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**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, 23 January 2023 commencing at 6.00pm.**

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**Councillors attendance**

Cr Cheryl Fuller (Mayor)	Cr Sophie Lehmann
Cr John Beswick (Deputy Mayor)	Cr Philip Viney
Cr Casey Hiscutt	
Cr Michael Smith	
Cr Kate Wylie	

**Councillors apologies**

Cr Garry Carpenter  
Cr Amanda Diprose

**Employees attendance**

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

**Media attendance**

The media was not represented.

**Public attendance**

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

**Digital recording of Council meetings**

At the commencement of the meeting, the Chairperson notified those present that the meeting will be digitally recorded and made publicly available through the Council's website.

Digital recordings will be conducted in accordance with Regulation 33 of the *Local Government (Meeting Procedures) Regulations 2015* and the Council's *Digital Recording Policy* (109/2022 – 20.04.2022).

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### **Acknowledgement of Country**

The Central Coast Council acknowledges and pays respect to the traditional owners of lutrawita (Tasmania), the palawa/pakana people.

We acknowledge the Punnilerpanner tribe of this Northern Country, and in doing so, we celebrate one of the world's oldest continuing cultures.

### **Prayer**

The meeting opened in prayer.

### **CONFIRMATION OF MINUTES OF THE COUNCIL**

#### **01/2023      Confirmation of minutes**

The Executive Services Officer reported as follows:

“The minutes of the ordinary meeting of the Council held on 12 December 2022 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

■ Cr Hiscutt moved and Cr Viney seconded, “That the minutes of the ordinary meeting of the Council held on 12 December 2022 be confirmed.”

Carried unanimously

### **COUNCIL WORKSHOPS**

#### **02/2023      Council workshops**

The Executive Services Officer reported as follows:

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

- 
- . 9 January 2023 – Local Area Settlement Strategy review; Draft Statewide Waste Strategy review; quarterly Strategy update; review of Council and Workshop meetings.
  - . 16 January 2023 – Penguin Foreshore Masterplan; Weed Management Plan; feedback on local government elections.

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

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

Carried unanimously

## **MAYOR’S COMMUNICATIONS**

### **03/2023 Mayor’s communications**

The Mayor reported as follows:

“I have no communications at this time.”

### **04/2023 Mayor’s diary**

The Mayor reported as follows:

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

- . Mersey Leven Emergency Management Committee Meeting
- . West North West Working Group Meeting
- . Premiers Cocktail Christmas Function
- . Ulverstone Men’s Shed Christmas Lunch
- . Closing Ceremony of Apple Isle Moot
- . Tasmanian Canoe Championships
- . Cradle Coast Authority Board Workshop
- . Gleneagle Tasmania tour with Cr Beswick, Cr Hiscutt, Cr Smith and the General Manager.”

The Executive Services Officer reported as follows:

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

Carried unanimously

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## **5/2023        Declarations of interest**

The Mayor reported as follows:

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

The Executive Services Officer reported as follows:

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

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

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

No interests declared at this time.

## **COUNCILLOR REPORTS**

### **06/2023        Councillor reports**

The Executive Services Officer reported as follows:

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

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

Cr Wylie reported on her attendance at the January 2023 meeting of the Central Coast Chamber of Commerce and Industry and noted that the Chamber will be holding their Business, Tourism and Travel Expo on 2 April 2023.



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Cr Hiscutt reported on the Penguin Surf Life Saving Club. Cr Hiscutt noted an upcoming state event for the Club in February 2023, and the Club's gratitude for the Council's continued assistance.

#### **APPLICATIONS FOR LEAVE OF ABSENCE**

##### **07/2023      Leave of absence**

The Executive Services Officer reported as follows:

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

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

There are no applications for consideration at this meeting.”

#### **DEPUTATIONS**

##### **08/2023      Deputations**

The Executive Services Officer reported as follows:

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

#### **PETITIONS**

##### **09/2023      Petitions**

The Executive Services Officer reported as follows:

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

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## COUNCILLORS' QUESTIONS

### 10/2023 Councillors' questions without notice

The Executive Services Officer reported as follows:

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

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

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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.

## **11/2023      Councillors’ questions on notice**

The Executive Services Officer reported as follows:

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

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

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

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

No questions on notice have been received.”

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## **PUBLIC QUESTION TIME**

### **12/2023      Public question time**

The Mayor reported as follows:

“The Council received one submission for Public Question Time. Public Question Time will commence at 6.40pm or as soon as practicable thereafter.”

### **13/2023      Public questions taken on notice**

The Executive Services Officer reported as follows:

“No public questions were taken on notice from the 12 December 2022 meeting.”

## DEPARTMENTAL BUSINESS

### GENERAL MANAGEMENT

#### **14/2023      Investigation into facilitating the building and operating of a hotel/motel, in connection with the Dial Regional Sports Complex**

■ Cr Hiscutt (having given notice) moved and Cr Beswick seconded, “That the Council seeks advice for the best way forward, with the intent of calling for expressions of interest in building and/or operating a hotel/motel complex in or near the Dial Regional Sports Complex, or elsewhere within the municipality, and reports back to the Council at a workshop in April 2023.”

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

“The Central Coast municipality on the North West Coast is ideally situated for tourism and is in dire need of a new accommodation complex. One option would be to support and compliment the Dial Regional Sports Complex.

Let's look at what is currently available in this space:

#### *Sports –*

- . Football (two grounds – one to AFL standard)
- . Cricket
- . Golf
- . Bowls
- . Tennis
- . Basketball
- . Squash
- . Woodchopping
- . Synthetic athletics track
- . Mountain biking
- . Snooker
- . Darts
- . Auskick

#### *Activities –*

- . Sports and Servicemen's Club
- . Returned and Services League (RSL)
- . Men's shed
- . Penguin District School
- . Function Centre
- . Walking tracks
- . Playground

.      Parking

And there is probably plenty more I have missed.

There is also incredible predicted growth, namely in the State Government committing to a 25 million dollar upgrade of the football ground with the intent to potentially host AFL games, as well as regularly attracting high profile international events. There is also significant growth in mountain biking, as Tasmania is becoming a hot spot for mountain biking tourism, with an estimated growth of up to 70 thousand people per year who may be coming to the area.

What the area now needs is sufficient capacity to host the people who will be coming to Central Coast. This ensures that the predicted growth in the area can be managed without putting strain on existing infrastructure. It also allows for functions to cater for guests who may need to travel to attend.

This motion is not a guarantee of action, only that we should investigate the best way forward to seek expressions of interest, then we can decide if it's worth doing or not.

If this was to proceed, a possible option would be to advertise in local newspapers as well as major national newspapers, such as the Age, the Financial Review and the Australian; and advertised on available online locations too. We espouse the benefits of a booming region and an ideal location situated close to a sporting hub and close to major towns. If passed, I'm sure staff would use best practice in determining the correct course of action to achieve the intent of the motion.

This motion is designed to allow the Council to seek and understand the processes required so that they can provide the best advice to Councillors, to see if the Councillors would like to proceed with an expression of interest. If there is someone out there interested in this amazing opportunity it could be a huge boon to the area. If interest is received, then future actions can be allocated and budgeted for in next year's Annual Plan to progress it further if that is in the community's best interest."

The General Manager reported as follows:

"To undertake a request for expressions of interest to facilitate the building and operating of a hotel/motel will require resources and capabilities outside of those within the organisation.

This notice of motion will allow staff to work through some options/processes and provide guidance to Councillors on the best way forward.

The motion is supported."

The Executive Services Officer reported as follows:

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

Voting for the motion  
(2)  
Cr Hiscutt  
Cr Lehmann

Voting against the motion  
(5)  
Cr Beswick  
Cr Fuller  
Cr Smith  
Cr Viney  
Cr Wylie

Motion Lost

#### **15/2023      Minutes and notes of committees of the Council and other organisations**

The General Manager reported as follows:

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

- Central Coast Council Audit Panel – meeting held 28 November 2022
- Central Coast Community Shed Management Committee – meeting held 5 December 2022
- Central Coast Chamber of Commerce & Industry – meeting held 7 December 2022.

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

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

Carried unanimously

#### **16/2023      Quarterly Performance Report – Annual Plan 2022–2023 Progress**

The General Manager reported as follows:

“*PURPOSE*

The purpose of this report is to present the Quarterly Performance Report – December 2022 for the Council’s Annual Plan 2022–2023.

*BACKGROUND*

The Council's Annual Plan 2022–2023 and Budget Estimates were adopted by the Council at its meeting on Monday, 20 June 2022 in accordance with the requirements of the *Local Government Act 1993*.

*DISCUSSION*

The Quarterly Performance Report to Council provides an update on the progress of strategic actions included in the Council's Annual Plan 2022–2023. Strategies and actions are listed by Department and provide information on what is planned to be achieved during the financial year. Each action's status includes progress comments and the estimated percentage completed against the targets set. Highlights of achievements during the second quarter included:

- . A review of Council's Dog Management Policy at Penguin Beach, Johnsons Beach and Preservation Bay was completed, with Council adopting the changes at the November 2022 Council meeting, with effect from 1 December 2022.
- . Council's new Digital Strategy, which incorporated a cloud-based strategy, was approved at the December 2022 Council meeting. The new strategy will help deliver digital services that enhance the experience of our customers and improve operational efficiencies.
- . A review of Central Coast's smoke-free areas led to the designation of new smoke-free areas in Ulverstone and Penguin. These areas were officially declared at the November 2022 Council meeting, with effect from 1 December 2022.
- . Site visits to parking areas were carried out in late 2022, as part of a review of carpark lighting. This review is now complete, with final costings included in the draft Long-term Financial Plan.
- . A plan for the upgrade of public area waste systems has been completed. Following the presentation of a location plan at a Councillor Workshop in October 2022, bins have been installed, redundant bins removed, and revised collection arrangements commenced.
- . Following extensive consultation and design work the Council adopted the Perry-Ling Garden Landscape Masterplan at the November 2022 Council meeting.
- . Plans were finalised and made ready for adoption at the January 2023 Council meeting for the Turners Beach Integrated Pathway, Streetscaping and Traffic Management Plan 2023.



A copy of the Quarterly Performance Report – December 2022 is appended.

*CONSULTATION*

Consultation is not required on this report.

*RESOURCE, FINANCIAL AND RISK IMPACTS*

Other than staff time there is no impact on Council resources.

*CORPORATE COMPLIANCE*

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

Council Sustainability and Governance

- . Improve corporate governance
- . Improve service provision
- . Effective communication and engagement.

*CONCLUSION*

It is recommended that Council receive the Quarterly Performance Report – December 2022.”

The Executive Services Officer reported as follows:

“A copy of the Quarterly Performance Report – December 2022 has been circulated to Councillors.”

■Cr Smith moved and Cr Wylie seconded, “That the Council receive the Quarterly Performance Report on progress with the Annual Plan 2022–2023, as at 31 December 2022.”

Carried unanimously

**17/2023      Common seal**

The General Manager reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 13 December 2022 to 23 January 2023 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.

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

The Executive Services Officer reported as follows:

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

■ Cr Hiscutt moved and Cr Viney 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

#### **18/2023      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 13 December 2022 to 23 January 2023 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Officer reported as follows:

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

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

Carried unanimously

#### **19/2023      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 13 December 2022 to 23 January 2023 and which was addressed to the ‘Mayor and Councillors’ is appended. Reporting of this correspondence is required in accordance with Council policy.

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

The Executive Services Officer reported as follows:

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

■ Cr Viney moved and Cr Lehmann 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

**20/2023      Development application determinations**

The Director Community Services reported as follows:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

**21/2023      Request to approve three street names for new roads in a residential estate off Parsons Street, Ulverstone**

The Director Community Services reported as follows:

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

*‘PURPOSE*

The purpose of this report is for Council to consider proposed names for three new roads in a residential subdivision off Parsons Street, Ulverstone (Stages 1, 2 and 4). The subdivision, upon completion, will result in 79 residential lots and a stormwater conveyancing channel. The subdivision of land was approved in August 2020.

- . Annexure 1 – aerial view;
- . Annexure 2 – approved Plan of Subdivision; and
- . Annexure 3 – Final Plan of Survey – Stages 1 and 2.

*BACKGROUND*

Tasmanian legislation titled *Place Names Act 2020* (the Act), came into effect on 1 July 2020. The Act, along with associated “*Tasmanian Place Naming*

*Guidelines*" (the Guidelines), sets out the process for the naming of places in Tasmania.

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

The primary considerations to be given to place names are:

- the "specific" name (for example Henslowes or Risby) cannot be applied if already used in the North West region;
- a "specific" name, coupled with a road or street type (such as Road, Close or Avenue) cannot be used if it is used elsewhere in Tasmania;
- be related to family history;
- originate from military records;
- be of plant or animal species;
- to be in keeping with the character and tradition of the area;
- to be of historical or local significance;
- to be suggestive of a peculiarity of a topographical feature; or
- a name of Aboriginal derivation that has an appropriate meaning.

#### *DISCUSSION*

The Council, on 31 August 2020, in its role as the Planning Authority, approved the subdivision of land at 18, 27 and 28 Parsons Street, Ulverstone. The subdivision will result in 79 residential lots with an associated stormwater conveyancing channel, to be located on the western side of Buttons Creek.

The development includes a new road off Parsons Street that will service the majority of the lots under Stages 1, 2 and 3; a cul-de-sac road that will primarily service Stage 1 of the development and a double headed cul-de-sac at the end of the primary road, servicing 15 lots under Stage 4. Refer to the Plan of Subdivision at Annexure 2.

The developer has requested that Council consider the following road names for the new roads.

*Primary road off Parsons Street –*

“Cassia Drive”. The name is associated with the developer’s family. It is also the name of a plant.

A “Drive” is defined as “a wide throughfare allowing the steady flow of traffic without many cross streets”.

A search on Placenames Tasmania has revealed there is a road named Cassia Place in Kingston, in southern Tasmania. However, the name “Cassia” is not assigned in the North West of Tasmania. The name “Cassia Drive” can be assigned.

*Cul-de-sac road (turning right off the primary road) –*

The developer submitted several options including “Kara Close”, “Coralie Court” or “Hugo Court”. The names are associated with the developer’s family.

A “Close” and a “Court” are defined as “a short, enclosed roadway”.

In relation to the names “Kara” and “Coralie”, there is a Lake Kara Road, in Upper Natone and Kara Road and Kara Dirt Road in Hampshire. There is a Coral Avenue in Ulverstone. These names cannot be assigned due to existing North West roads or similarity of the name with an existing road.

The name “Hugo” is not used in the North West. There is a Hugo Street in Kingston and Hugo Place in Ravenswood, and Hugos Lane in West Hobart.

The name “Hugo Court” could be assigned to a road in the North West of the State.

*Double headed cul-de-sac road (at the end of proposed Cassia Drive, servicing 15 lots under Stage 4) –*

The developer submitted several options, with a preference for “Kaye Place”. The name is associated with the developer’s family.

The name “Kaye” is not used elsewhere in the State and can be assigned.

A “Place” is defined as “a short, sometimes narrow, enclosed roadway”.

Feedback from Placenames Tasmania is that there is no issue with the names proposed.

It is suggested that the road names “Cassia Drive”, “Hugo Court” and “Kaye Place” be assigned to the new roads.

The road names would be formally referred to Placenames Tasmania for acceptance.

*CONSULTATION*

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

*RESOURCE, FINANCIAL AND RISK IMPACTS*

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

*CORPORATE COMPLIANCE*

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

The Shape of the Place

- Encourage a creative approach to new development.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

*Recommendation –*

It is recommended:

- (a) that the name Cassia Drive be assigned to the new primary roadway off Parsons Street, Ulverstone, the name Hugo Court be assigned to the internal, secondary road that forms part of the subdivision of land, and the name Kaye Place be assigned to the short, double headed cul-de-sac to be developed under Stage 4 of the subdivision approved under DA2020071; and
- (b) that the Council refer the names to Placenames Tasmania for acceptance by the Registrar of Place Names.’

The report is supported.”

The Executive Services Officer reported as follows:

“A plan of the proposed new roads has been circulated to all Councillors.”

■ Cr Beswick moved and Cr Viney seconded, “That, in respect of the residential subdivision off Parsons Street, Ulverstone (DA2020071), the Council refer the following names to Placenames Tasmania for acceptance by the Registrar of Place Names:

- (a) Cassia Drive (the new primary roadway off Parsons Street, Ulverstone);
- (b) Hugo Court (the new internal secondary road); and
- (c) Kaye Place (the short, double headed cul-de-sac to be developed under Stage 4 of the subdivision).

Carried unanimously

**22/2023      Request to approve two street names for new roads in a residential estate off Trevor Street, Ulverstone**

The Director Community Services reported as follows:

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

*PURPOSE*

The purpose of this report is for Council to consider proposed names for two new roads that form accesses to lots under Stages 1, 2 and 3 of a subdivision at 126A Trevor Street, Ulverstone. The subdivision, upon completion, will result in 74 residential lots, approved in July 2010 under SUB2009.3.

- . Annexure 1 – aerial view of the subdivision area;
- . Annexure 2 – approved plan of subdivision; and
- . Annexure 3 – letter of consent from Mr Jernej Bajzelj.

*BACKGROUND*

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

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



The primary considerations to be given to place names are:

- the “specific” name (for example Henslowes or Risby) cannot be applied if already used in the North West region;
- a “specific” name, coupled with a road or street type (such as Road, Close or Avenue) cannot be used if it is used elsewhere in Tasmania;
- be related to family history;
- originate from Military records;
- be of plant or animal species;
- to be in keeping with the character and tradition of the area;
- to be of historical or local significance;
- to be suggestive of a peculiarity of a topographical feature; or
- a name of Aboriginal derivation that has an appropriate meaning.

