
Minutes of an ordinary meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 17 April 2023 commencing at 6.00pm.

Councillors attendance

Cr Cheryl Fuller (Mayor)
Cr Amanda Diprose
Cr Sophie Lehmann
Cr Philip Viney

Cr John Beswick (Deputy Mayor)
Cr Casey Hiscutt
Cr Michael Smith
Cr Kate Wylie

Councillor apologies

Cr Garry Carpenter

Employees attendance

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

Media attendance

The media was not represented.

Public attendance

Four 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).

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

95/2023 Confirmation of minutes

The Executive Services Officer reported as follows:

“The minutes of the ordinary meeting of the Council held on 20 March 2023 have already been circulated. The minutes are required to be confirmed for their accuracy.

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

■ Cr Viney moved and Cr Beswick seconded, “That the minutes of the ordinary meeting of the Council held on 20 March 2023 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

96/2023 Council workshops

The Executive Services Officer reported as follows:

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

- 27 March 2023 – TasWater; Tasmania State Emergency Service; homelessness roundtable.
- 3 April 2023 – Dial Park – Stadiums Tasmania; quarterly update.

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

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

Carried unanimously

MAYOR’S COMMUNICATIONS

97/2023 Mayor’s communications

Cr Hiscutt reported as follows:

“I would like to acknowledge the recent passing of Mr Hugh Hiscutt AM and to recognise his service and personal contribution to the Central Coast and wider North West community.

Raised at the Hiscutt farm in Howth, on the Central Coast, his strong connection to the area and its people led him to stand for election in the Penguin Municipal Council. First elected in 1966, Hugh served the Penguin Municipal community for 21 years, including 5 years as Warden (now known as Mayor) from 1973–1978.

In 1983 Hugh was elected as an independent member of the Legislative Council for the seat of West Devon. Hugh was elected from a field of 10 candidates in this relatively new seat, comprising the municipalities of Penguin and Burnie. At the following election in 1989, Hugh was re-elected with 71% of the votes.

During his 12 years representing the people of West Devon, Hugh served as Chairman of the Subordinate Legislation Committee and on several select committees, before his decision to retire from political office in 1995. His brother Desmond Hiscutt was elected at the next election.

His life memberships included the Burnie Agricultural and Pastoral Show Society, the Australian Independent Retirees, the Tasmanian Arts Council, the Burnie City Eisteddfod Society, the Penguin History Group and the Ulverstone Club.

His voluntary work included serving as a board member of Multicap, assisting with collections at the Burnie Museum, recording oral history tapes of over 150 local people and as President of the Friends of the Burnie Regional Art Gallery.

In the 2020 Queen’s Birthday Honours, Hugh was awarded an Order of Australia Medal for ‘significant service to the people and Parliament of Tasmania, and to the community of West Devon.’

To me personally he was Uncle Hugh, and a man who was very easy to respect. He was always willing to offer advice when asked and always welcomed a visit to talk about family, work and politics. He was the definition of a true statesman and an ideal for us all to look towards. He is certainly someone I strive to be like. Not always in opinion, but in how he went about his life.

Me and the community will miss him.”

The Mayor reported as follows:

“Hugh Hiscutt’s attention to the people and community around him shaped his life of service. We at Central Coast Council are grateful to inherit a part of his legacy and offer our sincerest sympathy to Hugh’s family.”

98/2023 Mayor’s diary

The Mayor reported as follows:

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

- . Community Conversation with the Howth and Heybridge communities;
- . Leith community visit;
- . Meeting with the Honourable Roger Jaensch MP;
- . Cradle Coast Authority professional development training;
- . Leading Australian Resilient Communities Graduation; and
- . Ulverstone District Cricket Club annual dinner.”

The Deputy Mayor reported as follows:

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

- . Relay for Life opening ceremony in Penguin;
- . Funeral of Hugh Hiscutt AM;
- . North West Recreational Cycling Group community bike ride;
- . Official launch of HIVE Science Centre; and
- . Youth Week grant recipients’ event with the Honourable Roger Jaensch MP.”

The Executive Services Officer reported as follows.”

■ Cr Smith moved and Cr Lehmann seconded, “That the Mayor’s and Deputy Mayor’s reports be received.”

Carried unanimously

99/2023 **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 reports as follows:

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

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

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

Cr Diprose reported as follows:

“I will be declaring an interest in respect of the matter relating to Minute No. 116/2023 Residential – single dwelling and demolition of existing dwelling – Discretionary use in Agriculture Zone and Setbacks at 1648 Preston Road, Preston – Application No. DA2022253.”

COUNCILLOR REPORTS

100/2023 **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 Diprose reported on the Central Coast Youth Leaders Council and noted the recent JCP Youth Empowerment Workshop held at the Dial Function Centre – the workshop

was well attended and received by local students. Cr Diprose also noted that as part of Youth Week in May 2023, a 'night skate' event will be held at the Ulverstone skate park on 5 May 2023.

Cr Diprose reported on the Reconciliation Action Plan Working Group and noted that National Reconciliation Week will be held 27 May to 3 June 2023, and advised of associated events; and that NAIDOC Week will be held 2 July to 9 July 2023.

Cr Diprose reported on the Central Coast Chamber of Commerce and Industry and noted the success of their Business, Tourism and Travel Expo, held 2 April 2023.

APPLICATIONS FOR LEAVE OF ABSENCE

101/2023 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

102/2023 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

103/2023 Petitions

The Executive Services Officer reported as follows:

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

COUNCILLORS' QUESTIONS

104/2023 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.

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

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

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

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

105/2023 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.”

PUBLIC QUESTION TIME

106/2023 Public question time

The Mayor reported as follows:

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

Public question time will be conducted in accordance with the *Local Government (Meeting Procedures) Regulations 2015* and the supporting procedures adopted by the Council in its *Meeting Procedures – Public question time* (133/2014 – 19.05.2014). Some of these procedures include:

- No more than two questions may be asked by a member of the public.
- The meeting procedures do not allow for statements or debate, only questions.
- A questioner is to identify themselves before asking a question and direct their question/s to the Chairperson, who may invite another Councillor or Council employee to respond.
- To assist with the accurate recording of the minutes, a form has been provided for the questioner to record their question/s, name and contact details.
- If an item on the agenda has not been dealt with prior to public question time, questions about that item will not be taken for the reason that a response could compromise the Council’s subsequent consideration of that item.
- If it is not possible for an answer to be provided to a question at the meeting, then a written answer will be provided subsequent to the meeting.
- The Chairperson may refuse to accept a question. If the Chairperson refuses to accept a question, the Chairperson is to give reason for doing so.
- Protection of parliamentary privilege does not apply to local government and any statements in the Council Chambers, or any document produced, are subject to the laws of defamation.
- Public questions and their responses at the meeting will be recorded in the minutes, and via digital recording, which will be publicly available.”

107/2023 Public questions taken on notice

The Executive Services Officer reported as follows:

“At the 20 March 2023 ordinary Council meeting, Mr Jamie Smith, Mr Neil Maggs, Mr Peter Luyks and Mr Darryl Barker asked a total of six public questions that were taken on notice. The responses to these public questions are provided below.

Via email – Jamie Smith – Leith

Question 1 –

‘How many Right to Information Application decision documents and Right to Information Internal Review decision documents did the Central Coast Council issue in the calendar year 2021 and the calendar year 2022 and what was the date of each decision document?’

Response –

The General Manager responded that in 2021, the Council issued four decisions to Right to Information applications (dated 25 March, 30 March, 30 March and 27 October 2021) and one decision to an Internal Review application (dated 19 November 2021).

In 2022, the Council issued two decisions to Right to Information applications (dated 6 January and 5 October 2022) and two decisions to Internal Review applications (dated 9 March and 21 July 2022).

Question 2 –

‘How many Right to Information Application decision documents and Right to Information Internal Review decision documents issued by the Central Coast Council in the calendar year 2021 and the calendar year 2022 contained the appeal rights as required pursuant to s22(2)(c) of the Right to Information Act 2009 and what were the dates of each decision document containing the appeal rights as required pursuant to s22(2)(c) of the Right to Information Act 2009?’

Response –

The General Manager responded that in 2021, the Council issued three decisions to Right to Information applications (dated 25 March, 30 March and 30 March) in which the information requested was provided, and as such, notice of the applicant’s right to apply for review was not required.

The Council’s decision to a Right to Information application dated 27 October 2021 did not include notice of the applicant’s right to apply for review.

The Council's decision to an Internal Review application on 19 November 2021 (relating to a Right to Information application decision dated 27 October 2021) did not include notice of the applicant's right to apply for review. Following a subsequent external review of this application by the Ombudsman, the Council rectified this oversight in correspondence dated 21 July 2022, which informed the applicant of their rights under section 22(2)(c) of the *Right to Information Act 2009*.

In 2022, the Council issued two decisions to Right to Information applications (dated 6 January and 5 October 2022) in which notice of the applicant's right to apply for review was provided.

In 2022, the Council issued two decisions to Internal Review applications. The Council's decision to an Internal Review application dated 9 March 2022 did not include notice of the applicant's right to apply for review. The Council's decision to an Internal Review application dated 21 July 2022 (which replaced the decision made on 19 November 2021) included notice of the applicant's right to apply for review.

Since receiving the Ombudsman's letter dated 24 June 2022, the Council has reviewed its processes to ensure that notice of the applicant's right to apply for review is included in decisions to Right to Information and Internal Review applications in accordance with section 22(2)(c) of the *Right to Information Act 2009*.

In person – Neil Maggs – Penguin

Question –

'In relation to Max Perry Gardens – I understand there'll be a new garden from the staircase leading down to the main road. What's the outcome for the far eastern side of Max Perry Gardens?'

Response –

The Director Infrastructure Services responded that the area is in a native coastal vegetation area and will be planted with coastal native plants in accordance with the adopted landscaping plan for the area.

In person – Peter Luyks – Sulphur Creek

Question –

'What is being done about the exercising of horses on Halls Point Beach?'

These horses are being exercised while children are playing on the beach and being exercised at more than walking pace. It's only a matter of time before a child is

trampled by these horses (up to six). They were seen playing a game of polo on this beach while children were present. The time this seems to happen is in the morning.'

Response –

The General Manager responded that there are no laws in Tasmania preventing horses being in public places, including beaches. The Council does not have the authority to address this issue directly, but we are currently seeking further advice from Tasmania Police.

In person – Darryl Barker – Penguin

Question 1 –

'In late 2022, work was started on a shed or electric barbeque at Johnsons Beach, when will this be finished and what cost?'

Response –

The Director Infrastructure Services responded that the facility is due to be completed and operational by the end of March 2023. The total cost of the facility is still to be finalised but is in the order of \$60,000.

Question 2 –

'Around five years ago, two ladies came from the mainland to look at the future of the old football ground. They had public meetings and proposed plans. What has happened to the plans and what was the total cost of their visit?'

Response –

The Mayor responded to the first part of the question and took the second part, regarding the cost of the consultant's visit, on notice.

The General Manager responded that consultants Engagement Plus were hired to undertake community consultation to assist in the development of plans for the former Penguin Recreation Ground in 2016–2017 at a cost of \$6,922.66."

The Executive Services Officer reported as follows."

■ Cr Diprose moved and Cr Viney seconded, "That the responses to the public questions taken on notice at the 20 March 2023 ordinary Council meeting from Mr Jamie Smith, Mr Neil Maggs, Mr Peter Luyks and Mr Darryl Barker be received."

Carried unanimously

DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

108/2023 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:

- Forth Community Representatives Committee – meeting held 2 February 2023;
- Ulverstone Municipal Band – meeting held 15 February 2023;
- Turners Beach Community Representatives Committee – meeting held 23 February 2023;
- Central Coast Chamber of Commerce and Industry – meeting held 1 March 2023;
- Cradle Coast Waste Management Group – meeting held 3 March 2023;
- Slipstream Circus Board Annual General Meeting – meeting held 14 March 2023;
- Ulverstone Community Swimming Centre Management Committee – meeting held 14 March 2023; and
- Caves to Canyon Tourism Association – meeting held 21 March 2023.

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

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

Carried unanimously

109/2023 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 – March 2023 for the progress of 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 – March 2023 provides an update on the progress of strategic actions included in the Council's Annual Plan 2022–2023. Actions are listed by Department, with comments provided on the progress achieved in relation to projected timeframes for the 2022–2023 financial year – including an estimated percentage completed against the targets set.

Highlights of actions completed during the third quarter of 2022–2023 include:

- *Prepare an integrated Turners Beach Pathway, Streetscaping and Traffic Management Plan*

Following multi-stage community consultation and workshopping with Councillors, a management plan was finalised and concept plans were adopted by the Council at its January 2023 meeting.

- *Finalise the Johnsons Beach Master Plan (BBQ shelter) –*

Construction of the barbecue and associated shelter has been completed and the facility was opened to the public in the last week of March 2023.

- *Complete the Workplace Health and Safety system migration from AS 4801 to ISO 45001 –*

A British Standards Institution (BSI) Audit was undertaken in June 2022 to enable the transition to the higher International Organization for Standardization occupational health and safety standard of management system (ISO 45001). Following a number of corrective actions to address minor non-conformances and opportunities for improvement, BSI have issued the Council with a certificate of accreditation to ISO 45001 standard.

- *Working with Volunteering Tas to provide training opportunities for volunteer organisations and those reliant on volunteer involvement –*

HIVE has advertised with Volunteering Tasmania, seeking new volunteers, and currently offers training opportunities to new volunteers. Promotion of volunteering opportunities across various community groups will be collated in the Council's 'coffee table' booklet – a resource developed for distribution during Volunteer Week in May 2023.

- *Increase understanding, value and recognition of First Nation cultures, histories, knowledge, and rights, within our organisation –*

The Council's Reconciliation Action Plan (RAP) working group has been established, with its first meeting held 28 February 2023 and regular meetings scheduled throughout 2023. The working group has identified a number of actions to promote the RAP throughout the Council's workforce.

- *Investigate and support further sustainable development of the Leven Canyon Reserve –*

The Sustainable Developments at the Leven Canyon Co-design Workshop was held in Ulverstone on 15 March 2023. Participants developed three Project Plans for: enhanced marketing efforts; an extension to Cruickshanks Lookout; and upgrade of the Leven Canyon Floor Walk track. Following a comment period for the workshop group, further support for the co-designed Project Plans will be provided by the development of a 'Sustainable Developments at the Leven Canyon Proposal'.

- *Investigate and support further tourism development in the Dial Range, south of Penguin –*

The Tourism Developments at the Dial Range Co-design Workshop was held in Penguin on 16 March 2023. Participants developed four Project Plans for: a multi-purpose Adventure Hub, located at the Penguin Mountain Bike Club; a site plan for the informal Mount Montgomery car park; development of visitor interpretations, signage and print/digital media; and enhanced marketing efforts. Following a comment period for the workshop group, further support for the co-designed Project Plans will be provided by the development of a 'Tourism Developments at the Dial Range Proposal'.

- *Collaboratively encourage the usage of Central Coast to Canyon "It's in our nature" –*

Two workshops were held mid-March that included representatives from Dial Range and Leven Canyon businesses and clubs. Improved marketing of these areas were projects identified by both workshop groups. Co-design Teams were encouraged to integrate the Coast to Canyon brand in their projects and were provided with visual examples of the brand and the "... it's in our nature" messaging's use.

A copy of the Quarterly Performance Report – March 2023 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 the Council receive the Quarterly Performance Report – March 2023.”

The Executive Services Officer reported as follows:

“A copy of the Quarterly Performance Report – March 2023 has been circulated to Councillors.”

■ Cr Smith moved and Cr Hiscutt seconded, “That the Council receive the Quarterly Performance Report – March 2023.”

Carried unanimously

110/2023 Common seal

The General Manager reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 21 March 2023 to 17 April 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 Viney moved and Cr Wylie 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

111/2023 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 21 March 2023 to 17 April 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 Lehmann moved and Cr Hiscutt seconded, “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

112/2023 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 21 March 2023 to 17 April 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 Diprose moved and Cr Beswick 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

113/2023 Request to approve a road name within a private subdivision 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 a request from the developer’s agents for the naming of a new road, off Trevor Street, Ulverstone (CT238291/1).

- . Annexure 1 – aerial view of the subdivision area;
- . Annexure 2 – approved plan of subdivision – DA217177 with extension of Trevor Street; and
- . Annexure 3 – approved plan of subdivision DA2018242 with new roadway.

BACKGROUND

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

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

The primary considerations to be given to place names are:

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

DISCUSSION

Council has approved two separate subdivisions over a parcel of General Residential Zone land at Trevor Street, Ulverstone, identified in CT238291/1. Refer to the aerial view at Annexure 1.

The first was DA217177, approved in May 2018, comprising of 8 lots that are to rely on an extension of Trevor Street, towards the east. Refer to Annexure 2. Works are near completion and the future lots are being marketed for sale.

The second approval was for DA2018242, approved in May 2019 for 6 lots and a new road, with the balance land to be subject to a future application for subdivision. Refer to Annexure 3. Works are near completion and the future lots are being marketed for sale.

Council has received a request from the developer's surveyors, Woolcott Surveyors, to approve the naming of the new road that forms DA2018242.

The new road, at this stage, will only service 1 internal lot, with the other 5 lots to be accessed directly off Trevor Street.

The following names, in order of preference, have been offered for consideration:

- . Hilltop Drive;
- . Highrise Drive; or
- . Farmer Drive.

A search on Placenames Tasmania reveals that the name "Hilltop" cannot be assigned, due to an existing "Hilltop Avenue" in both Gawler and Devonport.

"Highrise Drive" can be used, as Tasmania does not have a road name of "Highrise".

"Farmer Drive" can be used as, whilst there is Farmers Creek at Upper Castra, and Farmer Street at Riverside, the road name of "Farmer" is not assigned in the North West region.

It is suggested that "Highrise Drive" be assigned to the new road.

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

CONSULTATION

The development is a private subdivision. The Council has traditionally worked with developers to agree upon suitable names for any new roads created by the subdivision of the land. If the Council has a preferred name for this area, other than Highrise Drive, then it can be referred to the developer for consideration.

RESOURCE, FINANCIAL AND RISK IMPACTS

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

CORPORATE COMPLIANCE

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

The Shape of the Place

- Encourage a creative approach to new development.

The Environment and Sustainable Infrastructure

- Develop and manage sustainable built infrastructure

CONCLUSION

It is recommended that, in respect of residential subdivision DA2018242, the Council assign the name Highrise Drive to the new road off Trevor Street, Ulverstone and refer the name 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 road has been circulated to all Councillors."

■ Cr Viney moved and Cr Wylie seconded, "That, in respect of residential subdivision DA2018242, the Council assign the name Highrise Drive to the new road off Trevor Street, Ulverstone and refer the name to Placenames Tasmania for acceptance by the Registrar of Place Names."

