABBEY MOTT

26 HALES STREET

PENGUIN








Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature 

Date 8/8/2022

Registered on the NPER in the areas of practice
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Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

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Local Government

WARATAH WYNARD COUNCIL

WEED SPRAYING

Council wishes to advise, as weather permits, that its weed control program will take place over the next three months. Council will be flatweed spraying. Please direct any queries in relation to this matter to Council's Customer Services Department on 6443 8333.

Dated at Wynyard this day, 10 September 2022.

Shane Crawford, General Manager

PO Box 168, WYNARD 7325

Email: council@warwyn.tas.gov.au

www.warwyn.tas.gov.au



CIRCULAR HEAD COUNCIL

BRIDGE REPLACEMENT

To enable the replacement of the Newhaven Road Bridge over Black River to occur, Council in accordance with the Local Government (Highways) Act 1982 has approved the following Road Closure:

Newhaven Road Mawbanna
8:00am Monday 26 September 2022

To

4pm Tuesday 4 October 2022

Newhaven Road will not be accessible to through traffic for the duration of the works, weather and other circumstances permitting.

If you have any queries, please contact Infrastructure and Development Services on 03 6452 4800.

Vanessa Adams

GENERAL MANAGER

PO Box 348 Smithton 7330

Phone: 03 6452 4800

E-mail: council@circularchead.tas.gov.au

Web: www.circularchead.tas.gov.au



CENTRAL COAST COUNCIL

19 King Edward Street
Ulverstone Tasmania 7315

Tel: 03 6429 8900
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

PUBLIC CONSULTATION - DRAFT CENTRAL COAST LOCAL AREA SETTLEMENT STRATEGY

The Council has developed a draft Local Area Settlement Strategy (LASS) with the assistance of ERA Planning and Environment.

The LASS will inform future land-use planning decisions, including rezonings, and members of the public are invited to provide feedback through one or more of the following options:

- Download the draft LASS from the Council's website (click on Latest Council News in the Community Information panel on the home page) and email your feedback to planning@centralcoast.tas.gov.au
- Speak to Council staff and the consultants at a drop-in session at the Sulphur Creek Hall, any time between 3pm and 6pm on Thursday 29 September 2022
- Contact the Council's Director Community Services on tel. 6429 8900 to arrange a time to speak with him and Planning staff.

The public consultation period will end on Friday 7 October 2022.

APPLICATIONS FOR PLANNING PERMITS

5.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

- Application No.: DA2022241
Location: 322 Ironcliff Road, Penguin
Proposal: Natural and Cultural Values Management - retrospective application - revegetation of the site
- Performance Criteria: Reliance on C7.0 Natural Assets Code
- Application No.: DA2022248
Location: 26 Hales Street, Penguin
Proposal: Residential - retaining wall and shed with awning
- Performance Criteria: Setbacks and building envelope for all dwellings

The applications may be viewed at the Administration Centre during office hours and on the Council's website. Any person may make representation in relation to an application (in accordance with s.57(5) of the Act) by writing to the General Manager at PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au by no later than 26 September 2022.

Date of notification: 10 September 2022.

PAUL BREADEN
Acting General Manager

Local Government

WARATAH WYNARD COUNCIL

APPLICATIONS FOR PLANNING PERMITS

Notice is given that applications have been made for the following discretionary permits:-

No: DA 209/2022
Location: 664 Waratah Road
Applicant: Waratah
Zoning: PLA Designs Pty Ltd
Use Class: Village
Proposal: Dwelling & Outbuilding (Shed)

Discretionary Matter: Suitability of a site or lot for use or development
16.4.1 (P5), Dwelling density 16.4.2 (P1),
Setback of development for sensitive use
16.4.7 (P1)

The applications and associated plans and documents will be available for inspection during normal office hours for the exhibition period at the Council Office, Saunders Street, Wynyard or viewed on Council website www.warwyn.tas.gov.au. Any person who wishes to make representations in accordance with the Land Use Planning and Approvals Act 1993, must do so during the exhibition period. Representations in writing will be received by the undersigned by Wednesday 21 September 2022.

Dated at Wynyard this day, 7 September 2022.

Shane Crawford, General Manager

PO Box 168, WYNARD 7325

Email: council@warwyn.tas.gov.au

www.warwyn.tas.gov.au



BURNIE CITY COUNCIL

NOTICE OF APPLICATION FOR LAND USE PERMIT
(Section 57(3) Land Use Planning and Approvals Act 1993)

Applications for use and development of land have been received:-

Application No.: DA 2022/71
Site: 5-7 River Road WIVENHOE
CT 251406/1
Proposal: Establish a Storage use and develop a Warehouse and associated works

Discretionary Matter: Reliant on performance criteria for grant of permit - Clause C2.5.1 (P1.1) and Clause C7.6.1 (P1.1)
Application No.: DA 2022/79
Site: 38 Queen Street BURNIE
CT 66963/1 & CT 66963/2
Proposal: Alterations and Additions to existing Motel (Visitor Accommodation use)

Discretionary Matter: Reliant on performance criteria for grant of permit - Clauses 8.5.1 (P1 & P2) - C2.6.2 (P1) - C2.6.3 (P1) - C3.5.1 (P1) - C15.5.1 (P1.1, P1.2 & P4) and C15.6.1 (P1.1, P1.2 & P1.3)

The applications may be viewed on the Burnie City Council's website at www.burnie.tas.gov.au/permits

A hard copy of the full application documents may be requested by telephoning 6430 5839; and on payment of a fee representing the cost of reproduction, provided to the person who requested the copy either by -

- (a) collection from a place nominated by an officer of the council; or
- (b) ordinary post to the address nominated

Any person may make representation relating to an application in writing addressed to the General Manager, Burnie City Council, PO Box 973, Burnie 7320 or burnie@burnie.tas.gov.au by no later than 5.00pm on 26 September 2022.

Dated: 10 September 2022

Simon Overland
GENERAL MANAGER

www.burnie.tas.gov.au



Local Government



DEVONPORT CITY COUNCIL
137 Roke Street, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

APPLICATION FOR PLANNING PERMIT

A planning application has been made for the following proposal:

Application No.: PA2022.0143
Proposal: 2 lot subdivision
Address: 76 Hillcrest Road, Devonport

The application can be viewed at the Council offices or on Council's website. Section 57(5) of the Land Use Planning and Approvals Act 1993 provides that representations can be made in writing to the undersigned at PO Box 604, Devonport or council@devonport.tas.gov.au by close of business on 23/09/2022.

