Minutes of an ordinary meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 17 October 2022 commencing at 6.00pm.

Councillors attendance

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

Employees attendance

General Manager (Ms Sandra Ayton)
Director Infrastructure Services (Mr Paul Breaden)
Director Community Services (Mr Daryl Connelly)
Executive Services Officer (Mr Ian Brunt)

Employees apologies

Director Corporate Services (Mr Ian Stoneman)

Media attendance

The media was not represented.

Public attendance

Twelve members of the public attended during the course of the meeting.

Acknowledgement of Country

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

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

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

CONFIRMATION OF MINUTES OF THE COUNCIL

285/2022 Confirmation of minutes

The Executive Services Officer reported 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."

■ Cr Hiscutt moved and Cr Viney seconded, "That the minutes of the ordinary meeting of the Council held on 26 September 2022 be confirmed."

Carried unanimously

COUNCIL WORKSHOPS

286/2022 Council workshops

The Executive Services Officer reported 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."

■ Cr Beswick moved and Cr Diprose seconded, "That the Officer's report be received."

Carried unanimously

MAYOR'S COMMUNICATIONS

287/2022 Mayor's communications

The Mayor reported as follows:

"In relation to the ongoing floods in our area, I want to wholeheartedly thank our Council staff, who have worked tirelessly through this time and have gone above and beyond in their efforts, including managing our evacuation centres for over 36 hours straight.

Our outdoor staff have worked tirelessly, clearing roads, and ensuring people are safe. I would also like to mention the Emergency Services, who have done an amazing job in orchestrating the flood response.

To those people who were badly affected, the clean-up will continue for some time and we do not know what the coming days will bring, but we are thinking of you all."

288/2022 Mayor's diary

The Mayor reported 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
- Wings Wildlife Park – two visits."

■ Cr Viney moved and Cr Overton seconded, "That the Mayor's report be received."

Carried unanimously

289/2022 Declarations of interest

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

"The *Local Government Act 1993* provides that a councillor must not participate at any meeting of a council in any discussion, nor vote on any matter, in respect of which

the councillor has an interest or is aware or ought to be aware that a close associate has an interest.

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

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

Cr Diprose reported as follows:

"I will be declaring an interest in respect of the matter relating to Minute No. 308/2022 Standing Tender 2022-2025 - coastal and rural roadside mowing".

COUNCILLOR REPORTS

290/2022 Councillor reports

The Executive Services Officer reported as follows:

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

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

Cr Fuller reported on the Tasmanian Masters Games, to be held 20-23 October in Central Coast, and thanked the Council for its support for the event.

Cr Beswick reported that he was unable to attend a recent Beyond Blue award event but noted that Fairbrother received an award for their construction of Hive.

Cr Hiscutt reported on Slipstream Circus, noting that Term 4 begins 17 October and bookings for classes are now open.

APPLICATIONS FOR LEAVE OF ABSENCE

291/2022 Leave of absence

The Executive Services Officer reported as follows:

> "The *Local Government Act 1993* provides that the office of a councillor becomes vacant if the councillor is absent without leave from three consecutive ordinary meetings of the council.
>
> The Act also provides that applications by councillors for leave of absence may be discussed in a meeting or part of a meeting that is closed to the public.
>
> There are no applications for consideration at this meeting."

DEPUTATIONS

292/2022 Deputations

The Executive Services Officer reported as follows:

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

PETITIONS

293/2022 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

294/2022 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

’29 (1) A councillor at a meeting may ask a question without notice –

(a) of the chairperson; or

(b) through the chairperson, of –

(i) another councillor; or

(ii) the general manager.

(2) In putting a question without notice at a meeting, a councillor must not –

(a) offer an argument or opinion; or

(b) draw any inferences or make any imputations –

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

(3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.

(4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.

(5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.

(6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.

(7) The chairperson may require a councillor to put a question without notice in writing.’

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

‘8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.

(6) A council by absolute majority at an ordinary council meeting, …, may decide to deal with a matter that is not on the agenda if –

(a) the general manager has reported the reason it was not possible to include the matter on the agenda; and

(b) the general manager has reported that the matter is urgent; and

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

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

The allocation of topics ensued.

295/2022 Councillors' questions on notice

The Executive Services Officer reported as follows:

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

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

(2) An answer to a question on notice must be in writing.'

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

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

No questions on notice have been received."

PUBLIC QUESTION TIME

296/2022 Public question time

The Mayor reported 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)."

297/2022 Public questions taken on notice

The Executive Services Officer reported 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 reported as follows:

■ Cr Fuller moved and Cr Diprose seconded, "That the questions from Mr van Rooyen and the responses from the General Manager be received and noted."

Carried unanimously

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

298/2022 Acknowledgement of departing Councillors – Mayor Jan Bonde, Cr Annette Overton and Cr Tony van Rooyen

The General Manager reported 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 (16 years), having been elected to the Council on 28 October 2005 as Councillor; serving as Deputy Mayor from 29 October 2009 to 16 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 (16 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."

■ Cr Beswick moved and Cr Hiscutt seconded, "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."

Carried unanimously

299/2022 Minutes and notes of committees of the Council and other organisations

The General Manager reported as follows:

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

. Central Coast Community Safety Partnership Committee - meeting held 31 August 2022.

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

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

Carried unanimously

300/2022 Common seal

The General Manager reported 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 reported as follows:

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

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

Carried unanimously

301/2022 Contracts and agreements

The General Manager reported as follows:

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

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

■ Cr Fuller moved and Cr Hiscutt seconded, "That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

302/2022 Correspondence addressed to the Mayor and Councillors

The General Manager reported as follows:

"A Schedule of Correspondence addressed to the Mayor and Councillors for the period 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 reported as follows:

> "A copy of the Schedule has been circulated to all Councillors."

■ Cr Viney moved and Cr Overton seconded, "That the Schedule of Correspondence addressed to the Mayor and Councillors (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

COMMUNITY SERVICES

303/2022 Request to approve a road name within a private subdivision – Hearps Road (CT113873/1), West Ulverstone

The Director Community Services reported 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 reported as follows:

> "A plan of the proposed new road has been circulated to all Councillors."

■ Cr Viney moved and Cr van Rooyen seconded, "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."

