
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 Garry Carpenter
Cr Sophie Lehmann
Cr Philip Viney

Cr Amanda Diprose
Cr Michael Smith
Cr Kate Wylie

Councillors apologies

Cr Cheryl Fuller (Mayor)
Cr John Beswick (Deputy Mayor)
Cr Casey Hiscutt

Employees attendance

General Manager (Ms Sandra Ayton)
Director Infrastructure Services (Mr Paul Breaden)
Acting Executive Services Officer (Mrs Danelle King)

Employees apologies

Director Community Services (Mr Daryl Connelly)
Director Corporate Services (Mr Ian Stoneman)

Media attendance

The media was not represented.

Public attendance

Two 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.

Prayer

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

BUSINESS

313/2022 Chairperson

The General Manager reported as follows:

"As the Mayor and Deputy Mayor are both apologies to this meeting, the first order of business is to elect one of the councillors present to be the chairperson of this meeting."

- Cr Viney moved and Cr Lehmann seconded, "That Cr Carpenter Chair the meeting."

Carried unanimously

CONFIRMATION OF MINUTES OF THE COUNCIL

314/2022 Confirmation of minutes

The Acting Executive Services Officer reported as follows:

"The minutes of the ordinary meeting of the Council held on 17 October 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 Viney moved and Cr Diprose seconded, "That the minutes of the ordinary meeting of the Council held on 17 October 2022 be confirmed."

Carried unanimously

COUNCIL WORKSHOPS

315/2022 Council workshops

The Acting Executive Services Officer reported as follows:

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

- . 8 November 2022 – Councillor induction and Declaration of Office
- . 14 November 2022 – Planning induction; Dog Management Policy; Smoke-free areas designation.

This information is provided for the purpose of record only.”

- Cr Lehmann moved and Cr Wylie seconded, “That the Officer’s report be received.”

Carried unanimously

MAYOR’S COMMUNICATIONS

316/2022 Mayor’s communications

The Chairperson reported as follows:

“The Institute of Public Works Engineering Australasia is the peak association for Public Works Professionals across Australia and New Zealand.

It gives me great pleasure to advise that Central Coast Council received the 2022 award for the ‘Excellence in Public Works Project’ for the Penguin Foreshore Rehabilitation and Upgrade at their recent conference.

This project demonstrated through its innovative, continuous improvement-based processes that complex projects can be delivered effectively and within the project constraints if safety, community engagement, environment and stakeholder management are adequately addressed to deliver climate change mitigation solutions.

I would like to thank the Director Infrastructure Services, Paul Breaden, and Manager Asset Services, Mark Wisniewski and all involved for all the work in providing the community with the great assets this project has delivered.”

317/2022 Mayor's diary

The Chairperson reported as follows:

“The Mayor attended the following events and functions on behalf of the Council:

- . Radio interview
- . Penguin Senior Citizens 57th Birthday
- . Meeting with CEO of Marinus Link.”

The former Mayor (Jan Bonde) reported attending as follows:

- . Meeting with Gunns Plains residents after recent weather events
- . Penguin Foreshore Stage B Remediation and Upgrade Official Opening
- . Central Connect Meeting
- . Dial Park Forum
- . Men's Shed morning tea
- . Ambulance Tasmania Awards Ceremony
- . Switch Board Meeting
- . Radio interviews
- . Community Safety Partnership Meeting
- . HIVE Exhibition Opening
- . Live Well Live Long Program Launch.

The Chairperson further reported as follows:

“The Deputy Mayor attended the following events and functions on behalf of the Council:

- . Remembrance Day Service – Ulverstone
- . Probus Club of Central Coast – Christmas lunch.

Cr Hiscutt attended the following events and functions on behalf of the Council:

- . Remembrance Day Service – Penguin.”

■ Cr Diprose moved and Cr Smith seconded, “That the Mayor's, former Mayor's, Deputy Mayor's and Cr Hiscutt's reports be received.”

Carried unanimously

318/2022 Declarations of interest

The Chairperson 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 Acting 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.”

COUNCILLOR REPORTS

319/2022 Councillor reports

The Acting Executive Services Officer reported as follows:

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

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

Cr Diprose reported on the East Ulverstone Swimming Pool Committee meeting and advised that over the previous school holidays the new heat pumps and air conditioning systems were installed. Pool users are happy to have the extra warmth and they are currently exploring flooring options in the foyer.

APPLICATIONS FOR LEAVE OF ABSENCE

320/2022 Leave of absence

The Acting 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

321/2022 Deputations

The Acting 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

322/2022 Petitions

The Acting Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

323/2022 Councillors' questions without notice

The Acting 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.

324/2022 Councillors' questions on notice

The Acting 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

325/2022 Public question time

The Chairperson 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)."

326/2022 Public questions taken on notice

The Acting Executive Services Officer reported as follows:

"At the 17 October 2022 Ordinary Council Meeting, Ms Tana McMullen asked the following question without notice, which was responded to by the Mayor who advised that matter would be investigated, and a response provided.

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 location of the eastern stairs was based on providing an access to beach level at the most eastern point of the Watcombe Beach area.

At the time of design, the sand extended to this location, but with seasonal sand movement the extent of sand changes.

An additional set of stairs is to be considered approximately mid-way between the two existing beach accesses as part of the Council's beach access review.

At the 17 October 2022 Ordinary Council Meeting, Mr Neil Maggs asked the following questions without notice, which were partially responded to by the Director Infrastructure Services, who also advised that the matters would be further investigated, and a response provided.

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 –

At the October Council meeting, the Director Infrastructure Services advised that he understood the floodgate was open on Thursday morning, 13 October, but would check. It was noted that due to the large area of flooding, the gate had limited impact.

Upon checking, it was confirmed that the gate was open on 13 October.

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 path was changed to align the section through Lions Park with the new pathway along the foreshore to the west and with the ramp, and to provide a larger grassed area between the shelter and the path.

At the 17 October 2022 Ordinary Council Meeting, Ms Micheline Andrews asked the following questions without notice, which were partially responded to by the Director Infrastructure Services. The General Manager advised Ms Andrews that the matters would be further investigated, and a response provided.

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 –

At the October Council meeting, the Director Infrastructure Services advised that the Council did investigate, and these types of tree guards are available. The Director was unsure if the Council had commenced trials on this, or whether new types of guard were in use, but would check.

Upon checking, the Council can advise its supply of corflute guards has recently been exhausted. Environmentally friendly and biodegradable guards are currently on order and will be used into the future.

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 –

This will be done as part of the work being undertaken to revamp the Penguin Foreshore, as part of the works identified by Complete Streets in relation to the Penguin Masterplan. There is funding already allocated to undertake work in relation to the Big Penguin.

It is hoped that the Penguin Foreshore and Perry–Ling Garden Masterplans will be presented to the December 2022 or January 2023 Council meeting for endorsement. Works will then be undertaken as part of the upgrades.”

- Cr Viney moved and Cr Wylie seconded, “That the questions from Ms McMullen, Mr Maggs and Ms Andrews and the associated responses be received and noted.”

Carried unanimously

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

327/2022 Declaration of poll following the holding of the 2022 local government elections

The General Manager reported as follows:

"PURPOSE

This report is to record the advice of the declaration of the poll of the 2022 local government elections.

BACKGROUND

The Council has nine Councillors (elected members). Except where a Councillor is elected to fill a casual vacancy, each Councillor serves a 4-year term. The term of a Councillor elected to a casual vacancy by means of a re-count ends at the next ordinary election.

The Council has a Mayor and Deputy Mayor, each appointed for a term of 4 years.

Amendments to the *Local Government Act 1993* in June 2022 mean that voting in local government elections is compulsory for all electors on the House of Assembly State Electoral Roll. A poll in respect to the election of Mayor, Deputy Mayor and Councillors is conducted simultaneously by a system of postal voting. The election is conducted by the Electoral Commissioner, Tasmanian Electoral Commission.

On 1 November 2022, Michael Leyden, Returning Officer for the Central Coast Council election, declared the following candidates elected (in order of election) as Councillors:

- . Cr Cheryl Fuller
- . Cr Garry Carpenter
- . Cr Casey Hiscutt
- . Cr John Beswick
- . Cr Philip Viney
- . Cr Amanda Diprose
- . Cr Michael Smith
- . Cr Sophie Lehmann
- . Cr Kate Wylie.

On 1 November 2022, Michael Leyden, Returning Officer for the Central Coast Council election, declared the following candidates elected for the offices of Mayor and Deputy Mayor:

- . Cr Cheryl Fuller as Mayor
- . Cr John Beswick as Deputy Mayor.

The Returning Officer has provided a copy of the Certificate of Election. A copy is appended to this report.

For the purposes of record, it is noted that:

- . 27 candidates nominated for election to the office of Councillor;
- . 2 candidates nominated for election to the office of Mayor;
- . 6 candidates nominated for election to the office of Deputy Mayor;
- . 6 sitting Councillors whose terms had expired sought re-election;
- . 3 new Councillors were elected;
- . Cr Cheryl Fuller was elected as Mayor;
- . Cr John Beswick was elected as Deputy Mayor;
- . the number of electors enrolled for the election was 17,800; and
- . the formal vote received for the election of Councillors was 87.63%.

DISCUSSION

Discussion is not relevant to this report.

CONSULTATION

The Council funded the holding of a Candidate Forum which was held (prior to the opening of polling) on 28 September 2022.

RESOURCE, FINANCIAL AND RISK IMPACTS

The Estimates provide a budgeted sum for the conduct of elections.

CORPORATE COMPLIANCE

The *Local Government Act 1993* provides the statutory process for the conduct of elections.

CONCLUSION

It is recommended that the General Manager's report be received."

The Acting Executive Services Officer reported as follows:

“A copy of the Certificate of Election has been circulated to all Councillors.”

■ Cr Lehmann moved and Cr Wylie seconded, “That the General Manager’s report (a copy of the Certificate of Election being appended to and forming part of the minutes) be received.”

Carried unanimously

328/2022 Declaration of office as Mayor, Deputy Mayor or Councillor following the election of candidates in the 2022 local government elections

The General Manager reported as follows:

“PURPOSE

This report is to record the declarations of office as Mayor, Deputy Mayor and Councillor of the newly elected candidates to the Central Coast Council following the 2022 local government elections.

BACKGROUND

The *Local Government Act 1993* (s. 321) provides as follows:

- ‘(1) Any person elected as councillor must make a prescribed declaration in a prescribed manner.
- (2) A person elected as a councillor who has not made a declaration must not –
 - (a) act in the office of councillor, mayor or deputy mayor; or
 - (b) take part in the proceedings of any meeting of the council or a committee.
- (3) A council is to acknowledge the making of a declaration at its meeting and the general manager is to record that fact in the minutes of that meeting.’

The following declarations were made on 8 November 2022 and the appropriate forms completed (listed in order of election):

- . Cr Cheryl Fuller as Mayor and Councillor
- . Cr Garry Carpenter as Councillor
- . Cr Casey Hiscutt as Councillor
- . Cr John Beswick as Deputy Mayor and Councillor

- . Cr Philip Viney as Councillor
- . Cr Amanda Diprose as Councillor
- . Cr Michael Smith as Councillor
- . Cr Sophie Lehmann as Councillor
- . Cr Kate Wylie as Councillor.

DISCUSSION

Discussion is not relevant to this report.

CONSULTATION

Consultation is not relevant to this report.

RESOURCE, FINANCIAL AND RISK IMPACTS

This report has no impact on resources.

CORPORATE COMPLIANCE

The *Local Government Act 1993* provides for the making of declarations by the Mayor, Deputy Mayor and Councillors upon their election and prior to taking office.

CONCLUSION

It is recommended that the General Manager's report be received."

- Cr Diprose moved and Cr Viney seconded, "That the General Manager's report be received."

Carried unanimously

329/2022 Adjournment of meeting

The General Manager reported as follows:

"In order to effectively consider the Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups at Minute No. 330/2022, it is appropriate that the meeting be adjourned to enable the Schedule to be workshopped prior to resumption of the meeting and formal resolution of the agenda item."

- Cr Diprose moved and Cr Wylie seconded, "That the meeting be adjourned to workshop the above-mentioned schedule."

Carried unanimously

The meeting adjourned from 6.10pm – 6.44pm to workshop the above-mentioned Schedule.

■ Cr Diprose moved and Cr Viney seconded, “That the meeting be resumed.”

Carried unanimously

The meeting resumed at 6.44pm.

330/2022 Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups (316/2018 – 19.11.2018)

The General Manager reported as follows:

“The Executive Services Officer has prepared the following report.

‘PURPOSE

The purpose of this report is to review the Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups (not including staff working groups and teams).

BACKGROUND

Immediately following a local government election, the Council undertakes a review of its Schedule of Appointments. The Schedule, as intermittently amended since its last full review on 19 November 2018 (Minute No. 316/2018), currently provides appointment details as follows:

STATUTORY APPOINTMENTS	APPOINTMENT
Cradle Coast Authority – Representatives Group	Mayor (Standing Appointment [Standing App.]) General Manager (Standing App.) Proxy: General Manager to appoint
Dulverton Regional Waste Management Authority – Representatives Group	Cr Carpenter General Manager (Standing App.) Proxy: Cr Lehmann

Local Government Association of Tasmania – Annual General Meeting, General Meetings and Special General Meetings	Mayor (Standing App.) Deputy Mayor (Standing App.) General Manager (Standing App.)
Local Government Association of Tasmania (LGAT) – General Management Committee	Vacant – subject to LGAT election process Proxy: TBA
Tasmanian Water and Sewerage Corporation Pty Ltd – Owners’ Representatives Group	Mayor (Standing App.) Proxy: Cr Smith
Central Coast Shared Audit Panel	Cr Viney Cr Carpenter Proxy: Cr Beswick General Manager (Standing App.)

GROUPS AND ORGANISATIONS	APPOINTMENT
Central Coast Chamber of Commerce and Industry	Cr Wylie Proxy: Cr Diprose
Mersey–Leven Emergency Management Planning Committee	Mayor (Standing App.)
Penguin Surf Life Saving Club	Cr Hiscutt Proxy: Cr Diprose
Ulverstone Band	Cr Smith Proxy: Cr Beswick
Ulverstone Surf Life Saving Club	Cr Viney Proxy: Cr Diprose
Caves to Canyon Tourism Association	Cr Carpenter Proxy: Cr Wylie
Slipstream Circus Board Inc.	Cr Hiscutt Proxy: Cr Lehmann

Sprent Primary School Association
Cr Viney
Proxy: Cr Wylie

COUNCIL AND SPECIAL COMMITTEES	APPOINTMENT
Development Support Committee	Mayor (Standing App.) Cr Carpenter Cr Beswick Cr Viney Cr Diprose General Manager (Standing App.) Proxy: Cr Wylie
Ulverstone Community Swimming Centre Management Committee	Cr Diprose Proxy: Cr Lehmann
Riana Community Centre Advisory Committee	Cr Lehmann Proxy: Cr Hiscutt
Central Coast Community Shed Management Committee	Cr Beswick Proxy: Cr Wylie

COMMUNITY ADVISORY GROUPS	APPOINTMENT
Central Coast Community Safety Partnership Committee	Mayor (Standing App.) Cr Wylie General Manager (Standing App.) Representative of the Community Services Department Proxy: Cr Diprose
Central Coast Youth Leaders Council	Cr Diprose Proxy: Cr Lehmann

WORKING GROUPS	APPOINTMENT
Australia Day Awards Committee	Cr Beswick Cr Smith Proxy: Cr Carpenter
General Manager Performance Review Panel	Mayor (Standing App.) Deputy Mayor (Standing App.) Cr Carpenter Proxy: Cr Hiscutt
Small Grants Panel	Cr Lehmann Cr Beswick Cr Diprose Two representatives of the Community Services Department Proxy: Cr Smith

A copy of the Schedule, which includes notes on the committees and groups and meeting details, is appended to this report.

BACKGROUND

A governance structure based on a combination of Council meetings and delegations has proven to be more effective than a committee-based system. Committees require substantial and ongoing human resource commitments and are inefficient in terms of operational decision-making. Committees should only be created when alternative considerations have been exhausted, or where there is a specific need to do so.

Review of existing committees and appointments is ongoing and should changes be warranted prior to the next local government elections, they can be made.

CONSULTATION

Consultation is only required in terms of confirming current membership of Special Committees and Advisory Groups.

RESOURCE, FINANCIAL AND RISK IMPACTS

This is a governance matter. The Estimates provide for the governance operations of the Council.

CORPORATE COMPLIANCE

The *Local Government Act 1993* provides for the establishment of council and special committees under sections 23 and 24.

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision
- . Improve the Council's financial capacity to sustainably meet community expectations
- . Effective communication and engagement
- . Strengthen local–regional connections.

CONCLUSION

The Schedule is submitted for review. Amendments made at this meeting will be recorded in the Schedule, to be appended to the minutes as part of the decision.'

The report is supported."

The Acting Executive Services Officer reported as follows:

"A copy of the Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups has been circulated to all Councillors."

■ Cr Smith moved and Cr Viney seconded, "That the Council adopt the Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups (a copy being appended to and forming part of the minutes), and note that the Schedule may be amended, as required, by the Council's decision."

Carried unanimously

331/2022 Public question time

The Chairperson introduced public question time at 6.44pm.

In person – Alan Applebee – Ulverstone

Mr Applebee did not have a question but wished to relay his congratulations on the Councillors on their election.

Mr Applebee also advised he recently attended the Planning Commission Appeal at the wharf and advised that the Planning Officer from Council acquitted herself very well. He wished to say thank you.

In person – Bill Hutcheson – Forth

Question 1 –

“I have a couple of points of context:

Community Consultation is important to me and it’s not something that council does particularly well.

On 15th December Council officers are running a planning information session at the Forth Hall to consider proposed amendments to the Forth Specific Area Plan. This session will run between 3–6pm. Do you think that this is an appropriate time to allow for working people to attend, including Councillors who may wish to attend to hear the opinions of residents?”

Question 2 –

“Have any local forums been previously conducted to assist with the development of these proposed amendments or have they been developed by staff and consultants?

Point of clarification with second question: The reason I ask is because as a Forth resident/ratepayer, I have been unaware of any such consultation.”

Response –

The Chairperson responded that the questions will be taken on notice.

Questions and responses concluded at 6.48pm.

332/2022 Annual Report for the year ended 30 June 2022

The General Manager reported as follows:

"PURPOSE

The purpose of this report is to approve the Annual Report for the year ended 30 June 2022.

BACKGROUND

The *Local Government Act 1993* (the Act) provides that a council must prepare an Annual Report.

An Annual Report for the year ended 30 June 2022 has been prepared as required and a draft is appended to this report. The Annual Report is the major reporting mechanism to the community.

The Act provides the requirements for the preparation of the Annual Report and directs that a council must invite the community to make submissions on its report for discussion at its Annual General Meeting.

DISCUSSION

Discussion has been provided for within the Annual Report.

CONSULTATION

A draft Annual Report has been forwarded to the Tasmanian Audit Office for review in accordance with Auditing Standard ASA 720 *Other Information in Documents Containing Audited Financial Reports*.

Community reporting will take place as part of the Annual General Meeting which is scheduled to be held at the Gawler Room, Ulverstone Civic Centre at 7.00pm on Tuesday, 6 December 2022.

RESOURCE, FINANCIAL AND RISK IMPACTS

The cost of preparation of the Annual Report has been provided for within the Estimates.

CORPORATE COMPLIANCE

Preparation of the Annual Report is a statutory requirement.

CONCLUSION

The Annual Report is recommended for approval.”

The Acting Executive Services Officer reported as follows:

“A copy of the Annual Report for the year ended 30 June 2022 has been circulated to all Councillors.”

- Cr Viney moved and Cr Diprose seconded, “That the Annual Report for the year ended 30 June 2022 be approved.”

Carried unanimously

333/2022 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:

- . Ulverstone Community Swimming Centre Management Committee – meeting held 27 September 2022
- . Central Coast Community Safety Partnership Committee – meeting held 26 October 2022

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

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

Carried unanimously

334/2022 Common seal

The General Manager reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 18 October 2022 to 21 November 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 Acting Executive Services Officer reported as follows:

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

■ Cr Viney moved and Cr Lehmann 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

335/2022 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 18 October 2022 to 21 November 2022 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Acting Executive Services Officer reported as follows:

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

■ Cr Diprose moved and Cr Smith seconded, “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

336/2022 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 18 October 2022 to 21 November 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 Acting Executive Services Officer reported as follows:

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

■ Cr Lehmann moved and Cr Wylie 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

337/2022 Development application determinations

The General Manager reported as follows:

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

The Acting Executive Services Officer reported as follows:

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

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

Carried unanimously

338/2022 Council acting as a planning authority

The General Manager 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.

If any such actions arise out of Minute No’s 339/2022 and 340/2022, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.”

The Acting 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 Viney moved and Cr Wyllie seconded, “That the General Manager’s report be received.”

Carried unanimously

339/2022 Residential – shed and fire wall – Setbacks and building envelope for all dwellings at 1 Main Street, Ulverstone – Application No. DA2022219

The General Manager reported as follows:

“The Planning Officer has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:’</i>	DA2022219
<i>PROPOSAL:</i>	Residential – shed and fire wall – Setbacks and building envelope for all dwellings
<i>APPLICANT:</i>	David Cousins & Andrea O’Neill
<i>LOCATION:</i>	1 Main Street, Ulverstone
<i>ZONE:</i>	General Residential Zone
<i>PLANNING INSTRUMENT:</i>	<i>Tasmanian Planning Scheme – Central Coast</i> (the Planning Scheme)
<i>ADVERTISED:</i>	1 October 2022
<i>REPRESENTATIONS EXPIRY DATE:</i>	17 October 2022
<i>REPRESENTATIONS RECEIVED:</i>	Two
<i>42-DAY EXPIRY DATE:</i>	6 November 2022 (extension of time granted until 21 November 2022)
<i>DECISION DUE:</i>	21 November 2022
<i>PURPOSE</i>	

The purpose of this report is to consider an application for Residential – shed and fire wall at 1 Main Street, Ulverstone.

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 erect a 10m x 8m shed with a total apex height of 4.6m and a 3m high boundary fire wall on land at 1 Main Street, Ulverstone.

The proposed shed would be constructed in the north-eastern corner of the lot, 1m off the northern side boundary. The 3m high fire wall would be constructed along the eastern side boundary for a length of 10m.

Site description and surrounding area -

The 1,262m² property at 1 Main Street, Ulverstone is zoned General Residential and is located on a corner, with two street frontages. The primary street frontage is to Main Street. Dial Street is the secondary frontage. The land has two existing crossovers off Dial Street. The land accommodates a single dwelling, a secondary dwelling and two small outbuildings that are located to the Dial Street frontage. The two small outbuildings would be removed as part of this development.

The surrounding area is also General Residential Zone and is characterised by single dwellings with associated outbuildings and multiple dwellings (units).

The land in this area slopes down towards the Leven River to the west, with the dwelling at 1 Main Street slightly elevated above the street. The proposed shed would be located on a relatively flat area of the land, with no cut or fill required for the development. Refer to photographs in Annexure 4.

History -

No history relevant to this application.

DISCUSSION

The following Table is the Planning Officer'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 where full infrastructure services are available or can be provided.

CLAUSE	PLANNERS COMMENTS	
8.3 Use Standards		
8.3.1 Discretionary uses	Not applicable	Assessment
8.3.1-(A1) Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.	<input checked="" type="checkbox"/>	Not a Discretionary use.
8.3.1-(A2) External lighting for a use listed as Discretionary: (a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.	<input checked="" type="checkbox"/>	Not a Discretionary use.

<p>8.3.1-(A3)</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of:</p> <p>(a) 7:00am to 7:00pm Monday to Friday;</p> <p>(b) 9:00am to 12 noon Saturday; and</p> <p>(c) nil on Sunday and public holidays.</p>	<p><input checked="" type="checkbox"/></p>	<p>Not a Discretionary use.</p>
<p>8.3.1-(A4)</p> <p>No acceptable solution.</p> <p>8.3.1-(P4)</p> <p>A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the intensity and scale of the use;</p> <p>(b) the emissions generated by the use;</p> <p>(c) the type and intensity of traffic generated by the use;</p> <p>(d) the impact on the character of the area; and</p> <p>(e) the need for the use in that location.</p>	<p><input checked="" type="checkbox"/></p>	<p>Not a Discretionary use.</p>
<p>8.3.2 Visitor Accommodation</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>8.3.2-(A1)</p> <p>Visitor Accommodation:</p> <p>guests are accommodated in existing buildings; and</p> <p>has a gross floor area of not more than 300m².</p>	<p><input checked="" type="checkbox"/></p>	<p>Not an application for Visitor Accommodation.</p>

8.4 Development Standards for Dwellings		
8.4.1 Residential density for multiple dwellings		
8.4.1–(A1) Multiple dwellings must have a site area per dwelling of not less than 325m ² .	<input checked="" type="checkbox"/>	Multiple dwellings are not proposed.
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	<input checked="" type="checkbox"/>	(a) Compliant. The shed and fire wall would be setback more than 4.5m from the Main Street frontage. (b) Compliant. The shed and fire wall would be setback more than 3m from the Dial Street frontage. (c) Not applicable. (d) Not applicable.

(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.		
<p>8.4.2–(A2)</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<input type="checkbox"/>	<p>(a) Compliant. The shed would be setback more than 5.5m from the frontage.</p> <p>(b) Not applicable.</p> <p>(c) Not applicable.</p>
<p>8.4.2–(A3)</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p>	<input type="checkbox"/>	<p>(a)(i) Refer to 8.4.1-(A1).</p> <p>(a)(ii) Non-compliant. The proposed shed would have an apex height of 4.61m, constructed 1m from the northern side boundary.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(i) Compliant. The proposed shed would not extend beyond the existing building (garage) on the adjoining lot at 2 Dial Street.</p> <p>(b)(ii) Non-compliant. The fire wall would extend 10m along the eastern side boundary to a height of 3m.</p> <p>Refer to the “Issues” section of this report.</p>

<p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>		
<p>8.4.3 Site coverage and private open space for all dwellings</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>8.4.3–(A1)</p> <p>Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>	<p><input checked="" type="checkbox"/></p>	<p>(a) Compliant. Site coverage would not be greater than 50%.</p> <p>(b) Not applicable.</p>

<p>8.4.3–(A2)</p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	<p><input type="checkbox"/></p>	<p>(a)(i) Compliant. The existing private open space area would be sufficient.</p> <p>(a)(ii) Not applicable.</p> <p>(b)(i) Compliant. The existing private open space area would have a minimum horizontal dimension of 4m.</p> <p>(b)(ii) Not applicable.</p> <p>(c) Compliant. The existing private open space area is not located between the dwelling and the frontage.</p> <p>(d) Compliant. Private open space area is relatively flat.</p>
<p>8.4.4 Sunlight to private open space of multiple dwellings</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>8.4.4–(A1)</p> <p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p>	<p><input checked="" type="checkbox"/></p>	<p>Multiple dwellings are not proposed.</p>

<p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 		
<p>8.4.5 Width of openings for garages and carports for all dwellings</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>8.4.5–(A1)</p> <p>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p><input checked="" type="checkbox"/></p>	<p>Compliant. The opening of the proposed shed would be 8m wide, setback more than 12m from the frontage to Main Street and more than 20m from Dial Street frontage.</p>

8.4.6 Privacy for all dwellings	Not applicable	Assessment
<p>8.4.6–(A1)</p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p>	<input checked="" type="checkbox"/>	<p>Not applicable. No balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling) with a floor level more than 1m above existing ground level.</p>
<p>8.4.6–(A2)</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p>	<input checked="" type="checkbox"/>	<p>No window or glazed door to a habitable room of a dwelling with a floor level more than 1m above existing ground level.</p>

<p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>		
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<p>8.4.6–(A3)</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	<p>☒</p>	<p>No shared driveway proposed.</p>
<p>8.4.7 Frontage fences for all dwellings</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>8.4.7–(A1)</p> <p>No Acceptable Solution.</p> <p><i>An exemption applies for fences in this zone – see Table 4.6.</i></p> <p>8.4.7–(P1)</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p>	<p>☒</p>	<p>No frontage fences proposed.</p>

<p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>		
8.4.8 Waste storage for multiple dwellings	Not applicable	Assessment
<p>8.4.8–(A1)</p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) a common storage area with an impervious surface that:</p> <p>(i) has a setback of not less than 4.5m from a frontage;</p> <p>(ii) is not less than 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p>	☒	Multiple dwellings are not proposed.
8.5 Development Standards for Non-Dwellings		
8.5.1 Non-dwelling development	Not applicable	Assessment
<p>8.5.1–(A1)</p> <p>A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p>	☒	The proposed shed would be ancillary to the existing dwelling.

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

<p>the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback less than 1.5m from a side or rear boundary if the building:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</p>		
<p>8.5.1–(A3)</p> <p>A building that is not a dwelling, must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) a site area of which not less than 35% is free from impervious surfaces.</p>	☒	The proposed shed would be ancillary to the existing dwelling.
<p>8.5.1–(A4)</p> <p>No Acceptable Solution.</p> <p><i>An exemption applies for fences in this zone – see Table 4.6.</i></p> <p>8.5.1–(P4)</p> <p>A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p>	☒	The proposed shed would be ancillary to the existing dwelling.

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

<p>(b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>		
<p>8.5.2–(A2)</p> <p>A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p><input checked="" type="checkbox"/></p>	<p>The proposed shed would be ancillary to the existing dwelling.</p>
<p>8.6 Development Standards for Subdivision</p>		
<p>8.6.1 Lot design</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>8.6.1–(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 450m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p>	<p><input checked="" type="checkbox"/></p>	<p>No subdivision proposed.</p>

<p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>		
<p>8.6.1–(A2)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<input checked="" type="checkbox"/>	No subdivision proposed.
<p>8.6.1–(A3)</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<input checked="" type="checkbox"/>	No subdivision proposed.
<p>8.6.1–(A4)</p> <p>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<input checked="" type="checkbox"/>	No subdivision proposed.
8.6.2 Roads	Not applicable	Assessment
<p>8.6.2–(A1)</p> <p>The subdivision includes no new roads.</p> <p>8.6.2–(P1)</p> <p>The arrangement and construction of roads within a subdivision must provide an</p>	<input checked="" type="checkbox"/>	No subdivision proposed.

<p>appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land. 		
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8.6.3 Services	Not applicable	Assessment
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.	<input checked="" type="checkbox"/>	No subdivision proposed.
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.	<input checked="" type="checkbox"/>	No subdivision proposed.
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.	<input checked="" type="checkbox"/>	No subdivision proposed.

CODES

CODES	NOT APPLICABLE	APPLICABLE
C1.0 Signs Code	<input checked="" type="checkbox"/>	
C2.0 Parking and Sustainable Transport Code	<input type="checkbox"/>	<input checked="" type="checkbox"/> Refer to Table below.
C3.0 Road and Railway Assets Code	<input checked="" type="checkbox"/>	
C4.0 Electricity Transmission Infrastructure Protection Code	<input checked="" type="checkbox"/>	
C5.0 Telecommunications Code	<input checked="" type="checkbox"/>	
C6.0 Local Historic Heritage Code	<input checked="" type="checkbox"/>	

C7.0 Natural Assets Code	<input checked="" type="checkbox"/>	The proposed shed would be outside the Leven River water protection buffer area.
C8.0 Scenic Protection Code	<input checked="" type="checkbox"/>	
C9.0 Attenuation Code	<input checked="" type="checkbox"/>	
C10.0 Coastal Erosion Hazard Code	<input checked="" type="checkbox"/>	
C11.0 Coastal Inundation Hazard Code	<input checked="" type="checkbox"/>	
C12.0 Flood-Prone Areas Hazard Code	<input checked="" type="checkbox"/>	
C13.0 Bushfire-Prone Areas Code	<input checked="" type="checkbox"/>	
C14.0 Potentially Contaminated Land Code	<input checked="" type="checkbox"/>	
C15.0 Landslip Hazard Code	<input checked="" type="checkbox"/>	
C16.0 Safeguarding of Airports Code	<input checked="" type="checkbox"/>	

C2.0 Parking and Sustainable Transport Code

CLAUSE	COMMENT	
C2.5 Use Standards		
C2.5.1 Car parking numbers	Not applicable	Assessment
<p>C2.5.1–(A1)</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<div><input type="checkbox"/></div>	<p>Compliant. The proposal is to construct a shed that would accommodate two on-site car parking spaces.</p> <p>(a)–(d) Not applicable.</p>

(b) the site is contained within a parking precinct plan and subject to Clause C2.7;		
(c) the site is subject to Clause C2.5.5; or		
(d) it relates to an intensification of an existing use or development or a change of use where:		
(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		

<p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.</p>		
C2.5.2 Bicycle parking numbers	Not applicable	Assessment
<p>C2.5.2-(A1)</p> <p>Bicycle parking spaces must:</p> <p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>	☒	Does not apply to dwelling development.
C2.5.3 Motorcycle parking numbers	Not applicable	Assessment
<p>C2.5.3-(A1)</p> <p>The number of on-site motorcycle parking spaces for all uses must:</p> <p>(a) be no less than the number specified in Table C2.4; and;</p> <p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification provided the existing number of motorcycle parking spaces is maintained.</p>	☒	Does not apply to dwelling development.

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 1000m ² in a single occupancy.	<input checked="" type="checkbox"/>	Does not apply to dwelling development.
C2.5.5 - Number of car parking spaces within General Residential Zone and Inner Residential Zone		
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: <ul style="list-style-type: none"> (a) Food Services uses up to 100m² floor area or 30 (b) seats, whichever is the greater; and (c) General Retail and Hire uses up to 100m² floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone. 	<input checked="" type="checkbox"/>	Not an existing non-residential building.
C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	Not applicable	Assessment
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	<input type="checkbox"/>	(a) Compliant by condition to a permit. (b) Compliant by condition to a permit. (c) Compliant by condition to a permit.

Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.		
C2.6.2 Design and layout of parking areas	Not applicable	Assessment
<p>C2.6.2–(A1)</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with <i>Australian Standard AS 2890 – Parking facilities, Parts 1-6</i>;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p> <p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(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;</p>	<input type="checkbox"/>	<p>(a)(i) Compliant by (b).</p> <p>(a)(ii) Compliant by (b).</p> <p>(a)(iii) Compliant by (b).</p> <p>(a)(iv) Compliant by (b).</p> <p>(a)(v) Compliant by (b).</p> <p>(a)(vi) Compliant by (b).</p> <p>(a)(vii) Compliant by (b).</p> <p>(b) Compliant by condition to a permit.</p> <p>A1.2</p> <p>(a) Not applicable to this application.</p> <p>(b) Not applicable to this application.</p> <p>(c) Not applicable to this application.</p>

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

(b) no more than the existing number of accesses whichever is the greater.		
C2.6.3–(A2) Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	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:	<input checked="" type="checkbox"/>	10 or more car parking spaces are not required.

<p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and</p> <p>C2.6.5-(A1.2)</p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>		
C2.6.6 Loading bays	Not applicable	Assessment
<p>C2.6.6-(A1)</p> <p>The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2-2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities</i>, for the type of vehicles likely to use the site.</p>	☒	Loading bays are not required.
<p>C2.6.6-(A2)</p> <p>The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS2890. 2- 2002 Parking Facilities Part 2:</i></p>	☒	Loading bays are not required.

<i>Parking facilities- Off-street commercial vehicle facilities.</i>		
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable	Assessment
<p>C2.6.7-(A1)</p> <p>Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p> <ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of <i>Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.</i> 	☒	Site is General Residential Zone.
<p>C2.6.7-(A2)</p> <p>Bicycle parking spaces must:</p> <ul style="list-style-type: none"> (a) have dimensions not less than: <ul style="list-style-type: none"> (i) 1.7m in length; (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and 	☒	Site is General Residential Zone.

<p>a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</p> <p>(c) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking</i>.</p>		
C2.6.8 Siting of parking and turning areas	Not applicable	Assessment
<p>C2.6.8-(A1)</p> <p>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.</p>	☒	Site is General Residential Zone.
<p>C2.6.8-(A2)</p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <p>(a) have no new vehicle accesses, unless an existing access is removed;</p> <p>(b) retain an active street frontage; and</p> <p>(c) not result in parked cars being visible from public places in the adjacent roads.</p>	☒	Site is General Residential Zone.

C2.7 Parking Precinct Plan		
C2.7.1 Parking precinct plan	Not applicable	Assessment
C2.7.1-(A1) Within a parking precinct plan, on-site parking must: <ul style="list-style-type: none"> (a) not be provided; or (b) not be increased above existing parking numbers. 	☒	Parking precinct plan does not apply to the site.

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 –

The Planning Scheme's Acceptable Solution for Clause 8.4.2–(A3) states that a dwelling (including outbuildings) must be contained within a building envelope 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 only have a setback of less than 1.5m from a side or rear boundary if the dwelling (including outbuildings) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

The proposed development would result in a residential outbuilding (shed) located 1m off the northern side boundary. The shed would have a 4.6m apex height at the northern side boundary and a 3m wall height to the eastern rear boundary. The proposal includes a 3m high fire wall constructed to the eastern side boundary for a length of 10m.

The development, as proposed, would be outside the required building envelope. The development seeks a variation to Clause 8.4.2–(A3) and an exercise of discretion is required.

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

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

(i) *Reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;*

Planner's comment: The development site adjoins the northern side boundary of 2 Dial Street, Ulverstone and would be setback 1m from an existing 4.1m high fire wall that is located on the boundary separating the two properties. Due to the north/south orientation of the lots, the development would not result in a reduction in sunlight to a habitable room of a building located at 2 Dial Street.

The development site also adjoins a portion of the western side boundary of 3 Main Street, Ulverstone that accommodates a multiple dwelling complex containing

four conjoined units. Units 1, 2 and 3 are located at ground level, with Unit 4 located on the upper level. Based on the location and orientation of the units at 3 Main Street, the proposed development may impact on Unit 1.

Due to the north/south orientation of the adjoining land, shadow would be cast by the units towards 1 Main Street in the morning, with shadow moving to be over the subject site by 12.00 noon and the proposed development would cast a shadow over Unit 1 in the late afternoon, from approximately 3.00pm on 21 June (shortest daylight hours of the year).

The original floor plan of Unit 1 shows the main habitable rooms to be located on the eastern side of the building, other than a small kitchen window that is located on the western side of the unit. As a result of the orientation of the lot and the location of the habitable rooms, other than a bedroom, it would be unlikely that the proposed development would result in an unreasonable loss of amenity or reduction of sunlight to a habitable room of Unit 1.

It should be noted that the existing two-storey unit complex building at 3 Main Street, given its height and orientation, casts an existing shadow over Unit 1 for a majority of the morning and afternoon.

Units 2, 3 and 4 are to the north-east of the proposed shed. There is little likelihood the proposed shed would cast a shadow over the portion of the building where Units 2, 3, and 4 are located.

As discussed above, the proposed shed would only cast a shadow over Unit 1 later in the day.

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

Planner's comment: As stated above, the development site adjoins the northern side boundary of 2 Dial Street and the side western boundary of 3 Main Street.

The development would not result in any overshadowing to the private open space of 2 Dial Street.

The unit complex has very little area of private open space dedicated to each unit. The north-south orientation of the adjoining lots may result in the development casting a shadow over 3 Main Street at approximately 3.00pm, impacting Unit 1 for a limited time in the afternoon.

This is not considered unreasonable, considering it is not more than the acceptable, 3 hour period throughout the day. The other areas of private open space to the north, accommodating Units 2 and 3, would not be impacted by the proposed development.