Carried unanimously

114/2023 Development application determinations

The Director Community Services reported as follows:

“A Schedule of Development Application Determinations made during the month of March 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 having been circulated to all Councillors.”

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

Carried unanimously

115/2023 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 Items 10.9 and 10.10, they are to be dealt with by the Council acting as a planning authority under the *Land Use Planning and Approvals Act 1993*.’”

The Executive Services Officer reports as follows:

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

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

Carried unanimously

116/2023 Residential – single dwelling and demolition of existing dwelling – Discretionary use in Agriculture Zone and Setbacks at 1648 Preston Road, Preston – Application No. DA2022253

Cr Diprose, having declared an interest, left the meeting at 6.20pm for consideration and voting on the matter of ‘Residential – single dwelling and demolition of existing dwelling – Discretionary use in Agriculture Zone and Setbacks at 1648 Preston Road, Preston – Application No. DA2022253’.

The Director Community Services reported as follows:

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

<i>‘DEVELOPMENT APPLICATION NO.:’</i>	DA2022253
<i>PROPOSAL:</i>	Residential – single dwelling and demolition of existing dwelling – Discretionary use in Agriculture Zone and Setbacks
<i>APPLICANT:</i>	Woolcott Surveys
<i>LOCATION:</i>	1648 Preston Road, Preston
<i>ZONE:</i>	Agriculture Zone
<i>PLANNING INSTRUMENT:</i>	<i>Tasmanian Planning Scheme – Central Coast</i> (the Planning Scheme)
<i>ADVERTISED:</i>	11 February 2023
<i>REPRESENTATIONS EXPIRY DATE:</i>	27 February 2023
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	25 March 2023, extension of time granted until 17 April 2023
<i>DECISION DUE:</i>	17 April 2023
<i>PURPOSE</i>	

The purpose of this report is to consider an application to demolish an existing single dwelling that is located within the curtilage of domestic gardens and several outbuildings and to construct a new dwelling in a location on the property that is identified as Class 3 prime agricultural land. The property is at 1648 Preston Road, Preston and is within an Agriculture Zone.

Accompanying the report are the following documents:

- . Annexure 1 – location plan;
- . Annexure 2 – application documentation; and
- . Annexure 3 – photographs, zone map, land capability map and aerial view.

BACKGROUND

Development description –

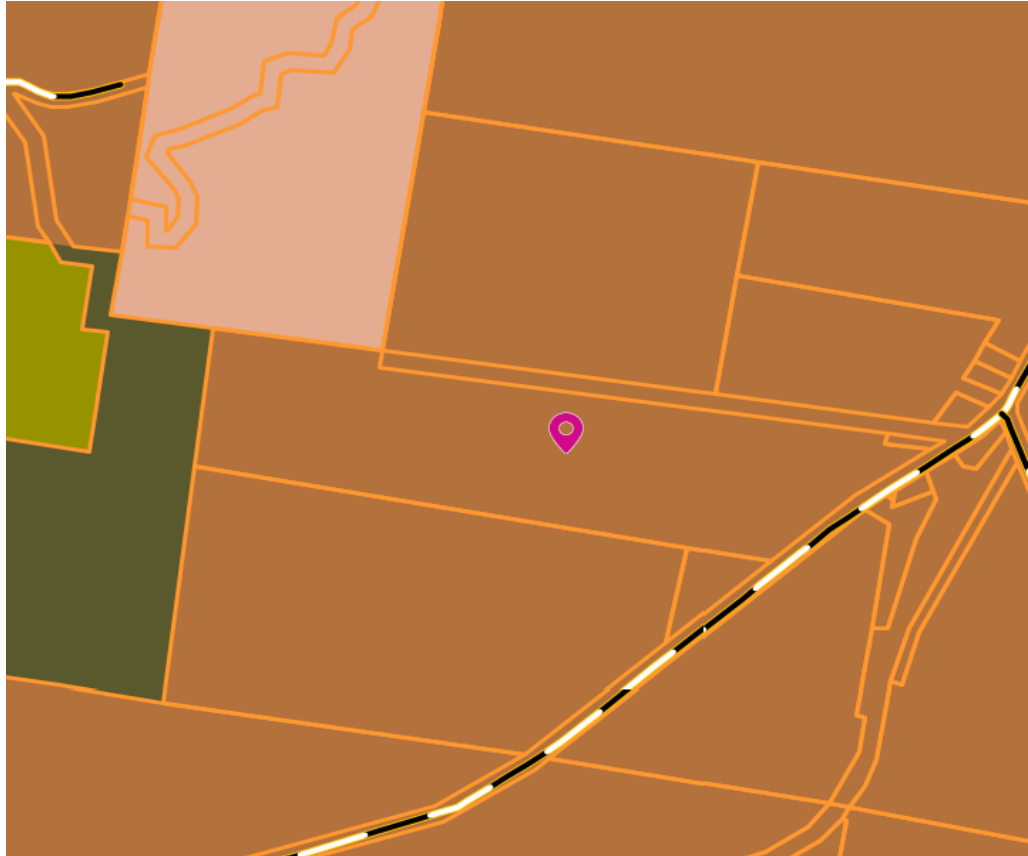
Application is made for a single dwelling under Residential Use Class and the demolition of an existing dwelling on land in the Agriculture Zone.

Site description and surrounding area –

The land is located on the western side of Preston Road, approximately 8km south of the village of North Motton, just south of a small cluster of older dwellings that have been constructed on small lots, in close proximity to Preston Road. The cluster of buildings once made up what is referred to as Preston village, although no such village zone encompasses this area.

The subject land is Agriculture Zone. Adjoining land to the north and south is also Agriculture Zone. A single parcel of adjoining land to the north-west is Rural Zone and adjoining land to the west, being Crown land, is Environmental Management Zone. Both parcels are so zoned due to the slope of the land, heavy vegetation cover and the presence of a watercourse, Preston Creek. Refer to Zone Map below and at Annexure 3.

The land accommodates a 4-bedroom, weatherboard dwelling, constructed in 1900, and seven sheds. The dwelling and outbuildings are set within a curtilage of domestic gardens. The existing dwelling is located in close proximity to Preston Road and is accessed off Preston Road.



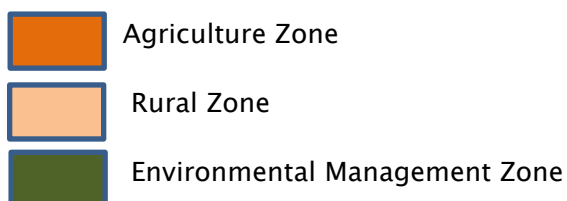
Land capability –

The land comprises approximately 60% of Class 3 land, that is prime agriculture land, and the remainder is Class 5+6 land, located to the rear of the property. The existing dwelling and seven outbuildings near Preston Road occupy Class 3 land. This has effectively precluded this portion of land from agriculture use and, whilst accommodating the cluster of buildings, will continue to preclude this area from agricultural use. Refer to photographs at Annexure 3.

The proposed new dwelling site would be on Class 3, prime agricultural land.

The land is not located within a proclaimed irrigation district.

Zone Map



History -

No history relevant to this application.

DISCUSSION

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

21.0 Agriculture Zone

21.1 Zone Purpose

The purpose of the Agriculture Zone is:

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

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

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

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

Planner's comment:

The proposed development in the Agriculture Zone does not satisfy the Zone Purpose, as the new dwelling would be on prime agricultural land.

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

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

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

<p>(b) be located on a site that:</p> <p>(i) is not capable of supporting an agricultural use;</p> <p>(ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and</p> <p>(iii) does not confine or restrain agricultural use on adjoining properties.</p>		
21.4 Development Standards for Buildings and Works		
21.4.1 Building height	Not applicable	Assessment
<p>21.4.1 –(A1)</p> <p>Building height must be not more than 12m.</p>	<input type="checkbox"/>	<p>Compliant.</p> <p>Building height would be 5.1m.</p>
21.4.2 Setbacks	Not applicable	Assessment
<p>21.4.2 –(A1)</p> <p>Buildings must have a setback from all boundaries of:</p> <p>(a) not less than 5m; or</p> <p>(b) if the setback of an existing building is within 5m, not less than the existing building.</p>	<input type="checkbox"/>	<p>(a) Compliant. Development would be setback 9.4m from nearest side boundary.</p> <p>(b) Satisfied by (a).</p>
<p>21.4.2 –(A2)</p> <p>Buildings for a sensitive use must have a setback from all boundaries of:</p> <p>(a) not less than 200m; or</p> <p>(b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<input type="checkbox"/>	<p>(a) Non-compliant. Sensitive use development would be setback 9.4m from the northern side boundary.</p> <p>Refer to the “Issues” section of this report for assessment against the relevant Performance Criteria.</p> <p>(b) Not applicable. Existing dwelling is setback 50m from northern side boundary.</p>

21.4.3 Access for new dwellings	Not applicable	Assessment
<p>21.4.3 –(A1)</p> <p>New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.</p>	<input type="checkbox"/>	<p>Compliant.</p> <p>Land has frontage to Preston Road.</p>
21.5 Development Standards for Subdivision		
21.5.1 Lot design	Not applicable	Assessment
<p>21.5.1 –(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) be required for public use by the Crown, a council or a State authority;</p> <p>(b) be required for the provision of Utilities or irrigation infrastructure; or</p> <p>(c) be for the consolidation of a lot with another lot provided both lots are within the same zone.</p>	<input checked="" type="checkbox"/>	Not a subdivision.
<p>21.5.1 –(A2)</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<input checked="" type="checkbox"/>	Not a subdivision.

CODES

CODES	NOT APPLICABLE	APPLICABLE
C1.0 Signs Code	<input checked="" type="checkbox"/>	
C2.0 Parking and Sustainable Transport Code	<input type="checkbox"/>	Land is able to accommodate 2 car parking spaces. Refer to table below.

C3.0 Road and Railway Assets Code	<input checked="" type="checkbox"/>	
C4.0 Electricity Transmission Infrastructure Protection Code	<input checked="" type="checkbox"/>	
C5.0 Telecommunications Code	<input checked="" type="checkbox"/>	
C6.0 Local Historic Heritage Code	<input checked="" type="checkbox"/>	
C7.0 Natural Assets Code	<input checked="" type="checkbox"/>	<p>Priority vegetation layer does not apply to the Agriculture Zone.</p> <p>No watercourse protection area identified in the development area.</p>
C8.0 Scenic Protection Code	<input checked="" type="checkbox"/>	
C9.0 Attenuation Code	<input checked="" type="checkbox"/>	
C10.0 Coastal Erosion Hazard Code	<input checked="" type="checkbox"/>	
C11.0 Coastal Inundation Hazard Code	<input checked="" type="checkbox"/>	
C12.0 Flood-Prone Areas Hazard Code	<input checked="" type="checkbox"/>	
C13.0 Bushfire-Prone Areas Code	<input checked="" type="checkbox"/>	Land is in a bushfire-prone area however, the Code only applies to subdivision, hazardous use and vulnerable use.
C14.0 Potentially Contaminated Land Code	<input checked="" type="checkbox"/>	
C15.0 Landslip Hazard Code	<input checked="" type="checkbox"/>	
C16.0 Safeguarding of Airports Code	<input checked="" type="checkbox"/>	

C2.0 Parking and Sustainable Transport Code

CLAUSE	COMMENT	
C2.5 Use Standards		
C2.5.1 Car parking numbers	Not applicable	Assessment
C2.5.1–(A1)	<input type="checkbox"/>	Compliant. The site is able to make provision for 2 car parking spaces.

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

C2.5.4 - Loading bays	Not applicable	Assessment
<p>C2.5.4–(A1)</p> <p>A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.</p>	<input checked="" type="checkbox"/>	Does not apply to dwelling development.
C2.5.5 - Number of car parking spaces within General Residential Zone and Inner Residential Zone		
<p>C2.5.5–(A1)</p> <p>Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:</p> <p>(a) Food Services uses up to 100m² floor area or 30</p> <p>(b) seats, whichever is the greater; and</p> <p>(c) General Retail and Hire uses up to 100m² floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.</p>	<input checked="" type="checkbox"/>	Land is Agriculture Zone.
C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	Not applicable	Assessment
<p>C2.6.1–(A1)</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to a public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space</p>	<input type="checkbox"/>	<p>(a) Would be compliant by condition to a permit.</p> <p>(b) Would be compliant by condition to a permit.</p> <p>(c) Not applicable. Land is Agriculture Zone.</p>

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

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

(b) no more than the existing number of accesses whichever is the greater.		<p>establish a second access to the land via a strip of Crown land. This would establish an access to a frontage via the Crown's parcel of land. This is not a matter for the Planning Authority or the Road Authority.</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>	☒	Not Central Business Zone.
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable	Assessment
<p>C2.6.4–(A1)</p> <p>In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and Clause 3.6 “Car parks” in Australian Standards/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.</p>	☒	Land is Agriculture Zone.
C2.6.5 Pedestrian access	Not applicable	Assessment
<p>C2.6.5–(A1.1)</p> <p>Uses that require 10 or more car parking spaces must:</p>	☒	Not required for a single dwelling.

<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>		
<p>C2.6.6 Loading bays</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>C2.6.6-(A1)</p> <p>The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2-2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities</i>, for the type of vehicles likely to use the site.</p>	<p><input checked="" type="checkbox"/></p>	<p>Loading bays are not required.</p>
<p>C2.6.6-(A2)</p> <p>The type of commercial vehicles likely to use the site must be able to enter, park and</p>	<p><input checked="" type="checkbox"/></p>	<p>Loading bays are not required.</p>

exit the site in a forward direction in accordance with <i>Australian Standard AS2890. 2- 2002 Parking Facilities Part 2: Parking facilities - Off-street commercial vehicle facilities.</i>		
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable	Assessment
<p>C2.6.7-(A1)</p> <p>Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p> <ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of <i>Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.</i> 	☒	Not required for Residential use.
<p>C2.6.7-(A2)</p> <p>Bicycle parking spaces must:</p> <ul style="list-style-type: none"> (a) have dimensions not less than: <ul style="list-style-type: none"> (i) 1.7m in length; (a) 1.2m in height; and 	☒	Land is Agriculture Zone.

<p>(ii) 0.7m in width at the handlebars;</p> <p>(b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</p> <p>(c) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking</i>.</p>		
C2.6.8 Siting of parking and turning areas	Not applicable	Assessment
<p>C2.6.8-(A1)</p> <p>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.</p>	<input checked="" type="checkbox"/>	Land is Agriculture Zone.
<p>C2.6.8-(A2)</p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <p>(a) have no new vehicle accesses, unless an existing access is removed;</p> <p>(b) retain an active street frontage; and</p> <p>(c) not result in parked cars being visible from public places in the adjacent roads.</p>	<input checked="" type="checkbox"/>	Land is Agriculture Zone.

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

SPECIFIC AREA PLANS	NOT APPLICABLE	APPLICABLE
CCO-S1.0 Forth Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S2.0 Leith Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S3.0 Penguin Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S4.0 Revell Lane Specific Area Plan	<input checked="" type="checkbox"/>	
CCO-S5.0 Turners Beach Specific Area Plan	<input checked="" type="checkbox"/>	
CCO CODE LISTS		
CCO-Table C3.1 Other Major Roads	This Table is not used in this Local Provisions Schedule.	
CCO-Table C6.1 Local Heritage Places	This Table is not used in this Local Provisions Schedule.	
CCO-Table C6.2 Local Heritage Precincts	This Table is not used in this Local Provisions Schedule.	
CCO-Table C6.3 Local Historic Landscape Precincts	This Table is not used in this Local Provisions Schedule.	
CCO-Table C6.4 Places or Precincts of Archaeological Potential	This Table is not used in this Local Provisions Schedule.	

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

Issues –

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

The Planning Scheme's Objective for Clause 21.3.2 "Discretionary Use in Agriculture Zone" is:

"That uses listed as Discretionary:

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

Planner's comment: The proposed new dwelling would support agricultural use of the land. However, the proposal does not protect land by minimising the conversion of land to a non-agricultural use and, as such, does not satisfy the Objective.

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

The definition includes activities such as controlled environment agriculture and plantation forestry.

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

The Planning Scheme does not have Acceptable Solution criteria for the establishment of a new Residential Use in the Agricultural Zone (Clause 21.3.2-(A4). This is then a Discretionary matter. This means the Planning Authority has the discretion to refuse or permit the use and development as proposed.

The development proposal must be assessed against the Planning Scheme's relevant Performance Criteria Clause 21.3.1 -(P4) that has two options, (a) or (b), that are to be considered. The proposal is assessed against option 21.3.1 -(P4) (a), as it is recognised a dwelling is required on the land as part of the agricultural use of the land.

Clause 21.3.1–(P4) states a Residential use must:

- (a) be required as part of an agricultural use, having regard to:
 - (i) the scale of the agricultural use;
 - (ii) the complexity of the agricultural use;
 - (iii) the operational requirements of the agricultural use;
 - (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and
 - (v) proximity of the dwelling to the agricultural use; or”

Planner’s comment: The word “must” is a mandatory directive under a Planning Scheme.

The fact that a dwelling is required on the land as part of an agricultural use is accepted. This means 21.3.1–(P4)(a) is satisfied.

The proposal is accompanied by an Agricultural Assessment report by Pinion Advisory that states the land comprises 55% prime agricultural land that is suitable for cropping and intensive grazing, and 45% Class 5+6 land, of which 60% (of the 45%) is suitable for grazing and 40% is marginal land with severe limitations.

The report states the dwelling is required for the effective management of the land for grazing, that the new dwelling site would not diminish the productive capacity of the land and would not negatively affect agricultural uses on the subject land or on adjoining properties. This assessment, and a statement in the report, “the new dwelling site would not diminish the productive capacity of the land”, is not supported by planning. The relocation of the dwelling would effectively further isolate prime agriculture land (Class 3) from resource development use and would not advance any productivity on the land.

The existing dwelling on the land occupies a development curtilage area that is characterised by well-established gardens, services and several (7) outbuildings. See aerial image below. This area of land is already removed from resource production. Whilst the application states the existing dwelling would be demolished, there is no intention to relocate or demolish existing outbuildings, some of which are associated with the dwelling.

The relocation of the dwelling – to another area of prime agriculture land on the property, would, over time, result in another curtilage of residential development being established on prime land, as the dwelling would require wastewater and stormwater systems, gardens and other associated residential sheds.



Aerial view – existing curtilage of use and development at
1648 Preston Road, Preston.

The proposal is not required to be examined against Performance Criteria Clause 21.3.1–(P4)(b) (as shown below), as the land is capable of supporting an agricultural use under Clause 21.3.1–(P4)(a).

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

- (iii) does not confine or restrain agricultural use on adjoining land”.

2 *Clause 21.4.2-(A2) – Setback of a sensitive use –*

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

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

The existing dwelling on the site is setback 50m from the northern side boundary. Under the proposal, the new dwelling would be setback 9.4m from the northern side boundary.

Acceptable Solutions (a) or (b) are not satisfied. An assessment against the relevant Performance Criteria and an exercise of discretion is required for the proposal to be approved.