#### *DISCUSSION*

The Council, under delegated authority, approved a 74 lot subdivision over land zoned General Residential at 126A Trevor Street, Ulverstone in July 2010. The subdivision was considered to be “substantially commenced” due to the lodgement and subsequent approval, by Council, of engineering drawings in December 2011.

The development includes two new, intersecting roads, each with a cul-de-sac turning head. The primary road would be accessed via Trevor Street, Ulverstone. Refer to the Plan of Subdivision at Annexure 2.

The developer has requested that Council consider the following road names for the new roads.

#### *Primary road off Trevor Street –*

“Udiminia Drive”. The name Udiminia is a derivative from the Latin word “Eudaemonia” meaning “the condition of human flourishing or of living well”.

A “Drive” is defined as “a wide throughfare allowing the steady flow of traffic without many cross streets”.

*Secondary road (turning left off the primary road) –*

“Jernej Way” – with reference to Mr Jernej Bajzelj who was one of the builders of Ulverstone’s heritage listed clock tower. Mr Bajzelj has signed a letter consenting to the use of his first name, Jernej, as a road name. Refer to Annexure 3.

A “Way” is defined as “any land intended to be used for the passage of persons, vehicles or animals”. A “Way” is often short and narrow.

A search on Placenames Tasmania revealed that the suggested names could be assigned, as no such road names are used within Tasmania. Feedback from Placenames Tasmania is that there is no issue with either of the names proposed.

It is suggested that the names “Udiminia Drive” and “Jernej Way” be assigned to the new roads.

The road names would be formally referred to Placenames Tasmania for acceptance.

*CONSULTATION*

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

*RESOURCE, FINANCIAL AND RISK IMPACTS*

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

*CORPORATE COMPLIANCE*

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

The Shape of the Place

- Encourage a creative approach to new development.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

*Recommendation –*

It is recommended:

- (a) that the name Udiminia Drive be assigned to the new primary roadway off Trevor Street, Ulverstone and the name Jernej Way be assigned to the new internal, secondary road that forms part of the subdivision of land, approved under SUB2009.3; and
- (b) that the Council refer the names to Placenames Tasmania for acceptance by the Registrar of Place Names.'

The report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Viney moved and Cr Hiscutt seconded, "That, in respect of the residential subdivision off Trevor Street, Ulverstone (SUB2009.3), the Council refer the following names to Placenames Tasmania for acceptance by the Registrar of Place Names:

- (a) Udiminia Drive (the new primary roadway off Trevor Street, Ulverstone); and
- (b) Jernej Way (the new internal secondary road that forms part of the subdivision).

Carried unanimously

**23/2023 Council acting as a planning authority**

The Mayor reported as follows:

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

The General Manager has submitted the following report:

'If any such actions arise out of Agenda Item 10.11, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.'

The Executive Services Officer reported as follows:

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

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

Carried unanimously

**24/2023      Residential – shed and two awnings (one retrospective and one new) – Setback at 6 Brockmarsh Place, West Ulverstone – Application No. DA2022322**

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:</i>	DA2022322
<i>PROPOSAL:</i>	Residential – shed and two awnings (one retrospective and one new) – Setback
<i>APPLICANT:</i>	Martin Daniel
<i>LOCATION:</i>	6 Brockmarsh Place, West Ulverstone
<i>ZONE:</i>	Low Density Residential
<i>PLANNING INSTRUMENT:</i>	<i>Tasmanian Planning Scheme – Central Coast</i> (the Planning Scheme)
<i>ADVERTISED:</i>	3 December 2022
<i>REPRESENTATIONS EXPIRY DATE:</i>	19 December 2022
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	11 January 2023 (extension of time granted until 23 January 2023)
<i>DECISION DUE:</i>	23 January 2023
<i>PURPOSE</i>	

The purpose of this report is to consider an application for the construction of a 15m x 10m outbuilding (shed) and two awnings (one retrospective and one new) at 6 Brockmarsh Place, West 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 in two parts. Firstly, to construct a 10m x 15m (150m<sup>2</sup>) shed. Secondly, for the approval of two separate awnings. One awning is retrospective development and the other is proposed. The retrospective awning is 10m x 3.59m and the proposed awning would be 14m x 3.5m (southern side) and 4.65m (northern side).

Outbuilding (shed)

The 10m x 15m (150m<sup>2</sup>) shed is proposed on the north-western side of the development site. It is proposed that the shed would be setback 15m from the northern boundary and 1.5m from the western side boundary. The shed would consist of three bays with a 3m x 10m lean-to on the southern side. The shed, at the ridge (highest point), would be 5.11m high, with the shed wall 3.5m high and the lean-to wall 3.19m high.

Upon inspection of the site, the proposed shed foundations would be within an existing prepared area on the site, which has been cut approximately 400mm deep and levelled.

Awnings

The retrospective awning was erected over a raised deck located on the south-eastern side of the single dwelling. This awning is 10m x 3.59m and, due to the slope of the land, is 2.5m high on the southern side and 5.5m high on the northern side, in line with the existing single dwelling roof line.

The proposed awning would be positioned along a portion of the western elevation of the single dwelling and would be 14m long. To accommodate the slight indentation of this elevation, the awning would be 3.5m wide at the southern side and 4.65m wide at the northern side. The proposed awning would be 2.7m high and would be setback 1m from the western side boundary.

*Site description and surrounding area –*

The 5,680m<sup>2</sup> allotment is zoned Low Density Residential and is located in the south-western outskirts of Ulverstone. The site is connected to all reticulated services. The Leven River abuts the development site's southern side boundary, with the existing single dwelling positioned closer to the Leven River boundary.

The land is reasonably flat but does fall slightly towards the Leven River. There is a north/south orientated watercourse that intersects the centre of the site, although this is slightly off centre to the east. The watercourse is primarily for the conveyance of stormwater.

Surrounding allotments are also zoned Low Density Residential under the Planning Scheme, apart from the Leven River and adjoining Crown land which is zoned Environmental Management. Most of the surrounding allotments contain a single dwelling and associated outbuildings.

The site is subject to a priority vegetation layer, predominantly along the Crown land/Leven River boundary.

*History –*

The retrospective awning was erected sometime between March 2020 and January 2021 (as observed on NearMap, which has a series of aerial images from February 2015 onwards). The owner was not aware that planning approval was required for the awning and is now rectifying this by including it in this application.

*DISCUSSION*

The following table is the Town Planner's assessment against the Planning Scheme provisions:

## 10.0 Low Density Residential Zone

### 10.1 Zone Purpose

The purpose of the Low Density Residential Zone is:

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

#### Planners comment:

The proposal is to facilitate the existing residential use on the site, in the form of a shed and two awnings. The proposal satisfies the Low Density Zone purpose 10.1.1.

CLAUSE	COMMENT	
10.3 Use Standards		
10.3.1 Discretionary uses	Not applicable	Assessment
10.3.1-(A1)  Hours of operation of a use listed as Discretionary, excluding Emergency Services or Residential use, must be within:  (a) 8.00am to 6.00pm Monday to Friday;  (b) 9.00am to 12.00 noon Saturday; and  (c) nil on Sunday and public holidays.	<input checked="" type="checkbox"/>	Not a discretionary use.
10.3.1-(A2)  External lighting for a use listed as Discretionary, excluding Residential use:  (a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and  (b) security lighting must be baffled so that direct light does not extend into the adjoining property.	<input checked="" type="checkbox"/>	Not a discretionary use.

10.3.1-(A3)  Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within the hours of:  (a) 7:00am to 5:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	<input checked="" type="checkbox"/>	Not a discretionary use.
10.3.1-(A4)  No acceptable solution.	<input checked="" type="checkbox"/>	Not a discretionary use.
<b>10.3.2 Visitor Accommodation</b>	<b>Not applicable</b>	<b>Assessment</b>
10.3.2-(A1)  Visitor Accommodation must:  (a) accommodate guests in existing habitable buildings; and  (b) have a gross floor area of not more than 200m <sup>2</sup> per lot.	<input checked="" type="checkbox"/>	Not Visitor Accommodation.
<b>10.4 Development Standards for Dwellings</b>		
<b>10.4.1 Residential density for multiple dwellings</b>	<b>Not applicable</b>	<b>Assessment</b>
10.4.1-(A1)  Multiple dwellings must have a site area per dwelling of not less than:  (a) 1500m <sup>2</sup> if it has a connection or is capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system; or  (b) 2500m <sup>2</sup> otherwise.	<input checked="" type="checkbox"/>	Not multiple dwellings.



10.4.2 Building height	Not applicable	Assessment
<p>10.4.2–(A1)</p> <p>A dwelling must have a building height not more than 8.5m.</p>	<input type="checkbox"/>	<p>Compliant.</p> <p>The shed at the highest point would be 5.11m high and the awnings 2.5m, 5.5m and 2.7m respectively.</p>
10.4.3 Setback	Not applicable	Assessment
<p>10.4.3–(A1)</p> <p>Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.</p>	<input type="checkbox"/>	<p>Compliant.</p> <p>All development would be setback greater than 8m from the frontage, being Brockmarsh Place.</p>
<p>10.4.3–(A2)</p> <p>Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.</p>	<input type="checkbox"/>	<p>Non-compliant.</p> <p>The shed would be setback 1.5m from the western side boundary. Furthermore, the proposed awning would be setback 1m from the western side boundary and the retrospective awning is setback 4m from the southern side boundary.</p> <p>Refer to the “Issues” section below for discussion.</p>
10.4.4 Site coverage	Not applicable	Assessment
<p>10.4.4–(A1)</p> <p>Dwellings must have a site coverage of not more than 30%.</p>	<input type="checkbox"/>	<p>Compliant. The approximate area covered, or proposed to be covered, by roofed buildings would be approximately 668m<sup>2</sup>. The site area, excluding the access strip, would be approximately 5,271m<sup>2</sup>.</p> <p>Therefore, the site coverage would be approximately 12.67%.</p>

10.4.5 Frontage fences for all dwellings	Not applicable	Assessment
<p>10.4.5–(A1)</p> <p>No Acceptable Solution.</p> <p><i>An exemption applies for fences in this zone – see Table 4.6.</i></p> <p>10.4.5–(P1)</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy, while allowing for passive surveillance of the road; and</p> <p>(b) be consistent with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>	<input checked="" type="checkbox"/>	<p>No fence proposed.</p>
<b>10.5 Development Standards for Non-dwellings</b>		
10.5.1 Non-dwelling development	Not applicable	Assessment
<p>10.5.1–(A1)</p> <p>A building that is not a dwelling must have a building height not more than 8.5m.</p>	<input checked="" type="checkbox"/>	<p>Proposal is for a shed and 2 awnings to be used in conjunction with the existing single dwelling.</p>
<p>10.5.1–(A2)</p> <p>A building that is not a dwelling, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.</p>	<input checked="" type="checkbox"/>	<p>Proposal is for a shed and 2 awnings to be used in conjunction with the existing single dwelling.</p>
<p>10.5.1–(A3)</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</p>	<input checked="" type="checkbox"/>	<p>Proposal is for a shed and 2 awnings to be used in conjunction with the existing single dwelling.</p>

more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.		
10.5.1–(A4) A building that is not a dwelling must have a site coverage of not more than 30%.	<input checked="" type="checkbox"/>	Proposal is for a shed and 2 awnings to be used in conjunction with the existing single dwelling.
10.5.1–(A5) No Acceptable Solution. <i>An exemption applies for fences in this zone – see Table 4.6.</i>	<input checked="" type="checkbox"/>	Proposal is for a shed and 2 awnings to be used in conjunction with the existing single dwelling.
10.5.1–(A6) Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:  (a) be visible from any road or public open space adjoining the site; or  (b) encroach upon parking areas, driveways or landscaped areas.	<input checked="" type="checkbox"/>	Proposal is for a shed and 2 awnings to be used in conjunction with the existing single dwelling.
10.5.1–(A7) Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use of not less than 10m.  <i>An exemption applies for heat pumps and air conditioners in this zone – see Table 4.6.</i>	<input checked="" type="checkbox"/>	Proposal is for a shed and 2 awnings to be used in conjunction with the existing single dwelling.
<b>10.6 Development Standards for Subdivision</b>		
<b>10.6.1 Lot design</b>	<b>Not applicable</b>	<b>Assessment</b>
10.6.1–(A1) Each lot, or a lot proposed in a plan of subdivision, must:	<input checked="" type="checkbox"/>	Not a subdivision.

<p>(a) have an area of not less than 1500m<sup>2</sup> and:</p> <p>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 10.4.3 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</p> <p>(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>10.6.1–(A2)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.</p>	<input checked="" type="checkbox"/>	<p>Not a subdivision.</p>
<p>10.6.1–(A3)</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<input type="checkbox"/>	<p>Not a subdivision.</p>

10.6.2 Roads	Not applicable	Assessment
<p>10.6.2–(A1)</p> <p>The subdivision includes no new roads.</p>	<input checked="" type="checkbox"/>	Not a subdivision.
10.6.3 Services	Not applicable	Assessment
<p>10.6.3–(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</p> <p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</p> <p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	<input checked="" type="checkbox"/>	Not a subdivision.
<p>10.6.3–(A2)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<input checked="" type="checkbox"/>	Not a subdivision.
<p>10.6.3–(A3)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<input checked="" type="checkbox"/>	Not a subdivision.

## CODES

CODICES	NOT APPLICABLE	APPLICABLE
<b>C1.0 Signs Code</b>	<input checked="" type="checkbox"/>	
<b>C2.0 Parking and Sustainable Transport Code</b>	<input type="checkbox"/>	Refer to the Table below.
<b>C3.0 Road and Railway Assets Code</b>	<input checked="" type="checkbox"/>	
<b>C4.0 Electricity Transmission Infrastructure Protection Code</b>	<input checked="" type="checkbox"/>	
<b>C5.0 Telecommunications Code</b>	<input checked="" type="checkbox"/>	
<b>C6.0 Local Historic Heritage Code</b>	<input checked="" type="checkbox"/>	
<b>C7.0 Natural Assets Code</b>	<input checked="" type="checkbox"/>	<p>Note - there is a watercourse that intersects the site. Additionally, the Leven River abuts the development site's southern boundary. Therefore, there are watercourse buffer areas on the development site.</p> <p>The site also has as area of priority vegetation, predominantly along the Leven River boundary.</p> <p>All development is clear of the watercourse buffer areas and no clearance will occur in the priority vegetation area. Therefore, the Code does not apply.</p>
<b>C8.0 Scenic Protection Code</b>	<input checked="" type="checkbox"/>	
<b>C9.0 Attenuation Code</b>	<input checked="" type="checkbox"/>	
<b>C10.0 Coastal Erosion Hazard Code</b>	<input checked="" type="checkbox"/>	
<b>C11.0 Coastal Inundation Hazard Code</b>	<input checked="" type="checkbox"/>	
<b>C12.0 Flood-Prone Areas Hazard Code</b>	<input checked="" type="checkbox"/>	

<b>C13.0 Bushfire-Prone Areas Code</b>	<input checked="" type="checkbox"/>	
<b>C14.0 Potentially Contaminated Land Code</b>	<input checked="" type="checkbox"/>	
<b>C15.0 Landslip Hazard Code</b>	<input checked="" type="checkbox"/>	
<b>C16.0 Safeguarding of Airports Code</b>	<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> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking</p>	<div><input type="checkbox"/></div>	<p>Compliant. There is an existing provision for 2 car parking spaces on the site in accordance with Table C2.1.</p> <p>(a)–(d) Does not apply.</p>

<p>(ii) spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p><math>N = A + (C - B)</math></p> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <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>	<input checked="" type="checkbox"/>	<p>Not required for single dwellings.</p>



(b) be no less than the number specified in Table C2.1.		
<b>C2.5.3 Motorcycle parking numbers</b>	<b>Not applicable</b>	<b>Assessment</b>
<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 for single dwellings.
<b>C2.5.4 - Loading bays</b>	<b>Not applicable</b>	<b>Assessment</b>
<p>C2.5.4-(A1)</p> <p>A loading bay must be provided for uses with a floor area of more than 1000m<sup>2</sup> in a single occupancy.</p>	☒	Proposal does not require a loading bay.
<b>C2.5.5 - Number of car parking spaces within General Residential Zone and Inner Residential Zone</b>	<b>Not applicable</b>	<b>Assessment</b>
<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 100m<sup>2</sup> floor area or 30 seats, whichever is the greater; and</p> <p>(b) General Retail and Hire uses up to 100m<sup>2</sup> floor area,</p>	☒	Residential buildings.

provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.		
<b>C2.6 Development Standards for Buildings and Works</b>		
<b>C2.6.1 Construction of parking areas</b>	<b>Not applicable</b>	<b>Assessment</b>
<p>C2.6.1–(A1)</p> <p>All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to the 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) Existing arrangement on the site is compliant. No changes are proposed.</p> <p>(b) Existing arrangement on the site is compliant. No changes are proposed.</p> <p>(c) Existing arrangement on the site is compliant. No changes are proposed.</p>
<b>C2.6.2 Design and layout of parking areas</b>	<b>Not applicable</b>	<b>Assessment</b>
<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 style="padding-left: 20px;">(i) have a gradient in accordance with <i>Australian Standard AS 2890 – Parking facilities, Parts 1-6</i>;</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>(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> <p>(vi) have a vertical clearance of not less than 2.1m 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>(b) Existing arrangement on the site is compliant. No changes are proposed.</p> <p>A1.2</p> <p>(a) Not applicable for this application.</p> <p>(b) Not applicable for this application.</p> <p>(c) Not applicable for this application.</p>
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<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>.<sup>1</sup></p> <p><sup>1</sup> Requirements for the number of accessible car parking spaces are specified in part D3 of the <i>National Construction Code 2016</i>.</p>		
<b>C2.6.3 Number of accesses for vehicles</b>	<b>Not applicable</b>	<b>Assessment</b>
<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,</p> <p>whichever is the greater.</p>	<input type="checkbox"/>	<p>(a) Compliant. The site has one access only.</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"/>	Site is zoned Low Density Residential.
<b>C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone</b>	<b>Not applicable</b>	<b>Assessment</b>
<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 <i>Australian Standard/New</i></p>	<input checked="" type="checkbox"/>	Site is zoned Low Density Residential.