(iii) Overshadowing of an adjoining vacant property; or

Planner's comment: Not applicable. Shadow cast from the proposed development would not be over vacant land.

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

Planner's comment: The proposed development would be seen from the adjoining strata properties to the east, at 3 Main Street. The Planning Scheme allows for a 3m development height, with the roof line to then angle away from the boundary at 45 degrees. In this case, the roof line angles away from the boundary to 3 Main Street.

The Planning Scheme also allows for a wall length of 9m of development on the boundary, or one third of the length of the side boundary (whichever is the lesser).

The proposed fire wall would have a standard 3m wall height on the eastern boundary. The fire wall would result in a total length of development on the eastern side boundary of 10m, 1m greater than the Planning Scheme's Acceptable Solution. The eastern side boundary of the lot has a length of 28m. The length of

the fire wall and shed would be just over a third of the length of the boundary.

The bulk and scale of the proposed shed and wall when viewed from Unit 1 at 3 Main Street would be somewhat similar to the view from Units 2 and 3 when looking west, over 2 Dial Street.

Unit 1 at 3 Main Street has a view of the Leven River from the kitchen window, looking across the private backyard of 1 Main Street. The view is currently maintained because there are no buildings located in the rear yard of 1 Main Street that would block the view (refer to the photograph below).

The Planning Scheme does not assess or protect views that are available across other private land.

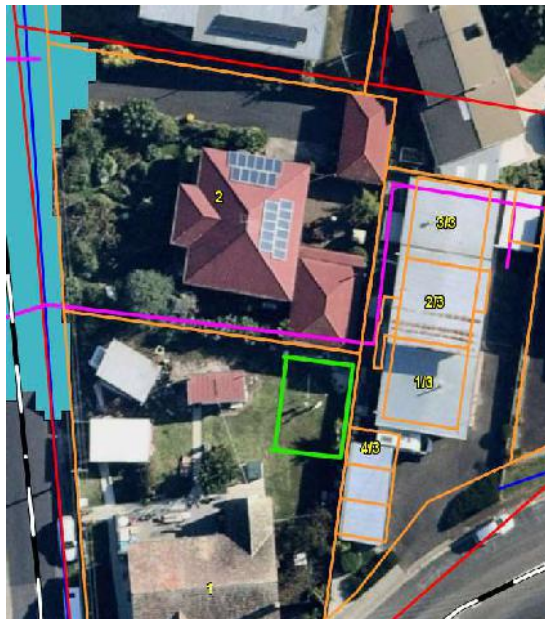


It should be noted the Planning Scheme permits a wall to a height of 3m and a length of 9m, constructed on a boundary, that could result in a “No Permit Required” Certificate being issued.

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

Planner's comment: Development within the area includes single dwellings with outbuildings or multiple dwelling type development. Adjoining to the north, at 2 Dial Street, a shed has been constructed to the rear boundary of the lot, with an apex height of approximately 4.5m. The placement of the proposed shed at 1 Main Street would be similar to sheds on surrounding lots. Refer to image below.

The green square indicates the proposed location of the shed and wall.



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

- (i) *an adjoining property; or*
- (ii) *another dwelling on the same site.*

Planner's comment: Not applicable. There are no solar energy installations on adjoining land that would be impacted by the proposed 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	Standard condition.
Engineering	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 –

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

The representations are summarised and responded to as follows:

MATTER RAISED	COMMENTS
REPRESENTATION NO. 1	
<p>1 The development would affect the view and sunlight to Unit 4. Access to Unit 4 via the outside staircase would be affected and would cause a safety issue for the tenant.</p>	<p>Unit 4 is located on the first floor which is higher than the proposed shed.</p> <p>As discussed above, the orientation of the lots and the siting of Units 2, 3 and 4 at 3 Main Street, north-east of the proposed development, indicates that the shadow cast would be behind (south) Unit 4. This would also include the outside staircase.</p> <p>The safety issue raised by the representator is more likely to be a result of the existing multiple dwelling building design and the existing shed located at 2 Dial Street.</p>  <p>The above image represents the location of the proposed shed which is clearly shown south of Unit 4 and associated outside staircase entry.</p> <p>Refer to comments made in the “Issues”.</p>

2 The block at 1 Main Street is very steep. The shed could be sunken to a height on the boundary so not to be as high – or be flat shed roof.

Unit 4 currently looks over the private backyard of 1 Main Street.

The representor makes comment that the land at 1 Main Street is steep. The land slopes down towards Dial Street and the Leven River beyond. However, the land is relatively flat where the proposed shed would be located. No cut or fill would be required for the development. Substantial works would be required to evacuate the area to lower the height of the shed, as suggested.

The representor has suggested a flat roof. A flat roof may enable the occupiers of Unit 4 to maintain their view across private land. However, the roof line would not be in keeping with the roof line of the existing 1930's dwelling at 1 Main Street.

The roof pitch of the proposed shed would be in keeping with the roof pitch of the existing 1930's dwelling.



	Refer to comments made in the “Issues” section of this report.
REPRESENTATION NO. 2	
The development would result in safety concerns for residents in Units 1, 2 and 4. Reduction in sunlight that would affect clothes lines and access stairs to Unit 4.	Refer to the discussion on shadow impact in the “Issues” section of this report.
Property values – there would be a reduction in river views for Units 4 and 1 and this would decrease the values.	<p>The value of property is not something that is for consideration or assessment under the Planning Scheme.</p> <p>Existing views are also not something the Planning Scheme can address, unless land is identified as a scenic protection area. If the current view is across another’s private back yard, there is no protection of such view.</p>

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

CONCLUSION

The representations received do not warrant refusal of the proposed development for Residential – shed and fire wall. The proposal has demonstrated satisfactory compliance with the Planning Scheme’s relevant Performance Criteria.

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

Recommendation –

It is recommended that the application for Residential – shed and fire wall – Setbacks and building envelope for all dwellings at 1 Main Street, Ulverstone – Application No. DA2022219 – be approved, subject to the following conditions:

- 1 The development must be in accordance with the Site Plan, Floor Plan and Elevations provided by the applicant received 1 September 2022 and engineering plans drawn by Civilvision Consulting dated 26 September 2022.
- 2 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.
- 3 Prior to commencement of works, if required, the applicant must submit an application 'Install Stormwater Connection Point' for any work associated with existing stormwater infrastructure. Such work must be undertaken by the Council, unless alternative arrangements are approved by Council's Director Infrastructure Services, at the developer's cost. Drainage costings as listed in the Council's Fees and Charges register apply.
- 4 During site/building 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.
- 5 Any work 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.
- 6 Any 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 a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.
- 4 The outbuilding is approved as a Class 10 non-habitable structure and must be used in conjunction with the dwelling. If the outbuilding is intended to be used for a purpose other than this, then a further Permit for a change of use would be required.
- 5 Prior to commencement of works in the road reservation, if required obtain a 'Works in Road Reservation (Permit)' in accordance with the Council's Work in Road Reservation Policy.'

The report is supported."

The Acting Executive Services Officer reported as follows:

"A copy of the Annexures referred to in the Planning Officer's report has been circulated to all Councillors."

■ Cr Viney moved and Cr Diprose seconded, "That the application for Residential –shed – Setbacks and building envelope for all dwellings at 1 Main Street, Ulverstone – Application No. DA2022219 – be approved, subject to the following conditions:

- 1 The development must be in accordance with the Site Plan, Floor Plan and Elevations provided by the applicant received 1 September 2022 and engineering plans drawn by Civilvision Consulting dated 26 September 2022.
- 2 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.
- 3 Prior to commencement of works, if required, the applicant must submit an application 'Install Stormwater Connection Point' for any work associated with existing stormwater infrastructure. Such work must be undertaken by the Council, unless alternative arrangements are approved by Council's Director Infrastructure Services, at the developer's cost. Drainage costings as listed in the Council's Fees and Charges register apply.
- 4 During site/building 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.
- 5 Any work 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.
- 6 Any 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 a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.

- 3 Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.
- 4 The outbuilding is approved as a Class 10 non-habitable structure and must be used in conjunction with the dwelling. If the outbuilding is intended to be used for a purpose other than this, then a further Permit for a change of use would be required.
- 5 Prior to commencement of works in the road reservation, if required obtain a 'Works in Road Reservation (Permit)' in accordance with the Council's Work in Road Reservation Policy."

Carried unanimously

340/2022 Residential – building envelope for single dwelling – Discretionary use at 380 Wilmot Road, Forth – Application No. DA2022281

The General Manager reported as follows:

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

<i>'DEVELOPMENT APPLICATION No.:</i>	DA2022281
<i>PROPOSAL:</i>	Residential – building envelope for single dwelling
<i>APPLICANT:</i>	Jana Rockliff of Veris Australia Pty Ltd
<i>LOCATION:</i>	380 Wilmot Road, Forth
<i>ZONE:</i>	Agriculture Zone
<i>PLANNING INSTRUMENT:</i>	<i>Tasmanian Planning Scheme – Central Coast</i> (the Planning Scheme)
<i>ADVERTISED:</i>	19 October 2022
<i>REPRESENTATIONS EXPIRY DATE:</i>	2 November 2022
<i>REPRESENTATIONS RECEIVED:</i>	Nil
<i>42-DAY EXPIRY DATE:</i>	25 November 2022
<i>DECISION DUE:</i>	21 November 2022

PURPOSE

The purpose of this report is to consider an application for a building envelope to construct a future single dwelling in the Agriculture Zone at 380 Wilmot Road, Forth.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation; and
- . Annexure 3 – Zone map and aerial view.

BACKGROUND

Development description –

Application is made for a Residential Use Class building envelope on land that is located in the Agriculture Zone.

The building envelope is proposed to enable the construction of a single dwelling on the land, at a future time. The application does not include floor plans or elevations of a dwelling, with the proposal seeking approval for the development of a standard building “envelope”, whereby a single dwelling of standard height and site coverage, with associated wastewater and stormwater systems, could be constructed.

Site description and surrounding area –

The land is located on the western side of Wilmot Road, approximately 3.8km south of the village of Forth.

The land is Agriculture Zone. Land to the north and south is also Agriculture Zone. Adjoining land to the west is Rural Zone and is identified as a Private Timber Reserve. Wilmot Road adjoins the land to the east, with land on the other side of Wilmot Road also Agriculture Zone. Refer to Zone Map at Annexure 3.

The land has a clear flat area adjacent to Wilmot Road. A rural shed is located in this area.

The remainder of the land slopes steeply upwards, towards the west, and supports dense stands of native vegetation.

A portion of the land to the west has been the subject of timber harvesting, possibly in conjunction with the harvesting of the adjoining Private Timber Reserve.

History –

A permit for a rural shed was issued in 2010.

DISCUSSION

The following table is the Manager Land Use Planning's assessment against the Planning Scheme provisions:

21.0 Agriculture Zone

21.1 Zone Purpose

The purpose of the Agriculture Zone is:

21.1.1 To provide for the use or development of land for agricultural use.

21.1.2 To protect land for the use or development of agricultural use by minimising:

- (a) conflict with or interference from non-agricultural uses;
- (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
- (c) use of land for non-agricultural use in irrigation districts.

21.1.3 To provide for use or development that supports the use of the land for agricultural use.

Planners comment:

Residential use of land in the Agriculture Zone does not satisfy the Zone Purpose, unless a dwelling is required to support the use of the land for agricultural use.

CLAUSE	COMMENT	
21.3 Use Standards		
21.3.1 Discretionary uses	Not applicable	Assessment
21.3.1 –(A1) No acceptable solution. 21.3.1 –(P1) A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: (a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; (b) access to infrastructure only available on the site or on land in the vicinity of the site;	<input checked="" type="checkbox"/>	Use is Residential.

<p>(c) access to a product or material related to an agricultural use;</p> <p>(d) service or support for an agricultural use on the site or on land in the vicinity of the site;</p> <p>(e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and</p> <p>(f) provision of essential Emergency Services or Utilities.</p>		
<p>21.3.1 –(A2)</p> <p>No acceptable solution.</p> <p>21.3.1 –(P2)</p> <p>A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:</p> <p>(a) the area of land being converted to non- agricultural use;</p> <p>(b) whether the use precludes the land from being returned to an agricultural use;</p> <p>(c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</p>	<input checked="" type="checkbox"/>	Use is Residential.
<p>21.3.1 –(A3)</p> <p>No acceptable solution.</p> <p>21.3.1 –(P3)</p> <p>A use listed as Discretionary, excluding Residential, located on prime agricultural land must:</p>	<input checked="" type="checkbox"/>	Use is Residential.

<p>(a) be for Extractive Industry, Resource Development or Utilities, provided that:</p> <ul style="list-style-type: none"> (i) the area of land converted to the use is minimised; (ii) adverse impacts on the surrounding agricultural use are minimised; and (iii) the site is reasonably required for operational efficiency; or <p>(b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.</p>		
<p>21.3.1 –(A4) No acceptable solution.</p> <p>21.3.1 –(P4) A Residential use listed as Discretionary must:</p> <p>(a) be required as part of an agricultural use, having regard to:</p> <ul style="list-style-type: none"> (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use; or 	<p><input type="checkbox"/></p>	<p>No Acceptable Solution standards for Residential Use Class.</p> <p>Refer to the “Issues” section of this report for assessment against the relevant Performance Criteria.</p>

<p>(b) be located on a site that:</p> <p>(i) is not capable of supporting an agricultural use;</p> <p>(ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and</p> <p>(iii) does not confine or restrain agricultural use on adjoining properties.</p>		
21.4 Development Standards for Buildings and Works		
21.4.1 Building height	Not applicable	Assessment
<p>21.4.1 –(A1)</p> <p>Building height must be not more than 12m.</p>	<input type="checkbox"/>	Compliant by condition.
21.4.2 Setbacks	Not applicable	Assessment
<p>21.4.2 –(A1)</p> <p>Buildings must have a setback from all boundaries of:</p> <p>(a) not less than 5m; or</p> <p>(b) if the setback of an existing building is within 5m, not less than the existing building.</p>	<input type="checkbox"/>	Compliant by condition.
<p>21.4.2 –(A2)</p> <p>Buildings for a sensitive use must have a setback from all boundaries of:</p> <p>(a) not less than 200m; or</p> <p>(b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<input type="checkbox"/>	<p>(a) Non-compliant. Building envelope for sensitive use would not be setback 200m from side or front boundaries.</p> <p>Refer to the “Issues” section of this report for assessment against the relevant Performance Criteria.</p>

21.4.3 Access for new dwellings	Not applicable	Assessment
21.4.3 –(A1) New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	<input type="checkbox"/>	Compliant. Land has frontage to Wilmot Road.
21.5 Development Standards for Subdivision		
21.5.1 Lot design	Not applicable	Assessment
21.5.1 –(A1) Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone. 	<input checked="" type="checkbox"/>	Not a subdivision.
21.5.1 –(A2) Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	<input checked="" type="checkbox"/>	Not a subdivision.

CODES

CODICES	NOT APPLICABLE	APPLICABLE
C1.0 Signs Code	<input checked="" type="checkbox"/>	
C2.0 Parking and Sustainable Transport Code	<input type="checkbox"/>	Land is able to accommodate 2 car parking spaces.
C3.0 Road and Railway Assets Code	<input checked="" type="checkbox"/>	
C4.0 Electricity Transmission Infrastructure Protection Code	<input checked="" type="checkbox"/>	
C5.0 Telecommunications Code	<input checked="" type="checkbox"/>	
C6.0 Local Historic Heritage Code	<input checked="" type="checkbox"/>	
C7.0 Natural Assets Code	<input checked="" type="checkbox"/>	Priority vegetation layer does not apply to the Agriculture Zone. No watercourse protection area identified on the land.
C8.0 Scenic Protection Code	<input checked="" type="checkbox"/>	
C9.0 Attenuation Code	<input checked="" type="checkbox"/>	
C10.0 Coastal Erosion Hazard Code	<input checked="" type="checkbox"/>	
C11.0 Coastal Inundation Hazard Code	<input checked="" type="checkbox"/>	
C12.0 Flood-Prone Areas Hazard Code	<input checked="" type="checkbox"/>	Not within the Forth River Flood overlay.
C13.0 Bushfire-Prone Areas Code	<input checked="" type="checkbox"/>	Land is in a bushfire-prone area, however the Code only applies to subdivision, hazardous use and vulnerable use.
C14.0 Potentially Contaminated Land Code	<input checked="" type="checkbox"/>	
C15.0 Landslip Hazard Code	<input checked="" type="checkbox"/>	
C16.0 Safeguarding of Airports Code	<input checked="" type="checkbox"/>	

C2.0 Parking and Sustainable Transport Code

C2.5 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; (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	<div><input type="checkbox"/></div>	Compliant. The site is able to make provision for 2 car parking spaces. (a) Not applicable. (b) Not applicable. (c) Not applicable. (d)(i) Not applicable. (d)(ii) Not applicable.

<p>Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> $N = A + (C - B)$ <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.</p>		
C2.5.2 Bicycle parking numbers	Not applicable	Assessment
<p>C2.5.2-(A1)</p> <p>Bicycle parking spaces must:</p> <p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>	<input checked="" type="checkbox"/>	Does not apply to dwelling development.

C2.5.3 Motorcycle parking numbers	Not applicable	Assessment
<p>C2.5.3-(A1)</p> <p>The number of on-site motorcycle parking spaces for all uses must:</p> <p>(a) be no less than the number specified in Table C2.4; and;</p> <p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification provided the existing number of motorcycle parking spaces is maintained.</p>	☒	Not required.
C2.5.4 - Loading bays	Not applicable	Assessment
<p>C2.5.4-(A1)</p> <p>A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.</p>	☒	Does not apply to dwelling development.
C2.5.5 - Number of car parking spaces within General Residential Zone and Inner Residential Zone		
<p>C2.5.5-(A1)</p> <p>Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:</p> <p>(a) Food Services uses up to 100m² floor area or 30</p> <p>(b) seats, whichever is the greater; and</p> <p>(c) General Retail and Hire uses up to 100m² floor area, provided the use complies with the hours of operation specified in the relevant</p>	☒	Not an existing non-residential building.

Acceptable Solution for the relevant zone.		
C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	Not applicable	Assessment
<p>C2.6.1–(A1)</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to a public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<input type="checkbox"/>	<p>(a) Compliant by condition.</p> <p>(b) Compliant by condition.</p> <p>(c) Compliant by condition.</p>
C2.6.2 Design and layout of parking areas	Not applicable	Assessment
<p>C2.6.2–(A1)</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with <i>Australian Standard AS 2890 – Parking facilities, Parts 1-6</i>;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where</p>	<input type="checkbox"/>	<p>(a)(i) Compliant by (b).</p> <p>(a)(ii) Compliant by (b).</p> <p>(a)(iii) Compliant by (b).</p> <p>(a)(iv) Compliant by (b).</p> <p>(a)(v) Compliant by (b).</p> <p>(a)(vi) Compliant by (b).</p> <p>(a)(vii) Compliant by (b).</p> <p>(b) Compliant by condition.</p> <p>A1.2</p> <p>(a) Not applicable for this application.</p>

<p>providing for more than 4 parking spaces;</p> <p>(iii) have and access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(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;</p> <p>(vi) have a vertical clearance of not less than 1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6.</i></p> <p>C2.6.2–(A1.2)</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-</i></p>		<p>(b) Not applicable for this application.</p> <p>(c) Not applicable for this application.</p>
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<i>street parking for people with disabilities.</i> ¹		
¹ Requirements for the number of accessible car parking spaces are specified in part D3 of the <i>National Construction Code 2016</i>		
C2.6.3 Number of accesses for vehicles	Not applicable	Assessment
<p>C2.6.3–(A1)</p> <p>The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses whichever is the greater.</p>	<input type="checkbox"/>	<p>(a) Compliant. One existing access.</p> <p>(b) Not applicable. Satisfied by (a).</p>
<p>C2.6.3–(A2)</p> <p>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<input checked="" type="checkbox"/>	Not Central Business Zone.
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable	Assessment
<p>C2.6.4–(A1)</p> <p>In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and Clause 3.6 “Car parks” in Australian Standards/ New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part</p>	<input checked="" type="checkbox"/>	Site is Agriculture Zone.

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

<p>accordance with <i>Australian Standard AS 2890.2-2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities</i>, for the type of vehicles likely to use the site.</p>		
<p>C2.6.6-(A2)</p> <p>The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS2890. 2- 2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities</i>.</p>	<input checked="" type="checkbox"/>	<p>Loading bays are not required.</p>
<p>C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>C2.6.7-(A1)</p> <p>Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p> <ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of <i>Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements</i>. 	<input checked="" type="checkbox"/>	<p>Not required for residential use.</p>

<p>C2.6.7-(A2)</p> <p>Bicycle parking spaces must:</p> <p>(a) have dimensions not less than:</p> <p style="padding-left: 40px;">(i) 1.7m in length;</p> <p style="padding-left: 80px;">(a) 1.2m in height;</p> <p style="padding-left: 40px;">and</p> <p style="padding-left: 40px;">(ii) 0.7m in width at the handlebars;</p> <p>(b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</p> <p>(c) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking</i>.</p>	<input checked="" type="checkbox"/>	<p>Site is Agriculture Zone.</p>
<p>C2.6.8 Siting of parking and turning areas</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>C2.6.8-(A1)</p> <p>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.</p>	<input checked="" type="checkbox"/>	<p>Site is Agriculture Zone.</p>
<p>C2.6.8-(A2)</p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p>	<input checked="" type="checkbox"/>	<p>Site is Agriculture Zone.</p>

(a) have no new vehicle accesses, unless an existing access is removed;		
(b) retain an active street frontage; and		
(c) not result in parked cars being visible from public places in the adjacent roads.		
C2.7 Parking Precinct Plan		
C2.7.1 Parking precinct plan	Not applicable	Assessment
C2.7.1-(A1) Within a parking precinct plan, on-site parking must: <ul style="list-style-type: none"> (a) not be provided; or (b) not be increased above existing parking numbers. 	<input checked="" type="checkbox"/>	Parking precinct plan does not apply to the land.

SPECIFIC AREA PLANS	NOT APPLICABLE	APPLICABLE
CCO-S1.0 Forth Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S2.0 Leith Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S3.0 Penguin Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S4.0 Revell Lane Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S5.0 Turners Beach Specific Area Plan	<input checked="" type="checkbox"/>	
CCO CODE LISTS		
CCO-Table C3.1 Other Major Roads	This Table is not used in this Local Provisions Schedule.	
CCO-Table C6.1 Local Heritage Places	This Table is not used in this Local Provisions Schedule.	

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

Issues –

1 Clause 21.3.1–(A4) – Discretionary Use in Agriculture Zone –

The Planning Scheme’s Objective for Clause 21.3.2 “Discretionary Use in Agriculture Zone” is:

“That uses listed as Discretionary:

- (a) support agricultural use; and
- (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use”.

The Planning Scheme’s definition of ‘agricultural use’ means use of the land for propagating, cultivating, or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling and packing or storing of plant and animal produce for dispatch to processors.

The definition includes controlled environment agriculture and plantation forestry.

Residential Use Class is defined in the Planning Scheme as “use of land for self-contained or shared accommodation. Examples include a boarding house, communal residence, home based business, home based childcare, respite centre, assisted housing, retirement village, a single dwelling and multiple dwellings”.

The Planning Scheme does not have Acceptable Solution criteria for Clause 21.3.2–(A4). The proposal to establish a Residential Use in the Agricultural Zone, is a Discretionary matter. This means the Planning Authority has a discretion to refuse or permit a use or development.

The development proposal must be assessed against the Planning Scheme’s relevant Performance Criteria Clause 21.3.1–(P4) that has two options that are to be considered:

Clause 21.3.1–(P4) states “a Residential use listed as Discretionary must:

- (a) be required as part of an agricultural use, having regard to:
 - (i) the scale of the agricultural use;

- (ii) the complexity of the agricultural use;
- (iii) the operational requirements of the agricultural use;
- (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and
- (v) proximity of the dwelling to the agricultural use; or”

Planner’s comment: The word “must” is a mandatory directive under a Planning Scheme. Further, where the word “and” is used, then all Clauses are inclusive of the other and all must be satisfied. This means that all matters under 21.3.1–(P4)(a)(i) to (a)(iv) must be satisfied by the development or alternatively, must satisfy 21.3.1 (P4)(b)(i) to (iii), as outlined below.

The proposed residential building envelope is not required as part of an agricultural use of the land. There is no operation of scale, complexity or operational requirements that can demonstrate a dwelling is required. The applicant has also stated this is the case. The proposal cannot satisfy the tests under (a)(i) to (a)(iv).

The proposal is then examined against (b).

- (b) “be located on a site that :
 - (i) is not capable of supporting an agricultural use;
 - (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and
 - (iii) does not confine or restrain agricultural use on adjoining land”.

Criteria (b)(i), (b)(ii) and (b)(iii) are inclusive of the other and all must be satisfied.

(b)(i) Planner’s comment: A report by Agronomist, Mr Simon Nowell, accompanies the application and informs us that the land is not capable of supporting an agricultural use. However, the report is written from an agronomist’s viewpoint, assessing the land for cropping or grazing. The report does not discuss the capability of the land for “agricultural use” as defined by the Planning Scheme, such as for forestry or controlled environment agriculture.

(b)(ii) Planner's comment: The land is capable of being included with other land (regardless of ownership) for agricultural use. An aerial image shows that a portion of the land, to the west, has been harvested in conjunction with the adjoining Private Timber Reserve. There is no impediment to the land being consolidated with other land or used in conjunction with other land.




(b)(iii) Planner's comment: This matter is difficult to determine. If timber harvesting was to be undertaken on adjoining land, as has occurred on adjoining land to the west, (see Aerial Image below) then a single dwelling would be a constraint to that activity.



Conclusion: The proposed single dwelling "envelope" is not required to support an agricultural use on the land of scale and complexity. The use would be for residential living, well beyond a zone designated for residential living. The applicant has been clear about this aspect of the application.

Whilst the land may appear to be worthy of residential use, the land in fact forms part of a large area of Agriculture Zone in this area. In order to support the proposal, the Central Coast LPS would need to be amended to allow the area, in general, to become a Rural Living Zone, with the inclusion of all other lots in the area of similar characteristics. See Zone Map below.



- Agriculture Zone 
- Rural Zone 
- Subject Land 

2 *Clause 21.4.2-(A2) – Setback of sensitive use from Agriculture Zone –*

The Planning Scheme’s Acceptable Solution 21.4.2-(A2) states that “buildings for a sensitive use must have a setback from all boundaries of:

- (a) not less than 200m; or
- (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.”

Under the proposal, the building envelope for a single dwelling would be setback less than 200m from side and front boundaries.

The Acceptable Solution is not satisfied. An assessment against the relevant Performance Criteria and an exercise of discretion is required for the proposal to be approved.

The Planning Scheme's Performance Criteria 21.4.2-(P2) states – "Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:

- (a) the size, shape and topography of the site:

Planner's comment: The land has a 185m long frontage to Wilmot Road, with a 1.4ha area of cleared, flat land adjacent to the roadway. A rural shed is located in this area and an unidentified drainage swale flows through this area, emptying into a dam on the neighbouring property to the north. The remainder of the land slopes steeply upwards, towards the west, supporting dense stands of native vegetation.

- (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties:

Planner's comment: Dwellings that are evident on some adjoining properties were approved 30 years ago or earlier, before the implementation of the current Planning Scheme and several other Planning Schemes that have existed before the current Ordinance. A single dwelling, constructed in 1978 with similar setbacks, is located on adjoining land to the north. Land to the west is a private timber reserve and does not accommodate a dwelling. Land to the south accommodates a single dwelling with a shed, approved in 1993. On the opposite side of Wilmot Road, a 9,705m² lot accommodates a single dwelling with sheds. This dwelling was constructed in 1920.

- (c) the location of existing buildings on the site;

Planner's comment: A rural shed on the land is located 38m from the Wilmot Road frontage and 27.5m from the southern side boundary.

- (d) the existing and potential use of adjoining properties;

Planner's comment: Adjoining land to the west is a Private Timber Reserve. Other adjoining lots are heavily timbered properties accommodating single dwellings. All dwellings were

approved prior to the introduction of the *Land Use Planning and Approvals Act 1993* and subsequent Planning Schemes.

- (e) any proposed attenuation measures; and
Planner's comment: No attenuation measures are proposed.
- (f) any buffers created by natural or other features".

Planner's comment: Dense, native vegetation and steep landform in this location separates one parcel of land from another.

Conclusion: A building envelope for a single dwelling is a 'sensitive use' of land. The Tasmanian Planning Scheme seeks to protect the Agriculture Zone from 'sensitive use' development, unless required for the operation of an agricultural use of scale and complexity. Whilst adjoining land accommodates dwellings, all were approved prior to the introduction of the *Land Use Planning and Approvals Act 1993* (the Act) that governs land use and development in Tasmania, and the subsequent introduction of Planning Schemes under the Act.

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	No issues.
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 –

No representations were received within the prescribed time.

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 (reviewed 2019) includes the following strategies and key actions:

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

The proposal, to establish a Residential Use Class building envelope for a single dwelling on a vacant parcel of land in the Agriculture Zone does not demonstrate compliance with the Planning Scheme's Agriculture Zone Purpose or Performance Criteria.

The Residential use of land in the Agriculture Zone must be required for operational reasons and to support the use of the land for an agricultural use of demonstrated complexity and scale.

Recommendation –

It is recommended that the application for Residential – building envelope for a single dwelling – Discretionary use and Setbacks at 380 Wilmot Road, Forth – Application No. DA2022281 – be refused as the proposal does not satisfy the following:

- (a) Clause 21.1, the Zone Purpose (Clause 21.1);
- (b) the Objective of Clause 21.3.2 in that the proposed single dwelling building envelope would not support agricultural use of scale and complexity and would result in the conversion of land in the Agriculture Zone to Residential Use Class; and
- (c) Clause 21.3.1–(P4) in that:
 - (i) the single dwelling building envelope would not be required as part of an agricultural use [Clause 21.3.1–(P4)(a)]; and
 - (ii) the land is capable of being included with other agricultural land (regardless of ownership) for agricultural use [Clause 21.3.1–(P4)(b)(ii)].

The report is supported.”

The Acting Executive Services Officer reported as follows:

“A copy of the Annexures referred to in the Manager Land Use Planning’s report has been circulated to all Councillors.”

■ Cr Lehmann moved and Cr Diprose seconded, “That subject to the following conditions, Application No. DA2022281 for Residential – building envelope for single dwelling – Discretionary use at 380 Wilmot Road, Forth be approved on the basis that the report provided by Veris considers that the proposed residential use would be located on a site that is not capable of supporting an agricultural use, is not capable of being included with other agricultural land (regardless of ownership) for agricultural use, and does not confine or restrain agricultural use on adjoining properties:

- 1 The development must be substantially in accordance with the site plan as prepared by Veris, Drawing No. 304873_P01–Rev0, Sheet No. 1 dated 21 September 2022.
- 2 The development must have a maximum height of 12m above existing ground level.
- 3 All parking, access ways, manoeuvring and circulation spaces must:

- (a) be constructed with a durable all-weather pavement; and
 - (b) be drained to the stormwater system.
- 4 Two car parking spaces must be provided for the development and must comply with Australian Standard *AS 2890 – Parking facilities, Parts 1–6*.

Infrastructure Services

- 5 The property access must be constructed in accordance with Tasmanian Standard Drawing TSD-R03-v3 Rural Roads – Typical Property Access and TSD-R04-V3 Rural Roads Typical Driveway profile at the developer's cost.
- 6 Stormwater run-off from buildings and hard surfaces, including vehicle parking and manoeuvring areas, must be collected and managed on-site in accordance with the *National Construction Code 2019* to ensure it does not cause nuisance to the neighbouring properties.
- 7 During 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.

Notes

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

Carried unanimously

INFRASTRUCTURE SERVICES

341/2022 Tenders for backhoe replacement – F900

The Director Infrastructure Services reported as follows:

“The Fleet Officer has prepared the following report:

‘PURPOSE

The purpose of this report is to provide information and recommendations for the replacement of the JCB 4wd Backhoe F900.

BACKGROUND

Tenders were called using the Local Government Association of Tasmania approved MAV procurement system. MAV is the LGAT's procurement service, established in 2001 to aggregate the buying power of local government authorities, shorten procurement timeframes and streamline interactions between business and local government without the time consuming and administrative burden of following the *Local Government Act 1993* requirements for seeking tenders or quotes.

The tender documents were lodged on 7 September 2022 and closed 5 October 2022.

Tenders were received as follows:

INFRASTRUCTURE SERVICES

TENDERER	MAKE	GROSS PRICE \$ (Exc. GST)	TRADE-IN PRICE \$ (Exc. GST)	NETT PRICE \$ (Exc. GST)
Onetrak	Hidromek HMK102B	188,445	52,500	135,945
JF Machinery	JCB 3CX Plus T5	189,050	49,000	140,050
JF Machinery	JCB 3CX Pro T5	203,350	49,000	154,350
TTMI	Case SV580	200,000	47,000	153,000
RDO Equipment	John Deere 315SL	201,250	41,000	160,250
William Adams	Caterpillar 432	218,000	40,000	178,000
<i>ESTIMATE</i>		<i>\$180,000</i>	<i>\$40,000</i>	<i>\$140,000</i>

DISCUSSION

The Council fleet operates four 900 series backhoes, the unit being replaced is ten years old.

A total of six backhoes from five suppliers were offered for consideration. Along with the base pricing, there were several options offered by the different suppliers that may enhance the operation of the unit. Due to lack of local availability and pricing only two units tendered were inspected.

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

Documentation and Compliance	15%
Operational Assessment	25%
HSR Assessment	15%
Service Costs & Warranty	15%
Financial Offer	15%
Previous Experience	10%
Locality	5%

The Tender Assessment Panel consisted of the Fleet Officer, Workshop Mechanic, Waste Services Team Leader and the current unit operators.

The two units inspected were the JCB CX3 Plus T5, and the Hidromek HMK102B.

After the inspections of the two units and subsequent tender scoring, the submission from Onetrak for the Hidromek HMK102B achieved the highest rating based on this method.

It was agreed that the Hidromek HMK102B unit offered the options and specifications required and was considered to be the most suitable for the Waste Management operational duties. While all of the other tendered units had comparable options and standard safety features, they all scored lower in both the financial offers and in regard to the total assessment scoring.

It is believed that the heavily built robustness and standard specifications on the Hidromek HMK102B render it as the most suitable and best value unit for the Council in its harsh environment with waste services duties.

A copy of the confidential Tender Assessment Panel's scoresheet is appended.

CONSULTATION

This item has followed a tendering process and consultation has been undertaken with the tenderers and operators in respect to options and safety aspects.

RESOURCE, FINANCIAL AND RISK IMPACTS

The budget estimate for the unit is \$180,000 including an estimated \$40,000 trade-in. (\$140,000 Net Changeover)

The Hidromek HMK102B Net Changeover of \$135,945 (excluding GST) is within budget (and less than all other tendered units), the preferred option can be accommodated within the plant replacement budget.

CORPORATE COMPLIANCE

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

The Environment and Sustainable Infrastructure

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

Council Sustainability and Governance

- . Improve corporate governance.

CONCLUSION

It is recommended that the Council:

- 1 accept the tender from Onetrak for the supply of a Hidromek HMK102B model in the amount of \$188,445 (excluding GST [\$207,290 including GST]);
- 2 accept the trade-in offer from Onetrak for fleet item F900, being a JCB 3CX, in the amount of \$52,500 (excluding GST [\$57,750 including GST]).'

The Fleet Officer's report is supported."

The Acting Executive Services Officer reported as follows:

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

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

- 1 accept the tender from Onetrak for the supply of a Hidromek HMK102B model in the amount of \$188,445 (excluding GST [\$207,290 including GST]);
- 2 accept the trade-in offer from Onetrak for fleet item F900, being a JCB 3CX, in the amount of \$52,500 (excluding GST [\$57,750 including GST]).

Carried unanimously

342/2022 Tenders for resealing of urban and rural roads 2022–2023

The Director Infrastructure Services reported as follows:

“The Road Engineer has prepared the following report:

PURPOSE

The purpose of this report is to make recommendation on tenders received for the 2022–2023 urban and rural roads resealing program. Works will include the resealing of 2.14km of urban roads, 18.58km of rural roads, and 5.93km of road sections affected by resealing will be re-linemarked.

BACKGROUND

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

Expressions of interest for sprayed bituminous surfacing were invited on 30 June 2021 as part of the Council’s Standing Tenders for 2021–2024. Submissions were received from Hardings Hotmix, Roadways Pty Ltd, Fulton Hogan Industries Pty Ltd and Downer EDI Pty Ltd.

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

The registered companies were invited to provide tenders for the resealing of urban and rural roads during 2022–2023 on 29 September 2022, via the Council’s on-line e-tendering portal, Tenderlink. Tenders closed at 2.00pm on Tuesday, 25 October 2022.

At approximately 11.00am on 25 October, the Council was contacted by phone by the Contracts Administrator of Fulton Hogan Industries Pty Ltd and

informed that due to a technical issue they were not able to upload the tender submission to the TenderLink tender box. They were advised to email the tender submission before the closing time. The Contracts Administrator of Fulton Hogan Industries Pty Ltd emailed the pdf version of the tender submission document to the Council's Road Engineer at 11.59am.

Hardings Hotmix Pty Ltd submitted their tender submission through Tenderlink.

DISCUSSION

Fulton Hogan Industries Pty Ltd and Hardings Hotmix Pty Ltd submitted tenders as follows (including GST):

Initial verification of price extensions revealed no mathematical errors.

TENDERER	PRICE
Hardings Hotmix Pty Ltd	\$580,556.68
Fulton Hogan Industries Pty Ltd	\$729,027.78

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

Compliance with tender documents	5%
WH&S Policy and Record	5%
Proposed Construction Period	20%
Previous work for Council	30%
Tender Price	30%
Locality of Business	10%

Based on the evaluation, Hardings Hotmix Pty Ltd was assessed as the preferred tender.

A copy of the confidential Tender Assessment Panel's scoresheet is appended.

CONSULTATION

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

RESOURCE, FINANCIAL AND RISK IMPACT

The total budget for urban and rural resealing for 2022–2023 is \$1,000,000. The tender from Hardings Hotmix Pty Ltd can be accommodated within the budget.

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

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the tender from Hardings Hotmix Pty Ltd in the amount of \$527,778.80 (excluding GST) [\$580,556.68 (including GST)] for urban and rural road resealing 2022–2023, be accepted and approved by the Council.'

The Road Engineer's report is supported."

The Acting Executive Services Officer reported as follows:

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

■ Cr Diprose moved and Cr Lehmann seconded, "That the tender from Hardings Hotmix Pty Ltd in the amount of \$527,778.80 (excluding GST) [\$580,556.68 (including GST)] for urban and rural road resealing 2022–2023, be accepted and approved by the Council."

Carried unanimously

343/2022 Perry–Ling Gardens Landscape Masterplan 2022

The Director Infrastructure Services reported as follows:

“The Manager Asset Services has prepared the following report:

‘PURPOSE

The purpose of this report is to recommend adoption of the Perry-Ling Gardens Landscape Masterplan 2022 (the Plan).

BACKGROUND

The Plan was initiated through the Council’s Annual Plan 2021–2022 that identified the strategic action ‘Complete the Perry-Ling Gardens Masterplan, incorporating a management and implementation plan’.

This originates from Strategic Direction 4 – The Environment and Sustainable Infrastructure – improve recreational amenities and play equipment in the Council’s key foreshore parks.