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

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

Planner’s comment: The land comprises 11.6ha, with an existing dwelling located near the Preston Road frontage. The land primarily comprises of Class 3 land, that is prime agriculture land, with some Class 5+6 land supporting dense stands of native vegetation, located toward the rear of the property.

The proposed new dwelling would be on Class 3 prime agricultural land.

The proposed new dwelling would be within 30m of adjoining agricultural land to the north, that also comprises an area of Class 3 land. Representation has been received in relation to the proximity of the dwelling to the northern boundary of the property. Refer to the “Representation” section of this report.

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

Planner's comment: Adjoining land to the north also accommodates a dwelling, required for management of an agricultural use. The dwelling is located 130m from the boundary of the subject property.

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

Planner's comment: The land accommodates a 4-bedroom, weatherboard dwelling and seven associated sheds. The dwelling and outbuildings are set within an existing curtilage of domestic gardens, located 12m from the frontage to Preston Road.

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

Planner's comment: Adjoining land to the north and south is used for agricultural purpose. Adjoining land to the west is Crown land and Environmental Management Zone, due to the presence of priority vegetation layers and Preston Creek.

- (e) any proposed attenuation measures; and

Planner's comment: No attenuation measures are proposed.

- (f) any buffers created by natural or other features".

Planner's comment: No natural buffers to adjoining agricultural use exist.

Conclusion: The new dwelling would be developed on Class 3 prime agricultural land, and in close proximity to adjoining agricultural land that is also Class 3 land. The new dwelling is not sited so as to mitigate conflict or interference with adjoining agricultural use.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Not applicable.
Building	No issues.
Infrastructure Services	Conditions to be applied to a permit, if issued.
TasWater	Not applicable.
Department of State Growth	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Notified as adjoining property owner to the west.
Other	Not applicable.

CONSULTATION

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

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

Representations –

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

The representation is summarised and responded to as follows:

REPRESENTATION 1	
MATTER RAISED	RESPONSE
<p>1 The location of the new dwelling and the limited setback from the northern boundary will interfere with the existing use of adjoining land. It is submitted the application should be refused in its current form.</p> <p>The application does not meet the boundary setbacks for buildings containing a sensitive use. The setback should be 200m from a boundary.</p> <p>Dryland grazing is carried out on adjoining land to the north. Stock yards regularly hold newly born calves and weaned cattle. This activity is not a hobby – but produces real income. Having a dwelling and vehicles in such close proximity will ‘spook’ the cattle.</p>	<p>The proposed dwelling would be setback 9.4m from the northern boundary that is a strip of Crown land used for access to adjoining Agriculture Zone land at 95 McPhersons Road.</p> <p>Refer to the “Issues” section of this report where the location of the new sensitive use is discussed.</p>
<p>2 The proximity of the dwelling will restrict or eliminate the potential to crop adjoining land, that is Class 3 prime agricultural land. Irrigation spray and drift from pesticides and herbicides would make for an ‘unsafe’ environment for occupants of the dwelling.</p>	<p>The proposed dwelling would be setback 9.4m from the northern boundary that is a strip of Crown land used for access to adjoining Agriculture Zone land at 95 McPhersons Road.</p> <p>Refer to the “Issues” section of this report where the location of the new sensitive use is discussed.</p>

<p>3 Access over Crown land for the new dwelling. There are major concerns and issues with the owners using the Crown reserved road as primary access.</p> <p>The property has an existing access to Preston Road. The owners propose to use a reserve road (Crown land) which runs along the northern boundary.</p> <p>If the intention of the owners is to utilise the reserve road as their main vehicular access, then the Performance Criteria cannot be met, as the reserve road is not a road maintained by the Road Authority.</p> <p>If the existing access does satisfy the criteria, then the representor has objection to the use of the Crown land as follows:</p> <ul style="list-style-type: none"> - The representor's land is land locked and relies on an established 4–6m wide access road. The remainder of the Crown land is unconstructed, with some of the land falling inside the subject property's fence. A sum of \$35,000 has been spent by the representor upgrading the road to its current standard. - There is concern the current width of the constructed gravel road would not allow for additional traffic, as there are no passing bays. - Can emergency services access the current standard of road? 	<p>The Crown has given consent to the lodgement of the application, as is required under the <i>Land Use Planning and Approvals Act 1993</i>. The consent of the Crown is not approval for use of the strip of Crown land for access but is approval to lodge a development application for assessment by the Planning Authority. The matter of issue of a licence for use of the Crown land is a matter separate to the assessment of the development of the land.</p> <p>Council, in its role as the Road Authority, is satisfied that the land has an existing access to a frontage, being access to Preston Road.</p> <p>The width of the parcel of Crown land, and access over Crown land by emergency services, are not planning matters. These matters would be examined separately by the Crown, and later under a Bushfire Management Plan at the request of a registered Building Surveyor, if access was granted by the Crown to use the land for access.</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 (reviewed 2019) includes the following strategies and key actions:

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

The proposal to establish a new single dwelling on prime agricultural land in the Agriculture Zone does not demonstrate compliance with the Planning Scheme's Agriculture Zone Purpose, or the relevant Objective and Performance Criteria.

The existing dwelling currently occupying the land has a development curtilage area that is characterised by well-established gardens, wastewater, and stormwater infrastructure and several (7) outbuildings. This area of land is already removed from resource production. Whilst the application states the existing dwelling would be demolished, there is no intention to relocate or demolish existing outbuildings, some of which are associated with the dwelling. The proposal to relocate the dwelling to another area of prime agriculture land on the property would, over time, result in another curtilage of residential development being established on prime land, as the new dwelling would require wastewater and stormwater systems, gardens and associated residential sheds.

Recommendation –

It is recommended that Application No. DA2022253 for Residential – single dwelling and demolition of existing dwelling – Discretionary use in Agriculture Zone and Setbacks at 1648 Preston Road, Preston be refused as the proposal does not satisfy the following:

- (a) Agriculture Zone Purpose Clause 21.1 in that a new Residential use with associated service infrastructure is a non-agricultural use that would preclude the return of the land to an agricultural use;

- (b) Objective of Clause 21.3.2 in that the proposed location of the new dwelling on prime agricultural Class 3 land does not protect agricultural land by minimising the conversion of land to a non-agricultural use; and
- (c) Clause 21.4.2–(P2) in that the new dwelling would be developed on Class 3 prime agricultural land and in close proximity to adjoining agricultural land, that is also Class 3 land. The new dwelling is not sited so as to mitigate conflict or interference with adjoining agricultural use.’

The report is supported.”

The Executive Services Officer reported as follows:

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

■ Cr Beswick moved and Cr Viney seconded, “That Application No. DA2022253 for Residential – single dwelling and demolition of existing dwelling – Discretionary use and Setbacks at 1648 Preston Road, Preston be refused as the proposal does not satisfy the following:

- (a) Agriculture Zone Purpose Clause 21.1 in that a new Residential use with associated service infrastructure is a non-agricultural use that would preclude the return of the land to an agricultural use;
- (b) Objective of Clause 21.3.2 in that the proposed location of the new dwelling on prime agricultural Class 3 land does not protect agricultural land by minimising the conversion of land to a non-agricultural use; and
- (c) Clause 21.4.2–(P2) in that the new dwelling would be developed on Class 3 prime agricultural land and in close proximity to adjoining agricultural land, that is also Class 3 land. The new dwelling is not sited so as to mitigate conflict or interference with adjoining agricultural use.”

Carried unanimously

Cr Diprose returned to the meeting at this time (6.24pm).

117/2023 Residential – single dwelling – Setbacks and building envelope for all dwellings at 24 & 26 Main Road, Penguin – Application No. DA2022302

The Director Community Services reported as follows:

“The Town Planner has prepared the following report:

<i>‘DEVELOPMENT APPLICATION NO.:’</i>	DA2022302
<i>PROPOSAL:</i>	Residential – single dwelling – Setbacks and building envelope for all dwellings
<i>APPLICANT:</i>	Josiah and Alana de Bruyn
<i>LOCATION:</i>	24 & 26 Main Road, Penguin
<i>ZONE:</i>	General Residential Zone
<i>PLANNING INSTRUMENT:</i>	<i>Tasmanian Planning Scheme – Central Coast</i> (the Planning Scheme)
<i>ADVERTISED:</i>	4 March 2023
<i>REPRESENTATIONS EXPIRY DATE:</i>	21 March 2023
<i>REPRESENTATIONS RECEIVED:</i>	None
<i>42-DAY EXPIRY DATE:</i>	10 April 2023
<i>DECISION DUE:</i>	17 April 2023

PURPOSE

The purpose of this report is to consider an application for Residential use in the form of a single dwelling at 24 & 26 Main Road, Penguin.

Accompanying the report are the following documents:

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

BACKGROUND

Development description –

Application is made for the introduction of a Residential Use Class in the form of a single dwelling across two separate, vacant parcels of land. The two parcels, being CT202380/1 and CT76153/2 would need to be adhered prior to construction, as the building footprint is over both title boundaries.

The single dwelling would be within a ‘shed’ style building which would be two storeys high. The single dwelling would be 17.3m long x 10m wide and would have a wall height of 5.2m and pitch roof height of 7m.

The single dwelling would be elevated by brickwork foundations which would result in the wall height of the single dwelling being higher by approximately 800mm (at the highest point), towards the centre of the site and approximately

400mm (at the highest point) higher along the side and rear boundaries. Final building height would be 8m above existing ground level.

The single dwelling would be outside the required building envelope, being 1m from the western side boundary, for a length of 17.3m, and 1m from the southern rear boundary for a length of 10m.

The single dwelling would occupy all of CT202380/1 and a small slither of CT76153/2. When considering both parcels of land as one site area (which would be the result of an adhesion), the proposed single dwelling has been positioned in the far south-western corner of the land.

The single dwelling would comprise of a shared bathroom, kitchen/lounge room and laundry on the ground floor and three bedrooms and a study on the first floor. The ground floor and first floor areas would occupy approximately 6.2m in length along the southern side of the proposed building, with a double garage proposed on the remaining ground floor area.

A new 3.6m wide access is proposed off Main Road.

Site description and surrounding area –

The site consists of two parcels of land, being CT202380/1 known as 24 Main Road, Penguin and CT76153/2 known as 26 Main Road, Penguin; both are General Residential Zone.

Both parcels of land have an area 443m² and a narrow shape, compared to other regular General Residential zoned parcels of land. Both parcels of land are surrounded by General Residential zoned properties, all developed with either single or multiple dwellings.

Both parcels of land are within close proximity to reticulated services.

History –

When the application was lodged with the Council, concern was raised with the applicant regarding the apparent bulk and scale when viewed from both the western side boundary and southern rear boundary (particularly the western side).

It was suggested that the single dwelling could be better positioned on the overall site, considering the 2 parcels of land would be adhered, to easily fit within the required building envelope and not be positioned so it was 'pushed' into the far south-western corner of the overall site.

The applicant provided justification regarding bulk and scale and asked for the application to proceed.

DISCUSSION

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

8.0 General Residential Zone

8.1 Zone Purpose

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Planner's comment

The proposal is for residential development in the form of a two-storey 'shed' style single dwelling on General Residential zoned land where full infrastructure services are available.

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

8.3.1-(A3) Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of: (a) 7:00am to 7:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	<input checked="" type="checkbox"/>	Not a discretionary use.
8.3.1-(A4) No acceptable solution.	<input checked="" type="checkbox"/>	Not a discretionary use.
8.3.2 Visitor Accommodation	Not applicable	Assessment
8.3.2 –(A1) Visitor Accommodation: guests are accommodated in existing buildings; and has a gross floor area of not more than 300m ² .	<input checked="" type="checkbox"/>	Not Visitor Accommodation.
8.4 Development Standards for Dwellings		
8.4.1 Residential density for multiple dwellings	Not applicable	Assessment
8.4.1 –(A1) Multiple dwellings must have a site area per dwelling of not less than 325m ² .	<input checked="" type="checkbox"/>	Not multiple dwellings.
8.4.2 Setbacks and building envelope for all dwellings	Not applicable	Assessment
8.4.2 –(A1) Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:	<input type="checkbox"/>	(a) Compliant. The single dwelling would be setback 27m from the frontage boundary. (b) Not applicable. No secondary frontage.

<p>(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>		<p>(c) Not applicable. Refer to (a).</p> <p>(d) Not applicable. Refer to (a).</p>
<p>8.4.2 –(A2)</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<input type="checkbox"/>	<p>(a) Compliant. Garage would be setback 27m from the frontage boundary.</p> <p>(b) Not applicable. Refer to (a).</p> <p>(c) Not applicable. Refer to (a).</p>

<p>8.4.2 –(A3)</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<input type="checkbox"/>	<p>(a)(i) Compliant. As discussed above.</p> <p>(a)(ii) Non-compliant. The proposed dwelling is outside the building envelope.</p> <p>Refer to the “Issues” section of this report.</p> <p>(b)(i) Not applicable. Refer to (b)(ii).</p> <p>(b)(ii) Non-compliant. The single dwelling would be setback 1m from the western side boundary with a wall length of 17.3m and would be setback 1m from the southern rear boundary with a wall length of 10m.</p> <p>Refer to the “Issues” section of this report.</p>
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8.4.3 Site coverage and private open space for all dwellings	Not applicable	Assessment
<p>8.4.3 –(A1)</p> <p>Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>	<input type="checkbox"/>	<p>(a) Compliant. Site coverage would be 26%, calculated for the overall site once both parcels of land would be adhered.</p> <p>(b) Not applicable. Not a multiple dwelling development.</p>
<p>8.4.3 –(A2)</p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p style="margin-left: 40px;">(i) 24m²; or</p> <p style="margin-left: 40px;">(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p style="margin-left: 40px;">(i) 4m; or</p> <p style="margin-left: 40px;">(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p>	<input type="checkbox"/>	<p>(a)(i) Compliant. Single dwelling would have a large amount of private open space that would be greater than 24m².</p> <p>(a)(ii) Not applicable. Not a multiple dwelling development.</p> <p>(b)(i) Compliant. Horizontal dimension would be 27m.</p> <p>(b)(ii) Not applicable. Not a multiple dwelling development.</p> <p>(c) Compliant. A lot of the private open space would be located between the dwelling and frontage. However, this area would be orientated between 30 degrees west of true north and 30 degrees east of true north.</p> <p>(d) Compliant. Site is reasonably flat.</p>

<p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>		
8.4.4 Sunlight to private open space of multiple dwellings	Not applicable	Assessment
<p>8.4.4 –(A1)</p> <p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <p>(i) at a distance of 3m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;</p> <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <p>(i) an outbuilding with a building height not more than 2.4m; or</p> <p>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</p>	☒	Not multiple dwellings.

8.4.5 Width of openings for garages and carports for all dwellings	Not applicable	Assessment
<p>8.4.5 –(A1)</p> <p>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<input type="checkbox"/>	<p>Compliant.</p> <p>Garage would be setback 27m from the frontage.</p>
8.4.6 Privacy for all dwellings	Not applicable	Assessment
<p>8.4.6 –(A1)</p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p style="padding-left: 40px;">(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p>	<input type="checkbox"/>	<p>No balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more is proposed.</p>

<p>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p>		
<p>8.4.6 –(A2)</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p>	<p><input type="checkbox"/></p>	<p>(a)(i) Compliant. Windows or glazed doors to a habitable room along the eastern side elevation would be setback greater than 3m to this side boundary.</p> <p>(a)(ii) Not applicable. There would be no windows or glazed doors along the southern rear elevation of the single dwelling.</p> <p>(a)(iii) Not applicable. Not a multiple dwelling.</p> <p>(a)(iv) Not applicable. Not a multiple dwelling.</p> <p>(b)(i) Satisfied by (b)(ii).</p> <p>(b)(ii) Compliant. The window in the second storey on the western side elevation would have a sill height of not less than 1.7m above the floor level.</p> <p>(b)(iii) Satisfied by (b)(ii).</p>

<p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>		
<p>8.4.6 –(A3)</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	<input checked="" type="checkbox"/>	<p>Not a multiple dwelling - no shared driveway.</p>
<p>8.4.7 Frontage fences for all dwellings</p>	<p>Not applicable</p>	<p>Assessment</p>
<p>8.4.7 –(A1)</p> <p>No Acceptable Solution.</p> <p><i>An exemption applies for fences in this zone – see Table 4.6.</i></p> <p>8.4.7 –(P1)</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p>	<input checked="" type="checkbox"/>	<p>No fence proposed.</p>

<p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>		
8.4.8 Waste storage for multiple dwellings	Not applicable	Assessment
<p>8.4.8 –(A1)</p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) a common storage area with an impervious surface that:</p> <p>(i) has a setback of not less than 4.5m from a frontage;</p> <p>(ii) is not less than 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p>	☒	Not multiple dwellings.

8.5 Development Standards for Non-Dwellings		
8.5.1 Non-dwelling development	Not applicable	Assessment
<p>8.5.1 –(A1)</p> <p>A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.</p>	☒	Residential dwelling.
<p>8.5.1 –(A2)</p> <p>A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p>	☒	Residential dwelling.

<p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback less than 1.5m from a side or rear boundary if the building:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</p>		
<p>8.5.1 –(A3)</p> <p>A building that is not a dwelling, must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) a site area of which not less than 35% is free from impervious surfaces.</p>	☒	Residential dwelling.
<p>8.5.1 –(A4)</p> <p>No Acceptable Solution.</p>	☒	Residential dwelling.

<p><i>An exemption applies for fences in this zone – see Table 4.6.</i></p> <p>8.5.1 –(P4)</p> <p>A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road. 		
<p>8.5.1 –(A5)</p> <p>Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <ul style="list-style-type: none"> (a) be visible from any road or public open space adjoining the site; or (b) encroach upon parking areas, driveways or landscaped areas. 	☒	Residential dwelling.
<p>8.5.1 –(A6)</p> <p>Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.</p> <p><i>An exemption applies for heat pumps and air conditioners in this zone – see Table 4.6.</i></p>	☒	Residential dwelling.

8.5.2 Non-residential garages and carports	Not applicable	Assessment
<p>8.5.2 –(A1)</p> <p>A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<input checked="" type="checkbox"/>	Residential dwelling.
<p>8.5.2 –(A2)</p> <p>A garage or carport not forming part of a dwelling, within 12m of a primary frontage</p> <p>(whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<input checked="" type="checkbox"/>	Residential dwelling.
8.6 Development Standards for Subdivision		
8.6.1 Lot design	Not applicable	Assessment
<p>8.6.1 –(A1)</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 450m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p>	<input checked="" type="checkbox"/>	Not a subdivision.

<p>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>		
<p>8.6.1 –(A2)</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<input checked="" type="checkbox"/>	Not a subdivision.
<p>8.6.1 –(A3)</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<input checked="" type="checkbox"/>	Not a subdivision.
<p>8.6.1 –(A4)</p> <p>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<input checked="" type="checkbox"/>	Not a subdivision.