Carried unanimously

304/2022 Development application determinations

The Director Community Services reported 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 reported as follows:

> "A copy of the Schedule has been circulated to all Councillors."

■ Cr Carpenter moved and Cr Diprose seconded, "That the Schedule of Development Application Determinations (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

305/2022 Public question time

The Mayor introduced public question time at 6.38pm.

In person – Carmel Cavaye – Penguin

> *Question 1 –*
>
> *"I have a couple of points of context:*
>
> *Council invested funds to hire Inspiring Place to conduct a Perry-Ling community survey.*
>
> *On its website Council says that the John Mongard Perry-Ling Master Plan 'has been largely shaped by the community survey'.*

197 surveys were completed, as well as 50 one-on-one consultation sessions and hundreds of people who engaged during the Penguin Town Centre setup shop.

89 percent of survey respondents said they thought the Perry-Ling gardens were either significant or very significant and 74 percent indicated interest in both protecting the gardens above and below the rail line.

My question is, why did Council invest resources to undertake the survey and develop the Perry-Ling Gardens Master Plan, if, despite community feedback, there was an intention to install the fence in a location which makes it impossible for the gardens to be maintained and preserved into the future?"

Response -

The Director Infrastructure Services responded:

"There was no intent to install a fence that does not allow access to the gardens. The fence is to be installed to delineate the railway corridor from the gardens. The new gardens will be in front of the fence, on the sea-side of the fence, which will allow us access to manage the gardens. The rail corridor is a prohibited area for us, we cannot maintain the gardens in the rail corridor."

Question 2 -

"Just a couple of clarifying points:

Today's Council website shows Watcombe Beach fence on the top side of the railway.

The Perry-Ling Master Plan also clearly shows the fence at the top side of the railway.

Despite their understanding from the consultation, the community were astonished this week that the fence was being built at the lower side of the railway. In response to enquiries this week, the Director of Infrastructure Services advised that this was because there was, and I quote, 'early opposition to the fence being located at the top of the railway'.

In this context, my second question is, what de-identified evidence of this 'early opposition' can Council provide to the Penguin Makeover Community which supports the overturning of so much previously mentioned documented community support for the preservation of the existing gardens?"

Response -

The Mayor responded:

"There are two issues here, one is the development application for the Penguin Foreshore Stage B Pathway, the other is the Master Plan that you're referring to which includes the Perry-Ling Gardens – so they are quite separate.

With TasRail, there is an area where the fence must be, which was part of the development application for the Penguin foreshore. My understanding is that from the roadside, you will see gardens, then an embankment down to the railway line, then a fence on the other side of the railway line, and then the gardens run down to the lawn."

Question 3 –

"A lot of us went to the consultation, which in our minds resulted in us agreeing to have the fence at the top of the railway line where it was conspicuous, and as I've just stated, the plan available on the Council website also shows it on top of the railway line, as well as the Perry-Ling Gardens Master Plan. That is why we are confused as to why it is now being built at the bottom of the railway line. I understand about the TasRail dramas, but there is still some confusion after we went to multiple consultation meetings and came to an agreement that was documented and published, and now we have a different result."

Response –

The Mayor responded:

"Fencing is not part of that consultation, it is part of the development application for the pathway in conjunction with TasRail. We had to reach agreement for acceptable rail crossovers and the fence had to be exactly where TasRail decided. We negotiated to have the height lowered from 2 metres down to 1.2 metres."

The Director Infrastructure Services then discussed the development application, negotiations with TasRail regarding the location of the fence, and difficulties in siting the fence on the topside of the railway line.

Discussion between the Mayor, the Director Infrastructure Services and the public gallery ensued.

The Mayor closed discussions by noting that a meeting with community members with the Director Infrastructure Services onsite would be beneficial.

In person – Janeen Lillas – Penguin

Question 1 –

"I have had verbal confirmation from TasRail that differing fence height and location requirements in the Central Coast region depends on whether there is already a natural barrier. If this is true, their standards are not consistent. For example, Surf Road has no natural barrier, is level with the road and has no fence. The area at the Western end of Preservation Bay has no natural barrier and no fence; the rail lines behind the Penguin Railway Station have no natural barrier and no fence.

The being the case, and as Watcombe Beach has, or had, significant natural barriers below and above the rail lines, why is Council not representing its constituents and making TasRail accountable by questioning the different standards being applied including their insistence of a fence along Watcombe Beach? Why can't you apply the standards that applied to the western end of Preservation Bay or Surf Road? Why are they using different standards for different places and why aren't you questioning that?"

Response –

The Director Infrastructure Services responded:

"I have spent two years questioning and performing risk assessments over all of these pathways with TasRail.

Each site is assessed as an individual site, under its own merit. As to why there are inconsistencies, I don't have an answer for that, although there are reasons why each site is chosen and why some fences are lower or higher. We have negotiated with TasRail from their original requirement of a two metre high fence along the entire length; so if there is a section with no fence, or a lower fence, they are improvements over what would have been required by TasRail's guidelines; so please acknowledge that we have tried our very hardest to provide the best service to the community, with the least amount of impact on the visual amenity."

Discussion between the Mayor and Janeen Lillas ensued.

In person – Tana McMullen – Penguin

Question 1 –

"I would like to query the placement of the stairs on the Watcombe Beach section of the walkway. Specifically, the eastern stairs, close to the ramp going up to Main Road, near Seaside Crescent.

These stairs lead down to a very rocky, often seaweed-covered section of the beach – difficult to walk over, even if you are a reasonably fit person.

Stairs (or preferably a ramp) further west, at the eastern end of the sandy part of the beach, would be far more sensible and useful. As it is now, if you don't want to stumble across the rocky section (or wade through knee-deep seaweed, which often happens), you have to walk quite a way along the path before you can access the last section of the beach proper.

I mention a ramp, as that would make it possible to take a kayak, paddleboard, surf-ski – even a dog – down to the beach when coming from the east.

What was the reasoning behind the placement of these stairs?"

Response –

The Mayor responded that the question will be taken on notice.

In person – Neil Maggs – Penguin

Question 1 –

"Was the floodgate at Hiscutt Park raised during the floods? I can actually tell you it wasn't. It had been built up with a lot of timber and weeds and everything.