<i>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.</i>		
<b>C2.6.5 Pedestrian access</b>	<b>Not applicable</b>	<b>Assessment</b>
<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>	☒	Use does not require 10 or more car parking spaces.
<b>C2.6.6 Loading bays</b>	<b>Not applicable</b>	<b>Assessment</b>
C2.6.6-(A1)	☒	Loading bays are not required.

The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities</i> , for the type of vehicles likely to use the site.		
C2.6.6-(A2)  The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS2890.2 – 2002, Parking facilities, Part 2: Offstreet commercial vehicle facilities</i> .	<input checked="" type="checkbox"/>	Loading bays are not required.
<b>C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone</b>	<b>Not applicable</b>	<b>Assessment</b>
C2.6.7-(A1)  Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:  (a) be accessible from a road, cycle path, bicycle lane, shared path or access way;  (b) be located within 50m from an entrance;  (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"/>	Site is zoned Low Density Residential.
C2.6.7-(A2)	<input checked="" type="checkbox"/>	Site is zoned Low Density Residential.

<p>Bicycle parking spaces must:</p> <p>(a) have dimensions not less than:</p> <p>(i) 1.7m in length;</p> <p>(ii) 1.2m in height; and</p> <p>(iii) 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>		
<b>C2.6.8 Siting of parking and turning areas</b>	<b>Not applicable</b>	<b>Assessment</b>
<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 zoned Low Density Residential.</p>
<p>C2.6.8-(A2)</p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <p>(a) have no new vehicle accesses, unless an existing access is removed;</p>	<input checked="" type="checkbox"/>	<p>Site is zoned Low Density Residential.</p>

(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**

<b>C2.7.1 Parking precinct plan</b>	<b>Not applicable</b>	<b>Assessment</b>
<p>C2.7.1-(A1)</p> <p>Within a parking precinct plan, on-site parking must:</p> <p>(a) not be provided; or</p> <p>(b) not be increased above existing parking numbers.</p>	<input checked="" type="checkbox"/>	Parking precinct plan does not apply to the development site.

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

CCO CODE LISTS	
<b>CCO-Table C3.1 Other Major Roads</b>	This table is not used in this Local Provisions Schedule.
<b>CCO-Table C6.1 Local Heritage Places</b>	This table is not used in this Local Provisions Schedule.
<b>CCO-Table C6.2 Local Heritage Precincts</b>	This table is not used in this Local Provisions Schedule.



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

*Issues –*

*1 Setback –*

The Planning Scheme's Objective for Setback (Clause 10.4.3) requires that the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.

*Dwelling means, as defined by the Planning Scheme, a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.*

Planner's comments: The shed and awnings are considered part of the existing dwelling and must satisfy the setback requirements. For reasons discussed below, it is considered that the proposed development and the retrospective development satisfies the above Objective for Setback in the Low Density Residential Zone.

The Planning Scheme's Acceptable Solution for Clause 10.4.3–(A2) states that dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.

The shed would be setback 1.5m from the western side boundary, the proposed awning would be setback 1m from the western side boundary and the retrospective awning is setback 4m from the southern side boundary. The application is therefore discretionary and relies on an assessment against the Performance Criteria.

The Planning Scheme's Performance Criteria for Clause 10.4.3–(P2) states that the siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (a) the topography of the site;

Planner's comments: The site is reasonably flat within the existing building curtilage, including where the shed and awning are proposed. The site then slopes down towards the Leven River. The site is lower than adjoining properties to the north.

The proposed shed foundations would be constructed into the existing ground level by approximately 400mm. Note – the cut was observed when visiting the site.

The retrospective awning is located over an existing deck and the proposed awning would be located on flat, concreted land.

It is considered that the proposed development and retrospective development have been designed and positioned to minimise any unreasonable loss of amenity to adjoining properties, whilst taking into account the topography of the development site.

Photo below shows the slope of the land when looking up to the development site, from the Leven River boundary. The land then flattens out.



(b) the size, shape and orientation of the site;

Planner's comments: The site is orientated north/south and is of irregular shape, due to the internal access and a narrow point on the south-western side. It is accessed off Brockmarsh Place and is one of several properties abutting the Leven River. Several similar sized properties are located to the north of the development site. The site is burdened by a sewer easement that runs inside the northern boundary. It is further burdened by a north/south orientated watercourse that intersects the site, slightly off centre to the east.

The existing single dwelling has been positioned on the site taking into account these limitations, which has resulted in the

existing single dwelling being located closer to the western and the southern boundary.

The positioning of the retrospective awning is over an existing raised deck, located to the south-east of the single dwelling. The proposed awning, to be positioned along the western elevation, has been designed taking into account the slight indentation of the western façade of the dwelling and to be in line with the existing roof line of the single dwelling. The proposed shed would be located in an existing, prepared (cut and levelled) area on the north-western side of the site. The shed would be setback 1.5m from the western boundary which would be in line with the existing single dwelling. The placement of the proposed shed ensures it would be clear of the northern boundary, which encompasses the sewer main easement.

Image below shows the shape of the irregular site.



- (c) the setbacks of surrounding buildings;

Planner's comments: There are several outbuildings setback closer than 5m to their respective boundaries, within the vicinity of the development site.

Properties that adjoin the development site have outbuildings closer than 5m to their boundaries (refer to image below) including;

- . 2 Levenview Court which has a 20m x 9m outbuilding that is located 1.5m from its closest boundary, being the southern boundary; and
- . 4 Brockmarsh Place which has a 9m x 7m outbuilding that is located 2.3m from its closest boundary, being the southern boundary.

Most of the single dwellings within the vicinity are setback 5m or greater to their respective boundaries, apart from the dwelling on the development site and a dwelling at 8 Brockmarsh Place. However, it is observed that it is predominantly outbuildings that are setback closer than 5m to boundaries.



- (d) the height, bulk and form of existing and proposed buildings;

Planner's comments: The retrospective awning is over an existing raised (due to slope of land) deck that is located to the far south-western portion of the single dwelling.

The retrospective awning is obscured to other properties by the design of the curved, single dwelling. The adjoining eastern property would be able to see the retrospective awning. However, it was designed to fit within the existing roof and wall profile of the deck.

The proposed awning has been designed to accommodate a slight indentation along the western elevation of the existing single dwelling. The awning is an open structure and would be designed to accommodate the existing roof line of the single dwelling. It would be considered a small, open, extension to the western side of the single dwelling.

Upon inspection of the development site, the area for the proposed shed has been prepared. The ground has been cut (approximately 400mm) and levelled.

The shed has been positioned on the site to take into account adjoining properties and their single dwellings. The highest point of the shed (ridge) would be 5.1m. The shed has been orientated north/south, meaning the highest point of the shed would be in the centre and along the site's western boundary. This highest point of the shed would be predominantly visible to the occupants of the adjoining south-western property, being 3 Levenview Court. The northern wall of the shed would be 3.5m high which would be the closest wall to the adjoining northern properties.

Due to the orientation of the development site and the design of the proposed shed in relation to the placement of the pitch roof height and wall heights and that the development site is lower than adjoining northern properties, it is considered the shed has been positioned to minimise any unreasonable loss of amenity to adjoining properties.

- (e) the existing buildings and private open space areas on the site;

Planner's comments: As discussed above, the existing single dwelling has been positioned on the site taking into account some infrastructure burdens, such as the watercourse and the sewer main. Due to these limitations, the existing dwelling is positioned closer to the western and southern boundary.

The retrospective awning is positioned over an existing raised (due to slope of the land) deck. This would result with this area of the deck to be more extensively used throughout the year for private open space.

The proposed awning will be located over an existing concrete area which is not used as private open space. The proposed

shed would be positioned on the site's north-western side, which is also not used as private open space.

The site has ample areas for private open space, including the deck and land to the east. The proposed development would not impede these areas. It is considered that the retrospective development would actually facilitate one of the site's private open space areas.

- (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and

Planner's comments: The proposed and retrospective development would not create any unreasonable shadow onto any adjoining property's private open space or windows of habitable rooms.

The site is predominantly the southernmost property in relation to most adjoining properties. The shed and proposed awning would, due to the orientation of the development site and the position of the said development, create some shadow onto the adjoining south-western property, being 3 Levenview Court. However, this shadow would be minimal and would be clear of this site by midday, due to the alignment of the sun throughout the day.

- (g) the character of development existing on established properties in the area.

Planner's comments: The character of the area generally consists of large Low Density Residential zoned lots, which is a result of the previous zoning of the area, which was Rural Living under the *Central Coast Interim Planning Scheme 2013*. This area was rezoned to Low Density Residential under the introduction of the current Planning Scheme, which allows a smaller lot area of 1,500m<sup>2</sup>, as opposed to the 1 ha requirement under the Rural Living zone.

The area contains single dwellings and associated outbuildings. Setback of buildings to boundaries vary within the area. However, outbuildings are generally setback closer to boundaries and are mostly larger in size than a standard residential outbuilding.

The shed proposed on the development site would be 15m x 10m and with wall heights of 3.5m and 3.19m. The ridge

height of the shed would be 5.11m. There are several other outbuildings within the area that are of similar size and height. For example, an outbuilding at 2 Levenview Court which is 20m x 9m with a wall height of 3.8m and a ridge height of 4.76m and an outbuilding at 6 Knights Road, which is 20m x 12m with a wall height of 4.1m and ridge height of 5.1 m.

Other character attributes of the area would include the established garden/vegetation areas on each lot and the Leven River which abuts several southern properties within this area. These southern properties, where clearance of vegetation allows, have direct views to the Leven River. Some of the properties that are behind the properties with direct views to the Leven River, may have some obscure view to the river, however these views are only maintained across private land.

Images below show the outbuildings at 6 Knights Road and 2 Levenview Court.



6 Knights Road, West Ulverstone



2 Levenview Court, West Ulverstone



Planner's conclusion:

Amenity, as defined by the Planning Scheme, means *in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.*

Due to the nature of the representation, the main test regarding this objective and the applicable Performance Criteria has been considered in relation to the proposed shed and any potential impacts to 2 Levenview Court.

It is agreed that the occupants of 2 Levenview Court have an obscured view of the Leven River from their property. However, this view is maintained across private land and via a small, cleared gap of vegetation on private land. Neither the development site nor 2 Levenview Court are within a scenic protection area. Therefore, the Planning Scheme does not assess or protect views that are available across other private land.

The development site is lower than 2 Levenview Court. Furthermore, the shed will be constructed on prepared levelled land which is cut approximately 400mm deep for foundations. The shed has been placed on the development site to try and minimise visual impacts to adjoining properties in terms of height, bulk and form, by having the length of the shed north/south oriented. The proposed shed would not create any unreasonable shadow impact to any adjoining property.

The character of the area includes large outbuildings. Some of these outbuildings are of similar size and height of the proposed shed. Additionally, the proposed shed would be setback from the western boundary similar to established setback distances in the area. It is considered that, not only the proposed shed, but the awnings, will be compatible with the streetscape and would not cause an unreasonable loss of amenity for adjoining properties.

*Referral advice –*

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Referral not required.
Building	Standard Note to apply to Permit.
Infrastructure Services	Conditions and Notes to apply to Permit.
TasWater	Referral not required.
Department of State Growth	Referral not required.
Environment Protection Authority	Referral not required.
TasRail	Referral not required.
Heritage Tasmania	Referral not required.
Crown Land Services	Referral not required.
Other	Referral not required.

*CONSULTATION*

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

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

*Representations –*


One representation was received during the public notification period, a copy of which is provided at Annexure 3.

The representation is summarised and responded to as follows:

REPRESENTATION	
MATTER RAISED	RESPONSE
1 Concerned that the large shed would block out any view of Leven River for occupants of 2 Levenview Court, West Ulverstone.	<p>The occupants of 2 Levenview Court, have a limited view of the Leven River. This is due to the location of the dwelling at 2 Levenview Court, that is behind other lots that front the Leven River, and the location of the dwelling on the development site. There is a small gap of cleared vegetation, along the Leven River, on the development site. This cleared area is maintained privately.</p> <p>Furthermore, the Planning Scheme does not assess or protect views that are available across other private parcels of land.</p> <p>With the location of dwellings behind properties that front the Leven River, it is likely that an obscured Leven River view, from these properties, would change and diminish over time.</p>

	<p>The images below show the view towards the Leven River from the development site.</p> <p>Images were taken from the far north-western corner and further into the centre of the site. This would be in a similar line with the view that 2 Levenview Court would currently have. Refer to larger version of the images in Annexure No. 4.</p> <div data-bbox="916 824 1378 1189" data-label="Image"> </div> <div data-bbox="916 1211 1378 1576" data-label="Image"> </div>
<p>2 Loss of view would devalue the property at 2 Levenview Court, West Ulverstone.</p>	<p>Valuation of a property is not a matter for consideration under the Planning Scheme.</p> <p>Please refer to the response comments in Matter Nos. 1 and 3 regarding view.</p>

<p>3 Believe best way forward for occupants at 2 Levenview Court, West Ulverstone to not lose their view, would be for:</p> <ul style="list-style-type: none"> <li>(a) the removal of several tall trees that are on the edge of the riverbank; and</li> <li>(b) large dirt pile/tree of the development site be removed.</li> </ul>	<p>Existing views are not something the Planning Scheme can consider. The only time views are considered would be if the development site, or a particular property, is identified as being within a scenic protection area. If the current view is across another's private property (which is the case for 2 Levenview Court), there is no protection of such a view.</p> <p><u>In relation to matter (a):</u></p> <p>The tall trees, as mentioned in the representation, are within the Leven River watercourse protection area and on Crown land. They are also within a large area of priority vegetation. This means all vegetation along this section must be protected. In this regard, a condition will be placed on the Permit, that no vegetation along the Leven River can be removed.</p> <p>There is a small area cleared of vegetation along the Leven River side of the development site. This area has been cleared for some time and can be maintained as a cleared area, unless the Crown and/or Council decide, in the future, on the revegetation of cleared riparian land.</p> <p>If vegetation was ever to be removed within this area, planning approval would be required. An application would need to include a Natural Assets report, prepared by a suitably qualified person, identify the vegetation to be removed and why removal would be necessary and how it would not impact on the watercourse protection area or priority vegetation area.</p>
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	<p><u>In relation to matter (b):</u></p> <p>Upon inspection of the development site, it can be confirmed that the dirt pile, as mentioned in the representation, will be levelled and removed, including the small, grassed area.</p> 
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*RESOURCE, FINANCIAL AND RISK IMPACTS*

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

*CORPORATE COMPLIANCE*

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

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure.

*CONCLUSION*

The representation received does not warrant refusal or modification of the proposed development for Residential – shed and two awnings (one retrospective and one new). The proposal has demonstrated satisfactory compliance with the Planning Scheme's relevant Performance Criteria.

It is considered that the proposed development and retrospective development have been positioned on the development site to ensure they are compatible with the streetscape and would not cause an unreasonable loss of amenity for adjoining properties in terms of overshadowing, bulk or scale.

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

*Recommendation –*

It is recommended that the application for Residential – shed and two awnings (one retrospective and one new) – Setback at 6 Brockmarsh Place, West Ulverstone (DA2022322) be approved, subject to the following conditions:

- 1 The development must be substantially in accordance with the plans by:
  - (a) Powell Building Design Solutions, Job No. 83MD101022, Sheet Nos. 1, 2, 3, 4, 5, 6, 7 and 8 dated 28 October 2022; and
  - (b) Gowland Drafting, Drawing Nos. 220807-1, 220807-2, 220807-3, 220807-4 and 220807-5 dated 19 August 2022; and
  - (c) The Shed Company, Drawing No. RAYHEAL21100110-5 (3 pages) dated 28 June 2022.
- 2 The removal of vegetation on Crown land along the Leven River boundary is prohibited.

Infrastructure Services

- 3 Existing crossover and driveway apron from Brockmarsh Place must be used as road access to the development.
- 4 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 and at the developer's cost.
- 5 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.

- 6 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.

Please Note:

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

The report is supported."



The Executive Services Officer reported as follows:

“A copy of the annexures referred to in the Town Planner’s report has been circulated to all Councillors.”

■ Cr Smith moved and Cr Beswick seconded, “That the application for Residential – shed and two awnings (one retrospective and one new) – Setback at 6 Brockmarsh Place, West Ulverstone (DA2022322) be approved, subject to the following conditions:

- 1 The development must be substantially in accordance with the plans by:
  - (a) Powell Building Design Solutions, Job No. 83MD101022, Sheet Nos. 1, 2, 3, 4, 5, 6, 7 and 8 dated 28 October 2022; and
  - (b) Gowland Drafting, Drawing Nos. 220807-1, 220807-2, 220807-3, 220807-4 and 220807-5 dated 19 August 2022; and
  - (c) The Shed Company, Drawing No. RAYHEAL21100110-5 (3 pages) dated 28 June 2022.
- 2 The removal of vegetation on Crown land along the Leven River boundary is prohibited.

#### Infrastructure Services

- 3 Existing crossover and driveway apron from Brockmarsh Place must be used as road access to the development.
- 4 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 and at the developer’s cost.
- 5 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.
- 6 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.