8.6.2 Roads	Not applicable	Assessment
<p>8.6.2 –(A1)</p> <p>The subdivision includes no new roads.</p> <p>8.6.2 –(P1)</p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land. 	<input checked="" type="checkbox"/>	<p>Not a subdivision.</p>

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

CODES

CODES	NOT APPLICABLE	APPLICABLE
C1.0 Signs Code	<input checked="" type="checkbox"/>	
C2.0 Parking and Sustainable Transport Code	<input type="checkbox"/>	Refer to Table below.
C3.0 Road and Railway Assets Code	<input checked="" type="checkbox"/>	
C4.0 Electricity Transmission Infrastructure Protection Code	<input checked="" type="checkbox"/>	
C5.0 Telecommunications Code	<input checked="" type="checkbox"/>	
C6.0 Local Historic Heritage Code	<input checked="" type="checkbox"/>	
C7.0 Natural Assets Code	<input checked="" type="checkbox"/>	

C8.0 Scenic Protection Code	<input checked="" type="checkbox"/>	
C9.0 Attenuation Code	<input checked="" type="checkbox"/>	
C10.0 Coastal Erosion Hazard Code	<input checked="" type="checkbox"/>	
C11.0 Coastal Inundation Hazard Code	<input checked="" type="checkbox"/>	
C12.0 Flood-Prone Areas Hazard Code	<input checked="" type="checkbox"/>	
C13.0 Bushfire-Prone Areas Code	<input checked="" type="checkbox"/>	
C14.0 Potentially Contaminated Land Code	<input checked="" type="checkbox"/>	
C15.0 Landslip Hazard Code	<input checked="" type="checkbox"/>	
C16.0 Safeguarding of Airports Code	<input checked="" type="checkbox"/>	

C2.0 Parking and Sustainable Transport Code

CLAUSE	COMMENT	
C2.5 Use Standards		
C2.5.1 Car parking numbers	Not Applicable	Assessment
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or	<div><input type="checkbox"/></div>	Compliant. Proposal would have the area for 2 car parking spaces with a double garage proposed. (a)–(d) Not applicable.

<p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>$N = A + (C - B)$</p> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.</p>		
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C2.5.2 Bicycle parking numbers	Not Applicable	Assessment
<p>A1</p> <p>Bicycle parking spaces must:</p> <p>(c) be provided on the site or within 50m of the site; and</p> <p>(d) be no less than the number specified in Table C2.1.</p>	☒	Not required for residential use.
C2.5.3 Motorcycle parking numbers	Not Applicable	Assessment
<p>A1</p> <p>The number of on-site motorcycle parking spaces for all uses must:</p> <p>(c) be no less than the number specified in Table C2.4; and;</p> <p>(d) 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 residential use.
C2.5.4 Loading bays	Not Applicable	Assessment
<p>A1</p> <p>A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.</p>	☒	Not required for residential use.
C2.5.5 Number of car parking spaces within General Residential Zone and Inner Residential Zone	Not Applicable	Assessment
<p>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>	☒	Not required for residential use.

<p>(a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and</p> <p>(b) General Retail and Hire uses up to 100m² floor area,</p> <p>provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.</p>		
C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	Not Applicable	Assessment
<p>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) Compliant by condition.</p> <p>(b) Compliant by condition.</p> <p>(c) Compliant by condition.</p>
C2.6.2 Design and layout of parking areas	Not Applicable	Assessment
<p>A1.1</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p style="padding-left: 40px;">(i) have a gradient in accordance with <i>Australian Standard AS 2890 – Parking facilities, Parts 1-6</i>;</p>	<input type="checkbox"/>	<p>A1</p> <p>(a)(i) Not applicable. Refer to (b).</p> <p>(a)(ii) Not applicable. Refer to (b).</p> <p>(a)(iii) Not applicable. Refer to (b).</p> <p>(a)(iv) Not applicable. Refer to (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>A1.2</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.¹</p>		<p>(a)(v) Not applicable. Refer to (b).</p> <p>(a)(vi) Not applicable. Refer to (b).</p> <p>(a)(vii) Not applicable. Refer to (b).</p> <p>(b) Compliant by condition.</p> <p>A1.2</p> <p>(a) Not required for residential use.</p> <p>(b) Not required for residential use.</p> <p>(c) Not required for residential use.</p>
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¹ Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.		
C2.6.3 Number of accesses for vehicles	Not Applicable	Assessment
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	<input type="checkbox"/>	(a) Compliant. The overall site (once parcels are adhered) would have one access off Main Road. (b) Not applicable. Refer to (a).
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	<input checked="" type="checkbox"/>	Not required for residential use.
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not Applicable	Assessment
A1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and Clause 3.6 "Car parks" in <i>Australian Standards/ New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements</i> .	<input checked="" type="checkbox"/>	Not required for residential use.

C2.6.5 Pedestrian access	Not Applicable	Assessment
<p>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>(iii) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(iv) 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.</p>	☒	Not required for residential use.
<p>A1.2</p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	☒	Not required for residential use.
C2.6.6 Loading bays	Not Applicable	Assessment
<p>A1</p> <p>The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2-2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities</i>, for the type of vehicles likely to use the site.</p>	☒	Not required for residential use.

<p>A2</p> <p>The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS2890. 2- 2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities.</i></p>	<input checked="" type="checkbox"/>	<p>Not required for residential use.</p>
<p>C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone</p>	<p>Not Applicable</p>	<p>Assessment</p>
<p>A1</p> <p>Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p> <p>(e) be accessible from a road, cycle path, bicycle lane, shared path or access way;</p> <p>(f) be located within 50m from an entrance;</p> <p>(g) be visible from the main entrance or otherwise signed; and</p> <p>(h) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of <i>Australian/New Zealand Standard AS/NZS 1158.3. 1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.</i></p>	<input checked="" type="checkbox"/>	<p>Not required for residential use.</p>
<p>A2</p> <p>Bicycle parking spaces must:</p> <p>(d) have dimensions not less than:</p> <p>(iii) 1.7m in length;</p> <p>(iv) 1.2m in height; and</p>	<input checked="" type="checkbox"/>	<p>Not required for residential use.</p>

<p>(v) 0.7m in width at the handlebars;</p> <p>(e) 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>(f) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking</i>.</p>		
C2.6.8 Siting of parking and turning areas	Not Applicable	Assessment
<p>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>	☒	Not required for residential use.
<p>A2</p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <p>(d) have no new vehicle accesses, unless an existing access is removed;</p> <p>(e) retain an active street frontage; and</p> <p>(f) not result in parked cars being visible from public places in the adjacent roads.</p>	☒	Not required for residential use.

C2.7 Parking Precinct Plan		
C2.7.1 Parking precinct plan	Not Applicable	Assessment
A1 Within a parking precinct plan, on-site parking must: (c) not be provided; or (d) not be increased above existing parking numbers.	☒	Not in the parking precinct plan area.

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

CCO CODE LISTS	
CCO-Table C3.1 Other Major Roads	This table is not used in this Local Provisions Schedule.
CCO-Table C6.1 Local Heritage Places	This table is not used in this Local Provisions Schedule.
CCO-Table C6.2 Local Heritage Precincts	This table is not used in this Local Provisions Schedule.
CCO-Table C6.3 Local Historic Landscape Precincts	This table is not used in this Local Provisions Schedule.

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

Issues –

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

The Planning Scheme's Acceptable Solution for Clause 8.4.2–(A3)(ii) states that a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must fit within the required building envelope, as per Figure 8.1.

As shown on the elevation plans (refer to Annexure 2) the single dwelling would be outside the required building envelope.

Furthermore, the Planning Scheme's Acceptable Solution for Clause 8.4.2–(b)(ii) states that a dwelling must only have a setback of not less than 1.5m from a side or rear boundary if the dwelling does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

The proposed single dwelling would be located 1m from the western side boundary and would have a total length of 17.3m and would be located 1m from the southern rear boundary and would have a total length of 10m.

Therefore, the proposed development is discretionary and relies on an assessment against the applicable mandatory Performance Criteria.

As stated in the Planning Scheme's Clause 5.6.4, the planning authority may consider the relevant objective in an applicable standard to determine whether a use or development satisfies the Performance Criterion for that standard.

The Objective for Clause 8.4.2 states that the siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and provide open space; and

- (d) provides reasonable access to sunlight for existing solar energy installations.

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

- (a) Not cause unreasonable loss of amenity to adjoining properties, having regard to:

- (i) Reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;

Planner's comment: Shadow plans were provided as part of the application (refer to Annexure 2). The shadow plans show that the shadow from the proposed single dwelling would fall primarily onto a vacant Crown land parcel of land to the south of the development site. Shadow plans show shadow from the proposed single dwelling would fall onto the adjoining eastern property at 3.00pm (21 June). This shadow would be minimal and would not fall onto the dwelling on the adjoining eastern property.

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

Planner's comments: The shadow plans provided with the application show that the shadow from the proposed single dwelling would fall primarily onto a vacant Crown land parcel of land to the south of the development site. Shadow plans show shadow from the proposed single dwelling would fall onto the adjoining eastern property at 3.00pm (21 June). This would be over a small portion of the adjoining eastern property's private open space. However, the adjoining property is clear of shadow until 3.00pm and has ample areas for private open space. Therefore, the shadow that would fall onto the private open space is not considered unreasonable.

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

Planner's comments: As discussed above, the shadow plans provided with the application show that the shadow from the proposed single dwelling would fall primarily onto a vacant Crown land parcel of land to the south of the development site. This is a large Crown

land area which is used (very small portion) as access for 5 Mission Hill Road. Most of the shadow onto the adjoining vacant land is over the access mentioned. It is not considered this shadow is unreasonable.

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

Planner's comments: The proposal is for a 'shed' style building to be used as a single dwelling. The building, therefore, is designed with solid walls which include some windows and doors. Typically, two-storey dwellings are designed to accommodate indentations, recessions and variations to wall lengths, heights and materials. These design mechanisms facilitate improved visual amenity by reducing apparent bulk and scale of a building when viewed from adjoining land.

The proposed single dwelling would result in a 5.2m (up to 5.6m when taking proposed brickwork in account) solid wall that would be 1m off the western side boundary for a total length of 17.3m. The only variation in height along this elevation would be the pitch roof which would be 7.7m high on the south-western side. The pitch roof is located away from the western boundary into the centre of the development site.

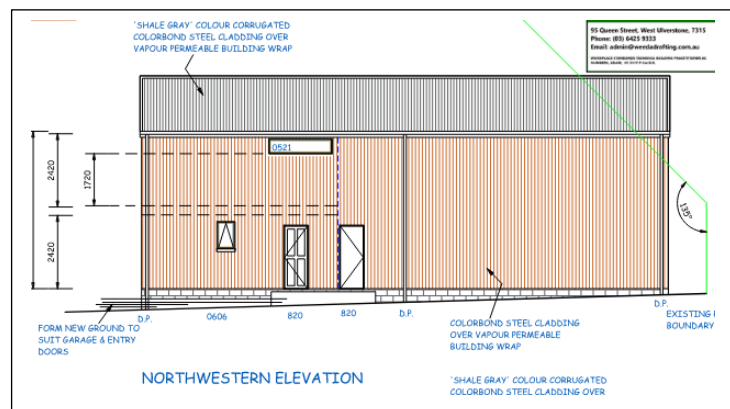
The western elevation (17.3m long), would have two windows. One small window and one small slim window that would have a sill height of 1.7m above the second floor level, for privacy reasons, and two doors located on the ground floor. One door to access the double garage and one to access the single dwelling via the laundry.

The applicant addressed bulk and scale regarding the north-western elevation, by stating that there is existing vegetation on the adjoining western property, which is known as 22 Main Road, Penguin. Photos were provided of this vegetation and included in the application documentation. Refer to Annexure 2. The applicant states that due to the vegetation being along the shared boundary, it would provide some screening of the

proposed single dwelling and therefore the visual amenity from the adjoining western property will not be unreasonably impacted by the proposed height and setback of the proposed single dwelling.

The applicant is relying on vegetation management on another parcel of land, that is privately owned, to address issues of bulk and scale, rather than considering and incorporating design mechanisms for the single dwelling. Current or future owners of the adjoining western property could remove the vegetation, which would then clearly expose the proposed two-storey single dwelling, which would be presented as a solid wall along the western elevation, 1m from the side boundary.

Refer to image below which shows how the western elevation would look.



Furthermore, the proposed single dwelling would also result with a 5.2m (up to approximately 5.5m when taking proposed foundations in account) solid wall and pitch roof from 7.7m to 8m that would be 1m off the southern rear boundary for a total length of 10m.

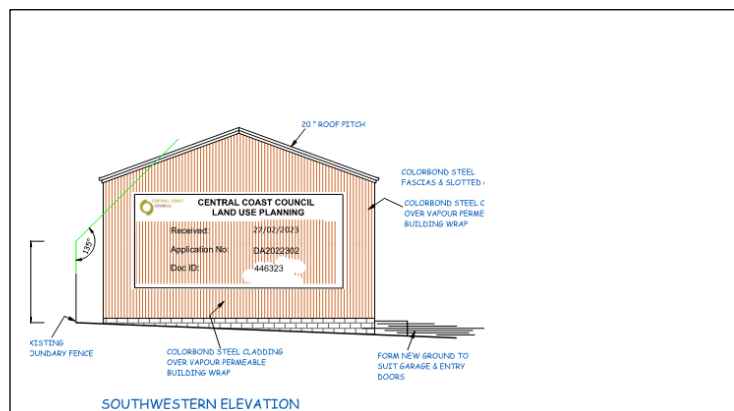
The applicant further addressed bulk and scale, regarding the southern elevation, by stating that the adjoining land to the south-west is owned by Crown Land and contains a roadway. The applicant acknowledges that the roadway provides access to other adjacent land. Furthermore, the applicant states that it

is unlikely that the Crown land would be developed for residential purposes, notwithstanding it is General Residential Zone.

It is agreed that the land to the south is Crown land and zoned General Residential. The likelihood of this land being developed is unknown. No design consideration has been taken into account regarding the southern elevation which is presented as a solid wall with no windows, doors or other design mechanisms to reduce the visual bulk of the building.

Additionally, the objective for Clause 8.4.2(b) states that the siting and scale of dwellings provides consistency in the apparent scale, bulk, massing and proportion of dwellings. No consideration has been taken regarding the appearance of the proposed single dwelling from other properties that would clearly see the development. One property that would be able to see the development, would be a unit at 5/20 Main Road, Penguin. This property is only separated from the development site by approximately 5.5m.

Refer to image below which shows how the southern elevation would look.



The development site as a whole, after the two parcels are adhered, would be 886m². It would create a relatively large and wide General Residential allotment. It was suggested to the applicant that there would be ample room for the proposed single dwelling to be

positioned on the site, so it was not so close to adjoining boundaries and to fit within the required building envelope. The development site is not burdened by any easements, is relatively flat and is not burdened by any other planning overlays. There are no sound planning reasons why the proposed single dwelling could not be better positioned to fit on the development site so as to be within the required building envelope and meet the required boundary setbacks.

Performance Criteria 10.4.2-(P3)(a)(iv) of the Planning Scheme requires the siting and scale of the proposed dwelling to not cause an unreasonable loss of amenity by visual impacts caused by the apparent scale, bulk or proportions of the development when viewed from an adjoining property.

With regards to the Performance Criteria above, apparent is defined in the Macquarie Dictionary as “capable of being clearly perceived or understood; plain or clear.”

Amenity is defined by the Planning Scheme as “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.”

The proposed single dwelling is not a typical single dwelling where it is designed to take into account the surrounding area and incorporate different design mechanisms such as indentations, recessions, and varying wall heights. It would be a ‘shed’ style building with solid walls.

The design of the two-storey single dwelling along the western elevation presents as a solid wall (straight up with two small windows and two doors), with no visual relief to the profile of the wall, for a 17.3m length. Furthermore, the design of the two-storey single dwelling along the southern elevation presents as a solid wall with no visual relief to the profile of the wall, for a 10m length.

Therefore, due to the proposed scale, bulk and proportions of the proposed development when viewed from the adjoining western property (without relying on vegetation that is not on the development site), the adjoining southern vacant land and the south-western property known as 5/20 Main Road, Penguin, the development is considered to have not satisfied the mandatory Performance Criteria 8.4.2–(P3)(a)(iv).

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

Planner's comments: The pattern of separation between residential buildings in the vicinity is based on both single and two-storey buildings. Primarily, within the vicinity of the development site, there are single storey buildings.

There are varying setbacks to boundaries within the area. The single dwelling at 28 Main Road is setback approximately 2.1m from its western side boundary. The single dwelling at 22 Main Road is setback approximately 1.5m from its eastern side boundary. The single dwelling at 30 Main Road is located along its western side boundary and setback approximately 700mm from its eastern side boundary. All these dwellings are single storey only. There is a two-storey dwelling at 5/20 Main Road. However, this single dwelling is setback 2.5m from its closest side boundary. All mentioned single dwellings have varying wall lengths along the said boundaries, however, the length and height of these buildings are not comparative to the proposed single dwelling.

Due to the length, height and setbacks it is considered that the proposed single dwelling would dominate the rear of the development site, particularly the south-western rear area.

See below for approximate location of the proposed single dwelling at the development site.



As previously stated, it appears there are no sound planning reasons why the proposed single dwelling could not be positioned to fit on the development site to be within the required building envelope and meet the required setbacks. The development site is not burdened by any easements, is relatively flat and is not burdened by any other planning overlays. It is considered the size of the proposed dwelling has not taken into account the area allowable for development on the site and the existing separation distances of the surrounding established development which are primarily single storey dwellings.

Therefore, due to the proposed dwelling not being consistent with the established pattern of separation of existing development within the area, the development is considered to have not satisfied the mandatory Performance Criteria 8.4.2–(P3)(b).

- (c) Not cause an unreasonable reduction in sunlight on an existing solar energy installation on:
 - (i) An adjoining property; or
 Planner's comments: No adjoining property has dwellings with solar energy installations.
 - (ii) Another dwelling on the same site.

Planner's comments: No other dwelling is proposed on the same site.

Planner's conclusion: As outlined in the discussions above, it is considered that the proposed single dwelling does not satisfy part

(a)(iv) or part (b) of the mandatory Performance Criteria for Clause 8.4.2–(P3). Furthermore, it is considered that the proposed single dwelling also does not satisfy part (b) of the Objective for Clause 8.4.2. The siting and scale of the single dwelling would not be consistent in the apparent scale, bulk, massing and proportions of dwellings within the vicinity.

Referral advice –

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

SERVICE	COMMENTS/CONDITIONS
Environmental Health	Not applicable.
Building	Not applicable.
Infrastructure Services	Conditions and Notes provided.
TasWater	Not applicable.
Department of State Growth	Not applicable.
Environment Protection Authority	Not applicable.
TasRail	Not applicable.
Heritage Tasmania	Not applicable.
Crown Land Services	Not applicable.
Other	Not applicable.