Had the floodgate gone up, it would have saved the water going up above the pathway on the far side of Hiscutt Lake.

I don't know what the cost of the gate was, but it's never been used. No one seems to have a key, or be available in town to operate it. Surely you have a flood plan and would check on some things. Who is responsible?"

Response –

The Director Infrastructure Services responded:

"It is my understanding that the floodgate was open on Thursday morning (but will check). It was a large area of flooding, and the gate had limited impact.

Question 2 –

"The second question is to do with Lions Park. From the ramp that goes down to Watcombe Beach, we now have a path that goes across the park to the other ramp to Main Beach. I have been informed that Council vehicles were to use this gate and footpath to access Watcombe Beach.

The path got changed, so now Council vehicles drive across the new lawn instead of accessing across the path. Can anyone please give me the reason why it was changed? The original intent of the green space has been changed."

Response –

The Director Infrastructure Services responded that the question will be take on notice.

In person – Micheline Andrews – West Pine

Question 1 –

"On Sunday 9 October the Sea Shepherd Marine Debris Tasmania conducted a one-hour clean-up in Penguin, together with over 50 volunteers.

We collected 2,240 pieces of rubbish and that was over 50 kilograms on what looked like a clean beach. The top items were: 600 plastic food packages; 400 soft plastic remnants; 300 hard plastic pieces; and 320 cigarette butts.

Including Council items, I am again returning – plastic tree guards.

So the first question was, can an eco-type or cardboard be used, similar to other councils, as a tree guard so that it breaks down and plastic doesn't end up in the sea?"

Response –

The Director Infrastructure Services responded:

"We did investigate, and they are available. I'm not sure if we've commenced the trials on this or whether we have started using any new types – I can get back to you on that."

Question 2 –

"Can the big penguin be painted? We tried to clean it and it's looking very tired and needs a repaint. I was told it would be done in a few weeks – nothing's been done, no one's attempted to clean it, it needs a proper professional clean. Last time I raised these issues, I received no feedback."

Response –

The General Manager responded that the question will be taken on notice.

Questions and responses concluded at 7.02pm.

306/2022 Council acting as a planning authority

The Mayor reported as follows:

> "The *Local Government (Meeting Procedures) Regulations 2015* provide that if a council intends to act at a meeting as a planning authority under the *Land Use Planning and Approvals Act 1993*, the chairperson is to advise the meeting accordingly.
>
> The General Manager has submitted the following report:
>
> > 'If any such actions arise out of Minute No. 307/2022 they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993.*'"

The Executive Services Officer reported as follows:

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

■ Cr Fuller moved and Cr Viney seconded, "That the Mayor's report be received."

Carried unanimously

307/2022 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 reported 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)
ADVERTISED:	10 September 2022

REPRESENTATIONS EXPIRY DATE:	26 September 2022
REPRESENTATIONS RECEIVED:	Four
42-DAY EXPIRY DATE:	19 October 2022
DECISION DUE:	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 69.93m^2 shed with 45m^2 attached awning (total floor area 108m^2) 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 967m^2 lot is zoned General Residential and is and 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.	☒	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.	☒	Not a Discretionary use.

8.3.1-(A3) 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: (a) 7:00am to 7:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	☒	Not a Discretionary use.
8.3.1-(A4) No acceptable solution. 8.3.1–(P4) A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and (e) the need for the use in that location.	☒	Not a Discretionary use.
8.3.2 Visitor Accommodation	Not applicable	Assessment
8.3.2–(A1) Visitor Accommodation: guests are accommodated in existing buildings; and has a gross floor area of not more than 300m^2.	☒	Not Visitor Accommodation.

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.	☒	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: (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	☐	(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.		
8.4.2–(A2) A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	☐	(a) Compliant. Development setback from Hales Street frontage would be greater than 38m. (b) Not applicable. Satisfied by (a). (c) Not applicable. Satisfied by (a).
8.4.2–(A3) A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m	☐	(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. (a)(ii) Non-compliant. Building would be outside the required building envelope. (b)(i) Not applicable. No existing building built on or within 0.2m of the boundary of adjoining property. (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.

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(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).		The shed would have a combined length of development on the western boundary of 9m and is compliant with the standard in this regard. Refer to the "Issues" section of this report.
8.4.3 Site coverage and private open space for all dwellings	Not applicable	Assessment
8.4.3–(A1) Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m^2 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).	☐	(a) Compliant. Site coverage would be 24.92%. (b) Not applicable. Not a multiple dwelling.
8.4.3–(A2) A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m^2; or	☐	(a)(i) Compliant. Private Open Space north of the existing dwelling would be reduced but would not be less than 24m^2.

(ii) 12m^2, 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); (b) has a minimum horizontal dimension of not less than: (i) 4m; or (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); (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 (d) has a gradient not steeper than 1 in 10.		(a)(ii) Not applicable. Not multiple dwelling development. (b)(i) Compliant. Private Open Space would have minimum horizontal dimension of 6m. (b)(ii) Not applicable. Not multiple dwelling development. (c) Compliant. Private open space is to the north side of the dwelling. (d) Compliant. Existing deck on the northern side of the dwelling.
8.4.4 Sunlight to private open space of multiple dwellings	Not applicable	Assessment
8.4.4–(A1) 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): (a) the multiple dwelling is contained within a line projecting (see Figure 8.4):	☒	Not multiple dwelling development.

(i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) 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 (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.		
8.4.5 Width of openings for garages and carports for all dwellings	Not applicable	Assessment
8.4.5–(A1) A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must 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).	☐	Shed would be setback greater than 38m from the frontage.
8.4.6 Privacy for all dwellings	Not applicable	Assessment
8.4.6–(A1) A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding	☒	Not applicable. Development would be 800mm above existing ground level.

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: (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; (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 (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.		
8.4.6–(A2) 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): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary;	☒	Not applicable. No window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level.

	(ii) is to have a setback of not less than 4m from a rear boundary; (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 (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. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.		

8.4.6–(A3) 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: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	☒	No shared driveway.
8.4.7 Frontage fences for all dwellings	Not applicable	Assessment
8.4.7–(A1) No Acceptable Solution. *An exemption applies for fences in this zone – see Table 4.6.* 8.4.7–(P1) A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and	☒	No front fence proposed.