The strategic action was carried forward into the Council’s Annual Plan 2022–2023 as ‘Complete the implementation plan for the Perry-Ling Gardens’.

DISCUSSION

The Council undertook community consultation via a Perry-Ling Gardens Community Survey in 2020 which received 197 responses. Some key results included 78% of respondents wanted interpretation stories of the Garden’s history, 69% of respondents have requested upgrading of seating assets, 63% of respondents wanted improved defined pathways and information about where to walk.

Complete Streets and John Mongard Landscape Architects were engaged in the development of the Penguin Town Centre Masterplan in 2021. As part of further consultation after the development of the Penguin Town Centre Masterplan in 2022, further feedback was received about Perry-Ling and Max Perry Reserve Gardens.

The designs of Stage B of the Penguin Foreshore Remediation and Upgrade Project were incorporated into the Plan. Construction of this project was completed in October 2022.

This project included the extension of the Shared Pathway above the rock revetment wall which now protects Watcombe Beach and the historic Perry-Ling Gardens to the east and the adjoining Max Perry Reserve to the west and Surf Club Point (Zvoni Gornik Lions Park). This project has created the foundations from which the Perry-Ling Gardens Landscape Masterplan can

continue to complement the existing gardens' character but also to enhance the future flowering elements of the Perry-Ling Gardens and Max Perry Reserve.

The community survey results in 2020, the Penguin Town Centre Masterplan project and the designs of Stage B of the Penguin Foreshore Remediation and Upgrade Project all provided information for the drafting of the Plan.

The outcome of the Plan identifies three key garden landscapes; the verge gardens located between Main Road, Penguin and the rail corridor, the park gardens located from Surf Club Point (Zvoni Gornik Lions Park) to Max Perry Reserve and the native coastal vegetation area which encompasses the heritage listed Perry-Ling Gardens.

All three garden landscapes are guided by a planting palette to feature a mix of exotic and native plants within the heritage gardens and the beach front parklands and ongoing flowering gardens in the road verge.

Each of the garden landscapes share additional park assets such as interpretive and way finding signage, picnic tables and seats.

Stage one of the Penguin Foreshore Masterplan is still being finalised and is to be considered by Council in January 2023.

CONSULTATION

The Perry-Ling Gardens Landscape Masterplan was developed through three key projects with engagement from the community and Councillors:

The Perry-Ling Gardens Community Survey was undertaken in 2020, before workshopping with Councillors on 23 November 2020.

- . The Penguin Town Centre Masterplan was developed in 2021 with feedback supporting the Perry-Ling Gardens Community Survey results. Extensive community consultation was undertaken including various Council workshops and staff sessions throughout the development of the Penguin Town Centre Masterplan.
- . Stage B of the Penguin Foreshore Remediation and Upgrade Project occurred in 2020 including alignment with the Perry-Ling Gardens Community Survey results. The project was workshopped with Councillors on 14 September 2020 and the associated Development Application was approved at the 17 May 2021 Council meeting.

The Plan was advertised for a two-week public comment period from 29 August 2022 to 10 September 2022. No further comment was received.

RESOURCE, FINANCIAL AND RISK IMPACTS

A number of the actions proposed in the Plan are, and will continue to be, undertaken utilising existing resources. The Council has adopted a budget of \$130,000 from Local Roads and Community Infrastructure (LRCI) Program Phase 3 to implement the Plan actions. Any additional costs and resource implications of these actions will be managed through the Council's estimates process.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2014–2024 includes the following strategy and key action:

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

CONCLUSION

It is recommended that the Perry–Ling Gardens Landscape Masterplan 2022 be adopted.'

The Manager Asset Services' report is supported."

The Acting Executive Services Officer reported as follows:

"A copy of the Perry–Ling Gardens Landscape Masterplan 2022 has been circulated to all Councillors."

■ Cr Viney moved and Cr Lehmann seconded, "That the Perry–Ling Gardens Landscape Masterplan 2022 (a copy being appended to and forming part of the minutes) be adopted."

Carried unanimously

344/2022 Infrastructure Services determinations

The Director Infrastructure Services reported as follows:

"A Schedule of Infrastructure Services Determinations made during the months of September and October 2022 is submitted to the Council for information. The

information is reported in accordance with approved delegations and responsibilities.”

The Acting Executive Services Officer reported as follows:

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

■ Cr Smith moved and Cr Diprose seconded, “That the Schedule of Infrastructure Services Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

CORPORATE SERVICES

**345/2022 Amendments to Dog Management Policy 2020 – Penguin and Preservation Bay
(222/2020 – 20.07.2020 and 284/2020 – 21.09.2020)**

The General Manager reported as follows:

“The Manager Regulatory Services has prepared the following report:

‘PURPOSE

The purpose of this report is to consider the inclusion of Johnsons Beach, Penguin and Preservation Bay Beach, Preservation Bay in the Dog Management Policy 2020 (the Policy). This report details the outcomes of the public submissions received by the Council in relation to the proposed amendments to the revised restrictions at Penguin and Preservation Bay.

BACKGROUND

The Council at its meeting on 20 July 2020 (Minute No. 222/2020) adopted its new Policy to take effect from 1 October 2020, replacing the 2015 version. There was considerable public interest in the new Policy and numerous submissions made, particularly relating to new restrictions requiring that on a number of beaches dogs are to be on-lead. The Council subsequently amended the Policy on 21 September 2020 (Minute No. 284/2020). The Policy amendments related to Buttons Beach, Ulverstone and Turners Beach.

Two beaches were omitted from the Policy, these being Johnsons Beach, Penguin and Preservation Bay Beach, Preservation Bay. These two beaches were also excluded from previous dog management policies. The result of this exclusion is that the default position in the *Dog Control Act 2000* applies, this being that dogs are to be under “effective control”. This does not mean that dogs are to be on-lead.

Given lobbying regarding dog restrictions on Penguin beaches due to the construction of a sea wall at Watcombe Beach, Penguin Main Beach was included in the public consultation. The review is restricted to beaches at Penguin and Preservation Bay. Restrictions on other beaches will be reviewed when the full review of the Policy is undertaken.

DISCUSSION

Feedback relating to the review of the Policy was sought during the period 3 September to 28 September 2022, with the community able to lodge written submissions or complete an online survey. During the consultation phase for the proposed changes to the Policy, the Council received three written submissions.

Submission one states that, unlike Ulverstone and other towns, Penguin does not have a beach that people who are not comfortable with dogs can use. It is submitted that at least one beach should prohibit dogs to provide balance for all beach users. Johnsons Beach is suggested as the most appropriate due to its sheltered location, access and amenities. The submission questions the validity of the online survey as it allows anonymous responses and therefore potentially multiple entries by individuals or groups.

Submission two also doubts the validity of the online survey, stating that there was no control over how many times a group or individual can complete the survey. This submission questions any decision made solely on the survey.

Submission three includes comments attributed to a number of people and supports allowing dogs off-lead on Johnsons Beach and part of Penguin Main Beach, stating that beaches at Penguin have little use other than by dog owners. It commends the health benefits provided to dog owners.

Comments were also sought from Dr Perviz Marker, Penguin Ecologist at UTAS. Dr Marker makes a strong recommendation that Preservation Bay Beach is declared as prohibited to dogs due to the presence of quite a number of little penguins. Dr Marker states that there are no visible signs of little penguins at Johnsons Beach.

The online survey had 313 respondents, the majority being dog owners who reside or work in the municipal area.

QUESTION	YES	NO
Do you own a dog?	269	44
Live or work in Central Coast?	306	7
Should Penguin Main Beach be dog free?	41	272
Should Johnsons Beach be dog free?	32	281

Should Preservation Bay Beach be dog free?	24	289
Should Johnsons Beach be off-lead?	253	60
Should Penguin Main Beach remain on-lead?	221	92
Should Watcombe Beach remain off-lead?	296	17

The online survey provided respondents the opportunity to make additional comments, with 152 doing so. Four believed that the current restrictions are appropriate, and 29 made general comments. These were diverse including comments on dog faeces and bins, dog owner control, enforcement and dog training.

The remainder made specific comments about particular or all beaches. A number supported seasonal or time-based restrictions similar to those in place prior to 2020. Some supported sections or the entirety of some beaches allowing dogs off-lead. Broader consultation should be undertaken when the entire Policy is reviewed before making such changes.

Although Midway Beach was not part of the survey as it is included in the Policy, a number of residents made additional comments about restrictions on that beach, which is currently Restricted – dogs on-lead. Restrictions for Midway Beach should be re-examined when the Policy is due for a full review, after broader consultation.

BEACH	DOG FREE	OFF-LEAD	ON-LEAD	TIMES
All	1	17	11	9
Penguin Main		4	5	14
Johnsons	4	17	10	
Preservation Bay	2	9		1
Midway		12	2	1

The survey showed strong support for dogs being permitted on all beaches. However, those who participated were predominantly dog owners. A balance needs to be achieved in deciding the level of dog access to beaches,

considering the needs of the broader community and the presence of sensitive habitat.

Responses regarding Penguin Main Beach were strongly in favour of the current restriction remaining in place, and no changes are proposed.

A valid argument for declaring Johnsons Beach as prohibited was made in one submission, as there are currently no beaches in Penguin that are free of dogs. However, given that the beach does not currently have restrictions and the lack of community support for a prohibition, it is considered that Johnsons Beach should be declared as an exercise area (off-lead).

Preservation Bay Beach is not currently included in the Policy and therefore the default position in the Act applies, dogs to be under effective control. The presence of a little penguin colony justifies the introduction of restrictions. Given its current status, a prohibition on dogs would be difficult to justify and enforce. It is therefore considered that this beach should be declared as restricted with dogs to be on-leads at all times.

CONSULTATION

During the community consultation period there were alternating posts on the Council's Facebook page, a page on the Council's website, and an advertisement was placed in The Advocate newspaper. These directed residents to an online survey and invited written submissions.

RESOURCE, FINANCIAL AND RISK IMPACTS

Costs associated with changing restrictions will be limited to changes in signage.

CORPORATE COMPLIANCE

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

The Shape of the Place

- . Improve the value and use of open space
- . Conserve the physical environment in a way that ensures we have a healthy and attractive community.

A Connected Central Coast

- . Provide for a diverse range of movement patterns
- . Improve community well-being.

The Environment and Sustainable Infrastructure

- . Contribute to a safe and healthy environment
- . Contribute to the preservation of the natural environment.

CONCLUSION

It is recommended that Council receives the submissions made in relation to the amendments made to the Dog Management Policy 2020.'

The report is supported."

The Acting Executive Services Officer reported as follows:

"Copies of the amended maps have been circulated to all Councillors."

■ Cr Diprose moved and Cr Viney seconded, "That the Council make amendments to the Dog Management Policy 2020, effective from 1 December 2022, by declaring that:

- 1 under the provisions of Section 20 of the *Dog Control Act 2000*, Johnsons Beach, Penguin, as outlined on the attached map in green (a copy being appended to and forming part of the minutes), is declared an exercise area; and
- 2 under the provisions of Section 23(1)(b) of the *Dog Control Act 2000*, Preservation Bay Beach, Preservation Bay, as outlined on the attached map in orange (a copy being appended to and forming part of the minutes), is declared a restricted area – dogs on leads at all times."

Carried unanimously

346/2022 Amendments to the declared smoke-free area (261/2018 – 17.09.2018 and 381/2020 – 14.12.2020)

The General Manager reported as follows:

"The Manager Regulatory Services has prepared the following report:

'PURPOSE

The purpose of this report is to make additions to the declared smoke-free area within Ulverstone and to declare a new smoke-free area in Main Road, Penguin.

BACKGROUND

The *Public Health Act 1997* (the Act) stipulates areas that are designated smoke-free areas. These areas include sporting venues and outdoor eating areas. The Act also enables occupiers of land to declare smoke-free areas.

The Council declared Reibey Street, sections of King Edward Street and Alexandra Road in Ulverstone as smoke-free areas during 2018 (Minute No. 261/2018). Apex Park in Reibey Street was subsequently added to the smoke-free area in 2020 (Minute No. 381/2020 – 14.12.2020).

DISCUSSION

The Act states that the following are smoke-free areas:

“S.67B. Smoke-free areas

- (1) A smoke-free area is any of the following:*
 - (a) an enclosed public place;*
 - (b) an enclosed workplace;*
 - (c) any area, including, but not limited to including, a public street, that is not within private premises and is designated by the occupier of the area as a smoke-free area;*
 - (d) at an outdoor sporting venue during an organised sporting event being held at that venue, anywhere within 20 metres of –*
 - (i) any permanently or temporarily erected public seating; or*
 - (ii) any seating, marshalling area, warm-up area, podium or other part of the venue reserved for the use of competitors or officials; or*
 - (iii) any part of the venue used to conduct the actual organised sporting event;*
 - (e) anywhere within 3 metres of an entrance to or exit from any non-domestic building or multiple-use building;*

- (f) anywhere within 10 metres of any air intake for ventilation equipment on or in a multiple-use building or a non-domestic building;*
- (g) anywhere within 10 metres of any play equipment erected at a children's playground in a public place;*
- (h) on a beach at which a surf-lifesaving organisation has temporarily erected a pair of red and yellow flags for the safety of beach users, the area "between the flags" (being the rectangular area bordered by the flags, the water's edge and the landward fringe of the beach);*
- (i) anywhere at a public swimming pool, including the curtilage of the public swimming pool;*
- (j) anywhere that the Director, by public notice, designates as a smoke-free area in connection with a public event or class of public events specified in that public notice;*
- (k) anywhere in an outdoor dining area;*
- (l) anywhere within 3 metres of an outdoor dining area that is not surrounded by a screen, or other barrier, that is at least 2.1 metres high and impervious to smoke;*
- (m) a public street that the regulations declare to be a pedestrian mall;*
- (n) a public street that the regulations declare to be a bus mall;*
- (o) anywhere within 3 metres of a bus shelter on a public street."*

Section 67B.(1)(c) of the Act confers on Council the ability to declare areas smoke-free. The areas declared by the Council during 2018 and 2020 were restricted to the Ulverstone CBD. A small area of Apex Park, at the rear of 36 King Edward Street was omitted from the declarations. Feedback has also been received relating to smoking in a laneway that gives access to 12-20 Reibey Street (Coles).

The current Ulverstone smoking restrictions have been in place for four years and are generally accepted. It is therefore considered appropriate to examine smoke-free areas in Penguin. The area looked at was Main Road, Penguin.

Following public consultation, a section of Main Road, Penguin is recommended for declaration as a smoke-free area. The proposed section encompasses a significant area of the shopping precinct.

Maps showing the proposed additions to the declared smoke-free areas are appended to this report.

CONSULTATION

Consultation included social media and website posts, Council's eNewsletter and a door-knock of businesses in Main Road, Penguin. Feedback was predominantly in support of smoking restrictions.

RESOURCE, FINANCIAL AND RISK IMPACTS

No further resources will be required outside of signage and compliance.

CORPORATE COMPLIANCE

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

- A Connected Central Coast
- Improve community wellbeing.

CONCLUSION

This report recommends that the Council, under the provisions of Section 67B.(1)(c) of the *Public Health Act 1997*, declare the smoke-free areas which comprise the laneway between 12–20 and 26 Reibey Street, Ulverstone a portion of 36 King Edward Street, Ulverstone (Apex Park), from 81 to 107 Main Road, Penguin and from 52 to 100 Main Road, Penguin as outlined on the attached maps in yellow.'

The report is supported."

The Acting Executive Services Officer reported as follows:

"A copy of the maps outlining the proposed amended smoke-free area has been provided to all Councillors."

■ Cr Wylie moved and Cr Viney seconded, “That the Council, under the provisions of Section 67B.(1)(c) of the *Public Health Act 1997*, declare the smoke-free areas which comprise the laneway between 12–20 and 26 Reibey Street, Ulverstone; a portion of 36 King Edward Street, Ulverstone (Apex Park); footpath from 81 to 107 Main Road, Penguin; and footpath from 52 to 100 Main Road, Penguin as outlined on the attached maps in yellow (a copy of the smoke-free area maps being appended to and forming part of the minutes), effective from 1 December 2022.”

Carried unanimously

347/2022 Statutory determinations

The General Manager reported as follows:

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

The Acting Executive Services Officer reported as follows:

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

■ Cr Diprose moved and Cr Wylie seconded, “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

11 CLOSURE OF MEETING TO THE PUBLIC

348/2022 Meeting closed to the public

The Acting Executive Services Officer reported as follows:

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

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

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council: <ul style="list-style-type: none">. Dulverton Waste Management Board Meeting – held 10 August 2022. Dulverton Waste Management Audit & Risk Committee Meeting – held 10 August 2022. Dulverton Waste Management Audit & Risk Committee Meeting – held 15 August 2022. Mersey-Leven Municipal Emergency Planning Committee – Management Meeting – held 14 September 2022	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.”

<ul style="list-style-type: none"> Dulverton Waste Management Audit & Risk Committee Meeting – held 11 October 2022 (Unconfirmed) Dulverton Waste Management Board Meeting – held 11 October 2022 (Unconfirmed) Dulverton Waste Management Special Representatives Meeting – held 14 October 2022 	
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■ Cr Smith moved and Cr Wylie seconded, “That the Council close the meeting to the public to consider the following matters, they being matters relating to:

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
Confirmation of Closed Session Minutes	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
Minutes and notes of other organisations and committees of the Council <ul style="list-style-type: none"> Dulverton Waste Management Board Meeting – held 10 August 2022 Dulverton Waste Management Audit & Risk Committee Meeting – held 10 August 2022 Dulverton Waste Management Audit & Risk Committee Meeting – held 15 August 2022 Mersey-Leven Municipal Emergency Planning Committee – Management Meeting – held 14 September 2022 Dulverton Waste Management Audit & Risk Committee Meeting – 	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.”

held 11 October 2022 (Unconfirmed)	
Dulverton Waste Management Board Meeting – held 11 October 2022 (Unconfirmed)	
Dulverton Waste Management Special Representatives Meeting – held 14 October 2022	

Carried unanimously and by absolute majority

The Acting 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 7.14pm.

CLOSED SESSION SUMMARY

The Acting 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	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
349A/2022 – Confirmation of Closed Session Minutes	The Closed session minutes of the previous ordinary meeting of the Council held on 17 October 2022 had been circulated. The minutes are required to be confirmed for their accuracy.
350A/2022 – Minutes and notes of other organisations and committees of the Council <ul style="list-style-type: none">. Dulverton Waste Management Board Meeting – held 10 August 2022. Dulverton Waste Management Audit & Risk Committee Meeting – held 10 August 2022. Dulverton Waste Management Audit & Risk Committee Meeting – held 15 August 2022. Mersey-Leven Municipal Emergency Planning Committee – Management Meeting – held 14 September 2022. Dulverton Waste Management Audit & Risk Committee Meeting – held 11 October 2022 (Unconfirmed). Dulverton Waste Management Board Meeting – held 11 October 2022 (Unconfirmed)	The minutes and notes have been provided to the Council on the condition they are kept confidential.

.	Dulverton Waste Management Special Representatives Meeting – held 14 October 2022	
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CLOSURE

There being no further business, the Chairperson declared the meeting closed at 7.14pm.

CONFIRMED THIS 12TH DAY OF DECEMBER 2022.

Chairperson

(dk:Imm)

Appendices

- Minute No. 328/2022 – Certificate of Election
- Minute No. 330/2022 – Schedule of Appointments to Statutory Bodies, Groups and Organisations, Council and Special Committees, Community Advisory Groups and Working Groups
- Minute No. 334/2022 – Schedule of Documents for Affixing of the Common Seal
- Minute No. 335/2022 – Schedule of Contracts and Agreements
- Minute No. 336/2022 – Schedule of Correspondence Addressed to Mayor and Councillors
- Minute No. 337/2022 – Schedule of Development Application Determinations
- Minute No. 343/2022 – Perry-Ling Gardens Landscape Masterplan 2022
- Minute No. 344/2022 – Schedule of Infrastructure Services Determinations
- Minute No. 345/2022 – Maps associated with Amendments to the Dog Management Policy 2020
- Minute No. 346/2022 – Maps associated with the Amendments to the declared smoke-free area
- Minute No. 347/2022 – Schedule of Statutory Determinations

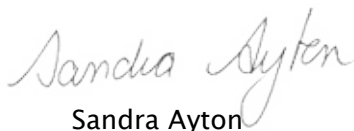
QUALIFIED PERSON'S ADVICE

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



**Tasmanian
Electoral Commission**

2022 LOCAL GOVERNMENT ELECTIONS

Certificate of Election

Central Coast Council

In accordance with the Local Government Act 1993 I have declared the following candidates elected to the positions shown below.

9 Councillors

Elected for a period of 4 years

Cheryl FULLER

Garry CARPENTER

Casey HISCUTT

John BESWICK

Philip VINEY

Amanda DIPROSE

Michael SMITH

Sophie LEHMANN

Kate WYLIE

Mayor

Elected for a period of 4 years

Cheryl FULLER

Deputy Mayor

Elected for a period of 4 years

John BESWICK

A handwritten signature in black ink, appearing to read 'Michael'.

Michael Leyden RETURNING OFFICER

1 November 2022

**Schedule of Appointments to Statutory Bodies,
Groups and Organisations, Council and Special Committees,
Community Advisory Groups and Working Groups**

2022

APPOINTMENTS TO STATUTORY BODIES

Cradle Coast Authority – Representatives Group (Establishment Rules) (22/2006)

Mayor
General Manager

Note. The General Manager has the authority to appoint a substitute representative whenever a representative is unable to attend

The Cradle Coast Representatives Group meets quarterly, on a weekday generally from 10.00am to 1.00pm. The location of the meeting is the Cradle Coast Authority's Function Room, Burnie.

Dulverton Regional Waste Management Authority – Representatives Group (Establishment Rules)

Cr Carpenter
General Manager

Note: Cr Lehmann is the proxy appointment.

Note. The General Manager has the authority to appoint a substitute representative whenever a representative is unable to attend

The Dulverton Regional Waste Management Authority – Representatives Group meets quarterly, on a weekday. Meeting time and duration is generally from 10.00am to 12.00pm. Location of meeting rotates between the four partners – Latrobe, Kentish, Devonport and Central Coast councils.

Local Government Association of Tasmania – Annual General Meetings, General Meetings and Special General Meetings (Establishment Rules)

Mayor, Deputy Mayor and General Manager as delegates, with the Mayor as the voting delegate, and in her absence, the Deputy Mayor.

**Local Government Association of Tasmania – General Management Committee
(Establishment Rules)**

Representative is Mayor of Devonport City *or* Central Coast Council –
currently vacant – subject to LGAT election process

Note. Proxy to be advised, following appointment of Representative.

**Tasmanian Water and Sewerage Corporation Pty Ltd – Owners’ Representatives
Group (Establishment Rules) (224/2012 – 20.08.2012)**

Mayor

Note. Cr Smith is the proxy appointment

*Tasmanian Water and Sewerage Corporation Pty Ltd – Owners’ Representatives
Group has two briefings held in February and August each year and two General
Meetings held in May and November (AGM). Meetings are held on weekdays, in
various locations, during the day.*

Central Coast Shared Audit Panel (28A/2015)

Robert Atkinson (external member and Chairperson)

Stephen Allen (external member)

Cr Carpenter

Cr Viney

General Manager

Note. Cr Beswick is the proxy appointment

*The Central Coast and Shared Audit Panel meet four times annually, with meetings
scheduled for March, June, August and November. Meetings are held on a Monday,
with times varying and duration up to three hours. Meetings are alternated between
Devonport City and Central Coast Council venues.*

**Schedule of Appointments to Statutory Bodies,
Groups and Organisations, Council and Special Committees,
Community Advisory Groups and Working Groups**

APPOINTMENTS TO GROUPS AND ORGANISATIONS

Central Coast Chamber of Commerce and Industry

Cr Wylie

Note. Cr Diprose is the proxy appointment.

The Central Coast Chamber of Commerce and Industry (CCCCI) meets monthly on the first Wednesday of each month, from 7.30pm at Switch, Ulverstone.

Mersey–Leven Emergency Management Planning Committee (472/2003)

Mayor
Central Coast Municipal Emergency Management Coordinator
Central Coast Deputy Municipal Emergency Management Coordinator
Central Coast Municipal Community Recovery Coordinator
Central Coast Deputy Municipal Community Recovery Coordinator

The Committee meets quarterly, generally on a Wednesday, at various council venue in the region.

Penguin Surf Life Saving Club

Cr Hiscutt is the Council's liaison person

Note. Cr Diprose is the proxy appointment

The Penguin Surf Life Saving Club meets monthly on the third Wednesday from 7.30pm.

Ulverstone Band

Cr Smith is the Council's liaison person

Note. Cr Beswick is the proxy appointment

The Ulverstone Band do not have a regular meeting schedule. One to two meetings are held annually, notification is provided to committee members. Meetings are generally held weekdays, in the evenings.

Ulverstone Surf Life Saving Club

Cr Viney is the Council's liaison person

Note. Cr Diprose is the proxy appointment

The Ulverstone Surf Life Saving Club meets monthly on the third Wednesday from 7.30pm.

Caves to Canyon Tourism Association

Cr Carpenter is the Council's liaison person

Note. Cr Wylie is the proxy appointment

The Caves to Canyon Tourism Association meets on the third Tuesday of each month. Meetings are held from 7.00pm at Studio 1, Hive.

Slipstream Circus Board Inc. (111/2013)

Cr Hiscutt is the Council's liaison person

Note. Cr Lehmann is the proxy appointment

The Slipstream Circus Board meets monthly on Monday evening at 6.00pm.

Sprent Primary School Association (242/2013)

Cr Viney is the Council's liaison person

Note. Cr Wylie is the proxy appointment

The Sprent School Association has quarterly meetings on a Wednesday from 7.00pm, for a duration of approximately two hours.

**Schedule of Appointments to Statutory Bodies,
Groups and Organisations, Council and Special Committees,
Community Advisory Groups and Working Groups**

APPOINTMENTS TO COUNCIL AND SPECIAL COMMITTEES

Development Support Special Committee (210/2005)

Mayor
Cr Beswick
Cr Carpenter
Cr Diprose
Cr Viney
General Manager

Note. Cr Wylie is the proxy appointment

The Development Support Special Committee meeting schedule is approved annually by the Council. Meetings are allocated to the second and last Monday of each month. Meetings commence at 6.00pm and are held prior to Councillor Workshops.

Ulverstone Community Swimming Centre Management Committee (709/1994)

Education Department representatives – Simon Dent, Alan Graham and Michael Wilson

Community representative – Steve Crocker
Cr Diprose is the Council's Representative

Note. Cr Lehmann is the proxy appointment

The Ulverstone Community Swimming Centre Management Committee meets quarterly on a Wednesday between 3.30 and 4.30pm at the Pool complex.

Riana Community Centre Advisory Committee (85/1993)

Mrs Verlie Duff
Mrs Beth Tobin
Mr Robert Langham
Mrs Irene Aitken
Mrs Annette Langham (President)
Mrs Leonie Millhouse
Cr Lehmann is the Council's liaison person

Note. Cr Hiscutt is the proxy appointment

The Riana Community Centre Advisory Committee usually meets quarterly on a Tuesday at the Riana Community Centre from 7.30pm, for approximately one hour.

Central Coast Community Shed Management Committee (267/2011)

Chairperson
Community Shed Liaison/Coordinator
Safety Officer
Two Supervisor representatives
Program/user representatives
Women's Group representative
Community/Services Organisation representative
School representative
Cr Beswick is the Council's Representative

Note. Cr Wylie is the proxy appointment

The Central Coast Community Shed Management Committee meets monthly on the first Monday of the month, normally from 9.00am to 10.00am. Committee meetings held at the Community Shed.

**Schedule of Appointments to Statutory Bodies,
Groups and Organisations, Council and Special Committees,
Community Advisory Groups and Working Groups**

APPOINTMENTS TO COMMUNITY ADVISORY GROUPS

Central Coast Community Safety Partnership Committee (326/2003)

Mayor
Cr Wylie
General Manager
Representative of the Community Services Department

Note. Cr Diprose is the proxy appointment

The Central Coast Community Safety Partnership Committee meets bi-monthly on the last Wednesday from 10.00am to 12.00pm, in the Council Chamber.

Central Coast Youth Leaders Council

Cr Diprose is the Council's liaison person

Note. Cr Lehmann is the proxy appointment

The Central Coast Youth Leaders Council meets monthly, during the school terms. Meetings are at various locations, including school and Council venues, normally from 9.00am for approximately one hour.

**Schedule of Appointments to Statutory Bodies,
Groups and Organisations, Council and Special Committees,
Community Advisory Groups and Working Groups**

APPOINTMENTS TO WORKING GROUPS

Australia Day Awards Committee

Cr Beswick
Cr Smith
Mr Glen Lutwyche (expires 2022)

Note. Cr Carpenter is the proxy appointment

The Australia Day Awards Committee meets in December annually.

General Manager Performance Review Panel (197/2003)

Mayor
Deputy Mayor
Cr Carpenter

Note. Cr Hiscutt is the proxy appointment

Small Grants Panel (257/2002)

Cr Beswick
Cr Diprose
Cr Lehmann
Two representatives of the Community Services Department

Note. Cr Smith is the proxy appointment

The Small Grants Panel meets annually, around April, to allocate grants and consider applications.

Notation: In appointing members or representatives to any organisation, committee or working party it is essential that the rules or minute establishing those groups be consulted prior to making an appointment in order to ensure that the rules and minute are complied with.

SCHEDULE OF DOCUMENTS FOR AFFIXING OF THE COMMON SEAL

Period: 18 October to 21 November 2022

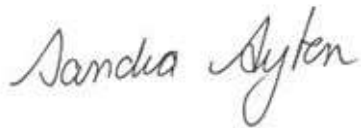
- Easement Deed
Tasmanian Networks Pty Ltd and Central Coast Council
12 Breheny Place, West Ulverstone
Title Volume 24214 Folio 245
- Deed of Agreement
Leighland Christian Parent-controlled School Association Incorporated and
Central Coast Council
Volume 6920 Folio 162, DA22021279
Date of execution of Deed: 3 November 2022
- Final Plan of Survey and Schedule of Easements
16 Davis Street & 54 Braddons Lookout Road, Leith
DA2022193
- Final Plan of Survey and Schedule of Easements
10 Lots at Hearps Road, West Ulverstone
DA2021061
- Final Plan of Survey and Schedule of Easements
84 Clara Street, West Ulverstone
DA2020049
- Final Plan of Survey and Schedule of Easements
2 Kilowatt Court, Ulverstone
SUB2003.44
- Final Plan of Survey and Schedule of Easements
39 Walker Street, Ulverstone
DA2021197
- Deed of Agreement
Ross Martin Jacobson and Peta Audrey Jacobson
225 Penguin Road, West Ulverstone
Title Volume 65465 Folio 3

- Final Plan of Survey and Schedule of Easements
21 Braddon Street, West Ulverstone
DA2021091

- Final Plan of Survey and Schedule of Easements
41 Pine Road, Penguin
DA2021307

Final Plan of Survey and Schedule of Easements
130 South Road, West Ulverstone
DA2022108

Final Plan of Survey and Schedule of Easements
Stage 1 – 18, 27 & 28 Parsons Street, Ulverstone
DA2020071

A handwritten signature in dark ink, reading "Sandra Ayton". The signature is written in a cursive, flowing style.

Sandra Ayton
GENERAL MANAGER

SCHEDULE OF CONTRACTS AND AGREEMENTS

(Other than those approved under the common seal)

Period: 18 October to 21 November 2022

Agreements

- Assignment of Leases Agreement
Buttons Brewing Company Pty Ltd and Island State Brewing Pty Ltd and
Central Coast Council
Part of 3 Wharf Road, Ulverstone – Restaurant and Kitchen and Part of 3 Wharf
Road, Ulverstone – River Room
Date of assignment of the Leases: 24 October 2022
Current terms of the Leases ending: 28 February 2023

Contracts

- Contract No. 4/2022–2023 – dated 14 November 2022
Rodney Wright & Sons Contracting Pty Ltd
The provision of coastal and rural roadside mowing within the Central Coast
municipal area as per tender documents submitted on 27 September 2022
and the Council's letter of acceptance date 26 October 2022
3.4m wide cut rate per km (one side) (inc. GST): \$105.60
5.0m wide cut rate per km (one side) (inc. GST): \$140.80




Sandra Ayton
GENERAL MANAGER

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

Period: 18 October to 21 November 2022

- . An email from the Ulverstone RSL Sub-Branch inviting the Mayor and Councillors to a plaque unveiling service.
- . An email from the Local Government Association of Tasmania advising Councillors of a number of learning opportunities and resources for elected representatives.
- . An email from the Lions Club of Penguin thanking the Council for the recent refurbishment of Lions Park, Penguin.



Sandra Ayton
GENERAL MANAGER

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

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2021240	20 Short Street LEITH,TAS,7315	Discretionary	Subdivision - two residential lots	20/08/2021	14/10/2022	-322	\$50,000.00
DA2021244 - 1	22 Sylvan Rise PENGUIN,TAS,7316	Minor amendment of a Permit.	Residential (outbuilding)	3/10/2022	14/10/2022	1	\$0.00
DA2022187	12A Alice Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential - single dwelling	4/07/2022	26/10/2022	29	\$240,000.00
DA2022197	34 White Hills Road PENGUIN,TAS,7316	Discretionary	Residential - Retrospective application for sheds and one with an attached deck	15/07/2022	18/10/2022	21	\$70,000.00
DA2022222	23 Arcadia Avenue TURNERS BEACH,TAS,7315	Discretionary	Residential - single dwelling	8/08/2022	17/10/2022	25	\$460,000.00
DA2022223	59 Preston Road GAWLER,TAS,7315	Discretionary	Residential - single dwelling and shed	10/08/2022	7/10/2022	-3	\$340,000.00
DA2022239	22 Shorehaven Drive TURNERS BEACH,TAS,7315	Discretionary	Residential - single dwelling - Reliance on CCO-S5.0 Turners Beach Specific Area Plan - Setbacks and building envelope for all buildings	26/08/2022	19/10/2022	28	\$1,250,000.00
DA2022241	322 Ironcliffe Road PENGUIN,TAS,7316	Discretionary	Natural and Cultural Values Management - retrospective application - revegetation of the site	29/08/2022	11/10/2022	36	\$10,000.00
DA2022242	232 Ironcliffe Road PENGUIN,TAS,7316	Discretionary	Residential - single dwelling and shed	30/08/2022	20/10/2022	23	\$600,000.00
DA2022245	6 Lily Lane PENGUIN,TAS,7316	Discretionary	Residential - single dwelling and shed	31/08/2022	4/10/2022	21	\$500,000.00
DA2022246	52 White Hills Road PENGUIN,TAS,7316	Discretionary	Residential - single dwelling and garage	1/09/2022	20/10/2022	23	\$400,000.00
DA2022248	26 Hales Street PENGUIN,TAS,7316	Discretionary	Residential - retaining wall and shed with awning	5/09/2022	17/10/2022	40	\$20,000.00
DA2022250	CT105570/2 & 360 Masters Road SOUTH RIANA,TAS,7316	Discretionary	Resource Development - robotic dairy shed and associated silos, trenches and effluent storage ponds	2/09/2022	17/10/2022	38	\$500,000.00
DA2022256	7 Kywong Crescent WEST ULVERSTONE,TAS,7315	Discretionary	Residential - carports x 2 and second access	15/09/2022	20/10/2022	23	\$35,197.00
DA2022259	72 Deviation Road PENGUIN,TAS,7316	Discretionary	Residential - single dwelling and conversion of existing dwelling to a shed	20/09/2022	25/10/2022	21	\$500,000.00
DA2022270	1401 Pine Road RIANA,TAS,7316	Permitted	Residential - shed	30/09/2022	17/10/2022	12	\$25,000.00
DA2022272	10 Lethborg Avenue TURNERS BEACH,TAS,7315	Permitted	Residential - shed	30/09/2022	28/10/2022	9	\$10,000.00
DA2022279	249 Thompsons Road FORTH,TAS,7310	Permitted	Residential - shed	7/10/2022	14/10/2022	3	\$53,000.00

PENGUIN

PERRY-LING GARDENS

LANDSCAPE MASTERPLAN



JOHN MONGARD
LANDSCAPE ARCHITECTS



CENTRAL COAST COUNCIL
TASMANIA, AUSTRALIA

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PENGUIN'S WILD FLOWER GARDENS

Introduction

Penguin is famous for its spectacular flowering gardens which are located along the Old Penguin Road and follow the scenic coastline. This wildflower character comprised of both exotic and native coastal plants and is a unique feature that is an inspiration for the broader Penguin Town Centre landscape improvements.

The Perry-Ling Gardens Landscape Masterplan seeks to understand the history of the gardens and to continue the gardens into the future through a collaborative process involving Council and local residents. Future improvements are detailed in supporting landscape plans and details.

Brief History

The Perry-Ling Gardens were started in 1983 by two local Penguin residents Max Perry and Gordon Ling. Their goal was to beautify the coastal foreshore and remove weeds along the Main Road leading to the town of Penguin. Today, The Perry -Ling Gardens extend for nearly a kilometer between the rear of 117 Main Road through to opposite 180 Main Road.

Consultant's Inspired Place outline the importance of the gardens *"as a landmark of the region, as evidenced by the Perry and Ling's volunteer contributions being recognized and listed on the Tasmanian Heritage Register. (The garden area between the street numbers of 134 and 148 on Main Road was listed)... The Council took over the maintenance of Mr Perry's section of reserve in 1994 and Mr Ling's section in 1997. Since that time, the Council has been responsible for the care and maintenance of the Gardens."* 2.

Garden Inspirations

Whilst we do not know what inspired the particular planting design and layout that Perry and Ling set out at the Watcombe Beach seaside verges, we can deduce that they might have been influenced by practical factors such as hardiness to the seaside

location, ability to easily propagate plants, and a focus on reliable mass flowering species. Small to medium shrubs, dense in form, occasionally punctuated by strappy, architectural, and vertical plants, form the prime ingredients of the planting arrangements.

The historical photos of the gardens show the influence of the Australian cottage garden movement which was popular during the 1950's to 1970's. The Perry -Ling Gardens are a spectacular example of coastal highway wildflower verges. The gardens may have been influenced by the written works of Edna Walling who promoted the planting of highway verges in books such as *The Australian Roadside*. The Gardens probably influenced other residents along the coastal road, creating a broader scenic experience still evident on the drive from Ulverstone to Sulphur Creek.

Existing Planting Character

As outlined by consultants Inspiring Place, the style of the Perry-Ling Gardens is quite eclectic: the original planting was derived from local sources from Max and Lings backyards, from friends and from plants donated by the community. The garden tells a story about how the volunteers at the time used what they had available to them, using species which were offered flower, were hardy and which were easy to propagate. Some of the original plants used are now considered environmental weeds due to their invasive nature and are easily spread.

Tasmanian coastal natives are very well suited to this environment and provide important habitat and can better assist with erosion control, however these plants alone will not provide a year-round colourful display. It is important that we maintain the eclectic nature of the gardens and this can be achieved by using a diverse range of species of both native and exotic plants.

The Perry-Ling gardens would have started out as clusters of shrubs and over time, these clusters increased in number till they joined up in flowering corridors. There is consideration to height, with the majority of shrubs under 1.2 m in height and no shrubs or trees over 3 m.