CONSULTATION

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

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

Representations –

No representations were received during the public notification period.

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 proposed 'shed' style two-storey single dwelling does not satisfy the Planning Scheme's applicable mandatory Performance Criteria, in that the single dwelling would cause an unreasonable loss of amenity regarding visual impacts caused by the apparent scale, bulk and proportions of the dwelling when viewed from the adjoining south-western property, the vacant southern property the adjoining western property (in the absence of vegetation) and would not provide adequate separation that is compatible with that prevailing in the surrounding area.

The development relies upon a Planning Scheme's mandatory Performance Criteria. If compliance cannot be achieved or justified, then the development must be refused.

It is considered the proposal has not satisfied the Performance Criteria and it is appropriate the proposed development be refused.

Recommendation –

It is recommended that Application No. DA2022302 for Residential – single dwelling – Setbacks and building envelope for all dwellings at 24 & 26 Main Road, Penguin be refused for the following reasons:

- 1 The proposal does not satisfy Clauses 8.4.2–(P3)(a)(iv) and 8.4.2–(P3)(b) in that the development would cause an unreasonable loss of amenity in regard to –
 - (a) the apparent scale, bulk or proportions of the dwelling when viewed from the adjoining south-western property, western property (in the absence of vegetation) and vacant southern property; and
 - (b) would not provide adequate separation that is compatible with that prevailing in the surrounding area.’

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 Beswick moved and Cr Hiscutt seconded, “That Application No. DA2022302 for Residential – single dwelling – Setbacks and building envelope for all dwellings at 24 & 26 Penguin Road, Penguin be refused for the following reasons:

- 1 The proposal does not satisfy Clauses 8.4.2–(P3)(a)(iv) and 8.4.2–(P3)(b) in that the development would cause an unreasonable loss of amenity in regard to –
 - (a) the apparent scale, bulk or proportions of the dwelling when viewed from the adjoining south-western property, western property (in the absence of vegetation) and vacant southern property; and
 - (b) would not provide adequate separation that is compatible with that prevailing in the surrounding area.”

Carried unanimously

INFRASTRUCTURE SERVICES

118/2023 Budget reallocations for the year ending 30 June 2023 (184/2022 – 20.06.2022)

The Director Infrastructure Services reported as follows:

“PURPOSE

In accordance with the *Local Government Act 1993*, Section 82 – Estimates, this report is to seek the Council's approval of amendments to the Capital Estimates for 2022–2023 to allow for changes in the current works program due to the impact of a storm event on 11–12 June 2022 and severe weather event and flooding in October 2022.

The Australian Government Reference Numbers (AGRN) for these events are 1026 and 1038 respectively.

BACKGROUND

The *Local Government Act 1993*, Section 82 – Estimates states:

- ‘(1) The general manager must prepare estimates of the council's revenue and expenditure for each financial year.
- (2) Estimates are to contain details of the following:
 - (a) the estimated revenue of the council;
 - (b) the estimated expenditure of the council;
 - (c) the estimated borrowings by the council;
 - (d) the estimated capital works of the council;
 - (e) any other detail required by the Minister.
- (3) Estimates for a financial year must –
 - (a) be adopted by the council, with or without alteration, by absolute majority; and
 - (b) be adopted before 31 August in that financial year; and
 - (c) not be adopted more than one month before the start of that financial year.
- (4) A council may alter by absolute majority any estimate referred to in subsection (2) during the financial year.

- (5) A council may make adjustments to individual items within any estimate referred to in subsection (2) by a simple majority so long as the total amount of the estimate is not altered.
- (6) A council, by absolute majority, may authorise the general manager to make minor adjustments up to specified amounts to individual items within any estimate referred to in subsection (2) so long as the total amount of the estimate is not altered.
- (7) The general manager is to report any adjustment and an explanation of the adjustment at the first ordinary meeting of the council following the adjustment.'

In accordance with subsections 1, 2 and 3 above, Estimates were prepared for, and adopted, at the Council meeting held on 20 June 2022 (Minute No. 184/2022).

The General Manager has delegation for changes up to \$20,000 in accordance with section 82(6). As the adjustment is above this threshold a list of proposed alterations is provided in this report to comply with section 82(4).

The financial impact on the Council's finances from the October 2022 weather event and flooding is estimated to be in the order of \$6.06m.

The Premier of Tasmania activated the Tasmanian Relief and Recovery Arrangements – Natural Disaster Relief to Local Government Policy (the Policy) for the purpose of providing financial assistance to councils for the costs associated with responding to and recovering from the damage that occurred in June 2022 and October 2022.

Under the Policy, 50% of the costs will be reimbursed once expenditure on eligible relief and recovery measures exceeds the first threshold of 0.225% of a council's total recurrent revenue for the two financial years prior to the event. Seventy-five per cent of costs are reimbursed once eligible costs exceed 1.75 times the first threshold.

DISCUSSION

The amount of emergency response and repair work conducted to 30 June 2022 was \$97,166, primarily on rural roads damage and clean-up caused by the windstorm. A further \$115,563 of repair is to be completed in 2022–2023, for a total of \$212,729 for the first event.

For the purpose of this discussion and due to the level of accuracy of estimates at this stage values over \$100,000 will be rounded to the nearest \$10,000 and below \$100,000 rounded to the nearest \$1,000.

At this stage the assessment of the damage for the October 2022 event has identified a potential cost of approximately \$6.06m, comprised as follows.

DESCRIPTION	2022-2023	2023-2025
Initial Response	\$125,000	
Loongana Bridge (repair)	\$340,000	
Loongana Bridge (replacement)		\$2,200,000
Loongana Landslip East	\$250,000	
Loongana Landslip West	\$165,000	
Lowana Road	\$50,000	\$250,000
Gunns Plains Road (Sugarloaf)	\$200,000	\$2,000,000
Raymond Road	\$250,000	
Warringa Road	\$50,000	
Winduss Road	\$50,000	
South Riana Road	\$130,000	
TOTALS	\$1,610,000	\$4,450,000

The impact of both events on the Council's capital budget for 2022-2023 is estimated to be \$1,820,000 in total.

A summary of the estimates of expenditure calculation is as follows:

<i>Estimated total cost of flood damage 2022-2023</i>	<i>\$1,820,000</i>
Average recurrent revenue	\$31,000,000
0.225% x recurrent budget (first threshold)	\$70,000
1.75 x first threshold (second threshold)	\$120,000
Up to first threshold 100% Council	\$70,000

Between first and second threshold (50% x \$50,000)	\$25,000
Above second threshold (25% x \$1,700,000)	\$425,000
<i>Total Council Responsibility (Approximate)</i>	<i>\$520,000</i>

To fund the Council's responsibility in 2022–2023, the deferral of \$520,000 of capital works projects will be required. Projects funded under the Roads to Recovery program, Local Roads and Community Infrastructure funding or other external grant funding are not able to be deferred.

The recommended projects for deferral are:

. Urban Road – Reconstruction (various locations)	\$80,000
. Rural Road – Subject to Asset Management Plans	\$185,000
. Rural Road – Westella Drive/Waverley Road	\$80,000
. Drainage – Bertha Street Outfall	\$120,000

The recommended project for budget reduction is:

. Footpaths – River Road (Maxwell Street to Jesamel Place) From \$165,000 to \$110,000	\$55,000
<i>Total</i>	<i>\$520,000</i>

The reasoning behind the selection of the road projects is that they are yet to be commenced and the works crews have been or were redeployed to complete the restoration works from the events. The drainage project has been designed but the budget will be insufficient this year. The project will be considered for 2023–2024 with a revised budget. The footpath project in River Road has been completed well below the allocated budget. As part of the process of identifying works which could be deferred to another year there was also the need to ensure a sufficient level of work for our own workforce for the balance of the 2022–2023 year.

Much of the major restoration work will not be able to be completed by 30 June 2023 as there are investigation, design and contract processes required to determine the scope of work. A further amount of \$4,450,000 is estimated for the following financial years, where an appropriate budget will also be required to offset the Council's portion of the projects. This amount will be in the order of \$1.1 m (25%) and will require budgets in 2023–2024 and potentially 2024–2025.

CONSULTATION

Councillors have been informed of the financial impacts of the severe weather events and provided with opportunity to discuss the proposed recommendations at a workshop held 3 April 2023.

RESOURCE, FINANCIAL AND RISK IMPACTS

The impact of the changes on budgets is shown in the Discussion section of this report. This report seeks the Council's approval for the deferral of recommended projects so that works can be undertaken to rectify storm and flood damage and not impact on our own workforce or other sources of funding.

CORPORATE COMPLIANCE

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

The Shape of the Place

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

A Connected Central Coast

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

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.

CONCLUSION

It is recommended that the Council:

- 1 approve the identified flood rectification works estimated at \$6,060,000, with funding being allocated between the Central Coast Council and the State Government in accordance with the Tasmanian Relief and Recovery Arrangements – Natural Disaster Relief to Local Government Policy; and

- 2 approve the following proposed budget reallocations for capital funding for 2022–2023 to enable flood rectification works to be undertaken:

Project Adjustments

LOCATION	ORIGINAL ESTIMATE \$	REVISED ESTIMATE \$	DIFFERENCE \$
<i>Urban sealed</i>			
Reconstruction (various locations)	80,000	0	80,000
<i>Rural sealed</i>			
Subject to Asset Management Plans	185,000	0	185,000
Westella Drive/Waverley Road	80,000	0	80,000
<i>Drainage</i>			
Bertha Street Outfall	120,000	0	120,000
<i>Footpath</i>			
River Road	165,000	110,000	55,000
<i>TOTAL</i>			<i>520,000"</i>

The Executive Services Officer reported as follows.

- Cr Hiscutt moved and Cr Viney seconded, "That the Council:

- 1 approve the identified flood rectification works estimated at \$6,060,000, with funding being allocated between the Central Coast Council and the State Government in accordance with the Tasmanian Relief and Recovery Arrangements – Natural Disaster Relief to Local Government Policy; and

- 2 approve the following proposed budget reallocations for capital funding for 2022–2023 to enable flood rectification works to be undertaken:

Project Adjustments

LOCATION	ORIGINAL ESTIMATE \$	REVISED ESTIMATE \$	DIFFERENCE \$
<i>Urban sealed</i>			
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<i>Rural sealed</i>			
Subject to Asset Management Plans	185,000	0	185,000
Westella Drive/Waverley Road	80,000	0	80,000
<i>Drainage</i>			
Bertha Street Outfall	120,000	0	120,000
<i>Footpath</i>			
River Road	165,000	110,000	55,000
<i>TOTAL</i>			<i>520,000"</i>

Carried unanimously

119/2023 Tenders for Gunns Plains Road and Lowana Road rehabilitation design works

The Director Infrastructure Services reported as follows:

“The Engineering Officer has prepared the following report:

‘PURPOSE

The purpose of this report is to make recommendation on tenders received for the investigation and design of appropriate solutions to repair damage caused by a severe weather event and flooding at Gunns Plains Road, Gunns Plains (Site 1) and Lowana Road, Gunns Plains (Site 2).

BACKGROUND

This project involves the rehabilitation of two sites at Gunns Plains Road and Lowana Road which were damaged during the severe weather event and flooding in October 2022.

Site 1 requires the design of suitable resilient structures including backfill to prevent future scouring of the riverbank, to retain the road and barriers, and rectify road damage.

Site 2 requires the design of suitable landslip rehabilitation structures uphill of Lowana Road including suitable treatment of stormwater and groundwater.

DISCUSSION

Tenders were invited via the Council’s online e-tendering portal, Tenderlink, on Thursday 2 March 2023 and closed at 2.00pm on Wednesday 29 March 2023. The tender was also advertised in The Advocate newspaper and on the Council’s website.

One conforming tender was received:

TENDERER	PRICE (Exc. GST)	\$
Tasmanian Consulting Service (for Stage 1 only)	\$151,550	

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

Compliance with the tender documents	10%
Previous experience	15%
Project Team	10%
Compliance with Schedule	10%
WHS Policy, Procedure and Records	10%
Concept/Design Options	10%
Tender price	25%
Locality of Business	10%

Based on the detailed assessment undertaken by the Tender Evaluation Panel using the above criteria and weighting process, Tasmanian Consulting Service achieved a high score, and as the only tenderer, was supported. A copy of the confidential Tender Assessment Panel's scoresheet is appended to this report.

Tasmanian Consulting Service is a Tasmanian company based in Devonport and has previously carried out work for the Council.

Tasmanian Consulting Service has proposed a staged approach which includes Stage 1 and Stage 2.

Stage 1 includes site investigations and concept development, i.e. detail survey, geotechnical investigations, conceptual design, and preparation of concept design drawings.

Stage 2 includes detailed engineering design and budget estimates.

It is the intent prior to commencement of Stage 2 work, for a concept design and quotation for Stage 2 to be provided which must be recommended by the Director of Infrastructure Services for approval by the General Manager. Based on the experiences of similar projects, the budget for Stage 2 is anticipated to be in the order of \$300,000, similar to the previous project at Gunns Plains Road in 2016.

CONSULTATION

This item has followed a public tendering process.

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

RESOURCE, FINANCIAL AND RISK IMPACTS

These rehabilitation works have a substantial impact on resources. Funding will effectively consist of a 25% share from the Council and a 75% share from the Tasmanian Relief and Recovery Arrangements – Natural Disaster Relief to Local Government. The Council share will be funded from deferred projects within the 2022–2023 and 2023–2024 works budgets.

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the Council:

- 1 approve the tender from Tasmanian Consulting Service for the sum of \$151,550 (excluding GST) [\$166,705 (including GST)], for Stage 1 of the Gunns Plains Road and Lowana Road flood rehabilitation design works; and
- 2 grant provisional approval for Stage 2 of the Gunns Plains Road and Lowana Road flood rehabilitation design works, contingent on the approval of the quotation for Stage 2 works by the General Manager and on the quotation amount being within the delegated authority of the General Manager.'

The Engineering Officer's report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Wylie moved and Cr Diprose seconded, "That the Council:

- 1 approve the tender from Tasmanian Consulting Service for the sum of \$151,550 (excluding GST) [\$166,705 (including GST)], for Stage 1 of the Gunns Plains Road and Lowana Road flood rehabilitation design works; and
- 2 grant provisional approval for Stage 2 of the Gunns Plains Road and Lowana Road flood rehabilitation design works, contingent on the approval of the quotation for Stage 2 works by the General Manager and on the quotation amount being within the delegated authority of the General Manager."

Carried unanimously

120/2023 Tenders for Heybridge Recreation Ground facility development

The Director Infrastructure Services reported as follows:

"The Manager Asset Services has prepared the following report:

'PURPOSE

The purpose of this report is to make recommendation on tenders received for the Heybridge Recreation Ground facility development.

BACKGROUND

The Cuprona Football Club (the Club) commenced in the Darwin Football Association in 1965 and are located at the Heybridge Recreation Ground.

An accidental fire destroyed the Club's previous clubrooms on 10 August 2021. This facility has now been demolished and removed.

The Council met with the Club President and members shortly after the fire event to discuss support for the Club. It was agreed that a new facility would be built, and the Council would provide temporary facility buildings for the 2022 Darwin Football Association season.

The Council has supported the Club during the 2022 football season with temporary facilities until a new clubroom facility can be constructed.

Community events are also held at the Recreation Ground such as those hosted by the Street Rod Club and Burnie Archery Club.

As the local population continues to grow, the Council would like to develop a facility that is not only suitable as a football clubroom but also supports wider use by other organisations and groups within the community.

The insurance payout for a replacement facility was \$1,113,000.00.

DISCUSSION

Tenders were invited via the Council's online e-tendering portal, Tenderlink, on 11 February 2023 and closed at 2.00pm on 15 March 2023. The tender was also advertised in The Advocate newspaper and on the Council's website.

Two conforming tenders were received:

TENDERER	PRICE \$ (EXC. GST)
AJ & M Construction	1,026,615.41
Mead Con Building & Construction	1,631,131.81
<i>BUDGET</i>	<i>1,113,000.00</i>

The two submissions meet the tender requirements and would be considered acceptable.

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

Compliance with tender documents	5%
Previous experience	10%
Personnel (management)	5%
Proposed construction period	15%
WH&S policy and record	10%
Local business	5%
Concept design	5%

Price	45%
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Based on the detailed assessment undertaken by the Tender Evaluation Panel using the above criteria and weighting process, AJ & M Construction achieved the highest rating. A copy of the confidential Tender Assessment Panel's scoresheet is appended to this report.

CONSULTATION

This item has followed a public tendering process.

RESOURCE, FINANCIAL AND RISK IMPACTS

Project Management and consultant costs currently total \$56,890, leaving a budget of \$1,056,110.00 from the budget of \$1,113,000.00.

The tender from AJ & M Construction can be accommodated within the budget (\$1,113,000.00).

There are some additional items that have since been identified that were not included in the tender and required as part of the facility development compliance requirements. These include a static water supply tank, disabled car park, refuse area, disabled ramp, small retaining wall, upgrade of road and part of the car park, potential upgrade of sewer pump system and fire and vegetation management.

The Club have requested the continued use of the temporary facility buildings for the 2023 Darwin Football Association season until the end of August 2023. The current hire cost is \$11,891.88 per month for five months, a total of \$59,459.40.

The current 12m x 12m social building facility is situated on the existing development envelope and will need to be relocated. This cost is approximately \$10,000. All remaining temporary building hire will be cancelled at the end of August 2023, with buildings to be collected by the hiring company.

The below table summarises the additional budget being requested for the 2023–2024 financial year as an addition to the original tender being approved.

ADDITIONAL ITEMS	PRICE \$ (EXC. GST)
10,000 litre water tank	5,000

Disabled car park	15,000
Refuse area	15,000
Disabled ramp	20,000
Small retaining wall	10,000
Upgrade of road and part car park	75,000
Upgrade of sewer pump system	20,000
Vegetation management	15,000
Temporary building facility hire (five months)	60,000
Relocation of social building facility	10,000
Contingency	20,000
TOTAL	<i>265,000.00</i>

CORPORATE COMPLIANCE

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

The shape of the Place

- . Improve the value and use of open space

A Connected Central Coast

- . Connect the people with services

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure.

CONCLUSION

It is recommended that the Council:

- 1 approve the tender from AJ & M Construction for the sum of \$1,026,615.41 (excluding GST) [\$1,129,276.95 (including GST)], for the Heybridge Recreation Ground facility development; and
- 2 approve the provision of an additional \$265,000.00 to complete the project in the 2023–2024 budget.'

The Manager Asset Services' report is supported."

The Executive Services Officer reported as follows:

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

■ Cr Viney moved and Cr Diprose seconded, "That the Council:

- 1 approve the tender from AJ & M Construction for the sum of \$1,026,615.41 (excluding GST) [\$1,129,276.95 (including GST)], for the Heybridge Recreation Ground facility development; and
- 2 approve the provision of an additional \$265,000.00 to complete the project in the 2023–2024 budget."