Matthew Atkins

GENERAL MANAGER

Public Notices



DEVONPORT CITY COUNCIL
137 Roke Street, Devonport TAS 7310
Phone: 03 6424 0511
www.devonport.tas.gov.au

TEMPORARY CLOSURE OF PUBLIC STREETS
HOTMIX WORKS - 14/09/2022

The following closures will apply for the conduct of Hotmix works on and around the roundabout between the hours of 7:00am and 5:30pm, Wednesday, 14 September 2022:

- NORTH FENTON STREET (between OLDAKER STREET and LOWER MADDEN STREET)
- PARKER STREET (between VICTORIA PARADE and MONTAGUE STREET)

It would be appreciated if these closures could be noted.

Matthew Atkins

GENERAL MANAGER

Public Notices

NOTICE OF MEETING

The thirty sixth Annual General Meeting of Tandara Lodge Community Care Inc. to be held at Tandara Lodge, on Wednesday, September 28, 2022 at 6.30pm.

The business to be transacted will be in accordance with Rule 11 of the Association's Constitution.

P Crantock
PUBLIC OFFICER

DEVONPORT HARNESS RACING CLUB INC.

AGM/Awards Night 2021/2022

Date: Friday 23rd September 2022

Time: 7pm for a 7.15pm start

Venue: Birdcage Restaurant

13 Racecourse Road, Spreyton 7310

Light supper provided
Bar facilities will be available.
All welcome, please RSVP
on 0400 084 008 to RSVP
or for more information.

Notice of AGM

The Annual General Meeting of Mount Roland Rivercare Catchment Inc will be held on Monday 26th September, commencing at 7:00 pm at the Claude Road Hall. The meeting will be preceded by a served meal at 6:30pm

Business for the meeting will include:

- ✓ Special resolutions to amend the Association's Constitution and Name
- ✓ Annual Report
- ✓ Financial and Auditor's Report
- ✓ Election of Office Bearers
- ✓ Election of Committee Members
- ✓ Appointment of Auditor

All are welcome to attend - but pre registration to secretary@rivercare.org.au is essential.

Sustainable Timber Tasmania

PROPOSED CHEMICAL USE

Spring/Summer 2022/23

Pesticides can play an important role in efficiently establishing and maintaining healthy and productive forests. Sustainable Timber Tasmania uses chemicals in limited circumstances where it is essential to manage weeds and pests and promote optimal tree growth.

There are two main uses:

- Insecticide application to prevent severe defoliation of eucalypt plantations by insect pests; and
- Herbicide application for controlling weeds prior to tree planting or sowing.

All chemicals used by Sustainable Timber Tasmania are approved for use by Australian Pesticides and Veterinary Medicines Authority, the Australian Forestry Standard and Forest Stewardship Council processes.

Sustainable Timber Tasmania has updated its website to list the coupes that:

- Are being monitored for potential insect control this spring/summer and therefore may require a chemical application between September 2022 and February 2023; or
- Are expected to require a herbicide application in the next 6 months.

More information at
sttas.com.au

ACCESS MAP

An access map is available on Sustainable Timber Tasmania's website (www.sttas.com.au) for stakeholders to use to assist in identifying coupes relative to their area of interest.

STAKEHOLDER INPUT

Sustainable Timber Tasmania welcomes stakeholder input to inform its detailed operational planning and decision making. In particular, Sustainable Timber Tasmania seeks to identify:

- Whether stakeholders have any specific concerns related to potential chemical applications on particular coupes; and
- Any issues which should be considered in detailed planning and decision making for these coupes.

Stakeholders are encouraged to contact Sustainable Timber Tasmania's Engagement Team as early as possible to register their interest in relation to any particular coupes or for further information.

Phone: (03) 6 169 2800

Email: stakeholder@sttas.com.au

Mail: Sustainable Timber Tasmania
Engagement Team,
GPO Box 207, Hobart,
Tasmania, 7000.



Sustainable
Timber
Tasmania

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all ACM newspapers... It's that easy!

Annexure 3

From: kasha dubinska <kasha.dubinska@hotmail.com>
Sent: Sunday, 25 September 2022 8:44 PM
To: Planning
Subject: The development at 26 Hales Street (DA 2022248).

25 September 2022
Central Coast Council
PO Box 220
Ulverstone, 7315

By email: planning@centralcoast.tas.gov.au

RE: Ref: DA2022248 Application for planning permit 26 Hales Street, Penguin, TAS 7316

Dear General Manager,

I am writing to you in regard to the development at 26 Hales Street (DA 2022248).

I have reviewed the plans and documents provided and have put together the following summary of my many concerns:

- The proposed development is a very large shed which does not fit within the established character of the area and is considered out of context for the locality. The large scale of the shed poses a question of the shed's purpose.
- After a lengthy discussion with the applicant of the development, the shed's purpose is a living room/entertainment area for guests. One partner can remain in peace and quiet in the main house and the other partner can entertain in the second living area in the shed. It is in effect an extension to the main house.
- The proposed development of such a large living space results in a substantial impact on the privacy and peaceful cohabitants living in the area. It has an enormous effect on us due to the location of the shed/living area being so close to our bedroom windows. I strongly object to this and consider it a potentially unacceptable disruption to our family. My daughter's bedroom would be most affected by the noise from the shed/living area as she studies for her exams. My bedroom would be affected and result in disturbed sleep. The use of the shed as a living

area/entertainment would result in noise pollution to the whole neighboring area.

- The large proposed development results in substantial detrimental visual aspect to the many surrounding architect designed residential houses.
- The proposed development result in substantial view impacts as a result of the design choice for the shed. Detracting from the beauty of the area.
- The development that is considered will have detrimental effects to the quiet residential area as it will add considerable noise to the whole area as the shed will be used as a living space, to entertain guests and watch games on large TV.

Noise pollution is the pollutant that has the greatest impact on everyone's quality of life. The construction of the shed will add noise to the area and can also lead to anti-social and dangerous behaviors with the purpose the shed is to be used for. There has been a wealth of research around the detrimental impact that noise has on our health with issues such as sleep loss, leading to dementia, amnesia, stress and heart disease, to name but a few.

A living area such as is the shed's purpose should be built of bricks and have considerable sound proofing as not to detract from the peaceful residence housing, to help reduce noise and protect the health of the local community. The shed needs to be smaller and to be build closer to the main house as to have minimum effects on the surrounding area.

Please note that the covenants on the title list "no outbuilding is to be in galvanized iron or similar material". Colourbond or similar product is not a material to be used for a living area which this shed is.

I strongly object to this large development as it stands and ask you to seriously consider my objections.

Kind Regards,
Kasha Dubinska
Kasha.dubinska@hotmail.com
0478262500

25 September 2022

General Manager
Central Coast Council
PO Box 220
Ulverstone, 7315

By email: planning@centralcoast.tas.gov.au

Dear Sir/Madam

RE: Ref: DA2022248

Application for planning permit 26 Hales Street, Penguin, TAS 7316

We own and occupy the house with our two pre-school children at 20 Hales Street, Penguin, making us the immediate western neighbours of 26 Hales Street, Penguin. Having reviewed the application for development of a retaining wall and shed with awning, please register our objections to the planning permit with our concerns as detailed below:

Firstly, the planning application shows our property as being a building site instead of showing a completed and occupied residence as it has been for the last 5 years.