In recent times, the Perry-Ling gardens have become run-down, and the proportion of flowering compact shrubs reduced substantially. Succulents were used as part of the gardens as easily procured infill plants. The succulents have generally survived and enlarged in form, creating impenetrable zones, which assist the role of limiting access near the rail line. The amount of woody growth and weeds detracts from the gardens, and infill plants will be required to make good these areas. The clearing of the TasRail corridor for the safety fence will open up the verge shrubberies, and there may be more opportunities to consolidate the compact flowering shrubs that are the signature forms of the gardens. The improved pedestrian rail crossings require vegetation clearances to maintain safe viewing distances and these areas will be improved over time with low ground covers.

Future Planting Character

The Heritage Gardens listed area is only a portion of the Watcombe Beach parklands and verges. The wildflower gardens over time extended toward the Penguin Town Centre and spread along the Old Penguin Main Road. As such the Perry-Ling Gardens are not defined by specific boundaries. The Landscape Masterplan for Perry-Ling Gardens seeks to improve the broader parklands following the design principles used in the original gardens, moderated by other contemporary design principles such as endemic plantings, biodiversity support, erosion and stabilisation, hardiness, and modern planting design.

The introduction of more native flowering plants has been supported by the community. The planting principles outlined in this report detail feature of the garden style and form that they created, as seen at the peak of the Gardens. The future garden improvements can continue these characteristics. A mix of forms and colour across the seasons will create an interesting coastal park experience.

2. Inspiring Place "Perry-Ling Gardens Community Survey Response."
Prepared for Central Coast Council, Oct 2020, p.1.



Historical image showing
the flowering gardens

PERRY-LING GARDENS

The Perry-Ling Gardens to the East of the Penguin Town Centre encapsulate the unique Penguin character. The gardens are famous for providing a scenic drive through a colourful avenue of flowering shrubs. Volunteers built the gardens which in their heyday featured dramatic colour displays.

"Dad started clearing a path down onto the beach in the 70s then he progressed to removing all the rubbish and weeds along the roadside and planting cuttings from Mum's garden. He put a little shed on the other side of the railway line to put all his tools in and started making the lawns, he hired a backhoe and continued to plant flowers, shrubs and made a vegetable garden and sold them to pay for the archway and steps on to the beach he built a BBQ and continued working in the garden until his death in 1995"

- (text about Max Perry provided by his daughter Brenda)

Heritage Listing

The gardens are listed in the Tasmanian Heritage Council's register. Some key elements from the listing are as follows:

"Perry-Ling Gardens are situated either side of the railway line which links the north and north-west coasts of Tasmania... The plantings form a colourful and continuous band of native and exotic plantings approximately 240 metres... The plantings have also been continued on the nature strips of the opposite houses along Main Road creating a vibrant floral display... Perry-Ling Gardens are considered to be the oldest and most substantial example of an ornamental community garden in Tasmania... The Perry-Ling gardens are unique in the way they have evolved as a local voluntary beautification process and as an expression of the communities sense of place. The gardens are a landmark recognised beyond the state... Perry-Ling Gardens represent in Tasmania demonstration of community concern for the environment and for the philosophy that every individuals action can make a difference." 1.

Perry and Ling built the heritage gardens over many years:

"In 1983 Penguin resident Max Perry started a small garden on Crown land opposite his home at Main Road, Penguin. He did so partly to be rid of the eyesore of rubbish and blackberries, partly to provide better access to the beach, and partly to create a lawn for his grandson, who suffered with spina bifida (Examiner, 18 Aug.1987).

Later the same year, Gordon Ling, another retiree who lived near Perry in Main Road, started a similar roadside garden opposite his home. Ling's intention, like Perry's, was to tidy up blackberries and rubbish.

Before long, the two gardens were linked. They featured a row of acacias and several varieties of native shrubs, as well as exotic flowers such as pigface, daisies, geraniums and various annuals.

When Max Perry died in 1995 the Central Coast Council took over his section of garden. Gordon Ling, meanwhile, continued to tend his section. A descendant of a pioneer who had arrived in Penguin as a timber splitter in the late 19th century, Ling had a lifelong association with the land. Despite this, he did not consider himself to be a gardener (Ulverstone Post, 14 Oct. 1998). Nevertheless, he continued to work his section of roadside garden well into his eighties. As his health deteriorated, his wife Nancy helped him and neighbours constructed a garden seat."

Heritage Council Requirements

There are requirements set out by the Tasmanian Heritage Council (THC) for what can and cannot be done as far as maintenance and replanting within the listed Heritage Gardens. General maintenance of the heritage gardens should be carried out as per usual (trimming, weeding, planting) etc.

Permission from THC may be needed in the future if installing amenities such as signs seats and paths etc. The THC has produced a document entitled "Works Guidelines for Historic Heritage Places" and Chapter 13 deals with Historic Plantings and Landscapes. This chapter lists the type of works, what is eligible for a certificate of exemption and outlines when a discretionary permit application is required by the THC and what are appropriate outcomes.

1. Tasmanian Heritage Council "Tasmanian Heritage Register Datasheet: Perry-Ling Gardens." (www.heritage.tas.gov.au, June 2017), p.1-2.

The type of work in The Works Guidelines relevant to the Perry-Ling Gardens are:

- Changing significant landforms
- Changing significant gardens or landscapes
- Replacement plantings
- New plantings
- Remove plantings
- Removing wood or branches, hedge trimming and pruning
- Hard landscaping

Central Coast Council will need to clarify further with the THC what are the acceptable outcomes for Perry-Ling Gardens. The improvements and changes made from 2021 regarding the beach protection, coastal path and works either side of the rail line are substantial. The civil engineering works should be submitted, along with the Landscape Masterplan, to enable the Heritage Council to verify the listing is still relevant and that the landscape changes and modifications are appropriate.



Maxwell Perry, Len Perry (Brother) & Keith Perry (Nephew) at Perry-Ling Gardens.

Image above (Provided by Max Perry's Daughter Brenda)

PERRY-LING GARDENS



Location

The Perry-Ling Gardens Reserve is located at Penguin and is bordered by Main Road on the south and Watcombe Beach on the Northern side. The heritage listed section of gardens occupies only a small section of Perry-Ling Gardens.

The section between Watcombe Beach and approximately 162 Main Road is very narrow and is close, if not within the rail corridor. After 162 Main Road ,the gardens widen slightly until the end at 180 Main Road. Perry-Ling Gardens Reserve is covered by a mixture of Utilities Zone (railway and road) and Open Space Zone in the Central Coast Interim Planning Scheme. It was assigned the classification of Passive Open Space in accordance with the Open Space and Recreation Plan 2012-2022 as follows:

Land Details

Ownership: Crown Land (Licence)
Park land Area: 1.24Ha

Public Open Space Classification

Catchment: Passive
Key Function: Open Space generally with no recreational infrastructure. Primary function is social / family relaxation. Can include access-way / trail, flora/fauna conservation or drainage. May include grassed areas.
Key Landscape Character: Open Space / Garden / Foreshore / Informal parkland.

Service Levels

Fire Management: N/A
Landscape Treatment: Informal landscape
Litter Control: As required (rare)
Path Class: N/A
Playground: N/A
Grass Care: Weekly in Spring, Summer, Autumn, Winter as required.
Weed Control: Roadside – twice per year, other – 4 times

Future Public Open Space Classification

This Landscape Masterplan seeks to improve the broader parklands as well as the Heritage lited Gardens in a form inspired by the original gardens, which are by their nature a flowering display garden form. The Gardens thus will require a higher level of service, being equivalent to what Central Coast Council defines as an improved "Feature Garden Area". The 2022 Open Space classification should be adjusted as follows:

Future Land Details

Ownership: Crown Land (Licence)
Land Area: Parklands: 1.66ha (beach to rail corridor area)
Heritage Listed Garden: Land Area: 6711 m2

Catchment: Passive
Key Function: Feature Gardens with Heritage listing, Open Space generally with recreational infrastructure: seating, paths, shelters Includes grassed areas with feature gardens. Primary function is social / relaxation / interpretation. Includes beach access-way and bike-way link, Interpretive signage, conservation, beach protection and drainage.
Key Landscape Character: Open Space / Garden / Foreshore / Informal parkland / feature garden.

Future Service Levels

Fire Management: N/A
Landscape Treatment: Feature Gardens
Litter Control: monthly
Path Class: Bikeway/coastal walkway
Playground: N/A
Grass Care: Weekly in Spring, Summer, Autumn, Winter as required.
Weed Control: As per maintenace program.

Future Events

Perry-Ling volunteers Group: Community planting, painting and maintenance bees.

Rail Corridor

The rail corridor is a zone of 3 metres either side from each rail. There are numerous requirements placed upon the Council to work in/near the corridor.

The presence of a TasRail employee is required for the entire time that Council employees are working in / near the corridor. To date, generally Council's mulching and weeding have taken 2-3 days within the corridor area. There is also a requirement for two traffic controllers while spraying and mulching.



Outside of the corridor, Council is required to ensure that any employee has undertaken an induction by TasRail. The section from the Eastern end of Watcombe Beach to 180 Main Road is problematic as it is close to the rail corridor and the road, causing risk and WHS issues for employees.

The railway corridor runs centrally through the heritage gardens, and forms an access and visual constraint on the use of the public open spaces and verges. TasRail work under legislative requirements that require 3m either side of the rail lines to be free of obstruction (note: in some places Main Road is within this clearance dimension). TasRail are further required to ensure all track crossings are built to a legislated standard. The foreshore wall civic works include construction of a chain-mesh safety fence and new railway crossings. Future maintenance agreements will be formed between Central Coast Council and TasRail regarding the maintenance of the Perry-Ling Gardens within the Tas Rail Reserve.

Main Road

The Perry-Ling Garden Reserve runs parallel with Main Road. Whenever works are undertaken such as weeding, spraying, and mulching there needs to be a traffic management plan in place and applied to any work undertaken. There is a need for stop / go or the use of portable traffic lights.



The Ling's Oasis sign provides a seating place in the shade. The sign, whilst outside of the improvement works, will be retained.

PERRY-LING GARDENS

Important Characteristics

The gardens are listed in the Tasmanian Heritage Council's register. Some key elements from the listing are as follows:

Perry-Ling Gardens are considered to be the oldest and most substantial example of an ornamental community garden in Tasmania...

The Perry-Ling gardens are unique in the way they have evolved as a local voluntary beautification process and as an expression of the communities sense of place. The gardens are a landmark recognised beyond the state...

Perry-Ling Gardens represent in Tasmania demonstration of community concern for the environment and for the philosophy that every individuals action can make a difference.



Image: <https://www.facebook.com/penguinmakeovercommunity/>

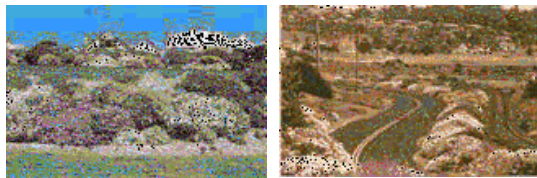
Tasmanian Heritage Register
Datasheet



103 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

Name: Perry-Ling Gardens
Status: Permanently Registered
Tier: State
THR ID Number: 10963
Municipality: Central Coast Council
Date Listed: 11/07/2007

Location Addresses	Title References	Property Id
MAIN RD, PENGUIN 7316 TAS	0/0	2080307



Untitled
No copyright on file

Untitled
No copyright on file

Setting: The Perry Ling Gardens are situated on Crown Land and rail reserve at the eastern end of Penguin, off the Main Road (originally the highway to Ulverstone). The plantings line both sides of the railway track and are formed to about 15 metres between the railway line and the high tide mark.
To the west the Perry Ling Gardens link to the Max Perry Reserve and Lions Park and on the east they adjoin a coastal reserve forming a continuous band of coastal landscaping approximately one kilometre long.

Description: Perry Ling Gardens are situated either side of the railway line which links the north and north-west coasts of Tasmania. One side extends to Watcombe Beach on Bass Strait and the other side links the outer fringe of the Penguin residential area, along the old highway to Ulverstone.

The plantings form a colourful and continuous band of native and exotic plantings approximately 240 metres long, from Max Perry Reserve on the west to residences at approximately 190 Main Road Penguin on the east. An interpretation installation provides a brief history of the establishment of the gardens.
The plantings have also been continued on the nature strips of the opposite houses along Main Road creating a vibrant floral display.

History: In 1983 Penguin resident Max Perry started a small garden on Crown land opposite his home at Main Road, Penguin. He did so partly to be rid of the eyesore of rubbish and blackberries, partly to provide better access to the beach, and partly to create a lawn for his grandson, who suffered with spina bifida (Examiner, 18 Aug. 1987).
Later the same year, Gordon Ling, another retiree who lived near Perry in Main Road, started a similar roadside garden opposite his home. Ling's intention, like Perry's, was to tidy up blackberries and rubbish.

Before long, the two gardens were linked. They featured a row of acacias and several varieties of native shrubs, as well as exotic flowers such as pigface, daisies, geraniums and various annuals. When Max Perry died in 1994 the Central Coast Council took over his section of garden. Gordon Ling, meanwhile, continued to tend his section. A descendent of a pioneer who had arrived in Penguin as a timber splitter in the late 19th century, Ling had a lifelong association with the land. Despite this, he did not consider himself to be a gardener (Ulverstone Post, 14 Oct. 1998). Nevertheless, he continued to work his section of roadside garden well into his eighties. As his health deteriorated, his wife Nancy helped him and neighbours constructed a garden seat.

In early 1997 the Central Coast Council took over responsibility for the maintenance of Ling's section of garden as well as Perry's. Initially, Gordon Ling's section the 'Ling Oasis', but soon the gardens became widely known as the 'Perry Ling Gardens'.
According to the Ulverstone Post, the gardens are known world-wide for their brilliant blaze of colour (Ulverstone Post, 14 Oct. 1998) and they are much photographed. They featured in a promotional film by

TasRail, and as a result of their existence, Watcombe Beach has become one of the most popular beaches on the North-West Coast for locals and tourists (Examiner 18 Aug. 1987). The gardens are also featured on post-cards and in tourist promotions.

The Central Coast Council has ensured that no declared weeds have taken hold in the long garden. It is aware that some of the species are now considered environmental weeds and has a policy of containing these within the area and replacing them with other, preferably native, species when the occasion allows. Perry Ling Gardens are considered to be the oldest and most substantial example of an ornamental community garden in Tasmania. Other known examples of public gardens tended by members of the community include Bernices Garden in Marine Terrace, Battery Point, and the Community gardens at Deloraine on the old high school site (Carr, PC 2008). These are less extensive and less known than Perry Ling Gardens. Comparable mainland gardens include Wendy Whiteleys garden at Lavender Bay, Sydney, NSW (Wendy Whitley, 6 Sept 2004) and Ruby and Lex Grahams foreshore garden at Cremorne Point, Sydney, NSW (Stanton Library, North Sydney Council and Hoskins, Pers. Com. 2007). The Perry Ling gardens are unique in the way they have evolved as a local voluntary beautification process and as an expression of the community's sense of place. The gardens are a landmark recognised beyond the state.

Statement of Significance:
(non-statutory summary)
Perry Ling Gardens, which began with two men attempting to improve and beautify their immediate environment, were established on a wave of nation-wide community action to keep Australia beautiful. Over a 30-year period the gardens were extended to form a band 240 metres long either side of the railway line with the participation of other Penguin residents. Perry Ling Gardens represent in Tasmania a demonstration of community concern for the environment and for the philosophy that every individual's action can make a difference.

Significance:
The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

- a) **The place is important to the course or pattern of Tasmania's history.**
- b) **The place possesses uncommon or rare aspects of Tasmania's history.**
Perry Ling Gardens are the oldest and largest ornamental community gardens in Tasmania.
- c) **The place has the potential to yield information that will contribute to an understanding of Tasmania's history.**
- d) **The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**
- e) **The place is important in demonstrating a high degree of creative or technical achievement.**
Although created piecemeal over many years by voluntary labour, the gardens have evolved into a prominent landscape feature. The success of the gardens as a drawcard to the area is evident from its prominence on the Central Coast Council tourist website and as regular stop for tourist buses. The gardens are a recognised landmark on the edge of the township.
- f) **The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.**
The place has community value through approximately 30 years of volunteer labour devoted to constructing the gardens. The gardens are demonstrably popular with the local community, the wider north-western community and with visitors from elsewhere in Tasmania and interstate. The Perry Ling Gardens are a landmark on tourist routes to the north-west.
- g) **The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.**
The site has special associations with Gordon Ling and Maxwell Perry, both active and respected members of the Penguin community. Memorial plaques commemorate the efforts of both men.
The gardens are indicative of the wave of community beautification and tree planting projects which swept the country in the last decades of the 20th century. The Australian National Railway presented a bronze medal to the gardeners for their work and financed a name plate for the reserve, as well as celebrating the gardens in a promotional film. The adjacent Max Perry Reserve adds to the landscape quality of the Perry Ling Gardens.
- h) **The place is important in exhibiting particular aesthetic characteristics.**



COMMUNITY CONSULTATION & FEEDBACK

Engagement with community occurred in October 2020. Eighty-nine percent of survey respondents said they thought these gardens were either significant or very significant. The significance related to the landmark character, heritage values, unique qualities and local community pride.

The hundreds of people surveyed for the Perry-Ling Gardens as well as the hundreds of people who engaged during the Penguin Town Centre set-up shop have all placed strong emphasis on keeping these gardens.

Over fifty people attended one-to-one consultations held in May / June 2022 to review the landscape Masterplan and concept plans. The community is generally pleased with the design and improvement proposed.

Perry-Ling Gardens Survey:
Summary of Community Response

In October 2020, Tasmanian landscape architectural consultants Inspiring Place conducted community consultation which included a survey to determine what the Community’s long-term desires were regarding the Perry-Ling Gardens: “A survey was prepared and distributed to 70+ property owners along Main Road within Penguin. Surveys were also sent to known community groups including Penguin Coastcare, Penguin Men’s Shed, Lions Club of Penguin, Penguin Leo Club, Penguin RSL, Penguin History Group and Penguin Scouts and the Penguin Makeover Community Group... In addition, the survey was promoted to the wider community and available on Council’s website for people to make their views known. Council’s Facebook Page also provided a way for people to present their views on the Gardens... The survey period commenced on the 19th June and extended through to 10th July 2020.” 3. There were 197 responses, with the community expressing the view that the gardens should be restored and better maintained.

People strongly opposed relocating the Perry-Ling gardens in order to accommodate proposed civil works. The hundreds of people surveyed for the Perry-Ling Gardens as well as the hundreds of people who engaged during the Penguin Town Centre set-up shop have all placed strong emphasis on keeping these gardens.

Key feedback from the Inspiring Place Survey include:

“A total of 197 surveys were completed and returned to Council. Chart 1 indicates that just over half of the respondents lived within Penguin with 18% living along Main Road. Some 45% of the respondents live outside of Penguin... The main reason for respondents was too: view the gardens (25%) followed by walking for exercise (21%), gaining access to the foreshore (21%), and walking their dog (14%)... What was liked most about the Gardens : 48% of total respondents referred to the colour/interest/beauty/ diversity/birdlife and uniqueness of the flowers... Significance of the Gardens: A majority of respondents (71%) indicated that they

thought the Gardens were very significant with a further 18% of respondents rating them as significant... 33% of the respondents referred to the Gardens being a landmark within the town, they have been one of the major and promoted attractions for visitors to stop and linger, a point of difference between other towns and many expressed the words ‘iconic’ or ‘unique’.” 4.

Improvements to the Garden

Some of the preferred improvement preferences were as follows:

Improvements	YES %	NO %	UNSURE %
Interpretation stories of the Gardens history and plant species	78	15	7
Upgrading of the seats	69	12	19
Better defined pathways	63	19	18
More signs and information about where you can walk	63	24	13
More plantings of native species	42	38	20
More plantings of exotic species	34	46	20

Table 1 Improvements to the Gardens

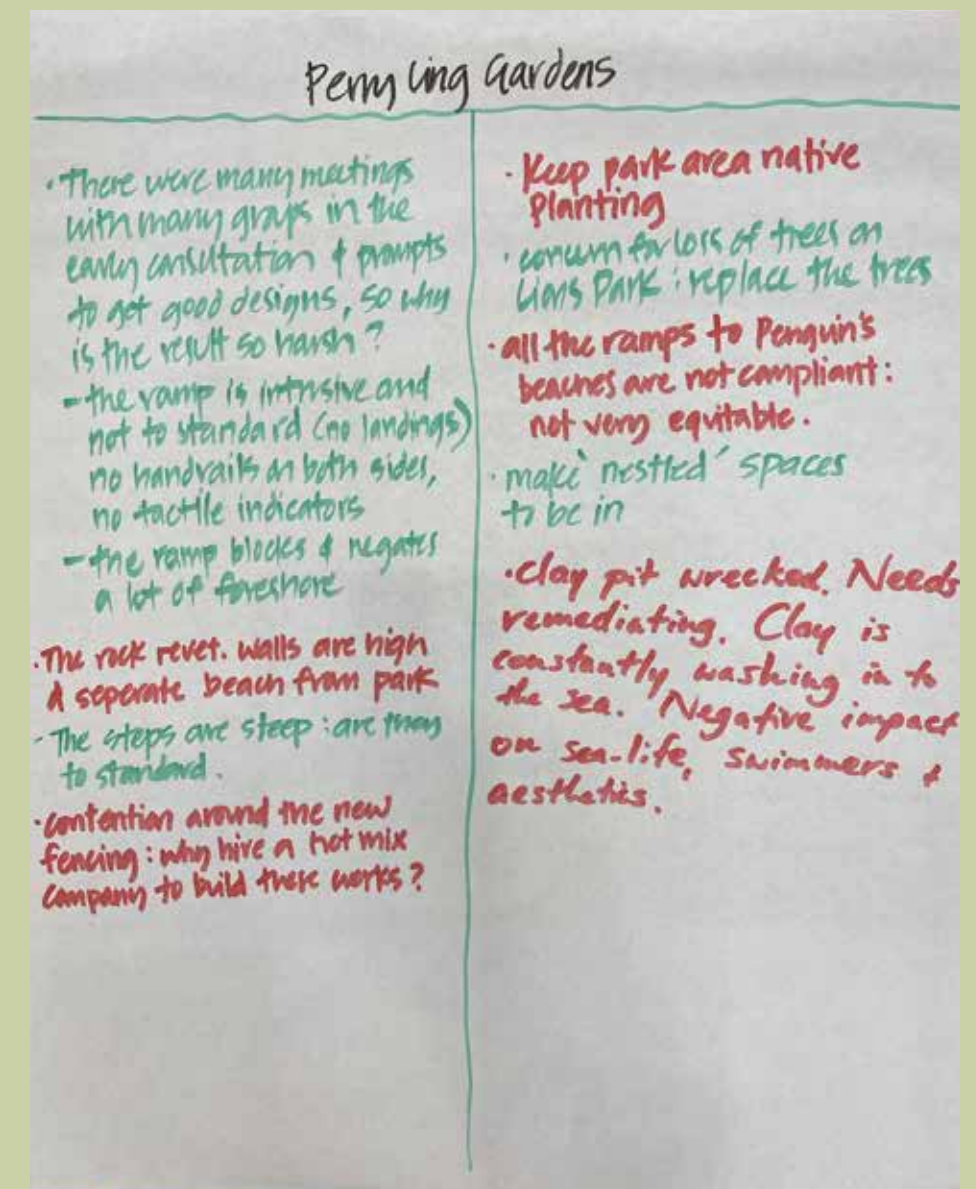
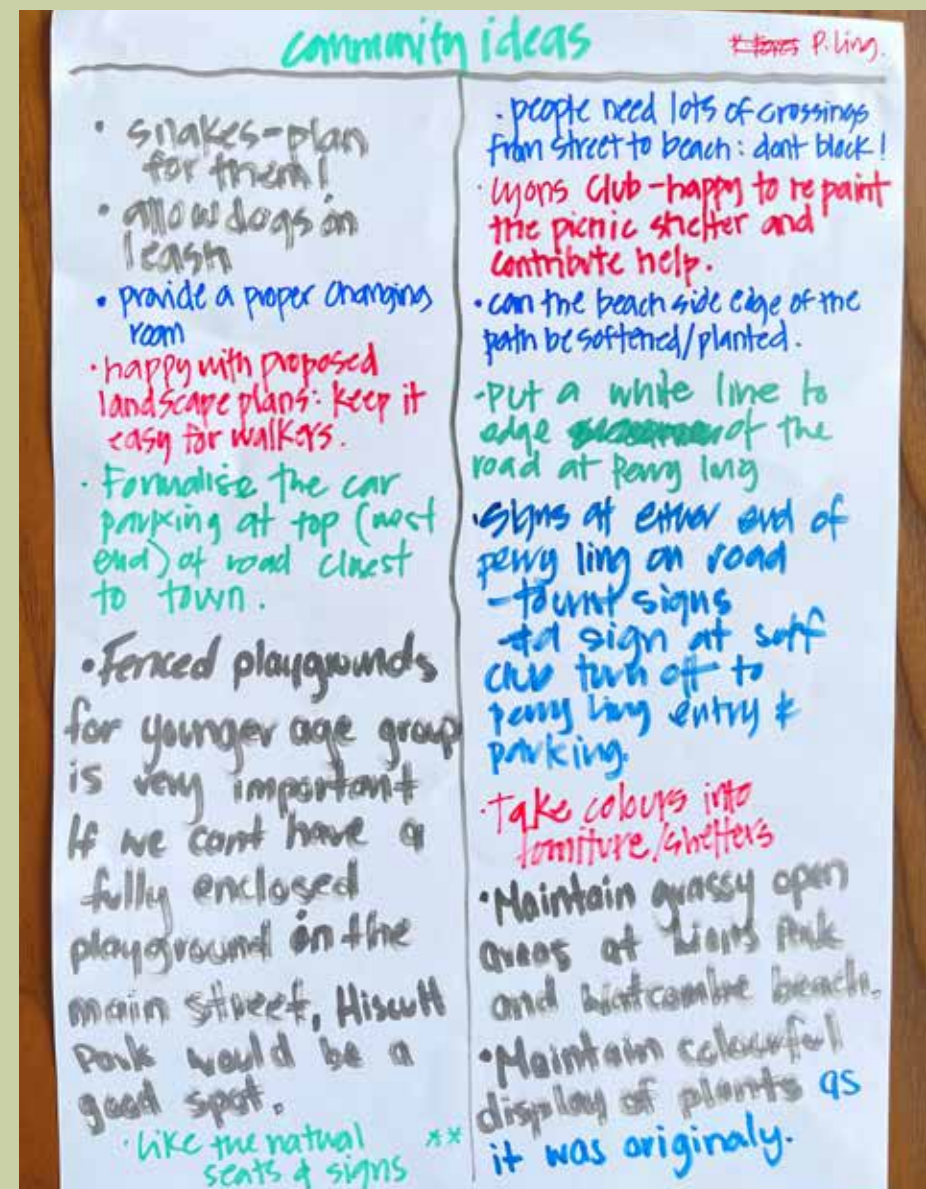
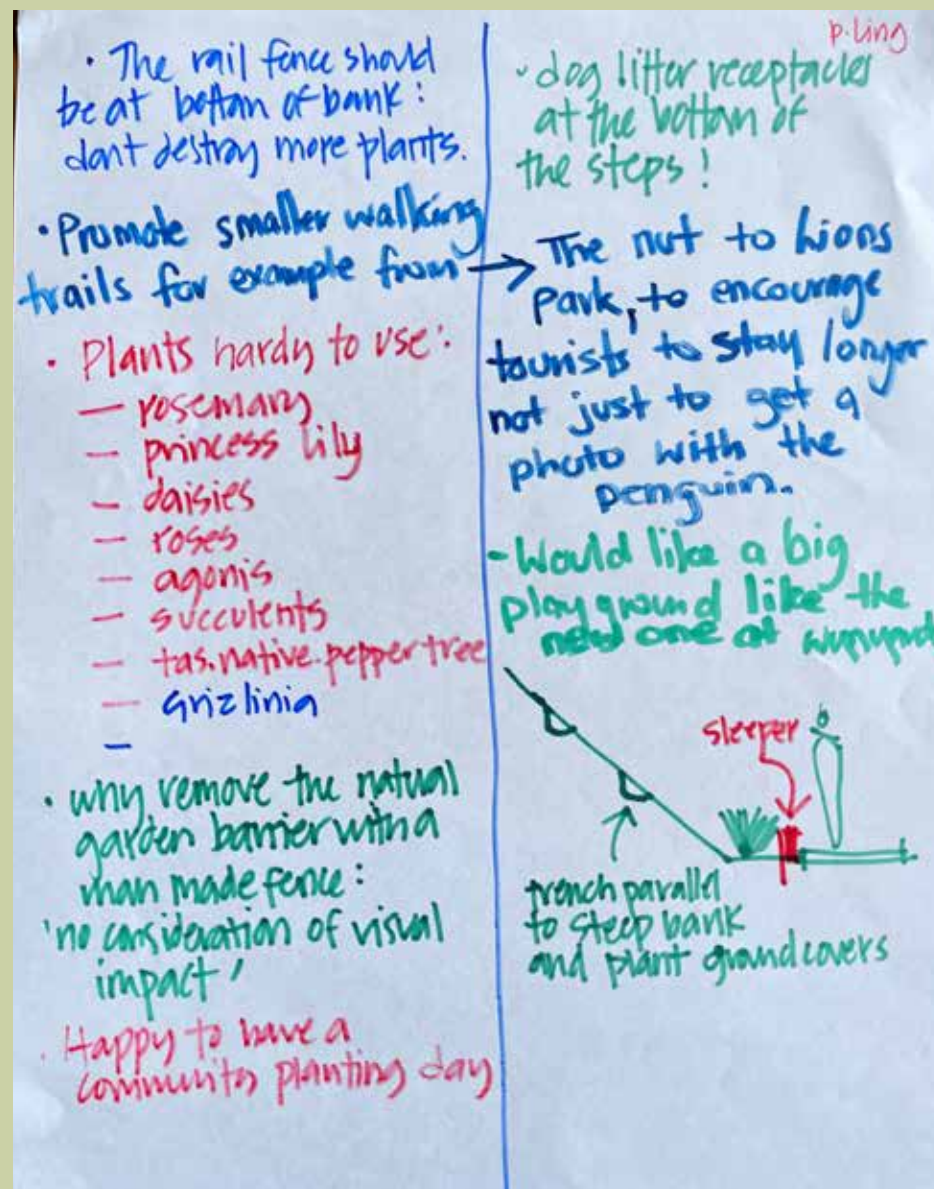
The most frequently raised ideas for improvement were:

- "Seek community involvement or volunteer support including a Friends Group and involvement of local Schools (12 respondents);
- provide more native plantings/return to natural beauty/ use of local coastal plants (12 respondents);
- maintain the drains and weeding programs (9 respondents); " 5.

3. Inspiring Place "Perry-Ling Gardens Community Survey Response." Prepared for Central Coast Council, Oct 2020, p.2.
4. Inspiring Place "Perry-Ling Gardens Community Survey Response." Prepared for Central Coast Council, Oct 2020, p.5-7.
5. Inspiring Place "Perry-Ling Gardens Community Survey Response." Prepared for Central Coast Council, Oct 2020, p.8.



COMMUNITY CONSULTATION & FEEDBACK



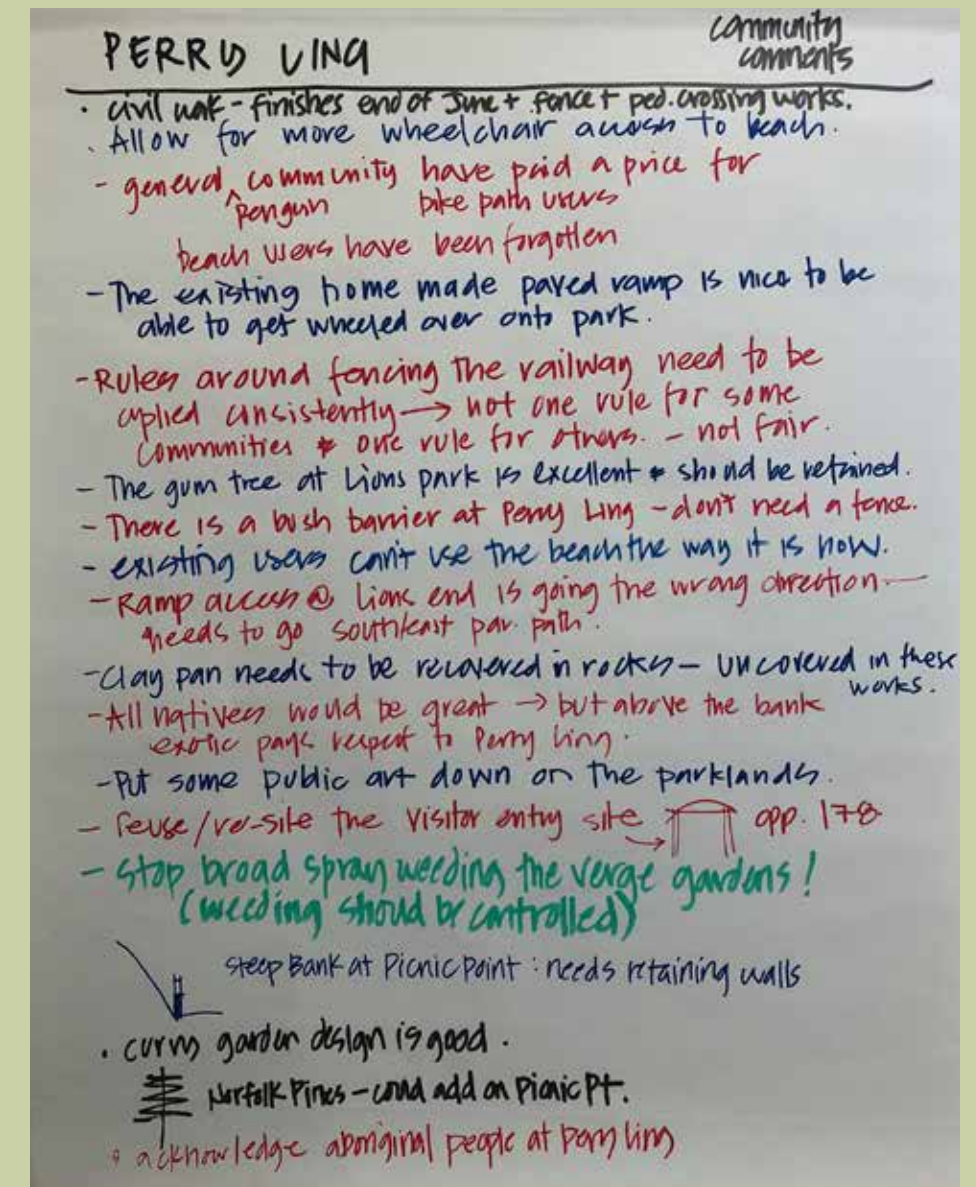
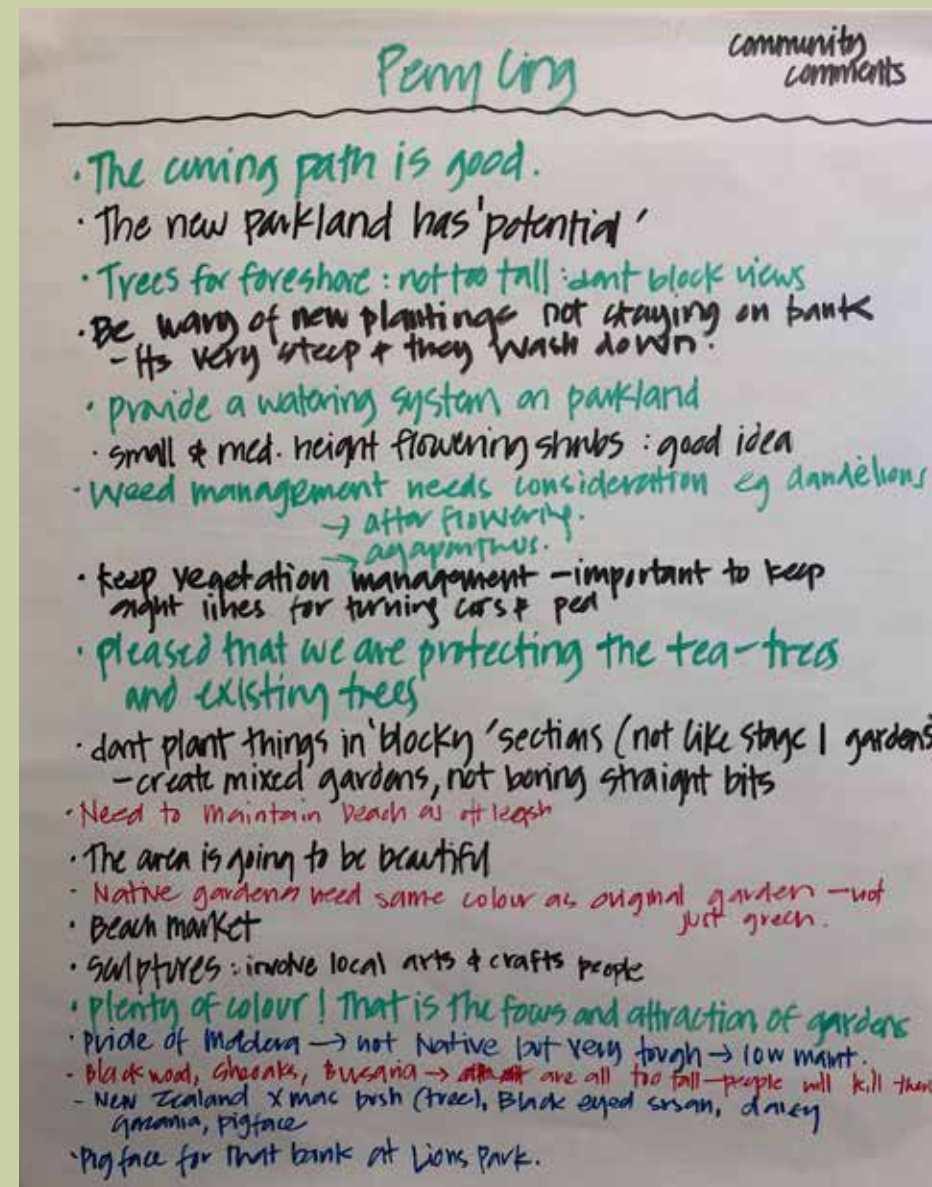
Post Setup Shop Feedback

Over 50 people attended one-to-one consultation sessions held in the Railway Station in May and June 2022, with over 30 hours of one to one engagement garnering a good response from the local community.

Meetings with the Penguin Makeover Community Group, The Penguin Heritage Group and Lions Club all yielded good ideas about ongoing community involvement in the gardens. These community groups may help with ongoing projects as the council undertakes the Masterplan and associated works.