(ii) traffic volumes on the adjoining road.		
8.4.8 Waste storage for multiple dwellings	Not applicable	Assessment
8.4.8–(A1) A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m^2 per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	☒	Not multiple dwelling development.
8.5 Development Standards for Non-Dwellings		
8.5.1 Non-dwelling development	Not applicable	Assessment
8.5.1–(A1) A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or if the setback	☒	Development is associated with a dwelling.

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 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 (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.		
8.5.1–(A2) A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear	☒	Development is associated with a dwelling.

boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback less than 1.5m from a side or rear boundary if the building: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).		
8.5.1–(A3) A building that is not a dwelling, must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) a site area of which not less than 35% is free from impervious surfaces.	☒	Development is associated with a dwelling.
8.5.1–(A4) No Acceptable Solution. *An exemption applies for fences in this zone – see Table 4.6.* 8.5.1–(P4) A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and	☒	Development is associated with a dwelling.

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

is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.		
8.5.2 –(A2) 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).	☒	Development is associated with a dwelling.
8.6 Development Standards for Subdivision		
8.6.1 Lot design	Not applicable	Assessment
8.6.1–(A1) Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 450m^2 and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1and A2; and b. easements or other title restrictions that limit or restrict development; and	☒	Not a subdivision.

(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; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.		
8.6.1–(A2) Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	☒	Not a subdivision.
8.6.1–(A3) Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	☒	Not a subdivision.
8.6.1–(A4) Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	☒	Not a subdivision.
8.6.2 Roads	Not applicable	Assessment
8.6.2–(A1) The subdivision includes no new roads. 8.6.2–(P1)	☒	Not a subdivision.

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

8.6.3 Services	Not applicable	Assessment
8.6.3 –(A1) Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	☒	Not a subdivision.
8.6.3 –(A2) Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	☒	Not a subdivision.
8.6.3 –(A3) Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	☒	Not a subdivision.

CODES

CODES	NOT APPLICABLE	APPLICABLE
C1.0 Signs Code	☒	
C2.0 Parking and Sustainable Transport Code	☐	2 car parking spaces are provided for on the site.
C3.0 Road and Railway Assets Code	☒	
C4.0 Electricity Transmission Infrastructure Protection Code	☒	
C5.0 Telecommunications Code	☒	
C6.0 Local Historic Heritage Code	☒	

C7.0 Natural Assets Code	☒	
C8.0 Scenic Protection Code	☒	
C9.0 Attenuation Code	☒	
C10.0 Coastal Erosion Hazard Code	☒	
C11.0 Coastal Inundation Hazard Code	☒	
C12.0 Flood-Prone Areas Hazard Code	☒	
C13.0 Bushfire-Prone Areas Code	☒	
C14.0 Potentially Contaminated Land Code	☒	
C15.0 Landslip Hazard Code	☒	
C16.0 Safeguarding of Airports Code	☒	

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;	☐	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.

(c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (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 (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1		

C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.		
C2.5.2 Bicycle parking numbers	Not applicable	Assessment
C2.5.2–(A1) Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	☒	Does not apply to dwelling development.
C2.5.3 Motorcycle parking numbers	Not applicable	Assessment
C2.5.3-(A1) The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and; (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification provided the existing number of motorcycle parking spaces is maintained.	☒	Not required.
C2.5.4 - Loading bays	Not applicable	Assessment
C2.5.4–(A1) A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.	☒	Does not apply to dwelling development.

C2.5.5 - Number of car parking spaces within General Residential Zone and Inner Residential Zone		
C2.5.5–(A1) Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for: (a) Food Services uses up to 100m^2 floor area or 30 (b) seats, whichever is the greater; and (c) General Retail and Hire uses up to 100m^2 floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.	☒	Not an existing non-residential building.
C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	Not applicable	Assessment
C2.6.1–(A1) (a) be constructed with a durable all weather pavement; (b) be drained to a public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	☐	(a) Compliant by condition. (b) Compliant by condition. (c) Compliant by condition.

C2.6.2 Design and layout of parking areas	Not applicable	Assessment
C2.6.2–(A1) Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with *Australian Standard AS 2890 – Parking facilities, Parts 1-6*; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have and 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	☐	(a)(i) Compliant by (b). (a)(ii) Compliant by (b). (a)(iii) Compliant by (b). (a)(iv) Compliant by (b). (a)(v) Compliant by (b). (a)(vi) Compliant by (b). (a)(vii) Compliant by (b). (b) Compliant by condition. A1.2 (a) Not applicable for this application. (b) Not applicable for this application. (c) Not applicable for this application.

(b) comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6*. C2.6.2–(A1.2) Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.*[1]		
[1] Requirements for the number of accessible car parking spaces are specified in part D3 of the *National Construction Code 2016*		
C2.6.3 Number of accesses for vehicles	Not applicable	Assessment
C2.6.3–(A1) The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses whichever is the greater.	☐	(a) Compliant. One access existing. (b) Not applicable. Satisfied by (a).
C2.6.3–(A2) Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	☒	Not Central Business Zone.
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable	Assessment

C2.6.4–(A1) In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and Clause 3.6 “Car parks” in Australian Standards/ New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.	☒	Site is General Residential Zone.
C2.6.5 Pedestrian access	Not applicable	Assessment
C2.6.5-(A1.1) Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles by: (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and	☒	Not required for single dwelling residential.

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) The area and dimensions of loading bays and access way areas must be designed in accordance with *Australian Standard AS 2890.2–2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities,* for the type of vehicles likely to use the site.	☒	Loading bays are not required.
C2.6.6-(A2) 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 *Australian Standard AS2890. 2- 2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities.*	☒	Loading bays are not required.
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable	Assessment
C2.6.7-(A1) 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;	☒	Not required for residential use.

(c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of *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*.		
C2.6.7-(A2) Bicycle parking spaces must: (a) have dimensions not less than: (i) 1.7m in length; (a) 1.2m in height; and (ii) 0.7m in width at the handlebars; (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 (c) include a rail or hoop to lock a bicycle that satisfies *Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking*.	☒	Site is General Residential Zone.
C2.6.8 Siting of parking and turning areas	Not applicable	Assessment
C2.6.8-(A1) 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	☒	Site is General Residential Zone.