We find the use of this old photo misleading and deceptive as to the impact of the proposed structure on our property and us.

Secondly, the proposed shed is enormous spanning nine metres along our eastern fence and only one metre from our boundary which puts it extremely close to the main bedroom of our house.

The scale of the shed calls into question the purpose of the shed.

We understand that the applicants of the planning permit intend to use the shed as a "living room to host gatherings and parties". We strongly object to this and consider it a potentially unacceptable disruption to us next door.

Furthermore, it is possible that in the future, industrial or building equipment, commercial machinery or the like could be used in the shed. The impact of this on us, due to the proximity of the shed to our main bedroom and ensuite would be unacceptable.

Thirdly, the 3.6m height of the shed will create shadowing on our main bedroom window and ensuite. These windows currently enjoy early morning light, particularly during winter. It will also cause our laundry to be completely, and always, in shadow. This is unacceptable.

Finally, we note that the covenants on the title list "no outbuilding is to be in galvanised iron or similar material".

Thank you for seriously considering our objections.

Sincerely

Adrian & Katherine Bosker

From: Anastasia Korobova <aakorobova@gmail.com>
Sent: Sunday, 25 September 2022 10:59 PM
To: Admin
Subject: attn: General Manager app No DA2022248

Dear Mr Breaden,

I'm writing to you in connection with the application for the planning permit (DA2022248) submitted by the owners of 26 Hales Street, Penguin.

We are the owners of the property located at 22 Hales street and we would like to express our concerns in relation to the shed that is proposed to be constructed as per the above application.

We note that the size of the shed may indicate the fact that the shed may not be used as a garage but rather for other purposes, such as entertainment (parties), commercial workshop etc. Given the proximity to our property we are concerned that the proposed development does not provide for appropriate sound proofing. To the contrary, the materials (such a colourbond) may actually amplify the noise. Moreover, we have had a precedent in the neighborhood where a shed of a similar size is also used for parties and social gatherings that created disturbance late in the night (our neighbours did complain about that instance).

Our concerns stem from the fact that we have a very young child who's bedroom is facing the backyard (thought to be the quietest area in our property) and it would put excessive pressure on our family if we had to deal with the noise that would come from this proximity. Additionally, I work from home on a permanent basis and my study is facing the corner of our property opposite to the property being developed. To reiterate, our concern revolves around the potential noise from the shed.

We kindly request you to carefully assess the proposed application and consider if the design and positioning is appropriate for the likely usage. We would highly appreciate your understanding.

Thank you for your time and consideration of our concerns.

Best regards,
Anastasia Korobova

--

Kind regards

Anastasia Korobova-Onciu

From: lia porteus <liaporteus@hotmail.com>
Sent: Sunday, 25 September 2022 5:49 PM
To: Admin
Subject: 26 Hales Street

To Whom This May Concern,

I am the east side neighbour of 26 hales street penguin which has a current planning application in.

I live at 28 Hales street Penguin.

My concern is the devalue of my property due to the proposed shed being built . My ocean view from my bedroom will be affected and my ocean view from my southwest bedroom will be completely gone due to height and position of the proposed shed .

This will devalue my house . I would like to recommend building the shed further south towards the house with a lower pitch roof .

Regards Lia Porteus
0400141577

Annexure 4



Aerial View – 26 Hales Street, Penguin

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 September 2022 to 30 September 2022

Building Permits – 3

. New dwellings	1	\$600,000
. Outbuildings	1	\$210,000
. Additions/Alterations	1	\$105,000
. Other	0	\$0
. Units	0	\$0

Demolition Permit – 1

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 14

. New dwellings	2	\$1,215,000
. Outbuildings	6	\$429,950
. Additions/Alterations	3	\$400,000
. Other	1	\$60,000
. Units	2	\$560,000

Building Low Risk Work – 1

Certificate of Likely Compliance – Plumbing – 10

No Permit Required – Plumbing – 2

Food Business registrations (renewals) – 3

Food Business registrations – 1

Temporary Food Business registrations – 0

Public Health Risk Activity registrations – 1

SCHEDULE OF REGULATORY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Period: 1 September 2022 to 30 September 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

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

ADDRESS PERMIT ISSUED FOR

143 UPPER MAUD STREET, WEST ULVERSTONE 2 GOATS

WANDERING LIVESTOCK COMPLAINTS – 0

SCHEDULE OF OTHER REGULATORY SERVICES STATUTORY RESPONSIBILITIES

Period: 1 September 2022 to 30 September 2022

DOGS IMPOUNDED

Claimed	7
Burnie Dogs Home	0
Devonport Dogs Home	0
RSPCA Spreyton	0
Destroyed	3
Held over	0

DOG OFFENCES

Dog Attacks on Other Dogs	0
Dog Attacks on Persons	0
Dog Attacks on Livestock	0
Barking Dog Complaints	6
Unregistered Dogs Found by Compliance	10

INFRINGEMENT NOTICES ISSUED FOR DOG OFFENCES 1**Declaration of Dangerous Dogs** 0**INFRINGEMENT NOTICES ISSUED FOR DOGS OFF-LEAD IN ON-LEAD AREA**

Penguin Beaches	0
Turners Beach	0
Buttons Beach	0
Midway Beach	0

CAUTIONS FOR DOGS OFF-LEAD IN ON-LEAD AREAS 8**PATROLS OF FREE CAMPING AREAS –**

Halls Point	4
Penguin Surf Life Saving Club	4
Forth Oval	6
Nicholson Point	6

Cautions Issued to Campers in Free Camping Areas 2

TRAFFIC INFRINGEMENT NOTICES FOR PARKING OFFENCES – 17

Alexandra Road	0	0%
Bannons Car Park	0	0%
Coles/Furner's Car Park	0	0%
Crescent Street, Ulverstone	0	0%
Eastland Drive	0	0%
King Edward Street, Ulverstone	0	0%
Main Road, Penguin	0	0%
North Reibey Street Car Park	0	0%
Reibey Street	1	100%
Surf Club Road, Penguin	0	0%
Victoria Street	0	0%
Wharf Car Park	0	0%
Wongi Lane	0	0%
Other	0	0%

PARKING COMPLAINTS 0

ABANDONED CARS 0

PARKING PERMITS ISSUED 4

LITTER ENQUIRIES 0



Sandra Ayton
GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 30 SEPTEMBER 2022**