COMMUNITY CONSULTATION & FEEDBACK



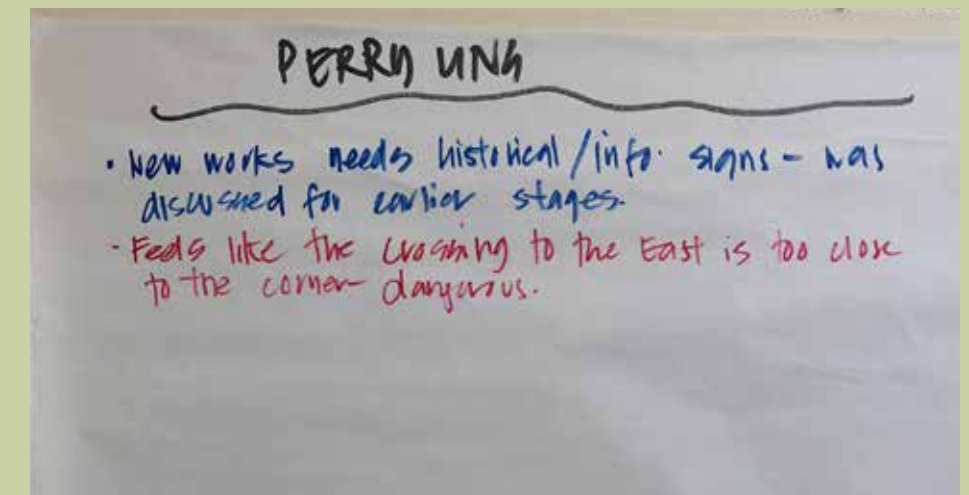
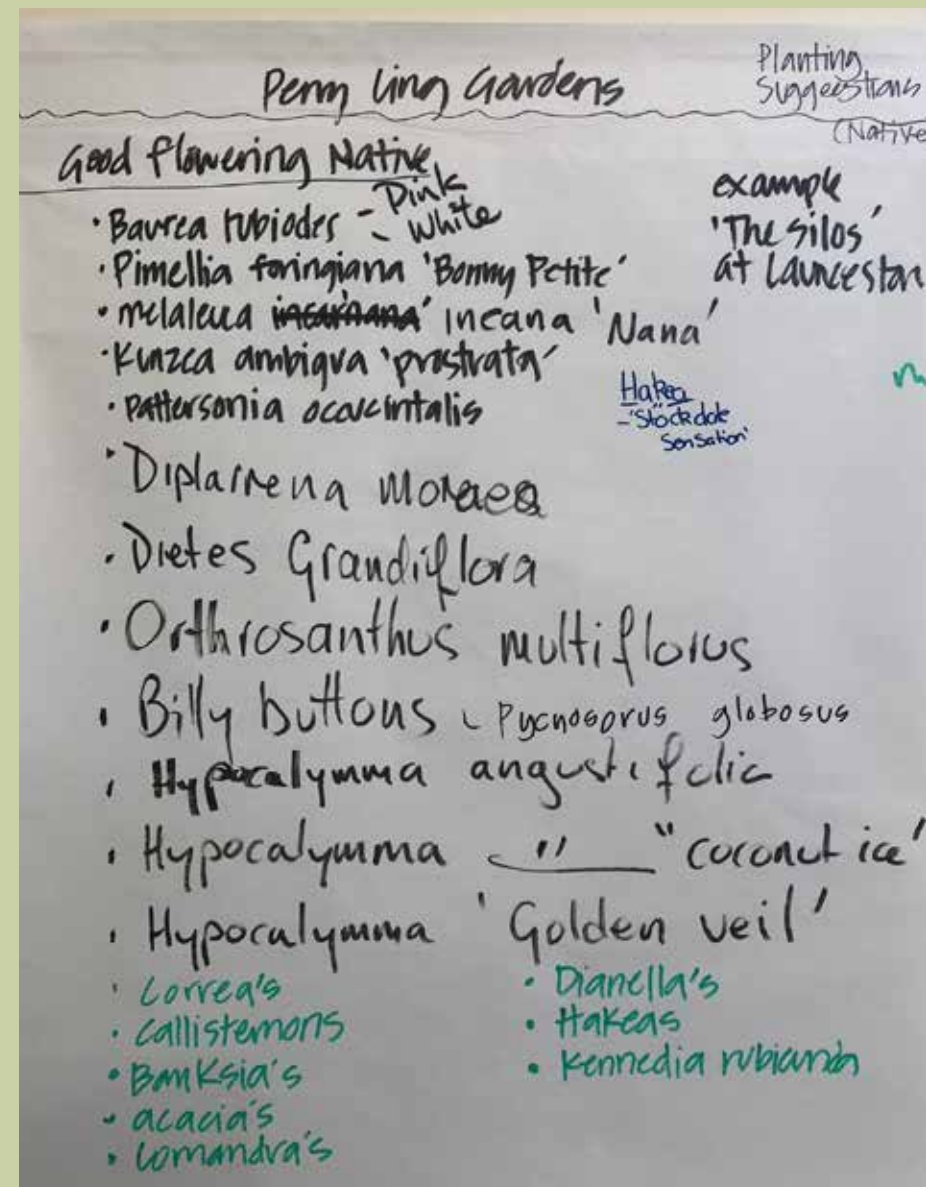
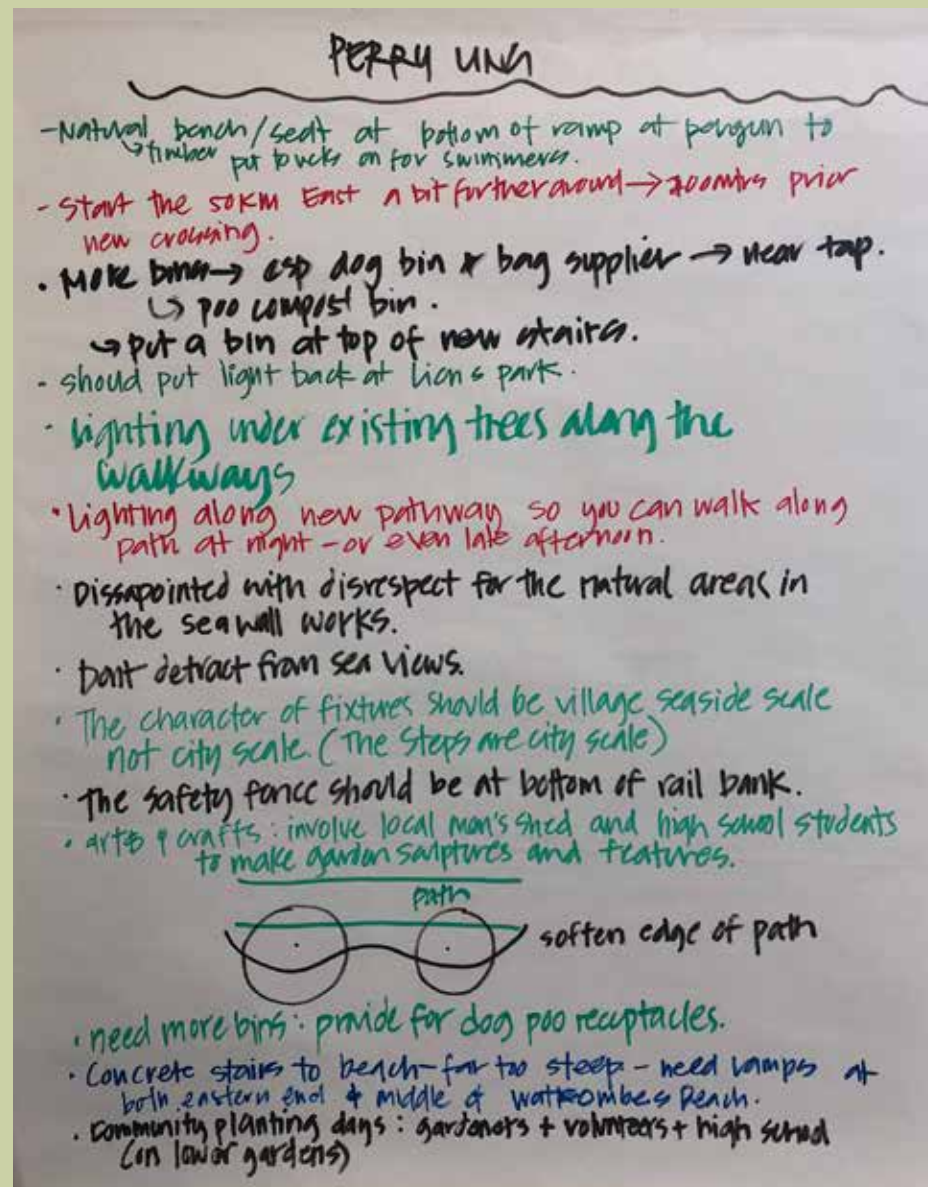
What The Community Say

Residents are happy with the approach of the Masterplans and concepts presented and they appreciate the efforts to revegetate and improve the sea wall engineering works. The curving gardens featuring mixed floral shrubberies with occasional trees, was considered a good design approach.

There were no real complaints about the designs excepting issues related to the engineering works related to limiting beach access/ fencing, over clearing of vegetation, and removal of significant trees. A number of people put their name down to assist with future planting in the parklands.



COMMUNITY CONSULTATION & FEEDBACK



Ideas From Residents

- Planting only very hardy species that provide colour at all seasons
- Residents liked the examples of natural seats and interpretive signs
- Why remove the planted verge barriers to build a new man made barrier/ fence: if a fence is required, it should be at the bottom of the gravel rail bank
- Provide dog litter receptacles at the bottom of the stairs
- Provide a colour palette and keep the unique Penguin style going
- Steep banks are unsafe: stabilise with plants in parallel trenches along banks
- Provide shade and protection
- Keeping the open lawn with flowering shrubberies feel
- Involving community in replanting the parklands
- Tell indigenous history
- Create art and craft features along the walk
- Create mixed planting gardens, not boring straight lines of same plants
- Lighting under mature trees
- More steps off the revetment to the beach
- Focus the gardens on flower and colour



THE PERRY-LING GARDENS LANDSCAPE MASTERPLAN

Aims of The Masterplan





The Landscape Masterplan will recreate the flowering gardens in a sustainable long-term manner.

The landscape works will soften and integrate the new civil infrastructure into a park setting.

New parklands will feature meandering gardens with numerous niches for passive and active play.

THE LANDSCAPE MASTERPLAN

LEGEND

-  Verge Gardens
-  Lower parklands and gardens
-  Native coastal revegetation areas
-  TASRAIL corridor

THE LANDSCAPE MASTERPLAN

- The Landscape Masterplan will recreate the flowering gardens in a sustainable long-term manner.
- The landscape works will screen and integrate the new civil infrastructure into a park setting.
- New parklands will feature meandering gardens with numerous niches for passive and active play.

LIONS' PARK HEADLAND

- The gardens from Lions' Park Headland to the new pedestrian crossing on Main Road will revegetate and stabilize steep banks.
- The planting will be complemented by interpretive signage.

VERGE GARDENS

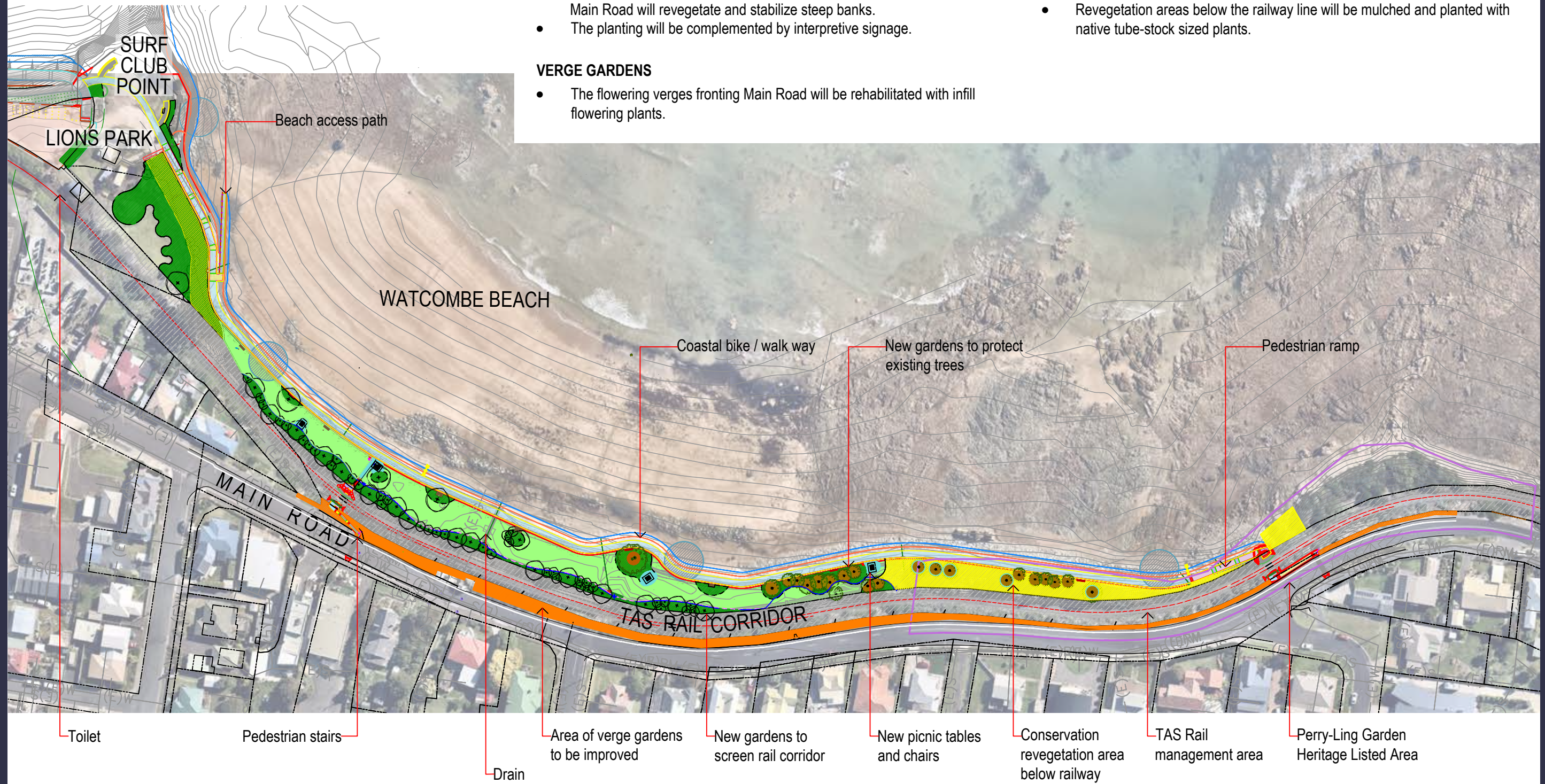
- The flowering verges fronting Main Road will be rehabilitated with infill flowering plants.

CENTRAL GARDENS

- A series of oval flowering gardens will each feature a native shade tree.
- A range of seating and table / chair options will provide sitting places with a range of viewpoints and wind protection.
- The existing stands of native trees will form the basis for new mulched areas. Flowering shrubs will be planted into these curvilinear gardens.

EASTERN GARDENS

- Beach access points will feature Penguin styled way-finding and interpretive signs.
- Revegetation areas below the railway line will be mulched and planted with native tube-stock sized plants.



Park Furniture and Fixtures

Furniture and Seating

A range of seating options have been developed to encourage people to stay and use the gardens. Beside the paths will be universally accessible picnic table settings. Railway sleeper long benches will provide informal deck like seating for groups and provide places for sun-lounging.

Comfortable locally made cypress-pine (Adirondack chairs made by Tassie Cut-N-Carve) chairs will be located along the promenade. Seats are located to provide a range of viewing points and to provide varied positions to screen from prevailing wind. Furniture will be brightly painted in the Perry-Ling colour palette.

Sun Chairs

The Adirondack style sun-chairs will be installed in clusters central to the parklands beside the path and facing the ocean. The Adirondack chairs are made locally in Heybridge by local woodworker John of Tassie Cut and Carve. The chairs are made of Australian Cypress.

Picnic Tables and Chairs

The picnic tables and chairs are Australian made 'Taroom' setting, a robust, simple style of furniture to be painted in the Perry-ling colour palette by volunteers and Council to achieve colourful settings which reflect the local flora and landscape. Occasional benches with backs will be provided along the path to provide back rest support for older residents.

Picnic Shelters

Picnic shelters can be added over time, over the picnic settings to provide shade and shelter. One shelter will be established in Stage One works.





Seating & Story-telling

New interpretive signs will feature robust materials keeping with the Coastal character.

The signs should interpret the stories about the history and characters that made the Perry-Ling Gardens. Other signs will feature a Perry-Ling Gardens site map as well as some interesting stories regarding the history of Watcombe Beach and the rail line. The signs will also feature stories about Mr. Perry and Mr. Ling and the works they achieved to create the gardens.

Seating will incorporate long benches made from recycled railway sleepers in some areas there will be benches with backs for older people, and picnic tables for groups and families.



Signage

Two large interpretive signs will feature stories on the following themes:

- Perry-Ling Garden - the people and their works in the garden
- Local flora and fauna – highlights and unusual facts
- A site map
- History of Perry-Ling Gardens and early Watcombe Beach
- History of the coastal rail line

Signs will be built from recycled railway sleeper structures and feature laser-cut aluminum forms related to the two signs. The local community, including relatives of the Perry-Ling families, The Penguin History Group, and the Penguin Makeover Community Group will be encouraged to provide stories, text and images.

Colour Palette

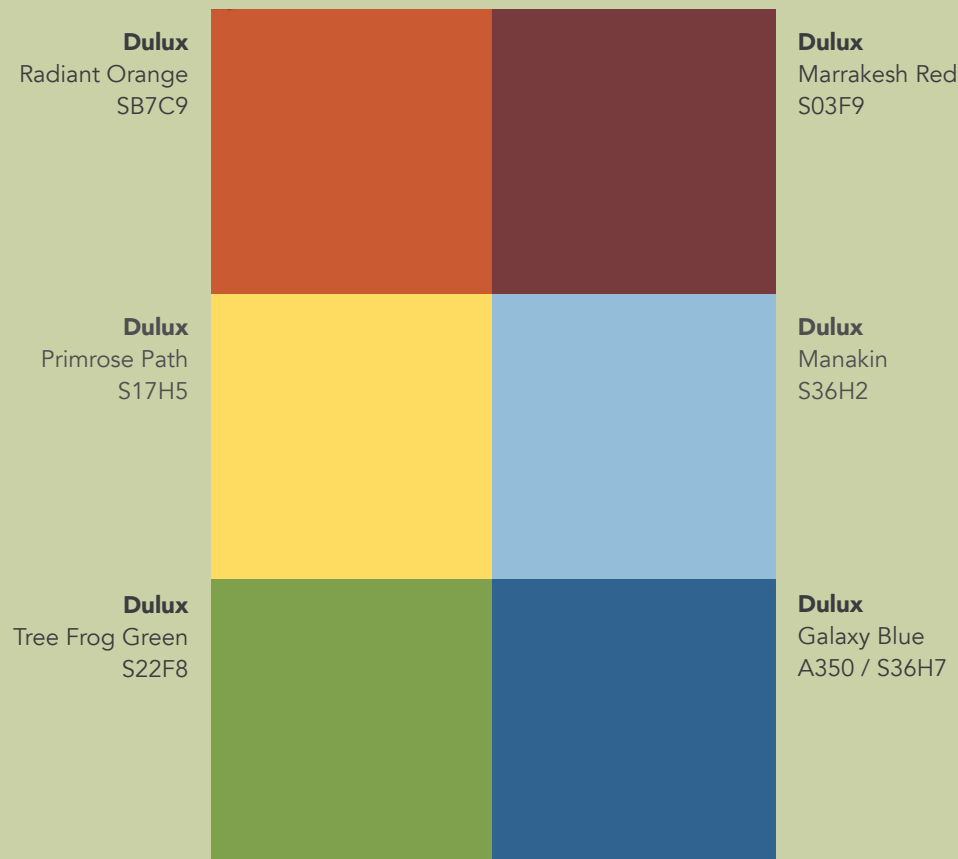
A colour palette has been developed for the Penguin Town Centre and Foreshore works. The palette incorporates colours which are harmonious with the coastal landscape character. The colours also include two additional purple-blue colours which are added to form the Perry-Ling colour palette.

The colours can be used to standardise the ongoing colours of the following park and street elements:

- Street and park furniture - steel work, multi-colour themed painting of timber slats
- Signage - posts and blades
- Play equipment - steelwork colour
- Streetlights - new post top lights

The main colour for future posts, structures and light posts is Dulux 'Blue Regal'. The Landscape specification outlines more detail on the paint system.

Penguin Foreshore Colours



Additional Perry-Ling Garden Colours



Seats and Tables

New multi-coloured slats are to be painted in accordance with the specification. Colours are to be randomly mixed, with no more than two slats of one colour on any fixture. Structures and frames will be Dulux 'Regal Blue'. Existing street furniture can be repainted using the new colour palette.

Safety in Design

Visual Surveillance

The gardens have been designed in the lower parklands to enable visual surveillance and encourage safe walking and respite. Garden shrubs and trees should be maintained to enable visibility between shrubs and tree under-stories.

Rail Line

The rail fence will ensure safe crossing points to Watcombe Beach. Entry stairs and ramps have vegetation heights adjacent to the rail line which provide safety for the TasRail operations.

Embankments

The civil works have created steeper banks in areas. These will be progressively vegetated with dense ground covers and plants which deter crossing. At key points a timber railing will provide an additional informal barrier.

Paths and Beach Access

The main concrete path is designed to take occasional service vehicles and provide vehicle access close to the beach. Paths need to be maintained without loose material to ensure pedestrian and bike safety. The wide paths provide for emergency vehicles access.

Street Verges

The heritage gardens are close to the road carriageway. Council should line- mark a 1.2m zone on the northern side of Main Road to allow safer maintenance beside the planted verges and the heritage gardens. Plantings near road edge to be kept low to improve visibility for staff safety.

THE LANDSCAPE MASTERPLAN

Public Art and Crafts

The Penguin community is very supportive of including artworks along the foreshore and numerous ideas and suggestions were made during the set-up shop consultations to create such works.

The most popular ideas were about sculptures featuring local flora and fauna. Robust sculptures could be incorporated overtime to create landmarks and focal points along the garden walk. One resident next to the gardens has already begun this process by placing an artwork in her garden adjacent to the parklands. Community art processes can extend the significance



Planting Design Principles

Heritage Garden Principles

The Perry-Ling Heritage gardens were created with a particular design approach. Whilst informal, the gardens achieved a unity of form and colour defined by some design principles which can continue to be applied in the refurbished parklands and verge gardens.

The design principles are shown on the adjacent image. Planting of ongoing gardens should achieve:

- 1. Groups of ground covers and prostrate plants that comprise at least 5-10 of the same species in each cluster.
- 2. Smaller leafy plants and grasses / strappy plants comprise the dominant element. Small shrubs should be clustered in groups of 2-3 of the same species, closely spaced to minimise weed growth.
- 3. Larger shrubs to form occasional features and be planted in groups of 2-3 of the same species.
- 4. There should be no grass or void areas in garden beds: ground covers to make up low areas.
- 5. Yellow flowering shrubs should be clustered together to form bigger groupings.
- 6. Flowering plants should be spread out to ensure there is seasonal colour in each location.
- 7. The Spring / Summer flowering period will dominate the palette and create the main 'wow' experience. These seasonal plants should form at least 50% of the plantings.
- 8. Feature plants - unusual flower or colour, succulents with striking foliage and unusually shaped/architectural plants should be used as landmarks, to create occasional focal points and break up the view line.
- 9. Parkland plants - can feature taller shrubs to screen the railway line and create wind screening.
- 10. Verge plants - can feature smaller shrubs to allow views to the ocean and to minimise weed growth.

Contemporary Garden Principles

The additional design principles applied to the broader improved parklands and the Heritage gardens include:

- 1. Feature endemic flowering plants in order to support local biodiversity and local character.
- 2. Replacement trees to be endemic to the coastal foreshore.
- 3. Safety and surveillance by design.
- 4. Water sensitive urban design.
- 5. Community co-design principles: collaborative engagement and community ownership.
- 6. Naturalistic landscape layout featuring curvilinear and elliptical garden forms set-out around remnant mature trees.
- 7. Maintainability principles: materials and plants which can be easily improved or replaced over time.
- 8. Hardiness and climate responsive: utilize local plants, suppliers and materials where possible. Plant species for an increasingly warmer climate with more storm- surge impacts.
- 9. Prospect and refuge - provide outdoor 'niches' that have differing views and are protected from winds in varied locations.
- 10. Less is more - the flowering plants and the beach scenery should dominate. All other infrastructure and amenities should be simple and understated.

Plant Supply and Procurement

Plants will be procured in advance to ensure the correct species are available for planting. The Plant palette provides a range of plants with a focus on flower and compact form.

Native plants need to be procured in trays of tubes and ordered in sufficient single species quantities to make orders viable. Plants generally should be planted in clusters of 3-5 plants to

make up larger groupings. Single plant areas should be avoided. Diversity of form and colour is the primary design criteria, along with hardiness.

Plants ideally should be hardened off in Council's nursery for a period of at least 2-4 weeks: placed in open, gravel areas and watered whilst they acclimatise to sun and weather.

Community Planting Bees

Council parks team and Perry-Ling gardens volunteers can collaborate over a series of half-day planting bees to plant the gardens. This will continue the process established by Perry and Ling and help build community pride.



Image of Maxwell Perry gardening (care of his daughter Brenda)

THE LANDSCAPE MASTERPLAN

Planting Design Principles

Occasional brightly contrasting foliage / flower forms focal points and breaks up the uniformity of green.

Clumps of contrasting ground covers bookmarked by different coloured medium height shrubs.

Lower shrubs screen rail line.

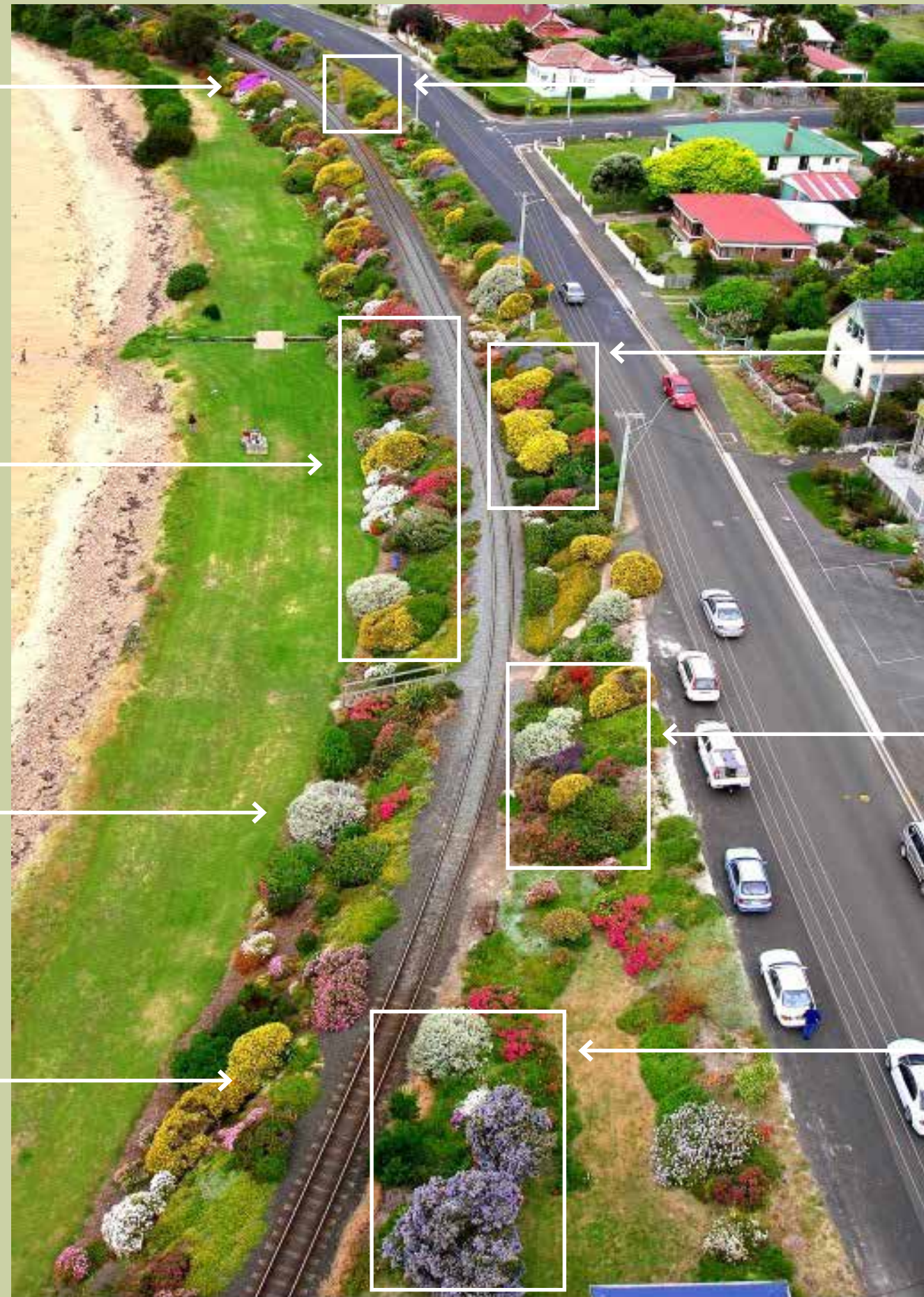
Predominant shrubs have rounded form.

Yellow flower forms dominant coloration.

Groups of 2-3 similar dense shrubs in contrasting flower colour.

Small prostrate shrubs form spaces between mixed coloured shrubberies.

Use predominantly dense shrubs to minimise weeds and maintenance. Closely space shrubs.



Historical Image of the Perry-Ling Heritage Gardens at their peak condition

Flowering Colour Palette

The Perry-Ling Gardens featured varied Spring flowering shrubs set into groupings and separated by background foliage plants and ground covers. The historical foliage palette and mix has influenced the selection of future plants in this Masterplan. The plant palette in this Masterplan shows flowering colour and season to assist with planting selection.



Yellow, white, cream & pink flowers



Light green & dark green foliage

THE LANDSCAPE MASTERPLAN



Magenta & purple flowers



Combined flowering colour combination



Historical image showing heritage gardens

Community Involvement

Planting Works and Community Planting Bees

Ongoing maintenance works other than planting may also be undertaken by members of the community if a volunteer group is established/

Further to the consultation undertaken in June 2022, local residents have volunteered to assist with future works once the gardens and amenities are established, including planting small pot stock, painting timber benches and structures.

Perry-Ling Gardens community planting bees will be organised for some of the lower parkland works. Council will prepare garden beds to a mulched level with advanced trees already in place, and procure the smaller plants according to the plant schedule. Plants will be set-out by the Council co-ordinator and parks staff and residents will plant tube to 140mm pot stock. Council will undertake watering and establishment.

Community Painting Works

Slatted timber furniture suited for painting will be provided on establishment, and a community painting bee organised, with Council providing paint, brushes and clean-up equipment.

Painting will utilise the Perry-Ling colour palette and timber will be painted and then maintained by the community in collaboration with Council. It's recommended that an annual paint touch-up is undertaken.

The items to be painted in a random multi-colour slat pattern include: picnic tables and chairs, Adirondack chairs. The items to be painted in a dark blue-grey are: timber posts / picnic shelter structures.





THE STREET VERGE GARDENS

The verge and Heritage gardens over time became run - down due to difficulties with maintenance and human resources.Improvements seek to reinstate the unity of the flowering gardens, in a more sustainable manner.

After the new TasRail fence is installed, the verge gardens will be cleared of dead brush and weeds mulched in preparation for infill planting. The plants will be drawn from the Perry-Ling Planting Palette list.

Maintaining Verge and Rail Corridor Areas

The edge to the road needs to provide a safe access way for maintenance staff. The Tas Rail corridor will be defined by a new chain mesh fence on the lower side of the banks.

A zone three metres either side of the railway corridor will need to be kept clear of plantings and will be maintained by Tas Rail. Native low maintenance ground covers and jute matting will be installed for ease of maintenance within the rail corridor, where possible.





THE PARKLAND GARDENS

Revitalising The Flowering Gardens

Residents and visitors enjoyed the informal character of Watcombe Beach. The sea-wall works, whilst improving access and erosion protection have significantly altered the character of the remnant and heritage gardens.

There is an opportunity to now re-establish the flowering gardens in a more intentional and long term manner.

Civil Works

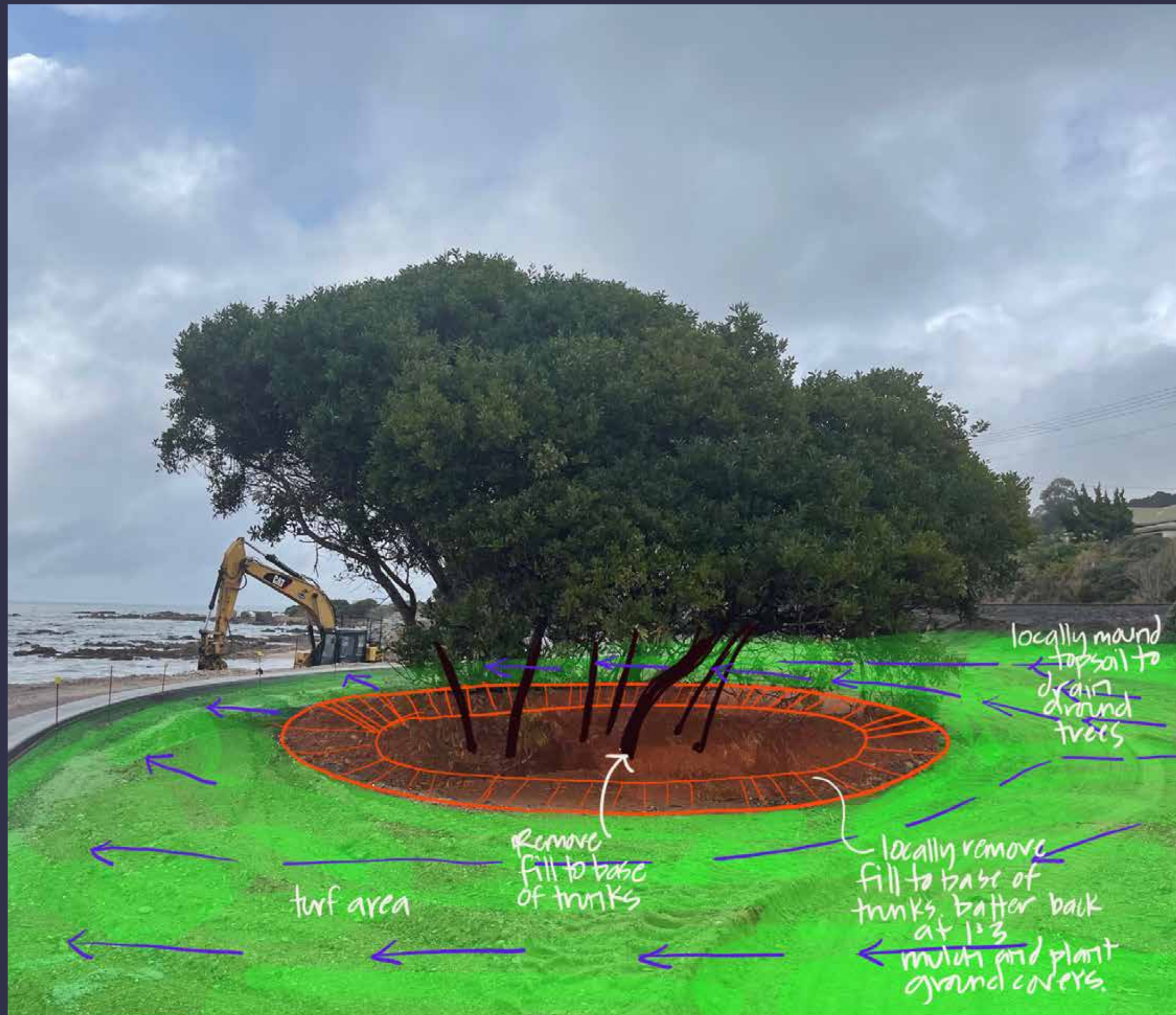
Civil engineering works have created a few challenges for the ongoing landscape works.

Banks will require careful retention and remediation.

New beach access paths and drains will need integration into the landscape setting.



THE PARKLAND GARDENS



Significant Trees

A few significant stands of native trees remain on the lower heritage garden areas fronting Watcombe Beach.

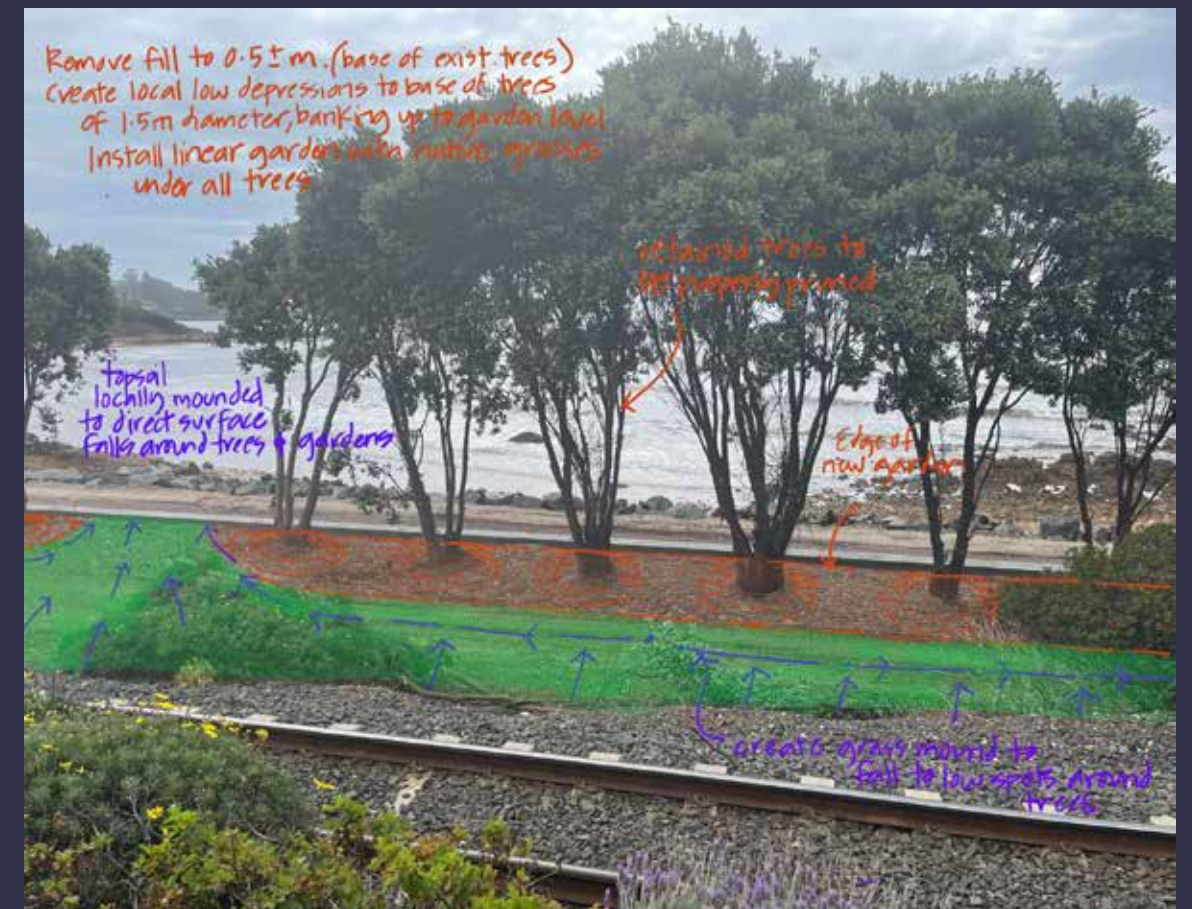
Civil works are creating soil levels and drainage to allow these trees to be retained.



Path Location

Significant trees on the remaining banks near the railway line will also be retained.