Please Note:

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

Carried unanimously

## INFRASTRUCTURE SERVICES

**25/2023      Turners Beach Integrated Pathway, Streetscaping and Traffic Management Plan 2023**

The Director Infrastructure Services reported as follows:

*“PURPOSE*

The purpose of this report is to recommend adoption of the Turners Beach Integrated Pathway, Streetscaping and Traffic Management Plan 2023 (the Plan).

The Plan takes the form of Concept Drawings 2140-01 to 2140-06, dated 16 January 2023. A copy of the Plan is appended to this report.

*BACKGROUND*

Creation of an integrated pathway, streetscaping and traffic management plan was identified as an action in the Council's Annual Plan 2020-2021.

The scope of the project included:

- The project aims to ensure that these issues are considered in an integrated way and not as standalone issues.
- To determine the route and preliminary design of the shared pathway between Turners Beach Road and the eastern end of The Esplanade.
- To consider future footpath locations throughout the area.
- To investigate and determine areas for traffic management (issues include speeding, bus routes, parking, congestion, safety).
- To ensure the natural values in and adjacent to the road reserve are maintained and improved.
- To prepare a streetscaping plan which complements pathway and local traffic management systems.
- To develop an action plan to achieve the required state and list these actions in the long-term financial plan.

The project area is defined as the area of Turners Beach to the north of the highway.

### *DISCUSSION*

A working group consisting of staff, Councillor and community members was established to guide and provide input to the process. The community members shared their concerns and provided local knowledge of the area while Council staff provided technical support with drawings and guidance on relevant standards and guidelines.

A series of concept plans were developed to reflect the group's ideas and these were presented to the broader public through public consultation sessions at the Turners Beach Hall. Feedback was considered by the group and plans finalised for adoption by Council.

Detailed design plans will be prepared as funding becomes available and will be based on the concept plans.

### *CONSULTATION*

A working group was established in March 2021 to inform this project. Eight community representatives were included through an expression of interest process and the group subsequently met to consider and review concept designs.

Three community consultation sessions were held at the Turners Beach football clubrooms. The sessions were well attended with over 85 attendees.

A survey was used to collate the feedback and was also available on-line, advertised through social media. 165 responses were received with the feedback generally supportive of the concept designs, with suggestions for improvement in some areas. Of particular note was the community wish to preserve a Eucalypt in the parking area at the eastern end of the Esplanade and for minimal tree disturbance along the western end of the Esplanade. Final concepts have taken these views into account.

Updates were provided to Councillors at workshops throughout the course of the project, with specific workshop presentations provided on 30 May 2022 and 5 December 2022.

### *RESOURCE, FINANCIAL AND RISK IMPACTS*

The Traffic Management improvements at the eastern end of the Esplanade are listed as a Capital Project in the Annual Plan 2022–2023. The project has budget of \$210,000 and has been funded by the Local Roads and Community Infrastructure Fund Round 3 (LRCI 3).

Other projects will need to be listed in the Long-term Financial Plan for consideration of budget allocation through the Council's estimates process.

The Plan will provide a basis for any future grant funding applications, particularly with the coastal shared pathway link.

*CORPORATE COMPLIANCE*

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

The Shape of the Place

- 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
- Connect the people with services
- Improve community well-being.

The Environment and Sustainable Infrastructure

- Contribute to a safe and healthy environment
- Develop and manage sustainable built infrastructure
- Contribute to the preservation of the natural environment.

Council Sustainability and Governance

- Improve service provision
- Effective communication and engagement

*CONCLUSION*

It is recommended that the Turners Beach Integrated Pathway, Streetscaping and Traffic Management Plan 2023 be adopted, and the associated projects listed in the Long-term Financial Plan.”

The Executive Services Officer reported as follows:

“A copy of the Turners Beach Integrated Pathway, Streetscaping and Traffic Management Plan 2023, has been circulated to all Councillors.”

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

- 1 Adopt the Turners Beach Integrated Pathway, Streetscaping and Traffic Management Plan 2023, consisting of Concept Drawings 2140-01 to 2140-06, dated 16 January 2023 (a copy being appended to and forming part of the minutes).
- 2 List the associated projects in the Long-term Financial Plan.”

Carried unanimously

C O R P O R A T E   S E R V I C E S

**26/2023      Statutory determinations**

The General Manager reported as follows:

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

The Executive Services Officer reported as follows:

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

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

**27/2023      Financial statements**

The General Manager reported as follows:

“The following principal financial statements of the Council for the period ended 31 December 2022 are submitted for consideration:

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

The Executive Services Officer reported as follows:

“Copies of the financial statements has been circulated to all Councillors.”

■ Cr Wylie moved and Cr Smith seconded, “That the financial statements (copies being appended to and forming part of the minutes) be received.”

**28/2023      Public question time**

The Mayor introduced public question time at 6.33pm.

In person – Gavin Thompson – Ulverstone

Question 1 –

“Would the Mayor and Councillors consider acknowledging at every Council meeting, the Early Settlers of this Municipal Area. Who with picks and shovels formed our roads and cleared the land with bullocks and horses. Let’s thank them for the fruits of their labours which has provided us with the lifestyle we now enjoy.”

Response –

The Mayor responded that the Council is currently considering how they open Council meetings, noting that the Council has adopted an Acknowledgement of Country. The new Council has undertaken to have a broader conversation about the statements made at the commencement of meetings, with regard to setting an appropriate tone and providing proper acknowledgements. The Mayor thanked Mr Thompson for his question and will include his suggestion in the Council’s further discussions.

Via email – Jamie Smith – Leith

Question 1 –

“On what date in 2023 as part of the action plan does the Council propose to undertake the review of the Leith Plan along with canvassing the community as to what their preference will be for further consultation?”

Response –

The General Manager responded that the Council’s Annual Action Plan for 2022–2023 did not include the development of a new Leith community plan, nor any other community plans. There were not enough resources for this to be undertaken during the 2022–2023 year.

The Council is reviewing its engagement strategy for meeting with the community. Consideration is being given to visiting areas on an annual basis rather than every 2–3 years.

This would allow for discussions on a more regular basis with both Councillors and senior staff present when available.



Question 2 –

“Given views in the community that the junction upgrades at Leith do not impact or prevent the need for a Leith Representatives Group/Committee, what initiatives have the Council implemented/taken to ensure the Council will in the remaining months of 2023 undertake the review of the Leith Plan along with canvassing the community as to what their preference will be for further consultation and how has the community been kept advised of progress with regard to this matter?”

Response –

The General Manager responded that the Council's Annual Action Plan for 2022–2023 did not include the development of a new Leith community plan, nor any other community plans. There were not enough resources for this to be undertaken during the 2022–2023 year.

The review of community plans will be considered in the development of the Annual Plan 2023–2024

The Council will engage with the community at the appropriate time when the project is to be progressed.

Questions and responses concluded at 6.40pm.

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## CLOSURE OF MEETING TO THE PUBLIC

**29/2023 Meeting closed to the public**

The Executive Services Officer reported as follows:

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

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

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

Matter	<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"><li>Dulverton Waste Management Board Meeting – held 26 October 2022</li><li>Cradle Coast Authority Annual General Meeting and Representatives Meeting – held 13 December 2022 (unconfirmed)</li><li>Dulverton Waste Management Board Meeting – held</li></ul>	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

14 December 2022 (unconfirmed).	
Audit Panel – Appointment of Independent Members (97A/2020 – 16.03.2020)	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

Cr Beswick moved and Cr Lehmann seconded, “That the Council close the meeting to the public to consider the following matters, they being matters relating to:

<b>Matter</b>	<b><i>Local Government (Meeting Procedures) Regulations 2015 reference</i></b>
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"> <li>Dulverton Waste Management Board Meeting – held 26 October 2022</li> <li>Cradle Coast Authority Annual General Meeting and Representatives Meeting – held 13 December 2022 (unconfirmed)</li> <li>Dulverton Waste Management Board Meeting – held 14 December 2022 (unconfirmed).</li> </ul>	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.
Audit Panel – Appointment of Independent Members (97A/2020 – 16.03.2020)	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.”

Carried unanimously

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The Executive Services Officer further reported as follows:

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

The meeting moved into closed session at 6.40pm.

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## CLOSED SESSION SUMMARY

The Executive Services Officer reported as follows:

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

Matter	Description of matter discussed
30A/2023 Confirmation of Closed Session Minutes	The Closed session minutes of the previous ordinary meeting of the Council held on 12 December 2022 had been circulated. The minutes are required to be confirmed for their accuracy.
31A/2023 Minutes and notes of other organisations and committees of the Council <ul style="list-style-type: none"><li>Dulverton Waste Management Board Meeting – held 26 October 2022</li><li>Cradle Coast Authority Annual General Meeting and Representatives Meeting – held 13 December 2022 (unconfirmed)</li><li>Dulverton Waste Management Board Meeting – held 14 December 2022 (unconfirmed).</li></ul>	The minutes and notes have been provided to the Council on the condition they are kept confidential.
32A/2023 Audit Panel – Appointment of Independent Members (97A/2020 – 16.03.2020)	The Council determined to appoint two Independent Members to the Central Coast Council Audit Panel.
33A/2023 Addition of item not on the agenda – Employment of the General Manager (late inclusion made during the Closed Session)	The Council determined to add an item for consideration in the Closed Session not already on the agenda.
34A/2023 Employment of the General Manager (late inclusion made during the Closed Session)	The Council determined to receive the letter of resignation from the General Manager.

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## **CLOSURE**

There being no further business, the Mayor declared the meeting closed at 7.28pm.

CONFIRMED THIS 21st DAY OF February 2023.

## **Chairperson**

(dk:ib)

## **Appendices**

- Minute No. 17/2023 – Schedule of Documents for affixing of The Common Seal
- Minute No. 18/2023 – Schedule of Contracts and Agreements
- Minute No. 19/2022 – Schedule of Correspondence Addressed to Mayor and Councillors
- Minute No. 20/2023 – Schedule of Development Application Determinations
- Minute No. 25/2023 – Turners Beach Integrated Pathway Plan
- Minute No. 26/2023 – Schedule of Statutory Determinations
- Minute No. 27/2023 – Financial Statements

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*QUALIFIED PERSON'S ADVICE*

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

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

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

- (i) that the reports within 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

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# Associated Reports And Documents





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

Period: 13 December 2022 to 23 January 2023

Final Plan of Survey  
170 Main Road and 25 Bowman Drive, Penguin  
DA2021137 – 3 lot subdivision

Final Plan of Survey  
33 Ironcliffe Road, Penguin  
DA2020168 – 2 lot residential

Part 5 Agreement  
170 Main Road and 25 Bowman Drive, Penguin  
DA2021137 – building envelopes and Geotech Report

Final Plan of Survey  
126A Trevor Street, Ulverstone  
SUB2009.3 – 74 lots subdivision (stages 1, 2 & 3)

Part 5 Agreement  
126A Trevor Street, Ulverstone  
SUB2009.3 – 74 lots subdivision (stages 1, 2 & 3)

Assistance Deed  
Arts Tasmania, Department of State Growth (the Crown) and Central Coast Council  
Roving Curator curatorial assistance for the Ulverstone Museum collection relocation  
plan  
Duration of assistance: 6 days (includes the travel time of the Roving Curator)

Transfer of Land  
Lot 1 Westella Drive, Turners Beach

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

Sandra Ayton  
GENERAL MANAGER



## SCHEDULE OF CONTRACTS AND AGREEMENTS

*(Other than those approved under the common seal)*

Period: 13 December 2022 to 23 January 2023

### *Agreements*

- Lease Agreement  
Penguin Cricket Club (Lessee) and the Central Coast Council (Lessor)  
Facilities of the Dial Regional Sports Complex Sporting Precinct including canteen, meeting room and storage shed  
Starting date: 1 July 2022  
Expiry date: 30 June 2025
- Licence Agreement  
The Honourable Roger Charles Jaensch MP (Licensor) and the Central Coast Council – Ulverstone Child Care Centre (Licensee)  
Crown Land situated at parts of 105 Ironcliffe Rd, Penguin (Penguin District School), including buildings and improvements  
Starting date: 1 January 2023  
Licence period: One year

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

Sandra Ayton  
GENERAL MANAGER



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

Period: 13 December 2022 to 23 January 2023

- . A letter from the Australian Local Government Association calling for councils to submit motions for the 2023 National General Assembly.
- . An email from Dementia Australia providing Councillors with an update of the organisation's 2022 events and activities.

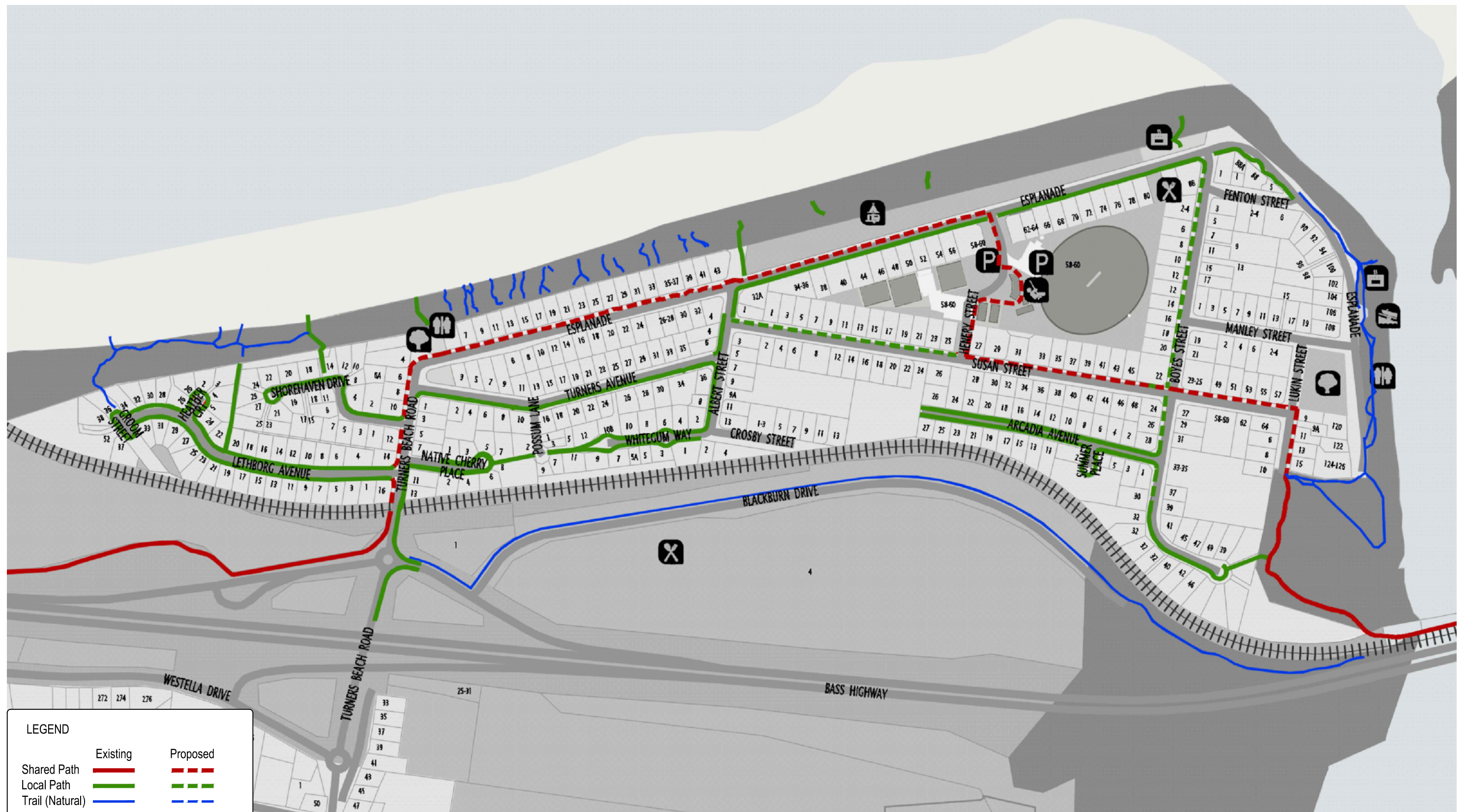
A handwritten signature in black ink that reads 'Sandra Ayton'.