2021/2022			2022/2023		
	\$	%		\$	%
Rates paid in Advance	– 1,421,958.22	–8.48	–	1,580,982.35	–9.06
Rates Receivable	156,569.91	0.93		150,283.54	0.86
Rates Demanded	18,023,466.41	107.46		18,888,189.77	108.20
Supplementary Rates	14,759.25	0.09	–	833.39	0.00
	16,772,837.35	100.00		17,456,657.57	100.00
Collected	13,226,330.11	78.86		13,772,609.62	78.90
Add Pensioners – Government	931,261.91	5.55		986,428.53	5.65
Pensioners – Council	34,230.00	0.20		34,615.00	0.20
	14,191,822.02	84.61		14,793,653.15	84.75
Discount Allowed	731,897.11	4.36		757,579.95	4.34
Paid in advance	– 535,451.27	–3.19	–	608,604.40	–3.49
Outstanding	2,384,569.49	14.22		2,514,028.87	14.40
	16,772,837.35	100.00		17,456,657.57	100.00

Andrea O'Rourke
ASSISTANT ACCOUNTANT
12-Oct-2022



Central Coast Council
Statement of Comprehensive Income for the period ended 30 September 2022

Note	Budget Annual	YTD Budget	Actual YTD	Variance
	\$	\$	\$	\$
Income				
Recurrent Income				
	18,012,000	18,012,000	18,095,161	83,161
	4,582,050	1,115,514	1,140,582	25,068
1 Grants - Recurrent	4,845,700	984,671	438,865	(545,807)
2 Contributions	1,918,000	461,498	598,810	137,312
Share in profit/loss of associate	546,000	136,500	-	(136,500)
Interest	190,000	47,499	47,634	135
3 Other income	425,726	70,878	257,366	186,488
4 Investment revenue	1,642,000	350,500	70,175	(280,325)
	32,161,476	21,179,060	20,648,593	(530,467)
Capital income				
5 Grants - Capital	821,000	12,501	169,823	157,322
6 Capital contributions	10,265,000	407,747	1,271,586	863,839
Gain/(loss) on disposal of assets	356,500	89,124	45,545	(43,579)
	11,442,500	509,372	1,486,954	977,582
Total Income	43,603,976	21,688,432	22,135,547	447,115
Expenses				
7 Employee benefits	15,382,000	4,197,087	3,952,748	244,339
8 Materials and services	8,072,500	2,255,827	2,389,771	(133,944)
Depreciation and amortisation	7,319,900	1,829,976	1,829,976	-
9 Finance costs	249,600	62,397	4,198	58,199
Other expenses	388,000	97,002	93,192	3,810
Total expenses	31,412,000	8,442,289	8,269,885	172,404
Operating result	12,191,976	13,246,143	13,865,662	619,519

Notes

The following explanations are provided for material variances.
Variances are deemed material when the % Variation is >10% and >\$50,000.

Recurrent Income

- Grants - Recurrent are \$546k below budget reflecting lower quarterly FAGS instalments due to higher prepaid portion (75%) in 2021-2022. 50% Prepayment normally received and budgeted to be paid in June.
- Contributions - \$137k above budget YTD due to timing of RTR funding instalment receipt \$75k, Public Open Space contributions received YTD \$39k, and Child Care contributions \$23k higher than budget..
- Other Income - \$186k relates mainly to \$147k in insurance proceeds on damages incurred in previous year for Turners Beach FC and proceeds to cover temporary hire expenses at Heybridge.
- Investment revenue relates to timing of dividend receipts vs budget phasing. Taswater dividend received early October.

Capital Income

- Grants Capital - \$170k above budget YTD relates to timing of receipt of RTR instalment for Roads \$75k, and \$87k funding received for Tasmanian Waste Levy readiness project which was higher than budgeted.
- Capital Contributions - \$864k above budget YTD relating to LRCI Phase 3 funding received \$481k and \$500k Federal Grant contribution for Penguin Foreshore Stage B which is a carry-over project from 2021-2022.

Expenses

- Employee Expenses - \$244k below budget YTD due to unfilled roles and timing of leave provision movements versus budget phasing.
- Materials and Services - \$134k above budget YTD due to residual costs from storm damage mitigation \$127k and \$67k in costs for temporary hire fees at Heybridge Recreation ground offsetting insurance proceeds recorded under other income.
- Finance Costs - \$58k below budget YTD due to timing of interest payments versus budget phasing.

Central Coast Council
Statement of Financial Position
as at 30 September 2022

Note	30 June 2022	30 September 2022	Movement
	\$	\$	\$
Assets			
Current assets			
Cash and cash equivalents	1,998,843	10,859,967	8,861,124
Investment	11,098,262	13,133,359	2,035,097
Trade and other receivables	873,579	4,143,298	3,269,719
Assets held for sale	95,550	95,550	-
Other assets	308,500	130,451	(178,049)
Total current assets	14,374,734	28,362,625	13,987,891
Non-current assets			
Investment in Regional Waste Management Authority	9,521,166	9,521,166	0
Investment in Water Corporation	74,160,826	74,160,826	-
Property, infrastructure, plant and equipment	478,238,744	476,419,331	(1,819,413)
Capital work in Progress	7,470,150	9,481,320	2,011,170
Right of use asset	208,244	208,244	0
Total non-current assets	569,599,130	569,790,887	191,757
Total assets	583,973,864	598,153,512	14,179,648
Liabilities			
Current liabilities			
Trade and other payables	3,817,881	2,088,576	1,729,305
Trust funds and deposits	443,108	443,518	(410)
Provisions	4,596,662	4,596,662	(0)
Interest bearing liabilities	502,925	430,326	72,599
Lease liabilities	69,107	64,772	4,335
Contract liability	344,000	264,000	80,000
Total current liabilities	9,773,683	7,887,855	1,885,828
Non-current liabilities			
Provisions	1,769,420	1,769,420	-
Interest bearing liabilities	7,626,262	9,826,262	(2,200,000)
Lease liabilities	156,749	156,749	0
Total non-current liabilities	9,552,431	11,752,431	-
Total liabilities	19,326,114	19,640,286	314,172
Net Assets	564,647,750	578,513,226	13,865,476
Equity			
Accumulated surplus	# 273,028,498	286,890,600	13,862,102
Reserves	291,619,252	291,622,626	3,374
Total Equity	564,647,750	578,513,226	13,865,476

Notes

September 2022 Quarter

Movement for the quarter largely reflects the receipt of rates revenue increase cash and investment balances.
Additional planned borrowings of \$2.2million drawn from Tascorp over 20 years with fixed rate of 4.33% for 10 years
Capital spend YTD has been \$2.0 million
Major capital spend YTD includes \$439k for for Gawler River bridge works, \$229k Penguin Foreshore works,
\$191k Watcombe Beach Rail Crossings, \$172k Turners Beach Boardwalk, \$94k Riana Community Centre