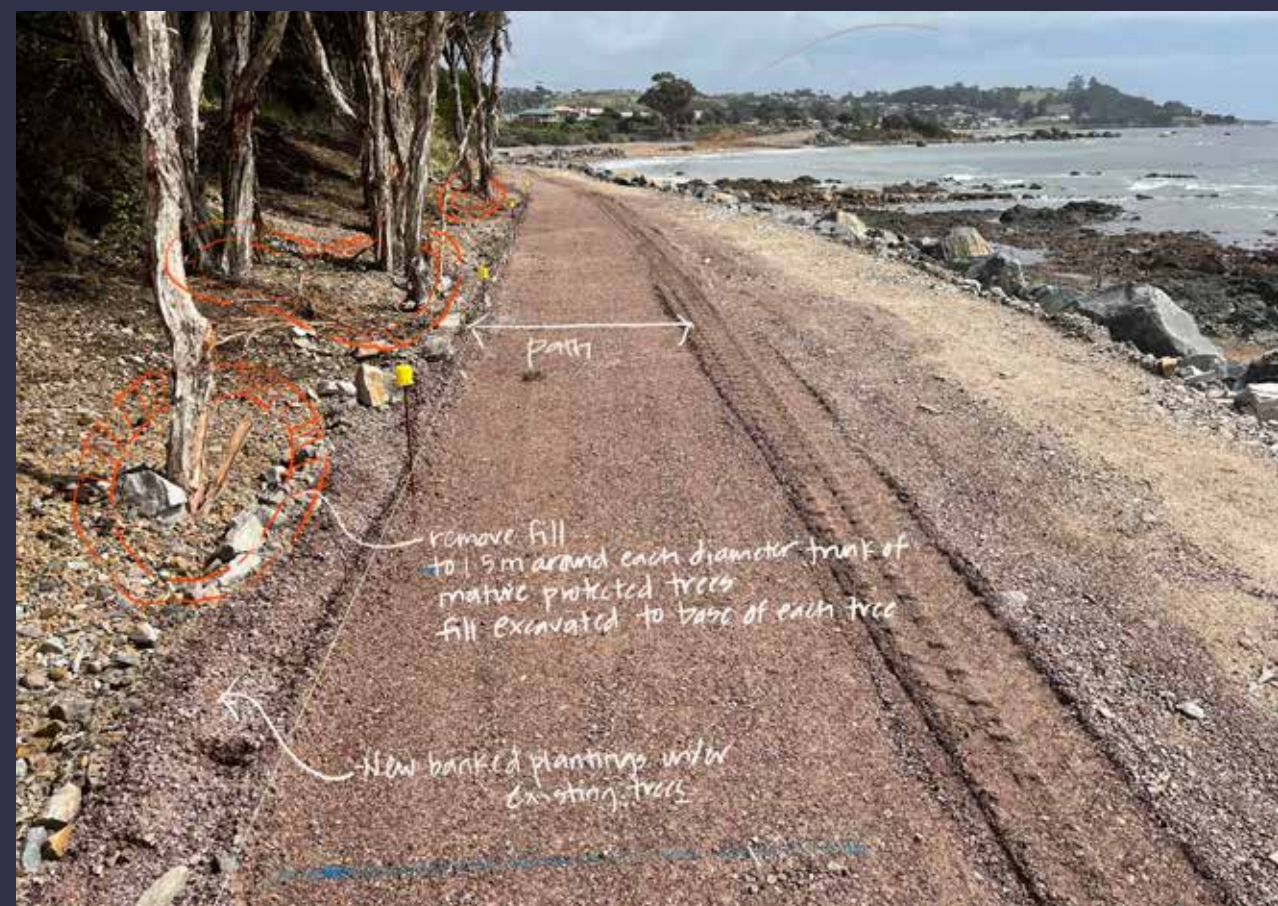
The new walkway will provide access to a range of seating locations with varied aspect and wind protection.



Surface Drainage

The remaining stands of trees will form the basis of new curving garden beds which will feature native flowering plants.

New gardens within the level turfed areas will be created to harmonize with these curvilinear gardens.



Mulching Around Trees

Mature trees are at a lower level than the finished grassed areas and these areas will be mulched.

New plants will be installed beyond the drip line of trees.



THE MANAGEMENT PLAN

Verge Maintenance

The street verge gardens are difficult to access and maintain, as such, Council will continue to provide regular maintenance as per maintenance plan. Residents are not encouraged to assist in these areas due to safety concerns.

Small ground level markers may need to be installed along the outside of the railway line (to indicate the track protection zone and to clearly defining where volunteers can safely work.)

Planting and visibility

Plants in the street verge areas need to have an overall height limit of 1-2 metres, with the immediate plants near the roadway generally being on average not more than 1.2 metres. This does not mean all plants over this height need to be removed, however as existing plants die or require replacing, they should be replaced with plants that fit this restriction.

Lower Parkland Maintenance

The lower parklands provide safe access and are well-suited for Council and the community to collaborate to maintain and improve the heritage gardens. Council Parks staff will have a much larger and integrated parkland to maintain in the improved lower parklands and as such will require more resources and time.

The Perry-Ling Gardens community group can over time also assist with occasional weeding. The new circular gardens adjacent to the paths are nominated as gardens to be the focus of the community group's maintenance works. These are the gardens residents see the most and provide the easiest access for maintenance. Council can then focus on all other garden beds with their parks maintenance crew. Council will undertake a regular roster following the maintenance programme to ensure watering, fertilising, weeding of garden, as well as regular grass mowing.

Maintenance Budget

The park budget allocation for the maintenance of the Perry-Ling Gardens Reserve has remained the same for several years and the budget has been exceeded each year. Maintaining the gardens around the railway line requires more care and is more time consuming than maintaining a park. Safety requirements add complications for parks staff. The Perry-Ling gardens are resource hungry and time consuming and numbers of available staff and vehicles are limited.

The cost of replacement plants has increased over time. New tasks will include: establishment watering and weeding, furniture and ramp cleaning, repairs and signage cleaning. The new gardens will have substantial numbers of plants and garden areas. The new parklands will include intensive garden beds and park amenities commensurate with a higher level of service, equivalent to 'Feature Gardens' as defined by the Central Coast Council parks guidelines. Additional recurring funding will be required so funds can be spent on maintenance as well as ancillary works. If it is a matter of employing extra staff, additional vehicles may be required to be made available to support the employees.

In summary, the recurring maintenance budget will need to double that of prior years if the newly installed gardens and facilities are to be kept to a higher standard commensurate with the prestige and importance of the Perry-Ling Gardens, and to maintain the new park infrastructure and amenities.

Existing Maintenance Regime: Lower Parklands (along Watcombe Beach)

Prior to the construction of the sea wall works in 2021 - 2022, the following tasks were undertaken by Council staff within the lower parkland areas:

Spraying: undertaken three / four times per year.

Trimming: twice per year.

Re-plant: in March (ready for winter rains), September / October.

Re-mulch: once per year.

Watering the plantings: in summer (as required).

Remove old/dead vegetation: As required.

Issues: Unable to work within 3 metres of the rail tracks without spotters, induction etc.



MAINTENANCE

Proposed Level of Service for Feature Gardens

Feature Garden Beds

The improved Perry-Ling Gardens will fall into the Council’s ‘Feature Gardens’ definition and level of service care:

Feature garden beds’ include a range of high profile, landscaped areas within parks, road reserves and centres throughout the Central Coast, generally associated with prominent infrastructure. They tend to have a high aesthetic profile and always result from deliberate construction within defined boundaries. "Feature garden beds usually consist of annuals, perennials, herbaceous perennials or native and exotic shrubs or ground covers grown and arranged specifically for horticultural display purpose. Typically, the sites include garden beds adjacent to car parks, picnic/barbecue areas, civic areas and facilities. In all floral displays, plants, including any replacements, must be of height, habit, and maturity, consistent with the design intent."

Future Activity & Level of Service

Levels of Service

Council Staff shall ensure that the maintenance tasks described in this table are carried out and that the assets are maintained at the following new minimum standards:

Inspection cycle: Fortnightly

Weeding: Weed when coverage of any one bed exceeds 20% or height exceeds 100mm or a single weed occupies a spread area greater than 100sq.cm.

Mulching: Replenish when depth excluding humus less than 20mm or reduce when depth excluding humus exceeds 150mm after 2 weeks settlement, or when coverage less than 100% with approved mulch.

Litter Control: Remove all visible litter weekly.

Plant Maintenance: Remove when plant condition less than

50%.Perennials divided as required for plant health and appearance. Removal of significant spent flowers or by order of supervisor.

Edging: Edge when turf has grown greater than 50 mm over greater than 25% of the garden edge or intrudes into bed and disrupts continuity of edge (where not formally edged). Chemical edging only with prior approval to a maximum width of 50mm.

Planting: Replace when plant number less than 90% or plant coverage less than 90% of design intent. Replace per program approved by the Supervisor.


Furniture and signage: Spray and wipe graffiti or stains.

Ramps / stairs: : Spray and wipe handrails. Remove litter.

Reporting: Report all visible defects to the team leader / manager.

Annual Maintenance Schedule

This chart shows the proposed annual programme which incorporates the additional works related to the improved parkland amenities. The programme relates to a 'Feature Garden' level of service.

		Annual Maintenance Schedule - Perry-Ling Gardens																																															
		Current to July 2022																																															
	RESPONSIBILITY	June				July				Aug				Sept				Oct				Nov				Dec				Jan				Feb				March				April				May			
	WEEK	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4								
ACTIVITY/TASK																																																	
1. Hedge trimming / pruning	Parks team leader																																																
2. Planting	Parks team leader																																																
3. Weed spraying	Parks team leader																																																
4. Hand weeding	Parks team leader																																																
5. Mulching	Parks team leader																																																
6. Litter removal	Parks team leader																																																
7. Watering of new plants	Parks team leader																																																
8. Removal of dead vegetation	Parks team leader																																																
9. Furniture and signage - clean down surfaces	Parks team leader																																																
10. Path, stairs and balustrades - clean down surfaces	Parks team leader																																																



PLANTING PALLETTE

Developing The Perry-Ling Planting Palette

Plantings to the Perry-Ling Gardens feature a mix of exotic and native plants within the heritage gardens and the beach front parklands. Ongoing flowering gardens below the rail-line are intended to be planted with both native and exotic shrubs, with parkland trees from native vegetation communities.

Promoting Endemic Flowering Plants

This vegetation map, provided by LISTMAP Tasmania, shows the current vegetation communities around Penguin. The Perry-Ling Gardens are located on public lands adjacent to Watcombe Beach. Small remnant vegetation patches surround the town and have been used to inform the native plant palette that follows. This will help to ensure plant choices are well suited to local soils and climate. Vegetation communities correspond with the three broad ecozones in Penguin described in the Penguin Town Centre Masterplan report (waterways, foreshore and townscape).

Coastal Vegetation Zones:

Notable remnant vegetation zones shown on the vegetation map which provide species for the suggested native plant palettes in the following pages are as follows:

Watcombe Beach vegetation community:

(SSC) Coastal scrub; (NME) *Melaleuca ericifolia* swamp forest

Dial Point vegetation community:

(SAL) *Acacia longifolia* coastal scrub; (SSC) coastal scrub

Penguin Point vegetation community:

- (ARA) Saline sedgeland/rushland
- (FPF) *Pteridium esclentem* fernland
- (NME) *Melaleuca ericifolia* swamp forest

North western peri-urban slopes vegetation community:

(DOB) *Eucalyptus obliqua* dry forest (Messmate Stringybark/ Tasmanian Oak)



(DSC) *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest

(DVG) *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland (White Gum/Manna Gum, Southern Blue Gum)

Wetland areas (behind urban area) vegetation community:

- (WOU) *Eucalyptus obliqua* wet forest
- (WVI) *Eucalyptus viminalis* wet forest

Town area and immediately south vegetation community:

- (DOV) *Eucalyptus ovata* forest and woodland (Swamp Gum/ Black Gum)
- (FPU)/(FPL) Silvicultural plantations

(DAC)/(DAD) *Eucalyptus amygdalina* forest and woodland (/on Dolerite) (Black Peppermint)

There are areas identified in the Perry- Ling Masterplan which will be rehabilitated with only indigenous species, and where weeds and exotic species will be removed.

The following Plant Pallette image pages feature some of the plants to be used in various areas, and the detailed Plant Pallette schedules outline further information on the preferred species. Plants will vary according to season, number and nursery availability,however these species should be the core plants to select for ongoing works. Plants should be procured in advance from local nurseries, and hardened up prior to planting.

NEW FORESHORE GARDENS ON THE LOWER PARKLANDS AREAS



New foreshore gardens will feature select native shade trees.

Native and exotic shrubs and ground covers will be selected to achieve the character of the flowering heritage gardens.



TALLER PARKLAND SHRUBS AND TREES



Parkland Trees Palette	
Botanic Name	Common Name
<i>Acacia mucronata</i>	Narrow-Leaf Wattle
<i>Alocasuarina littoralis</i>	Black Sheoak
<i>Banksia integrifolia</i>	Coastal Banksia
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Elaeocarpus reticulatus</i>	Blueberry Ash
<i>Melaleuca ericifolia</i>	Swamp Paperbark
<i>Melaleuca squarrosa</i>	Scented Paperbark



TALLER PARKLAND SHRUBS AND TREES



Acacia dealbata
Silver Wattle



Hakea lissosperma
Needle Bush



Acacia longifolia var *sophorae*
Coastal Wattle, Booyalla



Banksia marginata
Silver/Honeysuckle Banksia



Correa backhouseana
Australian Fuchsia



Myoporum insulare
Coast Boobialla

Taller Parkland Shrubs

Shrubs of varying size and habit are required for the different conditions and requirements within the Town Centre and coastal zone.

To soften the new seawall and create places to gather and linger, hardy coastal natives should be planted. Their low undulating forms create visual interest and will help to stabilise the foreshore area. They offer habitat corridors for small fauna, and will maintain sight-lines in what will become a well used public space.

These native and exotic shrubs will add interest and consolidate biodiversity values in waterway and parkland corridors. Some of the shrubs are suited to the moist soils and relatively protected areas of a riverine micro-climate.

This selection of native shrubs offers a range of plant heights and habits, and flower across the year. Along with the trees, the shrubs add depth and structure to the parkland. The native shrubs build its capacity as a quiet refuge and corridor where flora, fauna and human communities can connect and recharge.

Tall Shrubs Palette

Botanic Name	Common Name
<i>Acacia dealbata</i>	Silver Wattle
<i>Acacia longifolia</i> var <i>sophorae</i>	Coast Wattle, Booyalla
<i>Banksia marginata</i>	Silver/ Honeysuckle Banksia
<i>Correa backhouseana</i>	Australian Fuchsia
<i>Hakea lissosperma</i>	Needle Bush
<i>Leptospermum scoparium</i>	Tea Tree
<i>Myoporum insulare</i>	Coast Boobialla

PARKLAND MEDIUM SHRUBS, GROUND COVERS & GRASSES: NATIVE



Atriplex cinerea
Grey Saltbush, Barilla



Correa alba
White Correa



Dianella revoluta
Blueberry Lily



Pimelea humilis
Rice Flower



Dianella tasmanica
Tasman Flax-lily



Poa labillardierei
Tussock Grass

Medium Shrubs, Ground Cover & Grasses Palette

These native shrubs are among the species noted in the plant palette for use in the lower parkland areas

Botanic Name	Common Name
Small to medium shrubs	
<i>Acacia verticillata</i>	Prickly Moses
<i>Amperea xiphoclada</i>	Broom Spurge
<i>Atriplex cinerea</i>	Grey Salt-bush, Barilla
<i>Calytrix tetragona</i>	Fringe Myrtle
<i>Correa alba</i>	White Correa
<i>Dianella revoluta</i>	Blueberry Lily
<i>Dillwynia cinerascens</i>	Grey Parrot-pea
<i>Goodenia lanata</i>	Trailing Goodenia
<i>Goodia lotifolia</i>	Golden Tip
<i>Westringia fruticosa</i>	Coastal Rosemary
Ground covers	
<i>Carboprotus rossi</i>	Pigface
<i>Chrysocephalum apiculatum</i>	Yellow Buttons
<i>Chrysocephalum semipapposum</i>	Clustered Everlasting
<i>Kennedia prostrata</i>	Running Postman
<i>Pimelea humilis</i>	Rice Flower
<i>Scleranthus biflorus</i>	Cushion Bush
Grasses	
<i>Bulbine glauca</i>	Rock Lily
<i>Dianella tasmanica</i>	Tasman Flax-lily
<i>Isolepis nodosa</i>	Knobby club-rush
<i>Lepidosperma concavum</i>	Sword-sedge
<i>Poa labillardierei</i>	Tussock Grass
<i>Themeda triandra</i>	Kangaroo Grass

PARKLAND & VERGE MEDIUM SHRUBS, GROUND COVERS & GRASSES: EXOTIC



Medium Shrubs, Ground Cover & Grasses Palette

A range of both exotic and Australian (native but not indigenous to area) plants will be required in ongoing park works to complement the local native plants shown on other palettes. These plants provide solutions for locations where other plants are not suitable. These plants include:

Botanic Name	Common Name
Small to medium shrubs	
<i>Coleonema compactum</i>	Pink diosma
<i>Hebe sp.</i>	Shrubby Veronica
<i>Laurus nobilis</i>	Bay Tree
<i>Lavendula sp.</i>	Lavender
<i>Leucadendron salignum</i>	Conebush
<i>Mimetes cucullatus</i>	Common Pagoda
<i>Olea europea sp.</i>	Olive Tree
<i>Photinia sp.</i>	Chinese Firebush
<i>Skimmia japonica</i>	Japanese skimmia
<i>Pachystegia insignis</i>	Marlborough Rock Daisy
Ground covers	
<i>Echeveria glauca</i>	Blue Hens and Chicks
<i>Juniper squamata</i>	Prostrate Juniper
<i>Rosmarinus officinalis pr.</i>	Prostrate Rosemary
<i>Santolina chamaecyparissus</i>	Silver Cushion Bush
<i>Senecio cylindricus</i>	Narrow Chalk Sticks
Grasses / strap-like plants	
<i>Astelia banksii</i>	Coastal astelia
<i>Dietes grandiflora</i>	Wild Iris
<i>Hemerocallis sp.</i>	Day Lilies
<i>Liriope sp.</i>	Liriope
<i>Miscanthus sinensis</i>	Japanese Silver Grass

SHRUBS UNDER 1.2 METRES IN HEIGHT

P:\Projects\2022\2220101 Perry Ling Gardens\Planting Palette\[Perry Ling Gardens Planting Palette_ RevA_ 2220101_ 290722.xlsx]Sheet1

PERRY-LING GARDENS PLANTING PALETTE			JOHN MONGARD LANDSCAPE ARCHITECTS WITH CENTRAL COAST COUNCIL					Rev A - Current to: 29th July 2022				
SHRUBS UNDER 1.2 METRES IN HEIGHT												
PLANT NAME	COMMON PLANTS	TYPE	Size	H-W	HABIT	EXOTIC / NATIVE	DECID. / EVERG.	PLANTING NOTES	SEASONAL FLOWER			
									SPR	SUM	AUT	WIN
<i>Amperea xiphioclada</i>	Broom Spurge	Grass	Small	H: 0.90m	stiff, erect, grassy			Full sun - part shade; sandy soils; heath or woodland; good for mass planting/rockeries.				
<i>Astelia banksii</i>	Coastal Astelia	Grass	Small	H: 0.4-1m W: 1m	tufted, upright, strappy drooping leaves	E	E	Full sun - part shade; well drained soils; coastal tolerant; wind, drought, frost tolerant; low maintenance; habitat and bird food.	W (White)			
<i>Atriplex cinerea</i>	Grey Saltbush	Shrub										
<i>Bauera rubiodes (pink)</i>	River Dog Rose	Ground cover		H: 1m W: 1m		N *	E	Wirey, spreading shrub				
<i>Bauera rubiodes (white)</i>	River Dog Rose	Ground cover		H: 1m W: 1m		N *	E	Wirey, spreading shrub	W	W		
<i>Bulbine glauca</i>	Rock Lily	Grass	Small	H: to 0.5m	erect; tufted;	N *	E	Full sun; most soils but well drained; need some protection until established; fast growing; long lived; hardy; drought tolerant; frost tolerant; rockeries/ mass planting				
<i>Calytrix tetragona</i>	Showy Bossia			H: 1m		N *	E	Erect shrub, red fruit.				
<i>Carpobrotus rossi</i>	Pig face, Karkalla	Ground cover	Small	H: 0.3m W: 2m	Prostrate	N *	E	Full sun; coastal tolerant; hardy; Sandy-well drained soil; light frost; drought tolerant; habitat; bird/bee attracting; fire retardant.				
<i>Chrysocephalum apiculatum</i>	Yellow buttons	Ground cover	Small	H: to 0.6m	slow spread; variable form	N *	E	Full sun-part shade; sandy-well drained; frost tolerant; hardy low maintenance; drought tolerant; mass planting; rockeries.				
<i>Chrysocephalum semipapposum</i>	Clustered everlasting	Ground cover	Small	H: 0.5-0.8m W: 1-3m	erect; slow spread;variable form.	N	E	Full sun-part shade; moist to dry soils - well drained; frost tolerant; rhizomous; dense flowering at stem end; can be cut after flowering; butterfly food.				
<i>Coleonema compactum</i>	Pink Diosma	Shrub	Small	H: 0.8m W: 1.0m	low bushy dense rounded	E	E	Full sun - part shade; moist well drained soil; low hedging plant; can be pruned.				
<i>Dampiera stricta</i>	Blue Dampiera	Grass		H: 0.2m		N *	E	Low, compact, woody shrub.				
<i>Dianella Tasmanica</i>	Tasmanian Flax Lily	Grass	Small	H to 1m W: to 2m	clumping	N *	E	Full shade; coastal tolerant; birds eat fruit; ornamental; drought tolerant; moderate frost.				
<i>Dietes grandifolia</i>	Wild Iris	Grass	Small	H-W to 1m	clumping upright	E	E	Full sun; well drained soil; hardy; rhizomatous; weed supression; erosion control; low maintenance.	W	W		
<i>Diplarrena moraea</i>	White Iris			H: 60cm W: 60cm		N *	E	Tall native Iris.		W		
<i>Echeveria glauca</i>	Hens and chicks	Ground Cover	Small	H: 0.2	dense; mounded clumping.	E	E	Full sun; drought tolerant; succulent; coastal tolerant; poor-well drained-dry soil; hardy; low maintenance; mass planting.				
<i>Goodenia lanata</i>	Trailing Goodenia	Ground cover	S	H: to 1m W: 1.5m	Prostrate, spreading; roots at nodes; does not carpet.	N *	E	Full sun - spart shade; well drained soils; woodland to heathland; rockeries/understorey; yellow flower.				
<i>Hebe sp.</i>	Shrubby Veronica	Ground cover	S	H: 0.9m W: 1.2m	compact, bushy, rounded	E	E	Full sun - part shade; well-drained soil; coastal tolerant; low maintenance; foliage colour; tolerates pruning to shape;				
<i>Hibbertia hirticalyx</i>	Bassian Guinea Flower	Ground cover		H: 1m		N *	E	Hardy spreading bank plant.				
<i>Hypocalymma angustifolium</i> 'Coconut Ice'	Swan River Myrtle	Ground cover		H: 1.0m W: 1.0m		N	E	Spreading groundcover				
<i>Hypocalymma cordifolium</i> 'Golden Veil'	Golden Veil Hypocalymma	Ground cover		H: 1.0m W: 2.0m	compact	N	E	Spreading groundcover	W			W

Note: The plant palette will be subject to variations according to supply at any point in time.

N * = Tasmanian Native

SHRUBS UNDER 1.2 METRES IN HEIGHT

P:\Projects\2022\2220101 Perry Ling Gardens\Planting Palette\[Perry Ling Gardens Planting Palette_ RevA_ 2220101_ 290722.xlsx]Sheet1

PERRY-LING GARDENS PLANTING PALETTE				JOHN MONGARD LANDSCAPE ARCHITECTS WITH CENTRAL COAST COUNCIL				Rev A - Current to: 29th July 2022				
SHRUBS UNDER 1.2 METRES IN HEIGHT												
PLANT NAME	COMMON PLANTS	TYPE	Size	H-W	HABIT	EXOTIC / NATIVE	DECID. / EVERG.	PLANTING NOTES	SEASONAL FLOWER			
									SPR	SUM	AUT	WIN
Isolepsis nodosa	Knobby club rush	Grass	S	H: 1.0 W: 1.5m	Clumping	N *	E	Ful sun - part shade; wind salt tolerant; fast growing; tolerates most soils incl. waterlogged or saline; used to filter clean stormwater;	N/A			
Juniper squamata	Prostrate Juniper	Ground cover	S	h: to 0.9m W: 1.2m	prostrate; carpeting; spreading; dense; mounded.	E	E	Full sun; well drained to dry soil; drought, frost, wind tolerant; low maintenance; rockeries or mass planting; generally no pruning required.	N/A			
Kennedia prostrata	Running Postman	Ground cover	Small	H to 0.1m W to 3m	Prostrate, scrambling.	N *	E	Full sun-part shade; hardy; moist-well drained soil; Coastal tolerant; heath; open understorey; drought tolerant; good habitat.				
Kunzea ambigua 'Prostrata'	Tick Bush	Shrub		H: 0.6m W: 1.5m	Spreading shrub	N *	E	Erect, tall, bottlebrush shrub	W			
Lepidosperma concavum	Sword sedge	Grass	Small	H: to 0.6m W: yo	Tufted	N	E	Full sun; coastal; sandy soils to heath; tolerates wet, wind, frost; binds soil; mass planting; tolerates dry but needs water in drought.	N/A			
Lavendula sp.	Lavender	shrub	Small	H: to 1m W: 1m	bushy rounded	E	E	Full sun- part shade; hardy; most soils; well drained; frost tender; low border/hedge; aromatic leaves/flowers; bee attracting.				
Leucophyta brownii	Cushion Bush			H: 1m	bush	N *	E		W	W		
Liriope sp.	Liriope	Grass	Sm	H-W: to 0.4	drooping strappy leaves.	E	E	Full sun to part shade; well drained /most soils; hardy; low maintenance; drought tolerant; borders, mass planting.	N/A			
Melaleuca incana 'Nana'	Dwarf Honey Myrtle	Shrub		H: 1.0m W:1.5m	bushy	N	E					
Orthrosanthus multiflorus	Morning Iris	Grass		H: 1.0m W: 1.0m	clumping	N *	E					
Pachystegia insignis	Marlborough Rock Daisy	Shrub	Small	H: 0.8m W:	clumping	E	E	Full sun; well drained soil; dry tolerant; coastal tolerant; mod frost tolerant; slow growing; long lived; hardy.	W	W		
Patersonia occidentalis	Native Iris	Grass		H: 0.8m W: 0.6m	clumping	N *	E					
Pelargonium australe	Southern Storksbill			H: 0.3m	prostrate	N *	E		W	W		
Pimelea ferruginea 'Bonne Petite'	Rice Flower	Shrub		H:1.0m W: 1.0m		N *	E					
Pimela humilis	Rice Flower	Shrub	Small	H: 0.6m W: 1m	dense rounded	N *	E	full sun-light shade; low maintenance; hardy, sandy-loam -poor soil; well drained soil; tolerates light frost, good groundcover; habitat.	W	W		
Pycnosorus globosus	Billy Buttons			H: 0.6m W: 0.6m	clumping	N	E	Flowering carpet				
Rosmarinus officialis pr.	Prostrate Rosemary	Ground cover	Small	H: to 0.4m W: to 1m	Prostrate	E	E	Full sun; drought tolerant; hardy; low maintenance; attracts bees; aromatic foliage.				
Santolina chamaecyparissus	Silver Cotton Bush	Shrub	Small	H: to 0.6m W: to 0.4m	dense rounded	E	E	Full sun-part shade; fertile well drained soil; fast growing; frost tolerant; low maintenance; can be pruned after flowering; borders, mass planting; colour; can be short lived;				
Scleranthus biflorus	Cushion bush	ground cover	Small	H: to 0.2m W: to 0.8m	Carpeting mounding compact	N	E	Full sun-part shade; border/rockery; mass plangint; feature; texture; most soil types; prefer moisture.	W	W		
Themeda triandra	Kangaroo Grass	Grass	Small	H: to 1.0m W: to 1.5m	Tufting, rounded, drooping.	N *	E	Full sun; well drained soil; hardy; good mass planting; can be cut back to encourage regrowth; rusty colour.	N/A			

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SHRUBS UNDER 2 METRES IN HEIGHT

P:\Projects\2022\2220101 Perry Ling Gardens\Planting Palette\[Perry Ling Gardens Planting Palette_RevA_2220101_290722.xlsx]Sheet1

PERRY-LING GARDENS PLANTING PALETTE				JOHN MONGARD LANDSCAPE ARCHITECTS WITH CENTRAL COAST COUNCIL					Rev A - Current to: 29th July 2022			
SHRUBS UNDER 2 METRES IN HEIGHT												
PLANT NAME	COMMON PLANTS	TYPE	Size	H-W	HABIT	EXOTIC / NATIVE	DECID. / EVERG.	PLANTING NOTES	SEASONAL FLOWER			
									SPR	SUM	AUT	WIN
<i>Atriplex cinerea</i>	Coastal saltbush; grey saltbush	shrub	small	H-W: to 1.5m	rounded	N [*]	E	full sun; well drained sandy soil; Coastal tolerant; good habitat;				
<i>Correa alba</i>	White Correa	Shrub	Small	H: 1-1.5m W: 1-1.5m	dense, mound	N [*]	E	Coastal tolerant; Full sun; Hardy; winter flower; responds to pruning;	W		W	W
<i>Correa backhauseana</i>	Australian fuschia	Shrub	Small	H-W: 1.5m	compact, rounded.	N [*]	E	Full sun-part shade: well drained; most soils; coastal tolerant; copper coloured leaves; bird/bee attracting				
<i>Goodia lotifolia</i>	Golden Tip	Shrub	S	H-W: 1.5m	open bushy spreading	N [*]	E	full sun - part shade; hardy; drought tolerant; frost hardy but deciduous in very cold; fast growing; floriferous; prune to shape; plant together for fast, loose hedge; screen; insect/ bird attracting.				
<i>Hemerocallis sp.</i>	Day lillies	Grass	S	H: to 1.2m W: to 0.6m	clumping, rhizomatous	E	E	Full sun-part shade; heat tolerant; moist but well drained; low maintenance; long lasting showy display; borders, mass planting; insect attracting; fragrant.				
<i>Mimetes cucullatus</i>	Common Pagoda	Shrub	Small	H: to 1.5m W: to 1m	Upright	E	E	Full sun-part shade; well drained soil; coastal tolerant; fast growing; hardy; wind tolerant; can be pruned; water during heat; brilliant large long lasting flowers.	W			
<i>Poa labillardierei</i>	Tusock grass	Grass	Small	H: to 1.3m W: to 0.7m	clumping	N	E	full sun - semi shade; hardy; drought tolerant; sandy soils; attracts insects; habitat; can be cut to rejuvenate; mass plant for movement effect; good street verge plant or mixed landscape.	N/A			

P:\Projects\2022\2220101 Perry Ling Gardens\Planting Palette\[Perry Ling Gardens Planting Palette_RevA_2220101_290722.xlsx]Sheet1

PERRY-LING GARDENS PLANTING PALETTE				JOHN MONGARD LANDSCAPE ARCHITECTS WITH CENTRAL COAST COUNCIL					Rev A - Current to: 29th July 2022			
SHRUBS FROM 2 - 4 METRES IN HEIGHT												
PLANT NAME	COMMON PLANTS	TYPE	Size	H-W	HABIT	EXOTIC / NATIVE	DECID. / EVERG.	PLANTING NOTES	SEASONAL FLOWER			
									SPR	SUM	AUT	WIN
<i>Acacia verticillata</i>	Prickly Moses	Shrub	Small	H: 2m W: 3-4m	spreading, dense.	N	E	Ful sun - part shade; moderate frost tolerant; hardy; suits most soils; tolerates some water logging; excellent bird habitat; flamable - avoid bush fire zones; prune to keep bushy shape.				
<i>Aotus ericoides</i>	Golden Pea			H: 1.5m	upright, clumping	N *	E					
<i>Alyxia buxifolia</i>	Sea box	Shrub	Small	H 1-3m W 1-3m	rounded, low.	N *	E	Coastal tolerant; Drought tolerant; Well drained soil; Full sun; Hardy low ornamental; plant en mass for low wind break/hedge; habitat.	W	W		
<i>Calytrix tetragona</i>	Fringe Myrtle	Shrub	Small	H: 0.5-3m W: 0.5-1.5m	low, dense, arched branches when flowering.	N *	E	Full sun - part shade; hardy; well drained soil; light frost; dense foliage & flowering; aromatic foliage; attracts pollinators; good feature/ screen/ windbreak; tip prune for better shape.				
<i>Dillwynia cinerascens</i>	Grey Parrot Pea	Shrub	Small	H: 2m W: 1.5m	groundcover or erect; dense	N *	E	Full sun-part shade; well drained soils; coastal tolerant; hardy.good understorey; masses of flowers in spring.				
<i>Hakea decurrens</i>	Bushy Needlebush	Shrub	large	H: 3-4m	multi-branched	N *	E					

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SHRUBS FROM 2 - 4 METRES IN HEIGHT

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SHRUBS FROM 2 - 4 METRES IN HEIGHT												
PLANT NAME	COMMON PLANTS	TYPE	Size	H-W	HABIT	EXOTIC / NATIVE	DECID. / EVERG.	PLANTING NOTES	SEASONAL FLOWER			
									SPR	SUM	AUT	WIN
<i>Hakea teretifolia</i>	Dagger Needlebush	Shrub	large	H: 3m	multi-branched	N *	E		W	W		
<i>Kunzea ambigua</i>	White Kunzea	Shrub	large	H: 3-4m	erect shrub	N *	E		W	W		
<i>Leptecophylla oxycedrus</i>	Coast Pinkberry	Shrub	Small	H: 1-2m W: 1-2m		N	E					
<i>Leptospermum nitidum</i>	Shiny Tea Tree	Shrub	Small	H-W: to 2m	rounded	N *	E	Hardy coastal heath plant; full sun or shade; tolerates poorly drained infertiles soils; provides good habitat; attracts pollinators; good hedge or screen; aromatic leaves.				
<i>Leucadendron salignum</i>	Conebush	Shrub	Sm-Med	H-W to 2m	upright, bushy.	N	E	Full sun. well drained, sandy and poor soils; soils; drought tolerant; mass planting; screens or edges; prune to shape after flowering.				
<i>Miscanthus sinesis</i>	Japanese Silver grass	Grass	large	H: to 4m W: to 1.2m	upright; arching, feathery	E	E	full sun; most soil types bu twell drained;; wind tolerant; low maintenance; fast growing; bird attracting; ornamental; beds and borders; screen.				
<i>Myoporum insulare</i>	Coastal boobialla	Shrub		H: 2-4m W: 2-4m		N *	E		W	W		
<i>Ozanthamnus turbinatus</i>	Coastal everlasting	Shrub	Small	H: 1-2m W: 1-2m	dense upright or rounded	N *	E	Full sun; coastal tolerant; wind tolerant; hardy; good erosion control; can be pruned to shape; fragrant foliage; good habitat; flowers attract pollinators.		W	W	
<i>Photinia sp.</i>	Chinese Firebush	Shrub	Sm-Med	H: 3m W:3m	hedging	E	E	Full sun - part shade; well drained - moist soil; hardy; low maintenance; frost hardy; hedging.				
<i>Senecio pinnatifolius</i>	Common Coast Groundsel	Shrub		H: 2-3m	bushy	N *	E					
<i>Westringia fruticosa</i>	Coastal Rosemary	Shrub	Sm	H/W: 1.5-2m	round	N	E	Full sun, hardy, Well drained soil, compact, low hedging,screen, can be pruned, habitat.				
<i>Westringia rigida</i>	Stiff Westringia	Shrub	med	H: to 3m	bushy	N *	E		W	W		

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PERRY-LING GARDENS PLANTING PALETTE			JOHN MONGARD LANDSCAPE ARCHITECTS WITH CENTRAL COAST COUNCIL						Rev A - Current to: 29th July 2022			
TREES 4+ METRES IN HEIGHT												
PLANT NAME	COMMON PLANTS	TYPE	Size	H-W	HABIT	EXOTIC / NATIVE	DECID. / EVERG.	PLANTING NOTES	SEASONAL FLOWER			
									SPR	SUM	AUT	WIN
<i>Acacia longifolia sp</i>	Coastal Wattle	Tree or shrub	S-M	H to 8m W: 4m	irregular, rounded.	N *	E	Coastal/wind tolerant; full sun for best flowers; frost hardy; fast growing; lifespan 5-8 years; pioneer plant to support undergrowth; well drained sandy soil; profuse golden yellow flowers; prune after lowering; good for border/ screen/feature.				
<i>Acacia dealbata sp</i>	Silver Wattle	Tree	L	H to 25m W to 10m	irregular	N *	E	Full sun; fast growing pioneer species; hardy to wide range of soils/climates; good windbreak; well drained soil; helps wiht soil erosion; profuse golden yellow flowers; ornamental coloured trunk; lifespan to 30-40 years.				

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TREES 4+ METRES IN HEIGHT

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TREES 4+ METRES IN HEIGHT												
PLANT NAME	COMMON PLANTS	TYPE	Size	H-W	HABIT	EXOTIC / NATIVE	DECID. / EVERG.	PLANTING NOTES	SEASONAL FLOWER			
									SPR	SUM	AUT	WIN
Acacia melanoxylon	Blackwood	Tree	M-L	H 10-15m	oval, dense shade.	N *	E	Coastal tolerant; dense foliage; good shelter belt; moist fertile soil; fast growing; good park tree; bird habitat; suckering is good for bank stabilisation but bad for sewerage.				
Acacia mucronata	Narrow leaved wattle	Shrub	M-L	H: to 5m W:	Variable, spreading, bushy	N *		Full sun-part shade; most soils - well drained; hardy; floriferous.				
Acer x freemanii	Celebration Maple	Tree	M	H: 12m W: 9m	Upright, rounded, spreading, dense	E	D	Full sun-semi shade; fast growing; wind tolerant; good street tree; good shade; adapts to variety of soils; well drained not wet; pollution tolerant.				
Acer negundo	Box elder	Tree	S-M	H: 10m W: 8m	Broad, irregular, rounded, asymetric	E	D	Good street & shade tree, ful sun, hardy, tolerant of most conditions, some coastal exposure.	N/A			
Agonis flexuosa burgundy	Willow Myrtle, Peppermint Willow	Tree	S	H: 10-15m	pendular, weeping	E		Hardy; full sun; sandy-loam well- drained but moist; coastal conditions; good street tree; tolerates pruning.	W	W		
Allocasuarina verticillata	Drooping Sheoak	Tree	Small	H 5-10m W to 5m	Rounded drooping habit; multiple branches	N *	E	Good shade; Some tolerance to heavy salt; Good screen esp. en masse; bird habitat; poor dry shaley soils, nitrogen fixing;				
Angophora hispida	Dwarf Apple Gum	Tree	Small	H: 5-8m W: 6-8m	irregular	N *	E	tolerates some coastal exposure & poor, sandy & well drained soils, full sun, moderate growth rate, bird attracting, feature flower.				
Banksia serrata	Sawtooth Banksia / Old Man Banksia	Shrub	Med-Lrg	H: 5-10m W: 2-5m	irregular	N *	E	Hardy, well dtrained soil, full sun, coastal tolerant, iconic species, bird/bee attracting.				
Banskia marginata	Honeysuckle / Silver Banksia	Shrub	Small	H: 1-5m+ W: to 3m	irregular, can be dense.	N *	E	Hardy, coastal; low maintenance; wind tolerant; can tolerate boggy soil; drought resistant; well drained soil; can be long lived; neat - holds shape but can be pruned; bird-bee attracting flowers; habitate.				
Bursaria Spinosa	Sweet bursaria	Shrub	Sm-Med	H: 3-5m W: 2-3m	dense or spreading	N *	E	Good windbreak; long lived 30yrs+ if happy; full sun to semi-shade; sandy-clay-loamy poor soil; better shape-foliage on better soils; good bird/insect habitat esp for biological insect control; sweetly perfumed flowers; coppice and suckers.		W		
Callitris rhomboidea	Oyster Bay Pine	Tree	Small	H: 8-12 W: 2-4m	dense, columnar,	N *	E	Hardy, tolerates all soils, low maintenance, coastal tolerant, hedge, screen, wind tolerant; feature/ornamental.	N/A			
Elaeocarpus reticulatus	Blue Berry Ash	shrub or tree		H: 5-8m W: 3-5m	upright, columnar narrow	N *	E	beautiful flower, blue berries, hardy, well drained soil, moderate coastal exposure, good screen/hedge	W	W		
Eucalyptus amygdalina	Black Peppermint	Tree	M-L	H: to 20m W: to 4m	Dense, upright	N *	E	full sun; fast growing' hardy to most soils/conditions; drought tolerant; frost hardy; very wind firm; street tree; will tolerate pruning; honey scented flowers attract bees.				
Eucalyptus globulus compacta	Tasmanian Blue Gum	Tree	Small	H: 8m W: 3m	dense, compact, rounded	N *	E	Fast growing; any soil; wind firm/windbreak; street tree esp avenues; mod frost tolerance; drought resistant once estab; oldr trees can be pruned to regenerate; bird/bee attracting; good habitat tree.				