Sandra Ayton  
GENERAL MANAGER

**List of Development Applications Determined**  
**Period from: 1 December 2022 to 31 December 2022**

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2021219	133 South Road & 20 Ellis Street WEST ULVERSTONE,TAS,7315	Discretionary	Residential - six multiple dwellings	3/08/2021	6/12/2022	32	\$1,260,000.00
DA2021296 - 1	780 South Road PENGUIN,TAS,7316	Minor amendment of a Permit.	Service Industry – vehicle repair workshop and Storage – three storage sheds to comprise a total of 40 self-storage units and an associated toilet facility	16/12/2022	21/12/2022	1	\$0.00
DA2022172 - 1	29 Esplanade WEST ULVERSTONE,TAS,7315	Minor amendment of a Permit.	Residential - single dwelling and demolition of existing dwelling	24/11/2022	5/12/2022	6	\$0.00
DA2022214 - 1	12 Shorehaven Drive TURNERS BEACH,TAS,7315	Discretionary	Residential - single dwelling	30/11/2022	6/12/2022	5	\$0.00
DA2022236	1019 & 1071 Gunns Plains Road GUNNS PLAINS,TAS,7315	Discretionary	Residential - single dwelling and Subdivision - consolidation of titles	24/08/2022	5/12/2022	35	\$400,000.00
DA2022239 - 1	22 Shorehaven Drive TURNERS BEACH,TAS,7315	Minor amendment of a Permit.	Residential - single dwelling - Reliance on CCO-S5.0 Turners Beach Specific Area Plan - Setbacks and building envelope for all buildings	12/12/2022	20/12/2022	5	\$0.00
DA2022263	10 Export Drive ULVERSTONE,TAS,7315	Discretionary	Bulky Goods Sales - plumbing showroom and trade supplies	21/09/2022	5/12/2022	24	\$450,000.00
DA2022282	153 Hardys Road PENGUIN,TAS,7316	Discretionary	Residential - single dwelling and clearance of priority vegetation	13/10/2022	14/12/2022	30	\$55,000.00
DA2022286	745 Preston Road NORTH MOTTON,TAS,7315	Permitted	Residential - shed	21/10/2022	7/12/2022	2	\$60,000.00
DA2022287	4 Lily Lane PENGUIN,TAS,7316	Discretionary	Residential - single dwelling and 2 sheds	21/10/2022	5/12/2022	39	\$600,000.00
DA2022300	3 Mollie Place TURNERS BEACH,TAS,7315	Discretionary	Residential - single dwelling	10/11/2022	15/12/2022	22	\$430,000.00
DA2022306	12-14 & 13 Harley Court WEST ULVERSTONE,TAS,7315	Permitted	Subdivision - Adjustment of a Boundary	11/11/2022	6/12/2022	6	\$0.00
DA2022308	28 Epsom Road PENGUIN,TAS,7316	Discretionary	Residential - dwelling extensions and new shed	16/11/2022	19/12/2022	24	\$50,000.00
DA2022310	2-4 Haven Crescent ULVERSTONE,TAS,7315	Discretionary	Residential - dwelling extensions	17/11/2022	20/12/2022	25	\$50,000.00
DA2022314	43 Mission Hill Road PENGUIN,TAS,7316	Permitted	Subdivision - 2 residential lots	18/11/2022	14/12/2022	8	\$0.00
DA2022325	89 Browns Lane PENGUIN,TAS,7316	Permitted	Residential - shed	30/11/2022	7/12/2022	5	\$35,000.00
DA2022336	750 Castra Road ABBOTSHAM,TAS,7315	Permitted	Residential - dwelling extension -porch and outbuilding - garage and storeroom	9/12/2022	19/12/2022	5	\$50,000.00
DA2022337	15 Victoria Street ULVERSTONE,TAS,7315	Permitted	Visitor Accommodation - change of use	12/12/2022	16/12/2022	1	\$0.00
DA2022341	60 Touchstone Lane GAWLER,TAS,7315	Permitted	Residential - shed (non-habitable) and porch including the demolition of existing shed	13/12/2022	20/12/2022	4	\$200,000.00
LPS2022002	131 Cuprona Road HEYBRIDGE,TAS,7316	LPS draft Amendment	Rezone from Environmental Management to Landscape Conservation	22/03/2022	5/12/2022	258	\$0.00
SUB2009.15 - 3	Henslowes Road ULVERSTONE,TAS,7315	Minor amendment of a Permit.	Minor Amendment - Subdivision (129 lot) - changes to lot layout - Stage 1 & Stage 2	28/09/2022	20/12/2022	1	\$0.00



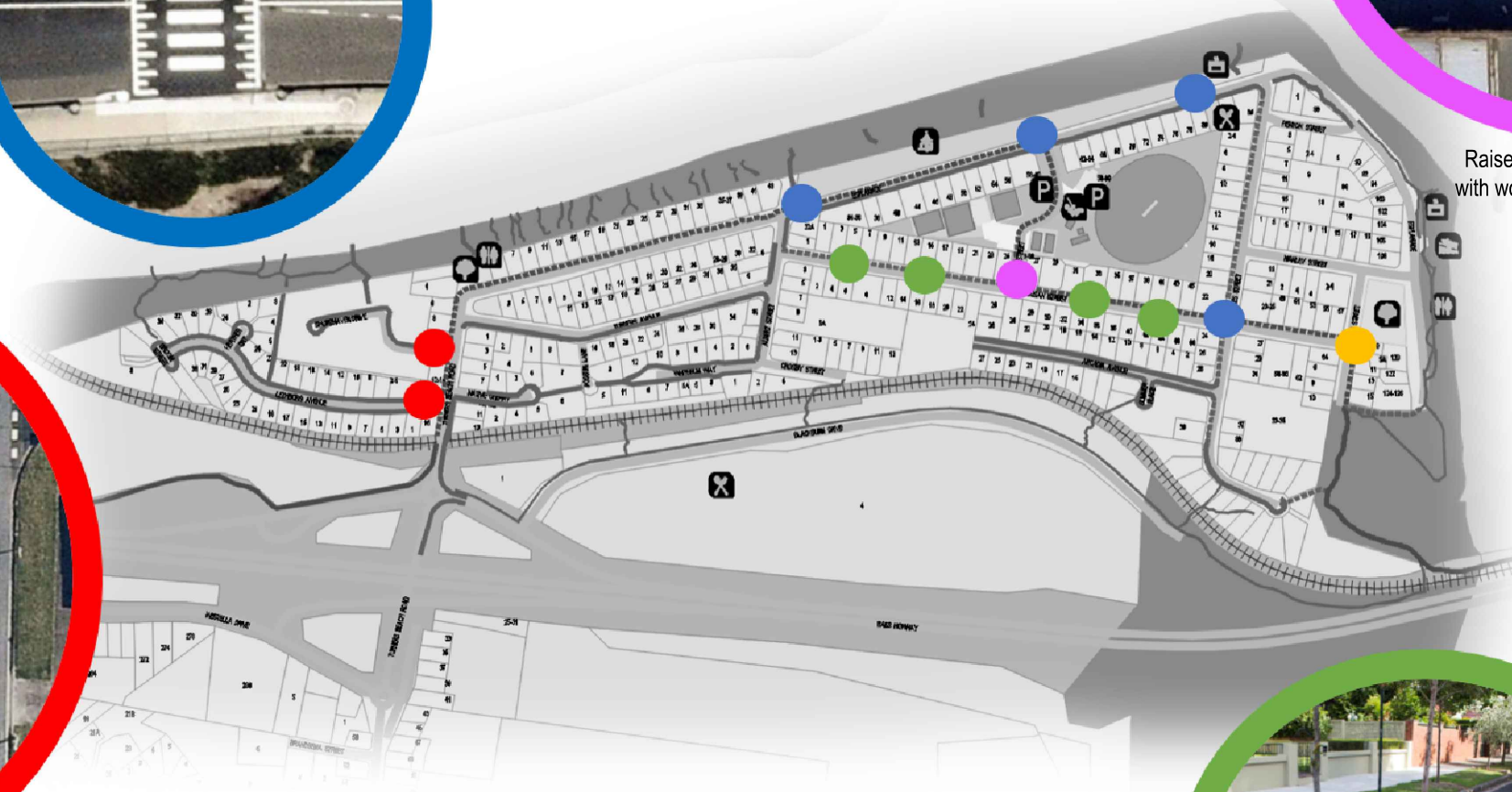
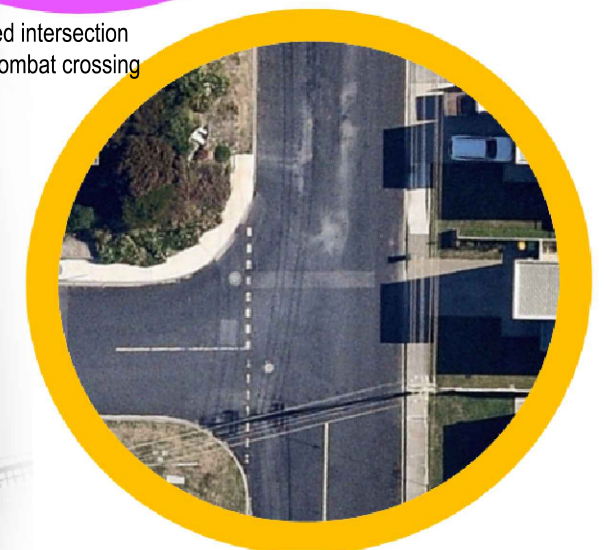


**PROPOSED PATH NETWORK PLAN**  
N.T.S.



Revision Table	-	-	-	Drawing Scale	 CENTRAL COAST COUNCIL	 DON'T DIG YOU DIG www.1100.com.au	 AS/NZS 4801:2001 Occupational Health and Safety Management FM 533849	Design Team	Role	Name	Checked	Project Name TURNERS BEACH INTEGRATED PLAN 2022	Sheet Name PROPOSED PATH NETWORK		
	Designer	KLS	-						Project Address / Description TURNERS BEACH	Project No.	Sheet No.		Sheet Size		
	Drafter	KLS	-							2140	01		A3		
	Approved	 Paul Breden Director Infrastructure Services							Drawing Issue CONCEPT						



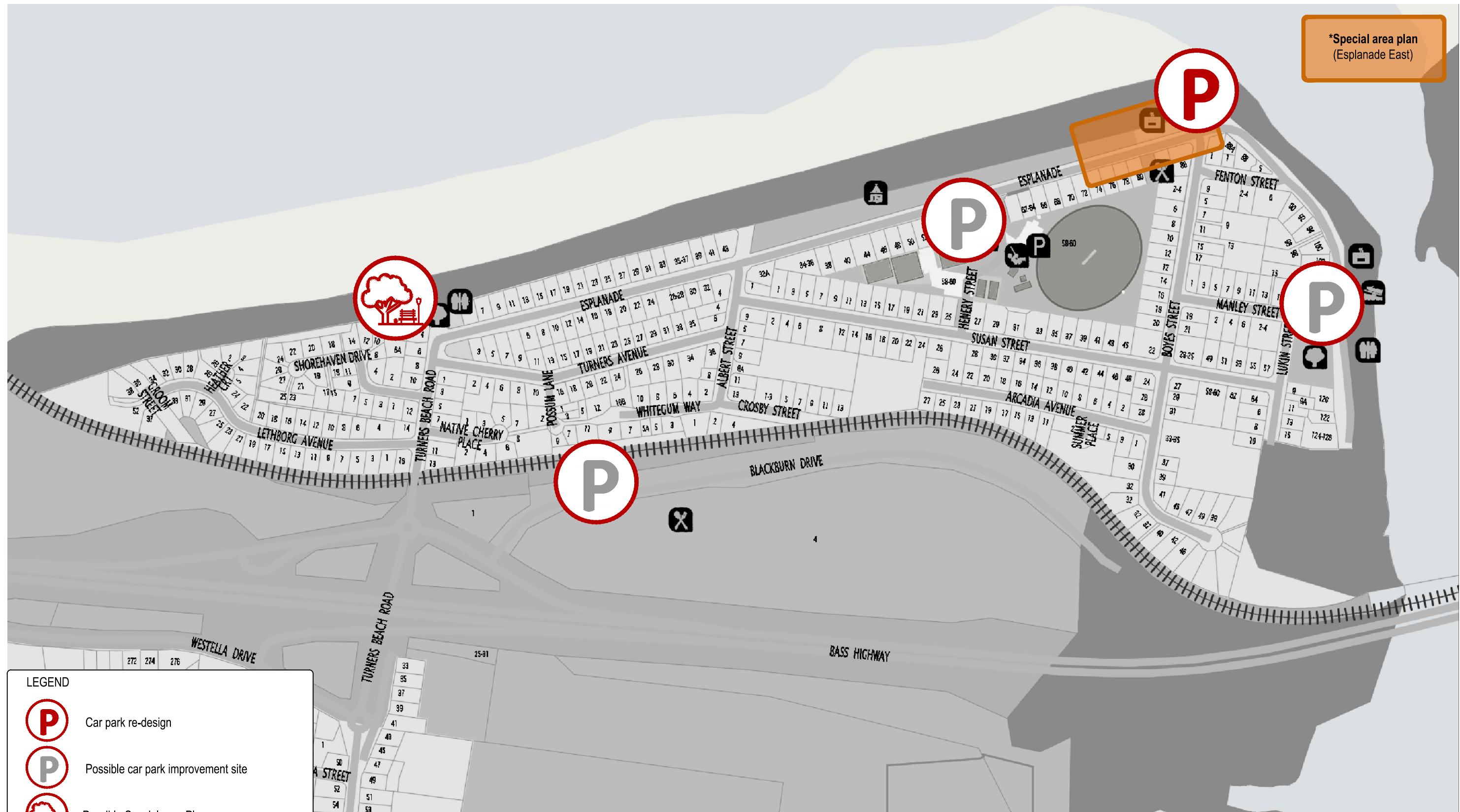


TRAFFIC MANAGEMENT  
N.T.S.



Revision Table	-	-	-	Drawing Scale     N.T.S	 CENTRAL COAST COUNCIL  INFRASTRUCTURE SERVICES	  FM 533849	Design Team	Role	Name	Checked	Project Name  TURNERS BEACH INTEGRATED PLAN 2022  Project Address / Description  TURNERS BEACH	Sheet Name  TRAFFIC MANAGEMENT 1		
	Designer	KLS	-					Project No.  2140	Sheet No.  02	Sheet Size  A3				
	Drafter	KLS	-											
	Approved	 Paul Breaden Director Infrastructure Services						Drawing Issue  CONCEPT						
	P2	ISSUE FOR COUNCIL APPROVAL	16/01/23											
	P1	ISSUE FOR REVIEW	05/12/22											
		ISSUE	DESCRIPTION					DATE						





\*Special area plan  
(Esplanade East)

LEGEND



Car park re-design



Possible car park improvement site

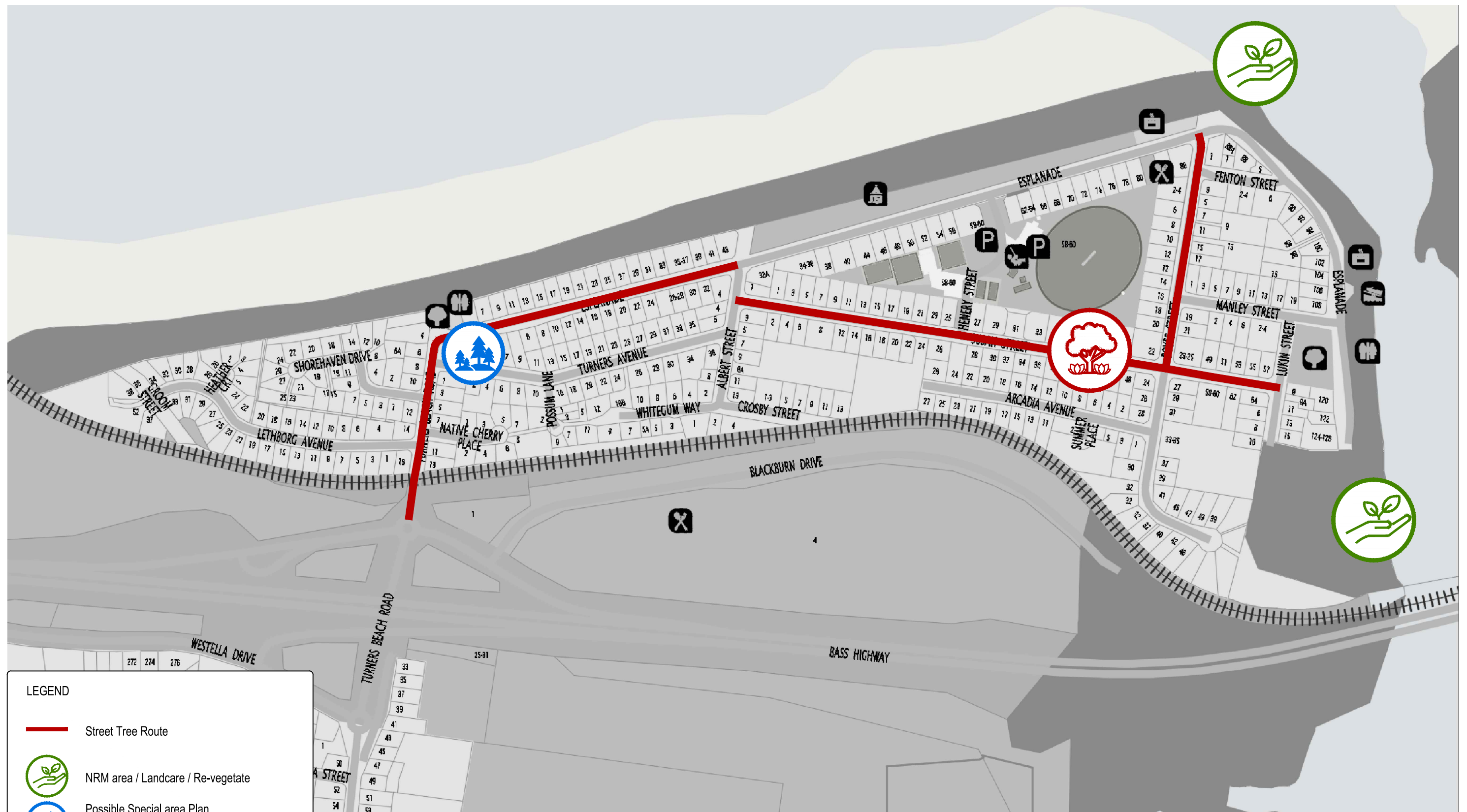


Possible Special area Plan  
(car park, toilets, seating, landscaping)

TRAFFIC MANAGEMENT  
FUTURE SITES FOR DEVELOPMENT  
CONSIDERATION  
N.T.S.