Central Coast Council
Operating Budgets as at 30 September 2022

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

	Revenue			Expenditure			Surplus/Deficit (net)			Variation	% Variation	Note
	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals			
	2023	30 Sep 2022	30 Sep 2022	2023	30 Sep 2022	30 Sep 2022	2023	30 Sep 2022	30 Sep 2022			
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
GENERAL MANAGEMENT												
Office of General Manager												
Strategic Projects	- 5,997,226	-	- 503,503	258,000	64,500	8,335	- 5,739,226	64,500	- 495,168	- 559,668		
Property Management	- 197,000	- 6,750	- 43,965	15,000	3,747	17,821	- 182,000	- 3,003	- 26,145	- 23,142		
Elected Members	-	-	-	715,000	218,497	189,221	715,000	218,497	189,221	- 29,276		
General Managers Office	-	-	-	838,000	223,253	183,756	838,000	223,253	183,756	- 39,497		
Organisational Development	- 241,000	- 60,249	- 60,102	542,000	145,750	122,442	301,000	85,501	62,340	- 23,161		
	- 6,435,226	- 66,999	- 607,571	2,368,000	655,747	521,575	- 4,067,226	588,748	- 85,996	- 674,744	-115%	1
Total GENERAL MANAGEMENT	- 6,435,226	- 66,999	- 607,571	2,368,000	655,747	521,575	- 4,067,226	588,748	- 85,996	- 674,744		
INFRASTRUCTURE SERVICES												
Engineering Services												
Engineering	- 1,742,000	- 435,501	- 283,590	1,742,000	465,921	427,065	-	30,420	143,476	113,056		
Plant	-	-	-	-	-	-	-	-	-	-		
	- 1,742,000	- 435,501	- 283,590	1,742,000	465,921	427,065	-	30,420	143,476	113,056		2
Works Operations												
Works Depot and Store	- 1,053,000	- 263,253	- 210,453	1,053,000	275,575	287,446	-	12,322	76,994	64,672		
Private Works	- 75,000	- 18,750	- 26,520	60,000	15,000	30,942	- 15,000	- 3,750	4,422	8,172		
Emergency Services	- 6,500	- 1,626	-	67,500	16,875	20,117	61,000	15,249	20,117	4,868		
	- 1,134,500	- 283,629	- 236,973	1,180,500	307,450	338,506	46,000	23,821	101,533	77,712	326%	2
Roads, Bridges and Drainage												
Roads - Urban Sealed	- 588,000	- 39,252	- 206,867	1,983,000	495,753	455,868	1,395,000	456,501	249,001	- 207,500		
Roads - Rural Sealed	- 3,006,000	- 112,500	- 171,702	2,891,500	722,877	845,114	- 114,500	610,377	673,412	63,035		
Roads - Rural Unsealed	- 50,000	- 12,501	- 10,980	486,000	121,500	101,724	436,000	108,999	90,744	- 18,255		
Footpaths	- 160,000	- 39,999	- 80,000	986,000	246,498	302,826	826,000	206,499	222,826	16,327		
Bridges	- 300,000	-	-	563,000	140,748	122,299	263,000	140,748	122,299	- 18,449		
Carparks	- 15,000	- 3,750	-	146,000	36,498	38,721	131,000	32,748	38,721	5,973		
Street Lighting	-	-	-	329,000	82,251	82,765	329,000	82,251	82,765	514		
Drainage	- 102,000	- 25,500	- 34,674	775,000	193,752	203,618	673,000	168,252	168,944	692		
	- 4,221,000	- 233,502	- 504,223	8,159,500	2,039,877	2,152,936	3,938,500	1,806,375	1,648,713	- 157,662	-9%	3
Waste Management												
Household Garbage	- 724,000	- 181,002	- 254,640	4,625,100	1,169,039	1,054,436	3,901,100	988,037	799,795	- 188,242		
Non-Household Garbage	- 50,000	- 12,501	-	333,000	83,247	66,127	283,000	70,746	66,127	- 4,619		
	- 774,000	- 193,503	- 254,640	4,958,100	1,252,286	1,120,562	4,184,100	1,058,783	865,922	- 192,861	-18%	4
Parks and Amenities												
Parks	- 1,234,200	- 308,550	- 550,787	2,186,700	546,672	504,630	952,500	238,122	- 46,158	- 284,280		
Public Amenities	- 9,000	- 2,250	- 1,677	479,000	119,751	146,833	470,000	117,501	145,156	27,655		
Cemeteries	- 121,000	- 30,249	- 21,954	358,000	89,499	88,507	237,000	59,250	66,552	7,302		
	- 1,364,200	- 341,049	- 574,419	3,023,700	755,922	739,969	1,659,500	414,873	165,551	- 249,322	-60%	5
Total INFRASTRUCTURE SERVICES	- 9,235,700	- 1,487,184	- 1,853,844	19,063,800	4,821,456	4,779,039	9,828,100	3,334,272	2,925,194	- 409,078		
CORPORATE SERVICES												
Corporate Administration												
Administration	- 6,000	- 1,500	- 586	803,000	213,236	221,854	797,000	211,736	221,268	9,532		
Administration Centre	- 3,000	- 750	- 3,424	206,000	51,504	50,010	203,000	50,754	46,586	- 4,168		
Caravan Parks	- 155,000	- 38,751	- 32,757	122,000	30,501	19,563	- 33,000	- 8,250	- 13,194	- 4,944		
	- 164,000	- 41,001	- 36,767	1,131,000	295,241	291,427	967,000	254,240	254,661	421	0%	
Corporate Support Services												
Corporate Support Services	-	-	-	958,000	245,733	351,694	958,000	245,733	351,694	105,961		
Labour On-Costs	- 4,580,000	- 1,145,001	- 1,203,721	4,580,000	1,294,997	1,146,933	-	149,996	- 56,788	- 206,784		
Fleet On-Costs	- 699,000	- 174,750	-	699,000	174,750	40,727	-	-	40,727	40,727		