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N * = Tasmanian Native

TREES 4+ METRES IN HEIGHT

P:\Projects\2022\2220101 Perry Ling Gardens\Planting Palette\[Perry Ling Gardens Planting Palette_ RevA_ 2220101_ 290722.xlsx]Sheet1

PERRY-LING GARDENS PLANTING PALETTE				JOHN MONGARD LANDSCAPE ARCHITECTS WITH CENTRAL COAST COUNCIL				Rev A - Current to: 29th July 2022				
TREES 4+ METRES IN HEIGHT												
PLANT NAME	COMMON PLANTS	TYPE	Size	H-W	HABIT	EXOTIC / NATIVE	DECID. / EVERG.	PLANTING NOTES	SEASONAL FLOWER			
									SPR	SUM	AUT	WIN
<i>Eucalyptus ficifolia</i>	Red Flowering Gum	Tree	S	H: to 12m W: 2-5m	dense, rounded,	N	E	full sun; well to medium well drained soils; windbreak or feature tree; coastal tolerant; drought tolerant when estab; dense foliage for good shade; street tree; light frost tolerant; sculptural pods for nature play; red-pink large flowers in summer attract bees.				
<i>Eucalyptus obliqua</i>	Messmate Stringybark/ Tasmanian Oak)	Tree	L	H:15- 90m W: 10-20m	spreading rounded or upright	N	E	Full sun- semi-shade; some salt tolerance; wide range of soils; not drought tolerant; good shade; good habitat for birds/insects;		W		
<i>Eucalyptus ovata</i>	Swamp Gum/ Black Gum	Tree	L	H: 15-50m	spreading rounded	N *	E	Some tolerance to light salt exposure;	W			W
<i>Eucalyptus viminalis</i>	White Gum/ Manna Gum	Tree	L	H: 30- 50m	upright spreading	N	E	Some salt tolerance; prefer moist but well drained soil; full sun;		W		
<i>Hakea lissosperma</i>	Mountain needlewood	Shrub / tree	S-M	H: 1-5m	open bushy upright	N *	E	Part shade; well drained butmoist; frost and drought hardy; flowers attract birds/bees.	W			
<i>Leptospermum lanigerum</i>	Woolly Tea Tree	Shrub / tree	Med-Lrg	to 15m in swamp	spreading or columnar	N *	E	Some tolerance to light salt; sandy coastal healths; riparian; bank stabilisation		W		
<i>Leptospermum scoparium</i>	Manuka Myrtle	Tree	Sm-Med	H 2-5m; W 2m	compact dense rounded	N *	E	Compact; coastal tolerant; hardy; drought tolerant; well-drained soil; full sun but shade tolerant; frost tolerant; free flowering attracts bees; hedge or screening; pioneer plant; low maintenance ornamental plant.	W	W		
<i>Melaleuca squarrosa</i>	Scented paperbark	Shrub or tree	Small	H: 3-5m rarely to 10m W: 2m	Dense, drooping habit	N *	E	Full sun-semi shade; moist to swampy soil; frost tolernt; neat dense foliage; screen planting; sweetly scented cream flowers attract birds/bees; can be pruned;				
<i>Melaleuca ericifolia</i>	Swamp paperbark	Tree	Med-Sm	H: to 9m	Upright when densely planted; columnar	N *	E	Very hardy; fast growing; sandy-loam soil; tolerates waterlogged soil & shade; moderate salt; coastal tolerant; screening plant; good habitat for birds and insects; fragrant flowers attract bees; can be pruned to shape; good swamp rehabilitation.				
<i>Olea europaea sp.</i>	Olive tree	Tree		H: 8m		E	E		N/A			
<i>Skimmia japonica</i>	Japanese skimmia	Shrub / tree	Small	H-W: to 5m	Dense, rounded, hedging.	E	E	Full sun-part shade; mode fertile well drained soils; wind tolerant; frost hardy; slow growing; low maintenance; pollution tolerant; hedging/screen; bright red berries; ornamental.	W			

Note: The plant palette will be subject to variations according to supply at any point in time.

N* = Tasmanian Native

PERRY-LING GARDENS PLANTING PALETTE				JOHN MONGARD LANDSCAPE ARCHITECTS WITH CENTRAL COAST COUNCIL				Rev A - Current to: 29th July 2022				
SUCCULENTS												
PLANT NAME	COMMON PLANTS	TYPE	Size	H-W	HABIT	EXOTIC / NATIVE	DECID. / EVERG.	PLANTING NOTES	SEASONAL FLOWER			
									SPR	SUM	AUT	WIN
<i>Aeonium zwartkop</i>	Black Rose	Shrub	Small	H: 1m	Upright	E	E	Foliage feature				
<i>Aeonium arboreum sp.</i>		Shrub	Small	H: 1m	Upright	E	E	Foliage feature				
<i>Aloe x spinosissima</i>	Spider aloe	Shrub	Small	H: 1m	Upright	E	E	Foliage feature				
<i>Carpobrotus aequilaterus</i>	Angled Pigface	Shrub	Small	H: 0.4m	Prostrate	N	E	Bank stabiliser				
<i>Carpobrotus edulis</i>	Hottentot Fig	Ground cover	Small	H: 0.4m	Prostrate	N	E	Bank stabiliser				
<i>Drosanthemum floribundum</i>	Ice Plant	Shrub	Small	H: 0.4m W: 0.5m		E	E	Spreading flower carpet				
<i>Drosanthemum speciosum</i>	Royal Dewflower	Shrub	Small	H: 0.4m W: 0.5m		E	E	Spreading flower carpet				
<i>Kniphofia sp.</i>	Hot Poker	Grass	Small	H: 1m W: 1m	Upright, clumping	E	E	Winter flower feature				
<i>Lampranthus haworthii</i>		Ground cover	Small	H: 0.6m W: 1m		E	E	Flowering carpet				
<i>Portulacaria afra 'Gold'</i>	Golden Jade	Ground cover	Small	H: 1m	Dense shrub	E	E	Flowering carpet	N/A			
<i>Portulaca grandiflora</i>	Moss Rose	Ground cover	Small	H: 0.2m W: 0.5m	Prostrate	E	E	Foliage colour				
<i>Sedum mexicanum</i>	Gold Mound	Ground cover	Small	H: 0.2m W: 0.5m	Prostrate	E	E	Foliage colour				
<i>Sedum rubrotinctum</i>	Jelly Bean Plant	Ground cover	Small	H: 0.2m W: 0.5m	Prostrate	E	E	Foliage colour				
<i>Sedum spectabile 'Autumn Joy'</i>		Ground cover	Small	H: 0.6m W: 0.5m	Prostrate	E	E	Foliage colour				
<i>Sedum variegatum</i>	Stonecrop	Ground cover	Small	H: 0.4m W: 0.5m	Prostrate	E	E	Foliage colour				
<i>Senecio cylindricus</i>	Narrow Chalk Sticks	Shrub	Small	H: to 0.3m W: to 0.6	Compact; mounding semi-trailing.	E	E	Full sun; sandy-dry well drained soils; succulent; hardy; drought tolerant; borders/rockeries; mass planting; contrast colour/texture; prune lightly if leggy.	N/A			
<i>senecio haworthii</i>	Cocoon Plant	Shrub	Small	H: 0.3m W: 0.5m	Prostrate		E	Feature plant				
<i>senecio serpens</i>	Blue Chalk Sticks	Shrub	Small	H: 0.3m W: 0.5m	Prostrate	E	E	Feature plant	W			

Note: The plant palette will be subject to variations according to supply at any point in time.

* = Tasmanian Native



DESIGN DEVELOPMENT PLANS

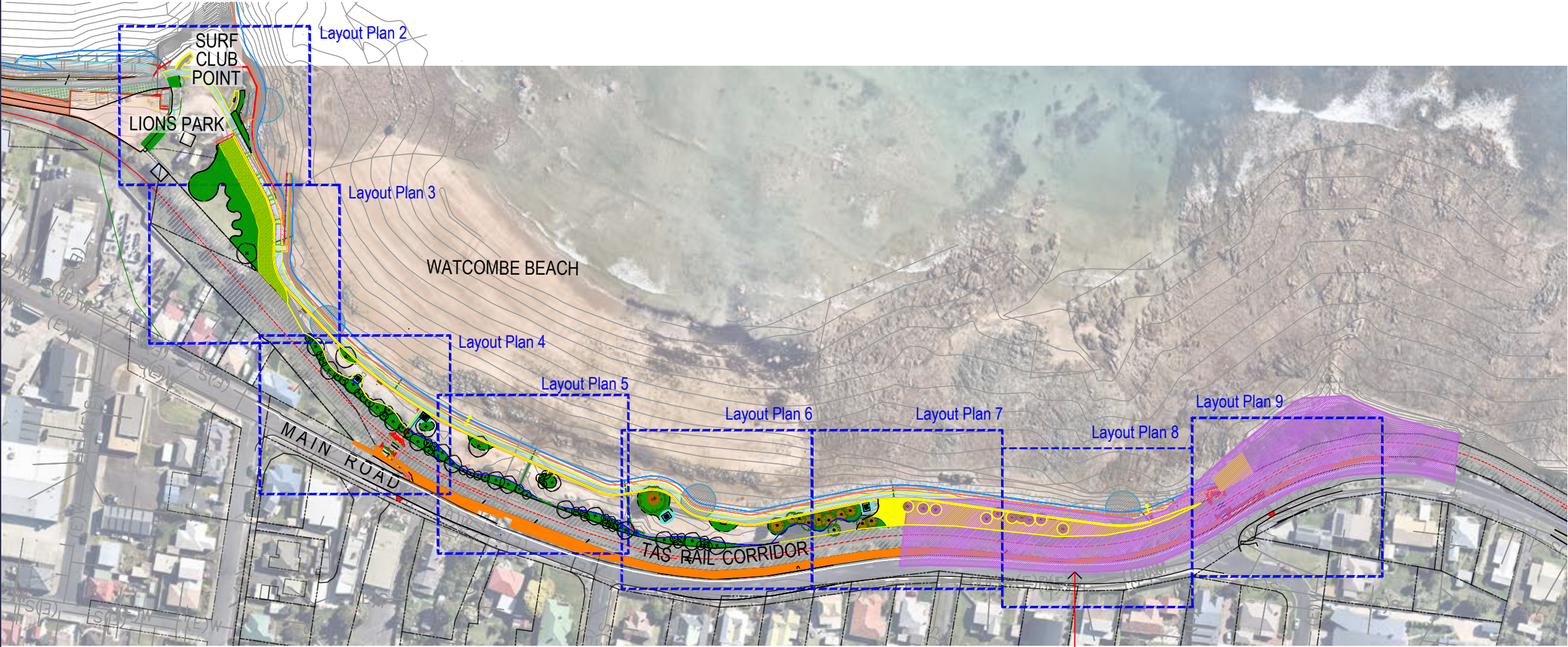
Landscape Improvement Works

The 2022-year works will focus on creating the soft landscape works below the railway line. New garden beds, a watering system, hydro mulching and seeding banks, plant procurement and planting works will be undertaken. Community planting bees will be organised to help create community ownership.

The 2023-year works will install the park furniture, shelters, signage, storytelling, edging and other fixtures. The verges and garden areas above the railway line will be renovated and infill planted. The railway line planting zone will also be improved with ground-covers. Community painting bees will be organised to help create unique Penguin- style furnishings.

Future improvement works should include budgets for public art and craft elements: garden sculptures, pavement artworks and other craft elements suited to the improved Perry-Ling Heritage Gardens.

- Notes:**
1. The aerial photography and the survey are slightly out of alignment. The photograph is shown for general site information only. The digital survey controls all set-outs and dimensions.

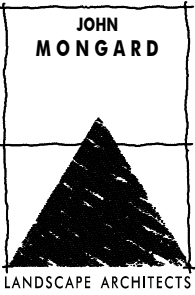


GENERAL DRAWING NOTES

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D	16/08/22	Review	JM
C	27/07/22	Review	JM
B	04/05/22	Review	JM
A	28/04/22	Review	JM
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Perry-Ling Gardens, Penguin

LANDSCAPE DESIGN DEVELOPMENT PLAN LAYOUT

SCALE:
1:2000

DWG NO:
CD-01

SHEET NO:
1-12

ISSUE:
D

NORTH

NOTES:

DATE:
16/08/22

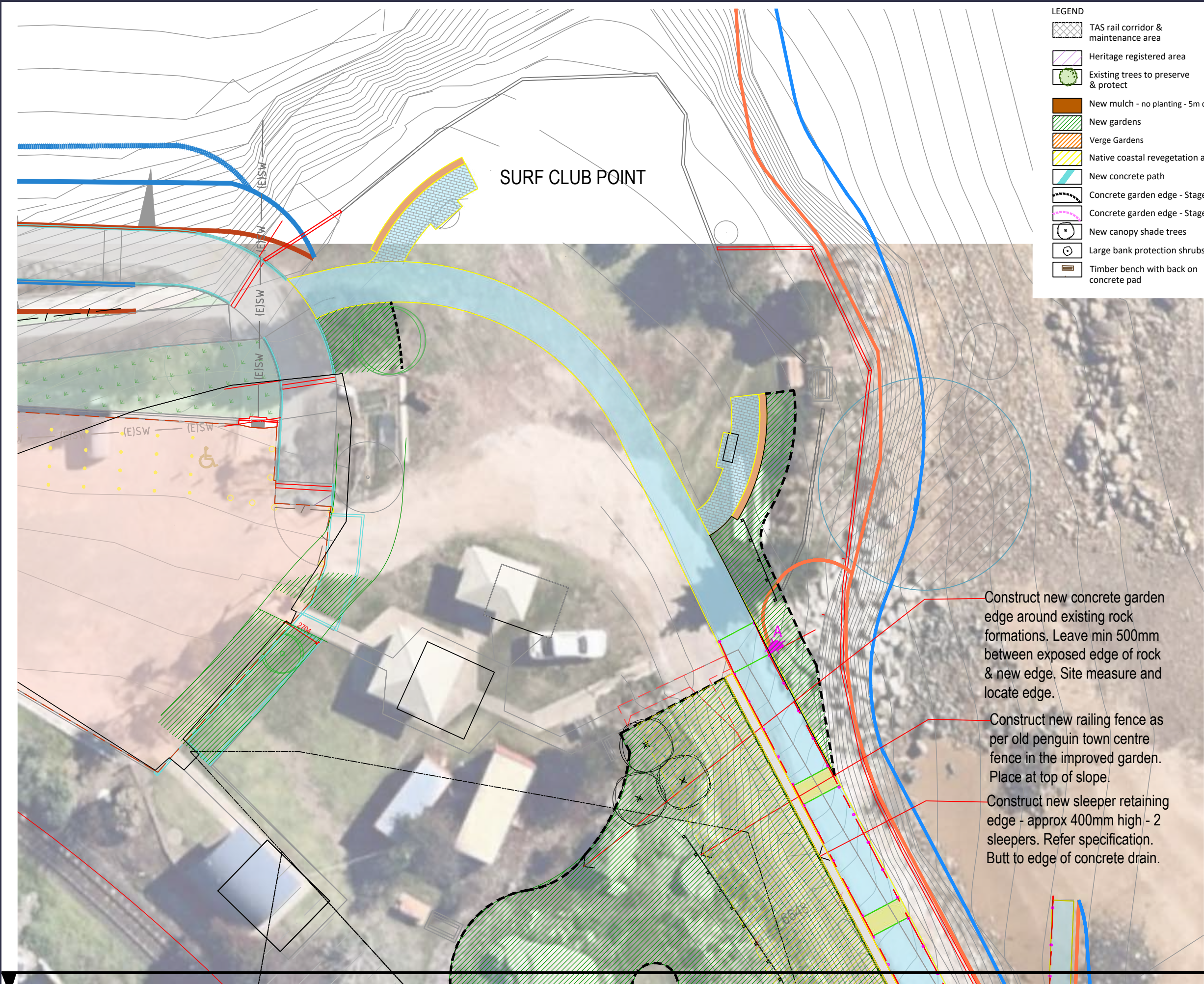
DRAWN BY:
JR

CHECKED BY:
JM

JOB NO:
2220101

0 20 40 60

SCALE 1:2000 (m)



LEGEND

- TAS rail corridor & maintenance area
- Heritage registered area
- Existing trees to preserve & protect
- New mulch - no planting - 5m dia
- New gardens
- Verge Gardens
- Native coastal revegetation areas
- New concrete path
- Concrete garden edge - Stage 1
- Concrete garden edge - Stage 2
- New canopy shade trees
- Large bank protection shrubs
- Timber bench with back on concrete pad

- 2 x Adirondack chairs on concrete pad
- Railway sleeper bench - no back
- New picnic setting on concrete pad
- New interpretive sign
- New way finding sign
- Watering mainline (located behind garden edges)
- Drink fountain with dog tap
- Dog poo bin
- Post and rail fence - refer detail
- Sleeper retaining Wall
- Picnic shelter / setting combination - refer notes / details

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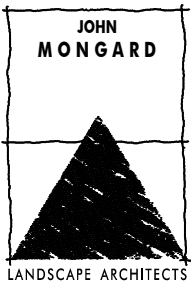
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A	28/04/22	Review	JM

ISSUE: DATE: EVENT: INITIALS:



JOHN MONGARD
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Perry-Ling Gardens,
Penguin

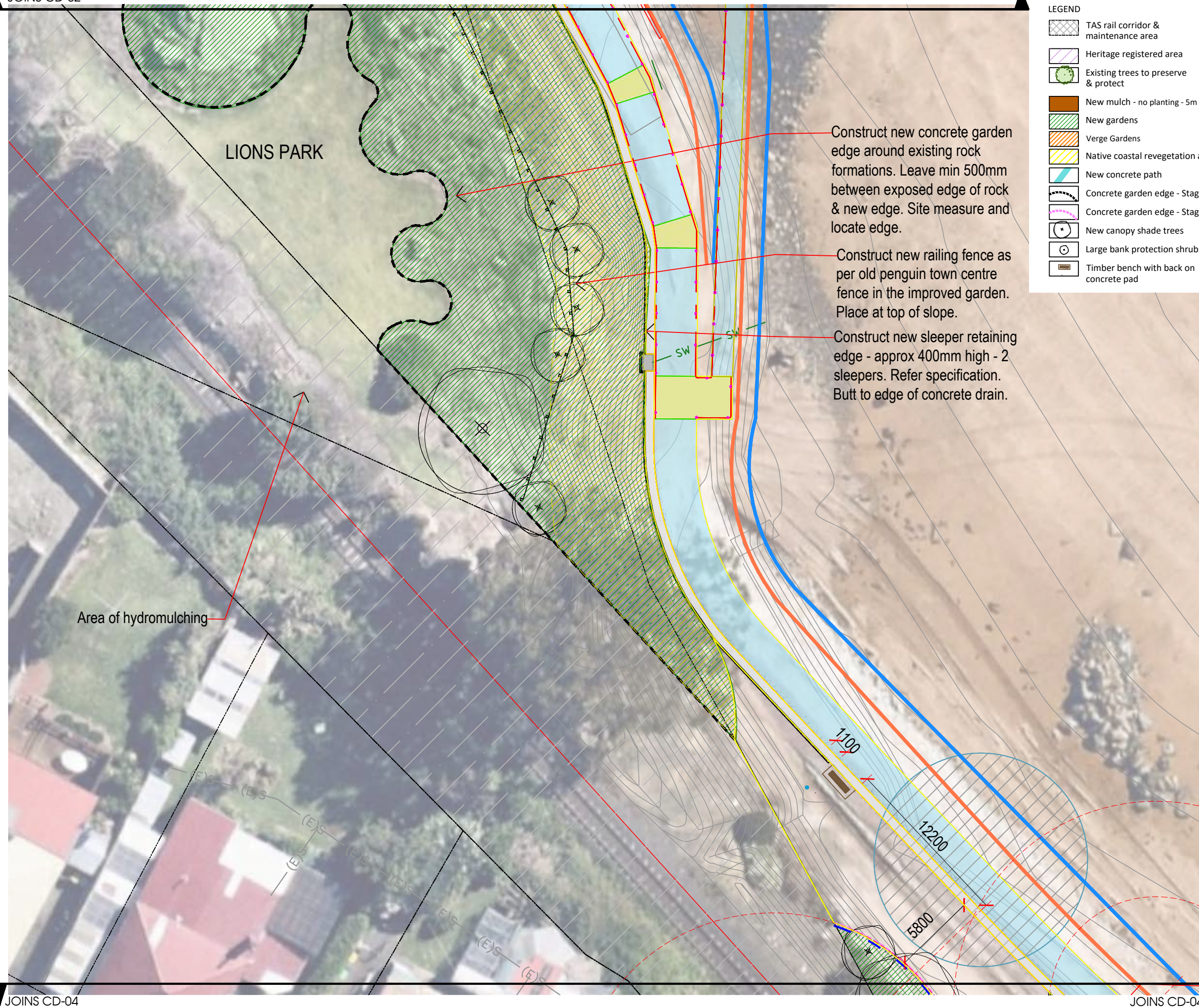
LANDSCAPE DESIGN
DEVELOPMENT PLAN

SCALE: 1:500@A3		DATE: 16/08/22
DWG NO: CD-02		DRAWN BY: JR
SHEET NO: 2-12		CHECKED BY: JM
ISSUE: D		JOB NO: 2220101



JOINS CD-03

JOINS CD-03



LEGEND

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A	28/04/22	Review	JM

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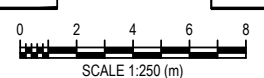
LANDSCAPE ARCHITECTS

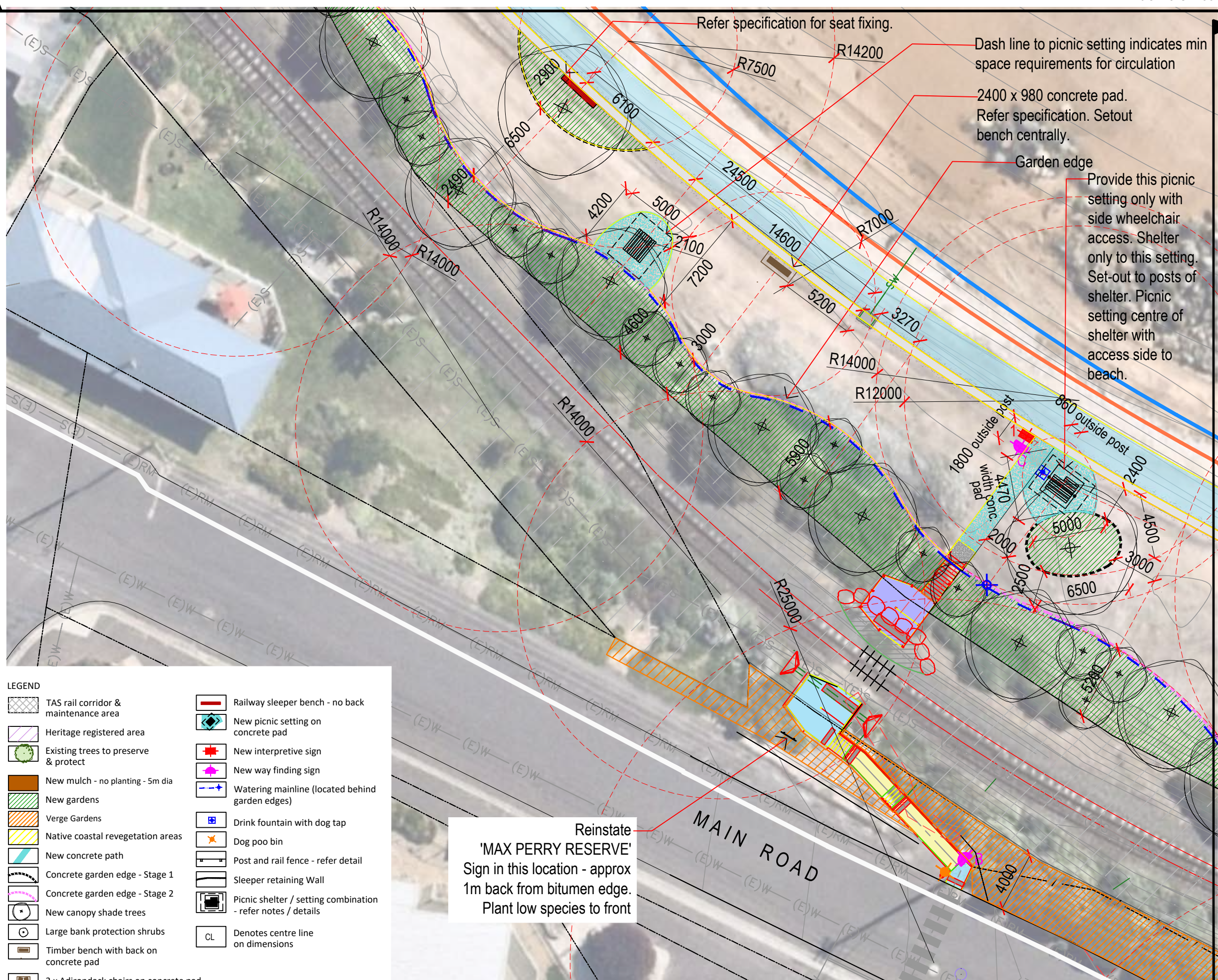
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Perry-Ling Gardens, Penguin

LANDSCAPE DESIGN DEVELOPMENT PLAN

SCALE: 1:500@A3		DATE: 16/08/22
DWG NO: CD-03		DRAWN BY: JR
SHEET NO: 3-12		CHECKED BY: JM
ISSUE: D		JOB NO: 2220101





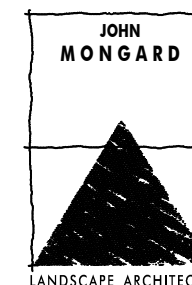
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B	04/05/22	Review	JM
A	28/04/22	Review	JM

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Perry-Ling Gardens,
Penguin

LANDSCAPE DESIGN
DEVELOPMENT PLAN

SCALE: 1:500@A3	NORTH	DATE: 16/08/22
DWG NO: CD-04		DRAWN BY: JR
SHEET NO: 4-12		CHECKED BY: JM
ISSUE: D	NOTES:	JOB NO: 2220101



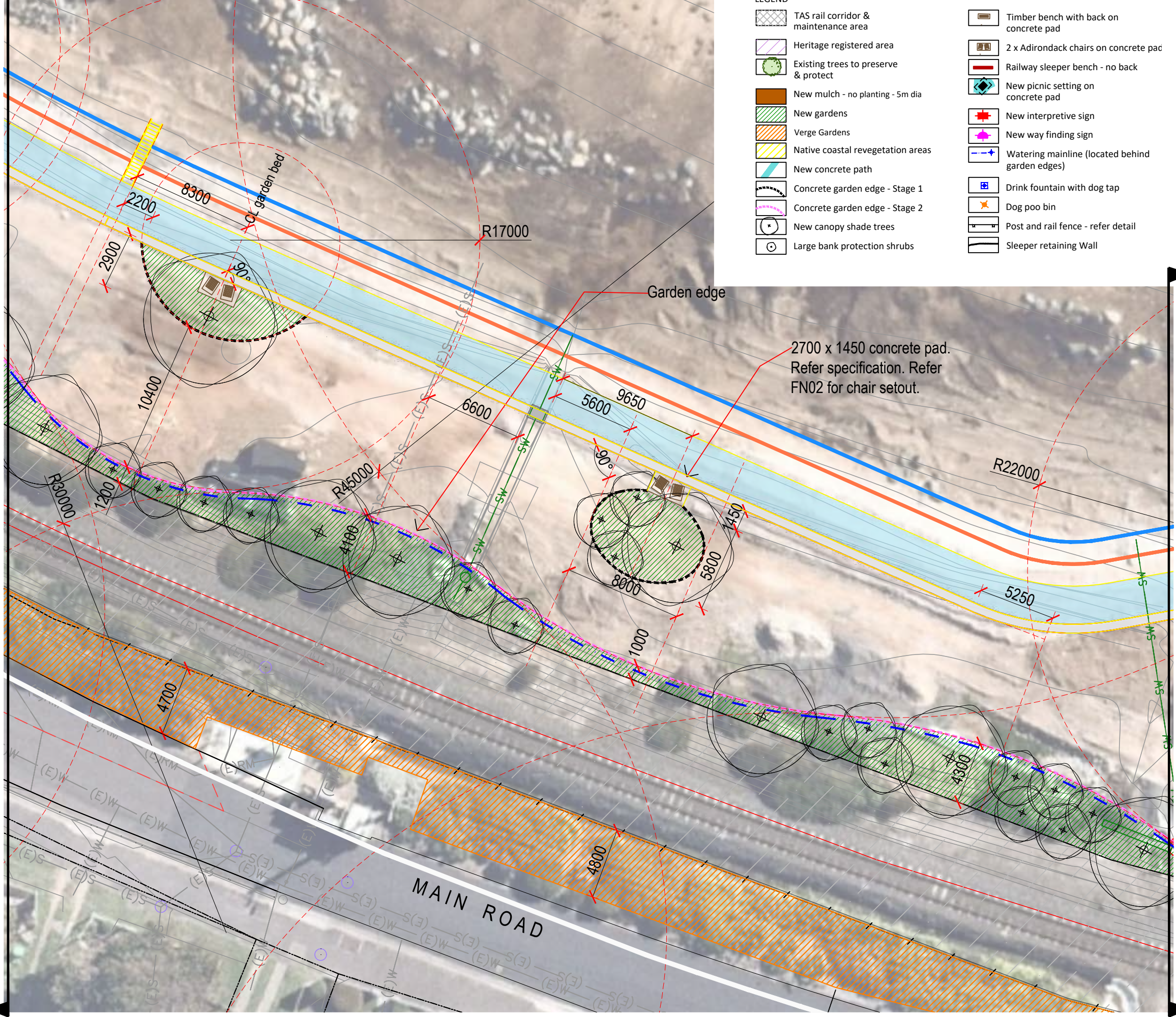
LEGEND

	TAS rail corridor & maintenance area		Railway sleeper bench - no back
	Heritage registered area		New picnic setting on concrete pad
	Existing trees to preserve & protect		New interpretive sign
	New mulch - no planting - 5m dia		New way finding sign
	New gardens		Watering mainline (located behind garden edges)
	Verge Gardens		Drink fountain with dog tap
	Native coastal revegetation areas		Dog poo bin
	New concrete path		Post and rail fence - refer detail
	Concrete garden edge - Stage 1		Sleeper retaining Wall
	Concrete garden edge - Stage 2		Picnic shelter / setting combination - refer notes / details
	New canopy shade trees		Denotes centre line on dimensions
	Large bank protection shrubs		
	Timber bench with back on concrete pad		
	2 x Adirondack chairs on concrete pad		

Reinstate
'MAX PERRY RESERVE'
Sign in this location - approx
1m back from bitumen edge.
Plant low species to front

JOINS CD-04

JOINS CD-04



LEGEND

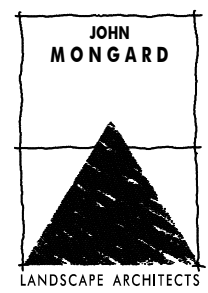
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- CL Denotes centre line on dimensions

GENERAL DRAWING NOTES

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Perry-Ling Gardens,
Penguin

LANDSCAPE DESIGN
DEVELOPMENT PLAN

SCALE:
1:500@A3

DWG NO:
CD-05

SHEET NO:
5-12

ISSUE:
D

DATE:
16/08/22

DRAWN BY:
JR

CHECKED BY:
JM

JOB NO:
2220101

NOTES:

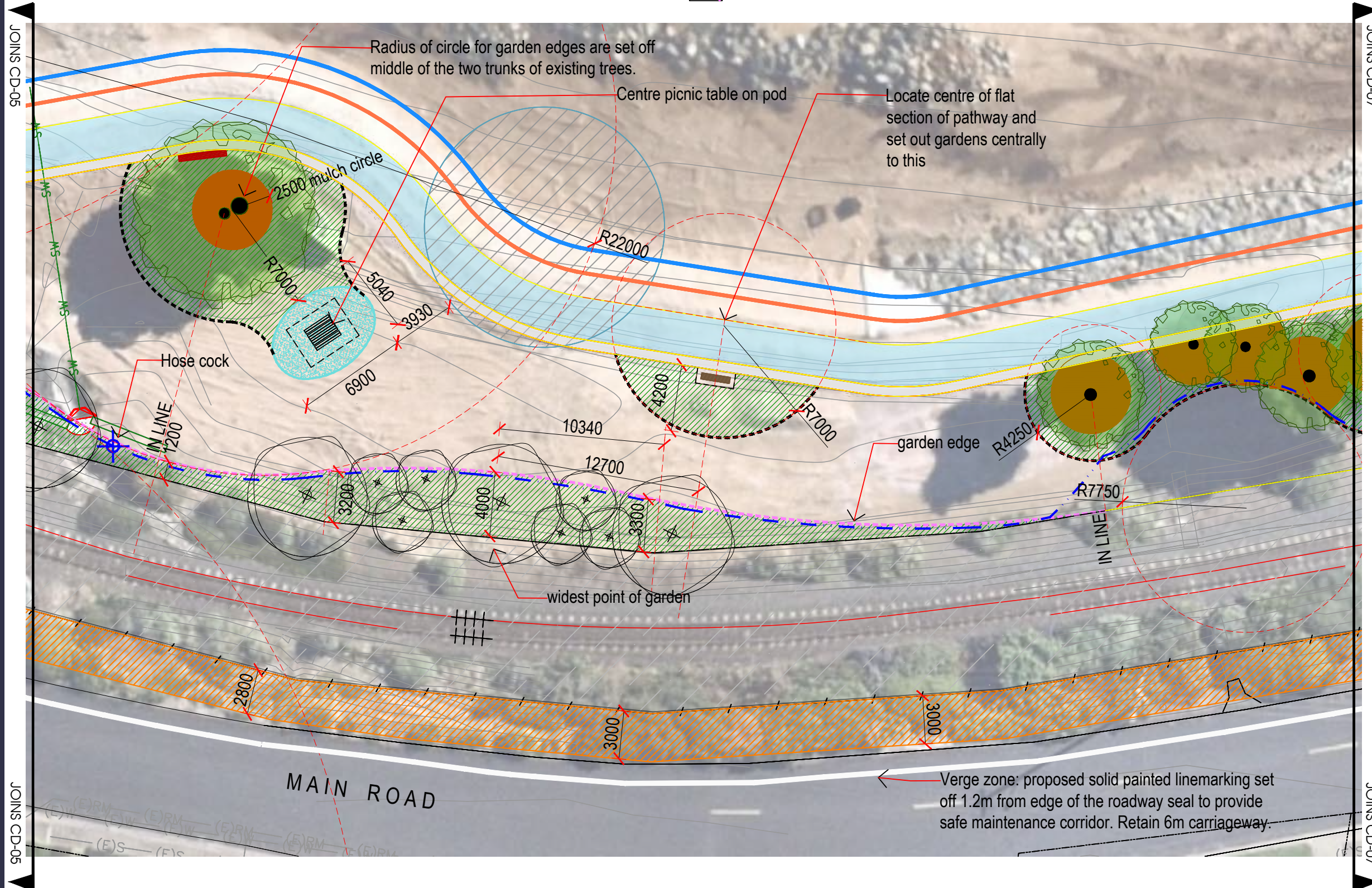
SCALE 1:250 (m)

LEGEND

- TAS rail corridor & maintenance area
- Heritage registered area
- Existing trees to preserve & protect
- New mulch - no planting - 5m dia
- New gardens
- Verge Gardens
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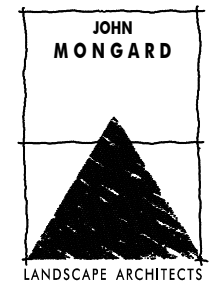
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A	28/04/22	Review	JM

ISSUE: DATE: EVENT: INITIALS:

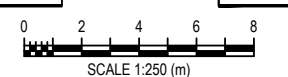


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Perry-Ling Gardens,
Penguin

LANDSCAPE DESIGN
DEVELOPMENT PLAN

SCALE: 1:500@A3	NORTH 	DATE: 16/08/22
DWG NO: CD-06		DRAWN BY: JR
SHEET NO: 6-12		CHECKED BY: JM
ISSUE: D	NOTES:	JOB NO: 2220101



LEGEND

- | | | | | | |
|--|--------------------------------------|--|---|--|--|
| | TAS rail corridor & maintenance area | | Large bank protection shrubs | | Post and rail fence - refer detail |
| | Heritage registered area | | Timber bench with back on concrete pad | | Sleeper retaining Wall |
| | Existing trees to preserve & protect | | 2 x Adirondack chairs on concrete pad | | Picnic shelter / setting combination - refer notes / details |
| | New mulch - no planting - 5m dia | | Railway sleeper bench - no back | | CL Denotes centre line on dimensions |
| | New gardens | | New picnic setting on concrete pad | | |
| | Verge Gardens | | New interpretive sign | | |
| | Native coastal revegetation area | | New way finding sign | | |
| | New concrete path | | Watering mainline (located behind garden edges) | | |
| | Concrete garden edge - Stage 1 | | Drink fountain with dog tap | | |
| | Concrete garden edge - Stage 2 | | Dog poo bin | | |
| | New canopy shade trees | | | | |

GENERAL DRAWING NOTES

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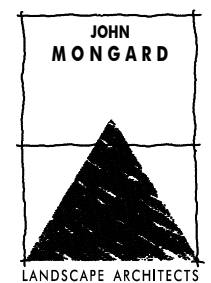
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C	27/07/22	Review	JM
B	04/05/22	Review	JM
A	28/04/22	Review	JM
ISSUE:	DATE:	EVENT:	INITIALS:



The Design Bank, 89 Grey Street,
South Brisbane, Queensland, Australia 4101
Phone: +61 7 3844 1932 | Fax: +61 7 3844 3250
Email: mail@mongard.com.au | Web: www.mongard.com.au

Perry-Ling Gardens,
Penguin

LANDSCAPE DESIGN
DEVELOPMENT PLAN

SCALE: 1:500@A3	NORTH 	DATE: 16/08/22
DWG NO: CD-07		DRAWN BY: JR
SHEET NO: 7-12		CHECKED BY: JM
ISSUE: D		JOB NO: 2220101

0 2 4 6 8
SCALE 1:250 (m)

JOINS CD-06

JOINS CD-06

JOINS CD-08

JOINS CD-08

LEGEND

- | | | | | | |
|--|--------------------------------------|--|---|--|--|
| | TAS rail corridor & maintenance area | | Large bank protection shrubs | | Post and rail fence - refer detail |
| | Heritage registered area | | Timber bench with back on concrete pad | | Sleeper retaining Wall |
| | Existing trees to preserve & protect | | 2 x Adirondack chairs on concrete p | | Picnic shelter / setting combination - refer notes / details |
| | New mulch - no planting - 5m dia | | Railway sleeper bench - no back | | CL Denotes centre line on dimensions |
| | New gardens | | New picnic setting on concrete pad | | |
| | Verge Gardens | | New interpretive sign | | |
| | Native coastal revegetation area | | New way finding sign | | |
| | New concrete path | | Watering mainline (located behind garden edges) | | |
| | Concrete garden edge - Stage 1 | | Drink fountain with dog tap | | |
| | Concrete garden edge - Stage 2 | | Dog poo bin | | |
| | New canopy shade trees | | | | |

GENERAL DRAWING NOTES

Written dimensions shall be taken in preference to scale. Verify all dimensions on site. Verify and mark all alignments prior to commencing work. Verify the location of all services on the site prior to commencing work. The Contractor is responsible for any damage incurred to the existing services. Co-ordinate all work with the other Contractors.