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: (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.	☒	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: (a) not be provided; or (b) not be increased above existing parking numbers.	☒	Parking precinct plan does not apply to the land.

SPECIFIC AREA PLANS	NOT APPLICABLE	APPLICABLE
CCO-S1.0 Forth Specific Area Plan	☒	
CCO-S2.0 Leith Specific Area Plan	☒	
CCO-S3.0 Penguin Specific Area Plan	☒	
CCO-S4.0 Revell Lane Specific Area Plan	☒	
CCO-S5.0 Turners Beach Specific Area Plan	☒	

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
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*:

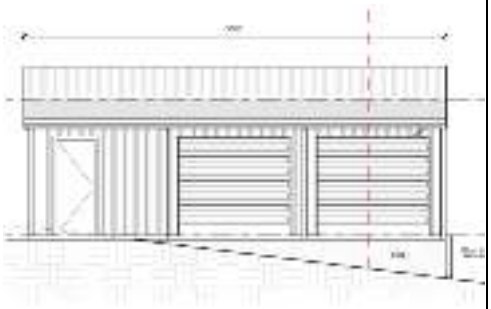
- a site notice was posted;
- letters to adjoining owners were sent; and
- an advertisement was placed in the Public Notices section of The Advocate.

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
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. The shed needs to be smaller and closer to the dwelling.	It is customary for allotments in the General Residential Zone to accommodate single dwellings with associated outbuildings. 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. The adjoining property to the east, at 28 Hales Street, accommodates a shed with a floor area of 60m^2. The proposed development would have a shed/garage area of 69.93m^2 with a 45m^2 attached awning.
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.	The Planning Scheme's definition of a 'dwelling' includes "any outbuilding and works normally forming part of a dwelling". The application is for a shed/garage and such a building would be approved as a Class 10 building under the *Building Act 2016*.

		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. 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. 
3	The shed would be a detrimental visual aspect to the surrounding architect designed houses. The shed should be built of brick.	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. The shed would be clad with "Colorbond" materials. This is a typical material for outbuildings in the General Residential Zone.

4	The shed would result in noise issues if used as a living space with a TV.	Schedule 1 of the *Environmental Management and Pollution Control Act 1994* states as follows: For musical instruments or sound amplifying equipment prohibited hours are: Monday to Thursday – before 7.00am and after 10.00pm. Friday – before 7.00am (after midnight) Saturday – before 9.00am (after midnight) Sunday or public holiday – before 10.00am and after 10.00pm Amplified, domestic noise matters, if beyond these times are a matter for the Tasmania Police. There is no time limit on unamplified domestic noise.

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.	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. 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. Covenants on Titles are private matters for those persons affected by the covenant.
REPRESENTATION NO. 2		
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.	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. Refer to Clause 8.4.2-(A3)(b)(ii) of this report.
2	What is the purpose of the shed? 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.	Refer to the discussion above - Representation No. 1, Point 2.

3	It is possible that in the future the shed could be used for commercial machinery or industrial or building equipment.	If a permit is issued, it would be for a Class 10 shed associated with the residential use of the land. 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".
4	The shed would shadow the window of the main bedroom and ensuite that currently enjoys morning sun, particularly during the winter.	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. This matter has been assessed. Refer to the "Issues" section of this report.
5	Note that the covenant on the Title says "no outbuilding is to be galvanized iron or similar material".	Refer to discussion above - Representation No. 1, Point 5.
REPRESENTATION NO. 3		
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.	Refer to discussion above - Representation No. 1, Point 2.

	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.	
2	We are concerned about noise. 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.	Amplified, domestic noise matters, if beyond 11.00pm, are a matter for Tasmania Police. There is no time limit on unamplified domestic noise.
REPRESENTATION NO. 4		
I am concerned the development will devalue my property. My ocean view will be affected, due to the position and height of the proposed shed. I would like the shed to be moved further south, towards the house, with a lower pitched roof.		The Planning Scheme does not protect the distant views that a parcel of land may have or may lose. 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. 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.

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 reported as follows:

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

■ Cr van Rooyen moved and Cr Beswick seconded, "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."

Carried unanimously

INFRASTRUCTURE SERVICES

308/2022 Standing Tender 2022-2025 - coastal and rural roadside mowing

Cr Diprose, having declared an interest, left the meeting at 7.07pm for consideration and voting on the matter of 'Standing Tender 2022-2025 - coastal and rural roadside mowing'.

The Director Infrastructure Services reported 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:

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
BUDGET (EXCLUDING GST)				*270,000.00*

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 reported as follows:

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

■ Cr van Rooyen moved and Cr Fuller seconded, "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."

Carried unanimously

Cr Diprose returned to the meeting at this time (7.12pm).

CORPORATE SERVICES

309/2022 Statutory determinations

The General Manager reported 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 reported as follows:

> "A copy of the Schedule has been circulated to all Councillors"

■ Cr Beswick moved and Cr Hiscutt seconded, "That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received."

Carried unanimously

310/2022 Financial statements

The General Manager reported 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 reported as follows:

> "Copies of the financial statements has been circulated to all Councillors."

■ Cr Viney moved and Cr Overton seconded, "That the financial statements (copies being appended to and forming part of the minutes) be received."

Carried unanimously

CLOSURE OF MEETING TO THE PUBLIC

311/2022 Meeting closed to the public

The Executive Services Officer reported as follows:

> "The *Local Government (Meeting Procedures) Regulations 2015* provide that a meeting of a council is to be open to the public unless the council, by absolute majority, decides to close part of the meeting because one or more of the following matters are being, or are to be, discussed at the meeting.
>
> Moving into a closed meeting is to be by procedural motion. Once a meeting is closed, meeting procedures are not relaxed unless the council so decides.
>
> It is considered desirable that the following matters be discussed in a closed meeting:

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

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

Matter	*Local Government (Meeting Procedures) Regulations 2015* 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"

Carried unanimously and by absolute majority

The Executive Services Officer further reported as follows:

> "1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager

is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.

2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.

3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

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

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

The meeting moved into closed session at 7.18pm.