Central Coast Council
Operating Budgets as at 30 September 2022

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

	Revenue			Expenditure			Surplus/Deficit (net)			Variation	% Variation	Note
	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals			
	2023	30 Sep 2022	30 Sep 2022	2023	30 Sep 2022	30 Sep 2022	2023	30 Sep 2022	30 Sep 2022			
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
Finance	- 5,279,000	- 1,319,751	- 1,203,721	6,237,000	1,715,480	1,539,355	958,000	395,729	335,634	- 60,095	-15%	6
Finance	- 3,262,000	- 736,747	- 267,242	1,004,000	438,057	422,815	- 2,258,000	- 298,690	155,572	454,262		
Rates and Charges	- 18,012,000	- 18,012,000	- 18,095,161	-	-	-	- 18,012,000	- 18,012,000	- 18,095,161	- 83,161		
Government Contributions	- 4,687,000	- 892,500	- 345,737	1,002,000	271,000	-	- 3,685,000	- 621,500	- 345,737	275,764		
	- 25,961,000	- 19,641,247	- 18,708,140	2,006,000	709,057	422,815	- 23,955,000	- 18,932,190	- 18,285,326	646,864	-3%	7
Regulatory Services												
Building and Plumbing Control	- 343,500	- 85,872	- 81,439	575,000	151,439	131,954	231,500	65,567	50,515	- 15,052		
Environment and Health	- 45,500	- 11,376	- 28,072	309,800	82,721	71,868	264,300	71,345	43,796	- 27,549		
Control of Animals	- 142,000	- 5,502	- 28,504	272,000	71,512	60,807	130,000	66,010	32,303	- 33,707		
Parking Control	- 40,500	- 10,125	- 2,309	6,000	1,500	784	- 34,500	- 8,625	- 1,525	7,100		
	- 571,500	- 112,875	- 140,325	1,162,800	307,172	265,413	591,300	194,297	125,089	- 69,208	-36%	
Total CORPORATE SERVICES	- 31,975,500	- 21,114,874	- 20,088,952	10,536,800	3,026,950	2,519,010	- 21,438,700	- 18,087,924	- 17,569,943	517,981		
COMMUNITY SERVICES												
Childrens Services												
Child Care	- 2,681,000	- 670,245	- 705,377	2,536,000	673,186	609,055	- 145,000	2,941	- 96,321	- 99,262		
	- 2,681,000	- 670,245	- 705,377	2,536,000	673,186	609,055	- 145,000	2,941	- 96,321	- 99,262	-3375%	8
Community Services & Facilities												
Housing	- 803,000	- 200,748	- 186,394	693,000	173,254	257,019	- 110,000	- 27,494	70,625	98,119		
Cultural Amenities	- 127,500	- 31,878	- 28,469	332,000	83,722	83,758	204,500	51,844	55,289	3,445		
Public Halls and Buildings	- 187,000	- 46,743	- 59,590	304,500	76,160	97,541	117,500	29,417	37,950	8,533		
	- 1,117,500	- 279,369	- 274,453	1,329,500	333,136	438,317	212,000	53,767	163,864	110,097	205%	9
Recreation Facilities												
Swimming Pool and Waterslide	- 147,000	- 36,750	- 10,788	155,000	40,844	18,420	8,000	4,094	7,631	3,537		
Active Recreation	- 277,500	- 69,375	- 242,265	1,672,300	418,089	498,341	1,394,800	348,714	256,077	- 92,637		
Recreation Centres	- 175,000	- 43,752	- 46,816	636,500	159,114	181,681	461,500	115,362	134,865	19,503		
	- 599,500	- 149,877	- 299,869	2,463,800	618,047	698,442	1,864,300	468,170	398,573	- 69,597	-15%	10
Community Development												
Community Development	- 4,000	- 999	- 320	775,000	208,410	208,857	771,000	207,411	208,537	1,126		
Cultural Activities	- 142,500	- 4,125	- 54,235	185,000	46,245	12,707	42,500	42,120	- 41,529	- 83,649		
Community Cont. & Support	- 16,500	- 4,125	- 11,536	96,100	24,024	15,271	79,600	19,899	3,736	- 16,163		
Arts, Culture and Visitor Services	- 474,550	- 180,142	- 170,721	1,264,500	328,143	384,291	789,950	148,001	213,569	65,568		
	- 637,550	- 189,391	- 236,812	2,320,600	606,822	621,126	1,683,050	417,431	384,314	- 33,117	-8%	11
Land-Use Planning												
Land-Use Planning	- 275,000	- 68,751	- 119,514	577,500	152,950	134,167	302,500	84,199	14,652	- 69,547		
	- 275,000	- 68,751	- 119,514	577,500	152,950	134,167	302,500	84,199	14,652	- 69,547	-83%	12
Total COMMUNITY SERVICES	- 5,310,550	- 1,357,633	- 1,636,025	9,227,400	2,384,141	2,501,107	3,916,850	1,026,508	865,082	- 161,426		
TOTAL OPERATING BUDGETS	- 52,956,976	- 24,026,690	- 24,186,392	41,196,000	10,888,294	10,320,730	- 11,760,976	- 13,138,396	- 13,865,662	- 727,266	6%	

Central Coast Council
Notes for Operating Budgets @ 30th September 2022

Note	Area	Comment
1	General Management	Revenue up on budget due to down due to timing of contributions for Penguin Foreshore carried over from 2021-2022. Expenses below budget due to timing differences to budget.
2	Engineering & Works Services	Revenue below budget due to timing of the relationship between on-costs recovery and completed works YTD. Expenses below budget due to Staff costs favourable due to vacancies.
3	Roads, Bridges and Drainage	Revenue up due to timing of budgeted \$1m contribution for LRCI funded projects \$145k RTR funding \$75k. Expenses higher due to storm damage mitigation costs incurred.
4	Waste Management	Lower than budgeted costs YTD for Household Collection \$35k, Kerbside Recycling \$28k, FOGO \$40k and Green Waste Processing \$27k.
5	Parks and Amenities	Revenue above budget YTD due to timing of LRCI Phase 3 instalment receipt. Expenses YTD below budget due to timing differences to budget.
6	Corporate Support Services	Differences in revenue and expenses versus budget largely relate to change in allocation methods for Fleet costs (cost now directly allocated). Other notable variance relating to IT costs due to timing of annual subscription payment to Open Office in July.
7	Finance	Revenue below budget YTD due to lower FAGS instalments \$540k due to higher prepaid portion in 2022-2023 and timing of Taswater dividends \$238k versus budget. Expenses YTD below budget due to timing of instalments for Fires Services levy \$188k and Land Tax \$83k as well as higher insurance premium instalments \$25k.
8	Childrens Services	Higher than budgeted revenue due to higher utilisation rates than budgeted and operational costs coming in lower than budget YTD.
9	Community Services & Facilities	Expenses over budget YTD due to timing of annual Insurance premium allocation on Building Assets and timing of other maintenance costs.
10	Recreation Facilities	Revenue above budget YTD due to timing of LRCI Phase 3 instalment receipt. Expenses YTD higher than budget due to temporary hire costs \$58k for Heybridge recreation Ground to offset insurance proceeds recorded under other income.
11	Community Development	Revenue above budget YTD due to timing of LRCI Phase 3 instalment receipt \$50k. Expenses slightly above budget due to timing of costs versus budget phasing.
12	Land-Use Planning	Revenue above budget due to Public Open Space Contribution \$39k, and Planning Fees \$7k above budget YTD