Contours indicated are approximate only. All levels to be verified on site. Set out all levels for the approval of the Landscape Architect prior to planting. All plants to be set out on the site for approval by the Landscape Architect prior to planting.

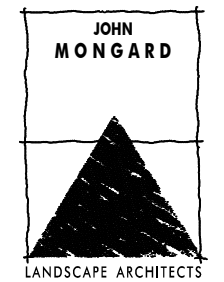
Only vegetation designated by the Landscape Architect is to be removed from the site. Retain all other existing vegetation.

All ordering to be obtained through the approved suppliers. Advise the Landscape Architect if supply difficulties are encountered.

These designs, drawings and specifications and the copyright thereof, are the property of John Mongard Landscape Architects Pty Ltd and must not be used, retained or copied without written authority of same.

D	16/08/22	Review	JM
C	27/07/22	Review	JM
B	04/05/22	Review	JM
A	28/04/22	Review	JM

ISSUE: DATE: EVENT: INITIALS:

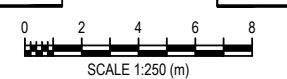


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Perry-Ling Gardens,
Penguin

LANDSCAPE DESIGN
DEVELOPMENT PLAN

SCALE: 1:500@A3	NORTH 	DATE: 16/08/22
DWG NO: CD-08		DRAWN BY: JR
SHEET NO: 8-12		CHECKED BY: JM
ISSUE: D		JOB NO: 2220101

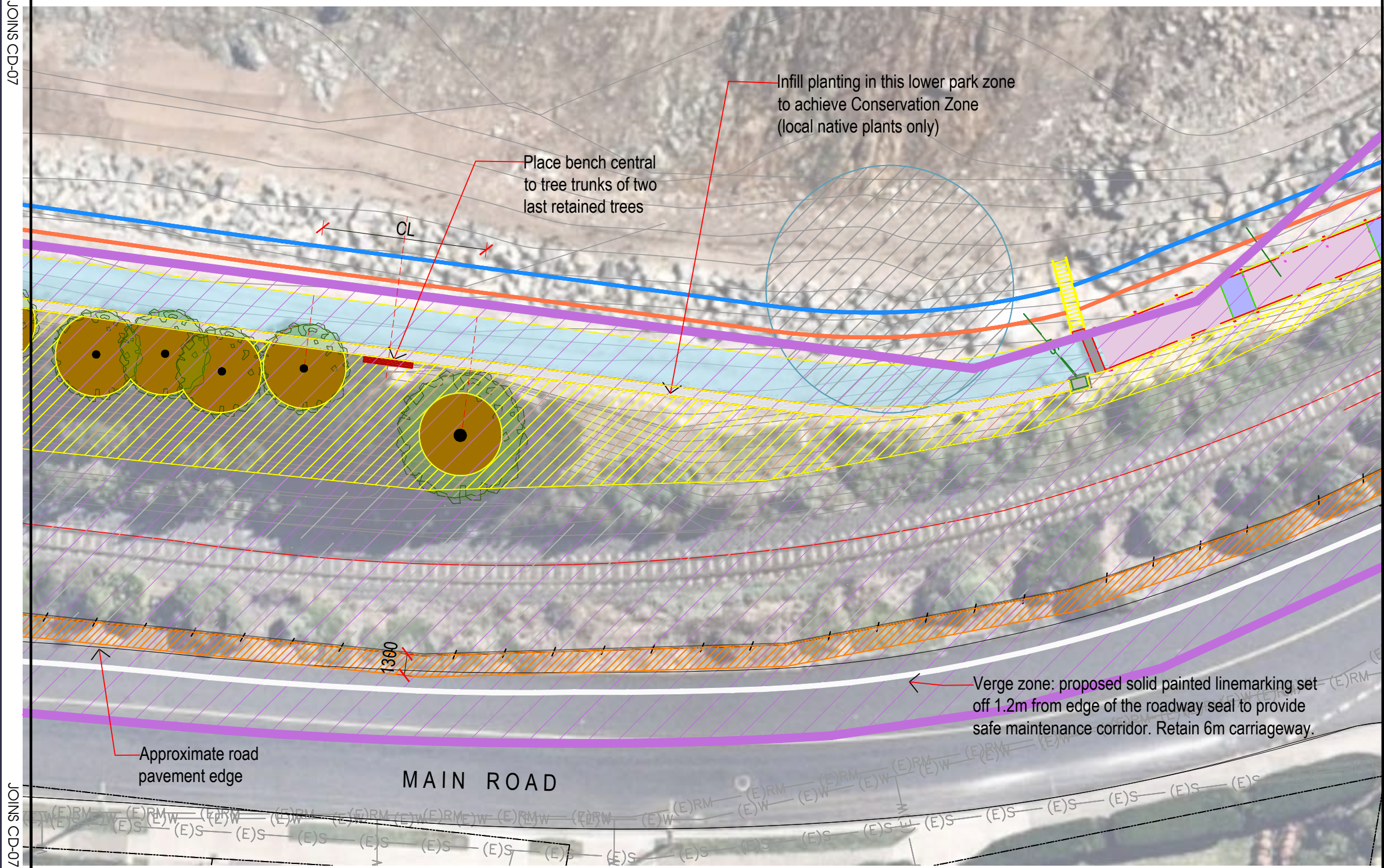


JOINS CD-07

JOINS CD-07

JOINS CD-09


























JOINS CD-09

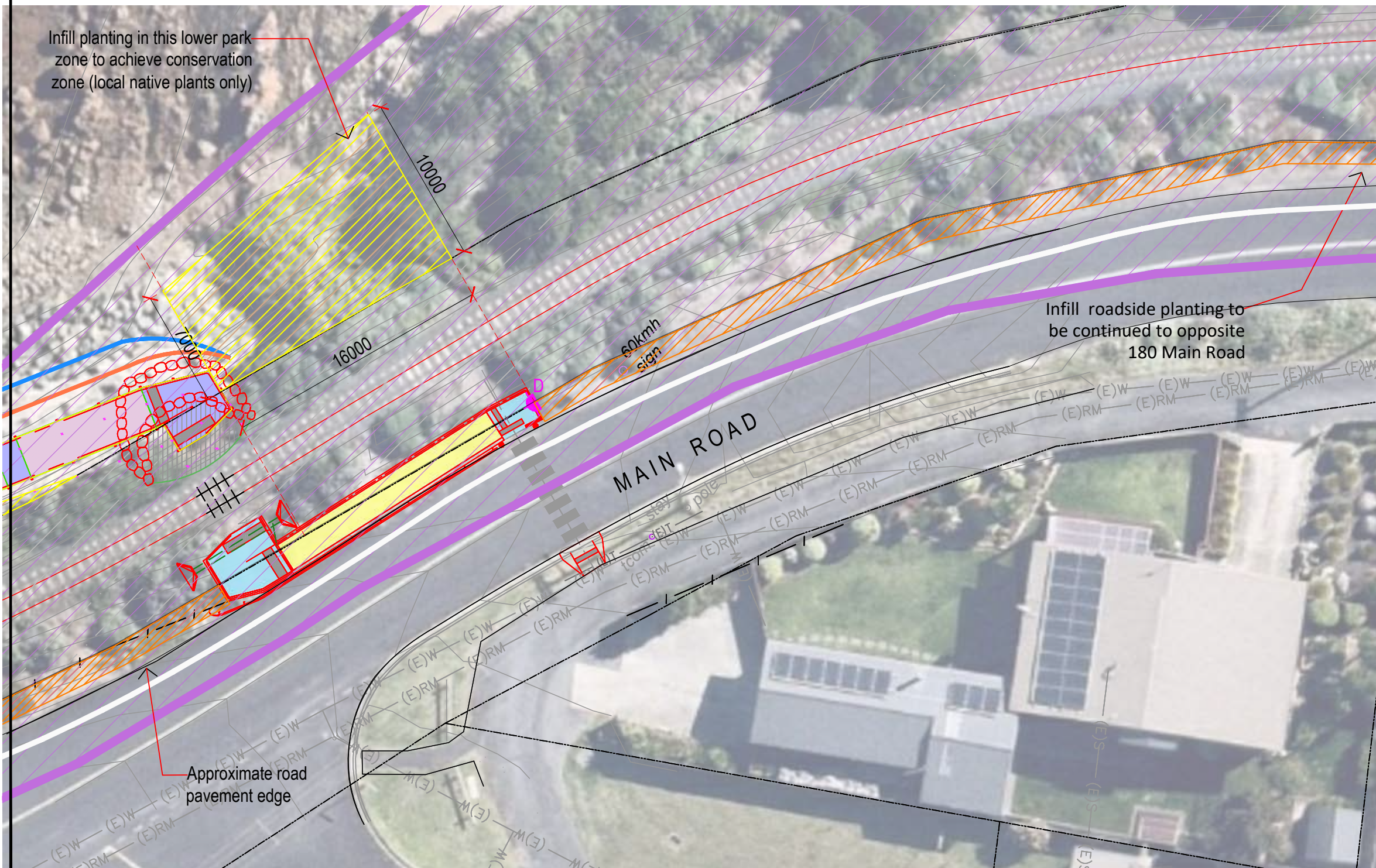


JOINS CD-08

JOINS CD-08

LEGEND

-  TAS rail corridor & maintenance area
-  Heritage registered area
-  Existing trees to preserve & protect
-  New mulch - no planting - 5m dia
-  New gardens
-  Verge Gardens
-  Native coastal revegetation area
-  New concrete path
-  Concrete garden edge - Stage 1
-  Concrete garden edge - Stage 2
-  New canopy shade trees
-  Large bank protection shrubs
-  Timber bench with back on concrete pad
-  2 x Adirondack chairs on concrete pad
-  Railway sleeper bench - no back
-  New picnic setting on concrete pad
-  New interpretive sign
-  New way finding sign
-  Watering mainline (located behind garden edges)
-  Drink fountain with dog tap
-  Dog poo bin
-  Post and rail fence - refer detail
-  Sleeper retaining Wall
-  Picnic shelter / setting combination - refer notes / details
-  CL Denotes centre line on dimensions



GENERAL DRAWING NOTES

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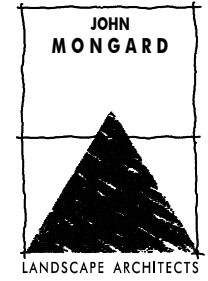
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Perry-Ling Gardens,
Penguin

LANDSCAPE DESIGN
DEVELOPMENT PLAN

SCALE:
1:500@A3

DWG NO:
CD-09

SHEET NO:
9-12

ISSUE:
D

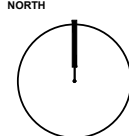
DATE:
16/08/22

DRAWN BY:
JR

CHECKED BY:
JM

JOB NO:
2220101

NOTES:



0 2 4 6 8
SCALE 1:250 (m)

SPECIFICATION NOTES

These specifications relate to landscape works associated with the Perry-Ling Masterplan and should be read in conjunction with the Landscape Plans by John Mongard Landscape Architects.

PLANTING AND VEGETATION WORKS

A. Verge Planting

TasRail Corridor

TasRail will clear and then revegetate areas required for safe functioning of the corridor. Revegetation and jute matting will be undertaken in conjunction with other works. Plantings will be limited in the corridor to hardy, walkable ground cover species selected from the Perry-Ling Plant Palette.

Streetside Verge Gardens

The street verges are difficult to maintain due to access and TasRail requirements. The intention is to do the following works:

Verge Planting Specification

1.

Planting selection – use the Perry-Ling Planting Palette to select plants for infill areas. Allow for 3 tube plants per m² assuming one ground cover, one or two shrubs of up to 1.2m in height.
2.

Plant procurement – pre-grow / procure native and non-native plants 3-4 months in advance to ensure correct plants are available.
3.

Clear rubbish, weeds, remove dead plants and make ready for planting.
4.

Apply approved weed control chemical where grass or undesirable plants located (do not spray where there are healthy retained plants). Let sit for 3 weeks. Remove remnant weeds.
5.

Hand cultivate smaller areas and machine cultivate larger areas. Rake in compost (1 bag per 3m²).
6.

Lay 75mm of Cypress Pine mulch to cleared areas. Let sit for 4 weeks prior to planting.
7.

Plant tube stock or 140mm pot stock with water crystals and slow-release fertiliser tablets in planting holes (Typhoon ‘Native’ 10g, water crystals 10g per hole).
8.

Provide revegetation protection barriers to plants where required / until established (establishment in 6 months). Remove barriers once established.
9.

Apply water on planting (at least 5 litres per plant after planting).
10.

Water weekly for three weeks using watering truck or watering system.
11.

Remove any emerging weeds in the fourth week after planting.
12.

Commence annual maintenance programme.

B. Foreshore Park Planting

Set out of Gardens

A qualified surveyor should set out the gardens and furniture using the landscape plans. The curved garden beds are to achieve smooth transitions: Peg points at approximately 5 metre intervals. Lay a watering hose to achieve smooth transition lines prior laying concrete edge.

Works Around Existing Trees

No excavation or cultivation to soil under the drip line of mature existing trees. Trees with poor branch structure or damages from civil works should be carefully pruned to prevent further damage / disease. Make clean cuts. New garden soil or plants should not be added to the soil area around the tree drip line. Apply 75mm of cypress pine mulch under the tree drip line area and control weeds as required.

Park Planting Specification

1.

Planting selection – use the planting palette to select plants for infill areas. Allow for 3 tube plants per m² assuming one ground cover, one or two shrubs of up to 1.2m in height.
2.

Plant procurement – pre-grow / procure native and non-native plants 3-4 months in advance to ensure correct plants are available.
3.

Clear rubbish, weeds, remove dead plants and make ready for planting.
4.

Apply approved weed control chemical where grass or undesirable plants located (do not spray where there are healthy retained plants). Let sit for 3 weeks. Remove remnant weeds.
5.

Hand cultivate smaller areas / machine cultivate larger areas. Rake in compost (1 bag per 3m²).
6.

Lay 75mm of Cypress Pine mulch to cleared areas. Let sit for 4 weeks prior to planting.
7.

Plant tube stock or larger pot / bag stock with water crystals and slow-release fertiliser tablets in planting holes (Typhoon ‘Native’ 10g, water crystals 10g per hole).
8.

Advanced trees – excavate a hole twice the size of the bag. Mix in compost, water beads and two Typhoon fertiliser tablets per tree. Install two hardwood 1800 ht stakes per tree with hessian tie. Soak the tree bag into a plastic container prior placing. Then apply at least 15 litres of water for 75-100 litre trees. Re-apply water in one week. Implement watering system to maintain even watering during establishment.
9.

Provide revegetation protection barriers to plants where required / until established (establishment in 6 months).
10.

Apply water on planting (at least 5 litres per plant after planting).
11.

Water weekly for three weeks using watering truck.
12.

Remove any emerging weeds in the fourth week after planting.
13.

Commence annual maintenance programme.

Irrigation

Provide a design and construct quote from a qualified irrigation or hydraulic consultant. The intent of the system is to install a main water line that runs the length of the parkland following the new garden edge as shown on the Landscape Plans. Valve boxes with tamperproof taps are to be installed along the supply line to enable 20 metre watering hoses to be installed for manual watering / cleaning (approximately 7 valve boxes will be required). Water supply to be connected to the toilet supply line at Picnic Point. Test for sufficient water pressure. Undertake a dial-before-you dig search and identify services with project administrator. The main line required will be approximately 292 metre long. Excavate a trench and install main line at least at 300mm depth and provide ground line identifiers at regular intervals for future maintenance / locating the line. Supply an as-built plan in Autocad format to Council.

Hydromulching / Hydroseeding

Applied by approved specialist contractor. Scarify the surface to 700mm to enable seeding product to have purchase on the steep banks. Apply when there is no wind or rainfall projected for the install day and the following 5 days. Provide light watering as required until established in 3 weeks. Seed mix to provide native grass and ground cover species suited to exposed, coastal embankment. Provide species mix for approval.

Sleeper Edge

Setout line of new edge adjacent to the inside edge of concrete drain. Use 200 x 50mm x 1.8m timber sleeper (H4 treated pine ‘Sienna Micro Pro’ sleeper). Fix with ‘maxi 700mm’ sleeper peg galvanised steel T-joiner, suited for 2 sleeper height edge: (Bunnings model ES39). Use galvanised screw fixings. Apply black geotextile to rear of sleeper: staple fix to wall 100mm from top edge. Type: use Bunnings ‘Everhard 600mm x 50mm roll drain’ matting. Place 50mm deep and 200mm wide layer of 20mm blue metal drainage gravel over the geotextile. Topsoil: fill topsoil above geotextile and behind sleeper to allow for 75mm of mulch and 25mm clearance to sleeper top edge. Use screened topsoil which is certified weed free.

Sleeper Bench Seat

Set-out bench to nominated location (refer detail). Create a level soil base which is 100mm below finished turf level. Lightly compact 5mm crusher dust and place or construct bench in place. Type: as per detail

Bench Seat with Back:

Slab: Excavate and level area to allow for a 100mm reinforced concrete pad to be installed level with finished height of turf. Use F62 mesh and lightly expose pad.
Type: Landmarkpro ‘Tamworth’ Seat - 1800mm long
Raw pine frame & slats. Perry-Ling Volunteers Group to paint slats to Perry-Ling Colour Palette.
Install with bolt-down, galvanised stainless-steel fixings.

Penguin Colour scheme:

Perry-Ling Gardens has a specific paint palette which is to be strictly utilised. Refer attached Palette.

PARK FURNITURE

Supplier Painted Items:

Steel posts and frames must be hot dip galvanised primed and then painted with two coats of an approved two-part epoxy paint system. Supplier to provide touch-up paint can in 2-pack epoxy paint system.
Paint colour: Dulux Blue Regal #S43D9
System: Dulux Acrothane 1F
Dulux Data Sheet: PC218

Council / Volunteer Painted Items

Treated pine slats and frames are to be painted in Dulux paint system as per the attached palette of colours.
Paint Type: Dulux Weathershield Gloss Acrylic
Application: Follow instructions on Dulux product data sheet. Clean down timber. Apply by brush.
Coats: Apply two coats. If timber is raw and unseasoned, apply undercoat or use three coats of Weathershield.

Shelter Over Picnic Table Set (shelter only specified):

Type: Landmark Pro: Shelter is a kit for installation above a concrete slab.
Sherbrook series K103
Finish: Raw pine finish posts, bolt down, ultra-roofing, stainless steel fixings,
Posts: Raw finish ‘rose’ pine. Perry-Ling Volunteers Group to paint slats.
Roof colour: Colorbond ‘Wind spray’
Structural rating upgrade not required - confirm with local Landmark Pro the wind rating. Supplier to provide detailed design and structural certification. Concrete slab to be lightly exposed. Provide reinforcing and slab to detail.

Picnic Table and Chair Setting:

Type: Landmark Pro ‘Taroom’ Picnic Setting
Finish: 2-pack epoxy painted frame, raw finish pine slats. Perry-Ling Volunteers Group to paint slats.
Bolt down, galvanised stainless-steel fixings
Paint colour: Dulux Blue Regal #S43D9
System: Dulux Acrothane 1F
Dulux Data Sheet: PC218

Wheelchair access:

Supply one picnic setting with SIDE wheelchair access install at location as per landscape plan.
All other settings to be as standard - wheelchair access both ends.

Soil & Mulch Supplier

GW Landscape, Penguin or equivalent supplier
Ph. 0364370700
office@gwlandscape.com.au

Finger Post Signs

Refer to detail. Seek local signwriter to provide a design and construct quotation. Sign to have 2-pack epoxy painted metal work. Lettering to be vinyl cut in natural white. Sign contractor to provide footing detail. Signpost to be hot-dipped galvanised and painted. Provide sign fabrication drawing for approval. Finger post signs will feature blades on a post, in the manner of the sign near the Big Penguin. Signs shown on the landscape plans will have the following blades, pointed in the relevant directions:

Sign	Sign Text
Sign A - 5 blades	Penguin Watcombe Beach Perry-Ling Gardens Lions Park Toilet
Sign B - 1 blade	Watcombe Beach
Sign C - 6 blades	Penguin Perry-Ling Gardens Lions Park Ulverstone Main Road Toilet
Sign D- 1 blade	Watcombe Beach

Post Colour:

Dulux Marakesh Red #S03F9
System: Dulux Acrothane 1F
Dulux Data Sheet: PC218

Finger Post Sign Background Colour:

Dulux Blue Regal #S43D9
System: Dulux Acrothane 1F
Dulux Data Sheet: PC218

Interpretative Signs

Interpretive signs will be designed by John Mongard Landscape Architects, who will develop a design and construct package for quotation.

Themes:

- Sign 1 - Perry-Ling Gardens, The Railway, Early Watcombe Beach History
- Sign 2 - Watcombe Beach & The Natural Environment

Concrete Paving

- Location: reinforced concrete paving is to be installed at picnic table and at seat furniture bases.
- Concrete Paving Placement: Compact concrete to minimize compressed air in the laying of slabs. Achieve an aggregate rich finish to the top of the slab with minimal air voids.
- Surface finish: The surface is to be free of cracks and of even grade. The distribution of aggregate and colour will be even. No wash or stain marks will be acceptable from exposure of other processes.
- Type: Insitu concrete. Portland Cement in lightly exposed finish.
- Seal: Seal all concrete faces with CCS Natural Concrete Sealer

Maintenance Guide for Colorbond (Picnic shelter roof)

Simple maintenance of Colorbond® steel and Zinalume® steel by regular washing with water will not only enhance its life but maintain its attractiveness for longer periods thus protecting your asset.

Applications where the paint finish is automatically washed by rainwater do not usually require this maintenance, e.g. roof cladding. Examples of applications requiring maintenance cleaning include wall cladding under eaves, and the underside of eave gutters.

Areas not regularly washed by rainwater should be hosed down at least every six months and more frequently in coastal areas where marine salt spray is prevalent, and in areas where high levels of industrial fallout occur.

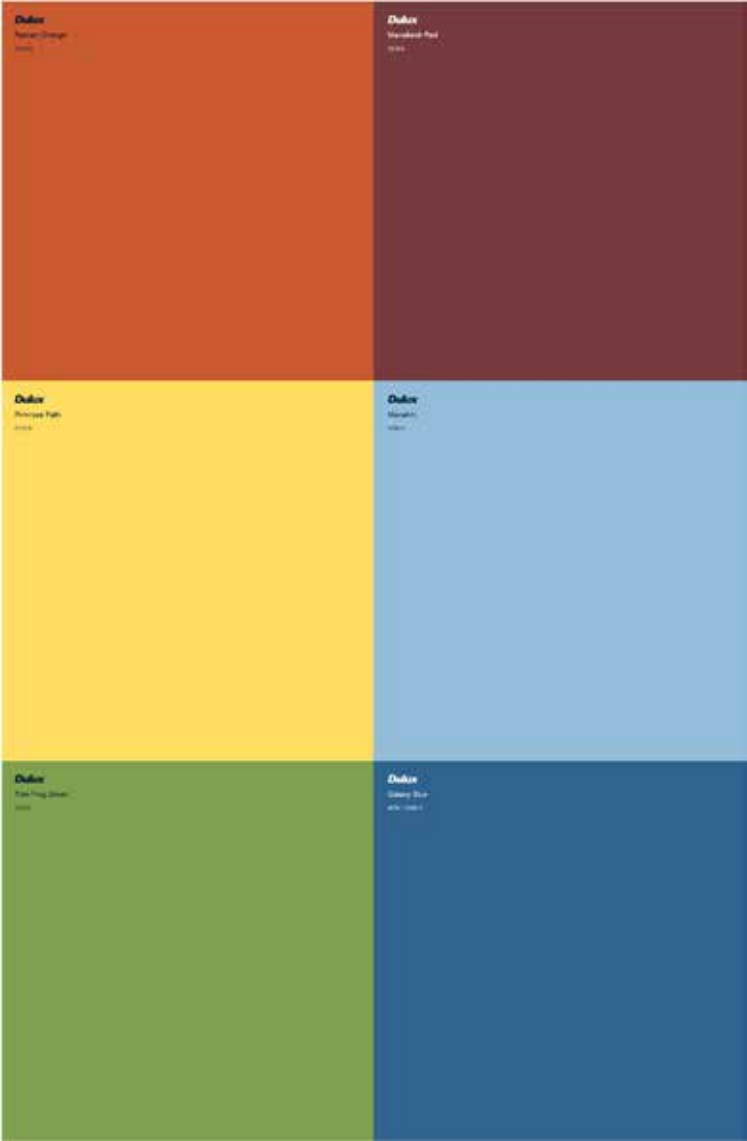
In cases where the regular maintenance referred to above does not remove all dirt which may have adhered to the surface of the paint, the following procedure should be carried out:

- Wash the surface with a mild solution of pure soap or mild non-abrasive kitchen detergent in warm water. Application should be with a sponge, soft cloth or soft bristle nylon brush, and should be gentle to prevent shiny spots.
- The Colorbond® steel and Zinalume® steel should be thoroughly rinsed with clean water immediately after cleaning to remove traces of detergent.
- Never use abrasive or solvent type cleaners (turpentine, petrol, kerosene, paint thinners) on Colorbond® steel and Zinalume® steel.

If cared for in accordance with these instructions, your building components made from Colorbond® pre-painted steel and Zinalume® steel will give many years of low maintenance life.

This information is intended as a guide only. Additional technical information can be obtained from the Colorbond website. Colorbond®, BlueScope and ® colour names are registered trademarks of BlueScope Steel Limited. ™ colour names are trademarks of BlueScope Steel Limited

Penguin Colour Scheme - Foreshore General



Penguin Colour Scheme - Foreshore General:

Radiant Orange	SB7C9
Marrakesh Red	S03F9
Primrose Path	S17H5
Manakin	S36H2
Tree Frog Green	S22F8
Galaxy Blue	S36H7

Perry Ling Additional:

Bureaucracy	S43D6
Blue Regal	S43D9

Penguin Colour Scheme - Perry Ling Additional



Code: **WORKS 13-13**

WORK METHOD REQUIREMENTS



- ☐ 1 For any planned work that the Council requires to undertake within 3 metres of a Railway Line, a documented scope of work together with a SWMS will need to be submitted to Tasmanian Railway Pty Ltd within at least 7 days prior to commencement of works.

Call Brett Pike on 0418 121 939 or Marko Stepanovic 0419 669 002.
- ☐ 2 Before beginning any task a "Permit to Work" shall be issued to the authorised Central Coast Council employee and validated by an authorised Tasmanian Railway representative.
- ☐ 3 At the discretion of Tasmanian Rail, an onsite meeting may be organised to discuss Tasmanian Rail Safety requirements with CCC Employees.
- ☐ 4 Orange Vest must be worn by CCC staff when working onsite, (*available from Depot Store*).
- ☐ 5 Initial notification of any incidents/accidents must be reported to Tasmanian Rails (Train Control) on 036337 2266.
- ☐ 6 Supervision of any associated contractors or sub-contractors will be Council's responsibility.

MUST DO POINTS

- ☐ Orange Vest must be worn by CCC staff when working onsite, (*available from Depot Store*).
- ☐ A Scope of Work, a documented SWMS and a "Permit to Work" signed by both authorities must be generated prior to work commencing.
- ☐ All staff working within the Rail Corridor must have completed the compulsory "Track Safety Awareness" training program and no work is to be done inside the rail corridor without a Track Protection Officer present.

WORK METHOD REQUIREMENTS

Name: Signed:

Date:

SITE WORKS FORM



Activity: PERRY LINGS RAILWAY
Code: WORKS 351-8



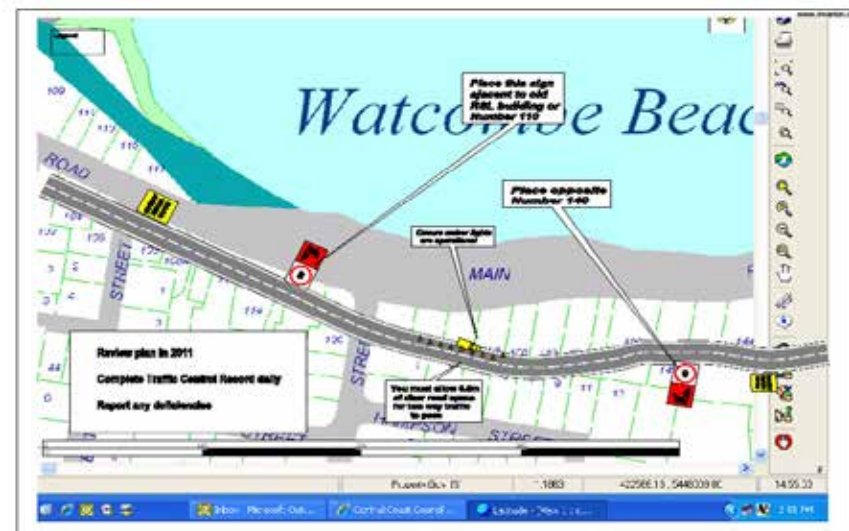
WORK METHOD REQUIREMENTS



Use P.P.E Pictured when appropriate

	Reigonal
Activity	Freq
Sprayed	2x Per Annum
Trimmed	Annually

- ☐ 1 Team Leader to call Tas Rail to notify that workers will be in this area and obtain Train times and for TPO. If working within 3 metres from track centre (Council Inducted Track Protection Officers Must Be On Site) staff need to be Rail Trained and inducted.
- ☐ 1 Refer to Procedure 13-13 Working Within Close Proximity of Railway Lines.
- ☐ 2 Need Two Traffic Controllers while spraying and mulching.
- ☐ 3 Use Traffic Control draft that Works Safety Officer has supplied.
- ☐ 4 Cover 60 speed limit signs within works area.
- ☐ 5 Make sure everyone is accounted for after train has passed through the area.
- ☐ 6 Carry out maintenance on garden as per Procedure 351-9.
- ☐ 7 If planting out area, ensure to plant minimum 4 + metres away from track edge to keep trees out of 3 metre zone.
- ☐ 8 Complete Spraying as per Procedure 361-6.



1 of 2

Updated 9 April 2014

WORK METHOD REQUIREMENTS

Name:

Signed:

Date:

2 of 2

Updated 9 April 2014



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SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS

Period: 1 September to 31 October 2022

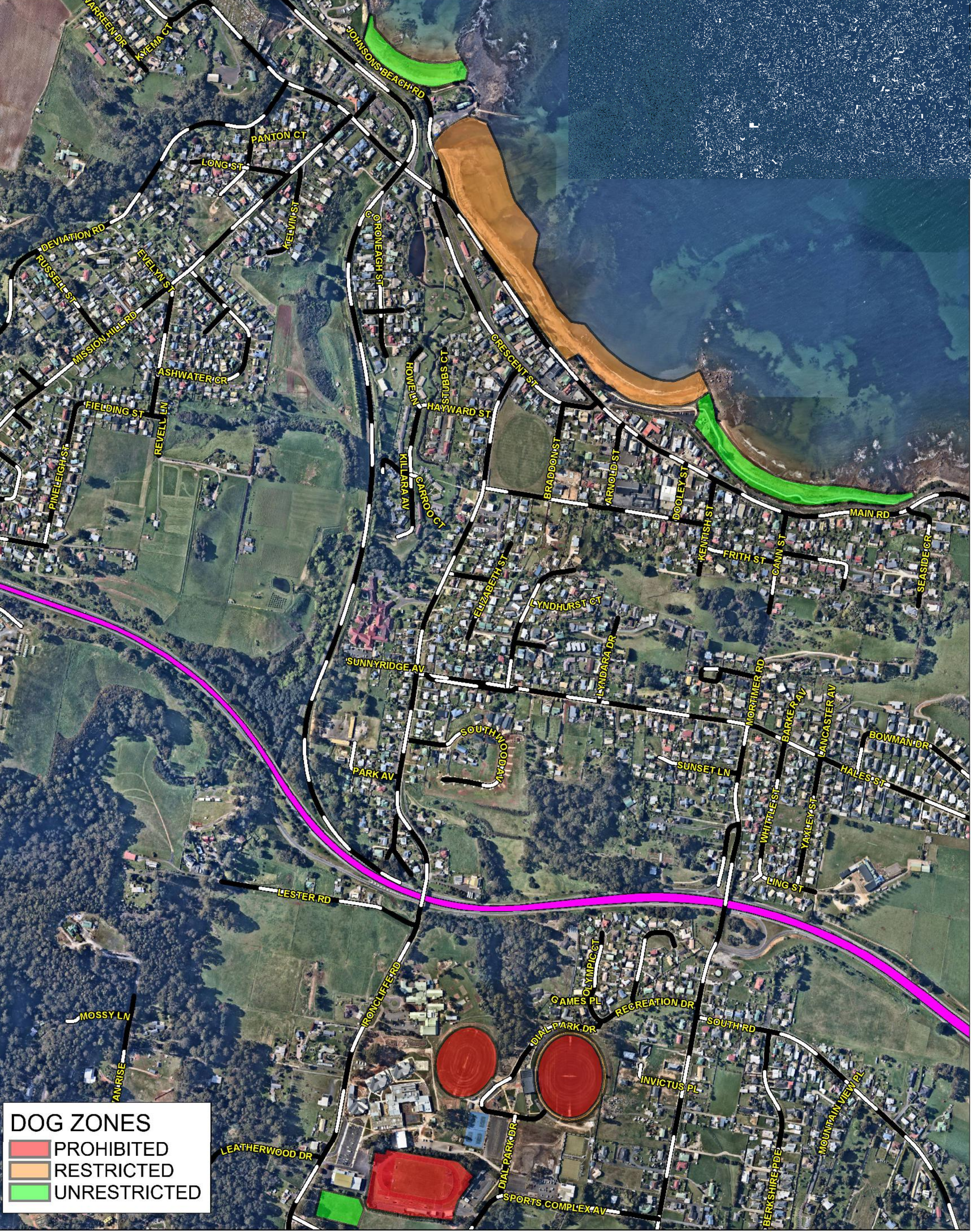
Approval of Roadworks and Services

Developer: Future Developments Group Pty Ltd
Location: Hearps Road (CT113873/1), West Ulverstone
No. of Lots: Stage 02B, 03, 04 (41 lots)
Engineer: Chris Martin (CSE Tasmania Pty Ltd)

Developer: Steven Jarman
Location: 110 Ironcliffe Road, Penguin
No. of Lots: 9 Residential Lots
Engineer: Mark Santalucia



Paul Breaden
DIRECTOR INFRASTRUCTURE SERVICES



DOG ZONES

PROHIBITED

RESTRICTED

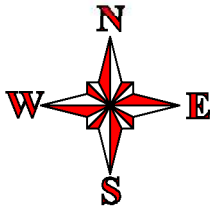
UNRESTRICTED

DOG ZONES

PROHIBITED

RESTRICTED

UNRESTRICTED



PRESERVATION BEACH DOG ZONES





CAR PARK LN

REIBEY ST

KING EDWARD ST

SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 October 2022 to 31 October 2022

Building Permits – 0

. New dwellings	0	\$0
. Outbuildings	0	\$0
. Additions/Alterations	0	\$0
. Other	0	\$0
. Units	0	\$0

Demolition Permit – 0

Permit of Substantial Compliance – Building – 0

Notifiable Work – Building – 6

. New dwellings	2	\$838,378
. Outbuildings	3	\$1,130,000
. Additions/Alterations	0	\$400,000
. Other	1	\$1,000,000
. Units	0	\$0

Building Low Risk Work – 0

Certificate of Likely Compliance – Plumbing – 9

No Permit Required – Plumbing – 1

Food Business registrations (renewals) – 9

Food Business registrations – 2

Temporary Food Business registrations – 0

Public Health Risk Activity registrations – 1

SCHEDULE OF REGULATORY SERVICES DETERMINATIONS MADE UNDER DELEGATION

Period: 1 October 2022 to 31 October 2022

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

Address Property ID

Nil

KENNEL LICENCE/S ISSUED 0

Address Owner

Nil

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

Address Permit issued for

7 Tongs Court, Ulverstone 1 Rooster

WANDERING LIVESTOCK COMPLAINTS – 0

SCHEDULE OF OTHER REGULATORY SERVICES STATUTORY RESPONSIBILITIES

Period: 1 October 2022 to 31 October 2022

DOGS IMPOUNDED

Claimed	2
Burnie Dogs Home	0
Devonport Dogs Home	0
RSPCA Spreyton	0
Destroyed	0
Held over	0

DOG OFFENCES

Dog Attacks on Other Dogs	1
Dog Attacks on Persons	1
Dog Attacks on Livestock	0
Barking Dog Complaints	5
Unregistered Dogs Found by Compliance	6

INFRINGEMENT NOTICES ISSUED FOR DOG OFFENCES 0**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 4**PATROLS OF FREE CAMPING AREAS –**

Halls Point	2
Penguin Surf Life Saving Club	2
Forth Oval	6
Nicholson Point	4

Cautions Issued to Campers in Free Camping Areas 4

TRAFFIC INFRINGEMENT NOTICES FOR PARKING OFFENCES – 30

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	2	7%
Main Road, Penguin	0	0%
North Reibey Street Car Park	0	0%
Reibey Street	1	3%
Surf Club Road, Penguin	0	0%
Victoria Street	0	0%
Wharf Car Park	0	0%
Wongi Lane	0	0%
Woolworths Car Park	27	90%
Other	0	0%

PARKING COMPLAINTS 0

ABANDONED CARS 2

PARKING PERMITS ISSUED 4

LITTER ENQUIRIES 0



Sandra Ayton
GENERAL MANAGER