CLOSED SESSION SUMMARY

The Executive Services Officer reported as follows:

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

Matter	Description of matter discussed
312A/2022 – Confirmation of Closed Session Minutes	The Closed session minutes of the previous ordinary meeting of the Council held on 26 September 2022 had been circulated. The minutes are required to be confirmed for their accuracy.

CLOSURE

There being no further business, the Mayor declared the meeting closed at 7.24pm.

CONFIRMED THIS 21ST DAY OF NOVEMBER, 2022.

Chairperson

(ib:dk)

Appendices

Minute No. 300/2022	-	Schedule of Documents for Affixing of the Common Seal
Minute No. 301/2022	-	Schedule of Contracts and Agreements
Minute No. 302/2022	-	Schedule of Correspondence Addressed to Mayor and Councillors
Minute No. 304/2022	-	Schedule of Development Application Determinations
Minute No. 309/2022	-	Schedule of Statutory Determinations
Minute No. 310/2022	-	Financial Statements

QUALIFIED PERSON'S ADVICE

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

"(1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

(2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –

(a) the general manager certifies, in writing –

(i) that such advice was obtained; and

(ii) that the general manager took the advice into account in providing general advice to the council or council committee; and

(b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate."

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

(i) that the reports within the Council minutes contain advice, information and recommendations given by persons who have the qualifications and experience necessary to give such advice, information or recommendation;

(ii) where any advice is directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account another person's general advice who is appropriately qualified or experienced; and

(iii) that copies of advice received from an appropriately qualified or experienced professional have been provided to the Council.

Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents

CENTRAL COAST COUNCIL

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

Sandra Ayton
GENERAL MANAGER

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

admin@centralcoast.tas.gov.au

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

CENTRAL COAST COUNCIL

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

Sandra Ayton
GENERAL MANAGER

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

admin@centralcoast.tas.gov.au

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

CENTRAL COAST COUNCIL

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

Sandra Ayton
GENERAL MANAGER

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

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

CENTRAL COAST COUNCIL

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

PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel 03 6429 8900
admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

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

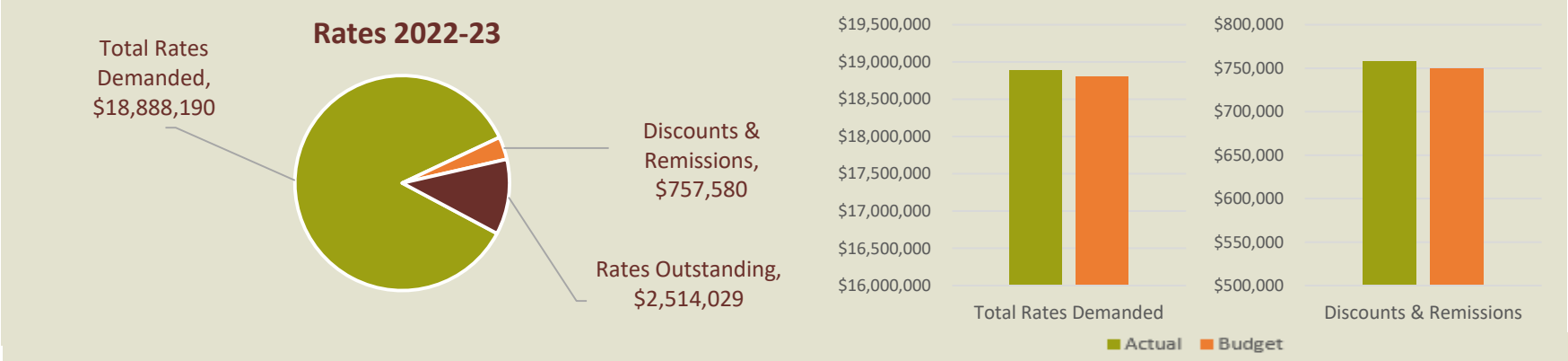
Sandra Ayton
GENERAL MANAGER

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

Minute No. 310/2022

	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				
	Rates and charges	18,012,000	18,012,000	18,095,161	83,161
	Fees and charges	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

1 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.

2 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..

3 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.

4 Investment revenue relates to timing of dividend receipts vs budget phasing. Taswater dividend received early October.

Capital Income

5 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.

6 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

7 Employee Expenses - $244k below budget YTD due to unfilled roles and timing of leave provision movements versus budget phasing.

8 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.

9 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)					
	Adopted Budget 2023	YTD Budget 30 Sep 2022	YTD Actuals 30 Sep 2022	Adopted Budget 2023	YTD Budget 30 Sep 2022	YTD Actuals 30 Sep 2022	Adopted Budget 2023	YTD Budget 30 Sep 2022	YTD Actuals 30 Sep 2022	Variation	% Variation	Note
	$	$	$	$	$	$	$	$	$	$		
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)					
	Adopted Budget 2023 $	YTD Budget 30 Sep 2022 $	YTD Actuals 30 Sep 2022 $	Adopted Budget 2023 $	YTD Budget 30 Sep 2022 $	YTD Actuals 30 Sep 2022 $	Adopted Budget 2023 $	YTD Budget 30 Sep 2022 $	YTD Actuals 30 Sep 2022 $	Variation $	% Variation	Note
	- 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												
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%	