- Complete
- Construction
- Design/Approvals
- Not Started
- Not Due Yet

Project Name	Budget	Construction Progress	July	August	September	October	November	December	January	February	March	April	May	June
OFFICE OF THE GENERAL MANAGER														
STRATEGY & POLICY														
Strategic Projects														
New														
Coastal pathway	\$ 6,022,000	50%												
Penguin CBD redevelopment	\$ -													
Penguin foreshore - wall	\$ -	95%												
Planetarium improvements	\$ -													
Purchase of strategic properties	\$ 500,000													
Slipstream Circus (subject to funding)														
Reibey Street Upgrade Design Work	\$ 200,000													
Turners Beach-Leith Shared Pathway	\$ -	50%												
Property Management														
New														
East Ulverstone Industrial Estate - Stage 2	\$ 100,000													
Former Penguin Recreation Ground (LRCI 3)	\$ 170,000													
Park Avenue - Penguin Depot	\$ 100,000													
ENGINEERING & ASSET MANAGEMENT														
WORKS OPERATIONS														
Works Depot														
Upgrade														
Ulverstone Depot - painting program	\$ 5,000													
Ulverstone Depot - Master Plan	\$ 2,000													
Ulverstone Depot - security upgrade	\$ -													
Emergency Services														
Upgrade														
SES - building and equipment	\$ -	50%												
ROADS, BRIDGES & DRAINAGE														
Roads - Urban Sealed														
Renewal														
Street resealing	\$ 200,000	10%												
Trevor Street - kerb replacement	\$ 100,000													
Seaside Crescent	\$ 100,000													
Risby Street Ulverstone	\$ 250,000													
Reconstruction (subject to AMP)	\$ 80,000													
Reibey Street (drainage improvement)	\$ 40,000													
Main Road Penguin (near Cemetery)	\$ 30,000													
Upgrade														
Carpark Lane improvements - design	\$ 30,000													
Ironcliffe Road/Sunnyridge Avenue - intersection	\$ -	100%												
Kerb ramp improvements	\$ 20,000	50%												
Kings Parade - Queen's Garden	\$ -	95%												
Railway crossings - upgrade	\$ 40,000													
Safe cycling routes - urban roads	\$ 10,000													
Traffic management/safety improvements	\$ 10,000	1%												
James Street - Trevor to Leven (study)	\$ 10,000													
Esplanade Turners Beach (Traffic Management) (LRCI 3)	\$ 210,000													
Roads - Rural Sealed														
Renewal														
Penguin Road - Lonah slip (subject to external funding)														
Raymond Road - landslip	\$ 10,000	1%												
Road resealing	\$ 800,000	5%												
Shoulder program	\$ 150,000	10%												
Subject to Asset Management Plans	\$ 185,000													
Upgrade														
Intersection improvements	\$ 20,000													
Ironcliffe Road (subject to external funding)														
Kindred Road/Old Kindred Road - intersection	\$ 200,000													
Pine Road/Copes Road - intersection	\$ -	50%												
Traffic management	\$ 5,000	10%												
Westella Drive/Waverley Road - intersection	\$ 80,000													
Footpaths														
Renewal														
Footpath renewals/upgrades	\$ 84,000													
Upgrade														
Queen Street - Bertha Street Crossing	\$ 20,000													
New														
Beach Road Shared Pathway (LRCI 3)	\$ 160,000													
River Road - Clara Street to Margaret Place	\$ 165,000	50%												
River Road - Clara Street to Jesamel Place	\$ 165,000	100%												
Bridges														
Renewal														
Forth River - Forth Road	\$ 140,000													
Gawler River - Preston Road	\$ 294,000	80%												
Laurel Creek - Loyetee Road	\$ 330,000													
Leven River Bridge - delineation	\$ -													
Upgrade														

Project Name			Budget	Construction	July	August	September	October	November	December	January	February	March	April	May	June
				Progress												
	Leven River Bridge - flags		\$ -													
	Leven River Bridge - lighting		\$ 40,000													
Car Parks																
Upgrade																
Electric vehicle charging (subject to external funding)																
North Reibey Street - design			\$ -													
Drainage																
Renewal																
	Side entry pits and manhole lids		\$ 30,000													
Upgrade																
	Bertha Street - outfall		\$ 120,000													
	Esplanade, Turners Beach (OC Ling)		\$ 20,000	100%												
	Fenton Street		\$ 40,000													
	Mason Street		\$ -	100%												
	Miscellaneous drainage		\$ 20,000	100%												
	Sice Avenue - outfall		\$ -													
	Victoria Street - outfall		\$ 80,000													
WASTE MANAGEMENT																
Household Garbage																
Renewal																
Resource Recovery Centre - wetlands/weighbridge			\$ 270,000													
Upgrade																
	Country Transfer Station - audit outcomes		\$ 15,000													
	Country Transfer Station - recycling		\$ 30,000													
	Public area bin upgrade (Year 1 of 2)		\$ 90,000	80%												
	Resource Recovery Centre - security upgrade		\$ 25,000	100%												
	Resource Recovery Centre - signage		\$ 5,000													
	Resource Recovery Centre - site development		\$ 20,000	10%												
New																
	Waste Levy compliance and site design (Grant)		\$ 80,000	70%												
PARKS & AMENITIES																
Parks																
Renewal																
	Beach access upgrades		\$ 40,000													
	Beach Road - coastline expansion		\$ 10,000													
	Fairway Park - Master Plan		\$ 15,000													
	Hall Point - rehabilitation		\$ 2,000													
	Hiscutt Park - wall repair		\$ 40,000													
	Leven River Foreshore - Reid Street Reserve wildlife corridor		\$ 2,000													
	Parks asset renewals		\$ 40,000	25%												
	Perry-Ling Gardens		\$ 165,000													
	Playground renewals		\$ 60,000													
Upgrade																
	Penguin Foreshore - playground and landscape (LRCI 3)		\$ 400,000													
	Penguin Foreshore - shared pathway (LRCI 3)		\$ 130,000													
	Watcombe Beach - pedestrian rail crossing (LRCI 3)		\$ 500,000	90%												
New																
	Beach Road Shared Pathway (LRCI 2)		\$ -	100%												
	Country park track upgrades		\$ 10,000													
	Fishpond - coastal restoration		\$ -	100%												
	Greening Central Coast Strategy		\$ 30,000													
	Johnsons Beach - bbq and hut		\$ 30,000													
	Lethborg Avenue - boundary encroachment restoration		\$ 30,000													
	Park signage upgrade		\$ 10,000													
	Natural Resource Management Strategy - development		\$ -	30%												
	Public showers - State Government Grant		\$ -	100%												
Public Amenities																
Upgrade																
	Drinking water stations		\$ 10,000	50%												
	Public toilets - refurbishments		\$ 20,000	25%												
New																
	Additional security cameras		\$ 4,000													
	Montgomery Road - new eco toilet block (subject to funding)															
Cemeteries																
Renewal																
Cemetery renewals			\$ -													
New																
	Memorial Park - ash garden		\$ 10,000	20%												
	Memorial Park - grave location system		\$ -													
	Memorial Park - Master Plan		\$ -													
	Memorial Park - plinths		\$ -													
	Memorial Park - seating		\$ 5,000													
	Memorial Park - watering system		\$ -													
##	Memorial Park - water storage tank and irrigation		\$ 60,000													
CORPORATE SERVICES																
CORPORATE ADMINISTRATION																
Administration Centre																
Renewal																
	Administration Centre - carpet replacement		\$ 16,000													
	Administration Centre - guttering replacement		\$ 14,000													
	Office furniture upgrade - ergonomic desks															
	Administration Centre - painting		\$ 10,000	50%												
	Administration Centre - refurbishment		\$ -	25%												