Revision Table	-	-	-	Drawing Scale	N.T.S	 CENTRAL COAST COUNCIL  INFRASTRUCTURE SERVICES	 DUAL DIG YOU DIG www.youdig.com.au	 AS/NZS 4801:2001 Occupational Health and Safety Management FM 533849	Design Team	Role	Name	Checked	Project Name TURNERS BEACH INTEGRATED PLAN 2022	Sheet Name TRAFFIC MANAGEMENT 2		
	Designer	KLS	-							Project Address / Description TURNERS BEACH	Project No. 2140	Sheet No. 03		Sheet Size A3		
	Drafter	KLS	-													
	Approved									Project Details	Drawing Issue CONCEPT					
	Paul Braden Director Infrastructure Services															
P2	ISSUE FOR COUNCIL APPROVAL	16/01/23														
P1	ISSUE FOR REVIEW	05/12/22														
ISSUE	DESCRIPTION	DATE														



# **PROPOSED LANDSCAPING PLAN** N.T.S.

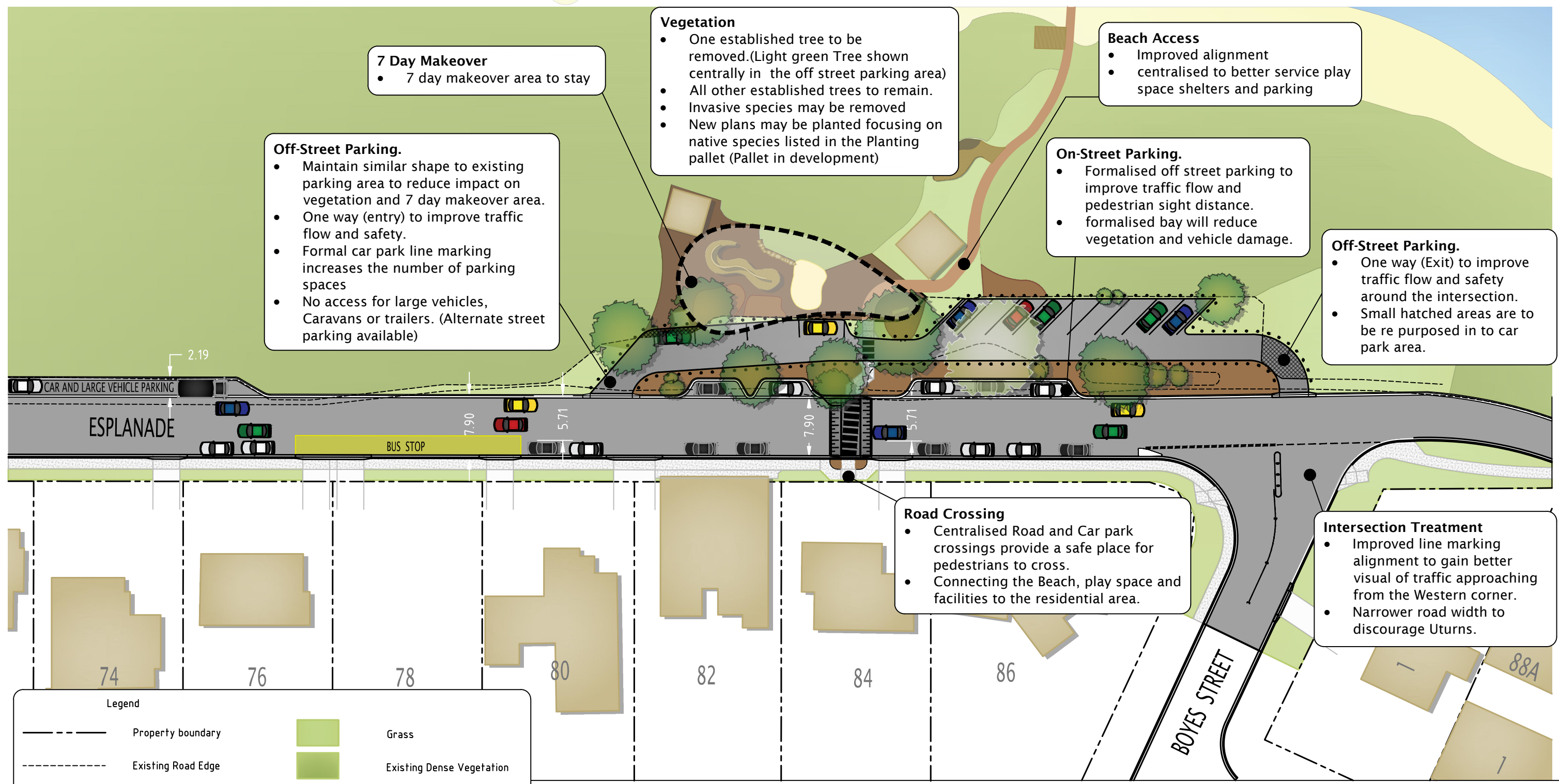


## **LEGEND**

-  Street Tree Route
-  NRM area / Landcare / Re-vegetate
-  Possible Special area Plan  
(vegetation project, water garden, shallow rooted plants over detention system)
-  Kerb Outstand Gardens

Revision Table	-	-	-	Drawing Scale	 CENTRAL COAST COUNCIL	 AS/NZS 4801:2001 Environmental Health and Safety Management FM 533849	Design Team	Role	Name	Checked	Project Name TURNERS BEACH INTEGRATED PLAN 2022	Sheet Name PROPOSED LANDSCAPING PLAN			
	-	-	-					Designer	KLS	-		Project Address / Description TURNERS BEACH	Project No.	Sheet No.	Sheet Size
	-	-	-					Drafter	KLS	-			2140	04	A3
	-	-	-					Approved	 Paul Breden Director Infrastructure Services			Drawing Issue CONCEPT			
	P2	ISSUE FOR COUNCIL APPROVAL	16/01/23												
	P1	ISSUE FOR REVIEW	05/12/22												
	ISSUE	DESCRIPTION	DATE												





Legend

Property boundary

Existing Road Edge

Kerb

Road

Proposed Road

Footpath

Trail (Unformed Path)

Grass

Existing Dense Vegetation

Proposed Mulch/Garden

Existing Tree

Street Furniture

Street Furniture (Structure)

Car Parking

SPECIAL AREA PLAN 1  
Esplanade East  
N.T.S.

Revision Table	-	-	-
	-	-	-
	-	-	-
	-	-	-
	P2	ISSUE FOR COUNCIL APPROVAL	16/01/23
	P1	ISSUE FOR REVIEW	05/12/22
ISSUE	DESCRIPTION	DATE	

Drawing Scale
N.T.S.

CENTRAL COAST COUNCIL

INFRASTRUCTURE SERVICES

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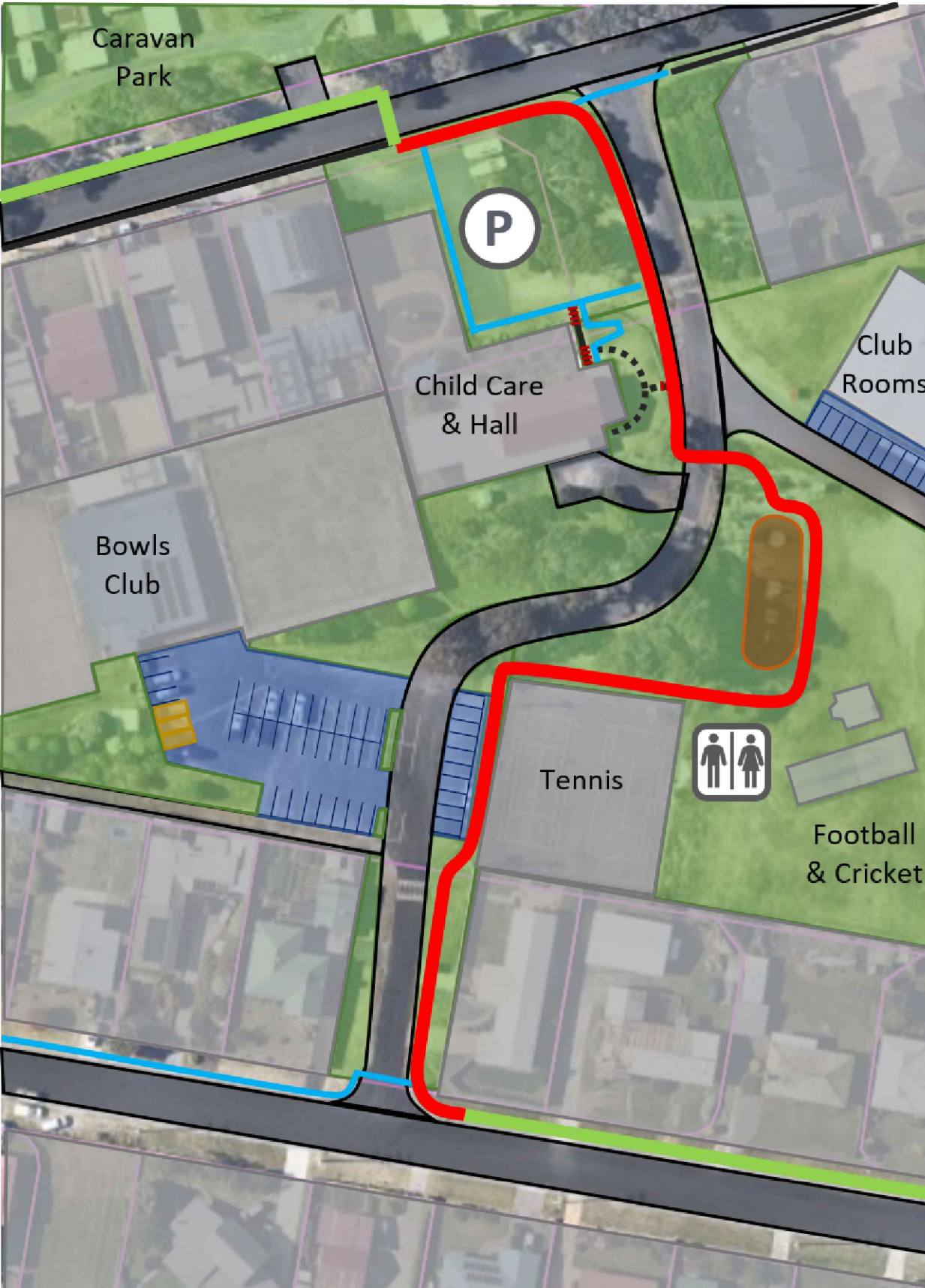
AS/NZS 4801:2001 Environmental Health and Safety Management

FM 533849

Role	Name	Checked
Designer	KLS	-
Drafter	KLS	-
Approved	<div><div></div><div>Paul Breaden Director Infrastructure Services</div></div>	

Project Details	Project Name	
	TURNERS BEACH INTEGRATED PLAN 2022	
	Project Address / Description	
TURNERS BEACH		

Sheet Name		
SPECIAL AREA PLAN 1		
Project No.	Sheet No.	Sheet Size
2140	05	A3
Drawing Issue		
CONCEPT		



**HENRY STREET PLAN**  
N.T.S.



Revision Table	-	-	-	Drawing Scale	N.T.S	 CENTRAL COAST COUNCIL	 <b>DIAL BEFORE YOU DIG</b> before you dig	 FM 533849	Design Team	Role	Name	Checked	Project Details	Project Name		Sheet Name		
	-	-	-							Designer	KLS	-		TURNERS BEACH		HENRY STREET		
	-	-	-							Drafter	KLS	-		INTEGRATED PLAN 2022		Project No.	Sheet No.	Sheet Size
	-	-	-							Approved				2140	06	A3		
	P2	ISSUE FOR COUNCIL APPROVAL	16/01/23							Project Address / Description				Drawing Issue				
	P1	ISSUE FOR REVIEW	05/12/22							TURNERS BEACH				CONCEPT				
	ISSUE	DESCRIPTION	DATE															

## SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 December 2022 to 31 December 2022

### Building Permits and Certificates

Building Permits – Category 4	Number Issued	Cost of Works
Additions / Alterations	0	\$0
Demolition Permits	0	\$0
New Dwellings	2	\$118,000
Outbuildings	0	\$0
Units	0	\$0
Other	0	\$0
Permit of Substantial Compliance	2	
Notifiable Works – Category 3	Number Issued	Combined Amount
Additions / Alterations	0	\$0
Building Notifiable Works	8	\$0
Demolition Permits	0	\$0
New Dwellings	15	\$4,335,000
Outbuildings	2	\$87,000
Units	0	\$0
Other	1	\$28,000

### Plumbing Permits and Certificates

Plumbing Permits – Category 4	Number Issued
Plumbing Permit	2
Notifiable Works – Category 3	
Certificate of Likely Compliance	10

### Fire Abatements Notices

Fire Abatement Notices Issued	Property Cleared by Contractor
10	2

## SCHEDULE OF OTHER REGULATORY SERVICES STATUTORY RESPONSIBILITIES

Period: 1 December 2022 to 31 December 2022

### Dogs Impounded by Central Coast Council

Number of Dogs Impounded	Dogs Claimed	Dogs Surrendered
3	2	1

### Animal Licences, Offences, Permits

Licence, Offence, Permits	Number Issued
Barking dog complaints	3
Declaration of dangerous dogs	0
Dog attacks on other dogs	0
Dog attacks on persons	1
Dog attacks on livestock	0
Kennel licences issued	0
Kennel licences renewed	0
Permits under <i>Animal Control By-law No.1 of 2018</i>	0
Unregistered dogs located by Compliance	6
Wandering livestock	0

### Dog Infringement Notices Issued

Off-lead in On-Lead Locations	Cautions Issued	Infringements Issued
Buttons Beach	0	0
Midway Beach	0	0
Penguin Beach	8	0
Turners Beach	2	0
Other Public locations	0	0
<b>Other Dog Offences</b>	0	3

### Food Business Registrations

Food Business Registration Type	Number of Registrations Issued	Number of Registrations Renewed
Fixed	0	0
Mobile	2	0
Not Notifiable	1	0
Temporary	1	0

### Patrols of Free Camping Areas

Camping Area	Patrols Conducted	Cautions Issued
Bannons Park	2	0
Forth Recreation Ground	10	3
Halls Point [Closed Area]	3	0
Nicholson Point	4	0
Penguin Surf Life Saving Precinct	2	0

### Traffic Infringement Notices for Parking Offences

Traffic Infringement Location	Number Issued	Percentage
Alexandra Road	0	0%
Bannons Carpark	0	0%
Coles/Furner's Carpark	0	0%
Crescent Street, Ulverstone	0	0%
King Edward Street, Ulverstone	0	0%
Main Road, Penguin	1	50%
North Reibey Street Carpark	0	0%
Reibey Street	0	0%
Victoria Street	0	0%
Wongi Lane	0	0%
Other	1	50%



Sandra Ayton  
GENERAL MANAGER



# A SUMMARY OF RATES & FIRE SERVICE LEVIES FOR THE PERIOD ENDED 31 DECEMBER 2022

Minute No. 27.2023

2021/2022			2022/2023			
	\$	%		\$	%	
Rates paid in Advance	–	1,421,958.22	–8.47	–	1,580,982.35	–8.99
Rates Receivable		156,569.91	0.93		150,283.54	0.85
Rates Demanded		18,023,466.41	107.40		18,888,189.77	107.45
Supplementary Rates		23,360.00	0.14		120,345.06	0.69
		16,781,438.10	100.00		17,577,836.02	100.00
Collected		14,757,180.93	87.94		15,475,222.64	88.04
Add Pensioners – Government		931,261.91	5.55		986,428.53	5.61
Pensioners – Council		34,580.00	0.21		34,615.00	0.20
		15,723,022.84	93.70		16,496,266.17	93.85
Discount Allowed		737,539.97	4.39		766,041.56	4.36
Paid in advance	–	803,366.09	–4.79	–	897,600.47	–5.11
Outstanding		1,124,241.38	6.70		1,213,128.76	6.90
		16,781,438.10	100.00		17,577,836.02	100.00

Andrea O'Rourke  
ASSISTANT ACCOUNTANT  
13-Jan-2023



**Central Coast Council**  
**Statement of Comprehensive Income for the period ended 31 December 2022**

Note	Budget Annual	YTD Budget	Actual YTD	Variance
	\$	\$	\$	\$
<b>Income</b>				
<b>Recurrent Income</b>				
	18,012,000	18,012,000	18,215,070	203,070
	4,582,050	2,234,152	2,192,693	(41,459)
1 Grants - Recurrent	4,845,700	1,389,342	806,872	(582,470)
2 Contributions	1,918,000	923,996	1,140,393	216,397
Share in profit/loss of associate	546,000	-	-	-
3 Interest	190,000	94,998	223,534	128,536
4 Other income	425,726	232,243	427,357	195,114
5 Investment revenue	1,642,000	944,000	839,636	(104,364)
	<b>32,161,476</b>	<b>23,830,731</b>	<b>23,845,555</b>	<b>14,824</b>
<b>Capital income</b>				
6 Grants - Capital	821,000	411,002	269,823	(141,179)
7 Capital contributions	10,265,000	924,000	1,521,586	597,586
Gain/(loss) on disposal of assets	356,500	178,248	151,227	(27,021)
	<b>11,442,500</b>	<b>1,513,250</b>	<b>1,942,636</b>	<b>429,386</b>
<b>Total Income</b>	<b>43,603,976</b>	<b>25,343,981</b>	<b>25,788,192</b>	<b>444,211</b>
<b>Expenses</b>				
8 Employee benefits	15,382,000	7,715,981	7,658,564	57,417
9 Materials and services	8,072,500	4,337,942	5,069,801	(731,859)
Depreciation and amortisation	7,319,900	3,659,952	3,659,952	-
Finance costs	249,600	138,294	137,769	525
Other expenses	388,000	194,004	189,439	4,565
<b>Total expenses</b>	<b>31,412,000</b>	<b>16,046,173</b>	<b>16,715,526</b>	<b>(669,353)</b>
<b>Operating result</b>	<b>12,191,976</b>	<b>9,297,808</b>	<b>9,072,666</b>	<b>(225,142)</b>

**Notes**

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

**Recurrent Income**

- Grants - Recurrent are \$582k below budget reflecting lower quarterly FAGS instalments due to higher prepaid portion (75%) in 2021-2022. 50% Prepayment normally received and budgeted to be paid in June.
- Contributions - \$216k above budget YTD due to timing of Safer Rural Roads Program 2021 funding instalment receipt \$75k, Public Open Space contributions received YTD \$116k, and Child Care contributions \$20k higher than budget..
- Interest - \$128k above budget due to higher than budgeted interest rate returns.
- Other Income - \$195k relates mainly to \$147k in insurance proceeds on damages incurred in previous year for Turners Beach FC and proceeds to cover temporary hire expenses at Heybridge. Balance of variance relating to workers compensation cost reimbursements \$49k.
- Investment revenue \$104k below budget relating to lower Dulverton NTER receipts YTD than budget.