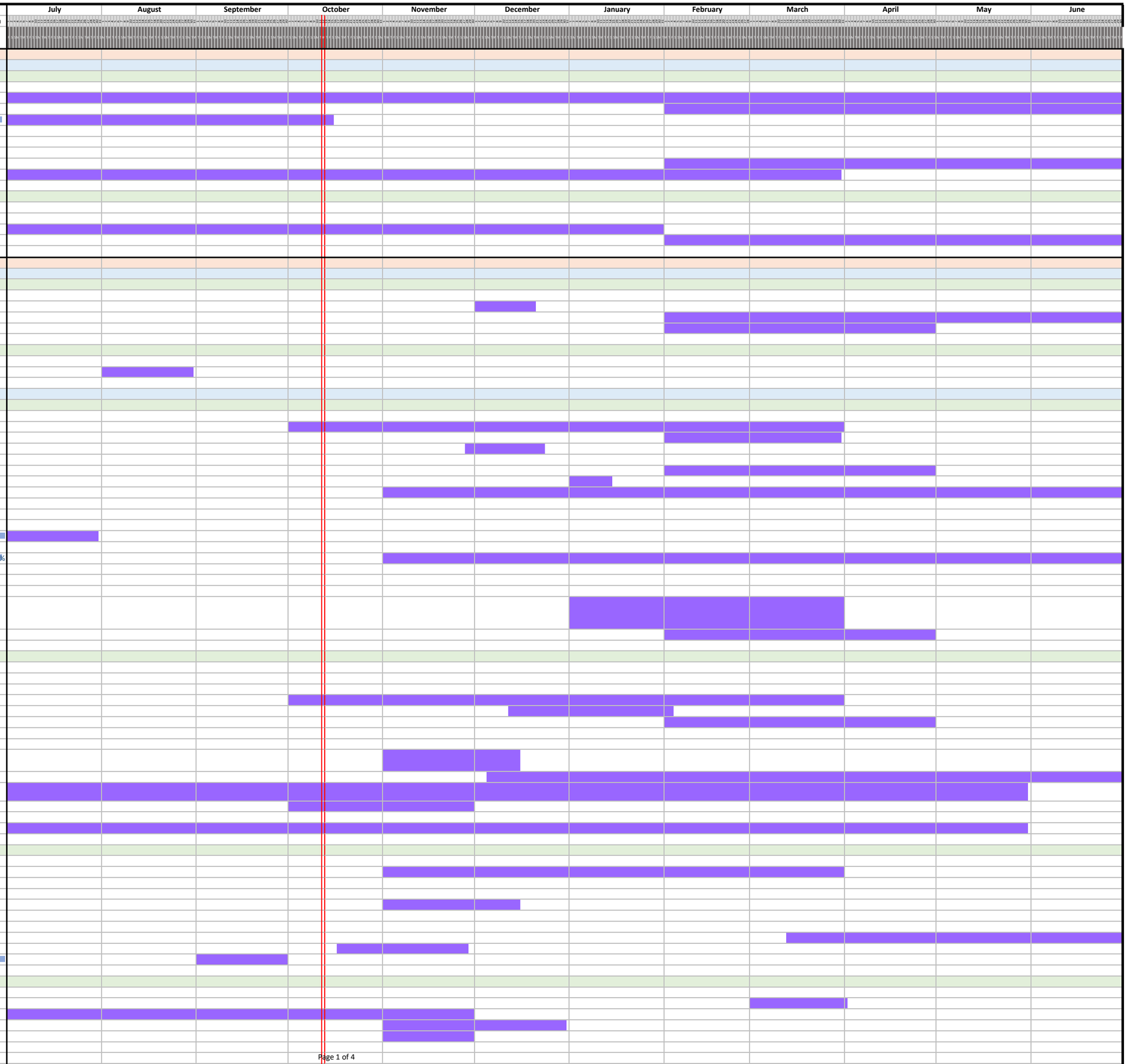
Central Coast Council
Notes for Operating Budgets @ 30th September 2022

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

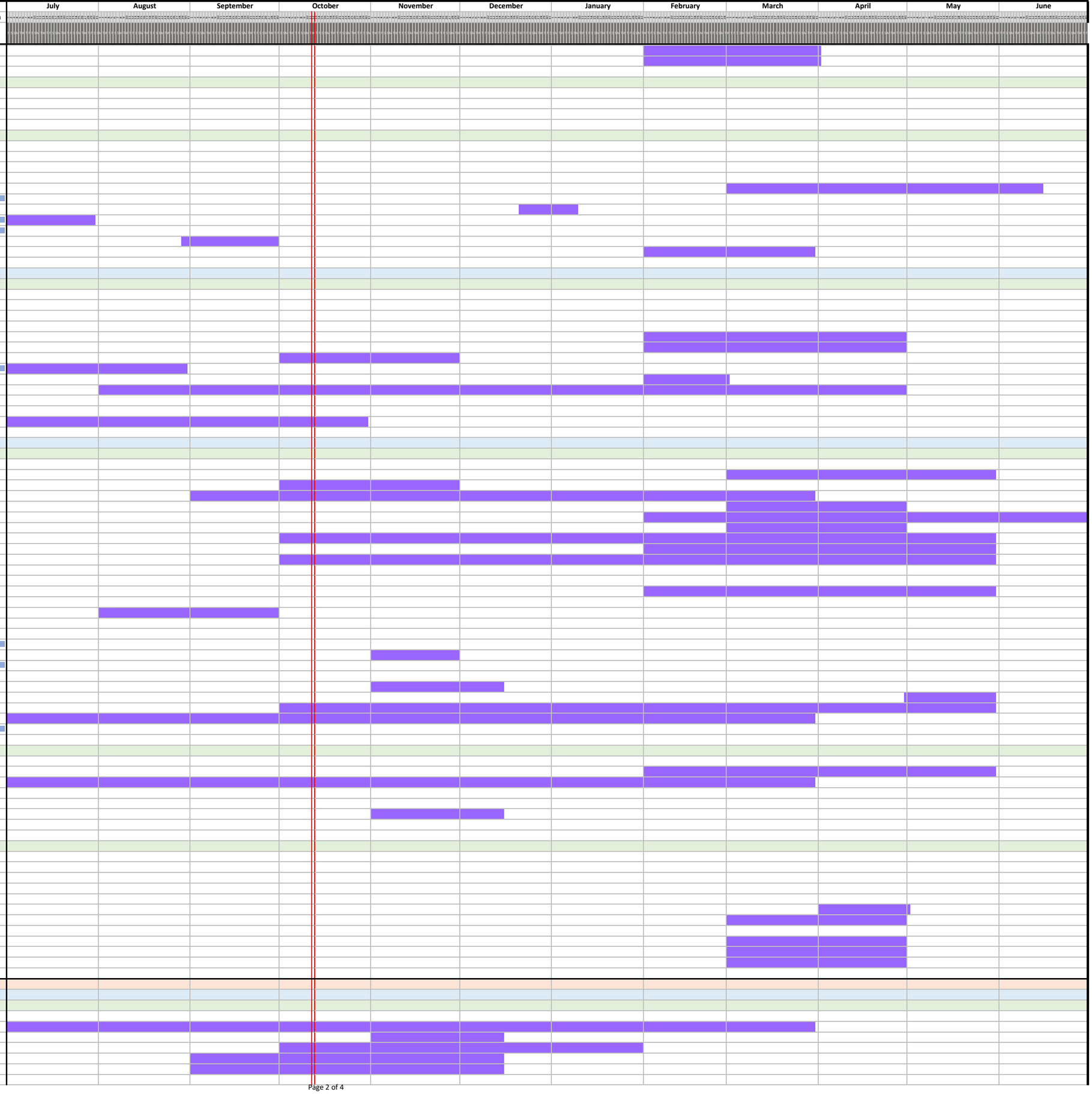
2022/2023 Capital Works Project Schedule