Carried unanimously

121/2023 Tenders for Ironcliffe Road upgrade – design and contract management consultancy services

The Director Infrastructure Services reported as follows:

"The Manager Engineering has prepared the following report:

'PURPOSE

The purpose of this report is to make recommendation on tenders received for the Ironcliffe Road upgrade – design and contract management consultancy services.

BACKGROUND

The Australian Government has recognised the need to support local roads across Australia, particularly those in regional locations. The Central Coast Council was successful in receiving Federal funding to upgrade Ironcliffe Road, Penguin between Lester Road and the Dial Range Car Park (9.3km) under the Remote Roads Upgrade Pilot Program (RRUPP). The total value of the project is \$9,500,430 which includes \$7,520,424 Australian Government funding and Council funding contribution of \$1,880,106.

Ironcliffe Road is a winding rural road which does not meet contemporary design standards in terms of speed environment, lane widths, shoulder widths, safe intersection sight distance, stopping sight distance, vertical and

horizontal curve radii. Limited road safety initiatives exist such as barrier placement or curve widening.

It is proposed to improve the safety for all road users along Ironcliffe Road by widening sections of the road, sealing, realigning and/or widening substandard horizontal and vertical curves, providing footpaths, improving lighting, removing or reducing hazards from the roadside, installing safety barriers and upgrading intersections as required.

DISCUSSION

Tenders were invited via the Council's online e-tendering portal, Tenderlink, on Thursday 2 March 2023 and closed at 2.00pm on Wednesday 29 March 2023. The tender was also advertised in The Advocate newspaper and on the Council's website.

Three conforming tenders were received:

TENDERER	PRICE \$ (Exc. GST)
Local Government Engineering Services (LGES)	352,529.00
PDA Surveyors, Engineers and Planners (PDA)	460,000.00
Pitt & Sherry	555,683.00
<i>ESTIMATE</i>	<i>500,000.00</i>

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

Capability and relevant experience	10%
Previous performance of similar projects	10%
Technical skills of key personnel	10%
Time performance, ability to meet deadlines	20%
WHS Policy, Procedures and Record	10%
Price	30%
Locality of Business	10%

Based on the detailed assessment undertaken by the Tender Evaluation Panel using the above criteria and weighting process, PDA achieved the highest rating. A copy of the confidential Tender Assessment Panel's scoresheet is appended to this report.

PDA is Tasmanian based company and have previously carried out work for the Council.

The proposal by PDA is based on a three-staged approach.

- . Stage 1 – This stage includes survey, design, preliminary plans and estimates to determine the options that best meet the requirements for the funding. The survey shall be spatially accurate and sufficient to provide for land acquisition purposes if required. It is anticipated that the successful consultant/s will attend a Council arranged community consultation meeting to present their findings and concepts and to participate with the Council in subsequent discussions to firm up any changes to the design concepts/preliminary plans.
- . Stage 2 – This stage includes development of the preliminary design to a set of project documents for tender and construction purposes including drawings, project specifications, schedule of rates/bill of quantities and design report.
- . Stage 3– Project and contract management. Carrying out periodic inspections of the works at predetermined stages to ensure conformance with the design by the construction contractor. This stage will be performed on a schedule of rates basis.

The construction phase will be undertaken through a separate procurement process once the design scope is confirmed.

CONSULTATION

This item has followed a public tendering process.

Local consultation and public notice will be provided prior to on site investigation and survey, and again prior to construction.

Specific consultation with affected landowners will be dealt with on an as needs basis.

RESOURCE, FINANCIAL AND RISK IMPACTS

Funding will effectively consist of a 20% share from the Council and an 80% share from the Remote Roads Upgrade Pilot Program.

The Council has budgeted for the project in the 2022–2023 estimates. Funding will also be required in 2023–2024.

CORPORATE COMPLIANCE

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

A Connected Central Coast

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

The Environment and Sustainable Infrastructure

- . Develop and manage sustainable built infrastructure

Council Sustainability and Governance

- . Improve service provision.

CONCLUSION

It is recommended that the Council approve the tender from PDA for the sum of \$460,000.00 (excluding GST) [\$506,000.00 (including GST)] and additional schedule of rates services for the Ironcliffe Road design and contract management consultancy services.’

The Manager Engineering’s report is supported.”

The Executive Services Officer reported as follows:

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

■ Cr Hiscutt moved and Cr Beswick seconded, “That the Council approve the tender from PDA for the sum of \$460,000.00 (excluding GST) [\$506,000.00 (including GST)] and additional schedule of rates services for the Ironcliffe Road design and contract management consultancy services.”

Carried unanimously

122/2023 Infrastructure Services determinations

The Director Infrastructure Services reported as follows:

“A Schedule of Infrastructure Services Determinations made during the month of March 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 Diprose moved and Cr Wylie seconded, “That the Schedule of Infrastructure Services Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

CORPORATE SERVICES

123/2023 Statutory determinations

The General Manager reported as follows:

“A Schedule of Statutory Determinations made during the month of March 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 Diprose seconded, “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

124/2023 Financial statements

The General Manager reported as follows:

“The following principal financial statements of the Council for the period ended 31 March 2023 are submitted for consideration:

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

The Executive Services Officer reported as follows:

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

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

Carried unanimously

125/2023 Public question time

The Mayor introduced public question time at 6.38pm.

Via email – Jamie Smith – Leith

Question 1 –

“The answers to my public questions asked at the council meeting on 20 March 2023 advise/reveal, *“The Council’s decision to an Internal Review application on 19 November 2021 (relating to a Right to Information application decision dated 27 October 2021) did not include notice of the applicant’s right to apply for review.”* and *“The Council’s decision to an Internal Review application on 9 March 2022 did not include notice of the applicant’s right to apply for review.”*, what are the precise full reasons these council decisions did not include notice of the applicant’s right to apply for review, what systems/controls did the council have in place to ensure all council decisions for Right to Information requests and Right to Information Review requests included notice of the applicant’s right to apply for a review?”

Response –

The Council’s decisions to Internal Review applications dated 19 November 2021 and 9 March 2022 did not include notice of the applicant’s right to apply for review due to a procedural oversight by the then Director Corporate Services.

Since receiving the Ombudsman’s letter dated 24 June 2022 (referenced in the Council’s response to your previous questions submitted to the 20 March 2023 ordinary Council meeting), the Council has reviewed its processes to ensure that notice of the applicant’s right to apply for review is included in decisions to Right to Information and Internal Review applications in accordance with section 22(2)(c) of the *Right to Information Act 2009*.

Question 2 –

“Page 33 of the Ombudsman Report for 2019–2020, advises that with regard to Timeliness for Right to Information, *“My office continues to receive too many applications for external review where a public authority has not delivered a decision on the request for information within the period required by the Act.”*, *“Accordingly, my office circulated advice to all public authorities just prior to Easter 2020 containing suggestions for managing their RTI requests.....”* and *“Judging by the applications to review deemed refusals that my office continues to receive, some public authorities appear to have had limited success in this regard.”*, the answers to my public questions asked at the council meeting on 20 March 2023 advise/reveal, the council made a decision dated 9 March 2022 for an Internal Review application where this decision did not include notice of the right to apply for review, was this decision on 9 March 2022 made within the statutory time limits

and if not, why not, especially given the Ombudsman circulated advice to all public authorities just prior to Easter 2020?”

Response –

Your question refers to the Council’s decision, dated 9 March 2022, to an Internal Review application, received 4 February 2022.

The Ombudsman Tasmania Office has advised the following in relation to internal and external review timeframes:

- External review can be sought if an internal review decision is not provided within 15 working days of a request being made;
- The internal review decision must be made as soon as practicable; and
- The internal review decision is to be given in the same manner as a decision in respect of the original application, which allows for 20 working days.

The Internal Review decision dated 9 March 2022 was not completed within 20 working days of the application being received due to a procedural oversight by the then Director Corporate Services. Once again, the Council has updated its processes to ensure that required timeframes are explicit in our procedures.

The new Director Corporate Services has commenced working for the organisation and will be further reviewing the Council’s Right to Information procedures to ensure they comply wholly with the *Right to Information Act 2009*.

Questions and responses concluded at 6.44pm.

CLOSURE OF MEETING TO THE PUBLIC

126/2023 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">. Cradle Coast Authority Board – meeting held 16 February 2023. Cradle Coast Authority Representatives – meeting held 14 March 2023	15(2)(g) Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.”

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i> reference
127A/2023 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"> . Cradle Coast Authority Board – meeting held 16 February 2023 . Cradle Coast Authority Representatives – meeting held 14 March 2023 	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

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 6.46pm.

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
127A/2023 Confirmation of Closed Session Minutes	The Closed session minutes of the previous ordinary meeting of the Council held on 20 March 2023 had been circulated. The minutes are required to be confirmed for their accuracy.
128A/2023 Minutes and notes of other organisations and committees of the Council: <ul style="list-style-type: none">. Cradle Coast Authority Board – meeting held 16 February 2023. Cradle Coast Authority Representatives – meeting held 14 March 2023	The minutes and notes have been provided to the Council on the condition they are kept confidential.

CLOSURE

There being no further business, the Mayor declared the meeting closed at 6.47pm.

CONFIRMED THIS 15TH DAY OF MAY 2023.

Chairperson

(dk:ib)

Appendices

Minute No. 110/2023	–	Schedule of Documents for Affixing of the Common Seal
Minute No. 111/2023	–	Schedule of Contracts and Agreements
Minute No. 112/2023	–	Schedule of Correspondence Addressed to Mayor and Councillors
Minute No. 114/2023	–	Schedule of Development Application Determinations
Minute No. 122/2023	–	Schedule of Infrastructure Services Determinations
Minute No. 123/2023	–	Schedule of Statutory Determinations
Minutes No 124/2023		Financial Statements

QUALIFIED PERSON'S ADVICE

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

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

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

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



Sandra Ayton
GENERAL MANAGER

Associated Reports And Documents



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

Period: 21 March to 17 April 2023

Final Plan of Survey and Schedule of Easements
12-14 & 13 Harley Court, West Ulverstone
DA2022306 – Subdivision – Boundary Adjustment

Final Plan of Survey and Schedule of Easements
26-28 South Road, Penguin
DA2021331 – Subdivision – three residential lots

Council Licence

The Honourable Michael Ferguson MP and the Central Coast Council
Area of Crown Land at Preservation Drive, Sulphur Creek
Permitted Use: public RV camp site and Public Recreation
Term of licence: 5 years

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: 21 March to 17 April 2023

Tenancy Agreement

The Central Coast Council and the Resident

Unit 11, Howe Lane, Penguin

Commencing date: 4 April 2023

Professional costs agreement

Rae & Partners Lawyers and Central Coast Council

Costs associated with the transfer of part of 48 Hull Street, Leith

Date of agreement: 29 March 2023

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

Sandra Ayton

GENERAL MANAGER



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

Period: 21 March to 17 April 2023

- . A letter from the Mayor of Brighton Council seeking support for her candidacy in the upcoming election for President of the Local Government Association of Tasmania.
- . An email from a ratepayer concerning the build-up of trees and debris on bridges over the Leven River.

A handwritten signature in cursive script that reads 'Sandra Ayton'.

Sandra Ayton
GENERAL MANAGER

**List of Development Applications Determined
Period from: 1 October 2018 to 31 October 2018**

Application Number Display	Address	DA Type	Proposed use	Application Date	Decision Date	Day determined	Cost Of Works
DA2021235 - 1	16 Eastland Drive ULVERSTONE,TAS,7315	Minor amendment of a Permit.	Residential - demolition of all buildings and construction of three multiple dwellings - staged	14/03/2023	27/03/2023	7	\$0.00
DA2022010	South Road WEST ULVERSTONE,TAS,7315	Amendment of LPS, Discretionary	LPS2022001 - s.40T - Combined Draft Amendment to the Central Coast Local Provisions Schedule to rezone land from Low Density Residential to Local Business and apply a Specific Area Plan over the South Road site and Development Application DA2022010 - Vehicle Fuel Sales and Service (service station with truck refuelling station) and Food Services (two drive-through take away outlets) and Signs (24 x illuminated signs, including two x pylon signs, billboard, five x canopy signs, seven wall signs, three ground based signs and several other wayfinding signs) on the site at South Road, West Ulverstone (CT's 141816/1, 141816/7, 141816/8, 8023/110 & 8024/108).	18/01/2022	24/03/2023	423	\$10,000,000.00
DA2022139 - 1	13 Revell Lane PENGUIN,TAS,7316	Minor amendment of a Permit.	Subdivision - two residential lots	21/02/2023	1/03/2023	7	\$0.00
DA2022166	51 Alexandra Road ULVERSTONE,TAS,7315	Discretionary	Subdivision - 3 residential lots	14/06/2022	10/03/2023	37	\$0.00
DA2022258	7 John Street ULVERSTONE,TAS,7315	Permitted	Residential - multiple dwellings x 2 including the demolition of existing buildings	19/09/2022	22/03/2023	13	\$850,000.00
DA2022296	28 Epsom Road PENGUIN,TAS,7316	Discretionary	Subdivision - 3 residential lots	8/11/2022	15/03/2023	38	\$0.00
DA2022297	19 Shorehaven Drive TURNERS BEACH,TAS,7315	Discretionary	Residential - single dwelling	8/11/2022	21/03/2023	22	\$700,000.00
DA2022327	82 Esplanade TURNERS BEACH,TAS,7315	Discretionary	Food Services - Cafe	2/12/2022	27/03/2023	45	\$0.00
DA2022345	21 Dennison Close HEYBRIDGE,TAS,7316	Discretionary	Residential - dwelling, shed and associated site works	15/12/2022	10/03/2023	28	\$700,000.00
DA2022347	8 Cassia Drive & 1 Hugo Court (CT184084/24) ULVERSTONE,TAS,7315	Discretionary	Residential - multiple dwellings x 2	15/12/2022	15/03/2023	34	\$750,000.00
DA2023013	58 Main Street ULVERSTONE,TAS,7315	Discretionary	Vehicle Fuel Sales and Services - Signage and internal refurbishments (ancillary Cafe)	27/01/2023	1/03/2023	29	\$15,000.00
DA2023015	28 Mission Hill Road PENGUIN,TAS,7316	Permitted	Home Based Business	30/01/2023	1/03/2023	7	\$0.00
DA2023017	25 Explorer Drive TURNERS BEACH,TAS,7315	Discretionary	Residential - shed	1/02/2023	6/03/2023	28	\$18,000.00
DA2023021	137 Winduss Road GUNNS PLAINS,TAS,7315	Discretionary	Business and Professional Services - community wildlife hospital and removal of cabin	6/02/2023	21/03/2023	32	\$725,000.00
DA2023038	47 Allens Road WEST ULVERSTONE,TAS,7315	Permitted	Residential - shed	23/02/2023	6/03/2023	4	\$0.00
DA2023041	19 Chuggs Road FORTH,TAS,7310	Permitted	Residential - extension to single dwelling	28/02/2023	22/03/2023	5	\$100,000.00

DA2023046	585 & 607 & 649 Pine Road WEST PINE,TAS,7316	Discretionary	Subdivision - boundary reconfigurations over 3 Titles	2/03/2023	31/03/2023	21	\$35,000.00
DA2023047	69 White Hills Road PENGUIN,TAS,7316	Permitted	Storage Shed	3/03/2023	31/03/2023	7	\$65,000.00
DA2023051	4 King Edward Street ULVERSTONE,TAS,7315	Permitted	Demolition of single dwelling and outbuildings	6/03/2023	17/03/2023	8	\$10,000.00



SCHEDULE OF INFRASTRUCTURE SERVICES DETERMINATIONS

Period: 1 March 2023 to 31 March 2023

Approval of Roadworks and Services

Developer: Rob Arvier
Location: 20 Mission Hill Road, Penguin
No. of Lots: One residential lot
Engineer: Mark Santalucia

A handwritten signature in black ink, appearing to read 'P. Breden', is positioned above the printed name and title.

Paul Breden
DIRECTOR INFRASTRUCTURE SERVICES



SCHEDULE OF STATUTORY DETERMINATIONS MADE UNDER DELEGATION

Period: 1 March 2023 to 31 March 2023

Building Permits and Certificates

Building Permits – Category 4	Number Issued	Cost of Works
Additions / Alterations	0	\$0
Demolition Permits	0	\$0
New Dwellings	1	\$400,000
Outbuildings	1	\$90,000
Units	0	\$0
Other	1	\$1,000,000
Permit of Substantial Compliance		
Notifiable Works – Category 3	Number Issued	Combined \$ Amount
Additions / Alterations	3	\$327,000
Demolition Permits	0	\$0
New Dwellings	3	\$1,119,396
Outbuildings	1	\$30,000
Units	0	\$0
Other	2	\$92,163

Plumbing Permits and Certificates

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

Fire Abatement Notices

Fire Abatement Notices Issued	Property Cleared by Contractor
0	0

SCHEDULE OF OTHER REGULATORY SERVICES STATUTORY RESPONSIBILITIES

Period: 1 March 2023 to 31 March 2023

Dogs Impounded by Central Coast Council

Number of Dogs Impounded	Dogs Claimed	Dogs Surrendered
2	2	0

Animal Licences, Offences, Permits

Licence, Offence, Permits	Number Issued
Barking dog complaints	4
Declaration of dangerous dogs	0
Dog attacks on other dogs	0
Dog attacks on persons	0
Dog attacks on livestock	0
Kennel licences issued	1
Kennel licences renewed	0
Permits under <i>Animal Control By-law No.1 of 2018</i>	1
Unregistered dogs located by Compliance	8
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	0	0
Turners Beach	0	3
Other Public locations	0	0
Other Dog Offences	0	5

Food Business Registrations

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

Patrols of Free Camping Areas

Camping Area	Patrols Conducted	Cautions Issued
Bannons Park	2	0
Forth Recreation Ground	15	1
Halls Point [Closed Area]	3	0
Nicholson Point	6	0
Penguin Surf Life Saving Precinct	3	0

Traffic Infringement Notices for Parking Offences

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



Sandra Ayton
GENERAL MANAGER

**A SUMMARY OF RATES & FIRE SERVICE LEVIES
FOR THE PERIOD ENDED 31 MARCH 2023**

Minute no. 124.2023

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	107.30		18,888,189.77	107.38
Supplementary Rates	39,019.28	0.24		131,750.88	0.76
	16,797,097.38	100.00		17,589,241.84	100.00
Collected	15,666,564.44	93.27		16,430,045.62	93.41
Add Pensioners – Government	997,183.88	5.94		1,057,928.88	6.01
Pensioners – Council	36,750.00	0.22		37,275.00	0.21
	16,700,498.32	99.42		17,525,249.50	99.64
Discount Allowed	738,344.04	4.40		766,718.54	4.36
Paid in advance	– 1,147,776.79	–6.83	–	1,280,261.15	–7.28
Outstanding	506,031.81	3.01		577,534.95	3.28
	16,797,097.38	100.00		17,589,241.84	100.00

Andrea O'Rourke
ASSISTANT ACCOUNTANT
4-Apr-2023



Central Coast Council
Statement of Comprehensive Income for the period ended 31 March 2023

Note	Budget Annual \$	YTD Budget \$	Actual YTD \$	Variance \$
Income				
Recurrent Income				
Rates and charges	18,012,000	18,012,000	18,215,561	203,561
Fees and charges	4,582,050	3,402,970	3,414,545	11,575
1 Grants - Recurrent	4,845,700	2,044,013	1,249,620	(794,394)
2 Contributions	1,918,000	1,331,740	1,615,267	283,527
Share in profit/loss of associate	546,000	-	-	-
3 Interest	190,000	142,497	425,452	282,955
4 Other income	425,726	301,560	1,111,886	810,326
5 Investment revenue	1,642,000	1,056,000	968,591	(87,409)
	32,161,476	26,290,780	27,000,921	710,141
Capital income				
6 Grants - Capital	821,000	423,503	269,823	(153,680)
7 Capital contributions	10,265,000	3,480,000	2,386,605	(1,093,395)
Gain/(loss) on disposal of assets	356,500	267,372	298,068	30,696
	11,442,500	4,170,875	2,954,496	- 1,216,379
Total Income	43,603,976	30,461,655	29,955,418	- 506,237
Expenses				
8 Employee benefits	15,382,000	11,720,573	11,321,337	399,236
9 Materials and services	8,072,500	6,256,930	7,971,304	(1,714,374)
Depreciation and amortisation	7,319,900	5,489,928	5,489,928	-
Finance costs	249,600	212,941	234,304	(21,363)
Other expenses	388,000	291,006	299,698	(8,692)
Total expenses	31,412,000	23,971,378	25,316,571	(1,345,193)
Operating result	12,191,976	6,490,277	4,638,847	(1,851,430)

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 \$794k below budget reflecting lower quarterly FAGS instalments due to higher prepaid portion (75%) in April 2021-2022. 50% Prepayment normally received and budgeted to be paid in June.
- Contributions - \$284k above budget YTD due to timing of Safer Rural Roads Program 2021 funding instalment receipt \$75k, Public Open Space contributions received YTD \$118k, and Child Care contributions \$53k higher than budget..
- Interest - \$283k above budget due to higher than budgeted interest rate returns.
- Other Income - \$810k above budget mainly relating to accrued reimbursement for flooding and wind storm events from Tas Government disaster relief & recovery fund \$488k. Other notable variance includes \$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 \$77k and Penguin Visitor Centre merchandise sales \$82k.
- Investment revenue \$87k below budget relating to lower Dulverton NTER receipts YTD than budget.