**Capital Income**

- Grants Capital - \$141k below budget YTD relates to the timing of receipt of RTR instalments.
- Capital Contributions - \$598k above budget YTD relating to \$750k Federal Grant contribution for Penguin Foreshore Stage B which is a carry-over project from 2021-2022.

**Expenses**

- Employee Expenses - \$57k below budget YTD due to unfilled roles, offset by timing of leave provision movements versus budget phasing and 1,165 hours Pandemic Leave paid \$47k.
- Materials and Services - \$732k above budget YTD due to October 2022 flood remediation costs \$403k and residual costs from wind storm damage mitigation from 2021-2022 \$123k. Approximately 75% of these costs are expected to be recouped through government disaster recovery assistance funding. \$73k in costs for temporary hire fees at Heybridge Recreation ground offsetting insurance proceeds recorded under other income.

**Central Coast Council**  
**Statement of Financial Position**  
as at 31 December 2022

Note	30 June 2022	31 December 2022	Movement
	\$	\$	\$
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	1,998,843	392,989	(1,605,854)
Investment	11,098,262	19,206,260	8,107,998
Trade and other receivables	873,579	2,761,158	1,887,579
Assets held for sale	95,550	95,550	-
Other assets	308,500	113,804	(194,696)
<b>Total current assets</b>	<b>14,374,734</b>	<b>22,569,761</b>	<b>8,195,027</b>
<b>Non-current assets</b>			
Investment in Regional Waste Management Authority	9,521,166	9,521,166	0
Investment in Water Corporation	74,160,826	74,160,826	-
Property, infrastructure, plant and equipment	478,238,744	474,600,104	(3,638,640)
Capital work in Progress	7,470,150	12,454,172	4,984,022
Right of use asset	208,244	208,244	0
<b>Total non-current assets</b>	<b>569,599,130</b>	<b>570,944,512</b>	<b>1,345,382</b>
<b>Total assets</b>	<b>583,973,864</b>	<b>593,514,273</b>	<b>9,540,409</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	3,817,881	2,318,113	1,499,768
Trust funds and deposits	443,108	460,963	(17,855)
Provisions	4,596,662	4,557,476	39,186
Interest bearing liabilities	502,925	484,427	18,498
Lease liabilities	69,107	60,438	8,669
Contract liability	344,000	264,000	80,000
<b>Total current liabilities</b>	<b>9,773,683</b>	<b>8,145,417</b>	<b>1,628,266</b>
<b>Non-current liabilities</b>			
Provisions	1,769,420	1,896,957	(127,537)
Interest bearing liabilities	7,626,262	9,594,921	(1,968,659)
Lease liabilities	156,749	156,749	0
<b>Total non-current liabilities</b>	<b>9,552,431</b>	<b>11,648,626</b>	<b>-</b>
<b>Total liabilities</b>	<b>19,326,114</b>	<b>19,794,044</b>	<b>467,930</b>
<b>Net Assets</b>	<b>564,647,750</b>	<b>573,720,229</b>	<b>9,072,479</b>
<b>Equity</b>			
Accumulated surplus	# 273,028,498	282,092,052	9,063,554
Reserves	291,619,252	291,628,177	8,925
			-
<b>Total Equity</b>	<b>564,647,750</b>	<b>573,720,229</b>	<b>9,072,479</b>

**Notes**

**December 2022 Quarter**

Overall Total Equity has increased by \$9.1 million in the 6 months to December 2022 which largely reflects actual operating surplus YTD. In addition we have seen \$4.98 million in Capital Works program YTD which has in part been funded through an additional \$2.2 million in planned borrowings and movement in trade receivables and payables.

Nett overall cash holdings increased by \$6.5 million reflecting rates collections in the first quarter less operating expenses and capital spend over the six months. Debtors balances is \$1.6million higher which reflects rates debtor balances outstanding at the end of December but remain in line with corresponding reporting period in 2021-2022.

Capital spend for the December quarter was \$2.98 million and YTD to December has been \$4.98 million. For the 6 month period to December 2022, the major projects spends are Gawler River Bridge \$1.33 million, Penguin Foreshore \$355k, Riana Community Centre \$355k, Leith/Turners Beach pathway \$344k, LRCI Phase 3 projects \$337k, Loongana bridge replacement \$310k and Penguin Shared pathway \$169k.



**Central Coast Council**  
**Operating Budgets as at 31 December 2022**

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

	Revenue			Expenditure			Surplus/Deficit (net)			Variation	% Variation	Note
	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals			
	2023	31 Dec 2022	31 Dec 2022	2023	31 Dec 2022	31 Dec 2022	2023	31 Dec 2022	31 Dec 2022			
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
<b>GENERAL MANAGEMENT</b>												
<b>Office of General Manager</b>												
Strategic Projects	- 5,997,226	- 48,613	- 779,036	258,000	142,500	119,238	- 5,739,226	93,887	- 659,798	- 753,685		
Property Management	- 197,000	- 183,500	- 53,665	15,000	8,492	21,740	- 182,000	- 175,008	- 31,925	143,083		
Elected Members	-	-	-	715,000	377,161	364,998	715,000	377,161	364,998	- 12,163		
General Managers Office	-	-	-	838,000	419,006	424,587	838,000	419,006	424,587	5,581		
Organisational Development	- 241,000	- 120,498	- 120,249	542,000	271,000	254,315	301,000	150,502	134,066	- 16,436		
	- 6,435,226	- 352,611	- 952,951	2,368,000	1,218,159	1,184,879	- 4,067,226	865,548	231,928	- 633,620	-73%	1
<b>Total GENERAL MANAGEMENT</b>	- 6,435,226	- 352,611	- 952,951	2,368,000	1,218,159	1,184,879	- 4,067,226	865,548	231,928	- 633,620		
<b>INFRASTRUCTURE SERVICES</b>												
<b>Engineering Services</b>												
Engineering	- 1,742,000	- 871,002	- 592,390	1,742,000	870,996	703,233	-	- 6	110,843	110,849		
Plant	-	-	-	-	-	-	-	-	-	-		
	- 1,742,000	- 871,002	- 592,390	1,742,000	870,996	703,233	-	- 6	110,843	110,849		2
<b>Works Operations</b>												
Works Depot and Store	- 1,053,000	- 526,506	- 435,838	1,053,000	526,498	502,386	-	- 8	66,548	66,556		
Private Works	- 75,000	- 37,500	- 36,701	60,000	30,000	41,153	- 15,000	- 7,500	4,452	11,952		
Emergency Services	- 6,500	- 3,252	-	67,500	33,750	31,103	61,000	30,498	31,103	605		
	- 1,134,500	- 567,258	- 472,539	1,180,500	590,248	574,641	46,000	22,990	102,103	79,113	344%	3
<b>Roads, Bridges and Drainage</b>												
Roads - Urban Sealed	- 588,000	- 294,504	- 230,839	1,983,000	991,506	926,927	1,395,000	697,002	696,088	- 914		
Roads - Rural Sealed	- 3,006,000	- 350,000	- 356,230	2,891,500	1,445,754	1,802,651	- 114,500	1,095,754	1,446,422	350,668		
Roads - Rural Unsealed	- 50,000	- 25,002	- 21,660	486,000	243,000	179,610	436,000	217,998	157,950	- 60,048		
Footpaths	- 160,000	- 79,998	- 80,000	986,000	492,996	573,929	826,000	412,998	493,929	80,931		
Bridges	- 300,000	- 150,000	-	563,000	281,496	254,029	263,000	131,496	254,029	122,533		
Carparks	- 15,000	- 7,500	-	146,000	72,996	82,563	131,000	65,496	82,563	17,067		
Street Lighting	-	-	-	329,000	164,502	161,932	329,000	164,502	161,932	- 2,570		
Drainage	- 102,000	- 51,000	- 46,584	775,000	387,504	367,276	673,000	336,504	320,692	- 15,812		
	- 4,221,000	- 958,004	- 735,313	8,159,500	4,079,754	4,348,918	3,938,500	3,121,750	3,613,605	491,855	16%	4
<b>Waste Management</b>												
Household Garbage	- 724,000	- 362,004	- 403,881	4,625,100	2,312,540	2,225,846	3,901,100	1,950,536	1,821,964	- 128,572		
Non-Household Garbage	- 50,000	- 25,002	-	333,000	166,494	158,884	283,000	141,492	158,884	17,392		
	- 774,000	- 387,006	- 403,881	4,958,100	2,479,034	2,384,730	4,184,100	2,092,028	1,980,848	- 111,180	-5%	5
<b>Parks and Amenities</b>												
Parks	- 1,234,200	- 617,100	- 610,998	2,186,700	1,093,344	1,042,083	952,500	476,244	431,085	- 45,159		
Public Amenities	- 440,000	- 4,500	- 3,628	479,000	239,502	282,911	39,000	235,002	279,283	44,281		
Cemeteries	- 121,000	- 60,498	- 43,135	358,000	178,998	173,313	237,000	118,500	130,178	11,678		
	- 1,795,200	- 682,098	- 657,761	3,023,700	1,511,844	1,498,307	1,228,500	829,746	840,546	10,800	1%	
<b>Total INFRASTRUCTURE SERVICES</b>	- 9,666,700	- 3,465,368	- 2,861,883	19,063,800	9,531,876	9,509,828	9,397,100	6,066,508	6,647,945	581,437		
<b>CORPORATE SERVICES</b>												
<b>Corporate Administration</b>												
Administration	- 6,000	- 3,000	- 1,285	803,000	401,502	402,796	797,000	398,502	401,511	3,009		
Administration Centre	- 3,000	- 1,500	- 3,560	206,000	103,008	109,383	203,000	101,508	105,823	4,315		
Caravan Parks	- 155,000	- 77,502	- 59,486	122,000	61,002	39,417	- 33,000	- 16,500	- 20,069	- 3,569		
	- 164,000	- 82,002	- 64,331	1,131,000	565,512	551,596	967,000	483,510	487,265	3,755	1%	
<b>Corporate Support Services</b>												
Corporate Support Services	-	-	- 2,220	958,000	569,006	518,809	958,000	569,006	516,589	- 52,417		
Labour On-Costs	- 4,580,000	- 2,290,002	- 2,338,649	4,580,000	2,314,996	2,537,347	-	24,994	198,697	173,703		
Fleet On-Costs	- 699,000	- 349,500	-	699,000	349,500	75,760	-	-	75,760	75,760		

**Central Coast Council  
Operating Budgets as at 31 December 2022**

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

	Revenue			Expenditure			Surplus/Deficit (net)			Variation	% Variation	Note
	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals	Adopted Budget	YTD Budget	YTD Actuals			
	2023	31 Dec 2022	31 Dec 2022	2023	31 Dec 2022	31 Dec 2022	2023	31 Dec 2022	31 Dec 2022			
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
<b>Finance</b>	- 5,279,000	- 2,639,502	- 2,340,869	6,237,000	3,233,502	3,131,915	958,000	594,000	791,046	197,046	33%	6
Finance	- 3,262,000	- 1,443,494	- 1,420,524	1,004,000	619,497	598,241	- 2,258,000	- 823,997	- 822,283	1,714		
Rates and Charges	- 18,012,000	- 18,012,000	- 18,215,070	-	-	-	- 18,012,000	- 18,012,000	- 18,215,070	- 203,070		
Government Contributions	- 4,687,000	- 1,330,000	- 733,862	1,002,000	542,000	468,885	- 3,685,000	- 788,000	- 264,977	523,023		
	- 25,961,000	- 20,785,494	- 20,369,457	2,006,000	1,161,497	1,067,127	- 23,955,000	- 19,623,997	- 19,302,330	321,667	-2%	7
<b>Regulatory Services</b>												
Building and Plumbing Control	- 343,500	- 171,744	- 140,925	575,000	287,498	248,240	231,500	115,754	107,316	- 8,438		
Environment and Health	- 45,500	- 22,752	- 35,602	309,800	154,904	119,600	264,300	132,152	83,999	- 48,153		
Control of Animals	- 142,000	- 11,004	- 40,927	272,000	136,012	99,316	130,000	125,008	58,390	- 66,618		
Parking Control	- 40,500	- 20,250	- 4,133	6,000	3,000	1,294	- 34,500	- 17,250	- 2,839	14,411		
	- 571,500	- 225,750	- 221,585	1,162,800	581,414	468,451	591,300	355,664	246,866	- 108,798	-31%	
<b>Total CORPORATE SERVICES</b>	- 31,975,500	- 23,732,748	- 22,996,243	10,536,800	5,541,925	5,219,089	- 21,438,700	- 18,190,823	- 17,777,154	413,669		
<b>COMMUNITY SERVICES</b>												
<b>Childrens Services</b>												
Child Care	- 2,681,000	- 1,340,490	- 1,366,563	2,536,000	1,267,987	1,164,062	- 145,000	- 72,503	- 202,501	- 129,998		
	- 2,681,000	- 1,340,490	- 1,366,563	2,536,000	1,267,987	1,164,062	- 145,000	- 72,503	- 202,501	- 129,998	179%	8
<b>Community Services &amp; Facilities</b>												
Housing	- 803,000	- 401,496	- 428,835	708,000	386,500	471,164	- 95,000	- 14,996	42,329	57,325		
Cultural Amenities	- 127,500	- 63,756	- 72,642	332,000	166,012	189,329	204,500	102,256	116,688	14,432		
Public Halls and Buildings	- 187,000	- 93,486	- 99,182	304,500	152,282	182,381	117,500	58,796	83,199	24,403		
	- 1,117,500	- 558,738	- 600,659	1,344,500	704,794	842,874	227,000	146,056	242,215	96,159	66%	9
<b>Recreation Facilities</b>												
Swimming Pool and Waterslide	- 147,000	- 73,500	- 35,374	155,000	77,498	66,187	8,000	3,998	30,813	26,815		
Active Recreation	- 277,500	- 138,750	- 287,599	1,672,300	836,178	989,396	1,394,800	697,428	701,798	4,370		
Recreation Centres	- 175,000	- 87,504	- 95,266	636,500	318,228	340,095	461,500	230,724	244,828	14,104		
	- 599,500	- 299,754	- 418,239	2,463,800	1,231,904	1,395,678	1,864,300	932,150	977,439	45,289	5%	10
<b>Community Development</b>												
Community Development	- 4,000	- 1,998	- 1,011	775,000	387,510	395,099	771,000	385,512	394,089	8,577		
Cultural Activities	- 142,500	- 60,250	- 72,148	185,000	92,490	57,217	42,500	32,240	- 14,932	- 47,172		
Community Cont. & Support	- 16,500	- 8,250	- 12,546	96,100	48,048	27,352	79,600	39,798	14,806	- 24,992		
Arts, Culture and Visitor Services	- 654,550	- 278,282	- 270,227	1,429,500	624,742	687,292	774,950	346,460	417,066	70,606		
	- 817,550	- 348,780	- 355,932	2,485,600	1,152,790	1,166,961	1,668,050	804,010	811,029	7,019	1%	11
<b>Land-Use Planning</b>												
Land-Use Planning	- 275,000	- 137,502	- 269,390	577,500	288,748	265,822	302,500	151,246	- 3,568	- 154,814		
	- 275,000	- 137,502	- 269,390	577,500	288,748	265,822	302,500	151,246	- 3,568	- 154,814	-102%	12
<b>Total COMMUNITY SERVICES</b>	- 5,490,550	- 2,685,264	- 3,010,782	9,407,400	4,646,223	4,835,397	3,916,850	1,960,959	1,824,614	- 136,345		
<b>TOTAL OPERATING BUDGETS</b>	- 53,567,976	- 30,235,991	- 29,821,859	41,376,000	20,938,183	20,749,193	- 12,191,976	- 9,297,808	- 9,072,666	225,142	-2%	