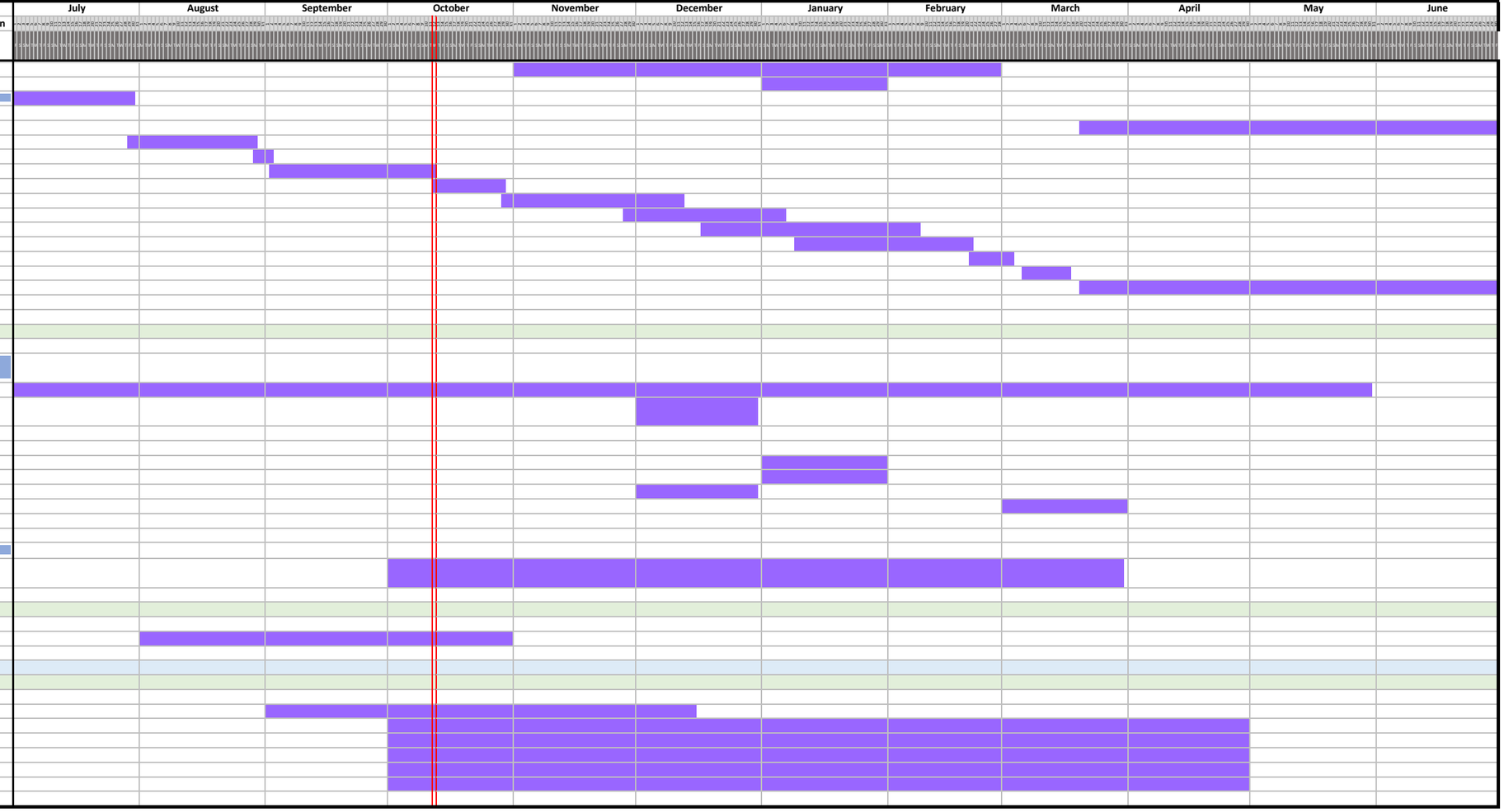
- Complete
- Construction
- Design/Approvals
- Not Started
- Not Due Yet

Project Name	Budget	Construction Progress
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 - Loyetea Road	$ 330,000	
Leven River Bridge - delineation	$ -	
Upgrade		



Project Name	Budget	Construction 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 Progress	July	August	September	October	November	December	January	February	March	April	May	June
Upgrade														
Administration Centre - heat pumps	$ 10,000	25%												
Administration Centre - switchboard and wiring upgrade	$ -	75%												
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														
CHILDEREN'S SERVICES														
Child Care														
Renewal														
Penguin Play Centre - internal painting	$ -													
Ulverstone Child Care - internal/external painting	$ 5,000	20%												
Upgrade														
Ulverstone Child Care - guttering	$ -	100%												
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	25%												
Aged Persons Home Units - external rehabilitation	$ 63,000	20%												
Aged Persons Home Units - fencing/surrounds	$ 10,000	5%												
Aged Persons Home Units - HWC renewal	$ 20,000													
Aged Persons Home Units - internal rehabilitation	$ 40,000	10%												
Ganesway - internal rehabilitation	$ 20,000	20%												
COMMUNITY SERVICES & FACILITIES														
Public Halls and Buildings														
Renewal														
Forth Hall - external refurbishment	$ 5,000													
Riana Community Centre - amenities refurbishment	$ 208,000	80%												
Upgrade														
Penguin Surf Life Saving Club - amenities	$ 20,000													
New														
Riana Community Centre - security system	$ 15,000	80%												
RECREATION FACILITIES														
Active Recreation														
Renewal														
Cricket wicket renewals program	$ 10,000	25%												
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	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