Capital Income

- Grants Capital - \$154k below budget YTD relates to the timing of receipt of RTR instalments.
- Capital Contributions - \$1.09M below budget YTD relating to shortfall due to timing of budgeted project funding for Ironcliff Road upgrade project \$2.26M and timing of LRCL-3 project funding receipts \$426k. These have been offset by contributions received for Gawler Bridge upgrade \$840k and \$750k Federal Grant contribution for Penguin Foreshore Stage B which were carry-over projects from 2021-2022 .

Expenses

- Employee Expenses - \$399k below budget YTD due to unfilled roles and timing of leave provision movements adjustments not updated for March quarter due to short turnaround for council reporting. 1,373 hours Pandemic Leave paid YTD \$54k.
- Materials and Services - \$1.7 million above budget YTD. October 2022 flood remediation costs YTD \$584k and residual costs from wind storm damage mitigation from 2021-2022 \$88k (Approximately 75% of these costs are expected to be recouped through government disaster recovery assistance funding), \$132k in costs for site remediation and temporary hire fees at Heybridge Recreation ground offsetting insurance proceeds recorded under other income. \$455k in unrecovered engineering & works staff and on-costs, due to lower costs allocated to capital projects YTD.
- Underlying surplus YTD is \$1.33 million. Underlying surplus reflects recurrent income less current expenses and excludes Capital Income received for new or upgraded assets and is adjusted for one-off non-recurring costs or revenues. The intent of underlying surplus is to show the outcome of Council's normal operations. Council are currently forecasting to deliver a modest underlying surplus for the financial year in line with the budget plan.

Central Coast Council
Statement of Financial Position
as at 31 March 2023

Note	30 June 2022	31 March 2023	Movement
	\$	\$	\$
Assets			
Current assets			
Cash and cash equivalents	1,998,843	2,001,409	2,566
Investment	11,098,262	13,256,154	2,157,892
Trade and other receivables	873,579	1,656,643	783,064
Assets held for sale	95,550	95,550	-
Other assets	308,500	596,055	287,555
Total current assets	14,374,734	17,605,811	3,231,077
Non-current assets			
Investment in Regional Waste Management Authority	9,521,166	9,521,166	-
Investment in Water Corporation	74,160,826	74,160,826	-
Property, infrastructure, plant and equipment	478,238,744	472,780,877	(5,457,867)
Capital work in Progress	7,470,150	14,659,243	7,189,093
Right of use asset	208,244	208,730	486
Total non-current assets	569,599,130	571,330,842	1,731,712
Total assets	583,973,864	588,936,653	4,962,789
Liabilities			
Current liabilities			
Trade and other payables	3,817,881	2,329,027	(1,488,854)
Trust funds and deposits	443,108	414,790	(28,318)
Provisions	4,596,662	4,577,058	(19,604)
Interest bearing liabilities	502,925	375,638	(127,287)
Lease liabilities	69,107	56,104	(13,003)
Contract liability	344,000	249,000	(95,000)
Total current liabilities	9,773,683	8,001,616	1,772,067
Non-current liabilities			
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	-
Total non-current liabilities	9,552,431	11,648,626	-
Total liabilities	19,326,114	19,650,243	324,129
Net Assets	564,647,750	569,286,410	4,638,660
Equity			
Accumulated surplus	# 273,028,498	277,628,968	4,600,470
Reserves	291,619,252	291,657,442	38,190
Total Equity	564,647,750	569,286,410	4,638,660

Notes

March 2023 Quarter

Overall Total Equity has increased by \$4.3million in the 9 months to March 2023 which largely reflects actual operating surplus YTD. In addition we have seen \$7.19 million in Capital Works program YTD which has in part been funded through operating cashflow (excluding depreciation) and an additional \$2.2 million in planned borrowings.

Nett overall cash holdings increased by \$2.1 million reflecting rates collections in the first quarter less operating expenses and capital spend over the nine months. Debtors balances is \$783k higher which reflects rates debtor balances outstanding at the end of March but remain in line with corresponding reporting period in 2021-2022. rates debtor outstanding 3.28% March 2023 vs 3.01% in corresponding period last year

Capital spend for the March quarter was \$2.2 million and YTD to March has been \$7.19 million.

For the 9 month period to March 2023, the major projects spends are Gawler River Bridge \$1.24 million, Penguin Foreshore \$355k, Riana Community Centre \$347k, Road Sealing \$613k, Leith/Turners Beach pathway \$607k, LRCI Phase 3 projects \$337k, Loongana bridge replacement \$310k and Penguin Shared pathway \$386k.

Central Coast Council
Operating Budgets as at 31 March 2023

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 March 2023	31 March 2023	2023	31 March 2023	31 March 2023	2023	31 March 2023	31 March 2023			
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
GENERAL MANAGEMENT												
Office of General Manager												
Strategic Projects	- 5,997,226	- 48,613	- 812,782	258,000	219,250	206,973	- 5,739,226	170,637	- 605,809	- 776,446		
Property Management	- 197,000	- 190,250	- 64,704	15,000	11,738	28,733	- 182,000	- 178,512	- 35,972	142,540		
Elected Members	-	-	- 550	715,000	583,994	617,215	715,000	583,994	616,665	32,671		
General Managers Office	-	-	-	838,000	642,259	616,597	838,000	642,259	616,597	- 25,662		
Organisational Development	- 241,000	- 180,747	- 180,396	542,000	416,750	383,837	301,000	236,003	203,441	- 32,562		
	- 6,435,226	- 419,610	- 1,058,432	2,368,000	1,873,991	1,853,355	- 4,067,226	1,454,381	794,922	- 659,459	-45%	1
Total GENERAL MANAGEMENT	- 6,435,226	- 419,610	- 1,058,432	2,368,000	1,873,991	1,853,355	- 4,067,226	1,454,381	794,922	- 659,459		
INFRASTRUCTURE SERVICES												
Engineering Services												
Engineering	- 1,742,000	- 1,306,503	- 855,856	1,742,000	1,336,917	1,064,092	-	30,414	208,236	177,822		
Plant	-	-	-	-	-	-	-	-	-	-		
	- 1,742,000	- 1,306,503	- 855,856	1,742,000	1,336,917	1,064,092	-	30,414	208,236	177,822		2
Works Operations												
Works Depot and Store	- 1,053,000	- 789,759	- 586,244	1,053,000	802,073	743,443	-	12,314	157,199	144,885		
Private Works	- 75,000	- 56,250	- 62,725	60,000	45,000	68,138	- 15,000	- 11,250	5,413	16,663		
Emergency Services	- 6,500	- 4,878	- 508,000	67,500	50,625	41,895	61,000	45,747	- 466,105	- 511,852		
	- 1,134,500	- 850,887	- 1,156,969	1,180,500	897,698	853,475	46,000	46,811	- 303,494	- 350,305	-748%	3
Roads, Bridges and Drainage												
Roads - Urban Sealed	- 588,000	- 333,756	- 250,391	1,983,000	1,487,259	1,439,339	1,395,000	1,153,503	1,188,948	35,445		
Roads - Rural Sealed	- 3,006,000	- 2,718,500	- 417,913	2,891,500	2,168,631	2,807,986	- 114,500	- 549,869	2,390,073	2,939,942		
Roads - Rural Unsealed	- 50,000	- 37,503	- 24,600	486,000	364,500	221,385	436,000	326,997	196,785	- 130,212		
Footpaths	- 160,000	- 119,997	- 80,000	986,000	739,494	815,150	826,000	619,497	735,150	115,653		
Bridges	- 300,000	- 150,000	- 840,000	563,000	422,244	378,024	263,000	272,244	- 461,976	- 734,220		
Carparks	- 15,000	- 11,250	-	146,000	109,494	115,366	131,000	98,244	115,366	17,122		
Street Lighting	-	-	-	329,000	246,753	232,425	329,000	246,753	232,425	- 14,328		
Drainage	- 102,000	- 76,500	- 63,279	775,000	581,256	556,069	673,000	504,756	492,790	- 11,966		
	- 4,221,000	- 3,447,506	- 1,676,183	8,159,500	6,119,631	6,565,743	3,938,500	2,672,125	4,889,560	2,217,435	83%	4
Waste Management												
Household Garbage	- 724,000	- 543,006	- 598,489	4,625,100	3,481,579	3,339,719	3,901,100	2,938,573	2,741,230	- 197,343		
Non-Household Garbage	- 50,000	- 37,503	- 2,000	333,000	249,741	273,158	283,000	212,238	271,158	58,920		
	- 774,000	- 580,509	- 600,489	4,958,100	3,731,320	3,612,877	4,184,100	3,150,811	3,012,388	- 138,423	-4%	5
Parks and Amenities												
Parks	- 1,234,200	- 925,650	- 658,573	2,186,700	1,640,016	1,636,161	952,500	714,366	977,588	263,222		
Public Amenities	- 440,000	- 6,750	- 5,928	479,000	359,253	438,537	39,000	352,503	432,608	80,105		
Cemeteries	- 121,000	- 90,747	- 71,435	358,000	268,497	242,304	237,000	177,750	170,869	- 6,881		
	- 1,795,200	- 1,023,147	- 735,936	3,023,700	2,267,766	2,317,001	1,228,500	1,244,619	1,581,065	336,446	27%	6
Total INFRASTRUCTURE SERVICES	- 9,666,700	- 7,208,552	- 5,025,434	19,063,800	14,353,332	14,413,189	9,397,100	7,144,780	9,387,755	2,242,975		
CORPORATE SERVICES												
Corporate Administration												
Administration	- 6,000	- 4,500	- 2,301	803,000	614,735	558,313	797,000	610,235	556,012	- 54,223		
Administration Centre	- 3,000	- 2,250	- 3,856	206,000	154,512	159,682	203,000	152,262	155,825	3,563		
Caravan Parks	- 155,000	- 116,253	- 94,757	122,000	91,503	65,266	- 33,000	- 24,750	- 29,491	- 4,741		
	- 164,000	- 123,003	- 100,914	1,131,000	860,750	783,261	967,000	737,747	682,347	- 55,400	-8%	
Corporate Support Services												
Corporate Support Services	-	-	- 2,220	958,000	774,740	737,705	958,000	774,740	735,485	- 39,255		
Labour On-Costs	- 4,580,000	- 3,435,003	- 3,338,131	4,580,000	3,417,494	3,651,948	-	- 17,509	313,817	331,326		
Fleet On-Costs	- 699,000	- 524,250	-	699,000	524,250	119,738	-	-	119,738	119,738		

**Central Coast Council
Operating Budgets as at 31 March 2023**

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	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 March 2023	31 March 2023	2023	31 March 2023	31 March 2023	2023	31 March 2023	31 March 2023			
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
Finance	- 5,279,000	- 3,959,253	- 3,340,351	6,237,000	4,716,484	4,509,390	958,000	757,231	1,169,039	411,808	54%	7
Finance	- 3,262,000	- 1,805,241	- 2,077,063	1,004,000	822,554	766,704	- 2,258,000	- 982,687	- 1,310,359	- 327,672		
Rates and Charges	- 18,012,000	- 18,012,000	- 18,215,561	-	-	-	- 18,012,000	- 18,012,000	- 18,215,561	- 203,561		
Government Contributions	- 4,687,000	- 1,972,500	- 1,087,116	1,002,000	814,000	842,880	- 3,685,000	- 1,158,500	- 244,236	914,264		
	- 25,961,000	- 21,789,741	- 21,379,740	2,006,000	1,636,554	1,609,584	- 23,955,000	- 20,153,187	- 19,770,157	383,031	-2%	8
Regulatory Services												
Building and Plumbing Control	- 343,500	- 257,616	- 275,226	575,000	438,937	457,296	231,500	181,321	182,070	749		
Environment and Health	- 45,500	- 34,128	- 37,725	309,800	237,625	167,688	264,300	203,497	129,963	- 73,534		
Control of Animals	- 142,000	- 16,506	- 50,332	272,000	207,512	158,510	130,000	191,006	108,178	- 82,828		
Parking Control	- 40,500	- 30,375	- 5,334	6,000	4,500	1,947	- 34,500	- 25,875	- 3,388	22,487		
	- 571,500	- 338,625	- 368,618	1,162,800	888,574	785,441	591,300	549,949	416,823	- 133,126	-24%	9
Total CORPORATE SERVICES	- 31,975,500	- 26,210,622	- 25,189,623	10,536,800	8,102,362	7,687,676	- 21,438,700	- 18,108,260	- 17,501,947	606,313		
COMMUNITY SERVICES												
Childrens Services												
Child Care	- 2,681,000	- 2,010,727	- 2,036,454	2,536,000	1,906,776	1,783,660	- 145,000	- 103,951	- 252,793	- 148,842		
	- 2,681,000	- 2,010,727	- 2,036,454	2,536,000	1,906,776	1,783,660	- 145,000	- 103,951	- 252,793	- 148,842	143%	
Community Services & Facilities												
Housing	- 803,000	- 602,244	- 666,843	708,000	547,252	563,326	- 95,000	- 54,992	- 103,517	- 48,525		
Cultural Amenities	- 127,500	- 95,634	- 94,600	332,000	249,734	275,782	204,500	154,100	181,182	27,082		
Public Halls and Buildings	- 187,000	- 140,229	- 145,277	304,500	228,442	263,745	117,500	88,213	118,468	30,255		
	- 1,117,500	- 838,107	- 906,720	1,344,500	1,025,428	1,102,853	227,000	187,321	196,133	8,812	5%	10
Recreation Facilities												
Swimming Pool and Waterslide	- 147,000	- 110,250	- 122,690	155,000	118,342	134,865	8,000	8,092	12,175	4,083		
Active Recreation	- 277,500	- 208,125	- 352,396	1,672,300	1,254,267	1,416,247	1,394,800	1,046,142	1,063,851	17,709		
Recreation Centres	- 175,000	- 131,256	- 133,654	636,500	477,342	485,193	461,500	346,086	351,539	5,453		
	- 599,500	- 449,631	- 608,740	2,463,800	1,849,951	2,036,305	1,864,300	1,400,320	1,427,565	27,245	2%	11
Community Development												
Community Development	- 4,000	- 2,997	- 2,176	775,000	595,920	588,044	771,000	592,923	585,868	- 7,055		
Cultural Activities	- 142,500	- 64,375	- 73,545	185,000	138,735	98,404	42,500	74,360	24,860	- 49,500		
Community Cont. & Support	- 16,500	- 12,375	- 15,042	96,100	72,072	35,484	79,600	59,697	20,442	- 39,255		
Arts, Culture and Visitor Services	- 654,550	- 376,421	- 413,631	1,429,500	949,128	1,042,018	774,950	572,707	628,387	55,680		
	- 817,550	- 456,168	- 504,394	2,485,600	1,755,855	1,763,949	1,668,050	1,299,687	1,259,556	- 40,131	-3%	
Land-Use Planning												
Land-Use Planning	- 275,000	- 206,253	- 337,069	577,500	441,698	387,031	302,500	235,445	49,962	- 185,483		
	- 275,000	- 206,253	- 337,069	577,500	441,698	387,031	302,500	235,445	49,962	- 185,483	-79%	12
Total COMMUNITY SERVICES	- 5,490,550	- 3,960,886	- 4,393,377	9,407,400	6,979,708	7,073,799	3,916,850	3,018,822	2,680,422	- 338,400		
TOTAL OPERATING BUDGETS	- 53,567,976	- 37,799,670	- 35,666,865	41,376,000	31,309,393	31,028,019	- 12,191,976	- 6,490,277	- 4,638,847	1,851,430	-29%	

Central Coast Council
Notes for Operating Budgets @ 31 March 2023

Note	Area	Comment
1	General Management	Revenue up \$639k on budget relating to grant receipts for Penguin Foreshore \$750k and Gawler bridge \$840k carried over from 2021-2022 offset by timing of LRCI-3 project delivery \$426k. Expenses largely in line with budget YTD currently coming in \$21k below budget YTD.
2	Engineering & Works Services	Revenue \$451k below budget due to timing of the relationship between staff labour and on-costs recovery on-charged to completed capital works YTD. Expenses \$273k below budget YTD due to staff costs favourable due to vacancies.
3	Works Operations	Revenue \$306k above budget due to \$488k accrued reimbursement due on flood and wind storm events from State Government Disaster Relief funding. Balance of revenue variance due to timing of the relationship between staff labour and on-costs recovery against completed works YTD. Expenses \$44k below budget YTD largely relating to staff vacancies.
4	Roads, Bridges and Drainage	Revenue down due \$1.77m due to budgeted capital contribution for Ironcliffe Road upgrade works not commenced to date. Expenses \$446k higher than budget due to flood \$584k and storm damage mitigation costs \$88k incurred YTD.
5	Waste Management	Expenses \$119k below budget YTD due to costs for Household Collection \$100k, Kerbside Recycling \$25k and FOGO collection \$43k offset by new Tasmanian Waste levy payments \$59k and Resource Recovery Centre operational expense variance \$58k.
6	Parks and Amenities	Revenue \$287k below budget YTD due to timing of \$251k LRCI Phase 3 instalment receipt. Expenses YTD \$49k below budget due to timing differences to budget.
7	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 \$77k and Parental Leave contributions \$23k
8	Finance	Revenue \$410k below budget YTD due to \$868k lower FAGS instalments due to higher prepaid portion in 2022-2023 and \$87k 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 \$283k. Expenses YTD \$27k below budget.
9	Regulatory Services	Revenue \$30k above budget YTD largely relating to collection of Building and training levies off setting additional expense. Building and inspection fees YTD running below budget. Expenses \$103k below budget largely relating to unfilled roles.
10	Community Services & Facilities	Revenue \$69k higher than budget due to timing of rental and tenant contributions. Expenses \$77k over budget YTD due to timing of annual Insurance premium allocation on Building Assets and timing of other maintenance costs.
11	Recreation Facilities	Revenue \$159k above budget YTD due to insurance claims for Heybridge \$80k and Turners Beach \$67k Football Clubrooms. Expenses \$186k YTD higher than budget due to remediation and temporary hire costs \$132k for Heybridge recreation Ground to offset insurance proceeds.
12	Land-Use Planning	Revenue \$131k above budget due to Public Open Space Contribution \$118, and Planning Fees \$5k above budget YTD. Expenses \$55k below budget due to timing of planning scheme actions and initiatives versus budget.