Central Coast Council  
Notes for Operating Budgets @ 31st December 2022

Note	Area	Comment
1	General Management	Revenue up on Budget relating to Penguin Foreshore grant proceeds \$750k carried over from 2021-2022. on budget due to down due to timing of interest reimbursement claims on ALGLP borrowings from Treasury. Expenses below budget with above budget due to higher than budgeted Legal & Recruitment costs offset by provisions for Wharf Master Plan and Commercial/Tourism Initiatives \$10k.
2	Engineering & Works Services	Revenue below budget due to timing of the relationship between on-costs recovery and completed works YTD. Expenses below budget due to Staff costs favourable due to vacancies.
3	Works Operations	Revenue below budget due to timing of the relationship between on-costs recovery and completed works YTD.
4	Roads, Bridges and Drainage	Revenue down due to timing of RTR funding. Expenses higher due to storm damage mitigation costs incurred.
5	Waste Management	Lower than budgeted costs YTD for Household Collection \$65k, Kerbside Recycling \$35k and FOGO collection \$27k offset by new Tasmanian Waste levy payments \$(44)k.
6	Corporate Support Services	Differences in revenue and expenses versus budget largely relate to change in allocation methods for Fleet costs (cost now directly allocated). Other notable revenue variances relating to Workers Compensation reimbursements \$50k and Parental Leave contributions \$11k
7	Finance	Revenue below budget YTD due to lower FAGS instalments \$(578)k due to higher prepaid portion in 2022-2023 and \$(110)k lower NTER receipts from Dulverton Waste Management. These reductions have been offset by additional supplementary rates charges \$204k and higher interest receipts on invested funds \$128k. Expenses YTD below budget due to timing of instalment for Land Tax \$83k.
8	Childrens Services	Higher than budgeted revenue due to higher utilisation rates than budgeted and operational costs coming in lower than budget YTD due to timing of maintenance.
9	Community Services & Facilities	Expenses over budget YTD due to timing of annual Insurance premium allocation on Building Assets and timing of other maintenance costs.
10	Recreation Facilities	Revenue above budget YTD due to insurance claims for Heybridge \$80k and Turners Beach \$67k Football Clubrooms. Expenses YTD higher than budget due to temporary hire costs \$73k for Heybridge recreation Ground to offset insurance proceeds.
11	Community Development	Revenue above budget due to National Australia Day Council grant \$15k and expenses below budget due to timing of budgeted community events and activities support.
12	Land-Use Planning	Revenue above budget due to Public Open Space Contribution \$104, and Planning Fees \$7k above budget YTD

2022/2023 Capital Works Project Schedule

- Complete
- Construction
- Design/Approvals
- Deferred

Project Name	Budget	Expenditure	Construction	July	August	September	October	November	December	January	February	March	April	May	June
				Progress											
OFFICE OF THE GENERAL MANAGER															
STRATEGY & POLICY															
Strategic Projects															
New															
Coastal pathway	\$ 6,035,000	\$ 169,163.00	<div></div> 70%												
Penguin CBD redevelopment	\$ -														
Penguin foreshore - restoration	\$ 392,000	\$ 355,272.00	<div></div> 100%												
Planetarium improvements	\$ 75,000	\$ 6,945.00	<div></div> 10%												
Purchase of strategic properties	\$ 500,000														
<i>Slipstream Circus (subject to funding)</i>	<i>\$ 3,000,000</i>														
Reibey Street Upgrade Design Work	\$ 200,000														
Turners Beach-Leith Shared Pathway	\$ 628,000	\$ 172,036.00	<div></div> 70%												
Property Management															
New															
East Ulverstone Industrial Estate - Stage 2	\$ 100,000														
Former Penguin Recreation Ground (LRCI 3)	\$ 170,000	\$ 58,347.00	<div></div> 60%												
Park Avenue - Penguin Depot	\$ 100,000														
ENGINEERING & ASSET MANAGEMENT															
WORKS OPERATIONS															
Works Depot															
Upgrade															
Ulverstone Depot - painting program	\$ 5,000	\$ 571.00	<div></div> 10%												
Ulverstone Depot - Master Plan	\$ 2,000														
Ulverstone Depot - security upgrade	\$ -														
Emergency Services															
Upgrade															
SES - building and equipment	\$ 15,000	\$ 6,928.00	<div></div> 50%												
ROADS, BRIDGES & DRAINAGE															
Roads - Urban Sealed															
Renewal															
Street resealing	\$ 200,000	\$ 12,759.00	<div></div> 10%												
Trevor Street - kerb replacement	\$ 240,000														
Seaside Crescent	\$ 100,000														
Risby Street Ulverstone	\$ 250,000														
Reconstruction (subject to AMP)	\$ 80,000														
Reibey Street (drainage improvement)	\$ 40,000														
Main Road Penguin (near Cemetery)	\$ 30,000														
South Road retaining wall	\$ 40,000	\$ 7,872.00	<div></div> 100%												
Upgrade															
Carpark Lane improvements - design	\$ 30,000														
Ironcliffe Road/Sunnyridge Avenue - intersection	\$ 59,000	\$ 41,862.00	<div></div> 100%												
Kerb ramp improvements	\$ 20,000	\$ 22,792.00	<div></div> 50%												
Kings Parade - Queen's Garden	\$ 30,000	\$ 30,458	<div></div> 95%												
Railway crossings - upgrade	\$ 40,000														
Safe cycling routes - urban roads	\$ 10,000														
Traffic management/safety improvements	\$ 10,000	\$ 14,397.00	<div></div> 100%												
James Street - Trevor to Leven (study)	\$ 10,000														
Esplanade Turners Beach (Traffic Management) (LRCI 3)	\$ 210,000														
Roads - Rural Sealed															
Renewal															
<i>Penguin Road - Lonah slip (subject to external funding)</i>	<i>\$ 50,000</i>														
Raymond Road - landslip	\$ 10,000	\$ 646.00	<div></div> 10%												
Road resealing	\$ 800,000	\$ 52,036.00	<div></div> 5%												
Shoulder program	\$ 150,000	\$ 102,514.00	<div></div> 70%												
Subject to Asset Management Plans	\$ 185,000														
Upgrade															
Intersection improvements	\$ 20,000														
<i>Ironcliffe Road (subject to external funding)</i>	<i>\$ 2,820,000</i>														
Kindred Road/Old Kindred Road - intersection	\$ 200,000														
Pine Road/Copes Road - intersection	\$ 100,000	\$ 16,125.00	<div></div> 50%												
Swamp Road - Safety improvement	\$ 10,000														
Traffic management	\$ 5,000	\$ 1,744.00	<div></div> 10%												
Westella Drive/Waverley Road - intersection	\$ 80,000														
Footpaths															
Renewal															
Footpath renewals/upgrades	\$ 84,000	\$ 11,150.00	<div></div> 10%												
Upgrade															
Queen Street - Bertha Street Crossing	\$ 40,000														
New															
Beach Road Shared Pathway (LRCI 3)	\$ 160,000														
River Road - Clara Street to Margaret Place	\$ 165,000	\$ 76,799.00	<div></div> 100%												
River Road - Clara Street to Jesamel Place	\$ 165,000	\$ 82,587.00	<div></div> 100%												
Bridges															
Renewal															
Forth River - Forth Road	\$ 140,000														
Gawler River - Preston Road	\$ 1,235,000	\$ 1,332,568.00	<div></div> 100%												
Laurel Creek - Loyetea Road	\$ 330,000		<div></div> 0%												
Leven River Bridge - delineation	\$ 30,000														
Upgrade															

Project Name	Budget	Expenditure	Construction Progress	July	August	September	October	November	December	January	February	March	April	May	June
Leven River Bridge - flags	\$ -														
Leven River Bridge - lighting	\$ 40,000														
Car Parks															
Upgrade															
Electric vehicle charging (subject to external funding)	\$ 15,000	\$ 9,967.00													
North Reibey Street - design	\$ 10,000														
Drainage															
Renewal															
Side entry pits and manhole lids	\$ 30,000														
Upgrade															
Bertha Street - outfall	\$ 120,000														
Esplanade, Turners Beach (OC Ling)	\$ 20,000		100%												
Fenton Street	\$ 40,000														
Mason Street	\$ 40,000	\$ 54,545.00	100%												
Miscellaneous drainage	\$ 20,000	\$ 30,723.00	100%												
Sice Avenue - outfall	\$ 10,000														
Victoria Street - outfall	\$ 80,000	\$ 7,417.00													
WASTE MANAGEMENT															
Household Garbage															
Renewal															
Resource Recovery Centre - wetlands/weighbridge	\$ 270,000														
Upgrade															
Country Transfer Station - audit outcomes	\$ 15,000	\$ 24,677.00	100%												
Country Transfer Station - recycling	\$ 30,000	\$ 14,553.00	50%												
Public area bin upgrade (Year 1 of 2)	\$ 90,000	\$ 88,193.00	80%												
Resource Recovery Centre - security upgrade	\$ 25,000	\$ 19,079.00	100%												
Resource Recovery Centre - signage	\$ 5,000	\$ 1,448.00	10%												
Resource Recovery Centre - site development	\$ 20,000														
New															
Waste Levy compliance and site design (Grant)	\$ 80,000	\$ 32,594.00	70%												
PARKS & AMENITIES															
Parks															
Renewal															
Beach access upgrades	\$ 40,000	\$ 2,961.00	10%												
Beach Road - coastline expansion	\$ 10,000														
Fairway Park - Master Plan	\$ 20,000														
Hall Point - rehabilitation	\$ 2,000	\$ 3,348.00	100%												
Hiscutt Park - wall repair	\$ 40,000														
Leven River Foreshore - Reid Street Reserve wildlife corridor	\$ 2,000														
Parks asset renewals	\$ 40,000	\$ 24,448.00	50%												
Perry-Ling Gardens	\$ 165,000	\$ 53,345.00	30%												
Playground renewals	\$ 60,000														
Upgrade															
Penguin Foreshore - playground and landscape (LRCl 3)	\$ 389,000	\$ 26,827.00													
Penguin Foreshore - shared pathway (LRCl 3)	\$ 130,000														
Watcombe Beach - pedestrian rail crossing (LRCl 3)	\$ 500,000	\$ 255,157.00	100%												
New															
Beach Road Shared Pathway (LRCl 2)	\$ 25,000	\$ 21,337.00	100%												
Country park track upgrades	\$ 10,000	\$ 632.00	5%												
Fishpond - coastal restoration	\$ -		100%												
Greening Central Coast Strategy	\$ 30,000														
Johnsons Beach - bbq and hut	\$ 30,000	\$ 8,193.00	45%												
Lethborg Avenue - boundary encroachment restoration	\$ 30,000														
Park signage upgrade	\$ 10,000	\$ 1,990.00	20%												
Natural Resource Management Strategy - development	\$ 30,000	\$ 13,410.00	30%												
Public showers - State Government Grant	\$ 35,000	\$ 27,108.00	100%												
Public Amenities															
Upgrade															
Drinking water stations	\$ 10,000		50%												
Public toilets - refurbishments	\$ 20,000		25%												
New															
Additional security cameras	\$ 4,000														
Montgomery Road - new eco toilet block (subject to funding)	\$ 431,000														
Cemeteries															
Renewal															
Cemetery renewals	\$ -														
New															
Memorial Park - ash garden	\$ 10,000		0%												
Memorial Park - grave location system	\$ 10,000														
Memorial Park - Master Plan	\$ 5,000														
Memorial Park - plinths	\$ 15,000														
Memorial Park - seating	\$ 5,000														
Memorial Park - watering system	\$ 6,000	\$ 6,293.00	100%												
Memorial Park - water storage tank and irrigation	\$ 60,000														
CORPORATE SERVICES															
CORPORATE ADMINISTRATION															
Administration Centre															
Renewal															
Administration Centre - carpet replacement	\$ 16,000														
Administration Centre - guttering replacement	\$ 14,000														
Office furniture upgrade - ergonomic desks	\$ 20,000														
Administration Centre - painting	\$ 10,000		50%												
Administration Centre - refurbishment	\$ -		25%												
Administration Centre - lighting	\$ 6,000	\$ 5,958.00	100%												
Upgrade															
Administration Centre - heat pumps	\$ 10,000	\$ 5,814.00	50%												
Administration Centre - switchboard and wiring upgrade	\$ 25,000	\$ 14,240.00	75%												

Project Name	Budget	Expenditure	Construction Progress	July	August	September	October	November	December	January	February	March	April	May	June
COMMUNITY SERVICES & FACILITIES															
Caravan Parks															
Renewal															
Ulverstone Caravan Park - painting program	\$ 10,000														
Upgrade															
Ulverstone Caravan Park - electrical upgrade - Stage 3	\$ 10,000														
New															
Ulverstone Caravan Park - amenities	\$ 142,000														
REGULATORY SERVICES															
COMPLIANCE															
Animal and Parking Control															
New															
Dog Park facilities	\$ 5,000														
COMMUNITY SERVICES															
CHILDREN'S SERVICES															
Child Care															
Renewal															
Penguin Play Centre - internal painting	\$ -														
Ulverstone Child Care - internal/external painting	\$ 13,000	\$ 1,857.00	20%												
Upgrade															
Ulverstone Child Care - guttering	\$ -		100%												
Ulverstone Child Care - refurbishment	\$ 15,000	\$ 9,211.00	60%												
COMMUNITY DEVELOPMENT															
Cultural Activities															
Renewal															
Festive decorations	\$ 10,000														
Ulverstone Band - purchase instruments	\$ 55,000	\$ 7,425.00	15%												
New															
Local History Building refurbishment (LRCI 3)	\$ 98,000														
Maskells Road Precinct - redevelopment	\$ 250,000														
Reibey Street - curation (fire pots etc.)	\$ -														
Cultural Amenities															
Renewal															
Wharf building - tables and chairs	\$ 20,000	\$ 17,050.00	50%												
Civic Centre - Gawler Room plaster/paint															
Upgrade															
Civic Centre - lock/entry control system	\$ 8,500														
Montgomery Room - lock/entry control system	\$ 1,500														
Wharf building - lock/entry control system	\$ 8,000														
New															
Civic Centre – Gawler Room renovation	\$ 40,000														
Ulverstone Wharf Precinct - reclad southern end roof	\$ -		100%												
Housing															
Renewal															
Aged Persons Home Units - electrical replacements	\$ 20,000	\$ 4,103.00	25%												
Aged Persons Home Units - external rehabilitation	\$ 63,000	\$ 16,647.00	20%												
Aged Persons Home Units - fencing/surrounds	\$ 10,000	\$ 474.00	5%												
Aged Persons Home Units - HWC renewal	\$ 20,000	\$ 1,919.00	5%												
Aged Persons Home Units - internal rehabilitation	\$ 40,000	\$ 11,543.00	25%												
Ganesway - internal rehabilitation	\$ 20,000	\$ 4,992.00	25%												
COMMUNITY SERVICES & FACILITIES															
Public Halls and Buildings															
Renewal															
Forth Hall - external refurbishment	\$ 5,000														
Riana Community Centre - amenities refurbishment	\$ 340,000	\$ 306,670.00	100%												
Upgrade															
Penguin Surf Life Saving Club - amenities	\$ 20,000														
New															
Riana Community Centre - security system	\$ 15,000		100%												
RECREATION FACILITIES															
Active Recreation															
Renewal															
Cricket wicket renewals program	\$ 10,000		25%												
Forth Recreation Ground - lighting - Stage 2	\$ 40,000	\$ 12,644.00	20%												
Heybridge Recreation Ground - electrical safety	\$ -														
Penguin Athletic Track - line remarking	\$ 60,000														
Recreation ground water connections	\$ 40,000														
River Park Recreation Ground - ground refurbishment	\$ -														
Trade Waste compliance	\$ 10,000														
Upgrade															
Batten Park - Upgrade Fencing	\$ 26,000		80%												
Penguin Chopping Arena - toilets and amenities	\$ 80,000														
Penguin Miniature Railway - track upgrade	\$ 23,000														
Recreation grounds - lighting upgrades	\$ 25,000														
Ulverstone Recreation Ground - fencing upgrade	\$ 15,000														
Ulverstone Showground Precinct - changerooms and amenities	\$ 499,000														
New															
Batten Park - fire abatement	\$ 10,000														
Dial Park - additional water tank	\$ 35,000	\$ 15,300.00													
Dial Park - cricket nets security gates	\$ 10,000														
Dial Park - solar energy	\$ 50,000		100%												
Dial Regional Sports car park and o'flow, disabled spaces (design)	\$ 20,000	\$ 1,346.00													
Heybridge Recreation Ground Clubrooms (insurance replacement)	\$ 1,113,000	\$ 10,317.00													
Tendering															

Project Name				July	August	September	October	November	December	January	February	March	April	May	June
Progress															
	Tender Assessment														
	Draft Design														
	Community Consultation														
	Final Design														
	Crown Approval														
	Construction Tendering														
	Development Approval														
	Building Surveyor														
	Building & Plumbing Approvals														
	Construction														
	Ulverstone Showground - Social Room - heating and lighting	\$ 15,000	\$ 11,525.00	85%											
	Recreation Centres														
	Renewal														
	Penguin Sports Centre - window replacement and external refurbishment	\$ 15,000	\$ 15,818.00	100%											
	Penguin Sports Centre - plant and equipment renewal	\$ 5,000		20%											
	Ulverstone Sports & Leisure Centre -amenities and office area roof replacement	\$ 35,000													
	Upgrade														
	Ulverstone Sports & Leisure Centre - electronic backboard winches	\$ 100,000													
	Penguin Sports Centre - seating and stair compliance study	\$ 10,000													
	Ulverstone Sports & Leisure Centre - lighting upgrade Stadium 2	\$ 30,000	\$ 19,800.00	80%											
	Ulverstone Sports & Leisure Centre - upgrade kitchen for softball accomodation	\$ 20,000	\$ 690.00												
	New														
	Ulverstone Sports & Leisure Centre - community rooms	\$ 24,000	\$ 38,095.00	100%											
	Ulverstone Showground Social Room - heating and lighting	\$ 15,000													
	Swimming Pool and Waterslide														
	Renewal														
	Waterslide - surface repairs	\$ 67,000	\$ 78,687.00	100%											
	ARTS & CULTURE														
	Arts, Culture and Visitor Services														
	Upgrade														
	Penguin Visitor Centre - new reception/joinery	\$ 38,000	\$ 41,923.00	100%											
	HIVE - Equipment to support room hire	\$ 10,000													
	HIVE - offices & circulation spaces	\$ 15,000													
	HIVE - Outdoor furniture - café & main entrance	\$ 20,000													
	HIVE - Reiby Street wall art	\$ 10,000													
	Hive - Signage	\$ 15,000	\$ 17,269.00	100%											