Project Name	Budget	Construction	July	August	September	October	November	December	January	February	March	April	May	June
		Progress												
Upgrade														
Administration Centre - heat pumps	\$ 10,000	<div><div>25%</div></div>												
Administration Centre - switchboard and wiring upgrade	\$ -	<div><div>75%</div></div>												
COMMUNITY SERVICES & FACILITIES														
Caravan Parks														
Renewal														
Ulverstone Caravan Park - painting program	\$ 10,000													
Upgrade														
Ulverstone Caravan Park - electrical upgrade - Stage 3	\$ 10,000													
New														
Ulverstone Caravan Park - amenities	\$ 14,200													
REGULATORY SERVICES														
COMPLIANCE														
Animal and Parking Control														
New														
Dog Park facilities	\$ -													
COMMUNITY SERVICES														
CHILDREN'S SERVICES														
Child Care														
Renewal														
Penguin Play Centre - internal painting	\$ -													
Ulverstone Child Care - internal/external painting	\$ 5,000	<div><div>20%</div></div>												
Upgrade														
Ulverstone Child Care - guttering	\$ -	<div><div>100%</div></div>												
Ulverstone Child Care - installation of shade sail	\$ -													
COMMUNITY DEVELOPMENT														
Cultural Activities														
Renewal														
Festive decorations	\$ 10,000													
New														
Local History Building refurbishment (LRCI 3)	\$ 98,000													
Maskells Road Precinct - redevelopment	\$ 250,000													
Reibey Street - curation (fire pots etc.)	\$ -													
Cultural Amenities														
Renewal														
Wharf building - tables and chairs	\$ 20,000													
Civic Centre - Gawler Room plaster/paint														
Upgrade														
Civic Centre - lock/entry control system	\$ 8,500													
Montgomery Room - lock/entry control system	\$ 1,500													
Wharf building - lock/entry control system	\$ 8,000													
New														
Civic Centre – Gawler Room renovation	\$ 40,000													
Ulverstone Wharf Precinct - reclad southern end roof	\$ 40,000													
Housing														
Renewal														
Aged Persons Home Units - electrical replacements	\$ 20,000	<div><div>25%</div></div>												
Aged Persons Home Units - external rehabilitation	\$ 63,000	<div><div>20%</div></div>												
Aged Persons Home Units - fencing/surrounds	\$ 10,000	<div><div>5%</div></div>												
Aged Persons Home Units - HWC renewal	\$ 20,000													
Aged Persons Home Units - internal rehabilitation	\$ 40,000	<div><div>10%</div></div>												
Ganesway - internal rehabilitation	\$ 20,000	<div><div>20%</div></div>												
COMMUNITY SERVICES & FACILITIES														
Public Halls and Buildings														
Renewal														
Forth Hall - external refurbishment	\$ 5,000													
Riana Community Centre - amenities refurbishment	\$ 208,000	<div><div>80%</div></div>												
Upgrade														
Penguin Surf Life Saving Club - amenities	\$ 20,000													
New														
Riana Community Centre - security system	\$ 15,000	<div><div>80%</div></div>												
RECREATION FACILITIES														
Active Recreation														
Renewal														
Cricket wicket renewals program	\$ 10,000	<div><div>25%</div></div>												
Forth Recreation Ground - lighting - Stage 2	\$ 40,000													
Heybridge Recreation Ground - electrical safety	\$ -													
Penguin Athletic Track - line remarking	\$ 35,000													
Recreation ground water connections	\$ 40,000													
River Park Recreation Ground - ground refurbishment	\$ -													
Trade Waste compliance	\$ 10,000													
Upgrade														
Batten Park - Upgrade Fencing	\$ 26,000													
Penguin Chopping Arena - toilets and amenities	\$ 50,000													
Penguin Miniature Railway - track upgrade	\$ 23,000													
Recreation grounds - lighting upgrades	\$ -													
Ulverstone Recreation Ground - fencing upgrade	\$ 15,000													
Ulverstone Showground Precinct - changerooms and amenities	\$ -													
New														
Batten Park - fire abatement	\$ 10,000													

Project Name			July	August	September	October	November	December	January	February	March	April	May	June
Budget														
Construction														
Progress														
●	Dial Park - additional water tank	\$ 35,000												
	Dial Park - cricket nets security gates	\$ 10,000												
	Dial Park - solar energy		100%											
	Dial Regional Sports car park and o'flow, disabled spaces (design)	\$ 20,000												
	Heybridge Recreation Ground Clubrooms (insurance replacement)	\$ 1,113,000												
	Tendering													
	Tender Assessment													
	Draft Design													
	Community Consultation													
	Final Design													
	Crown Approval													
	Construction Tendering													
	Development Approval													
	Building Surveyor													
	Building & Plumbing Approvals													
	Construction													
	Ulverstone Showground - Social Room - heating and lighting													
Recreation Centres														
Renewal														
●	Penguin Sports Centre - window replacement and external refurbishment	\$ -	100%											
	Penguin Sports Centre - plant and equipment renewal	\$ 5,000	20%											
●	Ulverstone Sports & Leisure Centre -amenities and office area roof replacement	\$ -												
Upgrade														
●	Ulverstone Sports & Leisure Centre - electronic backboard winches	\$ 100,000												
	Penguin Sports Centre - seating and stair compliance study	\$ 10,000												
	Ulverstone Sports & Leisure Centre - lighting upgrade Stadium 2	\$ -												
	Ulverstone Sports & Leisure Centre - upgrade kitchen for softball accomodation	\$ 20,000												
New														
●	Ulverstone Sports & Leisure Centre - community rooms	\$ -	100%											
	Ulverstone Showground Social Room - heating and lighting	\$ 15,000												
Swimming Pool and Waterslide														
Renewal														
●	Waterslide - surface repairs	\$ 67,000	60%											
ARTS & CULTURE														
Arts, Culture and Visitor Services														
Upgrade														
●	Penguin Visitor Centre - new reception/joinery	\$ 38,000												
	HIVE - Equipment to support room hire	\$ 10,000												
	HIVE - offices & circulation spaces	\$ 15,000												
	HIVE - Ooutdoor furniture - café & main entrance	\$ 20,000												
	HIVE - Reiby Street wall art	\$ 10,000												
	Hive - Signage	\$ 15,000												