Project Name	Budget	Expenditure	Construction Progress	July	August	September	October	November	December	January	February	March	April	May	June
OFFICE OF THE GENERAL MANAGER															
STRATEGY & POLICY															
Strategic Projects															
New															
Coastal pathway	\$ 6,035,000	\$ 385,722.95	70%												
Penguin CBD redevelopment	\$ -	\$ -	0%												
Penguin foreshore - restoration	\$ 392,000	\$ 355,272.35	100%												
Planetarium improvements	\$ 75,000	\$ -	10%												
Purchase of strategic properties	\$ 500,000	\$ -													
Slipstream Circus (subject to funding)	\$ 3,000,000	\$ -													
Reibey Street Upgrade Design Work	\$ 200,000	\$ -													
Turners Beach-Leith Shared Pathway	\$ 628,000	\$ 606,853.12	95%												
Property Management															
New															
East Ulverstone Industrial Estate - Stage 2	\$ 100,000	\$ -													
Former Penguin Recreation Ground (LRCI 3)	\$ 170,000	\$ 80,297.24	60%												
Park Avenue - Penguin Depot	\$ 100,000	\$ -													
ENGINEERING & ASSET MANAGEMENT															
WORKS OPERATIONS															
Works Depot															
Upgrade															
Ulverstone Depot - painting program	\$ 5,000	\$ 1,637.25	50%												
Ulverstone Depot - Master Plan	\$ 2,000	\$ -													
Ulverstone Depot - security upgrade	\$ -	\$ -													
Emergency Services															
Upgrade															
SES - building and equipment	\$ 15,000	\$ 7,078.25	50%												
ROADS, BRIDGES & DRAINAGE															
Roads - Urban Sealed															
Renewal															
Street resealing	\$ 200,000	\$ 133,212.41	95%												
Trevor Street - kerb replacement	\$ 240,000	\$ 629.23													
Seaside Crescent	\$ 100,000	\$ 95,644.16	100%												
Risby Street Ulverstone	\$ 250,000	\$ -													
Reconstruction (subject to AMP)	\$ 80,000	\$ -													
Reibey Street (drainage improvement)	\$ 40,000	\$ -	10%												
Main Road Penguin (near Cemetery)	\$ 30,000	\$ -													
South Road retaining wall	\$ 40,000	\$ 7,871.82	100%												
Upgrade															
Carpark Lane improvements - design	\$ 30,000	\$ -													
Ironcliffe Road/Sunnyridge Avenue - intersection	\$ 59,000	\$ 41,862.28	100%												
Kerb ramp improvements	\$ 20,000	\$ 22,791.55	100%												
Kings Parade - Queen's Garden	\$ 30,000	\$ 30,457.89	95%												
Railway crossings - upgrade	\$ 40,000	\$ -													
Safe cycling routes - urban roads	\$ 10,000	\$ -													
Traffic management/safety improvements	\$ 10,000	\$ 25,569.79	100%												
James Street - Trevor to Leven (study)	\$ 10,000	\$ -													
Esplanade Turners Beach (Traffic Management) (LRCI 3)	\$ 210,000	\$ -													
Roads - Rural Sealed															
Renewal															
Penguin Road - Lonah slip (subject to external funding)	\$ 50,000														
Raymond Road - landslip	\$ 10,000	\$ 645.98	10%												
Road resealing	\$ 800,000	\$ 480,428.80	100%												
Shoulder program	\$ 150,000	\$ 102,434.24	70%												
Subject to Asset Management Plans	\$ 185,000	\$ -													
Upgrade															
Intersection improvements	\$ 20,000	\$ 12,551.26	100%												
Ironcliffe Road (subject to external funding)	\$ 2,820,000	\$ 161.00													
Kindred Road/Old Kindred Road - intersection	\$ 200,000	\$ -													
Pine Road/Copes Road - intersection	\$ 100,000	\$ 17,531.87	50%												
Swamp Road - Safety improvement	\$ 10,000	\$ -													
Traffic management	\$ 5,000	\$ 1,744.41	20%												
Westella Drive/Waverley Road - intersection	\$ 80,000	\$ -													
Footpaths															
Renewal															
Footpath renewals/upgrades	\$ 84,000	\$ 11,150.00	20%												
Upgrade															
Queen Street - Bertha Street Crossing	\$ 40,000	\$ 16,119.65	70%												
New															
Beach Road Shared Pathway (LRCI 3)	\$ 160,000	\$ 12,128.72	15%												
River Road - Clara Street to Margaret Place	\$ 165,000	\$ 91,592.27	100%												
River Road - Clara Street to Jesamel Place	\$ 165,000	\$ 89,516.84	100%												
Bridges															
Renewal															
Forth River - Forth Road	\$ 140,000	\$ -													
Gawler River - Preston Road	\$ 1,235,000	\$ 1,233,983.20	100%												
Laurel Creek - Loyetee Road	\$ 330,000	\$ 121,797.85	80%												
Leven River Bridge - delineation	\$ 30,000	\$ 20.05													

Project Name		Budget	Expenditure	Construction	July	August	September	October	November	December	January	February	March	April	May	June
					Progress											
●	Upgrade															
	Leven River Bridge - flags	\$ -	\$ -													
	Leven River Bridge - lighting	\$ 40,000	\$ -													
Car Parks																
●	Upgrade															
	Electric vehicle charging (subject to external funding)	\$ 15,000	\$ 9,966.73													
	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	\$ -	100%												
	Mason Street	\$ 40,000	\$ 54,545.45	100%												
	Miscellaneous drainage	\$ 20,000	\$ 30,722.55	100%												
	Sice Avenue - outfall	\$ 10,000	\$ -													
	Victoria Street - outfall	\$ 80,000	\$ 8,603.71	10%												
WASTE MANAGEMENT																
Household Garbage																
●	Renewal															
	Resource Recovery Centre - wetlands/weighbridge	\$ 270,000	\$ -													
●	Upgrade															
	Country Transfer Station - audit outcomes	\$ 15,000	\$ 24,677.35	100%												
	Country Transfer Station - recycling	\$ 30,000	\$ 14,552.60	50%												
	Public area bin upgrade (Year 1 of 2)	\$ 90,000	\$ 88,286.60	100%												
	Resource Recovery Centre - security upgrade	\$ 25,000	\$ 20,592.70	100%												
	Resource Recovery Centre - signage	\$ 5,000	\$ 3,027.00	100%												
	Resource Recovery Centre - site development	\$ 20,000	\$ 2,458.93	10%												
●	New															
	Waste Levy compliance and site design (Grant)	\$ 80,000	\$ 32,594.44	70%												
PARKS & AMENITIES																
Parks																
●	Renewal															
	Beach access upgrades	\$ 40,000	\$ 2,961.07	10%												
●	Beach Road - coastline expansion	\$ 10,000	\$ -													
	Fairway Park - Master Plan	\$ 20,000	\$ -													
●	Hall Point - rehabilitation	\$ 2,000	\$ 6,649.35	100%												
	Hiscutt Park - wall repair	\$ 40,000	\$ -													
●	Leven River Foreshore - Reid Street Reserve wildlife corridor	\$ 2,000	\$ -													
	Parks asset renewals	\$ 40,000	\$ 37,288.51	70%												
●	Perry-Ling Gardens	\$ 165,000	\$ 80,070.95	50%												
	Playground renewals	\$ 60,000	\$ 25,043.79	50%												
●	Upgrade															
	Penguin Foreshore - playground and landscape (LRCI 3)	\$ 389,000	\$ 41,732.25													
	Penguin Foreshore - shared pathway (LRCI 3)	\$ 130,000	\$ -													
	Watcombe Beach - pedestrian rail crossing (LRCI 3)	\$ 500,000	\$ 255,157.00	100%												
●	New															
	Beach Road Shared Pathway (LRCI 2)	\$ 25,000	\$ 21,336.72	100%												
	Country park track upgrades	\$ 10,000	\$ 2,231.72	5%												
	Fishpond - coastal restoration	\$ -	\$ 50.00	100%												
	Greening Central Coast Strategy	\$ 30,000	\$ -													
	Johnsons Beach - bbq and hut	\$ 30,000	\$ 50,196.91	100%												
	Lethborg Avenue - boundary encroachment restoration	\$ 30,000	\$ -													
	Park signage upgrade	\$ 10,000	\$ 3,568.23	20%												
	Natural Resource Management Strategy - development	\$ 30,000	\$ 13,410.00	40%												
	Public showers - State Government Grant	\$ 35,000	\$ 27,968.15	100%												
Public Amenities																
●	Upgrade															
	Drinking water stations	\$ 10,000	\$ -	50%												
	Public toilets - refurbishments	\$ 20,000	\$ 3,761.34	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	\$ 7,488.97	100%												
	Memorial Park - grave location system	\$ 10,000	\$ -													
	Memorial Park - Master Plan	\$ 5,000	\$ -													
	Memorial Park - plinths	\$ 15,000	\$ 5,256.73	50%												
	Memorial Park - seating	\$ 5,000	\$ -													
	Memorial Park - watering system	\$ 6,000	\$ 6,293.11	100%												
	Memorial Park - water storage tank and irrigation	\$ 60,000	\$ 35,884.22	80%												
CORPORATE SERVICES																
CORPORATE ADMINISTRATION																
Administration Centre																
●	Renewal															
	Administration Centre - carpet replacement	\$ 16,000	\$ 7,500.00	100%												
	Administration Centre - guttering replacement	\$ 14,000	\$ 12,075.00	100%												
	Office furniture upgrade - ergonomic desks	\$ 20,000	\$ 6,835.00													
	Administration Centre - painting	\$ 10,000	\$ -	50%												
	Administration Centre - refurbishment	\$ -	\$ 954.55	25%												
	Administration Centre - lighting	\$ 6,000	\$ 5,958.00	100%												

Project Name		Budget	Expenditure	Construction Progress	July	August	September	October	November	December	January	February	March	April	May	June
	Upgrade															
	Administration Centre - heat pumps	\$ 10,000	\$ 9,276.50	50%												
	Administration Centre - switchboard and wiring upgrade	\$ 25,000	\$ 22,341.66	75%												
	COMMUNITY SERVICES & FACILITIES															
	Caravan Parks															
	Renewal															
	Ulverstone Caravan Park - painting program	\$ 10,000	\$ -													
	Upgrade															
	Ulverstone Caravan Park - electrical upgrade - Stage 3	\$ 10,000	\$ 79.65													
	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	\$ -	20%												
	Upgrade															
	Ulverstone Child Care - guttering	\$ -	\$ -	100%												
	Ulverstone Child Care - refurbishment	\$ 15,000	\$ -	60%												
	COMMUNITY DEVELOPMENT															
	Cultural Activities															
	Renewal															
	Festive decorations	\$ 10,000	\$ -													
	Ulverstone Band - purchase instruments	\$ 55,000	\$ 7,425.45	15%												
	New															
	Local History Building refurbishment (LRCI 3)	\$ 98,000	\$ -													
	Maskells Road Precinct - redevelopment	\$ 250,000	\$ 1,308.27													
	Reibey Street - curation (fire pots etc.)	\$ -	\$ -													
	Cultural Amenities															
	Renewal															
	Wharf building - tables and chairs	\$ 20,000	\$ 10,362.50	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	\$ -	\$ 248.94	100%												
	Housing															
	Renewal															
	Aged Persons Home Units - electrical replacements	\$ 20,000	\$ 5,091.68	25%												
	Aged Persons Home Units - external rehabilitation	\$ 63,000	\$ 19,017.49	20%												
	Aged Persons Home Units - fencing/surrounds	\$ 10,000	\$ 8,407.17	80%												
	Aged Persons Home Units - HWC renewal	\$ 20,000	\$ 3,937.00	20%												
	Aged Persons Home Units - internal rehabilitation	\$ 40,000	\$ 20,016.84	50%												
	Ganesway - internal rehabilitation	\$ 20,000	\$ 15,347.08	75%												
	COMMUNITY SERVICES & FACILITIES															
	Public Halls and Buildings															
	Renewal															
	Forth Hall - external refurbishment	\$ 5,000	\$ 252.48	100%												
	Riana Community Centre - amenities refurbishment	\$ 340,000	\$ 347,310.94	100%												
	Upgrade															
	Penguin Surf Life Saving Club - amenities	\$ 20,000	\$ -													
	New															
	Riana Community Centre - security system	\$ 15,000	\$ 15,243.20	100%												
	RECREATION FACILITIES															
	Active Recreation															
	Renewal															
	Cricket wicket renewals program	\$ 10,000	\$ -	25%												
	Forth Recreation Ground - lighting - Stage 2	\$ 40,000	\$ 15,260.00	20%												
	Heybridge Recreation Ground - electrical safety	\$ -														
	Penguin Athletic Track - line remarking	\$ 60,000	\$ 2,529.00													
	Recreation ground water connections	\$ 40,000	\$ -													
	River Park Recreation Ground - ground refurbishment	\$ -														
	Trade Waste compliance	\$ 10,000	\$ -													
	Upgrade															
	Batten Park - Upgrade Fencing	\$ 26,000	\$ 25,664.45	100%												
	Penguin Chopping Arena - toilets and amenities	\$ 80,000	\$ 21,495.00													
	Penguin Miniature Railway - track upgrade	\$ 23,000	\$ -													
	Recreation grounds - lighting upgrades	\$ 25,000	\$ -													
	Ulverstone Recreation Ground - fencing upgrade	\$ 15,000	\$ -	100%												
	Ulverstone Showground Precinct - changerooms and amenities	\$ 499,000	\$ -													
	New															
	Batten Park - fire abatement	\$ 10,000	\$ 3,010.60	30%												

Project Name				Budget	Expenditure	Construction	July	August	September	October	November	December	January	February	March	April	May	June
						Progress												
<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	Dial Park - additional water tank	\$	35,000	\$	3,706.00	<div><div></div><div></div></div> 10%												
	Dial Park - cricket nets security gates	\$	10,000	\$	4,216.30	<div><div></div><div></div></div> 10%												
	Dial Park - solar energy	\$	50,000	\$	-	<div><div></div><div></div></div> 100%												
	Dial Regional Sports car park and o'flow, disabled spaces (design)	\$	20,000	\$	16,415.30	<div><div></div><div></div></div> 60%												
	Heybridge Recreation Ground Clubrooms (insurance replacement)	\$	1,113,000	\$	18,506.84													
	Ulverstone Showground - Social Room - heating and lighting	\$	15,000	\$	11,524.73	<div><div></div><div></div></div> 85%												
Recreation Centres																		
Renewal																		
<div><div></div><div></div></div>	Penguin Sports Centre - window replacement and external refurbishment	\$	15,000	\$	15,818.38	<div><div></div><div></div></div> 100%												
	Penguin Sports Centre - plant and equipment renewal	\$	5,000	\$	-	<div><div></div><div></div></div> 20%												
<div><div></div><div></div></div>	Ulverstone Sports & Leisure Centre -amenities and office area roof replacement	\$	35,000	\$	-													
Upgrade																		
<div><div></div><div></div><div></div></div>	Ulverstone Sports & Leisure Centre - electronic backboard winches	\$	100,000	\$	-													
	Penguin Sports Centre - seating and stair compliance study	\$	10,000	\$	1,755.00	<div><div></div><div></div></div> 100%												
	Ulverstone Sports & Leisure Centre - lighting upgrade Stadium 2	\$	30,000	\$	18,061.50	<div><div></div><div></div></div> 100%												
	Ulverstone Sports & Leisure Centre - upgrade kitchen for softball accomodat	\$	20,000	\$	689.73													
New																		
<div><div></div><div></div></div>	Ulverstone Sports & Leisure Centre - community rooms	\$	24,000	\$	60,225.23	<div><div></div><div></div></div> 100%												
	Ulverstone Showground Social Room - heating and lighting	\$	15,000	\$	11,524.73	<div><div></div><div></div></div> 100%												
Swimming Pool and Waterslide																		
Renewal																		
<div><div></div><div></div></div>	Waterslide - surface repairs	\$	67,000	\$	78,874.75	<div><div></div><div></div></div> 100%												
ARTS & CULTURE																		
Arts, Culture and Visitor Services																		
Upgrade																		
<div><div></div><div></div></div>	Penguin Visitor Centre - new reception/joinery	\$	38,000	\$	42,288.94	<div><div></div><div></div></div> 100%												
	HIVE - Equipment to support room hire	\$	10,000	\$	-													
	HIVE - offices & circulation spaces	\$	15,000	\$	-													
<div><div></div><div></div></div>	HIVE - Outdoor furniture - café & main entrance	\$	20,000	\$	15,506.00	<div><div></div><div></div></div> 75%												
	HIVE - Reiby Street wall art	\$	10,000	\$	-													
<div><div></div><div></div></div>	Hive - Signage	\$	15,000	\$	17,688.07	<div><div></div><div></div></div> 100%												